

East Herts Green Belt Review

Final Report
CONFIDENTIAL

On behalf of **East Herts District Council**



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1 Introduction

1.1 Purpose of the Green Belt review

- 1.1.1 This report by Peter Brett Associates (PBA) has been undertaken on behalf of East Herts District Council to assist in the preparation, explanation and justification of the East Herts District Plan.

1.2 The Green Belt in East Herts District

- 1.2.1 Parts of East Herts District are designated as Green Belt. The plan at Appendix 1 identifies the land that is within the Green Belt. Green Belt is a strategic designation concerned with the relationships between built and unbuilt areas and between settlements, and so the plan shows the Green Belt within adjoining local authority areas as well as within East Herts. This review however only relates to the Green Belt in East Herts District.
- 1.2.2 Part of the role of the East Herts District Plan is to establish a spatial strategy within which the development needs of the community for the plan period are addressed, as well as helping bring about the kind of place wanted for the future. The spatial strategy will be driven by the role intended for different settlements in the future, the maintenance and enhancement of the district's environment, and by the infrastructure requirements of the district and how infrastructure and development are to be integrated. The District Council as a plan making authority is under the statutory duty to carry out its plan making role in such a way as to seek more sustainable development.
- 1.2.3 As there is Green Belt in the District the spatial strategy has to consider Green Belt. Green Belt policy can be seen as a tool for shaping settlement patterns and is in any case something to be addressed when the needs of the District require that additional development is to be accommodated. It should be noted that though there is land designated as Green Belt in East Herts District, these areas of Green Belt are Metropolitan Green Belt. That is, they were included in the Green Belt designated around London in the 1950's under the Ministerial Guidance prevailing at the time that suggested that the Green Belt be drawn 'a few miles wide'. The extent of the Green Belt, which has been largely unchanged since, is rather arbitrary therefore, and has arisen primarily from other considerations than the characteristics of East Herts District.
- 1.2.4 Green Belt is a powerful planning policy, particularly in relation to development management decisions (the determination of planning applications). Where there is Green Belt, the normal reasoning process is reversed in that rather than the onus being on the planning authority to provide sound planning reasons why development proposal should be refused, if that's its preference, the onus is on the promoter to demonstrate why planning permission should be granted. This makes Green Belt policy an attractive proposition if there is a general resistance to development, and can mean that other considerations, such as the avoidance of increased risk of development flooding, the retention

of productive agricultural land, the protection of wildlife habitats or the maintenance of the most valued landscape features, may attract less concern.

- 1.2.5 None of these examples of matters to be taken into account in deciding on where development takes place are part of the reason for which Green Belt can be designated, and are not matters that can have a bearing on whether Green Belt should be maintained. The achievement of sustainable development is not any part of the origin of Green Belt policy, and the designation of parts of a district or the country as Green Belt was not intentionally the spatial expression of a strategy for sustainable development.

1.3 Green Belt and the spatial strategy for East Herts District

- 1.3.1 The Council's task in establishing its preferred spatial strategy for the District Plan is to have regard to all material planning considerations, and given that there is Green Belt in the district, the future of that Green Belt is one of the considerations. Another of the considerations in making a spatial strategy is the need for a local planning authority to cooperate with other local planning authorities on strategic issues, as has always been the case, and is currently provided for in legislation and policy (specifically in the test of soundness of a local plan set out in national planning policy as the 'duty to cooperate'). Green Belt is a strategic issue and some groups of local planning authorities are undertaking joint Green Belt reviews, but this has not been the case here, with Epping Forest District Council for instance undertaking a review separately.
- 1.3.2 This report is specifically and exclusively about Green Belt. PBA was not asked to consider other matters that are part of determining the most appropriate spatial strategy for the District, and the report does not present a spatial strategy. It is for the local planning authority to take Green Belt issues into consideration alongside all other relevant considerations, informed by this report alongside other views on Green Belt, as it wishes.
- 1.3.3 How Green Belt is considered within the mix of different planning considerations leading to the spatial strategy, having regard to the Framework, is a matter for the local planning authority. A reasonable interpretation of legislation and policy might be that development should take place in locations that promote more sustainable development patterns and where more sustainable forms of development can be promoted, and other locations should only prevail if there would be significant harm to the integrity of the Green Belt as whole or to the role it is there to perform.

1.4 Approach

- 1.4.1 The examination of the Green Belt in East Herts District has been undertaken according to its contribution to the five purposes set out in the Framework for the inclusion of land in the Green Belt (see section 2 of the report). It is improper to take any other considerations into account when considering the contribution of Green Belt (as opposed to the use of land as part of the spatial strategy set out in the local plan).

- 1.4.2 In the absence of a separate strategic level of plan in the current planning system, it falls to a local plan to identify the general extent of the Green Belt and to define its boundary. This examination of the Green Belt in East Herts cannot propose a new Green Belt boundary however, as this will depend (amongst other things) on the amount of development the plan seeks to provide for. At this stage the Council is proposing to bring forward a District Plan with some of the development need provided for at 'broad locations', so that the development boundaries will not be determined until a further component of the local plan is produced, or a planning application is determined.
- 1.4.3 It is to be noted in any case that the new Green Belt boundary is unlikely to be drawn co-terminous with the extent of the allocations made for development in the District Plan, because of the provision in the Framework for the identification of 'safeguarded land'.
- 1.4.4 One of the requirements set for local planning authorities with Green Belt in their areas in the Framework is that in making a plan for their area, they *'should satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period'*. The Framework continues that they should, *'where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer term development needs well beyond the plan period'*.
- 1.4.5 It will be for the Council in setting out proposals in its District Plan to determine how to address this requirement for safeguarded land when drawing up new boundaries for the Green Belt.

1.5 Development Plan

- 1.5.1 The East Herts Local Plan was adopted in 2007. The Local Plan will be replaced as the development plan by the District Plan. Preparation of the District Plan with a plan period to 2031 is currently at the Preferred Options stage, and has included a period of public consultation which ended in May 2014. The next stage in the preparation of the District Plan is intended to be a 'Pre-Submission' consultation in late 2015/early 2016, followed by submission of the plan for Independent Examination later in 2016.

1.6 Previous Green Belt work

- 1.6.1 The Council undertook a Draft Green Belt Review in 2013. This consisted of Part 1 which provided a District-wide review of broad parcels, and Part 2 which provided the detailed site assessment and boundary review of selected areas of search. This Draft Review identified a number of areas which could be removed from the Green Belt as development sites or broad locations within which development sites would be subsequently refined.
- 1.6.2 The Council commissioned Peter Brett Associates in 2014 to provide a critical friend Appraisal of the Draft Green Belt Review. The appraisal provided a

review of policy and practice; review of the Council's methodology and application; and a review of Local Plan Policy and Proposed Green Belt Approach.

- 1.6.3 The key issue raised in the Appraisal was that some of the parcels (based on the Landscape Character Assessment areas) were quite large and the contribution of Green Belt purposes may be quite different in one part compared to another.
- 1.6.4 Subsequently, the Council have commissioned Peter Brett Associates to undertake a full Green Belt Review. This report addresses the issue above by assessing Green Belt purposes for smaller parcels of land. The issues raised within the Appraisal of the Council's work were integrated into the methodology of this report.
- 1.6.5 This report, subject to how the Council deals with it, is intended to supersede all other work previously undertaken by the Council and stand as the only assessment of the Green Belt to be used in evidence to help in the preparation of the District Plan.

1.7 Area of Study

- 1.7.1 The work is to assist the Council in setting out proposals in the District Plan for the development as part of the overall plan strategy and if necessary to make changes to the current Green Belt. It is proposed to focus on the examination of the Green Belt on the periphery of the main towns in the district and those that edge up to the district boundary, together with several villages in the Green Belt. These are set out in the table below:

Main Towns	Villages
Bishop's Stortford	Watton-at-Stone
Hertford	Tewin
Sawbridgeworth	Hertford Heath
Ware	Stanstead Abbots/St Margarets

- 1.7.2 In terms of the villages within the Green Belt, Watton-at-Stone is designated in the Draft District Plan (Preferred Options) as a Group 1 Village, as these are deemed to be the most sustainable villages in the District.

- 1.7.3 The other villages in the Green Belt are Group 2 Villages which are identified for limited infilling.
- 1.7.4 The Draft District Plan (2014) identified a number of Broad Locations for potential future development as set out below. Green Belt parcels within these broad locations have been assessed against Green Belt purposes.

Broad Locations
East of Welwyn Garden City
Gilston North of Harlow
North and East of Ware

- 1.7.5 Not all of the land in the District outside the settlements is designated as Green Belt, but those parts where development is most likely to be appropriate for other reasons is generally Green Belt. That is, land on the periphery of the main settlements in the district (and some settlements in neighbouring districts that adjoin the district boundary) are designated as Green Belt. In terms of where population change and growth is occurring and where economic growth with new jobs is likely to arise, the main settlements are naturally the locations where most of the development should be accommodated, and in terms of the location of facilities and services together with access to public transport services and opportunities, the periphery of the main settlements is where new development should achieve the greatest accessibility, once the opportunities for satisfactory development within the settlements has been taken into account. As such, land to the East of Stevenage is being reconsidered as an option for development of a smaller scale than that previously tested.

Locations Reconsidered
East of Stevenage

- 1.7.6 This study has therefore focussed on the periphery of the settlements identified, to accommodate development to meet the needs of that particular settlement as part of the wider development requirement.

2 Method

2.1 Introduction

- 2.1.1 The method followed for the Green Belt study is described here.
- 2.1.2 The Council consulted on a proposed methodology and comments were received. The main issues raised are detailed below, including consequent changes to the methodology:

Key comment	Changes to methodology
More detail is required to why the review has not assessed parcels against Green Belt Purposes 4 and 5.	Further explanation provided in the method to why the review has not assessed Green Belt Purpose 5. The review does undertake an assessment of Purpose 4.
The Green Belt parcels should be smaller and each SLAA site should be a parcel.	Method amended to include assessment of SLAA sites within each Green Belt parcel identified as 'high suitability' or 'moderate suitability' for development.
Sustainability/accessibility issues should be included within the Green Belt Review.	Sustainability/accessibility assessment is a separate piece of work which has been undertaken by the Council.
Clarification required to the study area, whether it is the entire Green Belt (Section 4) or periphery of towns, edge of boundary and several villages (para 3.1.1).	Study area clarified

2.2 National Planning Policy Framework

- 2.2.1 National policy on Green Belts is set out in the National Planning Policy Framework (the Framework) published in March 2012. The Green Belt review has been undertaken in the context of this policy. There is no published guidance from Government sources on how a Green Belt review should be undertaken.
- 2.2.2 The Framework provides for changes to the Green Belt to be made through the development plan, and with the removal of strategic plans, the district plan necessarily defines the Green Belt boundary as well as making strategic

changes that are required. This will need to be the case in East Herts District, with the District Plan now in preparation.

2.3 Assessment against Green Belt Purposes

2.3.1 The Framework establishes five purposes for including land within the Green Belt. These are:

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and spatial character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.3.2 The Framework does not give numbers to the five purposes, but this has been done for convenience in this report (numbering the purposes in the order presented in the box). Neither does the Framework attach any hierarchy to the purposes so that they are assumed to all be of equal importance, and this is the approach followed in this review.

2.3.3 The review does not assess all of the Green Belt in East Herts against all of the purposes. This is not a reflection on the significance of the different purposes but simply on their relevance to different places and the practicality of their application. This is explained further, in section 3.2.

2.4 Stages of the Green Belt review

2.4.1 The Green Belt review has been carried out in a number of stages:

- Identifying the study area and excluding areas subject to absolute constraints;
- Identifying land parcels for the assessment;
- Assessing the parcels against the purposes for including land in the Green Belt; and

- Identifying the sensitivity of areas to development, according to Green Belt policy.

2.4.2 These stages are described below.

2.5 Excluding areas subject to strategic absolute constraints

2.5.1 This stage considered the entire Green Belt in East Herts and identified areas which are subject to absolute constraints. These areas have been excluded from the study prior to the division of the study area into parcels, and hence play no further part in the study undertaken, and reported here.

2.5.2 These absolute constraints were agreed with the Council and are as follows:

- Large areas of land at risk from flooding – flood zone 3;
- Sites of Special Scientific Interest (SSSI);
- Special Protection Area (SPA) and associated buffer;
- Special Area of Conservation (SAC) and associated buffer;
- Ancient Woodland; and
- Registered Parks and Gardens.

2.5.3 The map at Appendix 2 shows the locations subject to these absolute constraints.

2.5.4 There are not many areas where absolute constraints precluded the identification of parcels of land for subsequent consideration in relation to the Green Belt purposes. The main strategic absolute constraint is where land is at risk of flooding and some areas were excluded from the study on this basis, such as the north edge of Harlow and the area between Ware and Hertford.

2.6 Identifying parcels for the assessment

2.6.1 In order to carry out a meaningful assessment of the way in which different areas of land performed in Green Belt terms the study area has been divided up into separate parcels. This division has been informed by site work carried out in parallel with the desk review. Parcels have been defined wherever possible along identifiable physical/visual features, particularly where these are consistent with a change in physical or visual characteristics (see also reference to the district landscape character assessment below); however in some places, where features are weak, a parcel boundary may be defined along less robust features which may not be considered to be an entirely suitable enduring boundary for the definition of a new Green Belt edge. In such areas, further consideration may need to be given to the strengthening of

such boundaries by additional measures (such as woodland planting) as part of any potential release of land to meet development needs.

- 2.6.2 It is a benefit to this study that a (separate) landscape character assessment has already been carried out which '*establishes landscape character areas and identifies the distinct landscapes describing their key characteristics and natural, historical and cultural features*'. The descriptions of the landscape character areas can be found on the East Herts website at <http://www.eastherts.gov.uk/landscapecharacterspd>. This division of the area according to the landscape character assessment is useful in managing the study, and helpful in understanding how the area works.
- 2.6.3 Whilst necessary in understanding the area, the character areas are not sufficient on their own for the purposes of this study.
- 2.6.4 A map of the parcels used for the assessment is presented in **Appendix 3**.

Consideration of boundaries

- 2.6.5 As part of the assessment, consideration has been given to the nature of the existing boundaries of the Green Belt. The NPPF (paragraph 85) states that boundaries should be defined 'clearly, using physical features that are readily recognisable and likely to be permanent'. Features that are most likely to fulfil this requirement are roads, railways, watercourses, woodlands and strong tree belts. Green Belt designation has rarely considered the permanence (and sometimes the rationality) of 'inner' boundaries, such boundaries simply being drawn along the edge of development wherever it existed at the time of designation. This means that boundaries are often defined along the boundaries of back gardens. However, such boundaries can be quite easily (and sometimes surreptitiously) changed and they also often form poor visual boundaries meaning that development is poorly contained and there is a sense of visual encroachment and adverse effect on the character of the adjoining countryside. Stronger features, such as those mentioned above (although some will not form visual boundaries), are well-defined and less likely to change, although garden boundaries can be considered stronger boundaries where they follow other features, such as tree belts or strong hedgerows.
- 2.6.6 When considering the potential for new boundaries, consideration has been given to the availability of alternative or stronger boundaries which may form a new boundary consistent with the NPPF advice; however, in some areas no such features exist. In such circumstances, if land is to be released from Green Belt, such enduring boundaries are likely to need to be created by new enduring features on the ground, preferably supported by strategic woodland planting (where this is appropriate in character terms) to contain the influence of development and strengthen the boundary (such as has occurred along the eastern side of Stevenage for example).

2.7 Assessing the parcels against the purposes for including land in the Green Belt

- 2.7.1 Each of the parcels has been assessed in terms of its performance in fulfilling the purposes for including land in the Green Belt set out in the Framework and presented in this report at para. 2.3.1.
- 2.7.2 The purpose *'to preserve the setting and special character of historic towns'*, is only considered to be relevant to the area around Hertford. This is the only historic town where there is any relationship between the older part of the settlement and the wider landscape setting designated as Green Belt. There are also local 'setting/special character' considerations at Bishop's Stortford where 'inner' parts of the green fingers that penetrate the urban area lie within the town's Conservation Area. This is considered further in the consideration of this purpose in section 3 below.
- 2.7.3 The purpose *'to assist in urban regeneration, by encouraging the recycling of derelict land'*, is not used at all in the assessment. If there is any effect at all in this respect, it is the overall restrictive nature of having Green Belt policy that encourages regeneration and the re-use of previously used land by stifling the supply of other land. That said, the modern evidence-based planning system is intended to deal with the supply of land primarily through positive provision in a development plan rather than through the piecemeal consideration of planning applications for development proposals. Either way it is generally not possible to judge how any given parcel of land would contribute to the fulfilment of this purpose, or to distinguish between different parcels on this basis. This is particularly so in East Herts where there are no parts of the District distinguished from other parts of the District by their need for regeneration.
- 2.7.4 The table below outlines the criteria used in the assessment against which the parcels have been assessed in respect of the Green Belt purposes. The assessment is based on the significance of the impact on the particular purpose of Green Belt that would arise from development of a parcel of land rather than leaving it open. The criteria seek to establish a consistent set of characteristics for use in assessing the significance of change and hence to provide the basis for categorising different pieces of land against the different Green Belt purposes.
- 2.7.5 The use of the purposes in the assessment is described further at the start of section 3.

1. To check the unrestricted sprawl of large built-up areas		
Paramount importance to Green Belt Purpose Continued inclusion within Green Belt of paramount importance	Paramount	Land where strategic level of development would conflict <u>fundamentally</u> with Green Belt purpose. - The land provides a distinct, well-defined area that contains the town/large village and provides strong containment that prevents the perception of 'sprawl'. - There may be/is no alternative strong

		physical/landscape boundary(s) further from the edge of the town/large village that would perform a similar role in containing growth and ensuring a 'good fit' for development - strategic level of development may lead to perception of uncontained growth. The land may/may not be affected already by the existing physical/visual presence of the town/large village and may have a varied character.
Major importance to Green Belt Purpose Continued inclusion within Green Belt of major importance	Major	Land where strategic level of development would conflict substantially with Green Belt purpose. - The land contains/contributes to the containment of the town/large village (although its character may be influenced by it). - Strategic level of development has potential to create perception of poorly contained growth, although other physical/landscape boundaries may exist further from the town/large village edge that could define and contain growth and prevent the perception of 'sprawl' (although these may require reinforcement to achieve a well-defined limit to development and a new Green Belt boundary).
Moderate importance to Green Belt Purpose Continued inclusion within Green Belt of moderate importance	Moderate	Land where strategic level of development would conflict significantly with Green Belt purpose. The land provides some containment of the town/large village although it is significantly influenced by its presence and related features/land uses leading to a poorly defined edge, or it may be slightly removed from the town/large village edge and therefore contribute less to the purpose (other land closer to the edge performs the function of containment).
Slight/Negligible importance to Green Belt Purpose Continued inclusion within Green Belt of minor/negligible importance	Slight/ Negligible	Land where strategic level of development would have limited/negligible impact on this purpose of Green Belt. - The land may be physically <u>and</u> visually related to the town/large village and already perceived to be part of/or closely related to the built up area, giving a poorly defined edge and possibly the perception of 'sprawl'; or is an area that has very little relationship to the town/large village and of little importance to containing 'sprawl' (land closer to the settlement fulfils this function to a greater degree) - Development may allow opportunities for enhancement of degraded land and the definition of a stronger long-term Green Belt boundary, or there are other strong boundaries that would contain development.
No importance to Green Belt Purpose Continued inclusion within Green Belt of no importance	None	Land where strategic level of development would have no impact on this purpose of Green Belt. Land is largely contained by existing development and already forms part of, and is perceived as, part of the town/large village; or

		Land is not related to a town/large village.
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2. To prevent neighbouring towns from merging into one another (see Note 1 below)		
Paramount importance to Green Belt Purpose Continued inclusion within Green Belt of paramount importance	Paramount	Land that is fundamental to physical separation of neighbouring towns/larger villages (either within or adjoining Green Belt). Any significant reduction in extent would result in physical coalescence, or a perception of merging that would erode the distinct separate identity and character of either/both settlements.
Major importance to Green Belt Purpose Continued inclusion within Green Belt of major importance	Major	Land that provides substantial contribution to separation between neighbouring towns/larger villages (either within or adjoining Green Belt). - There is no significant inter-visibility between these settlements currently. - Some development may be possible without causing merger or perception of merging between these settlements.
Moderate importance to Green Belt Purpose Continued inclusion within Green Belt of moderate importance	Moderate	Land that provides significant contribution to separation between neighbouring towns/larger villages (either within or adjoining Green Belt). - Land may be part of a substantial gap (3km or more) between neighbouring towns/larger villages with separate identities. - Land where well planned strategic level of development unlikely to result in merger or a perception of merging as a consequence of inter-visibility (although intervening smaller settlements within Green Belt may be affected significantly by reduction of separation, merger or inter-visibility).
Slight/Negligible importance to Green Belt Purpose Continued inclusion within Green Belt of minor/negligible importance	Slight/Negligible	Land does not lie between two towns/large villages or makes limited/negligible contribution to separation; or land does not provide strategic level of separation. - Strategic level of development would have little impact on this Green Belt purpose, although smaller settlements may be affected by reduction in separation, merger, or inter-visibility depending on their proximity to the existing settlement edge. - Other strong/well-defined boundary(s) may exist to restrain growth/prevent merging. - Width of Green Belt may already be narrower at an adjacent location.
No importance to Green Belt Purpose Continued inclusion within Green Belt of no importance	None	Land does not lie between two towns/large villages and makes no contribution to separation.

NOTE 1: Towns are taken to be the main towns Stevenage, Welwyn Garden City, Harlow, Hoddesdon, Hertford, Ware, Sawbridgeworth and Bishop's Stortford, and the larger village of Watton-at-Stone (a Group 1 village) and Knebworth outside the district boundary, it does not include smaller

villages (Group 2 villages, such as Stanstead Abbots/St Margarets, Hertford Heath, Tewin) although reference is made to these and other small settlements as appropriate.

3. To assist in safeguarding the countryside from encroachment		
Paramount importance to Green Belt Purpose Continued inclusion within Green Belt of paramount importance	Paramount	Countryside is fundamental to the purpose of retaining land within Green Belt. - Land possesses a strong, unspoilt rural character which Green Belt designation protects. - There may be no other fundamental constraint(s) to encroachment (such as a strong landscape feature or environmental constraint that would assist in fulfilling this purpose by containing/restricting development from encroaching into outlying countryside).
Major importance to Green Belt Purpose Continued inclusion within Green Belt of major importance	Major	Countryside is of substantial importance to the purpose of retaining land within the Green Belt. - Land possesses a predominantly rural character. - There may be other constraints (such as a noticeable landscape feature) that would limit encroachment but the Green Belt provides valuable protection.
Moderate importance to Green Belt Purpose Continued inclusion within Green Belt of moderate importance	Moderate	Countryside is of significant importance to the purpose of retaining land within the Green Belt. - There may already be a perception of significant encroachment by development (or other uses, such as large scale mineral extraction) and land may possess a semi-rural character. - There may be other constraints to further encroachment.
Slight/Negligible importance to Green Belt Purpose Continued inclusion within Green Belt of minor/negligible importance	Slight/Negligible	Countryside is of limited/negligible importance to the purpose of retaining land within the Green Belt. - Land may possess a semi-urban character and is no longer perceived to be part of the open countryside. - It may contain degraded land that provides opportunities for enhancement.
No importance to Green Belt Purpose Continued inclusion within Green Belt of no importance	None	Countryside is no importance on this purpose of Green Belt. - Land forms very narrow area between existing parts of the town or other strong boundary and does not make any recognisable contribution to separation. - Such areas may be protected by other designations (such as open space or Green Wedge)

4. To preserve the setting and special character of historic towns (see Note 2 below)		
Critical importance to Green Belt Purpose Continued inclusion within Green Belt of paramount importance	Paramount	Land makes a fundamental contribution to the setting and/or special character of a historic town/large village. - The land is a highly prominent element on main approaches into the town/large village where the setting and/or special character is readily appreciated. - The land is a highly prominent element or defining

		feature in views from within or around the town/large village. • Strategic development would have a fundamentally adverse impact on the setting and/or special character of the town/large village.
Major importance to Green Belt Purpose Continued inclusion within Green Belt of major importance	Major	Land makes a substantial contribution to the setting and/or special character of a historic town/large village. • The land is prominent on approaches into the town/large village, or in views from within or around the town/large village. • Strategic development likely to have a substantial adverse impact on the setting and/or special character of the town/large village.
Moderate importance to Green Belt Purpose Continued inclusion within Green Belt of moderate importance	Moderate	Land makes a significant contribution to the setting and/or special character of a historic town/large village. • The land forms a recognisable element in the approaches to the town/large village, or in views from within or around the town/large village, but is not important to its setting and/or special character. • Strategic development likely to have a moderately adverse impact on the setting and/or special character of the town/large village.
Slight/Negligible importance to Green Belt Purpose Continued inclusion within Green Belt of minor/negligible importance	Slight/ Negligible	Land makes limited/negligible contribution to the setting and/or special character of a historic town/large village. • The land is not particularly visible in views from within or around the town/large village, or may have very little relationship to the setting and/or special character of the historic parts of the town/large village. • The land may include degraded land that detracts from the setting and/or special character of the town/large village.
No importance to Green Belt Purpose Continued inclusion within Green Belt of no importance	None	Land makes no contribution to the setting and/or special character of a historic town/large village and/or is unrelated to the historic town/large village.

NOTE 2: This purpose has been assessed at:

- Hertford and north east side of Sawbridgeworth only as these are the only towns that have a noticeable historical character that extends to the edge of the settlement. The other towns have no apparent relationship between their older historic parts and the wider landscape setting provided by the surrounding land within the Green Belt. At Bishop's Stortford, some 'inner' parts of the green wedges that extend into the town form part of the town's Conservation Area. Whilst these 'historic' areas do not contribute to the wider setting of the historic part of the town they do provide a local contribution to setting and have been considered in the context of purpose 4.
- Group 1 villages, of which only Watton-at-Stone lies within Green Belt and has a Conservation Area which extends to and beyond its periphery; for the purposes of this assessment this settlement (which is inset within Green Belt) has been considered a 'historic town'.

Group 2 villages within Green Belt (Hertford Heath, Stanstead Abbots/ St Margarets, Hertingfordbury, High Wych, Wadesmill/Thundridge, Tewin, Aston) have Conservation Areas that extend to their peripheries adjoining Green Belt (and sometimes beyond) but these are not towns so this purpose is deemed not to be relevant to them.

5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

This purpose has not been assessed as it is the overall restrictive nature of the Green Belt that encourages recycling, not the restriction that it places on specific areas of land.

2.8 Identifying the sensitivity of areas to development, according to Green Belt policy

2.8.1 Following the assessment of the parcels against the individual purposes, the separate assessments have been combined to suggest those parcels that could be the most suitable within which to seek development sites, according to Green Belt policy. The way that the assessments against individual purposes have been combined into an overall assessment is set out in the table below. It is to be noted that because of the way the work has been done, the parcels are already in areas **without absolute or major environmental constraints**, as described at para. 2.5.2, and are in locations where it ought to be possible to achieve relatively sustainable development.

Relative Suitability of Land as Area of Search			
Very Low Suitability	Very Low	One or more Green Belt purpose(s) is considered to be of Paramount importance.	Land Fundamental to Green Belt
Low Suitability	Low	One or more Green Belt purpose(s) is considered to be of Major importance; there are no purposes that are of Paramount importance.	Retain Land in Green Belt
Moderate Suitability	Moderate	One or more Green Belt purpose(s) is considered to be of Moderate importance; there are no purposes that are of Paramount or Major importance.	Potential longer-term Area of Search
High Suitability High Development Potential so removal from Green Belt recommended.	High	One or more Green Belt purpose(s) is considered to be of Slight/Negligible importance; there are no purposes that are of Paramount, Major or Moderate importance.	Potential Area of Search

3 Findings

3.1 Introduction

- 3.1.1 This section demonstrates how the purposes of including land in the Green Belt have been used in assessing the performance of the land parcels and illustrates this with examples from the findings.
- 3.1.2 This explanation is followed by the detailed parcel-by-parcel, purpose-by-purpose assessment of the Green Belt in East Herts District, set out as a table.
- 3.1.3 The findings presented in the table are also presented graphically by the maps in **Appendix 4**, with individual maps for each of the four purposes used, and with a map which aggregates the assessment by four purposes with one composite presentation.

3.2 Interpretation of the Green Belt purposes for the assessment

Purpose 1: To check the unrestricted sprawl of large built-up areas

- 3.2.1 The sense of permanence provided by Green Belt designation is fundamental to the limitation of 'sprawl' and it is the wholesale restriction that the designation places upon development within the designated area that ensures that the outward expansion of urban areas (the Purpose explicitly refers to large-built up areas which, for the purposes of this study, are taken to be the main towns and the one large 'Group 1' village (Watton-at-Stone) which is located within the Green Belt) remains heavily constrained, thereby limiting 'sprawl'. However, well located and planned urban extensions are unlikely to constitute 'sprawl' (a term that is based on negativity suggesting the unplanned, uncontrolled spread of development).
- 3.2.2 Most land is likely to contribute to the fulfilment of this Purpose to some degree. Land that lies close to the periphery of an urban area is likely to contribute substantially to this Purpose as it is that land that provides the boundary and zone of constraint to urban expansion. Land that is more remote is likely to become progressively less important to this Purpose (although development in such areas, by virtue of being remote, is likely to be perceived potentially as 'sprawl'). Another important consideration in assessing the potential of land parcels against this Purpose is whether the land is well contained or not. Where land is well contained it is more likely that development may be accommodated within it without giving rise to the perception of 'sprawl' as the development would be contained by logical and clearly identifiable physical and/or visual boundaries, reducing its influence upon the land beyond.

- 3.2.3 Within East Herts there are some areas where the urban area has expanded to boundaries that are poorly defined – such as the northern edge of Hoddesdon where development forms a stark edge to an open field, and some western parts of Sawbridgeworth. As a consequence there is the perception of poorly contained growth. To the contrary, well planned settlements (such as the New Town of Stevenage) have been very well defined by a combination of sensitivity to local topography and the inclusion of strategic woodland planting, and the town has a very limited influence on the countryside within the district beyond and there is no perception of ‘sprawl’.
- 3.2.4 This Purpose has a strong relationship with Purpose 3 (safeguarding of the countryside from encroachment).
- 3.2.5 There are areas around the towns where land and/or features create defined thresholds between the edge of the urban area and the outlying countryside beyond (such as parcels 1 and 14). Such areas provide clear physical and visual containment of the urban area and protect the land beyond. These areas are judged as being of fundamental importance to the containment of the urban area, where there are no other similar areas that lie further from the urban edge that could fulfil a similar function in respect of this Purpose if urban expansion were to take place.
- 3.2.6 The south western, western and northern periphery of Bishop's Stortford is very clearly defined and contained by the bypass and associated ‘inner’ strategic landscape and recreational ‘buffers’ and ‘wedges’. Countryside beyond (within parcels 62-64) is strongly rural and often open. Any development extending beyond these well-defined limits is most likely to lead to the perception of ‘sprawl’ with development being particularly apparent and uncontained within the landscape. Road and landscape buffers (in the Green Belt) form the ‘first line of defence’ against the extension of the town and preventing ‘sprawl’ of the town into the wider countryside.
- 3.2.7 The perception of ‘sprawl’ can, of course, be reduced by sensitive development planning including the creation of robust green infrastructure which provides a framework to new development. This is very evident at Stevenage and at Bishop's Stortford where development has been planned and strategic planting used to assimilate development (although at Bishop's Stortford the pattern of development has also been influenced by the line of the bypass). Therefore, whilst areas may be identified as being of importance to this purpose, this does not necessarily mean that development could not be accommodated in a sensitive manner which reduces/avoids the perception of ‘sprawl’. Early investment in green infrastructure to establish frameworks for future development should be a key component in strategic planning to meet future long term development needs.
- 3.2.8 In other areas thresholds are much less defined, but the land nevertheless still provides a good level of containment around the urban edge, ensuring a reasonable ‘fit’ of the urban area within its landscape context. These areas are categorised as being of ‘Major’ importance. There may be other locations,

further from the urban edge that have the potential to perform a similar function if the urban area were to expand (for example at parcel 03 where an area adjoining the eastern edge of Stevenage is well contained by rising land beyond and is distinct from the wider area).

- 3.2.9 The 'Moderate' category applies to land that is more remote from the urban area where other intervening land fulfils a containment function. Further away from the settlement the land generally provides less of a contribution of this purpose and may be categorised as being of 'Slight/Negligible' importance with respect to this Purpose, purely because of distance. However, any large scale development in these more remote areas is very likely to be perceived as 'sprawl' as such development will be unrelated to existing built up areas. Sustainability considerations are in any case likely to preclude such development unless a new settlement is proposed. The emerging District Plan does not propose any new settlements, although the identification of the Gilston area for the development of some 5-10,000 homes, whilst not described as such, seems rather like to a new settlement.
- 3.2.10 Where the parcel is very closely related to an existing town and particularly influenced by its physical and visual presence, the land may also be categorised as being of 'Slight/Negligible' importance with respect to this Purpose as the perception of 'sprawl' is already readily apparent. In such locations there may be opportunities to adjust the Green Belt boundary to a create a boundary that provides greater containment, a better 'fit' for existing or potential development, and one that respects the landscape characteristics of the place (as at parcel 59).
- 3.2.11 Land considered to be of 'No' importance to the Purpose is generally land that is almost entirely contained by existing urban development (parcels 65-67 at Bishop's Stortford, for example). However, these areas may be important for other reasons – such as local landscape character, contribution to settlement form or recreation and may be afforded local policy protection.

Purpose 2: To prevent neighbouring towns from merging into one another

- 3.2.12 The primary function of this Purpose is clear – it is to prevent towns merging. However, it raises the question about whether closing the gap between towns without them merging (either physically or visually) would be acceptable, and whether the merger of other smaller settlements is strictly covered by this Purpose. The Framework makes no mention of minimum distances (para. 2.9 of superseded PPG2 indicated that "*wherever practicable a Green Belt should be several miles wide, so as to ensure an appreciable open zone all around the built-up area concerned*").
- 3.2.13 For this assessment we have assumed that the main towns and large village of Watton-at-Stone should remain separate with a clear physical and visual distinction between them such that they retain their separate identities and setting. Despite the fact that the strict definition of the Purpose appears to

exclude them, significant smaller settlements are also of relevance and these are considered within the assessment, but do not influence the assessment of the performance of land against this Purpose. The review of the performance of areas of Green Belt against this Purpose is informed by an understanding of whether there is the potential for the intervening land to accommodate a strategic level of development without prejudicing the physical and visual distinction between the main settlements.

- 3.2.14 In areas where new development is likely to result in physical coalescence, or at the very least a clearly recognisable perception of merging that would erode the distinct separate identity and character of either / both settlements, the land is considered to be 'Paramount' to this Purpose and its retention in Green Belt is of fundamental importance. Unsurprisingly parcels that are of this level of importance to the Purpose are limited to areas where towns are in very close proximity (parcel 44 between east Hertford and south Ware, and parcels 53 and 54 which separate north east Harlow from Sawbridgeworth, for example).
- 3.2.15 In areas where there is no significant existing inter-visibility between towns, and where some development could be accommodated without causing merger or the perception of merging, the retention of the land within Green Belt is considered to be of 'Major' importance to this Purpose. In such areas development may lead to a substantial reduction of the separation between other smaller settlements (such as Stanstead Abbots/St Margarets, for example) and this will be a consideration that is important particularly where development could lead to coalescence between smaller settlements which, in turn, may lead to a perception of merging between neighbouring towns.
- 3.2.16 The performance of the land against this Purpose reduces with the increase in distance between settlements, as not all of the land is likely to be important to maintaining separation. Where a strategic level of development may be accommodated without compromising this Purpose the land may be categorised as being of 'Moderate' importance to the Purpose. However, smaller settlements may be subject to a significant reduction in physical and visual separation, or potential merger as a result of such development.
- 3.2.17 There are areas of Green Belt on the edge of a town which has a relationship with another town, but which do not lie directly between two towns, and where the separation between the adjoining towns is already less at another point. Subject always to the details of the particular situation, and with due regard to potential cumulative effects, such areas of Green Belt could be considered to be of 'Slight/Negligible' importance in contributing to this purpose, as strategic development could be accommodated without reducing the separation any more than may already be the case in the overall relationship between the two built up areas. In such cases, much will depend on local landscape and visual characteristics – where land is very well contained such that development would not lead to a noticeable 'merging', the cumulative effect is likely to be less of a consideration.

3.2.18 Where Green Belt land does not lie between two principal settlements it is adjudged as being of 'No' importance to the Purpose (such as the parcels north and east of Ware, and Green Belt parcels contained within the urban area of Bishop's Stortford).

Purpose 3: To assist in safeguarding the countryside from encroachment

3.2.19 Any Green Belt land around the periphery of the town may be said to fulfil this Purpose. It is the overall restrictive nature of Green Belt policy that protects the surrounding countryside by preventing development and directing it towards existing settlements.

3.2.20 The former guidance provided in PPG2 made it clear that the quality of the landscape is not a reason for designating land as Green Belt. Whilst this is not included in the Framework, for the purposes of this review it has been assumed that the principle remains. The reasons for which the designation was originally made must be taken as the reasons for land being in the Green Belt.

3.2.21 The consideration of this Purpose has been informed by an understanding of the principal landscape and visual characteristics of the parcels of land based on site work, and by the information provided in the East Herts Landscape Character Assessment (2007) (EHLCA). Unfortunately, the published assessment did not include an evaluation of the landscape sensitivity and capacity of the character areas to different types of development, which would have informed the consideration of this Purpose. However it follows that, all other things being equal, areas that have a strong unspoilt, largely intact rural character could be afforded particular protection via this Purpose, in contrast with those areas that possess a semi-urban character and where encroachment has already occurred. Such areas may offer the potential for repair and/or enhancement through a well-considered approach to development. Any urban extension may be considered to be an 'encroachment' into countryside. This is where consideration of landscape character and the potential ability of the landscape to accommodate change fulfil an important role.

3.2.22 Whilst the quality of the land is not a reason for designation, where land is identified as possessing a strong unspoilt rural character the land is likely to perform a more critical role in protecting the countryside from encroachment. In such areas any such encroachment is likely to have a far more significant adverse effect on the characteristics of the countryside and its perception compared to land that possesses a much weaker or semi urban character where the influences of development are already apparent and an intrinsic part of the prevailing character. Such areas may be deemed to contribute less to safeguarding land from encroachment or may no longer be perceived to be part of the open countryside.

3.2.23 Whilst the EHLCA does define landscape strategies which are appropriate to the various character areas, the simple assumption that a character area that has a 'Conserve and Restore' landscape strategy is 'more important or valuable' and could accommodate development more successfully than an area that has an 'Improve and Restore' strategy would be misplaced. Each character area is different. An open, simple arable landscape that is visually exposed having, perhaps, suffered from an erosion of its landscape structure through intensive agricultural practices (and therefore subject to an 'Improve and Restore' strategy), may still have a strong character (influenced by topography, for example) and would be vulnerable to change by development which is likely to be widely visible and poorly assimilated leading to a very evident visual and perceived sense of encroachment. On the other hand, sensitive development in an area that has a strong landscape structure may perhaps be integrated more successfully and be less apparent as an encroachment into wider countryside.

Purpose 4: To preserve the setting and special character of historic towns

3.2.24 Hertford and the north east side of Sawbridgeworth are the only towns that have a noticeable historical character (as identified by Conservation Areas for instance) that extends to the outer edge of the settlements. The other towns have no apparent relationship between their older historic parts and the wider landscape setting provided by the surrounding land within the Green Belt due to more recent development which has separated such areas from the hinterland. Nor are the towns within the Green Belt of a nature where principal historic features are evident over a wide area (as is the case at such as Salisbury or Chichester with their cathedrals, for example).

3.2.25 At Bishop's Stortford parts of the town's Conservation Area extend into the inner parts of the defined 'green wedges'. These 'historic' areas do not contribute to the wider setting of the historic part of the town (which is generally contained by more recent development); however, the parts of the designated area lying within these 'wedges' do contribute to its setting/historic character at a local level and have therefore been considered in connection with purpose 4 in the relevant parcel assessments.

3.2.26 Of the Group 1 villages, only Watton-at-Stone lies within Green Belt and has a Conservation Area which extends to and beyond its periphery; it therefore has a direct relationship with its wider setting provided by surrounding land within Green Belt. For the purposes of this assessment this purpose has been used in assessing the Green Belt at this settlement (which is inset within Green Belt).

3.2.27 Group 2 villages within the Green Belt (Hertford Heath, Stanstead Abbots/St Margarets, Hertingfordbury, High Wych, Wadesmill/Thundridge, Tewin, Aston) have Conservation Areas that extend to their peripheries adjoining Green Belt (and sometimes beyond) but the Green Belt has not been assessed in relation to these settlements.

Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict land

- 3.2.28 If there is any effect at all, it is the overall restrictive nature of Green Belt that, though its limitation of the supply of other development opportunities encourages regeneration and re-use of land. It is therefore impossible to judge how any given parcel of land would contribute to the fulfilment of this Purpose. This purpose is not considered within the Green Belt review as all land in the Green Belt in East Herts District would fulfil the purpose equally.

3.3 Matrix of the assessment of parcels against Green Belt purposes

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
1	Paramount	None	Paramount	None	1. Land creates strong distinctive strong edge to the town, with large areas of woodland which provide visual containment. No other such strong boundaries lie beyond. Inner Green Belt boundary well defined. Outer edge poorly defined in part along field boundaries. 3. Strong, unspoilt landscape with no intrusion from development, protected by Green Belt.	Very Low
2	Paramount	None	Paramount	None	1. Land creates strong distinctive edge and containment to the town, with land falling away eastwards into Beane valley. Green Belt boundary adjoining town well defined. Outer edge (outside parcel) reasonably well defined along lanes but poor along field boundaries in some places 3. Strong unspoilt landscape; well-defined	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					landscape structure of fields/vegetation pattern falling generally eastwards away from Stevenage. Little/no sense of encroachment due to well contained urban edge and area being almost entirely free of development; very slight encroachment at edge of Aston.	
3	Major	None	Major	None	1. Land partly under influence of adjoining part of Stevenage but designation does prevent outward growth of urban edge, particularly into area with smaller field pattern which is reasonably contained. Gresley Way provides a very clearly defined and robust edge, except at Aston End where development has extended to the east and part of Green Belt boundary is defined only by a tree belt. An alternative eastern boundary is likely to involve following Aston End Road (contiguous with the ridge) and Broadwater Lane back to Gresley Way, although this would involve potential development	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					rising up onto conspicuous slopes which contain the urban area. Inner Green Belt boundary (within district) reasonably well defined along identifiable features 3. Parcel provides containment of Stevenage through combination of strong landscape structure, and ridge on west side of Beane valley (on eastern edge of parcel) which provides containment of central part from open countryside beyond.. Perception of encroachment with development extending up to district boundary at Aston End. Some encroachment at Aston but influence is limited. If alternative boundary considered (as described re. purpose 1 above), development would lead to clear encroachment into countryside beyond generally well-defined boundary and loss of separate identity of Aston within its intimate landscape setting.	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					4. Aston has a Conservation Area (but is not a historic town/large village).	
4	Paramount	Major	Paramount	None	1. Green Belt between Stevenage and district boundary checks sprawl, with parcel separated from urban edge, Raised landform contains town to west of parcel. 2. Lies between edge of Stevenage and Watton-at-Stone which is 1.5km wide. 3. Designation prevents potential encroachment from Stevenage along valley/road/rail corridor on southern edge and from encroachment onto higher land with strong character. Southern part contains eastward expansion along A602 corridor.	Very Low
5	Moderate in north western part (Slight/Negligible in	Major (reducing to Moderate in south)	Paramount	None	1. Railway provides strong boundary on south edge of Stevenage, although crematorium has gone beyond this boundary; large scale open landscape where development would be perceived as 'sprawl'. Green Belt boundaries largely outside parcel; well-	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
	southern part)				defined on edge of Stevenage on northern edge. 2. Northern part lies between Stevenage and the large village of Knebworth (lying outside district); just over 1km apart) but no intervisibility or perception of relationship between these two main towns. Also contributes to separation between smaller settlements of Woolmer Green (beyond district boundary) and Datchworth and large village of Watton-at-Stone. Gap between Stevenage and Hertford is large (8km+). 3. Countryside possesses strong rural and open character that is very vulnerable to encroachment of development beyond the very well defined boundary formed by the railway on the edges of Stevenage and Watton-at-Stone.	
6	Major	Slight/ Negligible	Major	Major	1. Other designations and constraints limit encroachment but Green Belt deters encroachment of development out to bypass.	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					2. Northern edge of village lies 3km from south east edge of Stevenage. North edge of Hertford is 4.8km to south. 3. Green Belt designation assists with preventing encroachment on northern side and eastern sides; additional constraints restrict development on south side. 4. Applies in southern part where Conservation Area extends out from village and forms part of setting.	
7	Slight/ Negligible	Slight/ Negligible	Major	None	1. Land does not adjoin large built up area; other factors restrict 'sprawl' of Watton-at-Stone. Outer Green Belt boundary poorly defined along tracks/field boundaries in places. 2. North edge of Hertford is 4.8km to south. 3. Encroachment of Watton-at-Stone into this area is constrained by parcel 6 and A602. Little impact from existing built development. Strong rural character protected by Green Belt.	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
8	Slight/Negligible	Slight/Negligible	Major	None	1. Parcel forms part of land which limits 'sprawl' of dispersed smaller settlements. Northern part provides contribution to containment of Datchworth (a village, not a large built-up area). 2. Northern part of parcel lies between Knebworth and Watton-at-Stone (two large villages rather than towns), where smaller settlement of Datchworth is located. It therefore provides a limited contribution to the separation of these smaller settlements. 3. Some encroachment from smaller settlements/dispersed development. Designation provides constraint to further development in and around existing settlements.	Low
9	Slight/Negligible	Slight/Negligible	Major	None	1. Parcel does not adjoin large built up area and therefore contributes little to this purpose, although it does restrict 'sprawl' of Tewin (which are not a large built up areas).	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					2. Burnham/Bull's Green not a town. Parcel lies partly between eastern and north eastern suburbs of Welwyn (1.6-1.7km), and large village of Watton-at-Stone (1.6km) to the east. 3. Significant encroachment from Burnham Green but well integrated with little wider impact on countryside. Designation provides constraint to further development in and around existing loose settlements.	
10	Slight/ Negligible	Slight/ Negligible	Major	None	1. Land does not adjoin large built up area but Welwyn Garden City is in close proximity to west and south. 2. Lies in western part of countryside separating north east side of Welwyn Garden City from north west side of Hertford. The gap between these two towns is narrower to the south. 3. Little encroachment from development in parcel with development boundaries well defined.	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Designation is deterrent to encroachment along south west side of Burnham Green/Tewin Wood and south west side of Tewin. 4. Tewin has a Conservation Area which adjoins east side of parcel (but is not a historic town/large village).	
11	Slight/ Negligible	Slight/ Negligible	Major	None	1. Land does not adjoin large built up area but Welwyn Garden City is in reasonable proximity to west. 2. Lies in countryside separating north east side of Welwyn Garden City from north west side of Hertford. Gap between these two towns is narrower to south. 3. Designation is deterrent to encroachment along south side of Tewin Wood. Boundary on north west side of Tewin is along edges of small fields/back gardens which is a less robust, well-defined Green Belt edge to inset settlement. More coherent	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					boundary possible along the tree-lined track/byway to the west (Back Lane) but this is significantly beyond the village and would open up this small scale landscape area to encroachment, potentially joining Tewin to Upper Green leading to loss of settlement character/identity. 4. Tewin (which is not a historic town/large village) has a Conservation Area, the north west side of which adjoins south east edge of parcel	
12	Slight/ Negligible	Slight/ Negligible	Paramount	None	1. Land remote from large built up area. 2. Part of a wide gap (6km) between north east Welwyn Garden City and north west Hertford and distinct from both towns. 3. Designation is deterrent to encroachment into open unsettled countryside beyond east side of Tewin and Tewin Wood. Boundary to Tewin is along edges of small fields/back gardens which is a weak Green Belt edge to inset settlement. No	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					obvious location for an alternative, more coherent boundary available although some minor rationalisation around the village edge may be possible, such as north of Godfries Close where a small field is largely contained within the village envelope and distinct from countryside beyond, and an area of 'back land' south of Harwood Close.	
13	Major/ Moderate	Slight/ Negligible	Paramount	None	4. Tewin has a Conservation Area which adjoins west side of parcel (but is not a historic town/large village). 1. Land south and west of district boundary, which is narrow in parts, fulfils purpose except at north west end where parcel boundary runs very close to edge of Welwyn Garden City, and contribution to this purpose is therefore higher. 2. Parcel lies, in part, between edge of Welwyn Garden City and west Hertford (3km). 3. Designation contributes to strong constraint to	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					encroachment of development on edge of Welwyn Garden City into Mimram valley.	
14	Paramount	Slight/ Negligible	Paramount	None	1. Whilst recreational land and woodland on edge of town contain the town edge, the area contributes to the very well defined and clear edge of the town which checks 'sprawl' of Welwyn Garden City. Western side of Green Belt in district (adjoining Welwyn Garden City) is well defined by woodland. 2. Lies at western edge of gap (4km wide) that separates east side of Welwyn Garden City from west side of Hertford. No perception of proximity between the two. 3. Parcel makes particular contribution to preventing encroachment; development extending out from town would be perceived as separate, unrelated development. It would be possible to create new outer edge with large scale structure planting linking existing woodlands to contain area.	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
15	Major	Slight/ Negligible	Major	None	1. Contributes to containment of town, although intervening land within parcel 14 to north and beyond District to south west/west fulfills purpose to greater degree. 2. Lies at western edge of gap (4km wide) that separates east side of Welwyn Garden City from west side of Hertford. No perception of proximity between the two. 3. Parcel contributes to purpose by restricting encroachment but intervening land fulfills this purpose to a greater degree. Landfill site well contained from land to east. Any development would be perceived as separate development unrelated to Welwyn Garden City.	Low
16	Slight/ Negligible	Slight/ Negligible	Major	None	1. Contributes little to containment of town and intervening land on edge of Welwyn Garden City fulfills purpose to greater degree.	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					2. Lies towards western edge of gap (4km wide) that separates east side of Welwyn Garden City from west side of Hertford. No perception of proximity between the two. 3. Parcel contributes to purpose by restricting encroachment of development at Cole Green (village) and adjoining major road junction. Any significant development would be perceived as clear encroachment into open countryside altering the character of Cole Green.	
17	Slight/ Negligible	Major	Paramount	None	1. Contributes little to containment of Hertford and intervening land fulfils purpose to greater degree. 2. Occupies large central part of gap (4km wide) that separates east side of Welwyn Garden City from west side of Hertford. No perception of proximity between the two but development could lead to perception of narrowing of separation. 3. Parcel contributes to purpose by restricting	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					encroachment of development at small settlements, maintaining their compact and separate forms. Any significant development would be perceived as encroachment into open countryside.	
18	Paramount	Slight/ Negligible	Major	Moderate	1. Adjoins edge of Hertford and provides strong deterrent to encroachment, although there are other constraints in some parts (flood risk; Conservation Area around Hertingfordbury; TPO woodland between A414 and edge of Hertford). The A414 forms a well-defined edge to the north, although a small generally wooded area of Green Belt lies in the north east corner between the A414 and rear garden boundaries on the settlement edge. The A414 forms a more robust and clear enduring boundary in this area. 2. Lies on eastern edge of gap (4km wide) that separates west side of Hertford from east side of Welwyn Garden City. No perception of proximity	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					between the two. Risk of merger with Hertingfordbury but as Hertingfordbury is a village this purpose has limited weight. 3. Distinctive character to the parcel with Mimram valley, historic village, Hertingfordbury Park (where there is some development), which Green Belt designation assists in safeguarding from encroachment by development. 4. Hertingfordbury has a Conservation Area and there are other historic characteristics to the area; whilst not a historic town/large village its historic character contributes to local setting of Hertford.	
19	Slight/ Negligible	Slight/ Negligible	Major	None	1. Little contribution as land is separated from Welwyn Garden City. 2. Limited contribution; other land provides separation and other strong boundaries exist to contain growth of adjoin towns. 3. Land is rural and designation deters	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					encroachment of development into countryside around the village of Letty Green.	
20	Slight/ Negligible (Paramount at eastern end)	Moderate	Major	None	1. Extensive parcel making very little contribution as remote from Welwyn Garden City and Hertford (except eastern end). Outward growth of Hertford limited by flood risk and clear threshold of railway. 2. Moderate contribution as forms large part of gap between Welwyn Garden City/Hertford. Currently no perception of proximity between the two towns. 3. Parcel with generally strong rural character extending along broad ridge and slopes separating Lee valley from Mimram tributary valley to north, enhanced by topographical variation; largely devoid of development (but some encroachment from mineral extraction although reasonably well contained).	Low/ Very Low
21	Major	None	Major	Slight/ Negligible	1. Outward growth of Hertford limited by clear threshold of railway, reinforced by woodland.	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Extension beyond this edge likely to be perceived as 'sprawl'; no stronger boundaries exist beyond. 2. Parcel lies on fringe of large area that lies directly between Hertford and Welwyn Garden City but gap is narrower to north. 3. Railway contains Hertford, preventing physical and visual encroachment of development. Broadly rural character with limited development in historic parkland at Bayfordbury. 4. Very limited contribution from parkland at Bayfordbury to setting of this edge of town.	
22	Paramount	None	Paramount	Slight/ Negligible	1. Existing settlement edge well defined such that extent of town has very little/no influence on parcel. Extension beyond this edge likely to be perceived as 'sprawl'; weaker boundaries exist beyond. 2. Does not lie directly between two towns. 3. Provides strong constraint to development; no influence of urban area. Development would be	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					perceived as encroachment into unspoilt rural and elevated countryside which is almost entirely free of development and contributes to wider character and setting of adjacent parkland and southern approach to town; landscape strategy is to resist development that affects such areas. 4. Slight contribution of area owing to setting provided by parkland on this edge of the town.	
23	Major	None	Major	Moderate	1. Varied settlement edge, weak in places where Green Belt boundary aligned along back gardens, which gives impression of poorly contained development. Boundaries further south are all generally weak and offer little scope for alternative well defined Green Belt boundary unless reinforced. 2. Does not lie directly between two towns (village of Hertford Heath is closer to south eastern edge of Hertford as opposed to this southern edge). 3. Some influence and sense of encroachment of	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					urban area along northern parts of parcel. Otherwise broadly elevated area with strong rural and parkland character associated with Brickendonbury; landscape strategy is to resist development that affects such areas. Discreet valley and pocket of land in north eastern part where Oak Grove comprises a small residential estate separated from the urban area by a redundant playing field (both within Green Belt). The residential estate does not contribute to the openness of the Green Belt and so could be removed with no significant adverse effect on the integrity of the Green Belt in this location. To create a rational boundary this would also require removal of the intervening disused playing field. Whilst this would lead to a reduction in openness, it would not have a significant effect on the integrity of the Green Belt due to the well-contained nature of the field.	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					4. Locally distinctive area of parkland within much of parcel which contributes locally to town's setting.	
24	Moderate	Slight/ Negligible	Moderate	Moderate	1. Existing institutional and open space uses appear to limit opportunities for extension of urban area into this parcel. Existing inner boundaries well defined along roads and outer boundaries of parcel defined primarily by tree belts on east side of Balls Park and at caravan park which could, with reinforcement in places, provide alternative Green Belt boundary. 2. Development within parcel would lead to slight reduction in separation between Hertford and north west side of Hoddesdon, although gap is currently nearly 4km wide. Hertford Heath 1km to east of parcel (and is a village) but topography and vegetation provide containment. 3. Encroachment evident with school related and other development evident within parcel. Caravan site on southern side of parcel is also a local	Moderate

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					encroachment into countryside. Other designations exist (Balls Park Registered Parks and Gardens which forms much of area; Green Finger) which also constrains development. 4. North west side adjoins Hertford Conservation Area and there is a relationship between Balls Park and this area; land contributes locally to setting of historic part of town but already contains some development.	
25	Major	Slight/ Negligible	Paramount	Slight/ Negligible; None	1. Land separated from urban edge therefore contributes less to this purpose, although any development likely to be perceived as unrelated to town. 2. Lies within gap between south east Hertford and north west Hoddesdon (4km+). Woodland and landform intervenes such that no intervisibility or perception of towns on either side. Hertford Heath (a large village) lies to east and	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					development in parcel would lead to reduction in separation. 3. Strong rural and partly open character where any development would appear as encroachment and unrelated to Hertford. 4. Limited contribution (northern end only) to landscape setting of Balls Park.	
26	Slight/ Negligible	Slight/ Negligible	Paramount	None	1. Land separated from urban edge therefore contributes less to this purpose. Boundaries defined by roads and woodland edges. Any development in parcel would be unrelated to existing town and perceived as 'sprawl'. 2. Lies within gap between south east Hertford and north west Hoddesdon (2km+). Vegetation and landform intervenes such that no intervisibility or perception of towns on either side. Hertford Heath (a large village) adjoins parcel on north east side and development in parcel would	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					lead to reduction in separation with Hertford. 3. Parcel has strong rural character and is almost entirely free of development; very large areas of woodland (much of it Ancient) and mosaic of small fields, with latter vulnerable to western expansion of Hertford Heath (although this boundary is very clearly defined, physically and visually).	
27	None	Slight/ Negligible	Paramount	None	1. Parcel does not adjoin large built-up area. 2. Lies within gap between north west Hoddesdon and south east Hertford (3.5km+). Vegetation and landform intervenes such that no intervisibility or perception of towns on either side. Hertford Heath (a large village) adjoins parcel on north side and development in south east part of parcel would lead to reduction in separation/possible merger with Hoddesdon, although A10 and Parcel 27A intervenes. 3. Strong varied undulating character comprising	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					mosaic of small scale farmland and extensive woodland (some Ancient) with very limited ribbon development on south/south east side of Hertford Heath. SSSI on south side of village.	
27a	Major	Slight/ Negligible	Major	None	1. Adjoins north west edge of Hoddesdon and restricts development extending out to A10, although this major road forms a well-defined physical boundary which would limit outward expansion. 2. Lies within gap between north west Hoddesdon and south east Hertford (3.5km+). Vegetation and landform intervenes such that no intervisibility or perception of towns on either side. Development within parcel would not lead to physical or perception of merging. 3. In character terms forms part of Parcel 27 although small scale nature has been eroded by field amalgamation and land is now separated from	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					landscape to west by A10. Green Belt boundary along urban edge unclear with scope for some rationalisation (such as exclusion of narrow finger of woodland between Ellis Close and Gosse Close. If the entire parcel were to be excluded this could lead to encroachment of development beyond the 'soft' edge which currently defines the edge of the town, although the A10 could provide an alternative robust boundary in conjunction with Hailey Lane to the north; this will require cross-boundary co-operation as not all of the existing Green Belt boundary lies within the District.	
28	Slight/ Negligible	Slight/ Negligible	Paramount	None	1. Does not adjoin large built up area (Hertford Heath is a large village). Parcel distinct from clusters of development east of A10 which forms strong physical boundary set back from those areas of development. 2. Lies within gap between north west Hoddesdon	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					and south east Hertford (3km+). Vegetation and landform intervenes such that no intervisibility or perception of towns on either side. Hertford Heath (is a large village) adjoins parcel on west side and is contained by woodland. 3. Woodland (Ancient Woodland and network of wildlife sites, including SSSI) contains Hertford Heath to the east and extends to A10. Significant development at Haileybury College (major Developed Site in Green Belt) and associated recreational uses assimilated well by woodland and trees. Other areas have strong wooded character with some small pockets of contained pasture. Whilst the constraints largely preclude encroachment in most of area, Green Belt designation provides over-arching constraint, particularly at college.	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
29	Slight/ Negligible	Slight/ Negligible	Paramount	None	1. Does not adjoin large built up area (Hertford Heath is a large village). North east boundary of village formed by rear gardens which defines Green Belt edge. Parcel separated from clusters of development north east of A10, which forms clear physical boundary to those areas of development that lie beyond in parcel 45; south east edge of Hertford contained by A414 and associated planting. 2. Lies within gap between north west Hoddesdon and south east Hertford (2.8km). Vegetation and landform intervenes such that no intervisibility or perception of towns on either side. However, intervisibility with development to north/north east means that any development in prominent location will lead to a perception of a reduction in separation. Hertford Heath (is a large village) adjoins parcel on south west side 3. Unsettled and open with folded,	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					elevated topography with rural character, and exposed to views from north/north east. Provides clear perception of open countryside in a locality that contains significant development. 4. Whilst north/north east part of Hertford Heath is a Conservation Area it is not a historic town.	
30	Paramount	Slight/ Negligible	Paramount	None	1. Northern side adjoins south east Hertford but separated from it by A414 and associated woodland belt; it is this strong boundary that checks 'sprawl' of town but Green Belt designation provides constraint to development extending beyond this threshold. Boundary defined along rear edges residential development at Hertford Heath. Development extending into parcel likely to be perceived as 'sprawl' and only roads on parcel boundaries beyond form potential alternative boundaries. 2. Lies within gap between south east Hertford and north west Hoddesdon (2.8km). Woodland and	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					landform intervenes such that no intervisibility or perception of towns on either side. Hertford Heath (a large village) lies to south-east and development in parcel would lead to reduction in separation. 3. Open, rather plain rural character, contrasting sharply with urban area to north (which is quite well screened), rising up through open fields to edge of Hertford Heath. Mid and upper slopes exposed to wide views from north/north east. Only settlement is small cluster of properties at Rush Green and Foxholes Farm set in a local fold in the landform. Provides clear perception of openness in a locality that contains significant development. 4. Whilst north part of Hertford Heath is a Conservation Area it is not a historic town. No connection or contribution to setting of historic core of Hertford.	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
31	Major	Major	Major	Slight/ Negligible	1. Eastern edge adjoins west edge of Hertford where existing roads form Green Belt boundary; woodland beyond provides containment and a potential alternative Green Belt boundary which would contain development preventing perception of sprawl. 2. Area forms substantial part of gap (3km wide) which separates west side of Hertford from east side of Welwyn Garden City. No intervisibility or sense of proximity although western edge is very close (0.5km) to edge of Welwyn Garden City. 3. Mimram valley and associated slopes, with wooded edges and very strong designed parkland character with series of ponds/lakes. Almost whole parcel is a Registered Parks and Gardens. Some encroachment from sand/gravel extraction. 4. No relationship between parkland landscape and	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					historic core of Hertford; also little perception of valley as largely concealed from view by fringing woodland.	
31a	None	None	None	None	1. Area of Green Belt that already lies within the town. Additional development would not constitute sprawl. 2. No contribution to separation – parcel lies within urban area, with Thieves Lane and development forming clear boundary to west. 3. No contribution to purpose – the land is partly developed and other parts are in recreational use; it does not form countryside. 4. No relationship to historic core of Hertford	High
32	Slight/ Negligible; Major (south eastern part)	Slight/ Negligible	Paramount (Moderate in area just north of Welwyn	None	1. Woodland and development forms boundary on north west side of Hertford (very weak Green Belt edge just north of Welwyn Road). Potential to define more robust edge (in physical and visual terms) along woodland a little further out from existing	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
			Road)		edge. Development beyond this edge likely to be evident as uncontained growth as landscape is open with no other clearly defined boundaries. 2. Parcel lies in gap between Hertford and Welwyn Garden City (over 3km wide); substantial woodland intervenes. No intervisibility or sense of proximity. 3. Broad open, exposed landscape beyond more immediate vicinity of town, containing very little settlement, bisected by valley of Beane tributary, with some distant woodland blocks. Any development beyond more immediate woodland would be a clear encroachment into open countryside.	
33	Slight/ Negligible	Slight/ Negligible	Paramount	None	1. Separated from edge of large built-up areas. Where parcel forms outer edge of Green Belt, boundary defined along minor roads. 2. Occupies large tract of land north of Hertford and south of Watton-at-Stone (large village) which are	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					separated by some 4.7km; intervening parcels 6 and 34 provide principal constraint on edges of these built up areas. 3. Strong distinctive rural character of the Lower Beane valley, with flat valley floor and steep valley sides. Little settlement. Overlooked from valley slopes. Parkland character associated with Woodhall Park to north. Substantial areas of flood risk. Designation protects valley landscape which is highly sensitive to change.	
34	Major	Slight/ Negligible	Paramount	Major	1. Area lies on northern fringe of Hertford and much of it is subject to other constraints; contains area from encroachment of urban area which is well defined by roads/woodlands in places but poorly defined in south east corner where there are various developments that create an incoherent built up edge. Contains some areas of development including a small estate of detached houses	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					between disused railway and edge of Bengeo, part of the linear settlement of Waterford and the developed parts of the Goldings estate; also a cemetery south of Bramfield Road which makes no contribution to Green Belt purpose as it is contained on three sides by existing development; Bramfield Road forms clear northern boundary. 2. Very small part of substantial gap (5km) between town and Watton-at-Stone. 3. Varied landscape of Lower Beane valley floor and associated slopes with large area of parkland at Goldings (Registered Parks and Gardens) and many other constraints (flooding along River Beane, access land, wildlife sites, Conservation Area in south east part; cemetery in southern part); significant woodland and tree belts creates small scale landscape, bisected by railway, which is well integrated in landscape. Fragmented in places with	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					areas of development but generally well integrated by vegetation. Areas of restored mineral workings on north east side where there is public access. Designation provides important protection, restricting further encroachment from piecemeal development. Cemetery prevents encroachment on southern edge but Bramfield Road forms a more logical boundary between town and countryside. 4. Important contribution to setting/character of town with Conservation Area which extends into town in south east part; parkland also contributes to northern setting.	
35	Paramount (Slight/Negligible in southern corner)	Slight/Negligible	Paramount (Slight/Negligible in southern corner)	Slight/Negligible	1. Only southern end of parcel adjoins built up area where Green Belt boundary follows weak boundary where there are allotments and a nursery. Outer boundary defined along minor roads. Designation has constrained growth of town into this area. Any	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					significant development extending beyond immediate edge of town would be perceived as 'sprawl'; local opportunity here to strengthen boundary in conjunction with small development of nursery site. 2. Parcel is of no relevance to purpose. Nearest outlying settlement of significance is the large village of Watton-at-Stone 5km to north. 3. Large tract of primarily arable land, with strong rural character; visually very exposed on raised broad ridge that separates the Beane and Rib valleys and contains the town from the countryside to the north. Some blocks of woodland (some Ancient). Little settlement except for small 'isolated' hamlet at Chapmore End on north east edge of parcel. Clear defined transition to urban area at Bengoe at southern end, partly softened by weak vegetation and fringe uses (nursery and allotments).	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Any development beyond this small area would lead to very prominent encroachment into this widely exposed, generally open and largely elevated area of mainly unspoilt countryside. 4. Conservation Area, extending out from town, abuts southern end of parcel where land is urban fringe and makes limited contribution to setting.	
36	Paramount	None	Paramount	Major	1. Rib valley where floodplain provides substantial constraint to expansion of town. Southern boundary abuts north east edge of Hertford and defines edge of open arable valley farmland. No stronger boundary exists within parcel. 2. Parcel is of no relevance to purpose. 3. Flood constraint imposes limitation to encroachment but Green Belt boundary on edge of town on southern edge is visually weak in places; designation has assisted in containing development from encroaching physically into the open and	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					distinctive landscape of the Rib valley. Settlement in parcel limited to cluster of development in vicinity of Crouchfield Farm/Crouchfield Lane. Southern part of Valley allows views towards east central part of Hertford, and wooded raised ridge at interfluvium of Rib and Lee valleys. Any development would be a clear encroachment into this open and distinctive valley landscape. 4. South eastern corner of parcel very close to edge of Conservation Area extending into town. Valley allows views towards east central part of Hertford, and wooded raised ridge at interfluvium of Rib and Lee valleys. The land therefore contributes to the historic setting and character of Hertford.	
36a	Major	None	Major	Paramount	1. Green Belt acts as constraint to development extending into the Lee valley, which could be perceived as sprawl. 2. Provides local separation between two parts of	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					the same town, not between separate towns. 3. Distinctive part of the Lee valley forming part of Hertford Green Finger extending into the centre of town. Belt of woodland along steep northern valley side provides strong buffer on edge of town; tree belts also contain other parts of urban edge. Recreational uses in western part but overall the area has a mainly rural character which belies its proximity to the town. Whilst other constraints exist (wildlife sites, recreational uses) Green Belt does provide protection. 4. Most of area forms part of large Conservation Area extending to the heart of the town. The area makes a very significant contribution to the north eastern setting of the historic town.	
37	Major	Major	Paramount	Major	1. Wooded raised ridge at interfluvium of Rib and Lee valleys. East boundary defined by the A10, southern and western edges by break of slope on edge of	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					floodplain. Separated from Hertford by floodplain which checks outward growth. A10 provides strong boundary adjoining west edge of Ware. North boundary with similarly elevated land to the north, which is extensively quarried, is defined by woodland and tree belt. Designation contributes to restriction of westward extension of Ware, although A10 provides clear defensible edge. 2. Land lies between western edge of Ware and north east side of Hertford, where the width of separation is around 1.5km. Development on this high land would erode a clear perception of the containment/separation that this area provides between the two built up areas. 3. A distinctive heavily wooded raised landscape with areas of parkland. Woodland forms some strong internal boundaries. Development limited to Ware Park and farms, generally well contained by	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					woodland and parkland. Due to elevation the area is locally prominent, particularly from across the Lee valley, and forms an area of countryside extending between and separating the two towns. Development likely to be perceived as significant encroachment into countryside; inner parts more contained by woodland. 4. Prominent area of countryside which does contribute to the wider setting of Hertford and has visual connections into and out of the Lee valley within the town's Conservation Area.	
37a	Slight/ Negligible	Slight/ Negligible	Moderate	Moderate	1. River Lea and related flood zone to south, and A10 provide limits to expansion on south west edge of Ware; Parcel therefore makes limited contribution to checking sprawl. Existing recreational uses provide significant constraint to development. 2. Ware and Hertford are much closer to each other to south but retention of undeveloped land on these	Moderate

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					exposed valley slopes does make some limited contribution to separation between south west Ware and north east Hertford. 3.Land provides soft south western edge to Ware, with significant mature vegetation providing some visual containment from river valley (although larger employment development is prominent beyond) and valley slopes west of A10. 4. Land separated from Ware Conservation Area by employment development although does contribute to southern setting of town and river valley which contributes to wider setting of historic parts of town	
38	Major	Slight/ Negligible	Moderate	None	1. Raised ridge north of interfluvium of Rib and Lee valleys. East boundary defined by the A10, southern edge by woodland and tree belt along boundary with parcel 37, northern boundary by A602, west boundary by break of slope on edge of floodplain. Area is extensively quarried (now landfill) and	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					degraded; these uses and A10 is a strong constraint to westward expansion of Ware, such that any development in this area (even if possible due to existing/past uses) would be divorced from the town and could be perceived as 'sprawl'. 2. Development would not give rise to merger or reduce the separation between Hertford and Ware as this is already narrower to the south. 3. Whilst in countryside, the area is degraded and in need of restoration when activities cease. Any development would be perceived as an encroachment into this area of countryside (although currently degraded, this could be restored). 4. No relationship with historic parts of Ware or Hertford.	
39	Major	Slight/ Negligible	Major (Moderate in south)	None	1. Designation contributes to restriction of north west extension of Ware, although A10 provides clear defensible edge to town. South east edge of parcel	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
			western part)		separated from land to west by A10 - land forms part of Registered Parks and Gardens (see below) and restricts outward growth of Ware, although A10 exists as alternative boundary. 2. Parcel is more than 4km from Watton-at-Stone to north west. 3. Three areas of distinct character but unified by landform, forming south eastern valley side and elevated land above the Rib valley. South western part is a large area of mineral extraction (visually well contained); central part occupied by Hanbury Manor Hotel & Country Club complex discreet within golf course/remnant parkland, with small severed area of parkland south east of A10; northern part contains small ribbon development and small fields extending to edge of Thundridge. 4. Whilst Hanbury Manor is Registered Parks and Gardens it has no clear relationship to setting or	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					character of the closest Conservation Area, as it is separated by extensive more recent development.	
40	Moderate	None	Major	None	1. Parcel separated from northern edge of Ware by parcel 41. 2. No relevance to purpose. Small village of Thundridge extending to Wadesmill directly to north. 3. Open area of level farmland, bisected by A10, the character of which has been eroded by arable uses and the road, containing small areas of woodland; forms part of land that separates Thundridge/Wadesmill from northern edge of Ware. Protects land from southward expansion of village which forms a visible edge to the parcel.	Low
41	Paramount	None	Paramount (Major in contained southern parts)	None	1. Southern part of parcel adjoins north edge of Ware and provides constraint to extension of Ware, which is well contained by combination of vegetation, minor changes in landform and hedgerow structure within area of small fields	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					immediately beyond northern edge of town. Some potential to accommodate carefully sited development in this area which benefits from some containment and therefore limiting perception of uncontained growth, with the Green Belt boundary being relocated further out along existing (rather weak) features which could be reinforced further, development beyond these areas would be perceived as 'sprawl' and would appear largely unrelated to the town. The landscape is open beyond this more immediate area and no well-defined boundaries exist that could form an alternative Green Belt edge. Designation prevents development that could be perceived as 'sprawl' in this open gently undulating and quite exposed landscape beyond the immediate landscape of smaller fields. Outer Green Belt boundary poorly defined along field boundaries.	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					2. No relevance to purpose. Small village of Thundridge/Wadesmill to north separated from this parcel by parcel 40. 3. Urban edge generally well contained by landscape with quite strong structure with some local visually prominent areas. Designation has limited encroachment into the countryside, which has strong, rural character that is visually exposed further away from the urban edge, and contains very little settlement; agricultural uses extend up to the urban boundary except at leisure/sports centre where there are recreational uses. Encroachment of any development outwards into the area adjoining the urban edge would be limited by the stronger landscape structure close to the settlement edge where there is scope to strengthen field boundaries to provide a new Green Belt edge; further beyond the landscape is open and any development would	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					be a clear and very apparent encroachment into the wider countryside.	
42	Paramount	None	Paramount	None	1. Open landscape contained by local topography with variable boundaries to rear of development along most of the eastern edge of Ware. Designation prevents development that could be perceived as 'sprawl' in this mainly open gently undulating and quite exposed landscape. Some potential for local rationalisation of boundary in area south of Fanhams Hall Road where strong belt of trees along bridleway connects Elders Road to Fanhams Hall Road; this, together with the road could form a new boundary and provide containment. Outer Green Belt boundary defined along field boundaries and farm track. 3. Parcel within southern part of extensive Wareside-Braughing Uplands LCA which is elevated	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					and gently undulating due to small valleys of Farnham Tributaries; characterised by exposed open arable land with extensive and far-reaching views, broken only by small copses and trees. Existing urban area generally well contained within lower lying land. Any strategic level of development would appear as substantial encroachment into this strongly rural area. If area mentioned above removed from Green Belt, any development within would encroach into this area of countryside but could be contained from wider area to north. Southern edge of parcel forms top of Lee and Ash valleys; any development up to this edge is likely to be apparent as an encroachment into countryside along the skyline above the valley.	
43	Moderate	None	Paramount	None	1. Parcel separated from large built up areas, except at western corner which abuts Ware but where topography provides constraint. Boundaries defined	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					by roads and farm accesses. Outer Green Belt boundary defined along track following field and woodland boundaries; no other more definitive or logical boundaries exist within reasonable proximity beyond. 2. No significant contribution to purpose. Potential to reduce separation between south east side of Ware, Stanstead St Margarets and Stanstead Abbots (which are not towns). 3. Very distinctive landscape in lower part of the Lower Ash Valley with a very distinctive wooded character extending around the steep valley sides and at the manor house at Easneye on southern promontory above Lee valley. Widely visible but valley floor concealed. Much Ancient Woodland and Wildlife Site. 4. Whilst there is a large Conservation Area at Stanstead St Margarets and Stanstead Abbots they	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					are not historic towns.	
44	Moderate	Paramount	Moderate	None	1. Triangular area of land contained by roads and development between southern edge of Ware and eastern edge of Hertford, boundary of which is defined by major road (A10) creating strong edge. Land checks expansion of Ware where existing boundaries are defined along back gardens. 2. Designation constrains ribbon development along Ware Road where the undeveloped gap is narrow (0.4km at narrowest point) between southern edge of Ware and east side of Hertford - 3. Area characterised by golf course, playing fields and area of pasture fields; part of visually disturbed and incoherent landscape with some urban fringe uses and high impact of A10.	Very Low
44a	Major	Paramount	Paramount	Moderate	1. The area provides strong containment to the northward expansion of the town into the Lee valley, an open level landscape where any significant	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					development would give perception of uncontained growth. Railway and area of flood risk area beyond railway would check development to north of parcel. 2. Parcel lies between north east edge of Hertford and south west side of Ware, where there is already intervisibility between the two towns. Any significant development would reduce this already limited separation. 3. The parcel forms an integral part of the Lee valley which has a well-defined, broad and open character. Most of the parcel is Open Access Land and also identified as a wildlife site. The railway which forms the northern boundary of the parcel provides no visual containment from the valley landscape to the north; the parcel appears as an integral part of the valley landscape. 4. Whilst the parcel does not lie adjacent to a Conservation Area it does contribute to the wider	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					strategic setting of Hertford and, to a more limited extent, Ware.	
45	Moderate	Major	Major	None	1. Green Belt boundary on edge of Ware defined along edge of development but edge is reinforced by woodland to create strong boundary; no other better boundaries appear to exist. The southern part of the parcel contains the village of Great Amwell which has a dispersed nature. Poorly sited development here could lead to amalgamation of the partially developed character of the area and reduce the perception of openness. 2. Lies between southern edge of Ware and north side of Hoddesdon (2.4km apart) with areas of intervening development. 3. Linear tract of land sloping/undulating land forming edge of Lee valley. Area characterised by range of uses – educational, industrial, recreational, retail with clustered and scattered residential areas,	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					particularly in southern part. Significant woodland along valley side (some Ancient and most of which is a Wildlife Site) which helps to contain south edge of Ware and assimilate other residential areas. There is significant encroachment of development within countryside, although this is often quite well contained by strong framework of vegetation. The designation provides constraint to further physical encroachment and loss of intervening areas of countryside.	
46	Moderate	Major	Moderate (Major in southern part)	None	1. Parcel not adjoining large built up areas but contains/adjoins other significant areas of development where amalgamation of existing development could give perception of sprawl. Green Belt boundary on south east edge weakly defined along field boundary/edge of Stanstead St Margarets. 2. Larger fields in southern part provide separation	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					between Great Amwell and Stanstead St Margarets (although they are not towns). Development could link with areas of existing development to create connection between the villages (where Stanstead St Margarets is close to Hoddesdon) and south east edge of Ware. 3. Western part of Lee valley and distinctive wooded knoll at Great Amwell. Disjointed landscape with areas of development with small gaps between linked by network of lanes. Significant areas of vegetation assimilate existing development. Views generally short and contained but more expansive in southern area to south. Some urban fringe uses Including large car boot sale). Distinctive linear character along New River linked to historic settlement of Great Amwell. Development in southern part would be an apparent encroachment into an area of quite open landscape that is visually	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					distinct from Great Amwell and provides a clear perception of openness between Stanstead St Margarets and Great Amwell. 4. Historic settlement of Great Amwell (a dispersed village) covered by Conservation Area.	
47	Major	Major	Major (Moderate in southern part)	None	1. Parcel lies immediately north of north edge of Hoddesdon where the Green Belt is poorly defined along rear gardens creating a very stark edge. South west boundary of parcel defined along district boundary beyond which Green Belt boundary (within Broxbourne District) appears to be defined along some weak/unclear features. Boundary with Stanstead St Margarets defined clearly along New River. Designation does constrain northward extension of Hoddesdon which, in the open landscape context, could be perceived as 'sprawl'	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					although A414 could form stronger Green Belt boundary. 2. Parcel of limited importance to preventing merger of Hoddesdon and Ware which is some 2.6km to north. However, development would extend development closer to other intervening settlements (Stanstead St Margarets and Great Amwell)., which are loosely connected to each other in the intervening landscape. Therefore there is the potential for any significant levels of development in this area to lead to the erosion of the distinction and separation that this area provides between the two towns. 3. Southern part of Great Amwell Ridge and Slopes LCA comprising open areas of two gently sloping arable fields bisected by A414, with southern field forming a very visible open area extending to stark edge of Hoddesdon. Development in this area would	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					be very apparent extension to Hoddesdon although the existing built up edge is poorly defined. Western and north western part is smaller scale more steeply sloping pasture with scattered development in vegetation on sloping land, bisected by A10 link road, which is prominent as part of slopes rising up to elevated land at Herford Heath. Development on these slopes would be a clear encroachment into prominent and attractive countryside extending southwards. 4. East side adjoins Conservation Area on south west edge of Stanstead St Margarets (not a historic town).	
48	Slight/ Negligible	None	Paramount	None	1. Parcel not adjoining large built up area but adjoins eastern edge of Stanstead St Margarets (not a large built up area) where Green Belt boundary is weakly	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					defined along rear gardens. Topography provides significant constraint to development along this edge. Outer Green Belt boundary on south east edge weakly defined along field boundaries/farm track; no stronger boundaries exist in more immediate area beyond. 2. Does not lie between towns. 3. Western part of very large Stanstead to Pishiobury Parklands area which, in this location, defines the eastern side of the Lee valley comprising steep valley slopes and open elevated arable farmland above. Very little settlement except on fringe and north of Stanstead St Margarets. Open views from elevated areas across Lee valley but most development below concealed. Development on valley side and elevated land above would appear as a clear encroachment into prominent rural area, the elevated parts of which are largely visually	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					independent of the main areas of development below. 4. West side adjoins Conservation Area extending north from Stanstead St Margarets (not a historic town).	
49	Moderate	None	Paramount	None	1. Parcel not adjoining a large built up area. Other intervening land contributes more to this purpose. Designation has provided constraint to development from 'leap-frogging' the floodplain where it would be perceived as 'sprawl'. Outer Green Belt boundary well defined along road woodland and tree belts at Hunsdonbury 2. Lies within substantial tract of land (6.5km wide) that separates south eastern edge of Ware from Harlow, and between Sawbridgeworth and north end of Hoddesdon (over 10km apart).	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					3. Forms western and central part of the Stanstead to Pishiobury Parklands LCA, an area with a strong landscape character defining the northern valley slopes of the Stort valley. A generally very open landscape of estate farmland with extensive views south across valley to north western fringes of Harlow. Varied topography interrupted by tributary valley, where the landscape is distinctively wooded (some Ancient Woodland, and a Wildlife Site) and more contained, extending up to Hunsdonbury and associated parkland. Broad ridge extends south west/north east across area and land beyond has no visual association with the valley or development in Harlow beyond. Any development would represent a very apparent encroachment into open countryside where there are few features to provide containment (although the area adjoining the south east edge of Stanstead Abbots is part of the extensive village	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Conservation Area). There is scope to realign the outer boundary along similar and, in some places, better defined boundaries to include Hunsdonbury within Green Belt to provide greater protection to encroachment within this area of scattered settlement and distinctive landscape; this would also create a more consistent width of Green Belt in this location	
50	Moderate	None	Major	None	1. Parcel separated from Harlow by floodplain and Green Belt land to south and within adjoining part of Harlow District; that intervening land contributes more to this purpose. Designation has prevented development from 'leapfrogging' the floodplain where it would be perceived as 'sprawl' unrelated to existing town. 2. Lies within substantial tract of land (6.5km wide) that separates south eastern edge of Ware from Harlow, and between Sawbridgeworth and north end	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					of Hoddesdon (over 10km apart). 3. Western part of the Stanstead to Pishiobury Parklands containing gently undulating lower slopes of the northern valley side, bisected by a tributary valley, and part of the Stort valley floor. A rather discreet area within the landscape with a varied field pattern, orientated towards the valley and possessing a varied rural character broken up by vegetation, including parkland at Briggens Park (now a golf course); separated from the rising land to the north by the A414 which cuts across the area. Large parts designated as Registered Parks and Gardens. Parts of Harlow apparent in views south across valley and some urban fringe influences apparent. Access land and SSSI adjoins to south east; Lee Valley Regional Park in western end of parcel. Designation protects countryside from development which would represent a clear and	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
51	Moderate	Moderate	Paramount	None	isolated encroachment into open countryside. 1. Parcel not adjoining a large built up areas but does lie within 0.5km of northern edge of Harlow. Other intervening land contributes more to this purpose. Designation has prevented development from 'leapfrogging' the floodplain where it would be perceived as 'sprawl' unrelated to existing town. Outer Green Belt boundary reasonably defined along minor lane and track. 2. Lies within substantial tract of land (9km wide) that separates south eastern edge of Ware from north east Harlow, and between Sawbridgeworth and north end of Hoddesdon (over 10km apart). 3. Forms eastern part of the Stanstead to Pishiobury Parklands, an area with a strong landscape character defining the northern valley slopes of the Stort valley. A generally very open landscape of estate farmland with extensive views south across	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					valley to northern fringes of Harlow. Varied topography, interrupted by tributary valleys on either side of parcel where the landscape is smaller in scale and more enclosed with ribbons of trees. Woodland (some Ancient) and parkland define Gilston Park on the northern edge of the parcel (outer Green Belt boundary) follows a track; no stronger alternative Green Belt boundary exists within this area. Settlement is confined to small compact hamlets at Eastwick, Gilston Park and associated estate houses. Any development in this area would represent a very apparent encroachment into open countryside.	
52	Moderate	None	Paramount	None	1. Parcel not connected to large built up areas. Other intervening land contributes more to this purpose although southern part is close to edge of Harlow and contributes more significantly to this purpose where designation has prevented	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					development from 'leapfrogging' the floodplain where it would be perceived as 'sprawl' unrelated to existing town. Outer Green Belt boundary reasonably well defined along minor lanes. 2. Lies within substantial tract of land (9-10km wide) that separates south eastern edge of Ware from north eastern edge of Harlow, and between Sawbridgeworth and north end of Hoddesdon (over 10km apart). 3. Forms north eastern part of the Stanstead to Pishiobury Parklands, an area with a strong landscape character which generally defines the north eastern side of the Stort valley, with variable undulating topography formed by two tributaries cutting through the area. A generally very open large scale arable landscape interrupted by some blocks of Ancient Woodland and estate farmland with extensive views. Very little settlement - confined to	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					farms and cottages accessed off peripheral lanes (some associated with adjoining Gilston Park) and associated estate houses. Any development in this area would represent a very apparent encroachment into open countryside, with a strong remote feel, where there are very few features to provide containment. 4. North eastern edge adjoins Conservation Area at High Wych (not a historic town).	
53	Major	Paramount	Moderate	None	1. Designation provides constraint to development on north eastern edge of Harlow and southern edge of Sawbridgeworth, although area of flood risk along River Stort provides an immediate constraint along edge of Harlow. 2. North eastern part contributes to separation of north east edge of Harlow and southern side of Sawbridgeworth where separation is only 0.4km wide. Other parts of parcel, where there is greater	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					separation between the two towns, contribute less to purpose (but are considered to be of Major importance to purpose). 3. Central part of the narrow River Stort comprising the valley floor of the northern valley side forming shoulders of sloping land orientated towards Harlow where development is readily visible, particularly from elevated parts, but softened by woodland and tree belts. Other uses include large gravel pit/landfill site east of Pye Corner (reasonably contained); adjoining Major Development Site in Green Belt now being developed for housing set in parkland landscape; some houses at Pye Corner. Small scale pasture in north east corner on southern edge of Sawbridgeworth. Generally a discordant urban fringe area with some rural qualities, yet highly valued, unified by the river and associated vegetation running through it. Designation provides	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					protection of countryside and integrity of river valley as important linear green infrastructure (although flood constraint also exists in part), particularly to encroachment on southern edge of Sawbridgeworth.	
54	Paramount	Paramount	Major	Major (northern end only)	1. Land lies on southern side of Sawbridgeworth, adjoined by built up area defining edge of Green Belt; area of development along Pishiobury Drive 'projects' into area. Some parts of Green Belt boundary poorly defined along rear gardens but creation of stronger landscape structure in these areas would strengthen these edges.. 2. Parcel lies between/along south side of Sawbridgeworth. Southern edge abuts north east edge of Harlow where separation is only 0.4km wide. 3. Parcel comprises part of River Stort, following river, and Stanstead to Pishiobury Parklands extending around Pishiobury Park. Landscape is a	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					mosaic of woodland, managed pasture and wet grasslands along river with the area north of Pishiobury Drive forming a country park. Much of the area is a Registered Parks and Gardens and there are several Wildlife Sites. Large house in extensive private grounds to south of Pishiobury Drive. Designation and recreational use prevent 'encroachment' into an attractive very accessible area associated with the Stort corridor. Northern end lies partly within flood zone and forms an integral part of the narrow valley corridor that extends northwards along the River Stort; although it contains some unauthorised development which disrupts the continuity of the riverside landscape and has a local impact on the open and linear character of the valley, any development would be perceived as an encroachment into this well-defined and valued parcel leading to a reduction in the river	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					corridor landscape at this narrow point between adjoining built-up areas 4. Northern end of parcel includes/adjoins eastern end of Conservation Area where the river contributes to the setting of the nearby former Maltings. Whilst large part of parcel is Registered Parks and Gardens this does not contribute to setting of the historic core of the town being separated from it by extensive modern development.	
55	Paramount (southern part); Major in northern part	Major	Paramount (southern part); Major in northern part	None	1. Area of land located on south east side of Sawbridgeworth where development has extended along roads with some infilling of areas behind with development. South western part more remote from this area. Designation has constrained growth of town in this area where landscape is smaller in scale and more contained and potentially attractive for development. Inner Green Belt boundaries sometimes poorly defined by rear gardens.	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					2. Land forms separation between southern part of Sawbridgeworth and north eastern edge of Harlow; Stort valley to south provides narrow separation (0.4km wide) between development on Redricks Lane and edge of Harlow. Contributes to separation of Sawbridgeworth from High Wych (but High Wych is not a town). Northern part of parcel contributes less to purpose. 3. Forms south eastern part of High Wych slopes which has two areas of distinct character. North eastern part is a small to medium scale transitional landscape with pasture fields defined by hedgerows, containing areas of unmanaged or rough grazing land, with small areas of woodland, tree belts and scrub which soften the edges of the built up area/associated Green Belt boundary which follows boundaries of back gardens. This landscape is well contained by existing development and vegetation	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					and a slight ridge running south west/north east across the area and has benefited from protection as Green Belt, although there is a sense of encroachment. Development in this area would be a further localised encroachment into countryside but could be contained. The southern part is large scale arable land which is open and has an affinity with land of a similar character lying north west in parcel 52. The extension of the ridge through this area creates a threshold between the Stort valley and countryside beyond and any development would be readily apparent as an uncontained encroachment into open countryside. 4. High Wych (not a historic town) Conservation Area extends into northern part of parcel.	
56	Major	None	Major	None	1. Designation restricts westward development of Sawbridgeworth which is likely to appear as 'sprawl' in this broad open landscape with very few	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					significant landscape features that could contain development; also safeguards narrow gap between High Wych and edge of town on High Wych Road. Existing Green Belt boundary along western edge of town is partly defined along a watercourse/related tree line which forms a clear boundary; further south development has encroached into the field west of The Crest/Brook End and the boundary is weakly defined along garden fences. Arbitrary Green Belt boundary in area around hospital where there is scope to adjust the boundary to follow the access road. If further expansion of the hospital is envisaged consideration could be given to realigning the boundary along the edge of the open area/woodland to the north which, together with landform, provides containment. 2. Does not lie between two towns. 3. Occupies eastern part of High Wych slopes	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					comprising open, predominantly arable farmland rising gently away westwards from the town, broken only by poor hedgerows. Areas of woodland and slight local ridge in south eastern part contain the area around the hospital. Visual associations with existing development in Sawbridgeworth where this extends onto west facing slopes. Watercourse/associated vegetation forms defined edge to settlement to north east side but further south the edge is poorly defined with development locally intrusive detracting from character. Area largely devoid of settlement except for High Wych and some limited development along northern boundary. Development in almost any part of this parcel is likely to be an apparent encroachment into countryside where there are no clear alternative boundaries to provide containment, although in eastern/south eastern parts area there are some	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					areas that are more contained. Designation safeguards narrow area of countryside between town and High Wych. 4. High Wych (not a historic town) Conservation Area adjoins south western part. Parcel separated from historic core of Sawbridgeworth by large area of modern housing so no contribution to purpose.	
57	Slight/ Negligible	None	Paramount	None	1. Separated from Sawbridgeworth by parcel 56, therefore currently limited contribution to purpose. Outer Green Belt boundary generally defined along lanes except at north west corner where defined along small watercourse and field boundary. 2. Does not lie between two towns. 3. Within northern part of High Wych slopes comprising land on either side of a north/south small tributary valley with shallow sides merging into wide open arable landscape to north. Parkland/golf course landscape at Manor Of Groves at High Wych	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					at southern end. Settlement limited to occasional farms and some houses scattered along lanes. Any development in this landscape would appear as a clear encroachment into open countryside and unrelated to any significant development. 4. High Wych (not a historic town) Conservation Area adjoins/extends into south eastern part.	
58	Major	None	Paramount	Moderate	1. Small area of land lying beyond north east edge of Sawbridgeworth which forms parts of Green Belt extending north and east beyond district boundary. Separated from town to west by river floodplain and railway; development adjoins parcel to south west. 2. Does not lie between two towns. 3. Parcel comprises a distinctive area which forms an integral part of valley slopes defining the eastern side of the Stort valley, consisting of a large sloping arable field and surrounding woodland with Hyde Hall on crest of slope set in parkland and woodland.	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Any development within the arable field would give a clear sense of encroachment into the countryside. To the west of the parcel is a SSSI and several very important Local wildlife Sites. 4. A distinctive parcel which does provide some contribution to the setting of the Conservation Area to the south west.	
59	Slight/ Negligible	Slight/ Negligible	Slight/ Negligible	None	1. Parcel lies on northern periphery of Sawbridgeworth where there is a sense of sprawl with a poorly contained development edge. Green Belt boundary poorly defined along edge of unscreened development; better defined boundaries lie to the north (the lane which is followed by a right of way). 2. Lies on northern edge of Sawbridgeworth at southern end of area that separates the town from Bishop's Stortford which is currently 3.5km wide. 3. Parcel lies in south east corner of Thorley	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Uplands and forms part of western slopes of the Stort valley adjoining the northern edge of the town. Area characterised by stark housing edge and degraded, poorly managed land. Contains G&T development and group of properties in north west corner. Prominent position and exposed to views from rights of way and from valley floor and eastern valley side. Lower part, although degraded, is more sensitive as it forms part of valley and development to the south has been limited to mid valley slopes.	
59a	None	None	None	Slight/ Negligible	1. Area of land contained within northern part of Sawbridgeworth and therefore does not contribute to purpose. 2. No contribution to purpose as land lies within town rather than lying between towns. 3. Land comprises recreation ground, section of Bullfields road and Reedings Junior School and is	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					not countryside. Outer boundary of parcel in Stort valley well defined along east (also boundary of adjoining Conservation Area) and north sides of school which would be appropriate as adjusted Green Belt boundary. 4. Very limited contribution of eastern part (school) to setting of Conservation Area northern part of which adjoins parcel.	
60	Moderate	Major	Major	None	1. Southern end of parcel is removed from north edge of Sawbridgeworth where there is a perception of sprawl (parcel 59), and therefore contributes more to this purpose than the adjacent parcel. 2. Parcel extends from just north of Sawbridgeworth to small loose settlement of Spellbrook, and forms part of 3km gap between town and southern side of Bishops Stortford. Development within parcel could reduce perception of separation but would not lead to merging, although it is likely to be perceived as	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					reducing separation. 3. The parcel lies within the eastern fringe of the Thorley Uplands; the characteristics of this area are in the parcel where the farmland is arable and quite open. Spellbrook forms a small linear development along the A1184 which lies midway between the towns. Overall, this landscape is vulnerable to development which would encroach into this well-defined area, the openness of which is protected by the designation.	
60a	Major	Major	Major	None	1. Northern part adjoining south eastern edge of Bishop's Stortford restricts 'sprawl' of town although this is restricted to some degree by the limited access, the railway and river. If the land west of Thorley Street were to be released, this area will be even more important in providing containment of the built up area. 2. Parcel extends from southern side of Bishops	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Stortford to small loose settlement of Spellbrook, and forms part of 3km gap between town and northern side of Sawbridgeworth. It contains some significant ribbon development along the A1184 corridor (Thorley Street and northern part of Spellbrook), as well as a small area of distinctive development at Twyford Bury lock. These areas of development, within this small scale landscape, are vulnerable to infilling which may lead to erosion of separation between the two towns, and the linking of development between Thorley Street and Spellbrook. If land west of Thorley Street is released for development the separation between the two towns will reduce meaning that the southern part of this parcel will assume a higher level of importance in respect of this purpose. 3. A small scale and intimate landscape, subdivided by the railway corridor, associated with the Stort	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					valley which runs beyond the eastern edge of the parcel where there are areas of flood constraint and SSSI which are overriding constraints (and therefore omitted from parcel). The area has a distinctive linear small scale character which is vulnerable to encroachment and which the designation protects.	
61	Major (Moderate in south eastern part)	Moderate	Major	None	1. Restricts north west growth of Sawbridgeworth where Green Belt boundary along town edge is reasonably defined except at Leventhorpe School and leisure centre which creates a locally dominant, stark interface with open countryside beyond, although the boundary is clear physically. 2. Lies on northern edge of Sawbridgeworth extending north to the small intermediate settlement of Spellbrook within the area of land that separates the town from Bishop's Stortford which is currently 3.5km wide. 3. Located within the south eastern part of the	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Thorley Uplands, an area characterised by broad scale gently undulating landscape of arable farmland with little significant vegetation cover giving a sense of exposure and wide views in most directions; settlement limited to occasional farms. Noticeable influence of urban area along south eastern edge, especially the leisure centre. South eastern corner of parcel adjoining north west side of Sawbridgeworth is slightly more contained by local landform. The open landscape of the area is vulnerable to encroachment as no significant landscape boundaries exist beyond. Potential to reinforce existing weak landscape boundaries to strengthen Green Belt/urban edge. Mandeville Primary School forms a local encroachment into countryside of the Green Belt. The school boundaries are defined and the school does not contribute to openness, such that it would not be	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					inappropriate to adjust the boundary to exclude the school. The situation is the same at Leventhorpe School, where the buildings complex forms part of the urban area rather than countryside and reduces openness; it would be appropriate to adjust the Green Belt boundary accordingly (with playing fields to west being retained in Green Belt).	
62	Paramount	Major (eastern part); Slight/Negligible elsewhere	Paramount	None	1. Land restricts growth of Bishop's Stortford; although this is contained by the physical boundary of the bypass, within which growth has been directed, designation constrains expansion of development beyond which would appear as uncontained growth. Outer Green Belt boundary well defined along lanes. 2. Lies on southern/south western edge of Bishop's Stortford extending south to the small intermediate settlement of Spellbrook within the area of land that separates the town from Bishop's Stortford which is	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					currently 3.5km wide. Ribbon development along eastern boundary (A1184) between bypass and Spellbrook vulnerable to infilling which would erode separation, which designation prevents. 3. Located within the northern part of the Thorley Uplands, an area characterised by broad scale gently undulating landscape of open arable farmland with little significant vegetation cover giving a sense of exposure and wide views in most directions; settlement limited to occasional farms. No clear influence of urban area at Bishop's Stortford which is contained by vegetation and ridge along existing southern urban edge. Open landscape is very vulnerable to encroachment as no significant landscape boundaries exist beyond, although A1184 bypass provides a clear physical limit to potential southern expansion of town (inside bypass) and would reduce perception of encroachment from any	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
63	Paramount	None	Paramount	None	development inside bypass into this parcel. 1. Land constrains growth of Bishop's Stortford, but this has been contained by the physical boundary of the bypass and associated inner strategic landscape buffer areas; collectively these form a strong boundary, although designation constrains expansion of development beyond which would appear as uncontained growth. Outer Green Belt boundary well defined along lanes except on south west edge where it follows less distinct features. 2. Does not lie between towns. 3. Northern part of Thorley Uplands and eastern part of Perry Green Uplands, which are undulating areas of arable farmland; those parts within the Thorley Uplands are typically open and exposed whilst the Perry Green Uplands are smaller scale and broken by blocks of woodland. Both areas are largely unsettled and have a strong rural character. Any	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					development extending beyond the bypass would be very apparent as an encroachment into open unspoilt countryside.	
64	Paramount	Slight/ Negligible (in north-eastern part); None	Paramount	None	1. Land (in association with Green Belt beyond district boundary) constrains growth of Bishop's Stortford, but this has been contained by the physical boundary of the bypass and associated inner strategic landscape buffer areas; whilst these features collectively form a strong boundary, designation constrains expansion of development into area beyond which would appear as uncontained growth. Outer Green Belt boundary (beyond district boundary) appears to be well defined along lanes. 2. Does not lie between towns, except at north-eastern side where land does lie between the northern edge of Bishop's Stortford and Stansted Mountfitchet (considered to be a large village).	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					3. Whilst this narrow parcel contains parts of three character areas (Bourne Brook Valley, Hadhams Plateau, and Stort Meads) they have been combined into one as they fulfil the same function in terms of this Green Belt purpose. The area has a strong rural character consisting of a varied pattern of arable fields, with some pasture, and areas of woodland, which are incised by tributaries of the Stort giving a very varied topography. The north east part includes the part of the Stort valley which extends southwards through the town from the bypass. Any development extending beyond the bypass would be very apparent as an encroachment into open unspoilt countryside.	
65	None	None	None	Major	1. Parcel (which includes triangle of land between railway and Dolphin Drive) is contained on three sides by development; development within parcel could not be considered to be 'sprawl' as area is	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					contained by existing urban area. Whilst it would be undesirable to develop within such 'wedges', if they were developed such development would not be 'unrestricted sprawl' as that development would be contained growth within the principal limits of the urban area. Areas such as these fulfil a more local environmental / green infrastructure and urban planning function/ purpose, as opposed to a wider Green Belt purpose. 3. Parcel does not comprise open countryside, being contained by existing development on three sides and by the bypass to the north. The area could therefore be removed from Green Belt and safeguarded by other designations (open space, Green Wedge (proposed), and some areas of flood risk which would provide appropriate protection. 4. Southern part forms part of Conservation Area contributes directly to the historic character of the	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
66	None	None	None	None	town. 1. Wedge of land retained between permitted urban extension and will be contained on three sides by development; development within parcel could not be considered to be 'sprawl' as area will be contained within existing and new urban area. Whilst it would be undesirable to develop within such 'wedges', if they were developed such development would not be 'unrestricted sprawl' as that development would be contained growth within the principal limits of the urban area. Areas such as these fulfil a more local environmental / green infrastructure and urban planning function/ purpose, as opposed to a wider Green Belt purpose. 3. Parcel, which comprises a well-defined pattern of small fields and woodland, will not comprise part of open countryside once permitted development has taken place, and will be contained by development.	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Other designations (open space, wildlife sites and Green Wedge) provide protection. The area could therefore be removed from Green Belt and safeguarded by these other policies.	
67	None	None	None	Slight/ Negligible	1. Land contained on three sides by development; development within parcel could not be considered to be 'sprawl' as area is contained by existing urban area. Whilst it would be undesirable to develop within such 'wedges', if they were developed such development would not be 'unrestricted sprawl' as that development would be contained growth within the principal limits of the urban area. Areas such as these fulfil a more local environmental / green infrastructure and urban planning function/ purpose, as opposed to a wider Green Belt purpose. 3. Parcel does not comprise open countryside, being contained by existing development and comprising a largely recreational landscape. Other designations	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					(open space, Green Wedge) provide protection. The area could therefore be removed from Green Belt and safeguarded by these other policies. 4. Limited contribution at eastern end to adjoining Conservation Area. Whilst educational uses occupy the CA immediately adjoining this boundary the parcel makes some limited contribution to the setting and character of the historic core	
68	Slight/ Negligible	None	Slight/ Negligible	None	1. Parcel constrains outward growth of town, although M11 to east provides well defined edge further from town which would provide containment. 3. Parcel comprises golf course crossed by disused railway, part of which is a Local Wildlife Site. Green Belt constrains development from extending into this area, although its character is not that of open countryside.	High
69	None	None	None	None	1. Narrow linear area of land contained on three sides by development; development within parcel	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					could not be considered to be 'sprawl' as area is contained by existing urban area. 3. Parcel does not comprise open countryside, being contained by existing development. Other designations (open space, Green Wedge) provide protection. The area is also subject to flooding which has acted as a constraint to development.	
70	None	None	None	None	1. Block of land contained by development to north, bypass to south and west, and road to east. Bypass forms well defined edge to the town. Development would be well related to the existing built up edge. Whilst it would be undesirable to develop within such 'wedges', if they were developed such development would not be 'unrestricted sprawl' as that development would be contained growth within the principal limits of the urban area. Areas such as these fulfil a more local environmental / green infrastructure and urban planning function/ purpose,	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					as opposed to a wider Green Belt purpose. 3. Parcel does not comprise open countryside being principally in recreational or strategic landscape buffer areas, and is contained by the countryside to west by the bypass. Other designations (open space – part of Southern Country Park, Green Wedge) provide protection. The area could therefore be removed from Green Belt and safeguarded by these other policies.	
71	Major	None	Major	None	1. Clearly defined Green Belt and urban boundary along northern and western sides (along Whittington/Obrey Way) restricts growth or extension of urban area into large area of open countryside. Whilst development in this open area is likely to be perceived as being apparently unrelated to the existing urban area and therefore has the potential to be perceived as 'sprawl'; however, the bypass beyond provides a well-defined alternative	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Green Belt boundary which could, coupled with strategic planting could limit and contain growth. 3. An open area of countryside forming a rural setting to the southern side of the town. As the existing southern town edge is very well contained (along Whittington/Obrey Way) development within parcel would be perceived as an encroachment into countryside, although the bypass provides a boundary that would assist with containing any development in this parcel from the wider open countryside beyond.	

4 Conclusions

- 4.1.1 This study has examined the Green Belt in East Herts District in recognition that the District Council needs to prepare a spatial strategy as part of the District Plan informed by all relevant considerations. Parts of the District are designated as Green Belt and therefore the Green Belt is both a factor in identifying the most appropriate spatial strategy and may need to be changed to enable locations for development to be identified in the plan. It remains the national policy position (as set out in section 9 of the NPPF, with some explanation in the PPG), that established Green Belts can be altered through the preparation of a local plan, if there are 'exceptional circumstances'. The requirement to seek to meet the objectively assessed housing need can provide the exceptional circumstances, and whilst the presence of Green Belt may be one factor in a planning authority proposing a level of provision less than the need, it could not expect its plan to found sound on this basis unless it could demonstrate that locations in the Green Belt that could otherwise be suitable for development for housing had been assessed against the five purposes of including land in the Green Belt.
- 4.1.2 The study of the Green Belt has focussed on the periphery of the main settlements and those smaller settlements identified by the planning authority as appropriate to consider for development (the Group 1 settlements). It is to be noted that the original concept of the Green Belt, carried forward in the current purposes Green Belt is said to serve, was about preventing the 'sprawl' of large built up areas, and preventing neighbouring towns merging into one another. Whilst development properly and positively planned through a development plan cannot be construed as 'sprawl', this means that the Green Belt around the major settlements is likely to be the most important according to these long established ideas.
- 4.1.3 The outer extent of the Green Belt in East Herts is because of its history rather arbitrarily identified in relation to the settlements within East Herts or adjoining the District's administrative boundary. The significance of the Green Belt designation of land well removed from the periphery of the main settlements for the purpose of identifying locations for strategic development is negligible. These types of area are in any case protected for their own sake by the long established planning principle and policy of avoiding development in the open countryside in less accessible and unsustainable locations.

4.2 Assessment

- 4.2.1 The plan at **Appendix 4** combines the findings of the assessment of the land parcels examined against the four relevant purposes of Green Belt considered individually, and presents graphically the overall conclusions on the suitability these parcels have for development in terms (solely) of the effect on the fulfilment of the role being performed by the Green Belt. How this aggregation has been done is explained at **para.2.8.1**.

- 4.2.2 The plan illustrates the conclusion from the assessment that the great majority of the parcels and hence the great majority of the Green Belt assessed in the study appears important to the fulfilment of the purposes of Green Belt.
- 4.2.3 The parcels that are identified as having least importance to the fulfilment of the purposes of Green Belt and identified as 'Potential Areas of Search' for development locations are:
- Parcel 31a – west of Hertford;
 - Parcel 59 – north of Sawbridgeworth;
 - Parcel 59a - north of Sawbridgeworth; and
 - Parcels 66-70 – south/west of Bishop's Stortford.
- 4.2.4 The Council will need to consider other planning considerations relating to these locations, including housing need; spatial strategy and other policy and constraint considerations, to identify the most sustainable locations for development.
- 4.2.5 The parcels that are identified as having moderate suitability and identified as 'Potential longer-term Areas of Search' for development locations are:
- Parcel 24 – south east of Hertford; and
 - Parcel 37a – west of Ware.
- 4.2.6 This conclusion arises from combining the assessment of the parcels combined against each of the four purposes considered. There are further considerations arising from the findings of the assessments undertaken against each of the purposes.

4.3 Green Belt assessment according to individual purposes

- 4.3.1 The aggregation of the assessment of the purposes has assumed that all of the purposes are of equal importance, and there is no basis in Green Belt policy (and no guidance either) to provide any basis for doing anything else. It is likely to be informative however to look at how different areas perform in relation to different purposes.
- 4.3.2 Achieving the required scale of development in East Herts to address the needs of the community over the plan period, and doing so in ways which advance sustainable patterns of development, is likely to require a combination of development within and beyond the settlements, and given the distribution of Green Belt, using land currently designated as Green Belt and land outside the Green Belt.

- 4.3.3 Whilst this study has not been an assessment of landscape sensitivity, it is a noticeable characteristic of East Herts that the distinction between town and country in most areas is quite clear.
- 4.3.4 It is an important aspect of Green Belts that the distinction between Green Belt land and non Green Belt land should feel inevitable. That is, it ought to be a clear to the casual observer what the difference is either side of the boundary. All too often Green Belt boundaries are simply drawn to the back of the last houses in a settlement, a reflection of the use of Green Belt policy as a powerful tool in the development management armoury. Marked changes in the landscape or the way land is used may provide for the identification of inevitable and defensible Green Belt boundaries in the proper sense, and certainly some of the edges created through the original planning of the new towns are present in some of the areas being examined for this study.
- 4.3.5 It is a feature of Hertfordshire, that the area has a number of new towns. These are settlements conceived and planned as a whole, rather than having simply grown to a larger settlement from small beginnings though development which may or may not have been identified through a development plan. A critical feature of these planned settlements is that the edges have been designed as part of the overall scheme, with a combination of the incorporation of natural features, the configuration of transport corridors and the creation of strategic landscape features. Parts of the eastern edge of Stevenage are an excellent example.
- 4.3.6 It is generally the case that there is very little of the District that displays the classic characteristics of 'urban fringe', whereby uses necessary to support urban populations but which are unpopular in urban areas are accommodated on the edge of the town in a rather fragmented landscape with a rather uncared for appearance. In contrast, in most cases the transition between the built up areas and open countryside occurs almost immediately. The land around most of the settlements is in agricultural use in larger units and is well managed and productive (which, at least in part, is probably due to high agricultural land quality/productivity value).
- 4.3.7 This is why most of the Green Belt on the periphery of the settlements has been found to be performing an important role in relation to the purpose of 'preventing encroachment', as well as the purpose of 'preventing sprawl'. These two purposes are often the hardest to assess land against, because they are the least spatially specific and tend to be relevant to all urban edges, though the quality of the urban edge, the nature of the transition to openness and the way the landscape are managed all have some bearing.

4.4 Green Belt and historic towns in East Herts District

- 4.4.1 One of the five purposes of Green Belt from the Framework is '*to preserve the setting and special character of historic towns*'. For this study the view taken has been that Hertford is a historic town and hence the area around the town

in the Green Belt has been considered according to its significance in fulfilling this purpose.

- 4.4.2 There are also local 'setting/special character' considerations at Bishop's Stortford where 'inner' parts of the green fingers that penetrate the urban area lie within the town's Conservation Area.
- 4.4.3 As Watton-at-Stone is a Conservation Area and is a Group 1 settlement, this area has also been considered in relation to this purpose. That is, the study has considered whether the land in Green Belt for these two locations is part of the setting and how important to the preservation of the parts of the town which are part of its historic character, and the findings are presented in section 3 and on the map in Appendix 3. Other parts of the East Herts Green Belt have not been assessed in relation to this purpose as there is simply no connection.
- 4.4.4 Hertford and Bishop's Stortford have developed with a particular urban form, with wedges of green infrastructure (largely open because they follow water bodies) interspersed with fingers of development. Whilst the open land is Green Belt, development of these green areas is effectively prevented in any case, and this pattern of green wedge protection should be continued, connecting the heart of the town with the open countryside, as they are an important source of open space and recreational areas for town residents and visitors.

4.5 Green Belt and coalescence

- 4.5.1 The Green Belt purpose that relates most particularly to different locations and hence the purpose that is most likely to provide some distinction between different parts of the Green Belt is that which says, '*to prevent neighbouring towns from merging into one another*'. In national planning policy, coalescence is specifically and solely a Green Belt issue. There is no other mention of how the relationship between towns (or any other settlements) should be addressed.
- 4.5.2 A common interpretation of the objective of achieving more sustainable patterns of development is that development should be directed to larger towns, to take advantage of a greater range of services and facilities, to enable more needs including employment to be met with shorter trips, and for more of those trips to be made by lower energy modes. Linear development forms are noted to be efficient in terms of achieving good public transport services, though there is a direct tension here with the operation of Green Belt policy.
- 4.5.3 A concern for places to be kept separate from each other is commonly expressed through community involvement on planning strategies and in the consideration of planning proposals. What constitutes 'identity' is difficult to ascertain and (by definition) is particular to a place, but is likely to involve something more sophisticated than the width of an undeveloped patch of land

between the place and another place, though this is how national planning policy is generally applied.

- 4.5.4 In this study Green Belt policy is applied as it was originally conceived and as it is written in the Framework, in that the purpose is written in terms of towns. Appropriating such a strong policy and using it in other ways than was intended, though frequently seen elsewhere, is not something done here nor recommended in the preparation of the District Plan spatial strategy.
- 4.5.5 From the assessment reported in section 3, the area within the Green Belt in East Herts where coalescence is most an issue, where two towns are close to each other, is in the east of the District around Sawbridgeworth and Harlow (though Harlow is not in the District). There is a ribbon of narrow development to the south west of Sawbridgeworth along A1184 which on a map or as seen from the road means the gap or area of openness between the two places is very small. This gap could be seen as either nominal or strategic, depending on the commentator, and the slight physical separation of Sawbridgeworth and Harlow viewed to be important or not. However, the continued application of Green Belt policy in East Herts would require this gap to be maintained.

4.6 SLAA sites and Broad Locations

Sites Promoted for Development

- 4.6.1 The Council are currently undertaking a Strategic Land Availability Assessment (SLAA), to inform the District Plan. The SLAA has not yet been finalised or published. However, the Council have undertaken a 'call for sites' exercise and received a number of sites being promoted for development. The Council provided PBA the GIS layer of SLAA sites which are currently being considered by the Council.
- 4.6.2 The table below lists the SLAA sites which fall within parcels identified in this study as having a 'Moderate' or 'High' potential for development, in Green Belt terms only. These are shown in **Appendix 5**.

SLAA site	Site size inside parcel (ha)	Parcel	Suitability for development in the Green Belt
03/006	3.65	24	Moderate
04/008	1.05	59	High
04/012	5.3	59	High
01/020	12.33	66	High

01/024	28.52	66	High
01/017	3.08	67	High
01/018	0.11	67	High
01/019	0.29	67	High
01/014	2.04	68	High
01/136	4.16	68	High
01/011	0.56	70	High

Broad locations

- 4.6.3 The Draft District Plan (2014) identified a number of Broad Locations for potential future development. Green Belt parcels within these broad locations have been assessed and the suitability of these parcels for development is detailed below and shown in **Appendix 5**.

Broad Locations	Green Belt Parcel number	Suitability of Green Belt land for development according to Green Belt purposes
East of Welwyn Garden City	14	Very Low
Gilston north of Harlow	49/51	Very Low
North and East of Ware	41/42	Very Low
East of Stevenage	2/3	Very Low/Low

- 4.6.4 All of the parcels, identified in the Broad Locations, were identified as having 'Very Low' or 'Low' suitability as an area of search for development, in relation to Green Belt purposes.

4.7 Implications for the spatial strategy

- 4.7.1 The Council has to set out a spatial strategy addressing the development needs of the District over the plan period, and take account of the present Green Belt in doing so. The degree to which the presence of Green Belt can be used to avoid addressing the 'objectively assessed' housing needs of a district is frequently debated, though there is nothing in the Framework to indicate that a planning authority can abdicate its role in seeking an adequate supply of land on the basis of there being a historic Green Belt designation in its area. At the very least the Council has to be able to demonstrate that there has been a full and proper examination of how parts of the Green Belt perform in relation to the purposes for which Green Belt policy can be used. This will certainly have been the case for East Herts.
- 4.7.2 In addition to strategic allocations which will have to be considered against the findings of the Green Belt study where relevant, amongst other things, the Council is looking to propose 'broad locations' – areas within which development could take place subject to the scale, location and form being determined through subsequent elements of the District Plan.
- 4.7.3 It is noted that there are various parties interested in developing in the general areas the Council is considering. This is significant as the District Plan will have to be demonstrated by the Council to be deliverable, and this will include the need to be able to say there are willing landowners and promoters. Market interest also raises the possibility of applications being received ahead of the District Plan process for development either in locations the Council considers to be the most appropriate, or in other locations. Should such applications arise to be determined ahead of the plan being adopted, the evidence the Council has on the performance of parts of the Green Belt will become very significant.
- 4.7.4 The area contemplated in the emerging District Plan for the most significant development is the broad location of land to the north of Harlow, and the relevance of this Green Belt study to this current proposal needs some comment.
- 4.7.5 The Stort Valley forms a natural northern edge to Harlow and much of it lies within the administrative area of Harlow. The land north of Stort Valley is within the Green Belt in East Herts District. Land here is being considered for development. The immediate northern edge of Harlow, regardless of its Green Belt designation, is not an area where development could take place, because with the River Stort it is a river valley and there is a considerable area at risk of flooding. This area of green infrastructure forms a strong edge and natural constraint to the northern side of Harlow.
- 4.7.6 The Green Belt is not very wide around Harlow and there is land further north outside the Green Belt which is one of the largest undeveloped areas of East Herts District. Development could be accommodated here on a substantial scale if the Council accepts that not all of the development needs of the

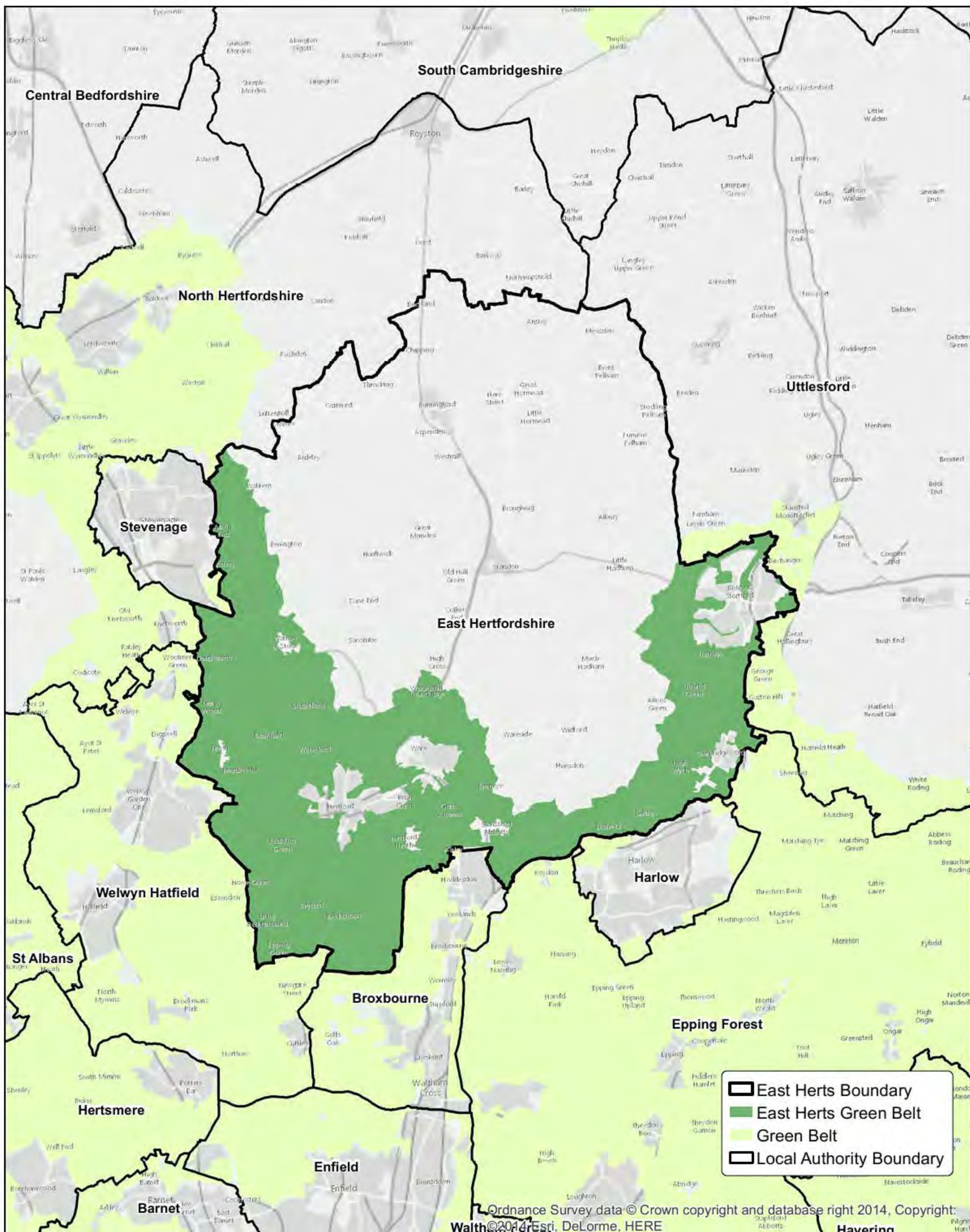
District can be accommodated satisfactorily within settlements or on the edge of the main settlements, with or without changes to the Green Belt. If this idea is to be pursued, the development has to be properly conceived and well planned, beginning with the District Plan, rather than flowing entirely from the aspirations of landowners. The location and the form of development should emerge from a careful examination of the landscape as well as the way in which infrastructure needs will be met, together with a clear concept for the form and role of the intended development.

- 4.7.7 It would be rather misleading to present such development as an extension to Harlow. Extending Harlow is not a matter that can be dealt with entirely by East Herts District Council, and the development would be better thought of as a large freestanding development, close to but distinct from Harlow. The development would necessarily share some of the transport facilities and green infrastructure available to Harlow residents and visitors, but would need to be developed as a mixed use scheme to achieve deliverability and greater sustainability.

4.8 Informing the District Plan - What next

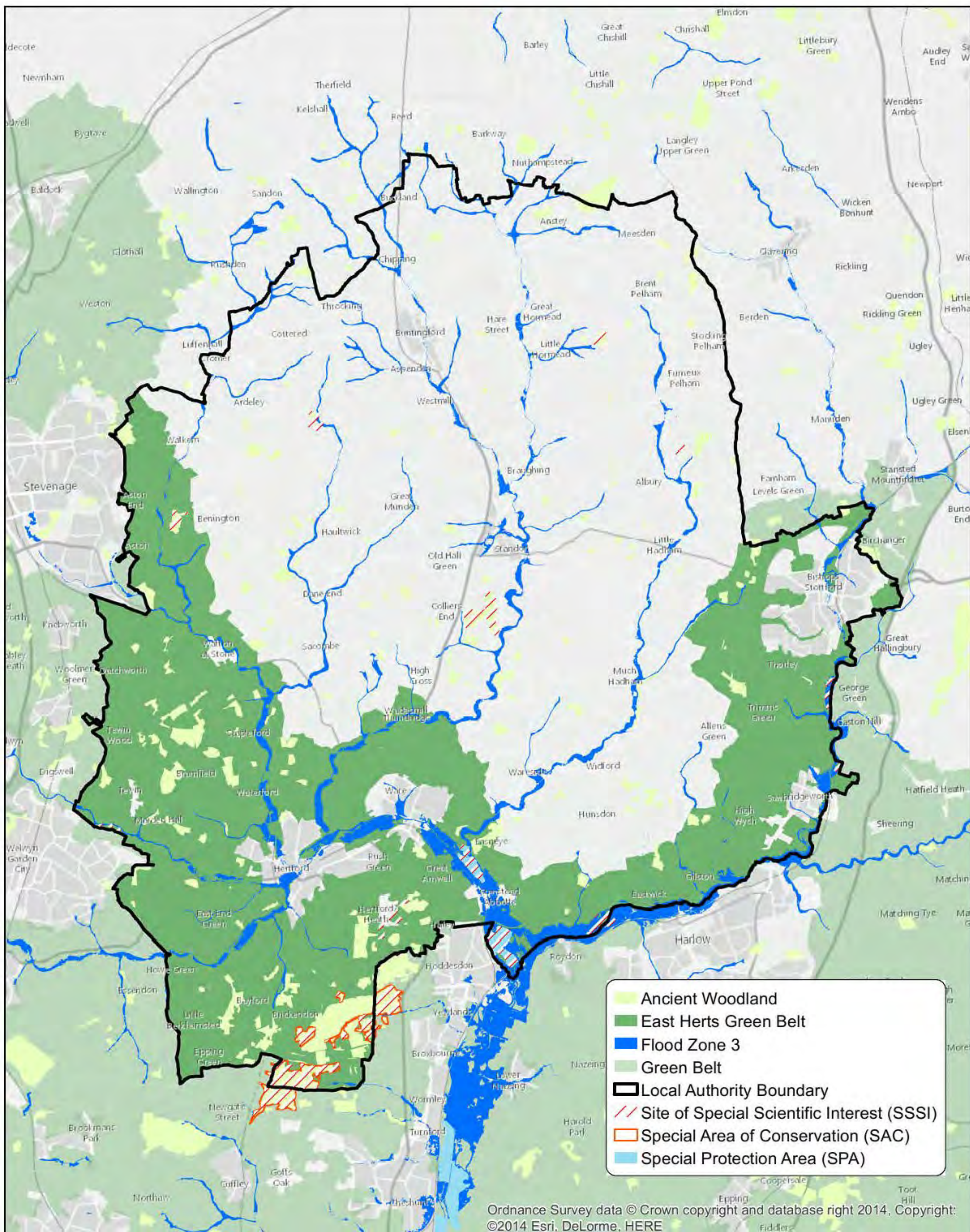
- 4.8.1 This Green Belt Review has identified those areas of the Green Belt which meet the purposes least well. It does not suggest or propose the removal of particular areas from the Green Belt. This is the function of the development plan and plan making.
- 4.8.2 To inform the location of development in the Green Belt, and redraw Green Belt boundaries, the Council need to:
- Identify a housing target for the whole district and spatial strategy for individual settlements;
 - Finalise a SLAA, identifying sites and the capacity within each urban area and Category 1 and 2 Villages, and identify the amount of housing that cannot be accommodated in urban areas and Category 1 and 2 Villages; and
 - Taking account of issues of sustainability, identify locations for development in the Green Belt i.e. those where infrastructure services and facilities are available to support communities, identifying the quantum of development and potential amount of land to be released from the Green Belt.
- 4.8.3 The District Plan needs to ensure that all planning considerations, including Green Belt, are taken into account when determining its development strategy, and this report will form one part of the balance of considerations necessary to produce a sound Plan.

Appendix 1 Map of Green Belt in East Herts and adjoining districts



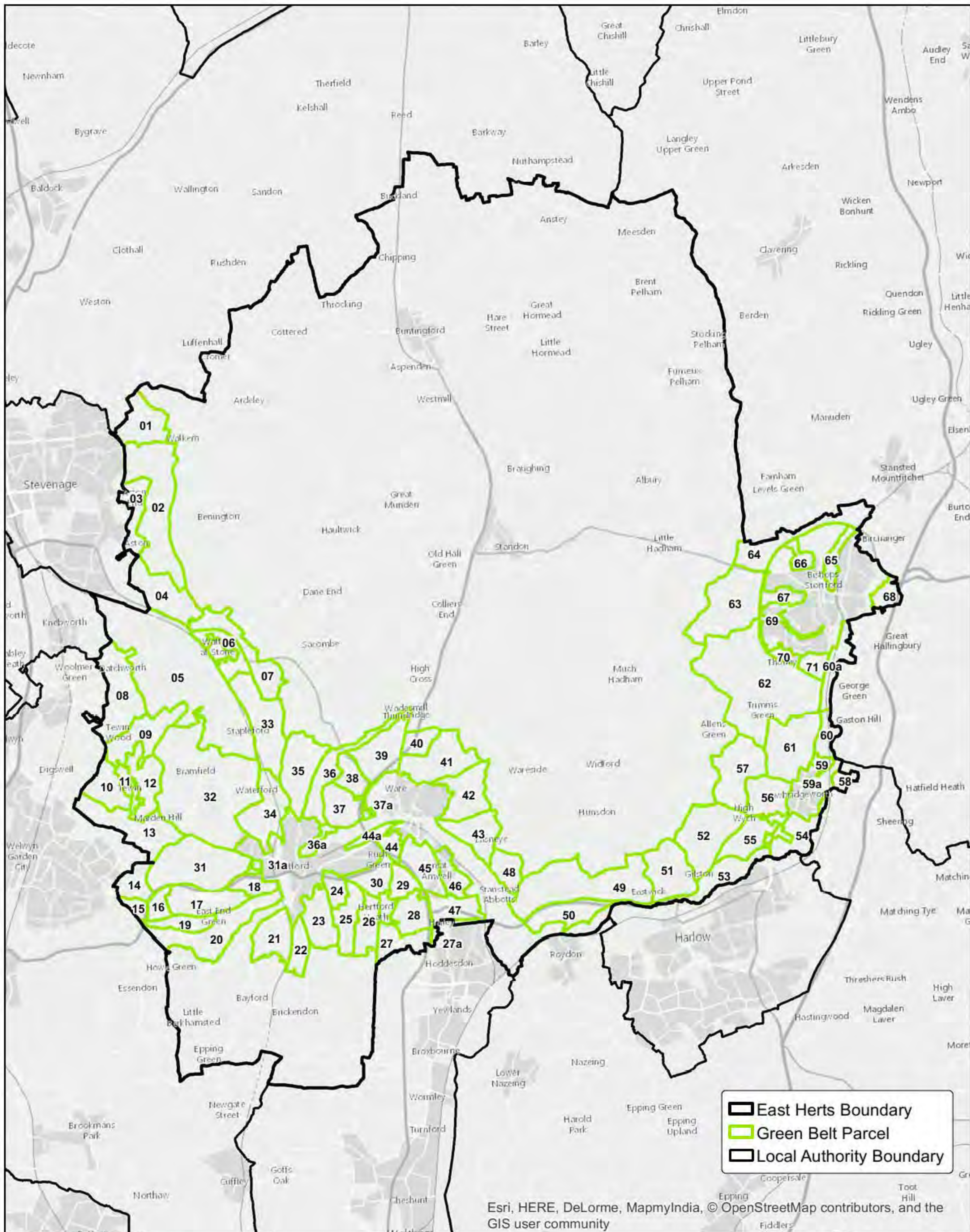
 pba peterbrett www.pba.co.uk Peter Brett Associates LLP BRISTOL Tel: 0117 928 1560 Fax: 0118 959 7498	 East Herts Council	 0 2.5 5 Kilometers	 N	East Herts Green Belt Review Location of Green Belt in East Herts and Adjoining Districts		Date	03/2015
						Scale	1:200,000 @ A4
						Drawn By	CM
						Checked By	JB
						Revision Number	03
						Figure Number	Appendix 1

Appendix 2 Map of Absolute Constraints



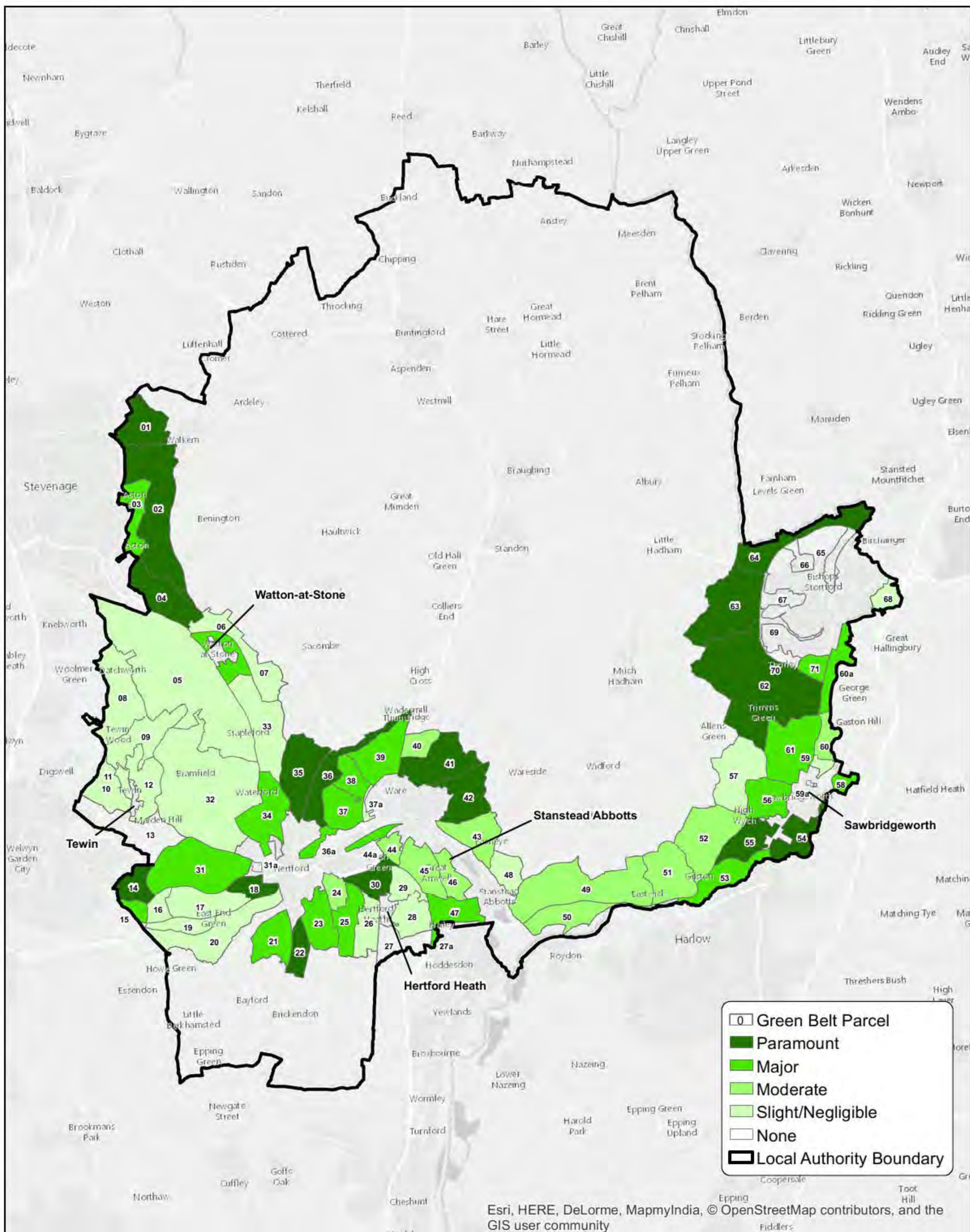
www.pba.co.uk Peter Brett Associates LLP BRISTOL Tel: 0117 928 1560 Fax: 0118 959 7498	Client		Reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey © on behalf of The Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence No. 077852. 2014. East Herts District Council. © Natural England copyright 2014.	East Herts Green Belt Review Absolute Constraints		Date	04/2015
	Scale					1:150,000 @ A4	
	Drawn By					CM	
	Checked By					SJ	
	Revision Number					01	
	Figure Number					Appendix 2	

Appendix 3 Parcels used in the Green Belt Assessment

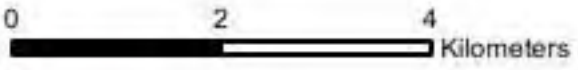


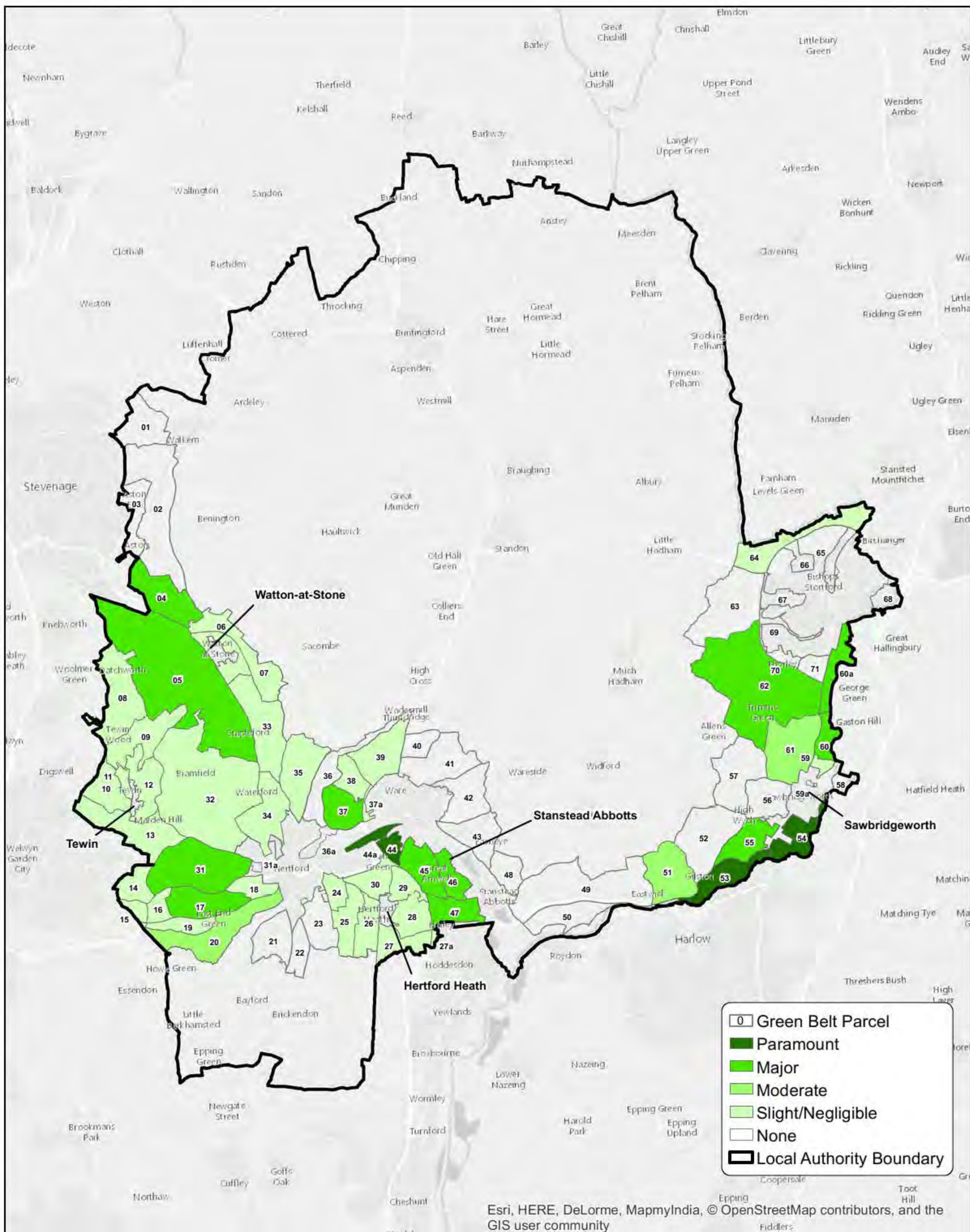
www.pba.co.uk Peter Brett Associates LLP BRISTOL Tel: 0117 928 1560 Fax: 0118 959 7498	Client	0 2 4 Kilometers Contains Ordnance Survey data © Crown copyright and database right 2015.	East Herts Green Belt Review Parcels for Assessment	Date	07/2015
				Scale	1:150,000 @ A4
				Drawn By	CM
				Checked By	SJ
				Revision Number	04
				Figure Number	Appendix 3

Appendix 4 Maps of the findings of the assessment of parcels against Green Belt purposes



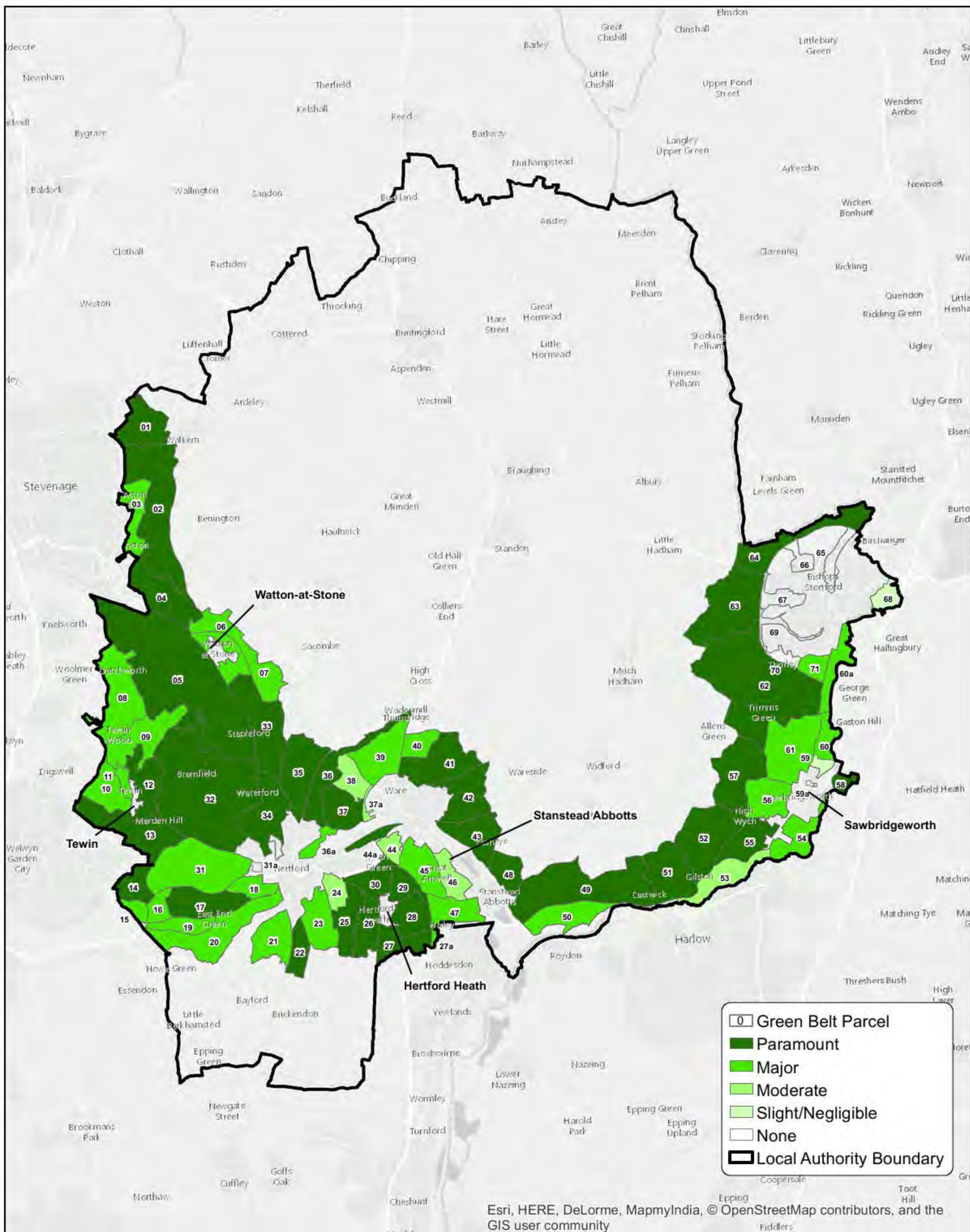
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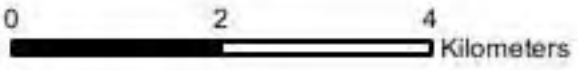
 www.pba.co.uk Peter Brett Associates LLP BRISTOL Tel: 0117 928 1560 Fax: 0118 959 7498		 Contains Ordnance Survey data © Crown copyright and database right 2015.	East Herts Green Belt Review Purpose of Green Belt 1. To check the unrestricted sprawl of large built-up areas	Date 09/2015
				Scale 1:150,000 @ A3
			Drawn By CM	Checked By SJ
			Revision Number 02	Figure Number Appendix 4

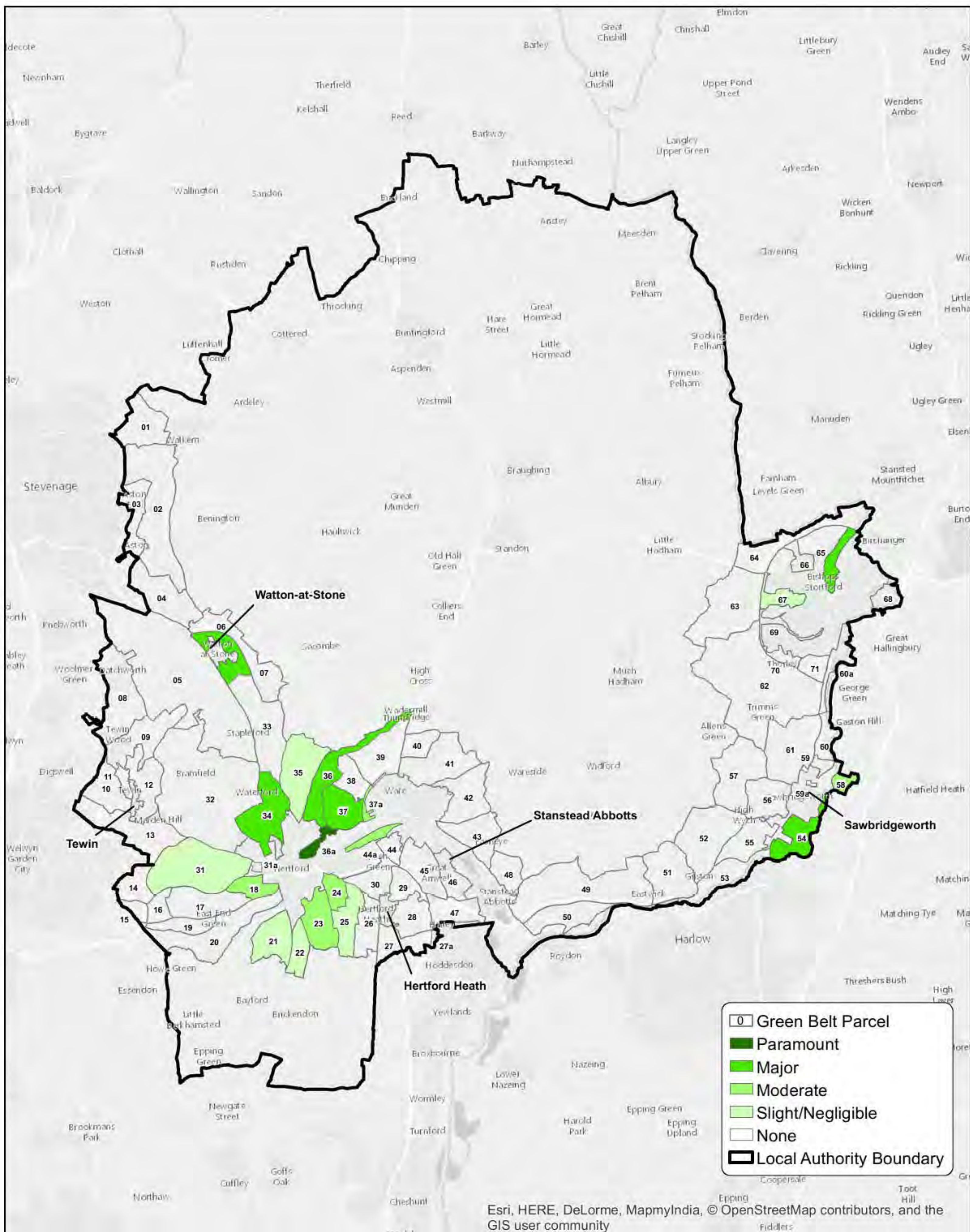


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 pba peterbrett www.pba.co.uk Peter Brett Associates LLP BRISTOL Tel: 0117 928 1560 Fax: 0118 959 7498	 East Herts Council	 0 2 4 Kilometers 	East Herts Green Belt Review		Date09/2015
			Purpose of Green Belt		Scale1:150,000 @ A3
			2. To prevent neighbouring towns from merging into one another		Drawn ByCM
					Checked BySJ
					Revision Number02
				Figure Number Appendix 4	



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				Scale 1:150,000 @ A3
				Drawn By CM
				Checked By SJ
				Revision Number 02
				Figure Number Appendix 4



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Appendix 5 Draft District Plan SLAA sites, Broad Locations and Parcels

