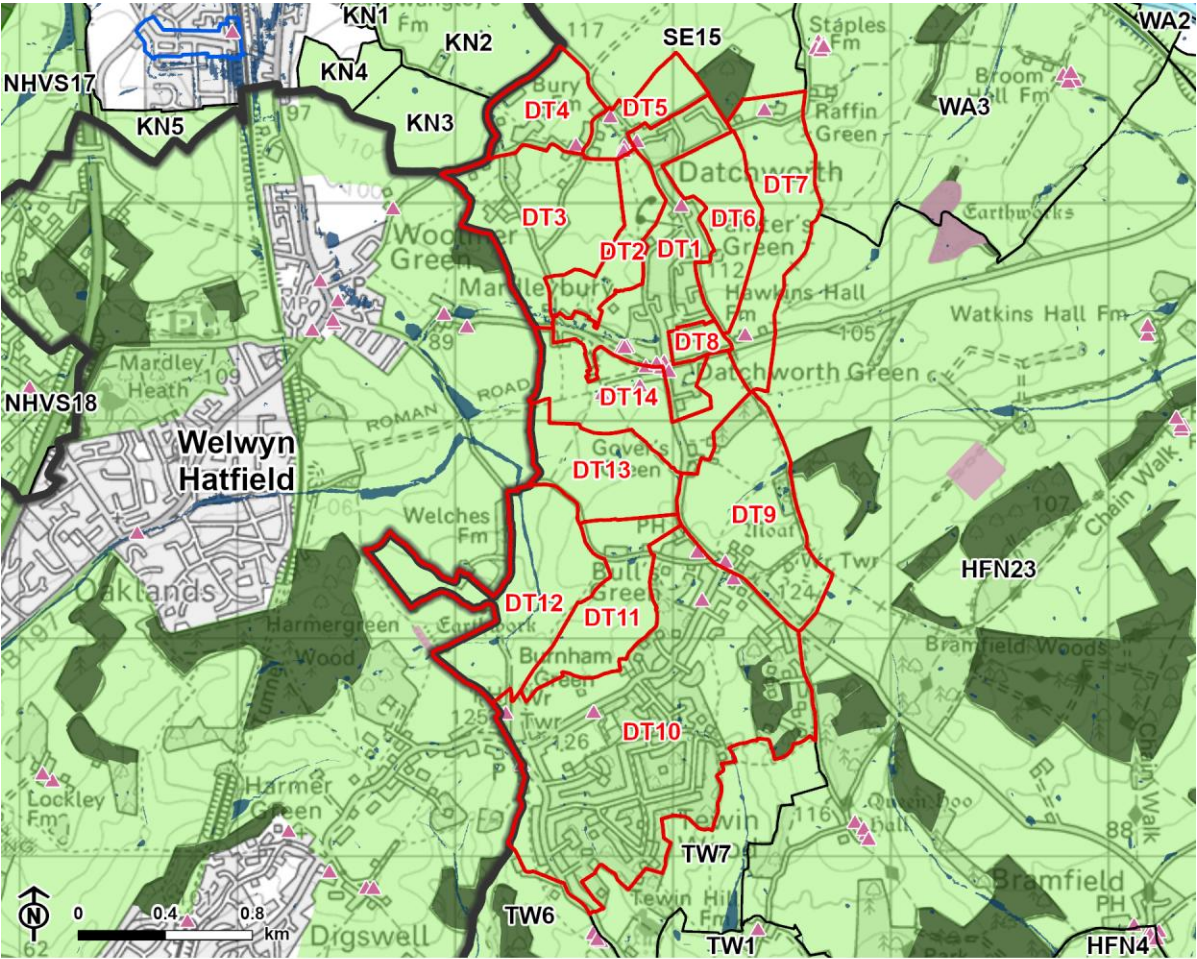


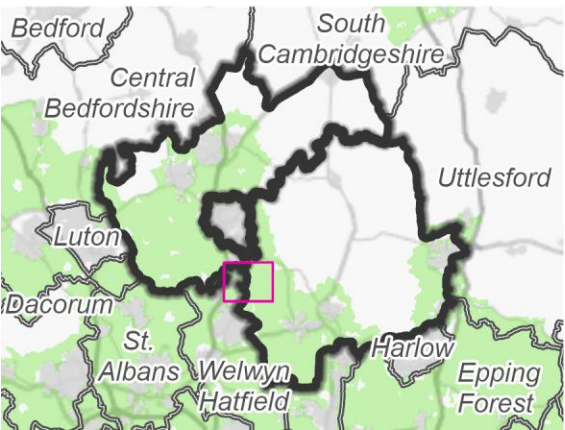
Designations in Datchworth



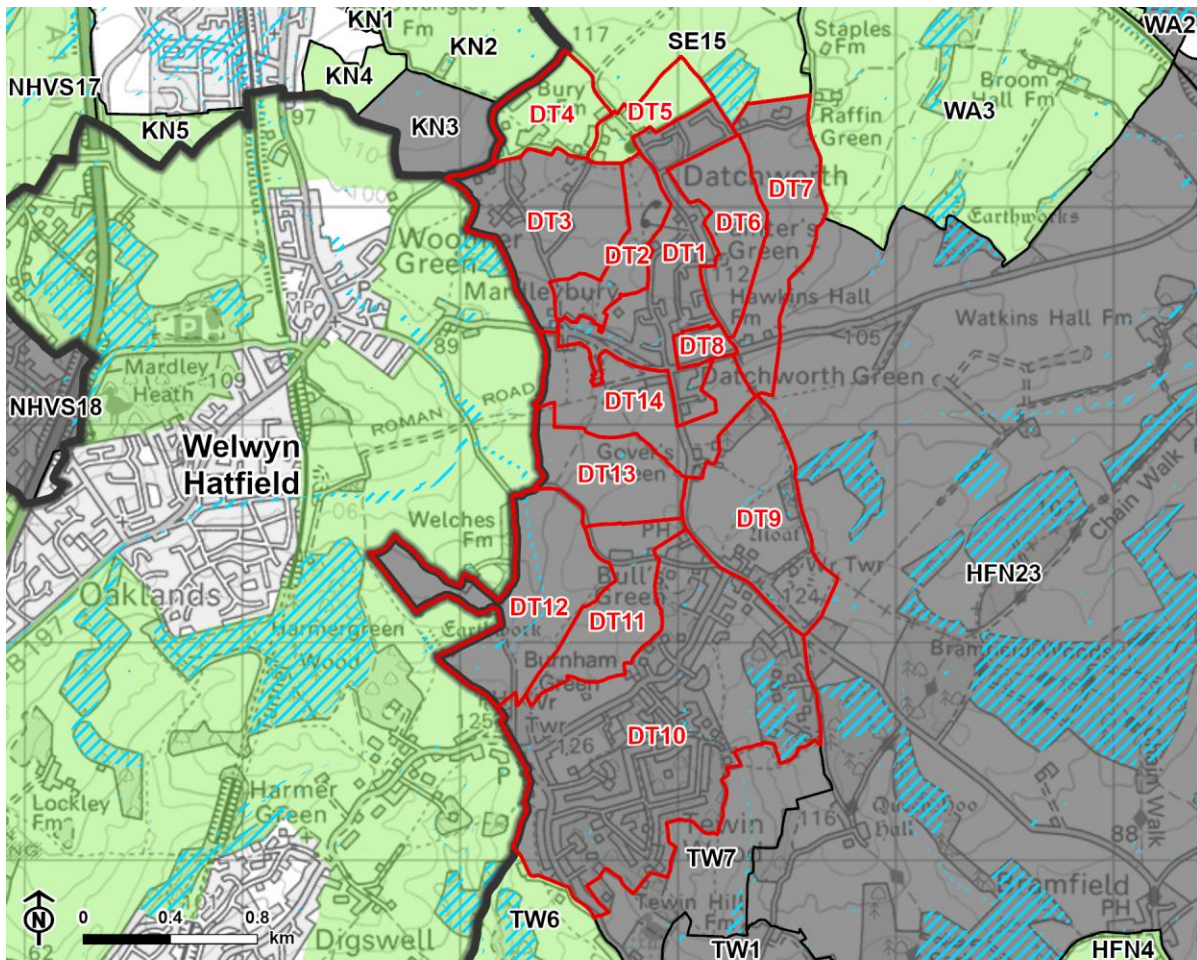
- Datchworth parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

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



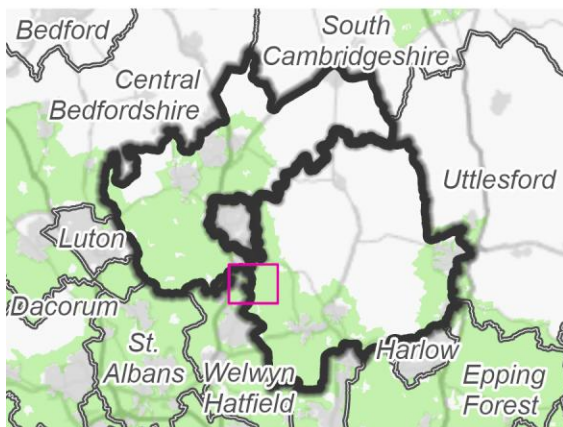
Potential grey belt in Datchworth



- Datchworth parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

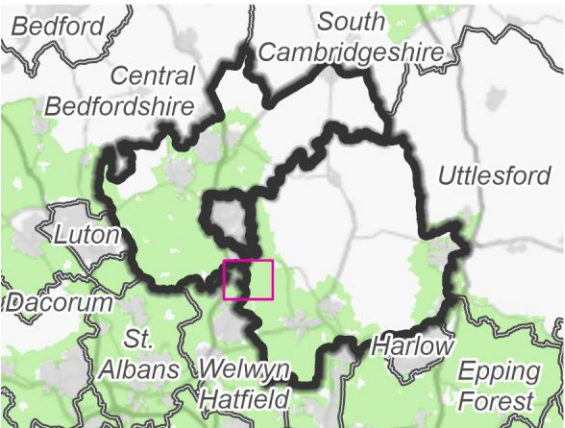
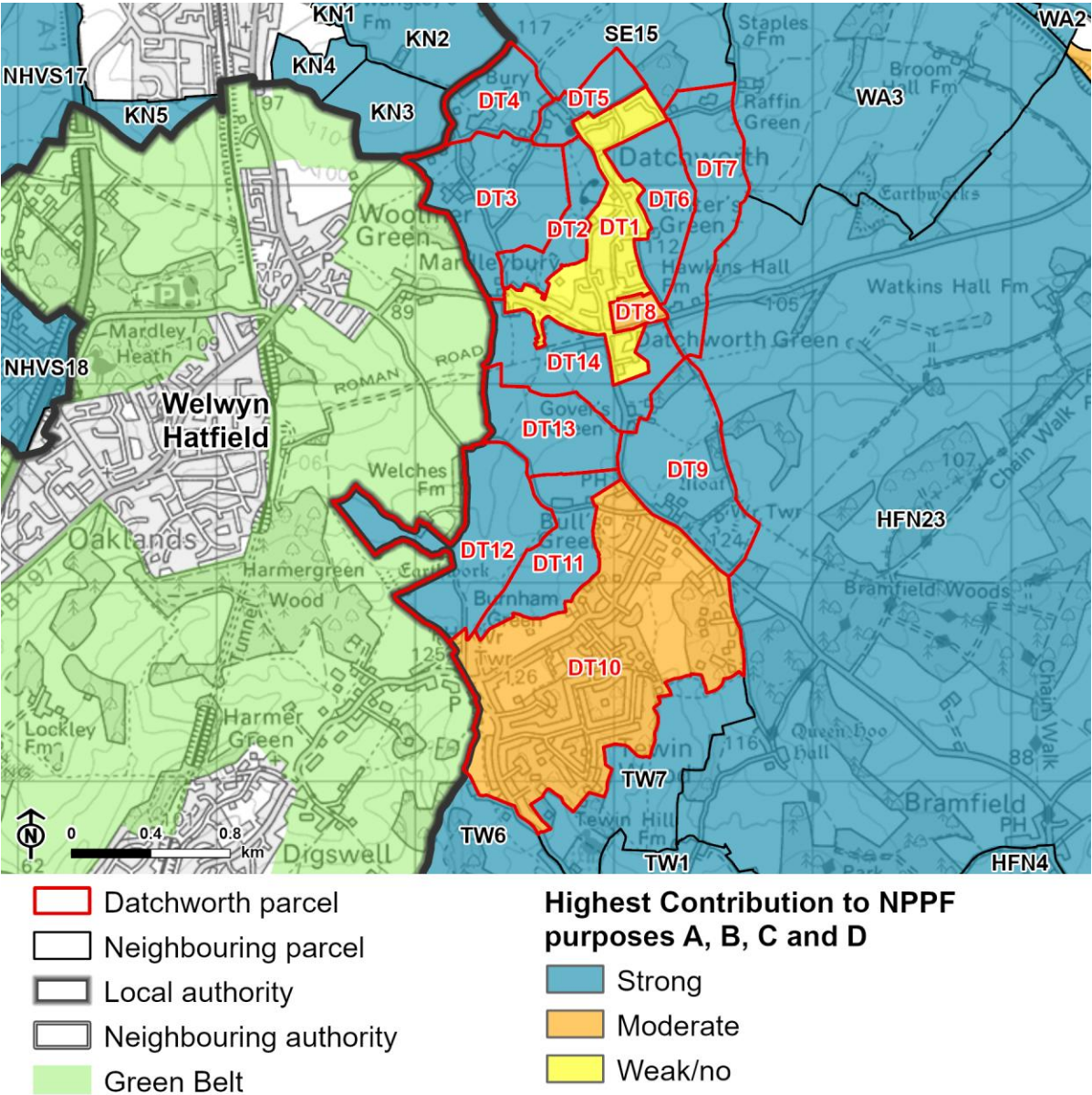
Potential grey belt

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



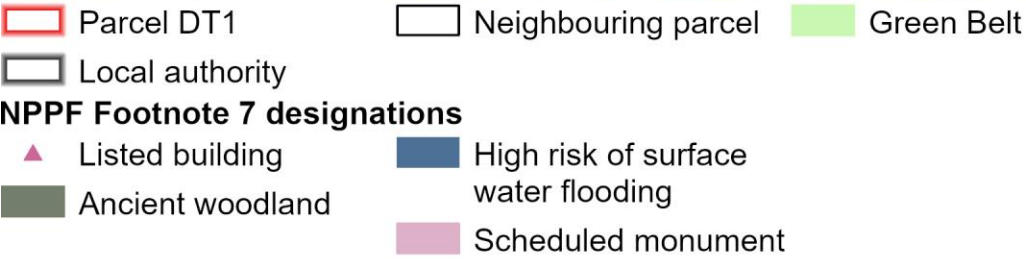
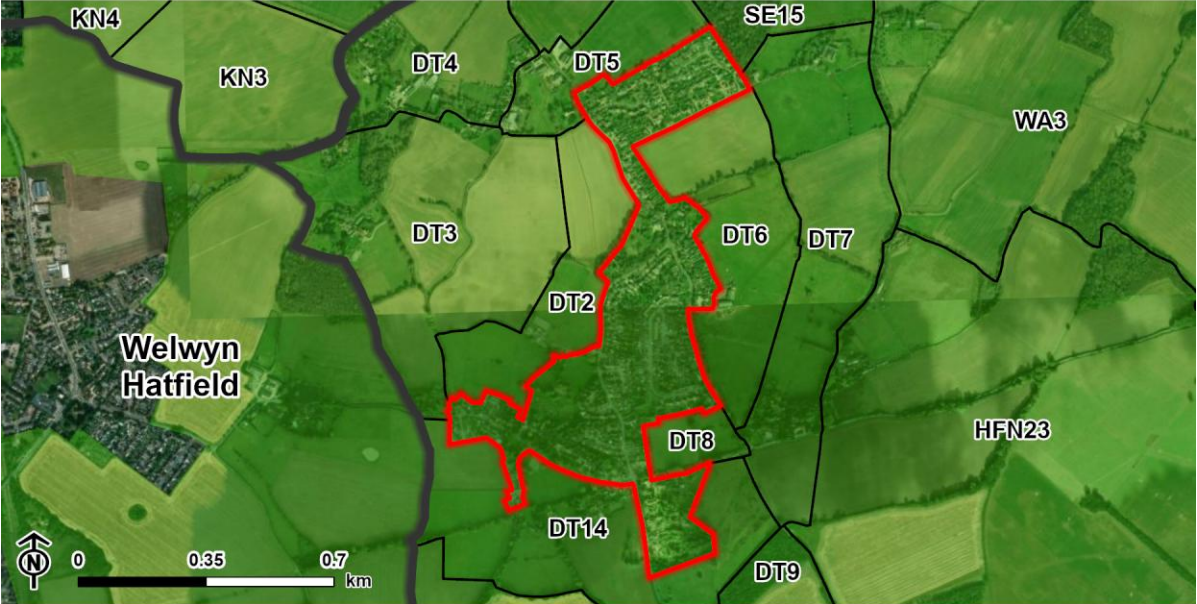
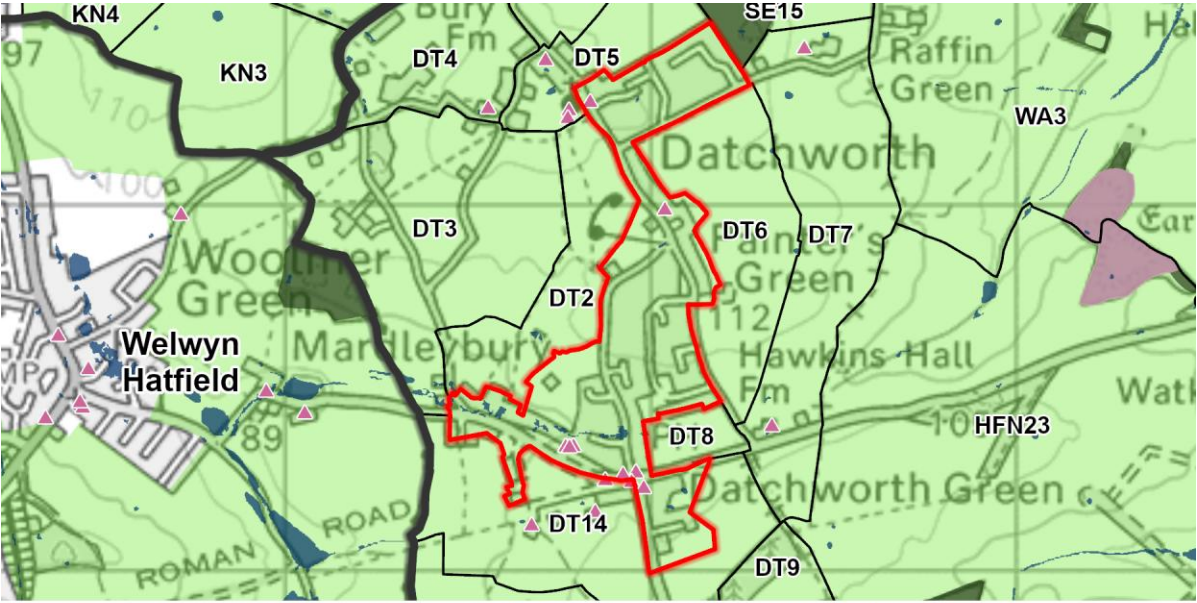
Datchworth

Highest rating in Datchworth



Parcel DT1

Parcel DT1



Parcel DT1

Contribution of land in Parcel DT1

Parcel DT1 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 DT1 Description

Parcel Location, Land Uses and Boundaries
Land located east of Knebworth, forming the settlement of Datchworth. Parcel size: 40ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

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 robust gap between towns. The parcel lies within a robust gap between Stevenage and Welwyn Garden City.

Parcel DT1

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is substantial 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 is already developed so it contributes little to the already robust gap in this area.
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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A

Parcel DT1

Assessment Considerations	Assessment
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

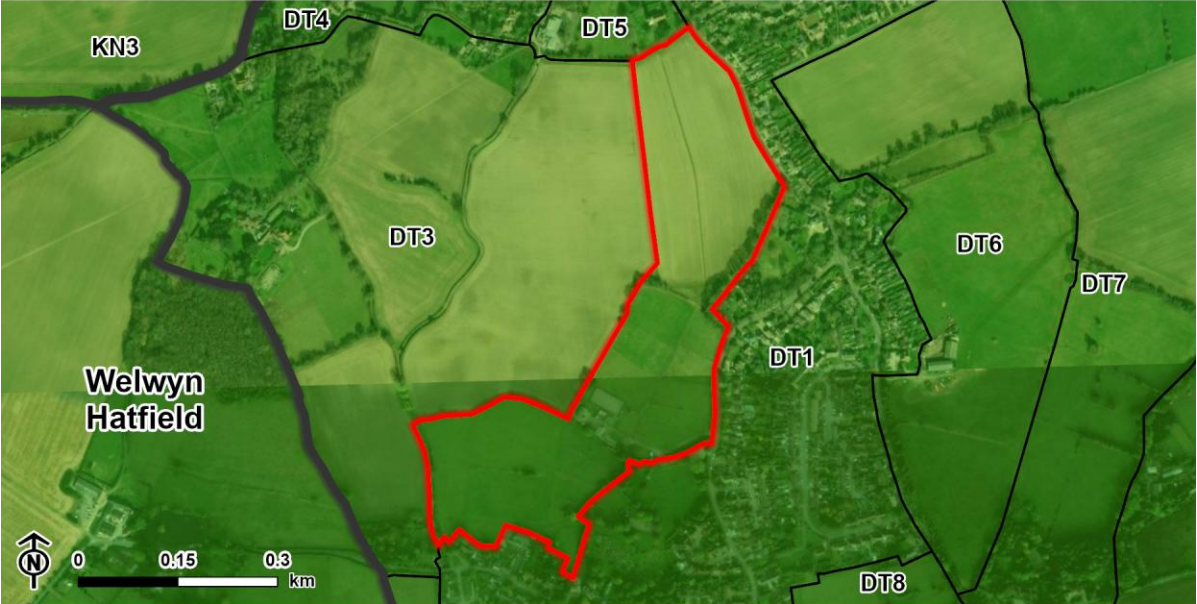
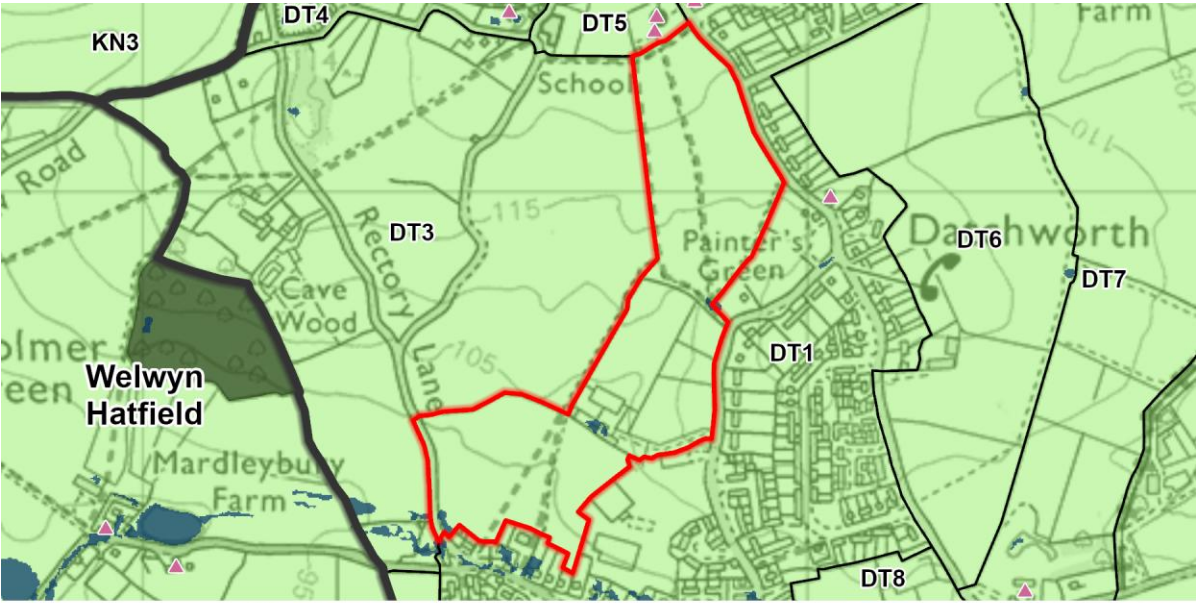
Equal contribution

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

Grey Belt

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

Parcel DT2



 Parcel DT2  Neighbouring parcel  Green Belt

 Local authority

NPPF Footnote 7 designations

-  Listed building
-  Ancient woodland
-  High risk of surface water flooding

Parcel DT2

Contribution of land in Parcel DT2

Parcel DT2 Assessment Conclusions

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

Parcel DT2 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Datchworth. Parcel size: 15ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Mature tree lines and roads define the settlement edge. 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. Land use in the south of the parcel creates some 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:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel DT2

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 robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City. The gap is narrowest and most fragile close to the connecting routes between settlements to the west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a 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, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel DT2

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

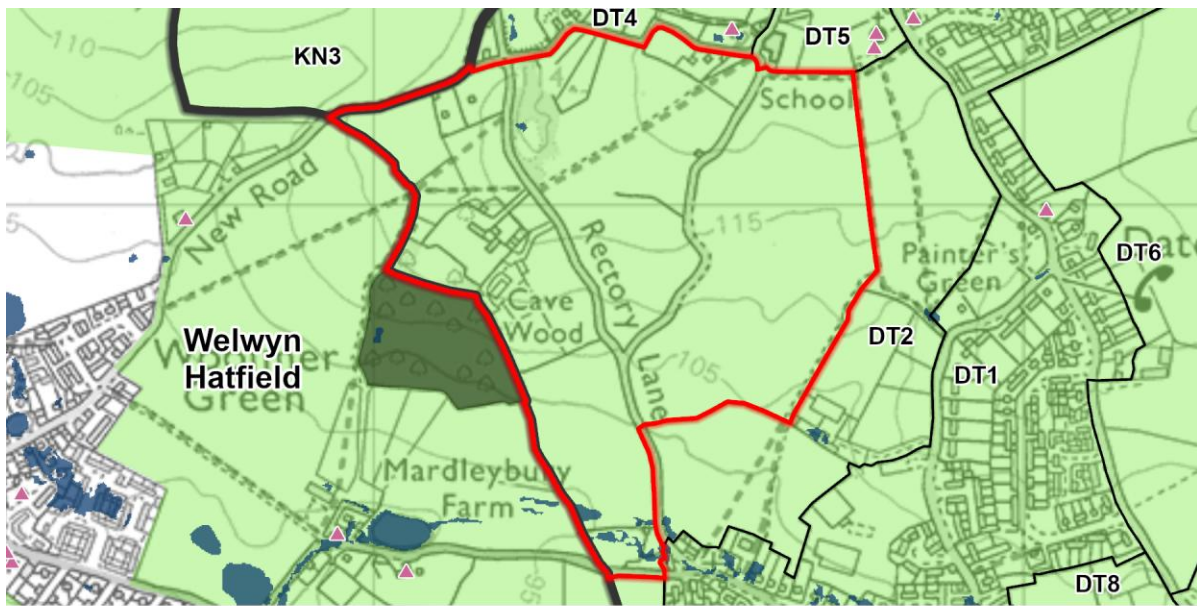
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel DT3

Parcel DT3



 Parcel DT3  Neighbouring parcel  Green Belt

 Local authority

NPPF Footnote 7 designations

-  Listed building
-  Ancient woodland
-  High risk of surface water flooding

Parcel DT3

Contribution of land in Parcel DT3

Parcel DT3 Assessment Conclusions

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

Parcel DT3 Description

Parcel Location, Land Uses and Boundaries
Land located east of the satellite settlement of Knebworth, west of Datchworth. Parcel size: 39ha. There is a consistent, well-defined boundary between the settlement and the parcel. Bury Lane and Brookbridge Lane form a consistent, well-defined boundary feature. 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 year-round boundary feature to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long ranging views of the wider countryside to the south.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built up area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
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

Parcel DT3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage and Welwyn Garden City.
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 small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap to the west of the parcel, but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel DT3

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

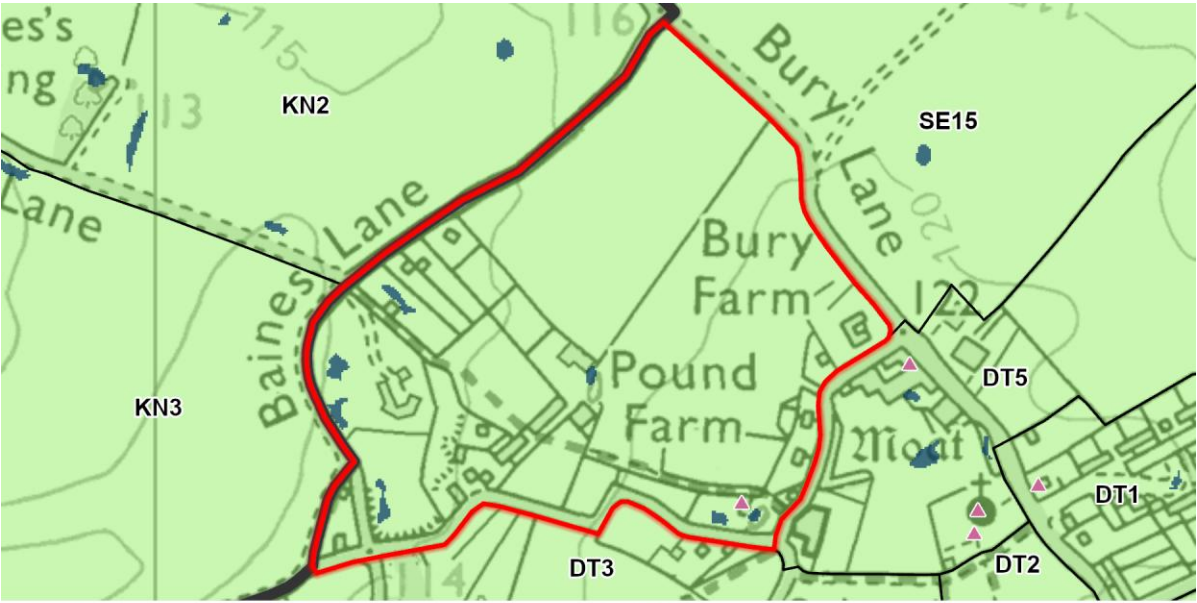
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel 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 DT4

Parcel DT4



- Parcel DT4
 - Neighbouring parcel
 - Green Belt
 - Local authority
- NPPF Footnote 7 designations**
- Listed building
 - High risk of surface water flooding

Parcel DT4

Contribution of land in Parcel DT4

Parcel DT4 Assessment Conclusions

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

Parcel DT4 Description

Parcel Location, Land Uses and Boundaries
Land located south of Stevenage, east of Knebworth. Parcel size: 17ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Rural lanes, hedgerows and mature tree lines combine to create strong separation in the gap. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel is gently undulating but is not considered significant to create a sense of separation. There is some perception of urban development outside of the parcel. There is considerable washed over development within the parcel that increases perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Residential dwellings have some urbanising influence. There are frequent farm structures however these are considered to be appropriate development. Natural features limit perception of the wider countryside. Woodland and mature tree lines throughout the parcel 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. Stevenage is a town and so is defined as a large built-up area. Knebworth has a strong enough relationship with Stevenage to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel DT4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies within a robust gap between Stevenage and Welwyn Garden City.
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 small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap to the north of the parcel, but impact would not be significant given the strength of separation in the remainder of the gap.

Parcel DT4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

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

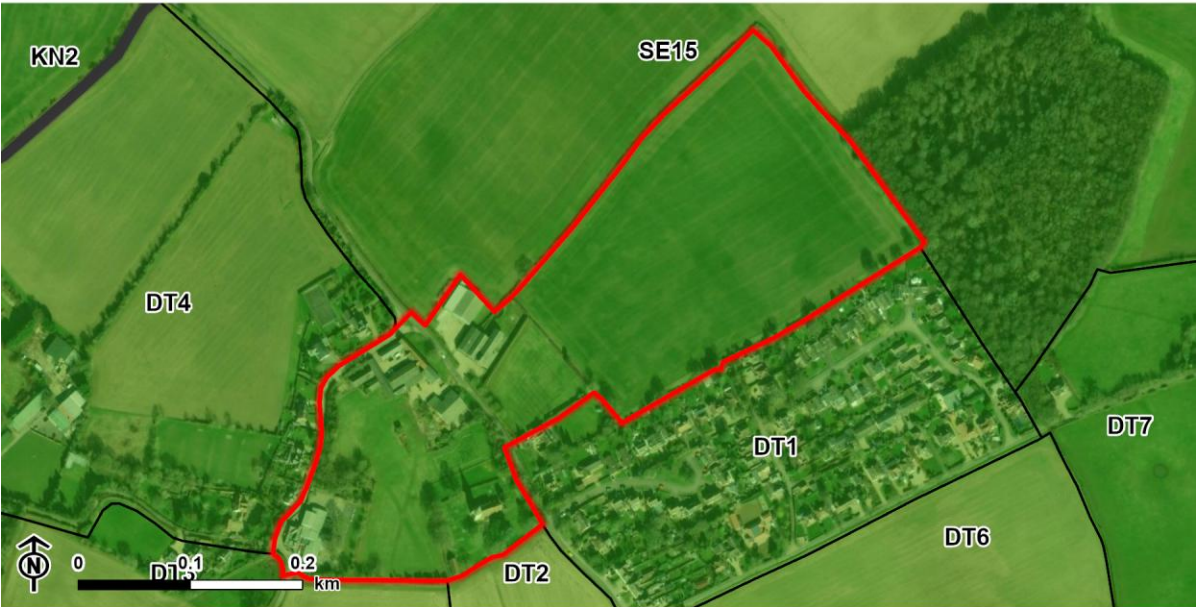
Parcel DT4

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 DT5

Parcel DT5



- Parcel DT5
 - Neighbouring parcel
 - Green Belt
 - Local authority
- NPPF Footnote 7 designations**
- Listed building
 - Ancient woodland
 - High risk of surface water flooding

Parcel DT5

Contribution of land in Parcel DT5

Parcel DT5 Assessment Conclusions

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

Parcel DT5 Description

Parcel Location, Land Uses and Boundaries
Land located east of Knebworth, north of Datchworth. Parcel size: 11ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature. 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 boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long ranging views of the wider countryside from much of the parcel.

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	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 no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Parcel DT5

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 robust gap between towns. The parcel is in the gap between Stevenage and Welwyn Garden City.
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 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?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase

Parcel DT5

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

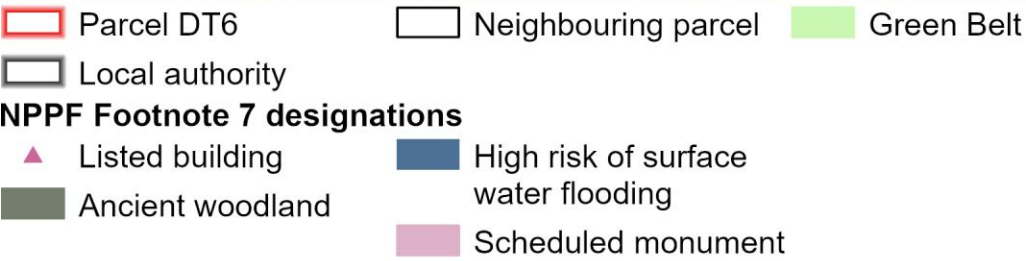
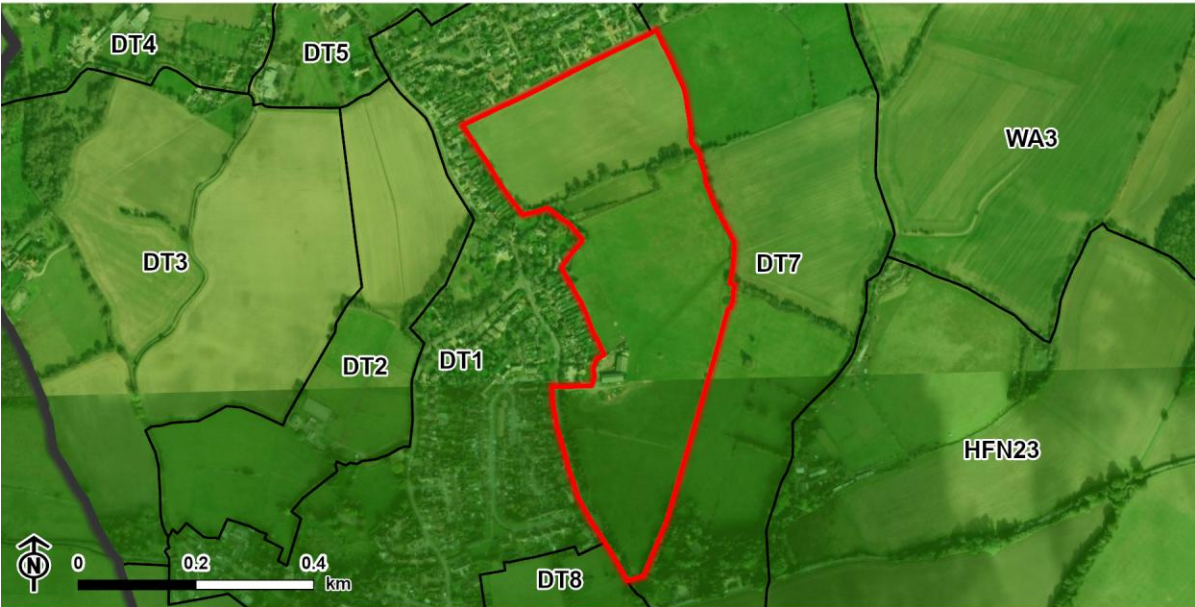
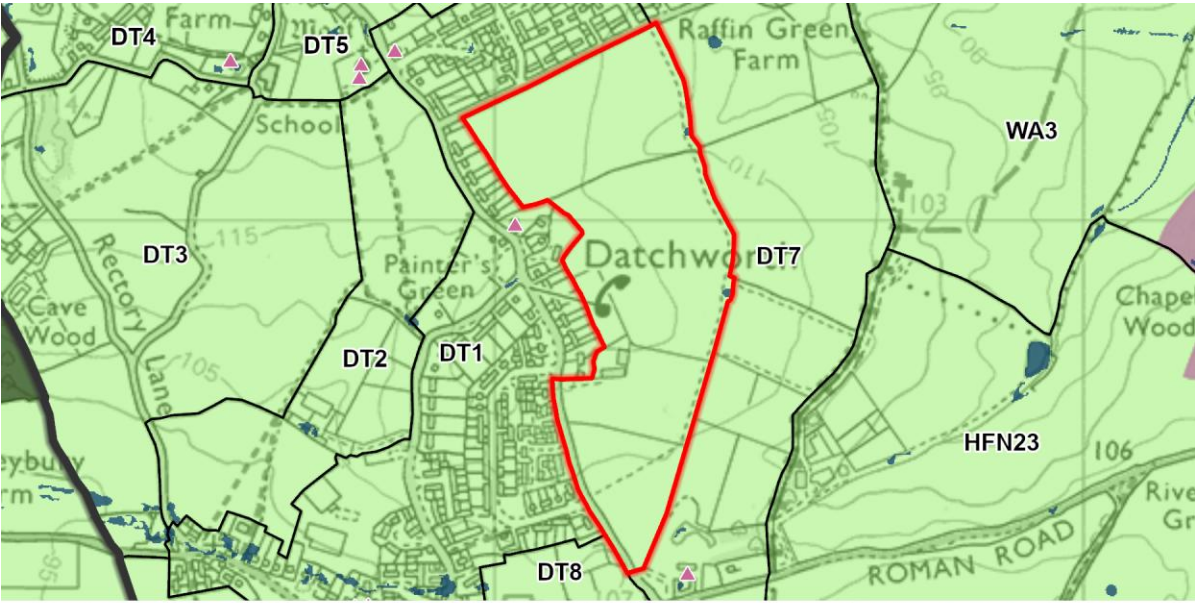
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel DT6

Parcel DT6



Parcel DT6

Contribution of land in Parcel DT6

Parcel DT6 Assessment Conclusions

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

Parcel DT6 Description

Parcel Location, Land Uses and Boundaries
Land located east of Datchworth. Parcel size: 21ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature. 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 boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Farm buildings are considered to be appropriate in the Green Belt. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Mature trees on the outer parcel edge limit perception, however, views are still available of the wider countryside to the east.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel DT6

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 robust gap between towns. The parcel lies within a robust gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel DT6

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

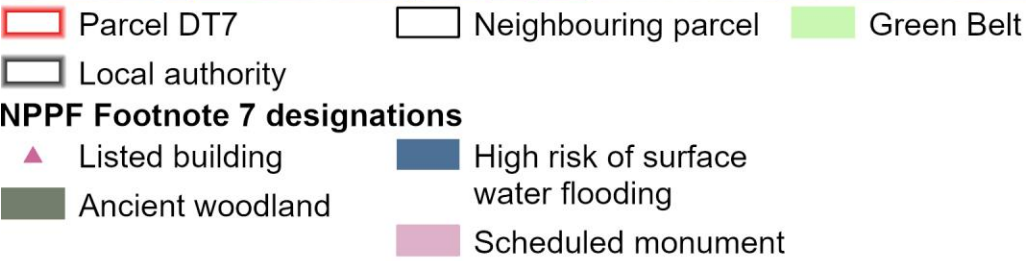
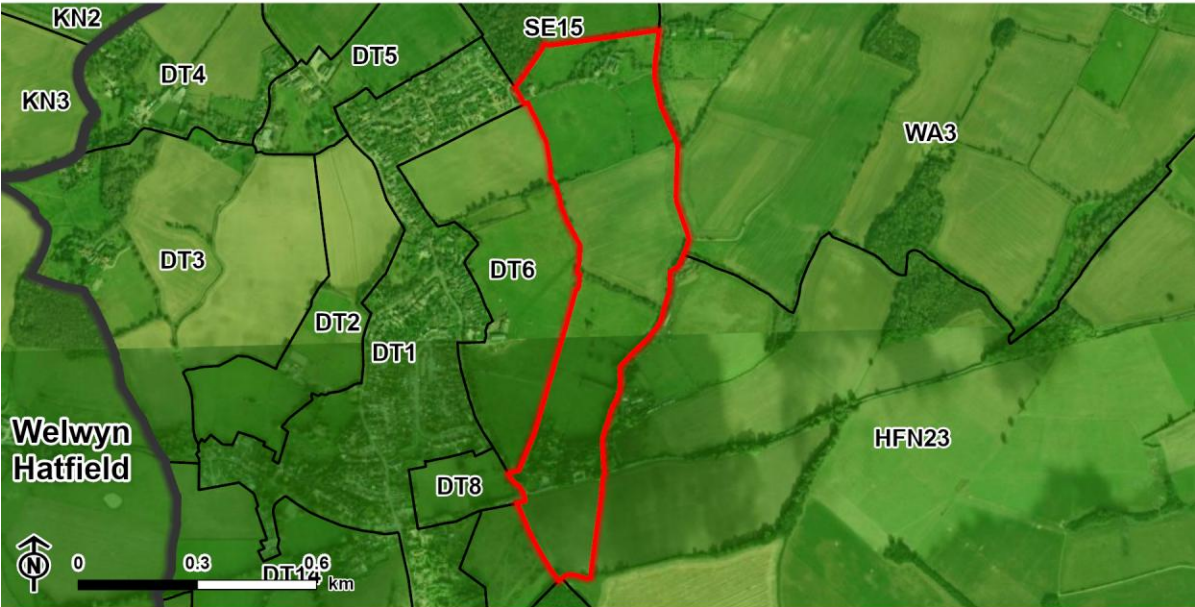
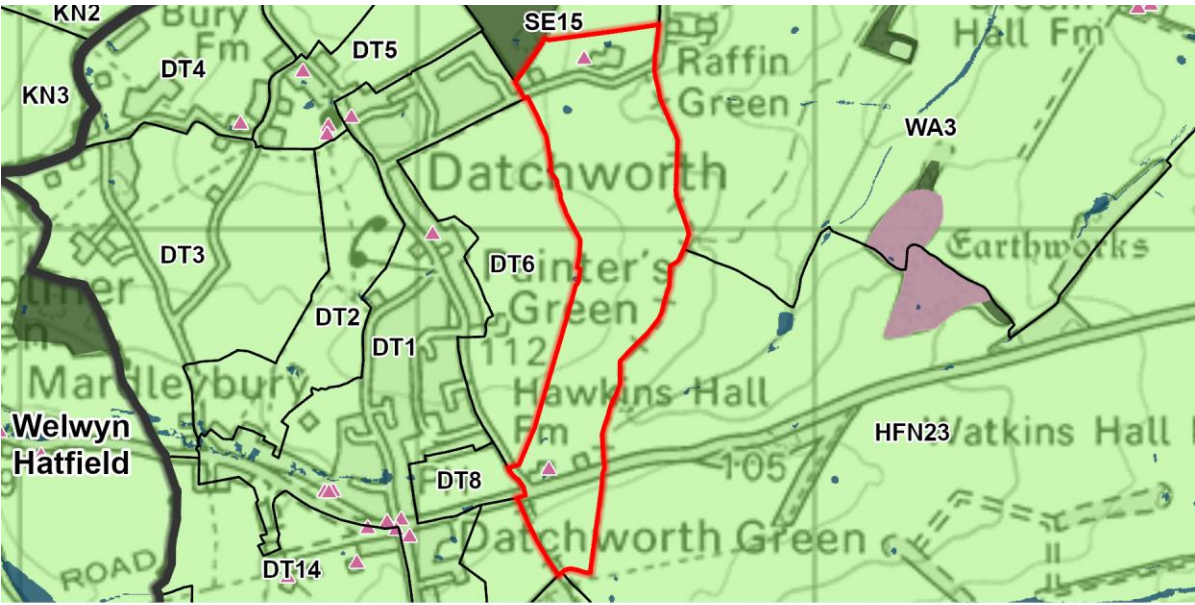
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel DT7

Parcel DT7



Parcel DT7

Contribution of land in Parcel DT7

Parcel DT7 Assessment Conclusions

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

Parcel DT7 Description

Parcel Location, Land Uses and Boundaries
Land located east of Datchworth. Parcel size: 32ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Garden boundaries and hedgerows combine to form a well-defined boundary feature in the gap. 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. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There is strong perception of the wider countryside to the east.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel DT7

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not very urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap to the east of the parcel, but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not 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 DT7

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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

Parcel DT8

Parcel DT8



NPPF Footnote 7 designations

- ▲ Listed building
- High risk of surface water flooding

Parcel DT8

Contribution of land in Parcel DT8

Parcel DT8 Assessment Conclusions

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

Parcel DT8 Description

Parcel Location, Land Uses and Boundaries
Land located south-east of Datchworth. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant feature. 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. Residential development to the north and west of the parcel has some influence on the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside. Hedgerows, mature trees and some localised landform change limit connection to the wider countryside.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel DT8

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 robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City. The gap is narrowest and most fragile close to the connecting routes between settlements to the west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a 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:

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. 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 due to the surrounding rural village of Datchworth.

Parcel DT8

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

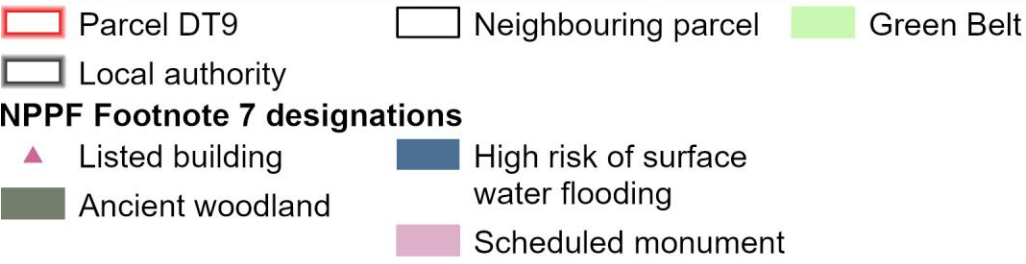
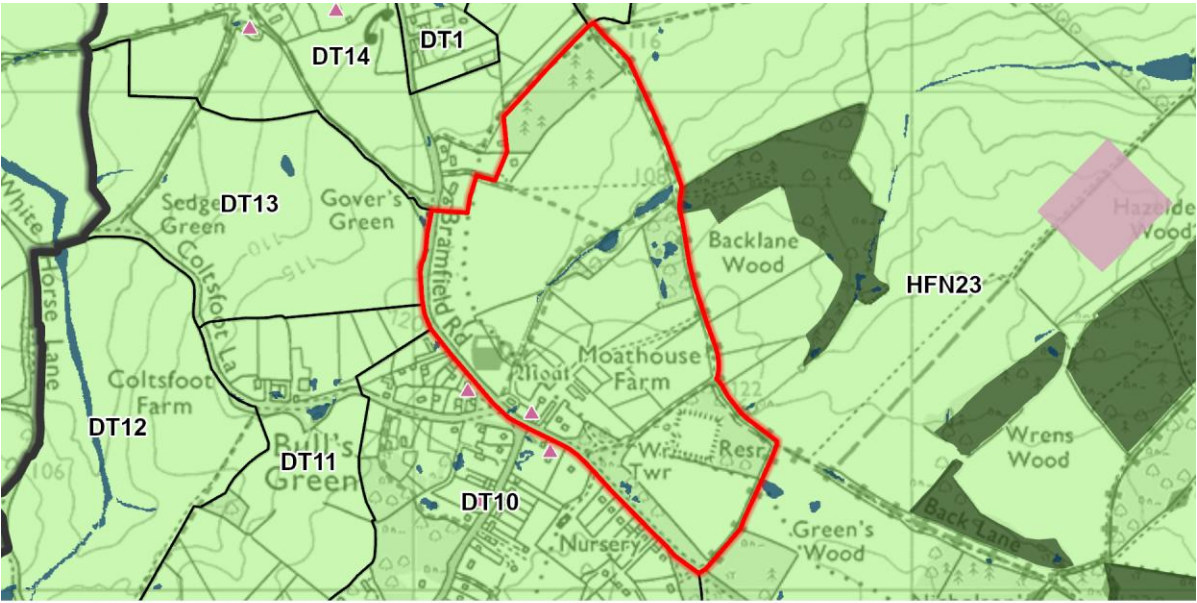
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel DT9

Parcel DT9



Parcel DT9

Contribution of land in Parcel DT9

Parcel DT9 Assessment Conclusions

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

Parcel DT9 Description

Parcel Location, Land Uses and Boundaries
Land located south of the washed over settlement of Datchworth. Parcel size: 40ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, mature tree lines and Bramfield Road combine to create strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel is gently undulating but is not considered significant to create a sense of separation. There is a weak perception of urban development outside of the parcel. Although there isn't a year-round boundary feature the urban area isn't very urban in character. There is some washed over development in the parcel that increases perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Dwellings and large buildings associated with Marwyn Equestrian have some urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. In the south of the parcel perception is limited by wooded boundary features.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built up area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A

Parcel DT9

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage and Welwyn Garden City.
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 small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel DT9

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

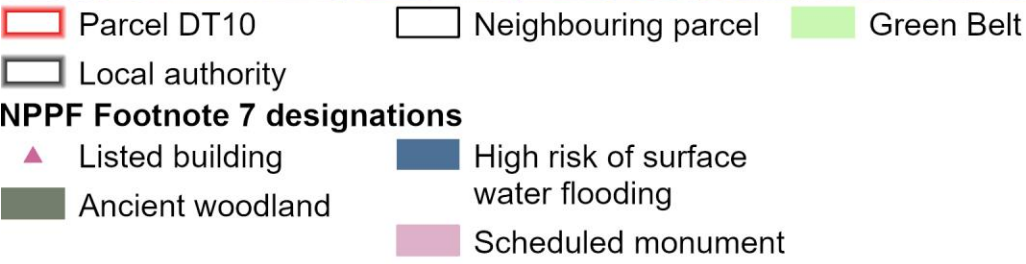
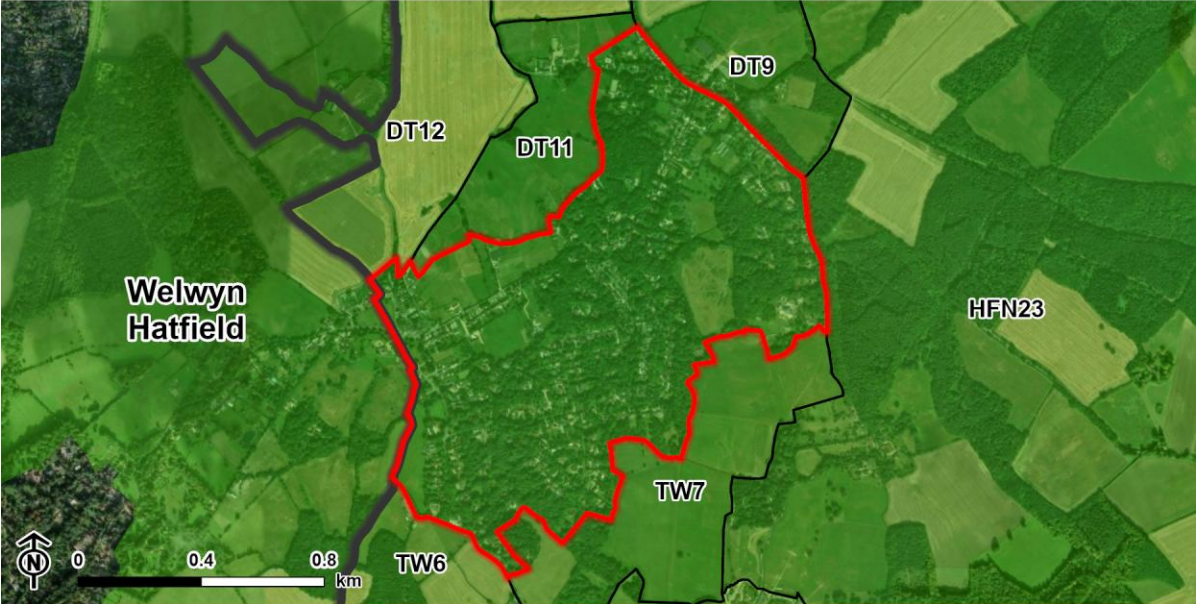
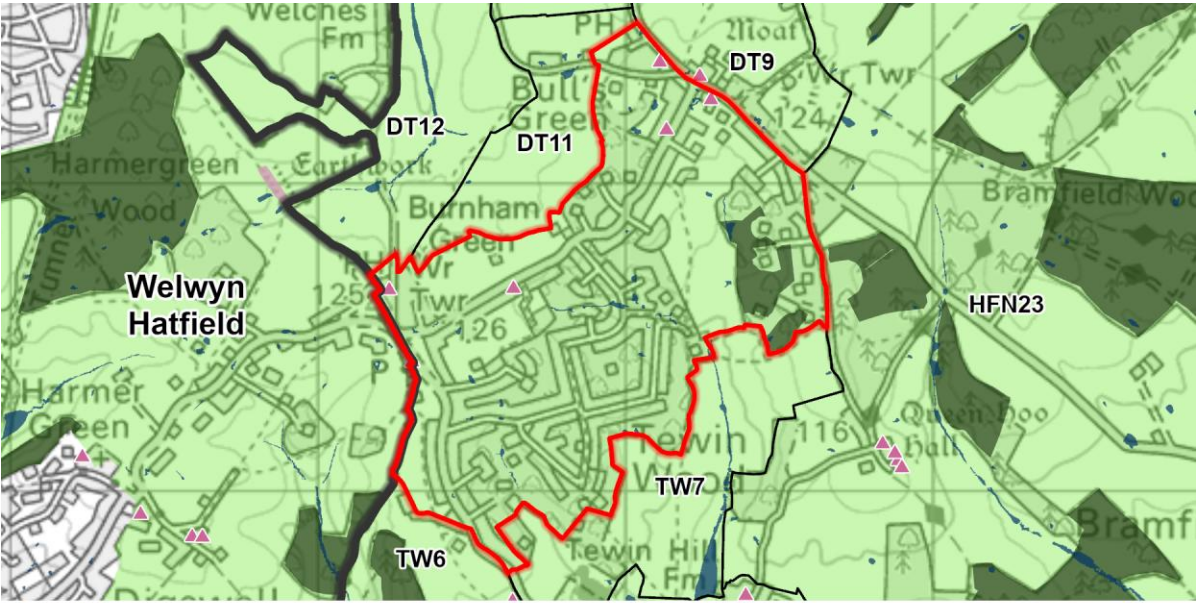
Equal contribution

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

Grey Belt

The parcel 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 DT10



Parcel DT10

Contribution of land in Parcel DT10

Parcel DT10 Assessment Conclusions

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

Parcel DT10 Description

Parcel Location, Land Uses and Boundaries
Land located north of Welwyn Garden City and Tewin. Parcel size: 130ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

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 robust gap between towns. The parcel lies in a robust gap between Stevenage and Welwyn Garden City.

Parcel DT10

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains the residential areas of Burnham Green and Bulls Green.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel contains a large amount of residential semi-urban development at Burnham Green and Bull's Green.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains the residential areas of Burnham Green and Bulls Green.
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. 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 DT10

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The current use of the parcel as a modern residential development means it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

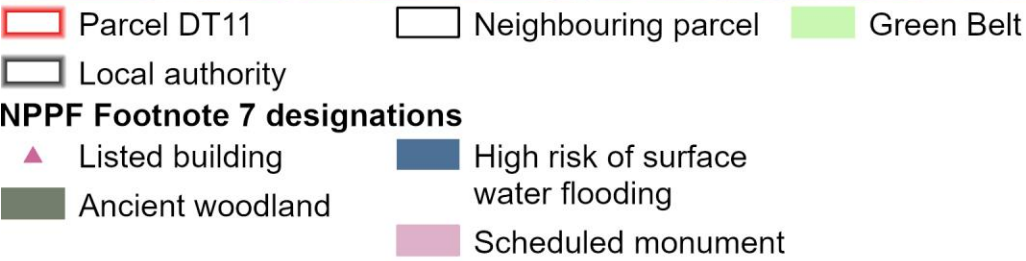
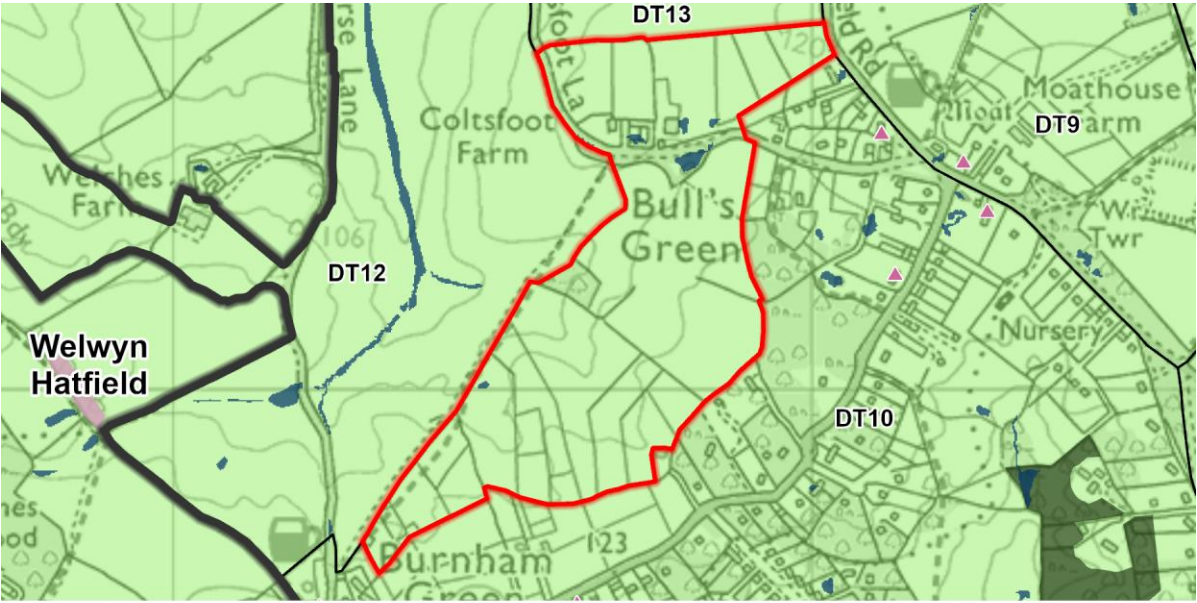
Equal contribution

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

Grey Belt

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

Parcel DT11



Parcel DT11

Contribution of land in Parcel DT11

Parcel DT11 Assessment Conclusions

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

Parcel DT11 Description

Parcel Location, Land Uses and Boundaries
Land located west of Bull's Green, east of Oaklands. Parcel size: 25ha. There is a consistent, well-defined boundary between the settlement and the parcel. Mature trees form a well-defined boundary feature along much of the settlement edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel descends away from the settlement edge creating some sense of separation. There is a weak perception of urban development outside of the parcel. Woodland, landform and mature tree lines limit perception, though these aren't consistently year round boundary features. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Farm buildings are considered appropriate in the Green Belt. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long ranging views across the adjacent countryside, particularly to the west and north-west.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel DT11

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

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 robust gap between towns. The parcel lies in the gap between Welwyn Garden City and Stevenage.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 DT11

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

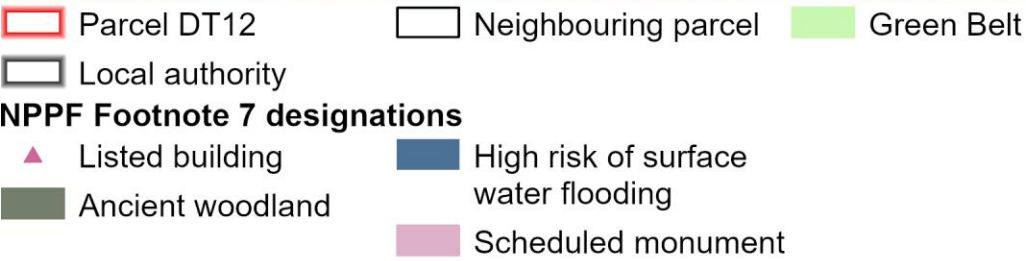
Equal contribution

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

Grey Belt

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

Parcel DT12



Parcel DT12

Contribution of land in Parcel DT12

Parcel DT12 Assessment Conclusions

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

Parcel DT12 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Oaklands. Parcel size: 44ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, tree lines and hedgerows combine to create strong separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Boundary features and landform combine to limit perception of Bull's Green and Oaklands. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are medium distance views to the north and west.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel DT12

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of 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.

Parcel DT12

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

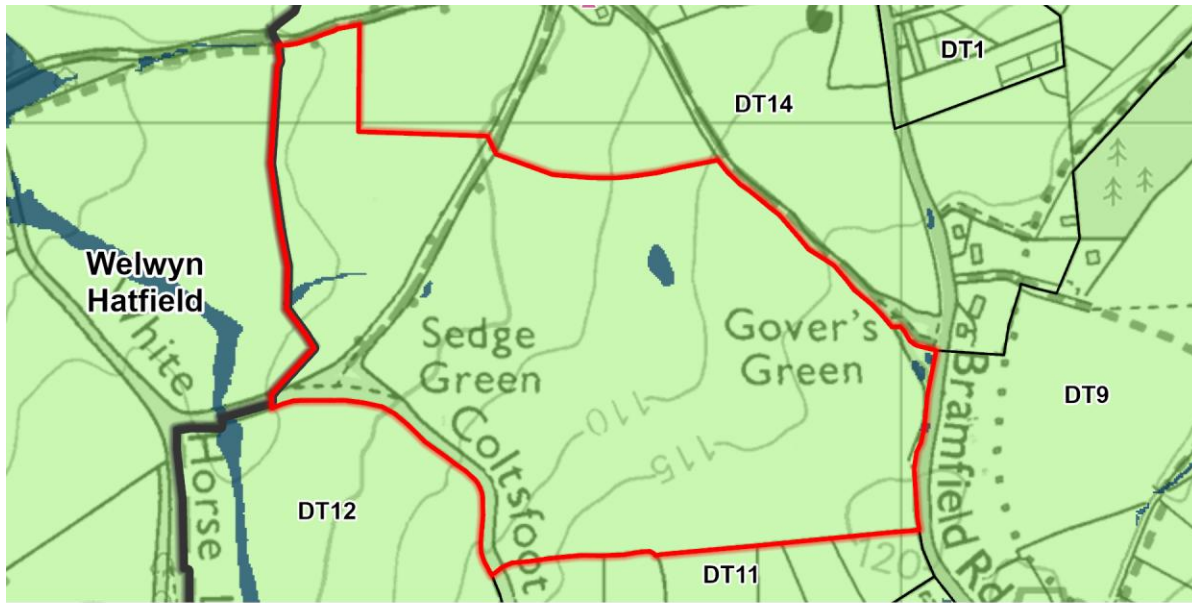
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel 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 DT13

Parcel DT13



- Parcel DT13
 - Neighbouring parcel
 - Green Belt
 - Local authority
- NPPF Footnote 7 designations**
- ▲ Listed building
 - High risk of surface water flooding

Parcel DT13

Contribution of land in Parcel DT13

Parcel DT13 Assessment Conclusions

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

Parcel DT13 Description

Parcel Location, Land Uses and Boundaries
Land located south of the washed over settlement of Datchworth. Parcel size: 24ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak 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:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel DT13

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 robust gap between towns. The parcel lies within a robust gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 DT13

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

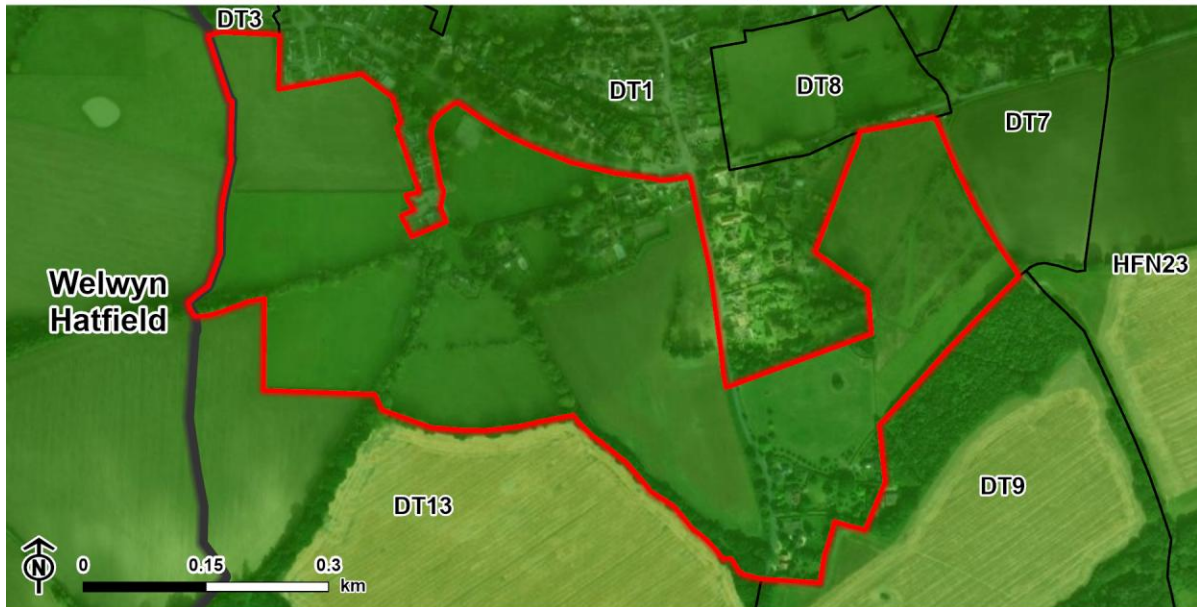
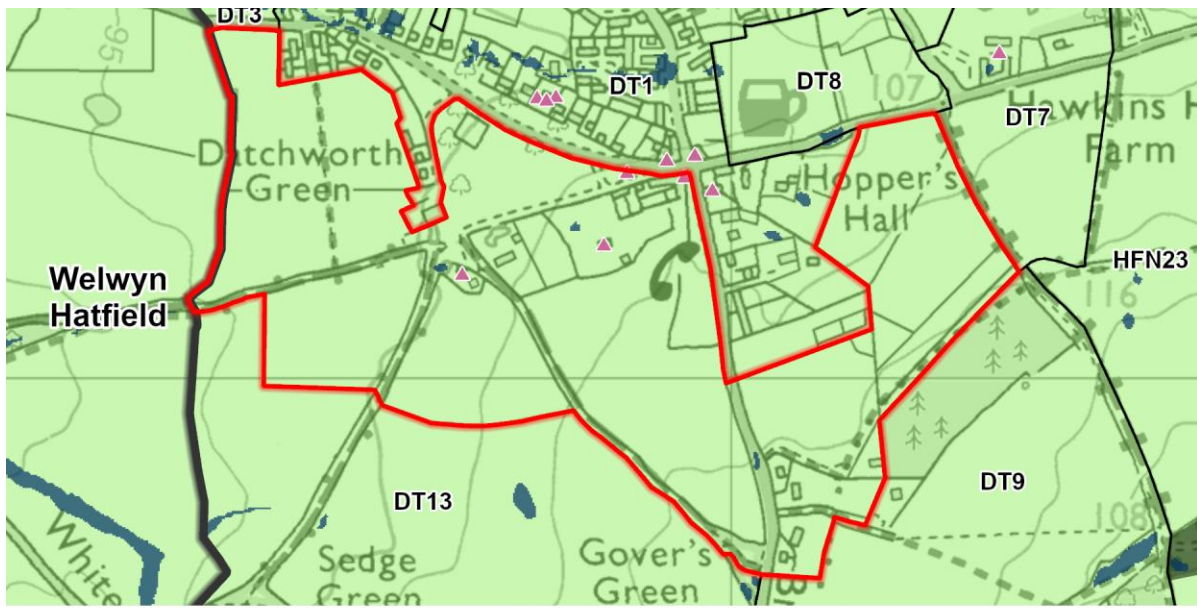
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel DT14

Parcel DT14



Parcel DT14 Neighbouring parcel Green Belt

Local authority

NPPF Footnote 7 designations

- ▲ Listed building
- Ancient woodland
- High risk of surface water flooding

Parcel DT14

Contribution of land in Parcel DT14

Parcel DT14 Assessment Conclusions

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

Parcel DT14 Description

Parcel Location, Land Uses and Boundaries
Land located south of Datchworth. Parcel size: 31ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Roads and associated vegetation combine to create a well-defined boundary feature. 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 boundary feature or change in landform to reduce perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Residential dwellings and sports pitches have some urbanising influence. Natural features limit perception of the wider countryside. Strong outer parcel boundary features limit connection to the south-east, with a stronger connection to the west, where the boundary is weaker.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel DT14

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

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 robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City. The gap is narrowest and most fragile close to the connecting routes between settlements to the west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap in this area.
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 to the south-west and west, so development within the parcel

Parcel DT14

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

The parcel 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.