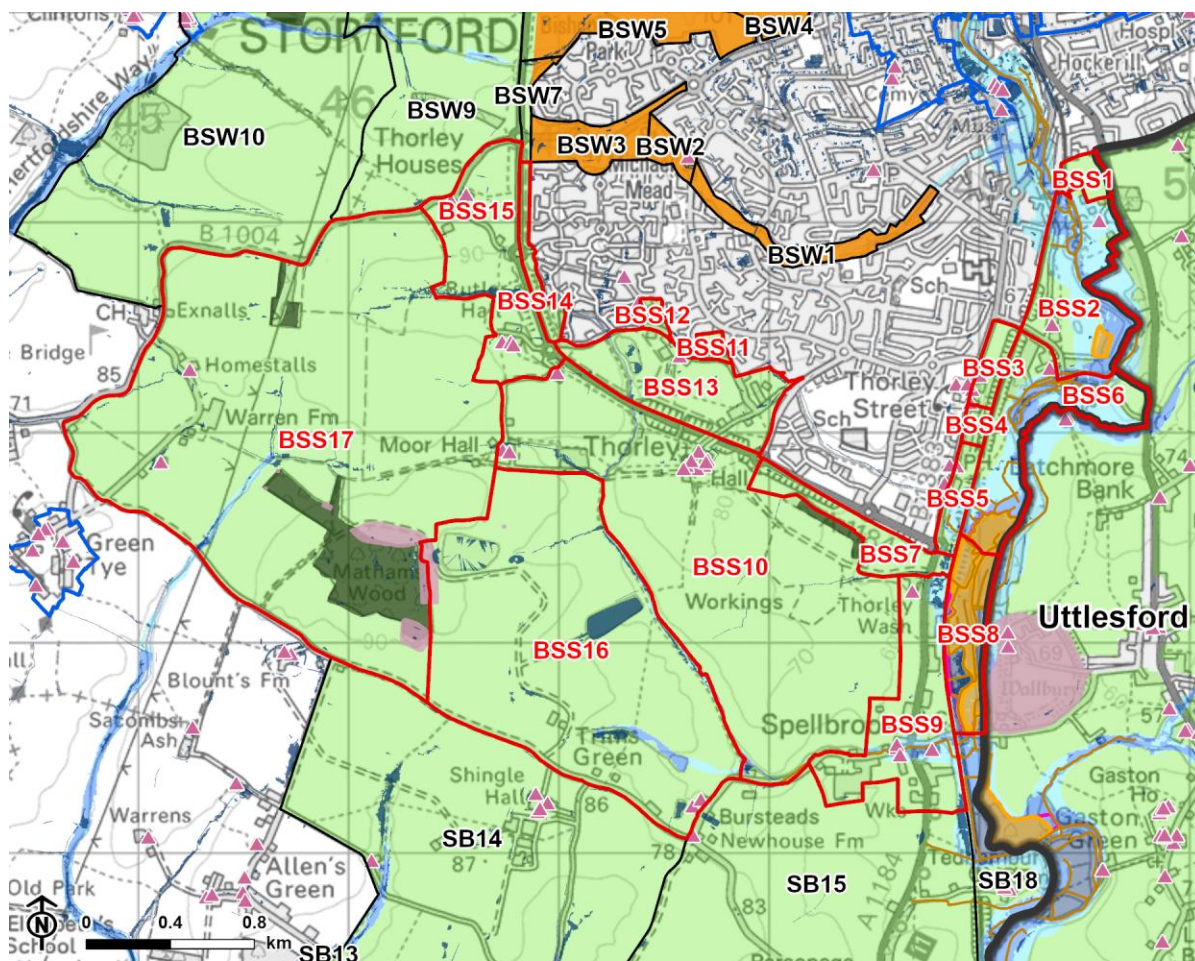


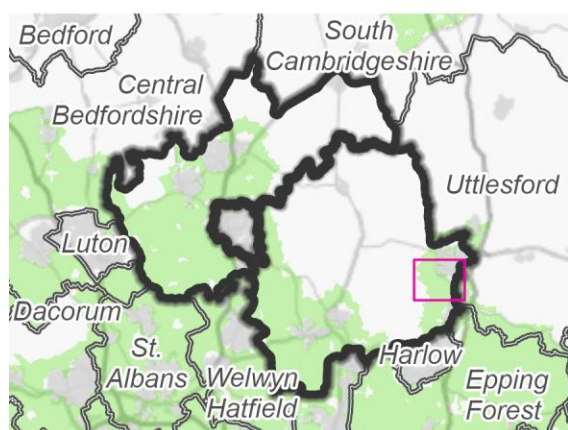
Designations in Bishop's Stortford South



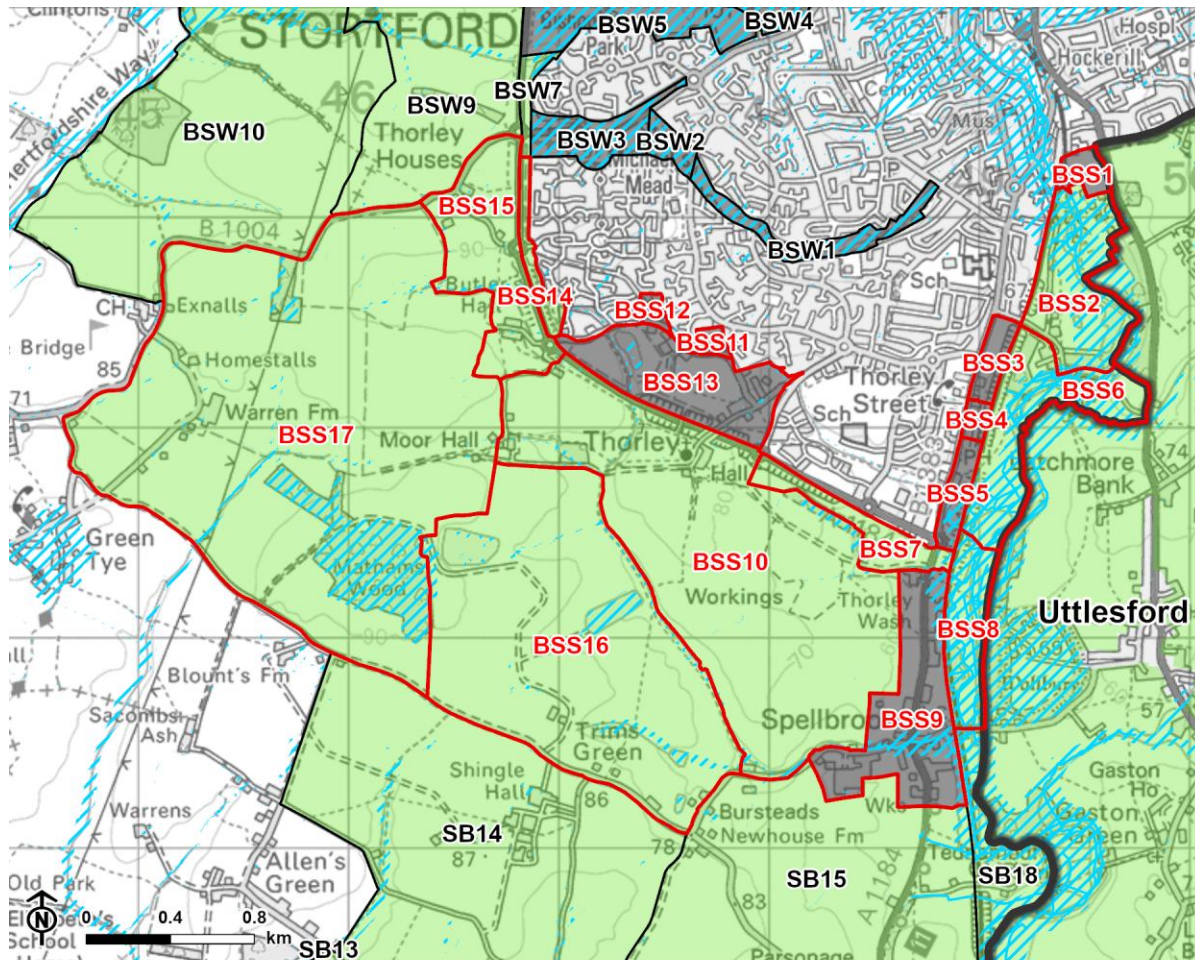
- Bishop's Stortford South parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

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



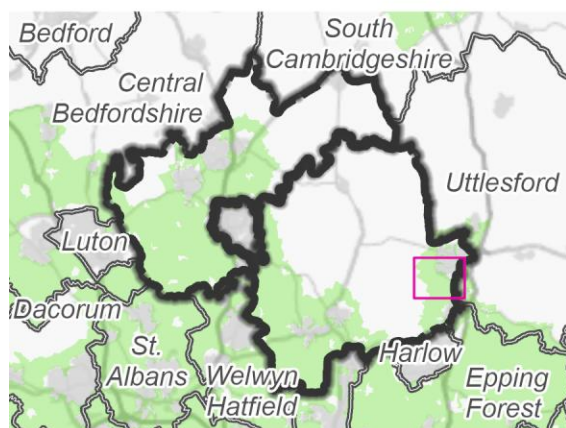
Potential grey belt in Bishop's Stortford South



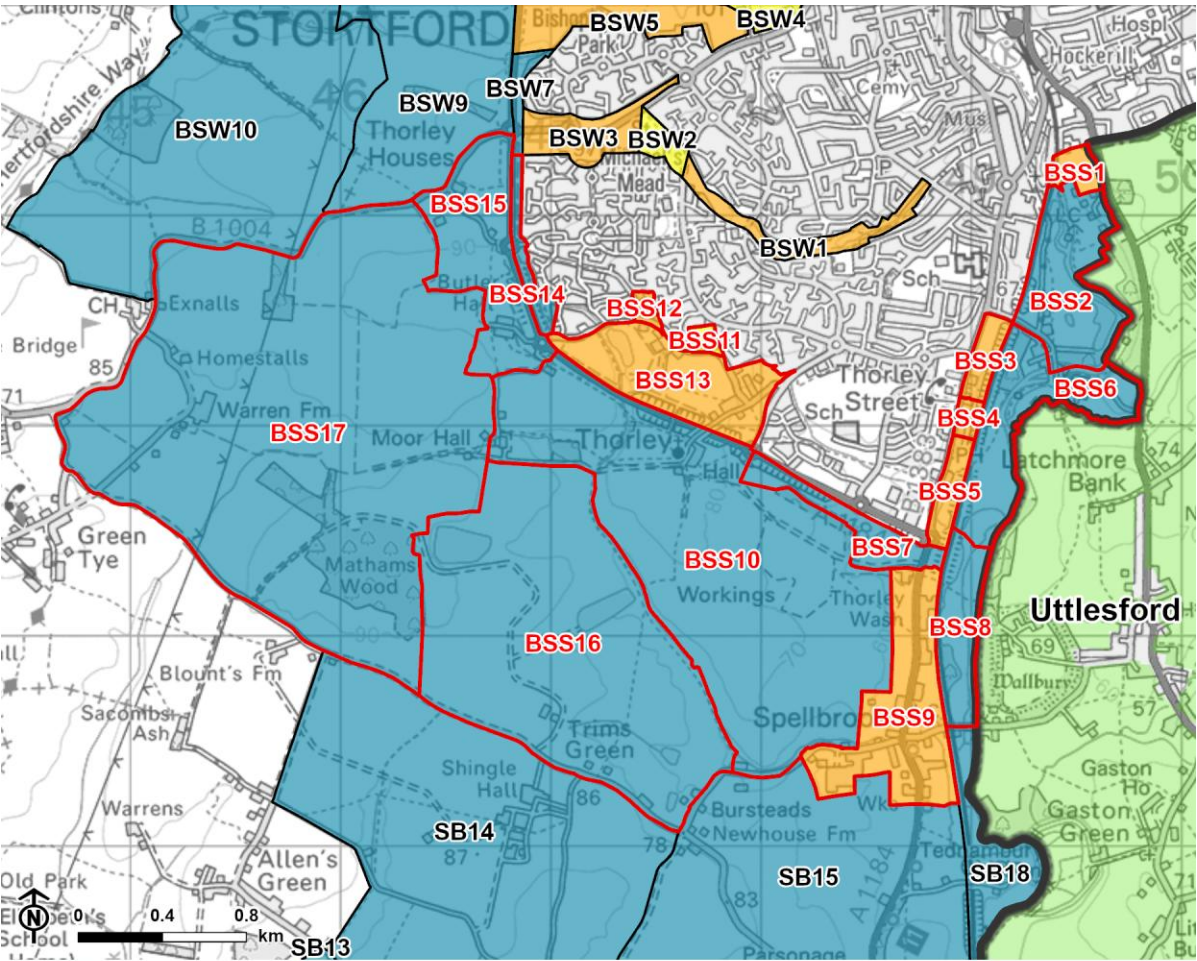
- Bishop's Stortford South parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Potential grey belt

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



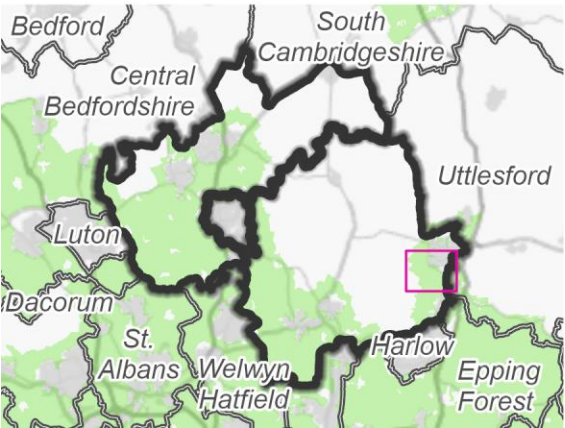
Highest rating in Bishop's Stortford South



- Bishop's Stortford South parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

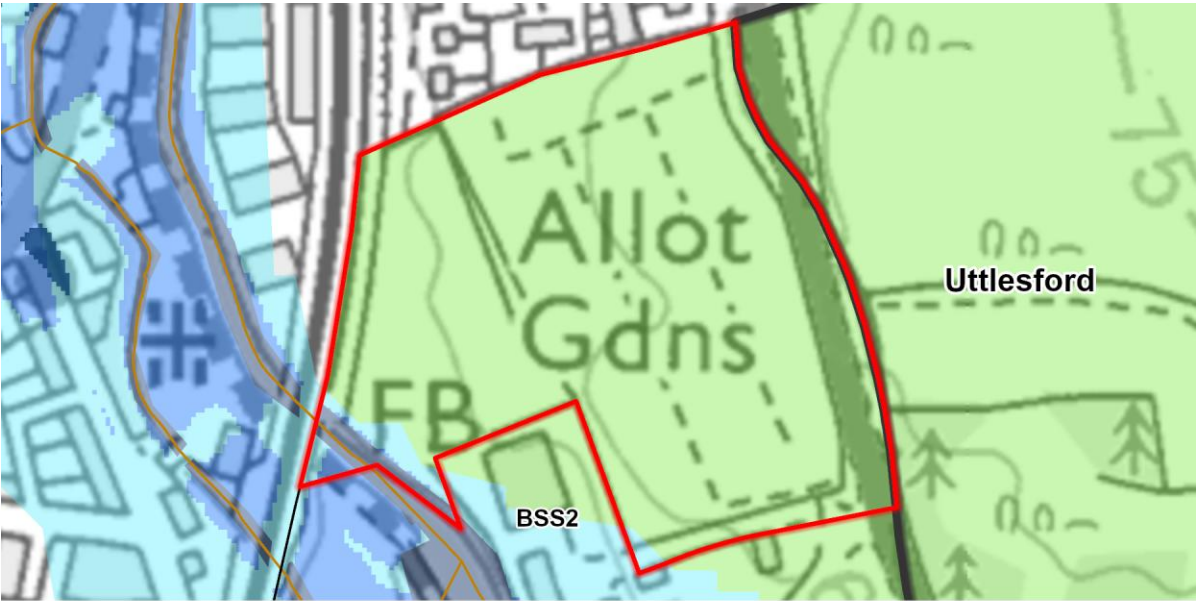
Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel BSS1

Parcel BSS1



- Parcel BSS1
 - Neighbouring parcel
 - Green Belt
 - Local authority
- NPPF Footnote 7 designations**
- Chalk river
 - Flood zone 2
 - Flood zone 3b
 - Flood zone 3
 - High risk of surface water flooding

Parcel BSS1

Contribution of land in Parcel BSS1

Parcel BSS1 Assessment Conclusions

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

Parcel BSS1 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of Bishop's Stortford. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. Property boundaries separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel is adjacent to a 'typical' urban development where there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature trees and the A1060 clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Parcel BSS1

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel BSS1

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature trees and the A1060 clearly marks the parcel boundary to the east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

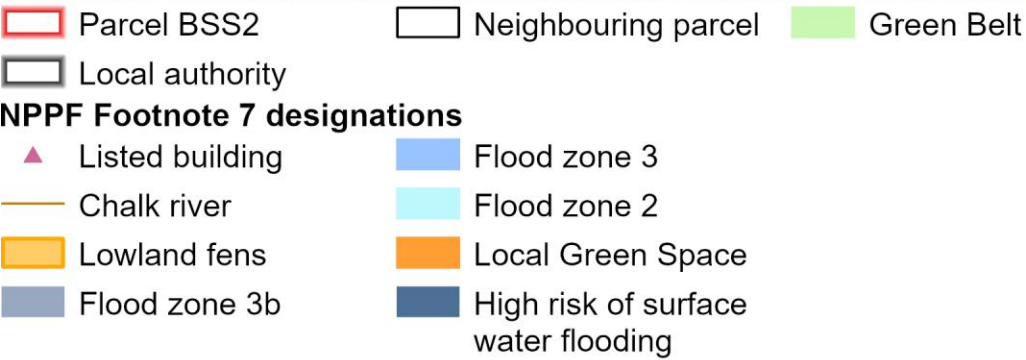
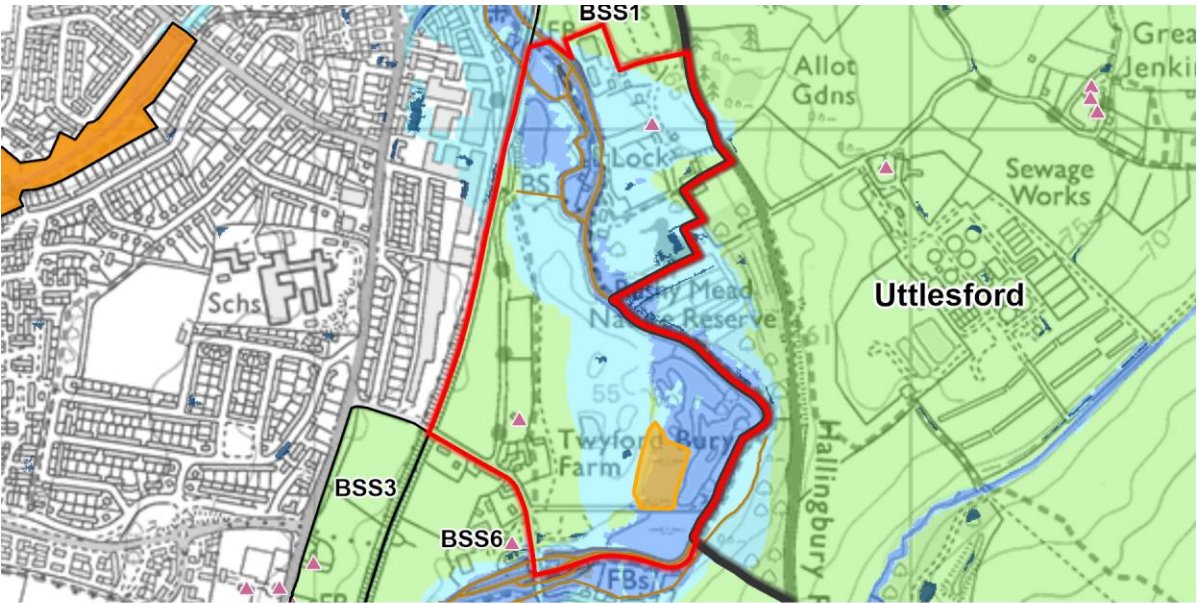
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BSS2

Parcel BSS2



Parcel BSS2

Contribution of land in Parcel BSS2

Parcel BSS2 Assessment Conclusions

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

Parcel BSS2 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 31ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The River Stort and railway line form a strong boundary in the gap between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Boundaries and distance combine to limit perception of the urban area. Land use creates some association with the urban area but there is little urbanising activity in the parcel. There is some land use creating association with the urban area. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

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

Parcel BSS2

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel BSS2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Stort and A1060 clearly marks the parcel boundary. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

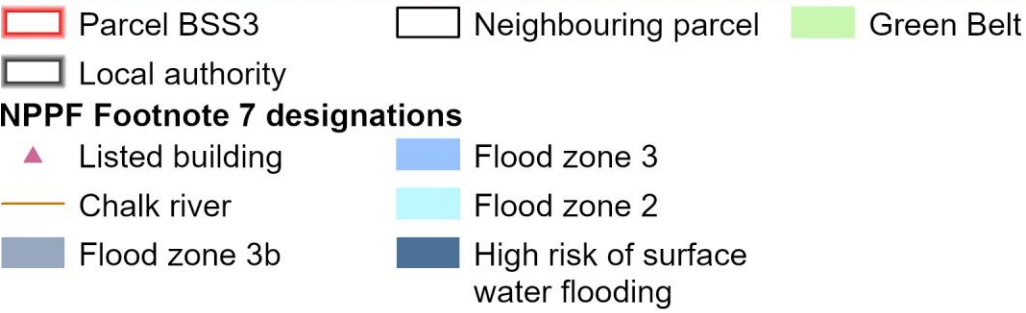
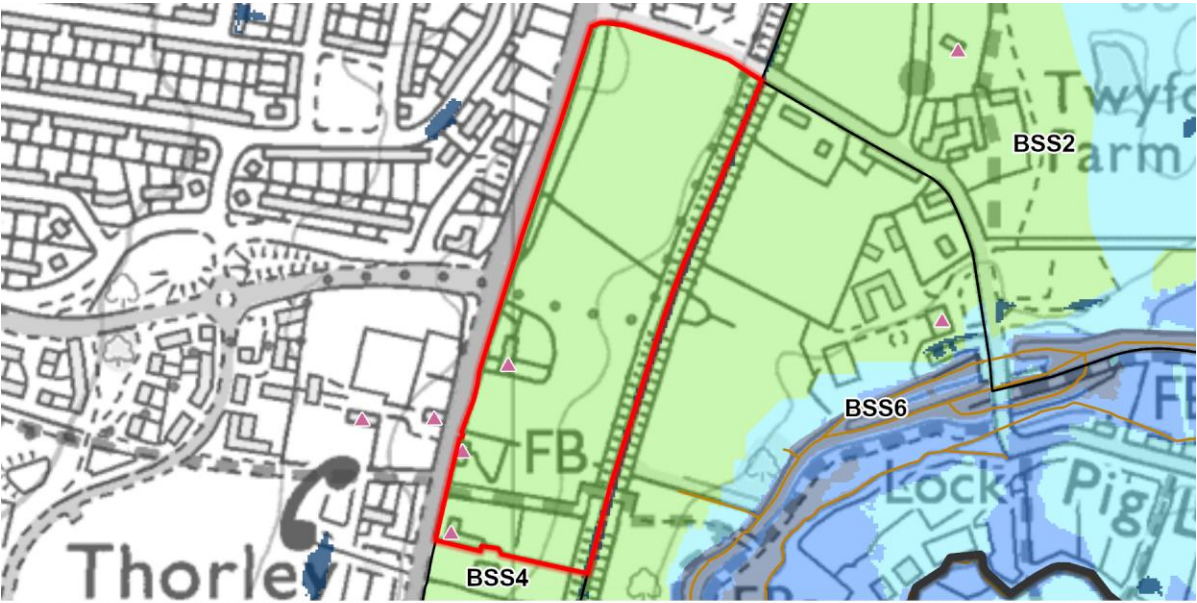
Equal contribution

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

Grey Belt

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

Parcel BSS3



Parcel BSS3

Contribution of land in Parcel BSS3

Parcel BSS3 Assessment Conclusions

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

Parcel BSS3 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 5ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The B138 (London Road) and a mature tree line combine to form a strong boundary between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to a 'typical' urban development and there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is weak perception of connectivity with the wider countryside. The railway line and associated vegetation to the east of the parcel limit perception.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The railway line would restrict and contain development in the parcel.

Parcel BSS3

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel BSS3

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

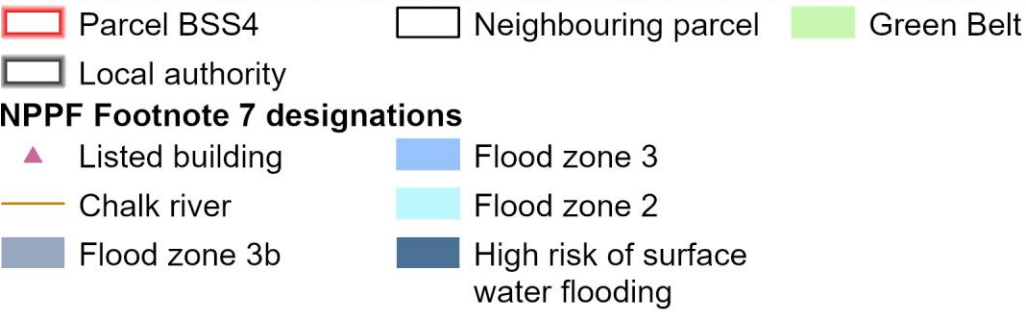
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BSS4

Parcel BSS4



Parcel BSS4

Contribution of land in Parcel BSS4

Parcel BSS4 Assessment Conclusions

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

Parcel BSS4 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 2ha. There is a consistent, well-defined boundary between the settlement and the parcel. The B1383 London Road defines most of the eastern edge of the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to a 'typical' urban development where there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Row of houses fronting London Road and allotments have some urbanising influence. There is weak perception of connectivity with the wider countryside. The railway line and associated vegetation limits perception.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The railway line that marks the eastern parcel boundary could restrict and contain development.

Parcel BSS4

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel BSS4

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

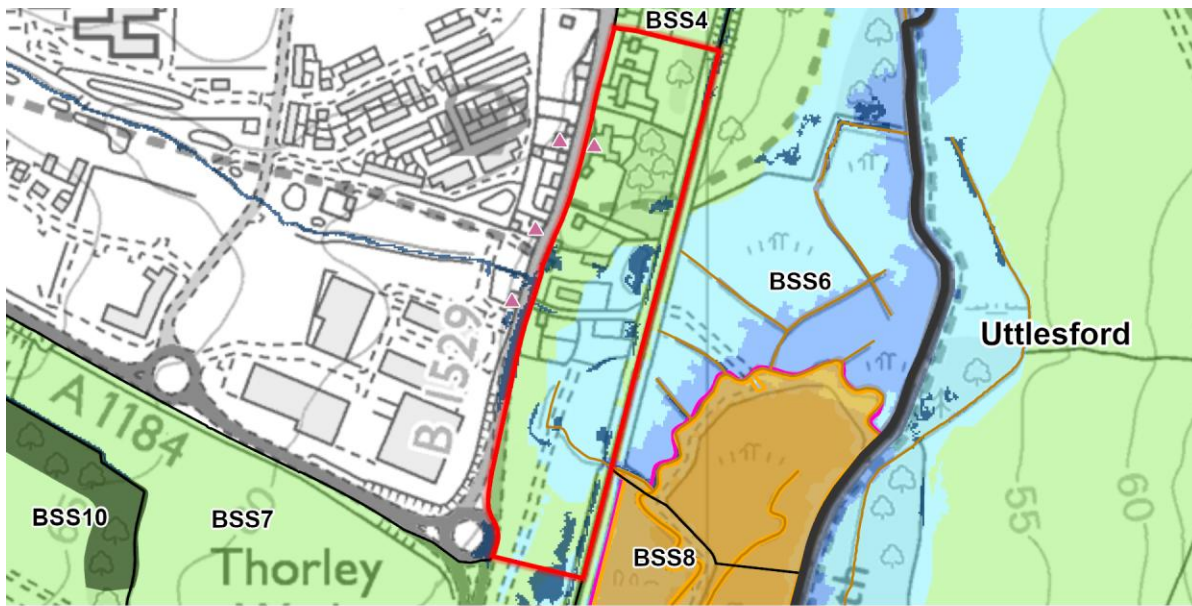
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BSS5

Parcel BSS5



Parcel BSS5 Neighbouring parcel Green Belt

Local authority

NPPF Footnote 7 designations

- | | |
|--|--|
| ▲ Listed building | Flood zone 3b |
| — Chalk river | Flood zone 3 |
| Site of Special Scientific Interest | Flood zone 2 |
| Ancient woodland | High risk of surface water flooding |
| Lowland fens | |

Parcel BSS5

Contribution of land in Parcel BSS5

Parcel BSS5 Assessment Conclusions

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

Parcel BSS5 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 6ha. There is a consistent, well-defined boundary between the settlement and the parcel. The B1383 London Road defines most of the eastern edge of the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year round visual boundary to reduce perception. Existing development in the Green Belt has some urbanising influence. The parcel contains a number of dwellings and a couple of commercial units. There is weak perception of connectivity with the wider countryside. The railway line and associated vegetation to the east of the parcel limit perception.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The railway line would restrict and contain development in the parcel.

Parcel BSS5

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel BSS5

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

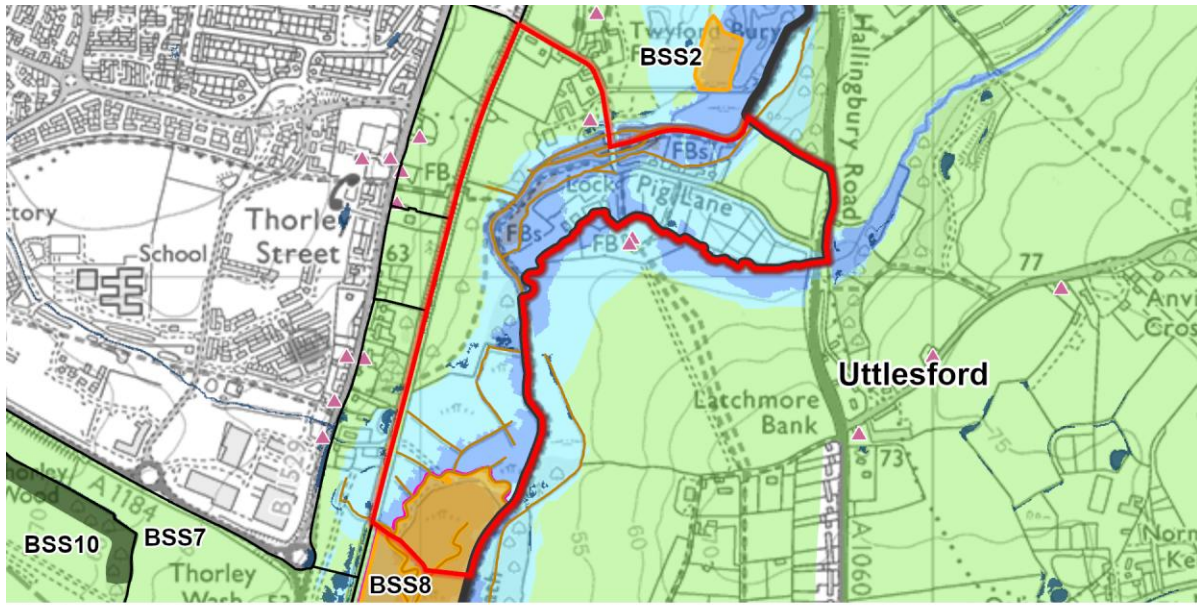
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BSS6

Parcel BSS6



Parcel BSS6 Neighbouring parcel Green Belt

Local authority

NPPF Footnote 7 designations

- | | |
|---------------------------------------|---------------------------------------|
| ▲ Listed building | ■ Flood zone 3b |
| — Chalk river | ■ Flood zone 3 |
| □ Site of Special Scientific Interest | ■ Flood zone 2 |
| ■ Ancient woodland | ■ High risk of surface water flooding |
| ■ Lowland fens | |

Parcel BSS6

Contribution of land in Parcel BSS6

Parcel BSS6 Assessment Conclusions

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

Parcel BSS6 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of Bishop's Stortford. Parcel size: 33ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The railway line and A and B roads in the gap between the parcel and the settlement form strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distance and intervening vegetation limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of physical features which currently give the parcel a strong sense of separation from urbanising influences.

Parcel BSS6

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel BSS6

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River and associated vegetation clearly marks the parcel boundary. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

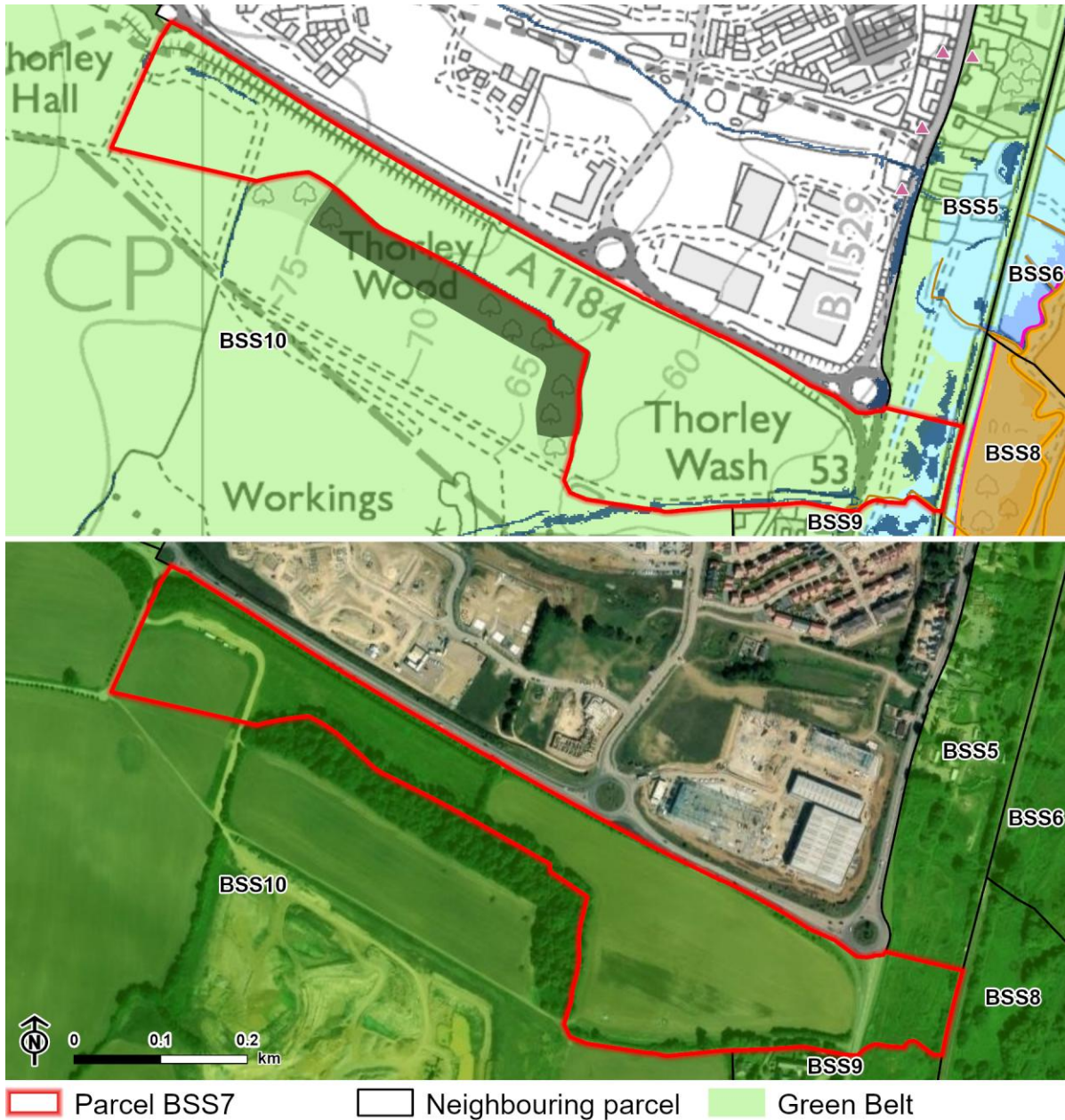
Equal contribution

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

Grey Belt

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

Parcel BSS7



NPPF Footnote 7 designations

- | | |
|---------------------------------------|---------------------------------------|
| ▲ Listed building | ■ Flood zone 3b |
| — Chalk river | ■ Flood zone 3 |
| □ Site of Special Scientific Interest | ■ Flood zone 2 |
| ■ Ancient woodland | ■ High risk of surface water flooding |
| ■ Lowland fens | |

Parcel BSS7

Contribution of land in Parcel BSS7

Parcel BSS7 Assessment Conclusions

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

Parcel BSS7 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 13ha. There is a moderate boundary feature between the settlement and the parcel. A1184 forms a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. parcel to north being developed. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

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

Parcel BSS7

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries in places and occasionally no boundary features, so development within the parcel would in turn increase

Parcel BSS7

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

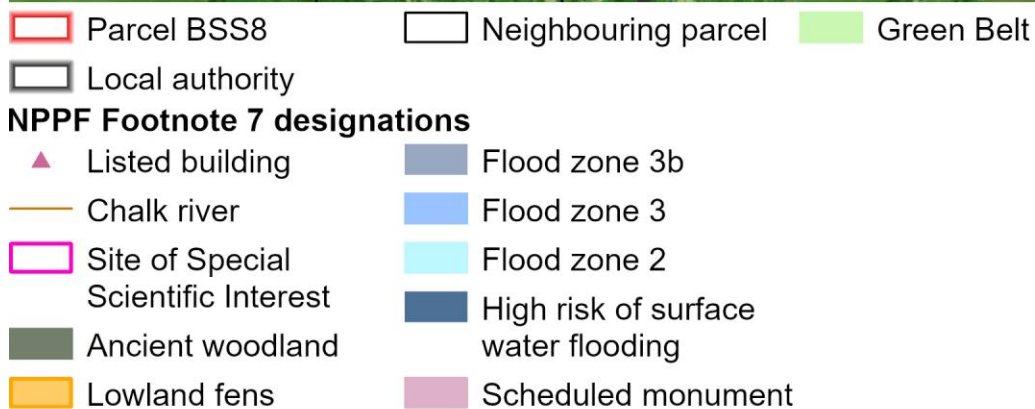
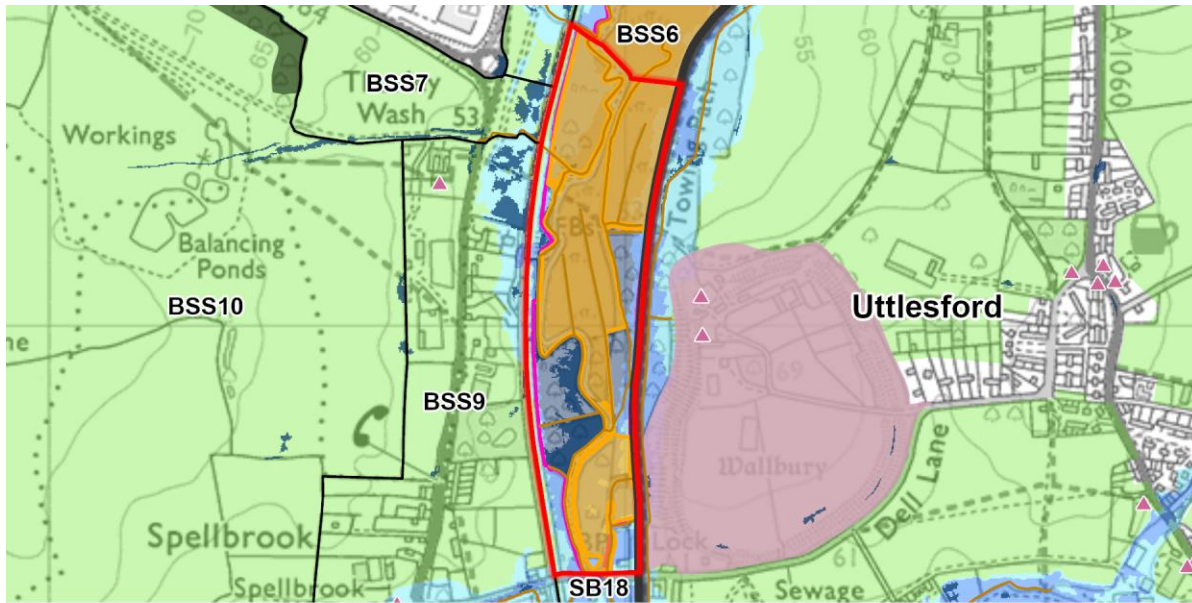
Equal contribution

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

Grey Belt

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

Parcel BSS8



Parcel BSS8

Contribution of land in Parcel BSS8

Parcel BSS8 Assessment Conclusions

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

Parcel BSS8 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 17ha. There is a strong consistent boundary feature between the settlement and the parcel. The railway line forms a strong consistent boundary feature in the gap between Bishop's Stortford and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The parcel abuts Thorley Wash, which is not very urban in character. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Vegetation associated with the railway line and the River Stort limit perception.

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of physical features which currently give the parcel a strong sense of separation from urbanising influences.

Parcel BSS8

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel BSS8

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

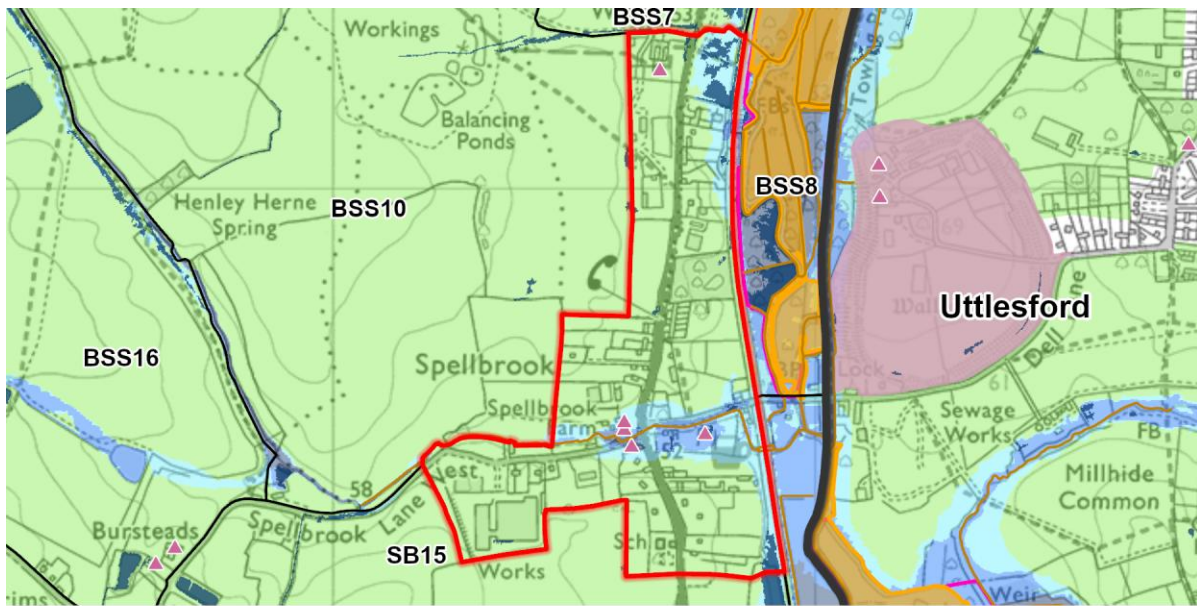
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BSS9

Parcel BSS9



Parcel BSS9 Neighbouring parcel Green Belt

Local authority

NPPF Footnote 7 designations

- | | |
|-------------------------------------|-------------------------------------|
| ▲ Listed building | Flood zone 3 |
| — Chalk river | Flood zone 2 |
| Site of Special Scientific Interest | High risk of surface water flooding |
| Lowland fens | Scheduled monument |
| Flood zone 3b | |

Parcel BSS9

Contribution of land in Parcel BSS9

Parcel BSS9 Assessment Conclusions

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

Parcel BSS9 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 39ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. A1184 and hedgerows in intervening fields. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Existing development in the Green Belt has some urbanising influence, although Spellbrook village is largely rural in character. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Parcel BSS9

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Bishop's Stortford to the north and Sawbridgeworth to the south. The parcel contains a large amount of existing development so weakens this part of the gap.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel's existing level of development reduces its contribution to the gap strength despite its relative size in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

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

Parcel BSS9

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

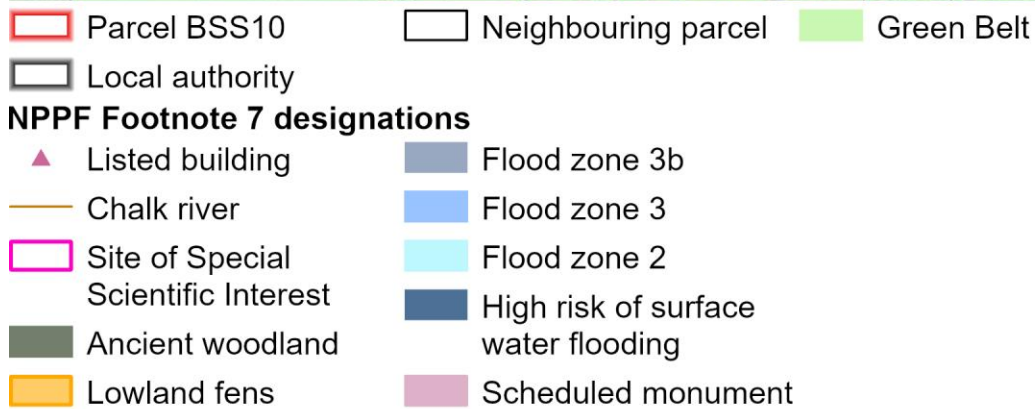
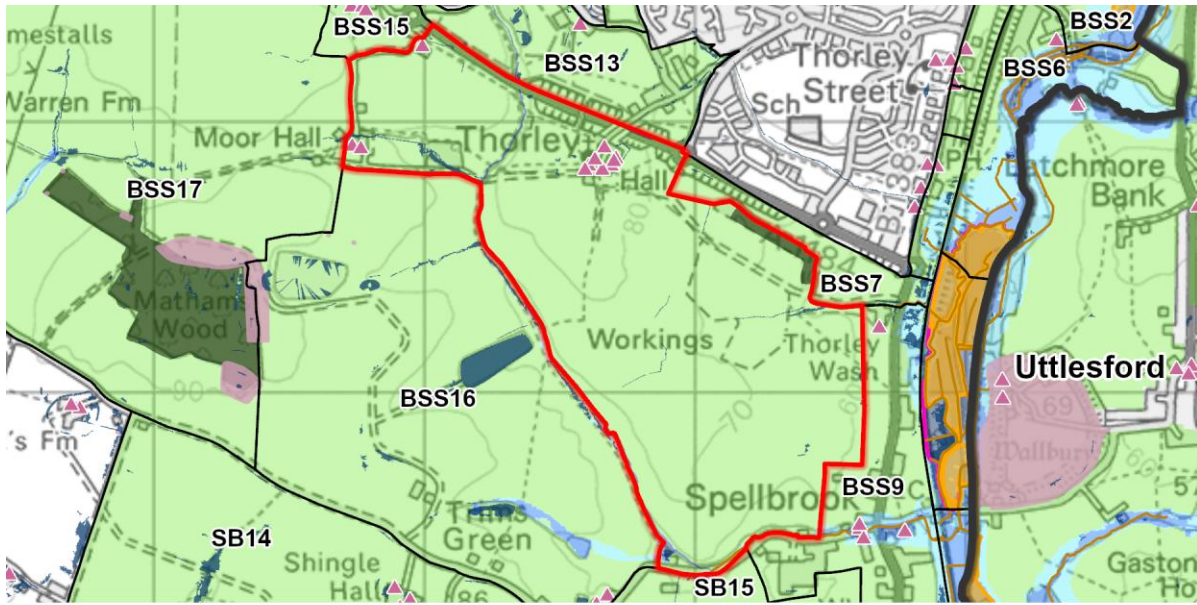
Equal contribution

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

Grey Belt

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

Parcel BSS10



Parcel BSS10

Contribution of land in Parcel BSS10

Parcel BSS10 Assessment Conclusions

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

Parcel BSS10 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 174ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. A1184 in the gap between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Boundaries and distance combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Parcel BSS10

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Bishop's Stortford and Spellbrook would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel occupies land between Bishop's Stortford and Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel BSS10

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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

Parcel BSS11

Parcel BSS11



NPPF Footnote 7 designations

- ▲ Listed building
- High risk of surface water flooding

Parcel BSS11

Contribution of land in Parcel BSS11

Parcel BSS11 Assessment Conclusions

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

Parcel BSS11 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. Property boundaries form the boundary between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. urban development on 3 sides. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. parcel largely contained by urban edges.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature trees associated with Southern Parkland Country Park clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Parcel BSS11

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

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

Parcel BSS11

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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

Parcel BSS12



Parcel BSS12 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

Listed building	Flood zone 3
Flood zone 3b	High risk of surface water flooding

Parcel BSS12

Contribution of land in Parcel BSS12

Parcel BSS12 Assessment Conclusions

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

Parcel BSS12 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 2ha. Woodland forms a strong boundary feature between the parcel and Bishop's Stortford. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Tree cover limits perception of the wider countryside.

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

Moderate contribution

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

Parcel BSS12

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel BSS12

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

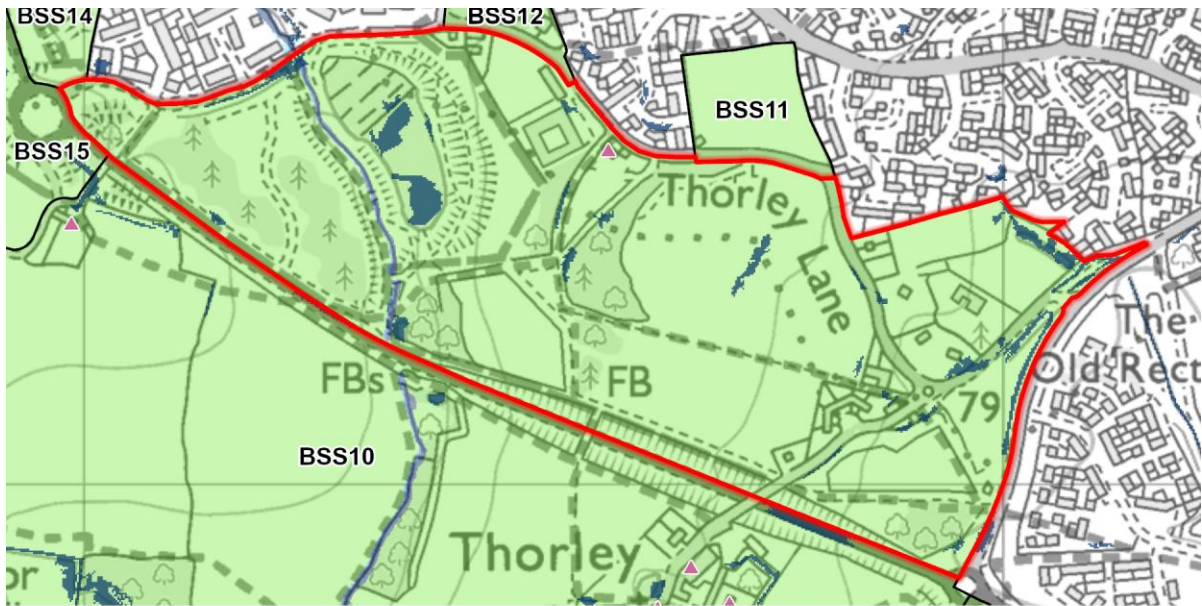
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BSS13

Parcel BSS13



 Parcel BSS13  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

 Listed building	 Flood zone 2
 Flood zone 3b	 High risk of surface water flooding
 Flood zone 3	

Parcel BSS13

Contribution of land in Parcel BSS13

Parcel BSS13 Assessment Conclusions

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

Parcel BSS13 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 32ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Property boundaries and a minor road form a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A1184 and associated vegetation alongside inset edges forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel BSS13

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A1184 and associated vegetation alongside inset edges forms a strong outer boundary which

Parcel BSS13

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

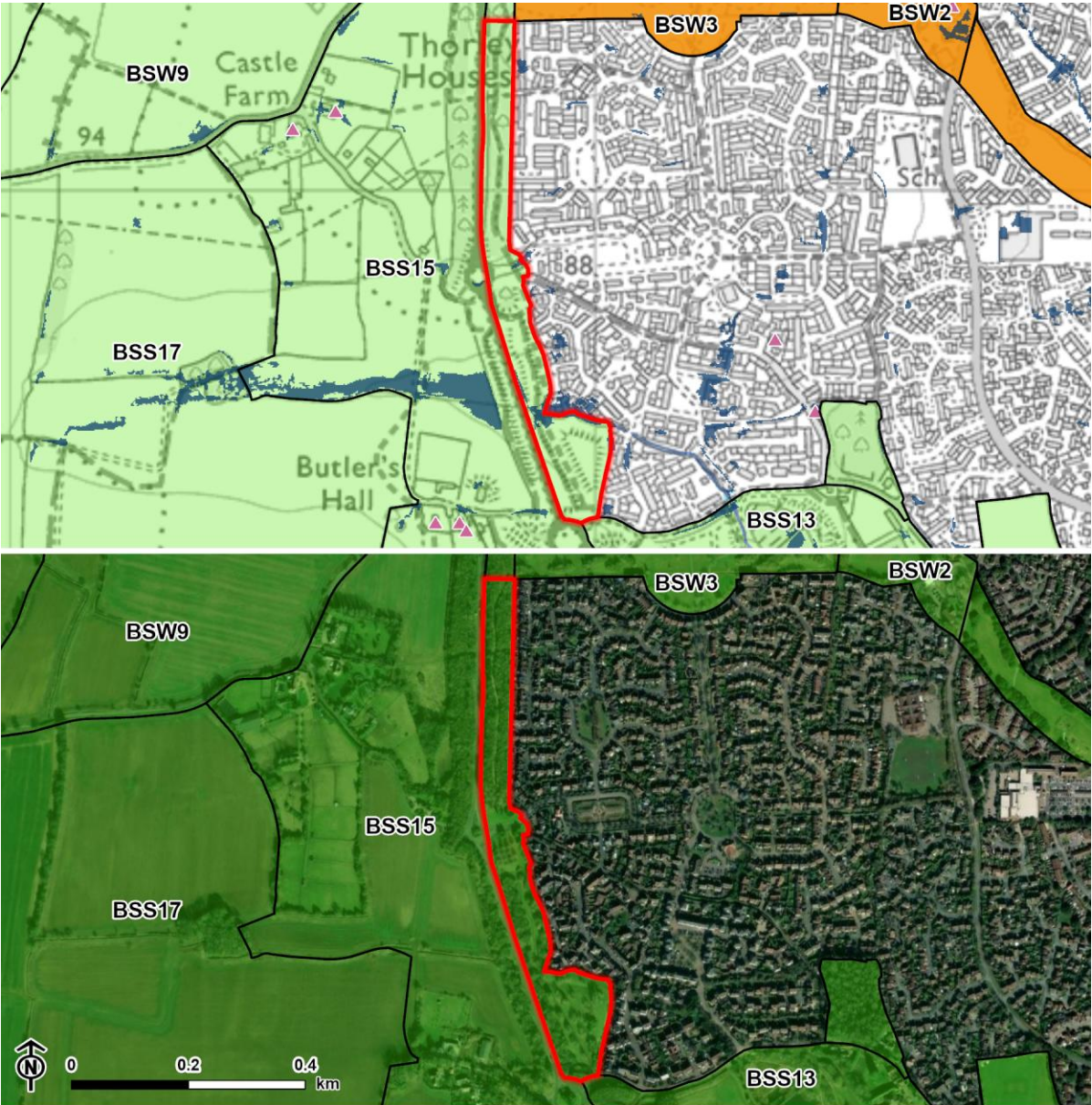
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BSS14

Parcel BSS14



Parcel BSS14 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

- | | |
|-----------------|-------------------------------------|
| Listed building | Flood zone 2 |
| Flood zone 3b | Local Green Space |
| Flood zone 3 | High risk of surface water flooding |

Parcel BSS14

Contribution of land in Parcel BSS14

Parcel BSS14 Assessment Conclusions

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

Parcel BSS14 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 5ha. There is a strong and consistent boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature to the west of Bishop's Stortford. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland tree cover limits perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Vegetation associated with the A1184 limit perception of the wider countryside.

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

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

Parcel BSS14

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A1184 and associated vegetation forms a strong boundary feature, limiting the urbanising impact on land beyond.

Parcel BSS14

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains open space between the town of Bishop's Stortford and the A1184 road, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

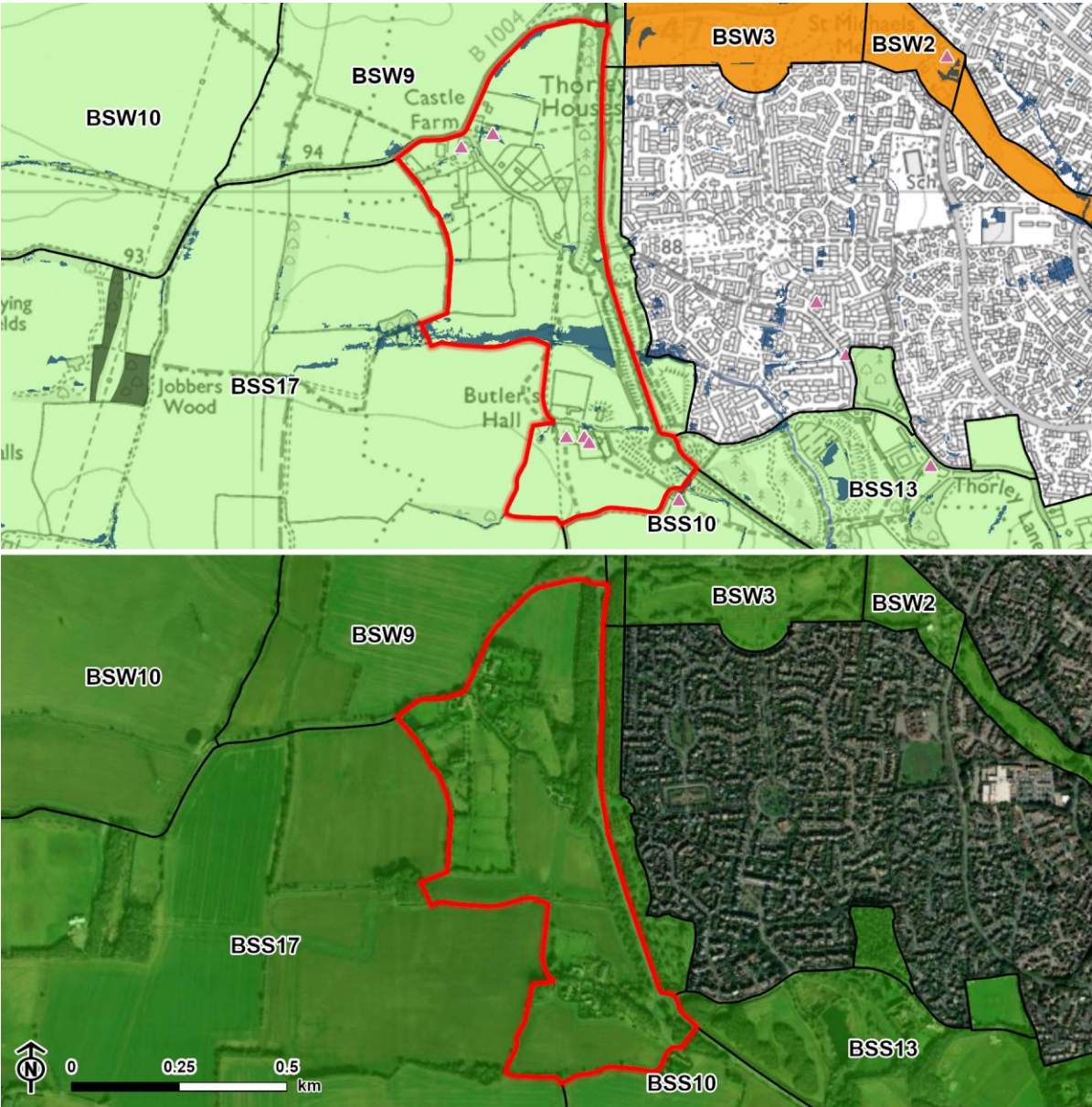
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BSS15

Parcel BSS15



Parcel BSS15 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

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

Parcel BSS15

Contribution of land in Parcel BSS15

Parcel BSS15 Assessment Conclusions

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

Parcel BSS15 Description

Parcel Location, Land Uses and Boundaries
Land to the south-west of Bishop's Stortford. Parcel size: 38ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Moderate A1184 and weak property boundaries/hedgerows combine to form a strong boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development on the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose.

Parcel BSS15

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development on the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel BSS15

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

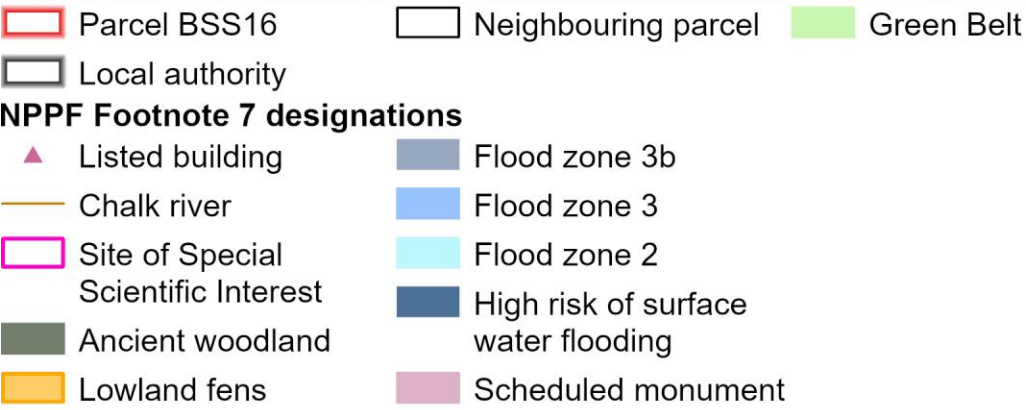
Equal contribution

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

Grey Belt

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

Parcel BSS16



Parcel BSS16

Contribution of land in Parcel BSS16

Parcel BSS16 Assessment Conclusions

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

Parcel BSS16 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 157ha. There is a combination of features creating a strong boundary between the settlement and the parcel. moderate A1184 and weak property boundaries and hedgerows. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

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

Parcel BSS16

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so

Parcel BSS16

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

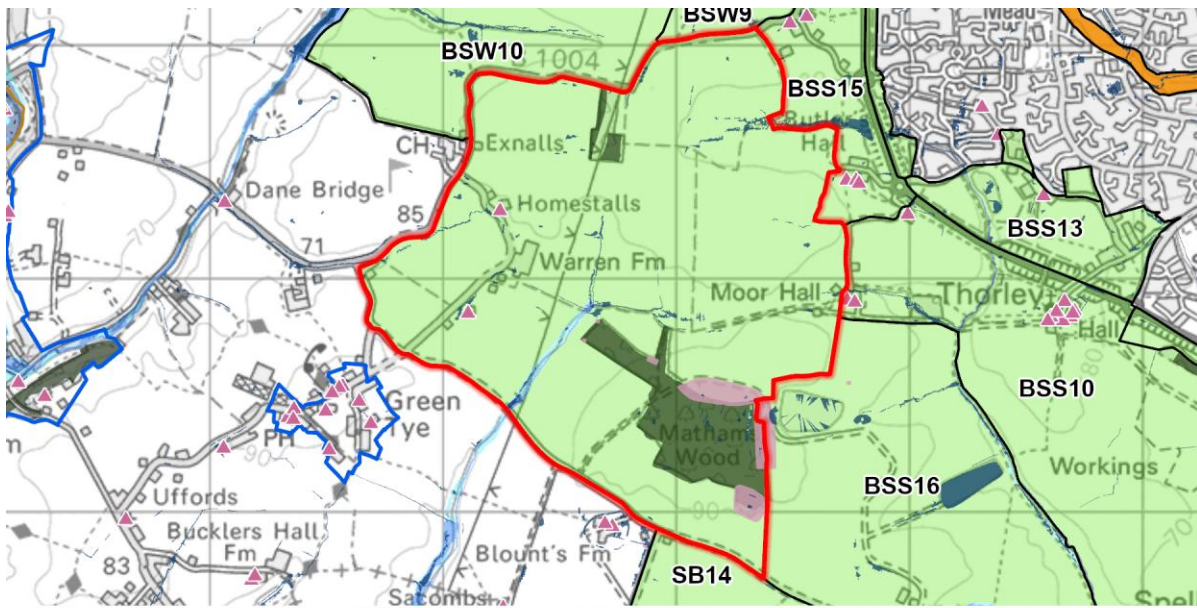
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BSS17

Parcel BSS17



Parcel BSS17 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

- | | |
|-----------------------------|---|
| ▲ Listed building | Light blue Flood zone 2 |
| Orange line Chalk river | Orange Local Green Space |
| Dark green Ancient woodland | Dark blue High risk of surface water flooding |
| Blue Flood zone 3b | Blue Conservation area |
| Light blue Flood zone 3 | Pink Scheduled monument |

Parcel BSS17

Contribution of land in Parcel BSS17

Parcel BSS17 Assessment Conclusions

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

Parcel BSS17 Description

Parcel Location, Land Uses and Boundaries
Land to the south-west of Bishop's Stortford. Parcel size: 293ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The A1184, tree lines, and hedgerows combine to create strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distance and boundaries combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

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

Parcel BSS17

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow / minor road boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. Parcel is peripheral to a moderate gap between Bishop's Stortford and Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Development of land in the parcel would not reduce the size of the settlement gap but it would be likely to increase urbanising influence on land which forms a stronger part of it.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel BSS17

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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