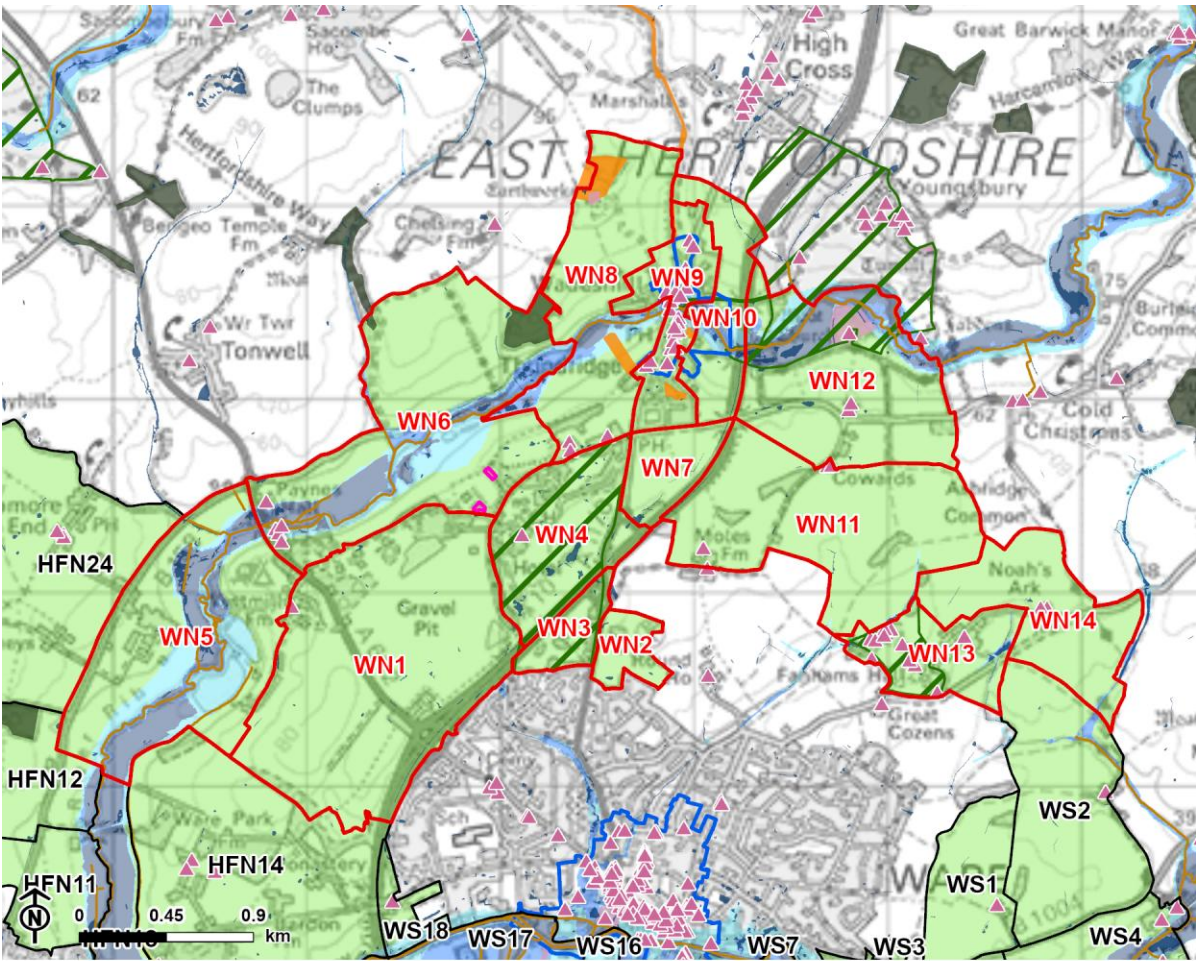


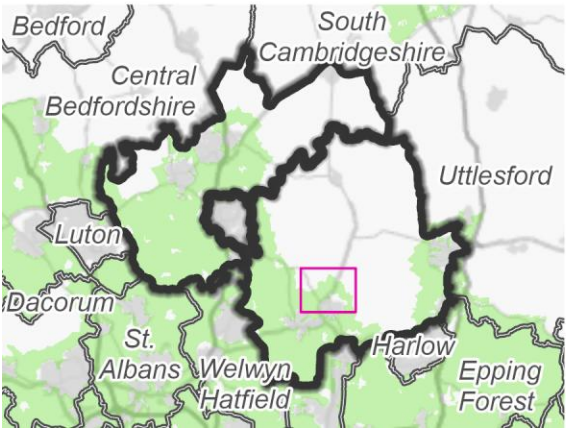
Designations in Ware North



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

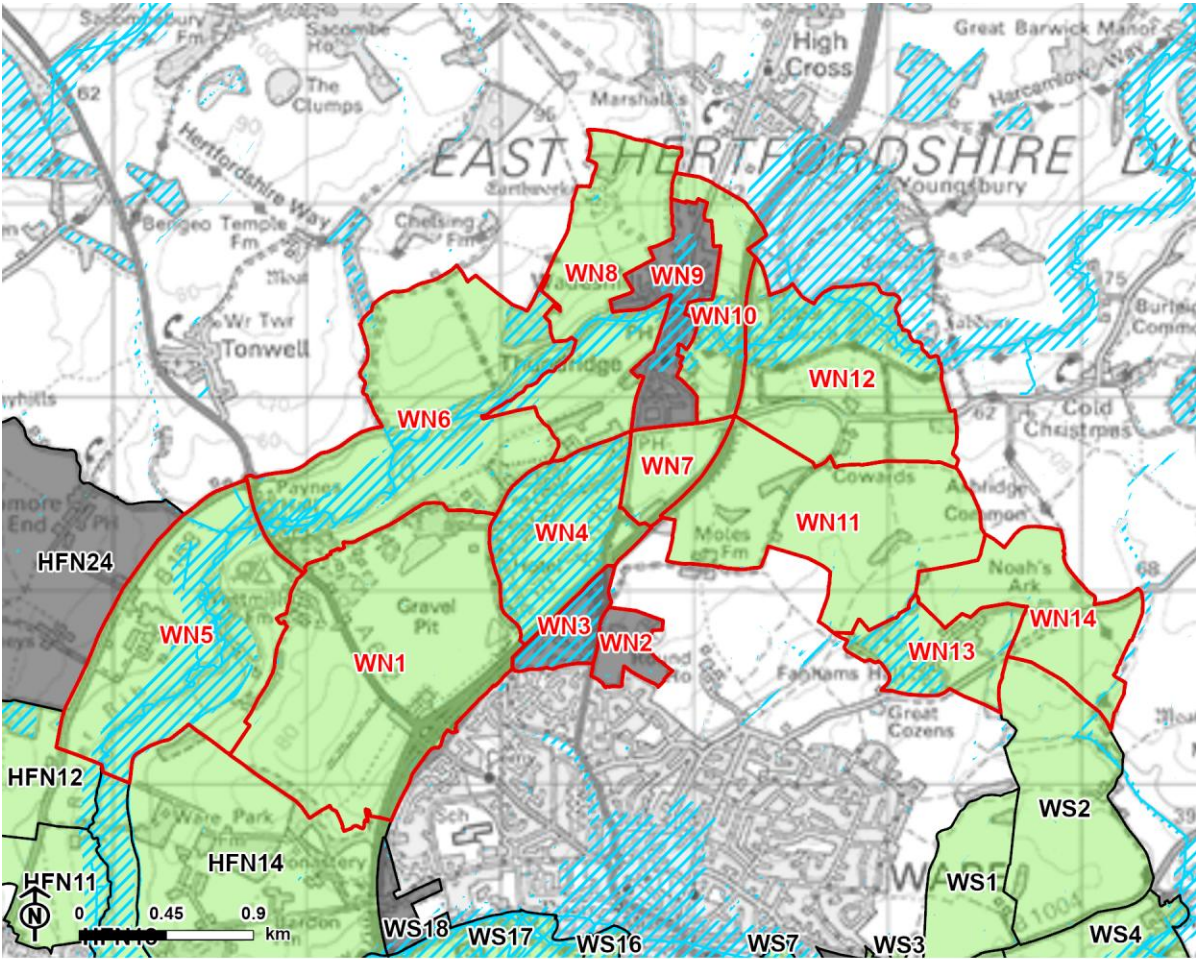
NPPF Footnote 7 designations

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



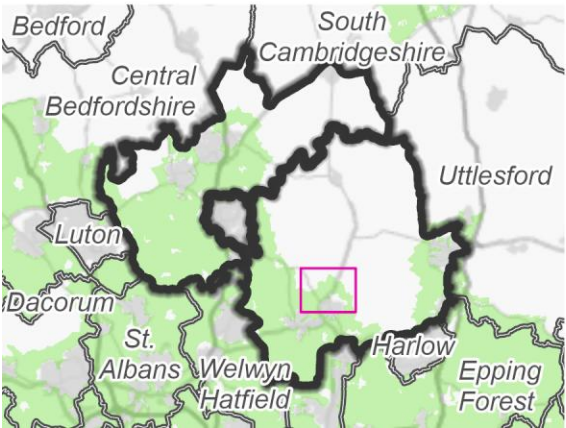
Ware North

Potential grey belt in Ware North



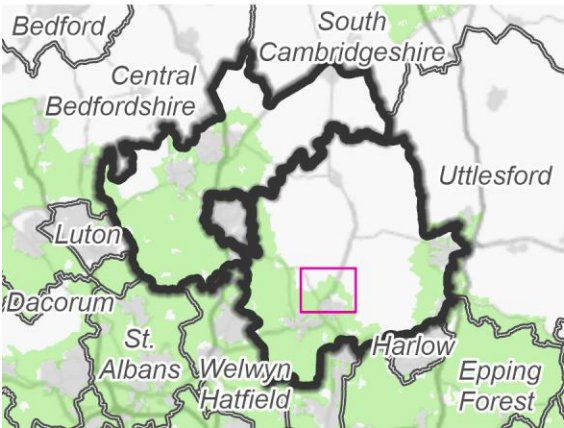
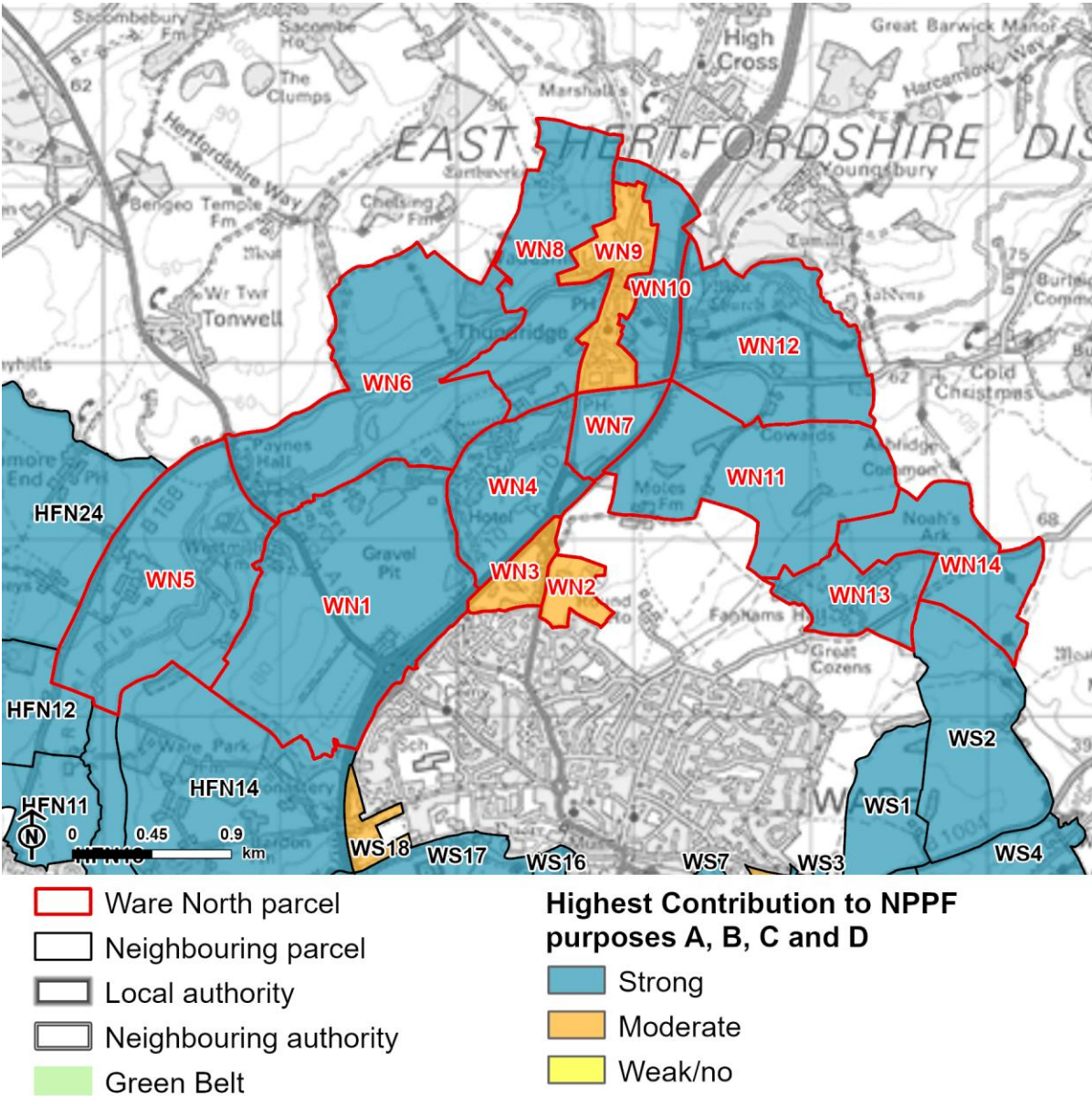
- Ware North parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

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



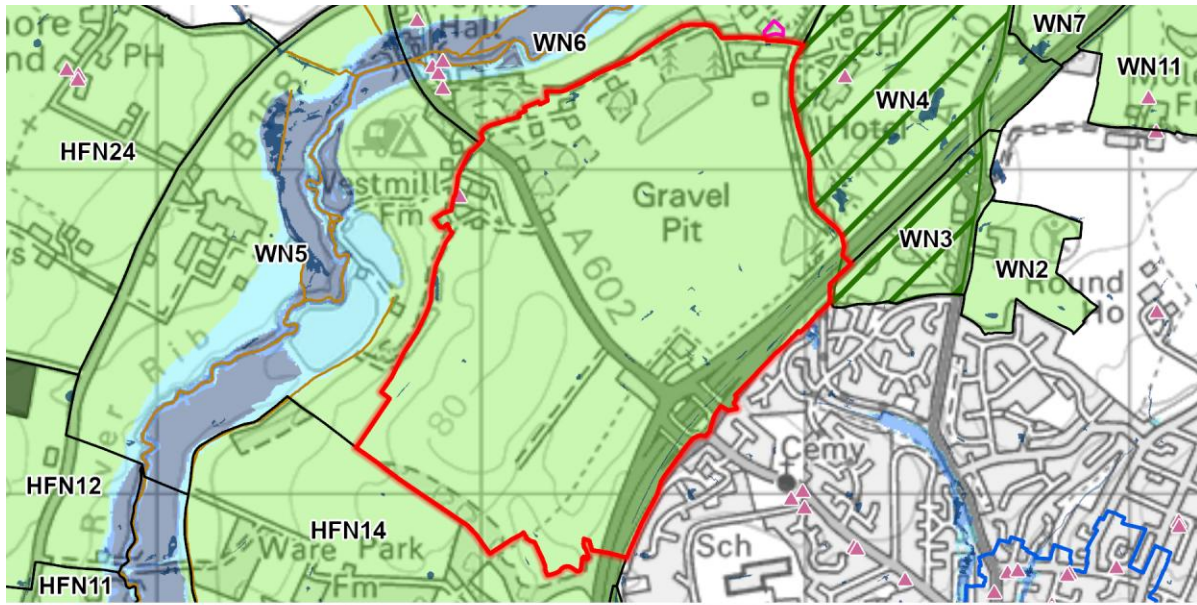
Ware North

Highest rating in Ware North



Parcel WN1

Parcel WN1



Parcel WN1 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

- | | |
|---------------------------------------|---|
| ▲ Listed building | Blue Flood zone 3 |
| — Chalk river | Light blue Flood zone 2 |
| □ Site of Special Scientific Interest | Dark blue High risk of surface water flooding |
| ■ Ancient woodland | Blue Conservation area |
| ■ Flood zone 3b | Green Registered Parks and Gardens |

Parcel WN1

Contribution of land in Parcel WN1

Parcel WN1 Assessment Conclusions

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

Parcel WN1 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Ware. Parcel size: 153ha. There is a consistent strong boundary feature between the settlement and the parcel. The A10 and associated woodland combine to form a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel rises away from the settlement edge. There is a weak perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Urbanising influences in the parcel are predominantly appropriate Green Belt uses, including agriculture and mineral extraction. However, there is some residential and amenity development. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The elevated landform affords long reaching views of the wider countryside to the north, east and west.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	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?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the A10 and associated woodland which currently give the parcel a strong sense of separation from urbanising influences.

Parcel WN1

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. The A10 and associated woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	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 WN1

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 is elevated, 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 Hertford and Ware.
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 Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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

Parcel WN2

Parcel WN2



NPPF Footnote 7 designations

- ▲ Listed building
- High risk of surface water flooding
- ▨ Registered Parks and Gardens

Parcel WN2

Contribution of land in Parcel WN2

Parcel WN2 Assessment Conclusions

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

Parcel WN2 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Ware. Parcel size: 11ha. There is a consistent strong boundary feature between the settlement and the parcel. Mature woodland tree cover forms a strong boundary feature in the south of 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. Woodland reduces perception of the urban area. Existing development in the Green Belt has some urbanising influence. Wodson Park Leisure Centre and associated car park and sports / athletics pitches has some urbanising influence. Natural features limit perception of the wider countryside. Tree belts define the outer parcel boundary and 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. Ware is a town, so is defined as a Large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains Wodson Park Leisure Centre with its associated sports pitches and car parking area.
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. Strong wooded boundaries limit the influence from Ware to the south.
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 WN2

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains Wodson Park Leisure Centre with its associated sports pitches and car parking area.
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. Strong wooded boundaries limit the influence from Ware to the south.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Parcel WN2

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains Wodson Park Leisure Centre with its associated sports pitches and car parking area.
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. Due to the modern development within the parcel 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

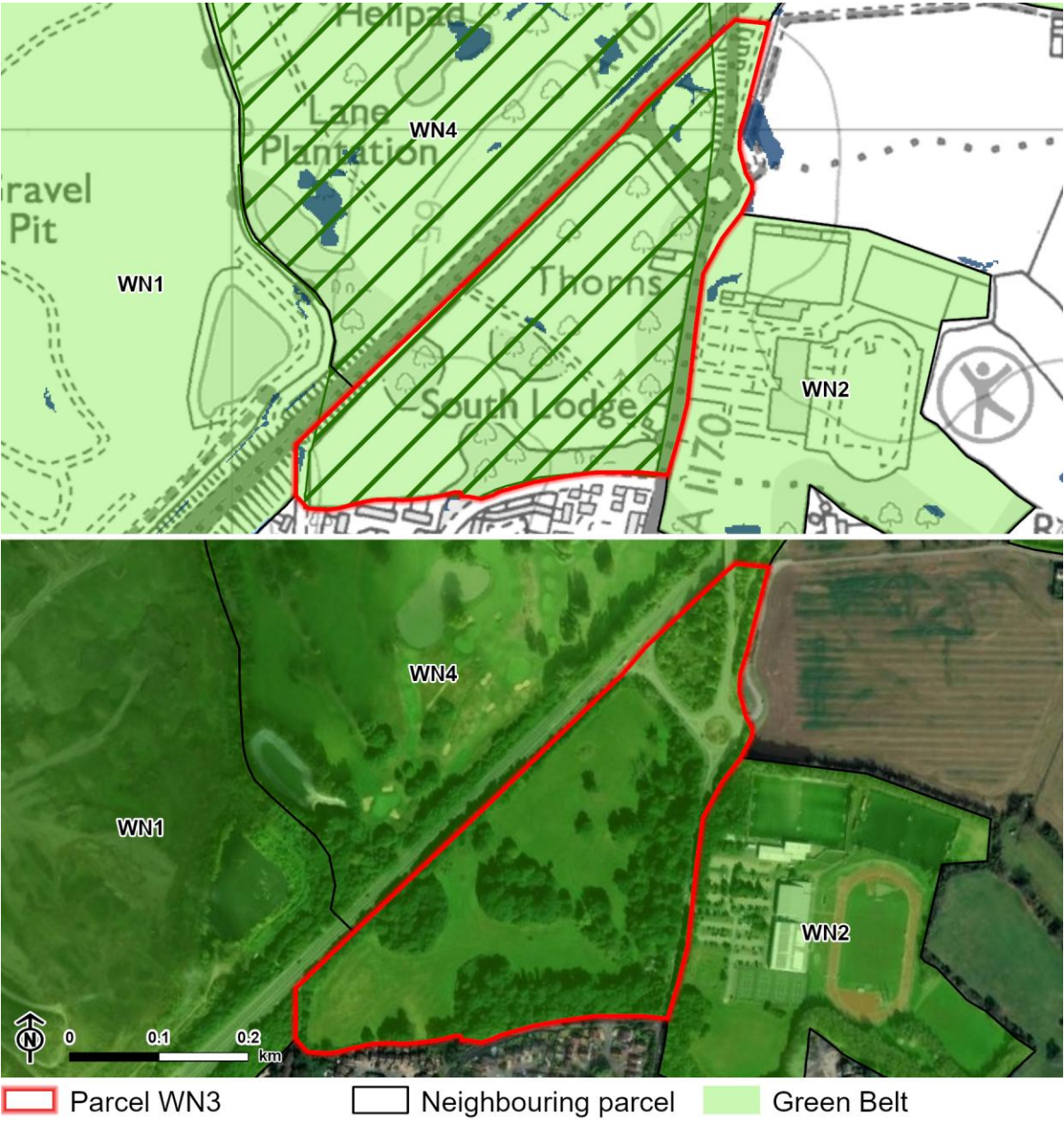
All Green Belt land plays an equal role in relation to this purpose.

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 WN3

Parcel WN3



NPPF Footnote 7 designations

- | | |
|--------------|-------------------------------------|
| Flood zone 3 | High risk of surface water flooding |
| Flood zone 2 | Registered Parks and Gardens |

Parcel WN3

Contribution of land in Parcel WN3

Parcel WN3 Assessment Conclusions

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

Parcel WN3 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Ware. Parcel size: 13ha. There is a moderate boundary feature between the settlement and the parcel. Mature trees form 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 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 A10 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. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A10 and associated woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel WN3

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. The parcel lies to the side of the gap between Ware and Hertford and development within it would not significantly affect land in the gap.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.

Parcel WN3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland associated with the A10 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

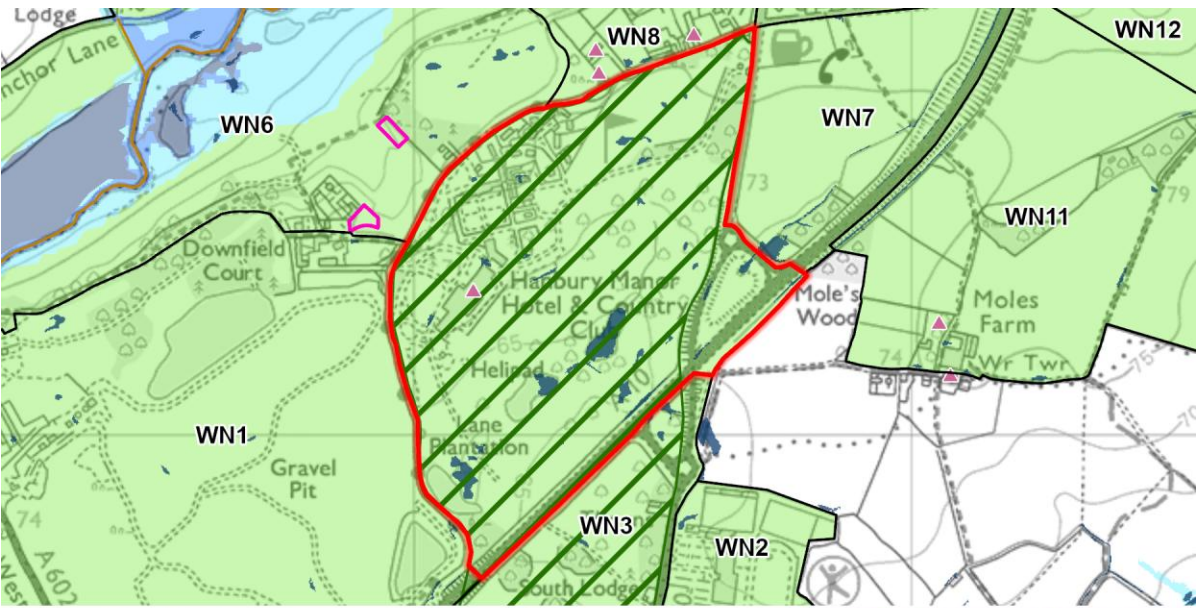
The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting

Parcel WN3

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 WN4

Parcel WN4



 Parcel WN4  Neighbouring parcel  Green Belt

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 |
|  Flood zone 3b |  Registered Parks and Gardens |

Parcel WN4

Contribution of land in Parcel WN4

Parcel WN4 Assessment Conclusions

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

Parcel WN4 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Ware. Parcel size: 51ha. There is a consistent strong boundary feature between the settlement and the parcel. The A10 and associated woodland combine to form a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel rises away from the settlement edge. There is some perception of urban development outside of the parcel. Elevated landform means there is some perception of Ware. Land use creates some association with the urban area but there is little urbanising activity in the parcel. A large part of the parcel is in use as a golf course, while Hanbury Manor is substantial, it is not urban in character. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The elevated landform affords long reaching views of the wider countryside to the north, east and west.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is limited to Hanbury Manor, which, while being substantial, is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. Elevated landform means there is some perception of Ware.

Parcel WN4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A10 and associated woodland which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A10 and associated woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Ware and Thundridge would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WN4

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is limited to Hanbury Manor, which, while being substantial, is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. Elevated landform means there is some perception of Ware.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel is elevated, 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 Hertford and Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is limited to Hanbury Manor, which, while being substantial, is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

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

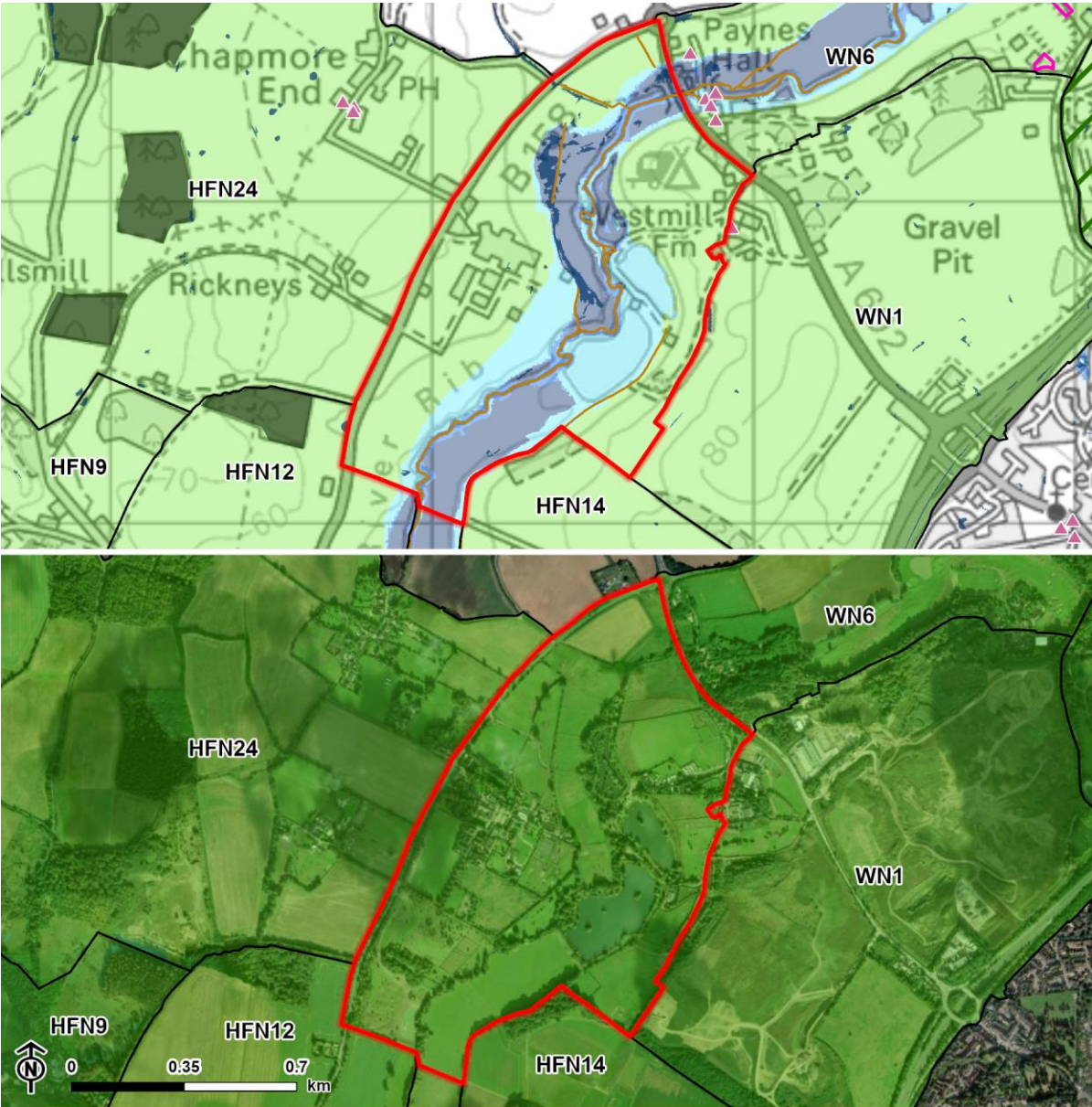
Parcel WN4

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 WN5

Parcel WN5



Parcel WN5 Neighbouring parcel Green Belt

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 |
| Ancient woodland | Registered Parks and Gardens |
| Flood zone 3b | |

Parcel WN5

Contribution of land in Parcel WN5

Parcel WN5 Assessment Conclusions

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

Parcel WN5 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Ware. Parcel size: 108ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The A10 and woodland from consistent strong boundary features in the gap. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is intervening landform in the gap that creates a strong sense of separation from Ware. There is a weak perception of urban development outside of the parcel. Woodland and landform combine to limit perception. There is some washed over development in the west of the parcel that increases perception locally. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Crouchfields has some urbanising influence however land use associates more strongly with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong relationship with it.

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware and Hertford are both defined as large built-up areas. The parcel has a strong enough relationship with both for development here to be associated with them.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Crouchfields has some urbanising influence, however, land use associates more strongly with the wider countryside.

Parcel WN5

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Parcel WN5

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. Crouchfields has some urbanising influence, however, land use associates more strongly with the wider countryside.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Woodland and landform combine to limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow 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 Hertford and Ware.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Crouchfields has some urbanising influence, however, land use associates more strongly with the wider countryside.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Parcel WN5

Purpose E – Assisting in urban regeneration:

Equal contribution

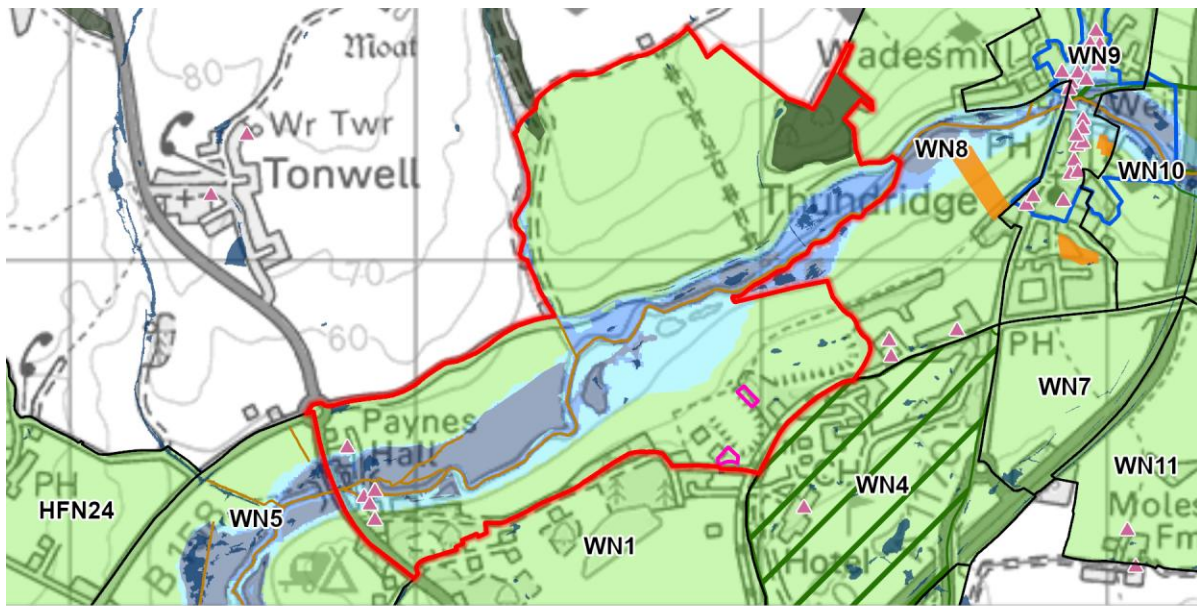
All Green Belt land plays an equal role in relation to this purpose.

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 WN6

Parcel WN6



Parcel WN6 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

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

Parcel WN6

Contribution of land in Parcel WN6

Parcel WN6 Assessment Conclusions

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

Parcel WN6 Description

Parcel Location, Land Uses and Boundaries
Land located north of Ware. Parcel size: 131ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The A10 and woodland from consistent strong boundary features in the gap. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is intervening landform in the gap that creates a strong sense of separation from Ware. There is a weak perception of urban development outside of the parcel. Woodland and landform combine to limit perception. There is some washed over development in the west of the parcel that increases perception locally. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Crouchfields has some urbanising influence however land use associates more strongly with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong relationship with it.

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Crouchfields has some urbanising influence however land use associates more strongly with the wider countryside.

Parcel WN6

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. There is a weak perception of urban development outside of the parcel. Woodland and landform combine to limit perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. 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 of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Parcel WN6

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. Crouchfields has some urbanising influence however land use associates more strongly with the wider countryside.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Woodland and landform combine to limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow 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 Hertford and Ware.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Crouchfields has some urbanising influence however land use associates more strongly with the wider countryside.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Parcel WN6

Purpose E – Assisting in urban regeneration:

Equal contribution

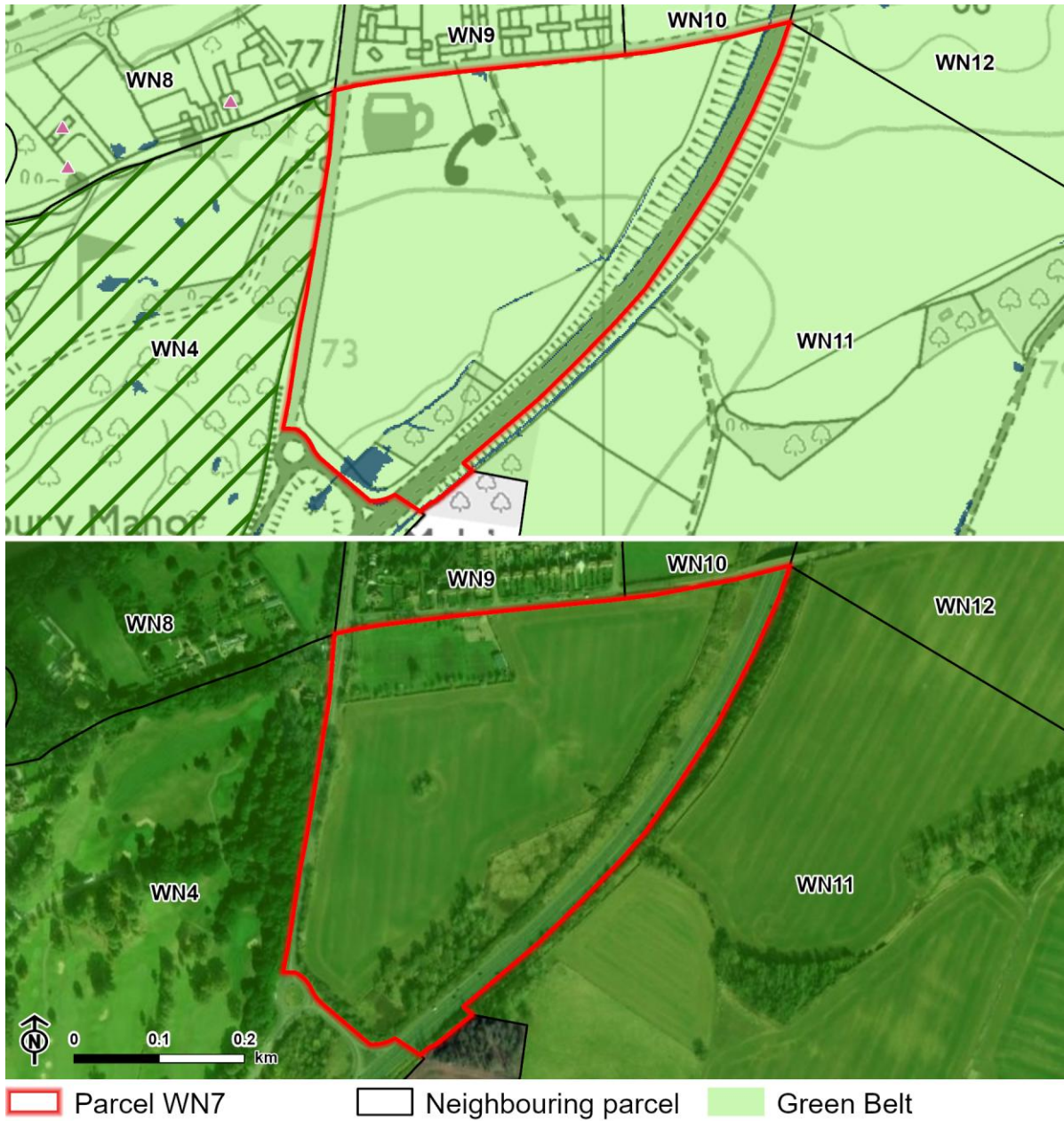
All Green Belt land plays an equal role in relation to this purpose.

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 WN7

Parcel WN7



NPPF Footnote 7 designations

- ▲ Listed building
- High risk of surface water flooding
- ▨ Registered Parks and Gardens

Parcel WN7

Contribution of land in Parcel WN7

Parcel WN7 Assessment Conclusions

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

Parcel WN7 Description

Parcel Location, Land Uses and Boundaries
Land to the east of Wadesmill and Thundridge. Parcel size: 19ha. There are no significant boundary features to 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 land in the parcel is undulating but follows the elevation of the settlement edge. 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. Natural features limit perception of the wider countryside. Vegetated outer boundary features 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 near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 a clear and strong boundary but the narrowness of the gap between Wadesmill/Thundridge and Ware means that development here would still weaken the integrity of Wadesmill/Thundridge as a settlement distinct from Ware.

Parcel WN7

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

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 well-treed outer boundaries would limit the urbanising impact of development on adjacent open land.

Parcel WN7

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

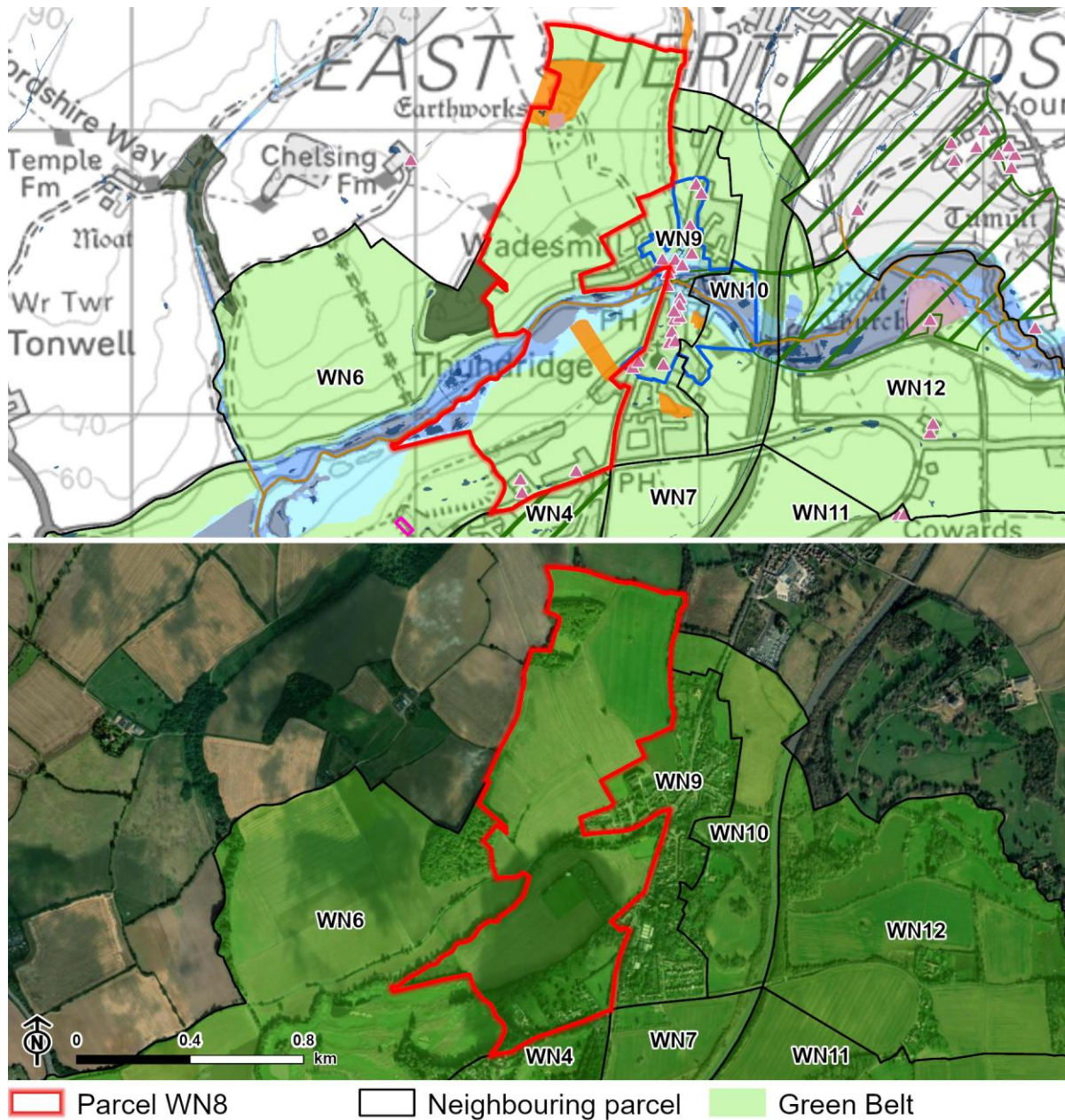
All Green Belt land plays an equal role in relation to this purpose.

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 WN8

Parcel WN8



Parcel WN8

Contribution of land in Parcel WN8

Parcel WN8 Assessment Conclusions

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

Parcel WN8 Description

Parcel Location, Land Uses and Boundaries
Land located to the west of Thundridge and Wadesmill, north of Ware. Parcel size: 77ha. There are no significant boundary features to separate the parcel from the Thundridge/Wadesmill. Garden boundaries and minor roads 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. The land in the parcel is undulating but follows the elevation of the settlement edge to the east. 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. Allotments and a cricket ground in the south of the parcel create some connection to the urban area. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are some glimpsed views of the wider countryside to the west.

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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Ware is a town, so is defined as a large built-up area. Thundridge/Wadesmill has a strong enough relationship with Ware 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?	There is some urbanising influence associated with development outside of the parcel.

Parcel WN8

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 a clear and strong boundary but the narrowness of the gap between Wadesmill/Thundridge and Ware means that development here would still weaken the integrity of Wadesmill/Thundridge as a settlement distinct from Ware.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WN8

Assessment Considerations	Assessment
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.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

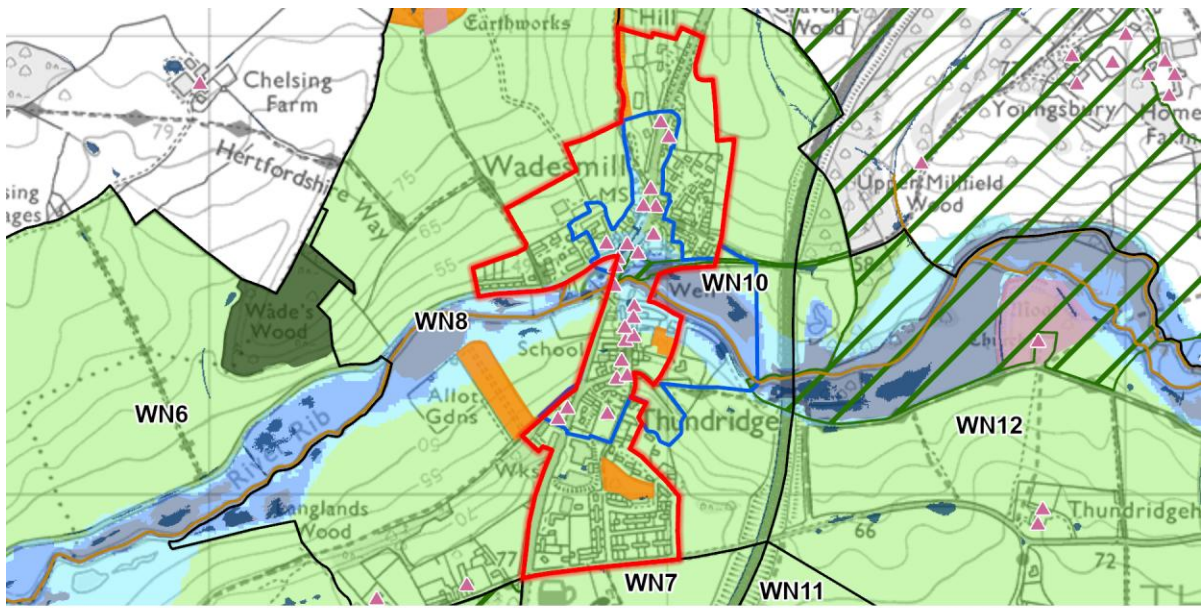
All Green Belt land plays an equal role in relation to this purpose.

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 WN9

Parcel WN9



Parcel WN9 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

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

Parcel WN9

Contribution of land in Parcel WN9

Parcel WN9 Assessment Conclusions

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

Parcel WN9 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Ware. Parcel size: 31ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

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

Moderate contribution

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

Parcel WN9

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.

Parcel WN9

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises the residential areas of Wadesmill and Thundridge.
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. While the parcel forms part of Ware's wider surroundings, due to the majority of the parcel being occupied by the separate settlement of Wadesmill it contributes little to the significance of the historic town of Ware.

Purpose E – Assisting in urban regeneration:

Equal contribution

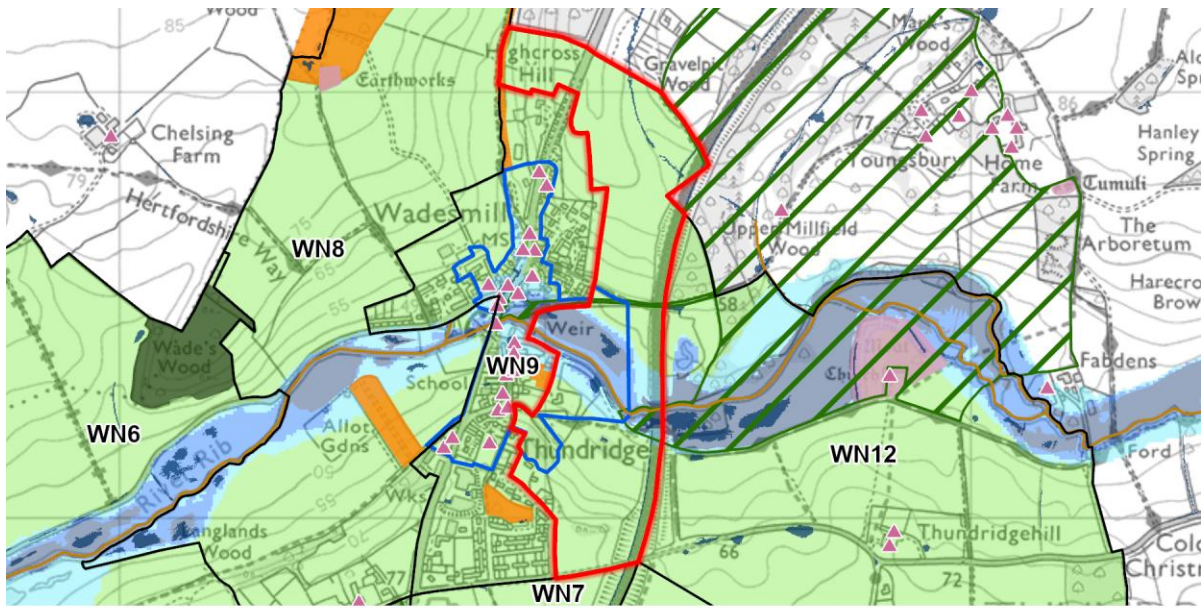
All Green Belt land plays an equal role in relation to this purpose.

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 WN10

Parcel WN10



 Parcel WN10
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel WN10

Contribution of land in Parcel WN10

Parcel WN10 Assessment Conclusions

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

Parcel WN10 Description

Parcel Location, Land Uses and Boundaries
Land to the east of Wadesmill and Thundridge. Parcel size: 31ha. There are no significant boundary features to separate the parcel from the Thundridge/Wadesmill. Garden boundaries and minor roads 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. The land in the parcel is undulating but follows the elevation of the settlement edge to the west. 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. Natural features limit perception of the wider countryside. Vegetated outer boundary features 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Ware is a town, so is defined as a large built-up area. Thundridge/Wadesmill has a strong enough relationship with Ware 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?	There is some urbanising influence associated with development outside of the parcel.

Parcel WN10

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 a clear and strong boundary but the narrowness of the gap between Wadesmill/Thundridge and Ware means that development here would still weaken the integrity of Wadesmill/Thundridge as a settlement distinct from Ware.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WN10

Assessment Considerations	Assessment
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 A10 and associated woodland forms a strong outer boundary to the west that would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

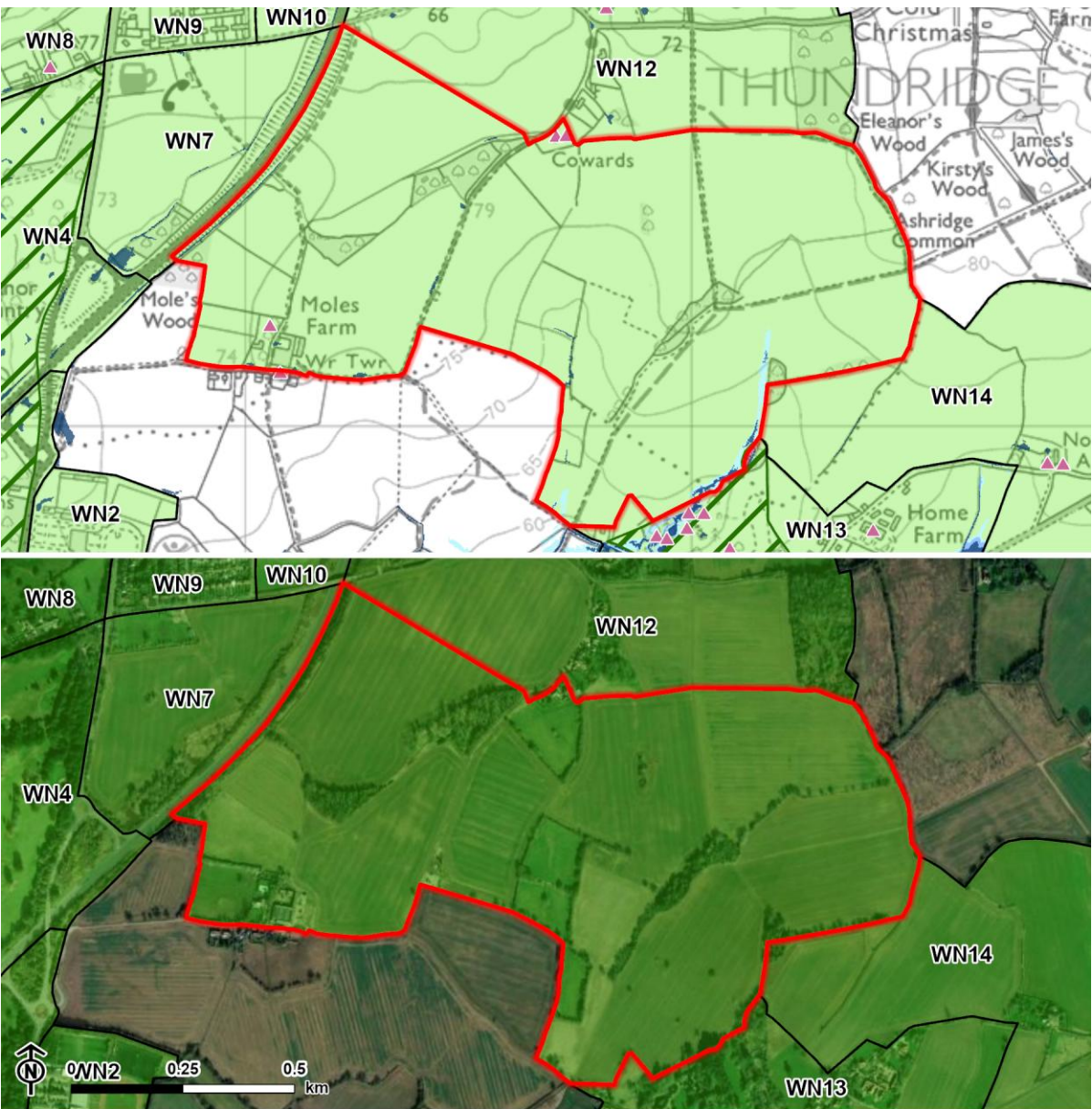
All Green Belt land plays an equal role in relation to this purpose.

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 WN11

Parcel WN11



Parcel WN11 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

- | | |
|-----------------|-------------------------------------|
| Listed building | High risk of surface water flooding |
| Flood zone 3 | Registered Parks and Gardens |
| Flood zone 2 | |

Parcel WN11

Contribution of land in Parcel WN11

Parcel WN11 Assessment Conclusions

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

Parcel WN11 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Ware. Parcel size: 99ha. There are no significant boundary features to separate the parcel from the settlement. Sometimes open boundary to forthcoming development to the north-east of Ware. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Landform does not change enough in the parcel to be considered to create a sense of separation. 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 influence. 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. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a boundary feature to the south-west of the parcel would allow some influence from the forthcoming development.
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 WN11

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 and connection to the countryside mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WN11

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

Purpose E – Assisting in urban regeneration:

Equal contribution

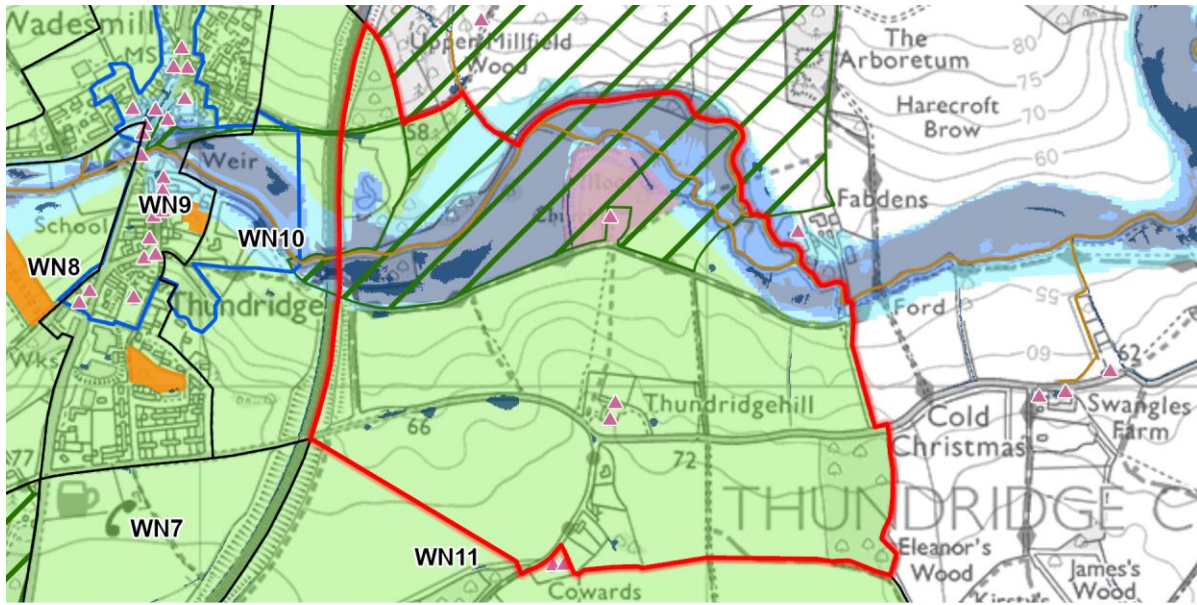
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel WN12

Parcel WN12



Parcel WN12 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

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

Parcel WN12

Contribution of land in Parcel WN12

Parcel WN12 Assessment Conclusions

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

Parcel WN12 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Ware. Parcel size: 84ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Hedgerows, mature tree lines and woodland copses in the gap combine to create strong separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes down to the north, creating some sense of separation from Ware. There is a weak perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Development in the parcel is rural in character. 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. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development at Cold Christmas is rural 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. Development in the parcel would negate the role of vegetation and landform which currently give the parcel a strong sense of separation from urbanising influences.

Parcel WN12

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 and connection to the countryside mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development at Cold Christmas is rural 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.
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 WN12

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 setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

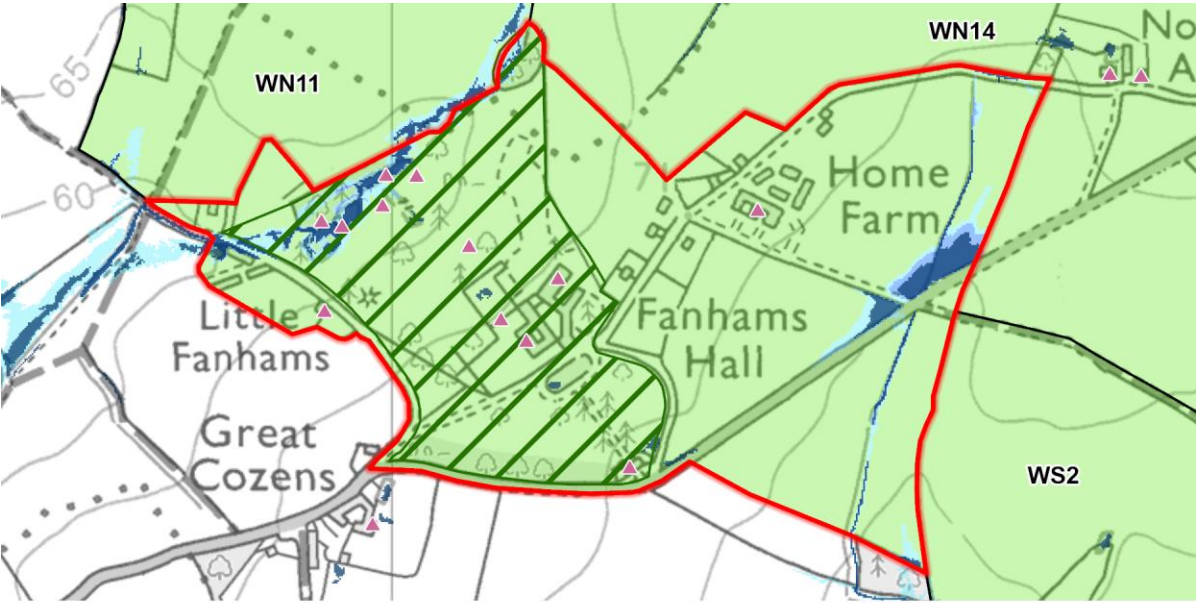
Equal contribution

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

Grey Belt

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

Parcel WN13



Parcel WN13 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

- | | |
|-----------------|-------------------------------------|
| Listed building | High risk of surface water flooding |
| Flood zone 3 | Registered Parks and Gardens |
| Flood zone 2 | |

Parcel WN13

Contribution of land in Parcel WN13

Parcel WN13 Assessment Conclusions

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

Parcel WN13 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Ware. Parcel size: 32ha. There is a moderate boundary feature between the settlement and the parcel. A hedgerow with mature trees forms a well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel is generally at the same elevation of Ware. There is some perception of urban development outside of the parcel. There isn't a strong year-round visual barrier or change in landform to reduce perception. There is also 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. Development and land associated with Fanhams Hall has some urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are occasional mid ranging views to the north of the parcel across 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. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round visual barrier or change in landform to reduce perception.

Parcel WN13

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 low 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 of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WN13

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round visual barrier or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only low 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 Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

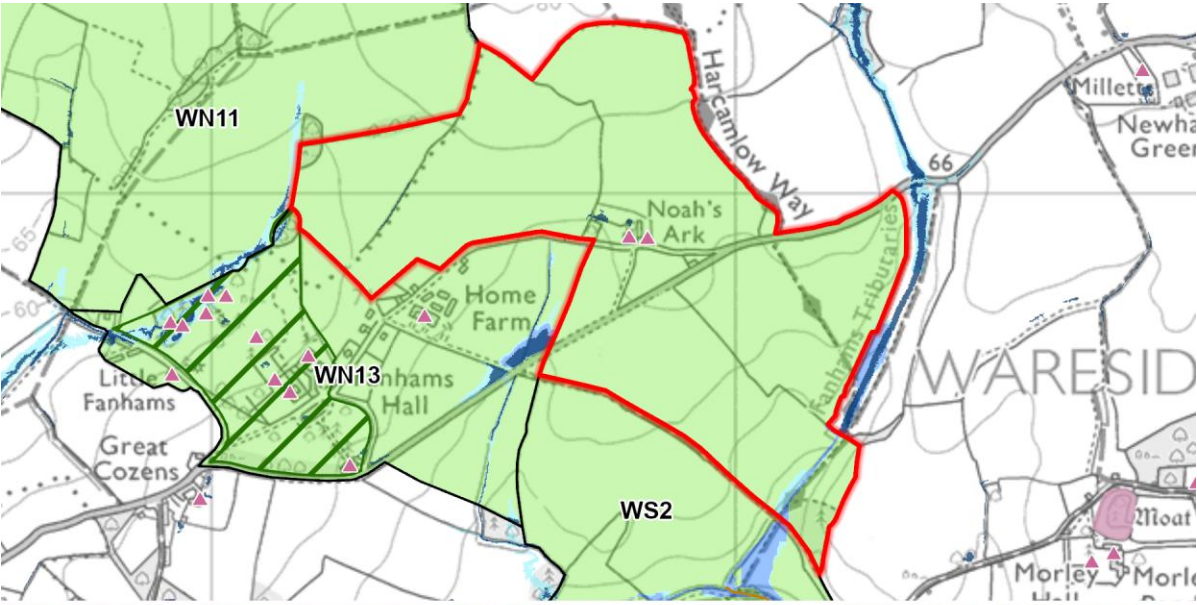
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel WN14

Parcel WN14



 Parcel WN14  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel WN14

Contribution of land in Parcel WN14

Parcel WN14 Assessment Conclusions

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

Parcel WN14 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Ware. Parcel size: 52ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland copses, hedgerows with mature trees and rural roads 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 significant enough to create a sense of separation. There is a weak perception of urban development outside of the parcel. Distance and a combination of boundary features limit perception of Ware. However there is some washed over development to the south-west that increases 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 across the wider countryside in most directions.

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this 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 WN14

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 of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and connection to the countryside mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WN14

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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