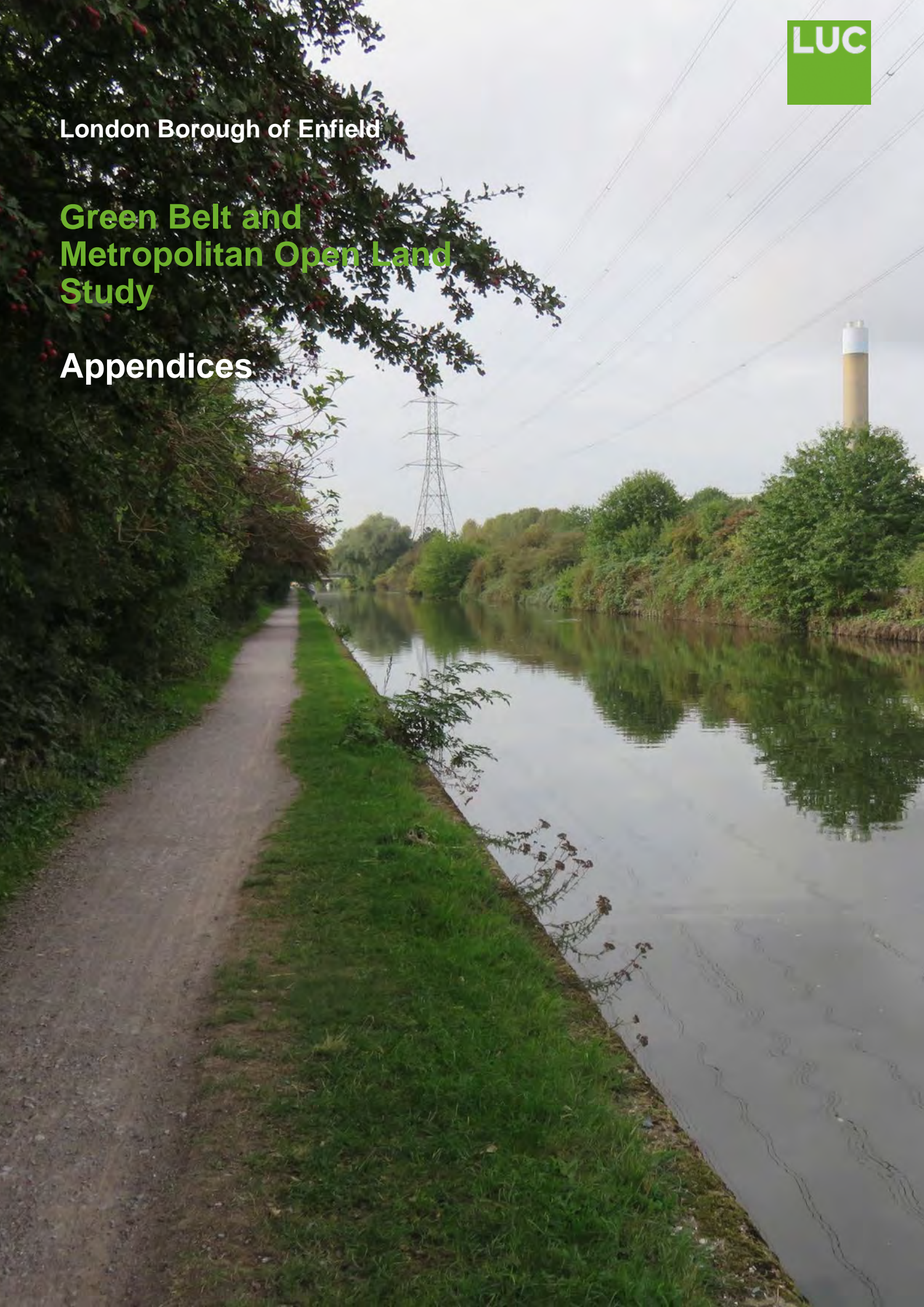


London Borough of Enfield

**Green Belt and
Metropolitan Open Land
Study**

Appendices



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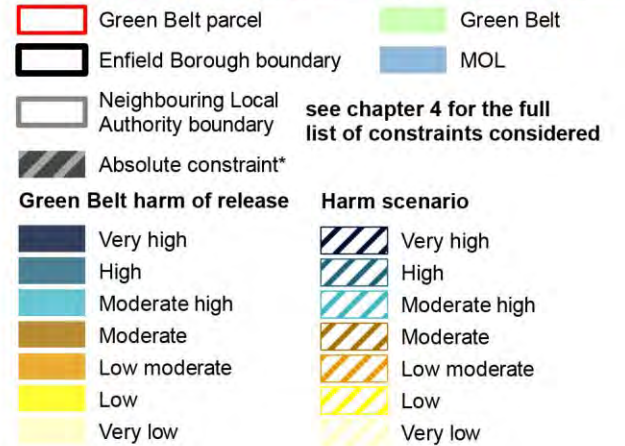
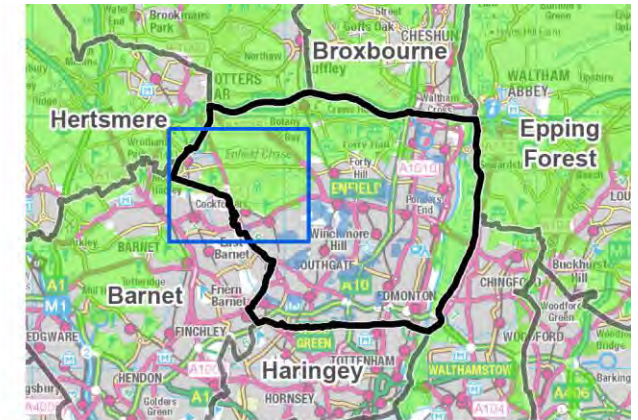
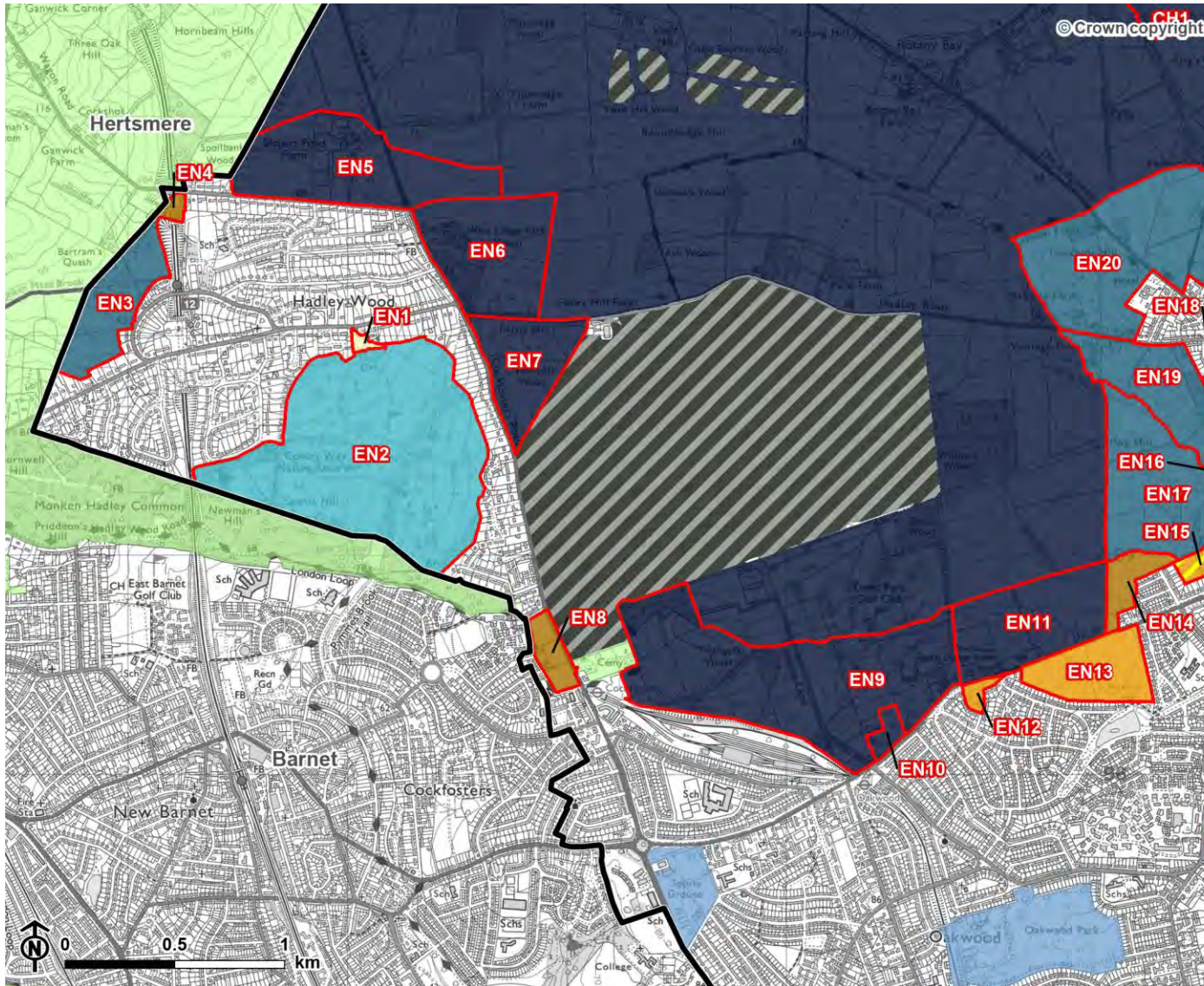
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Appendix B

Green Belt Harm Assessment Proforma

Enfield

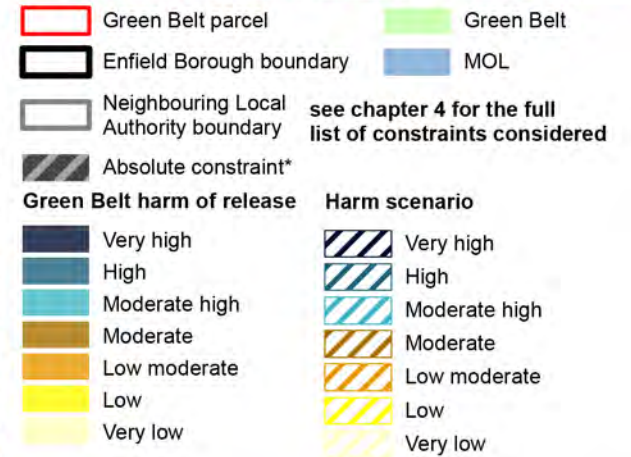
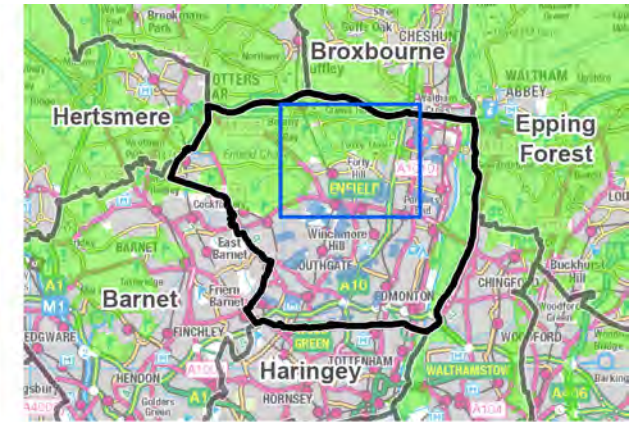
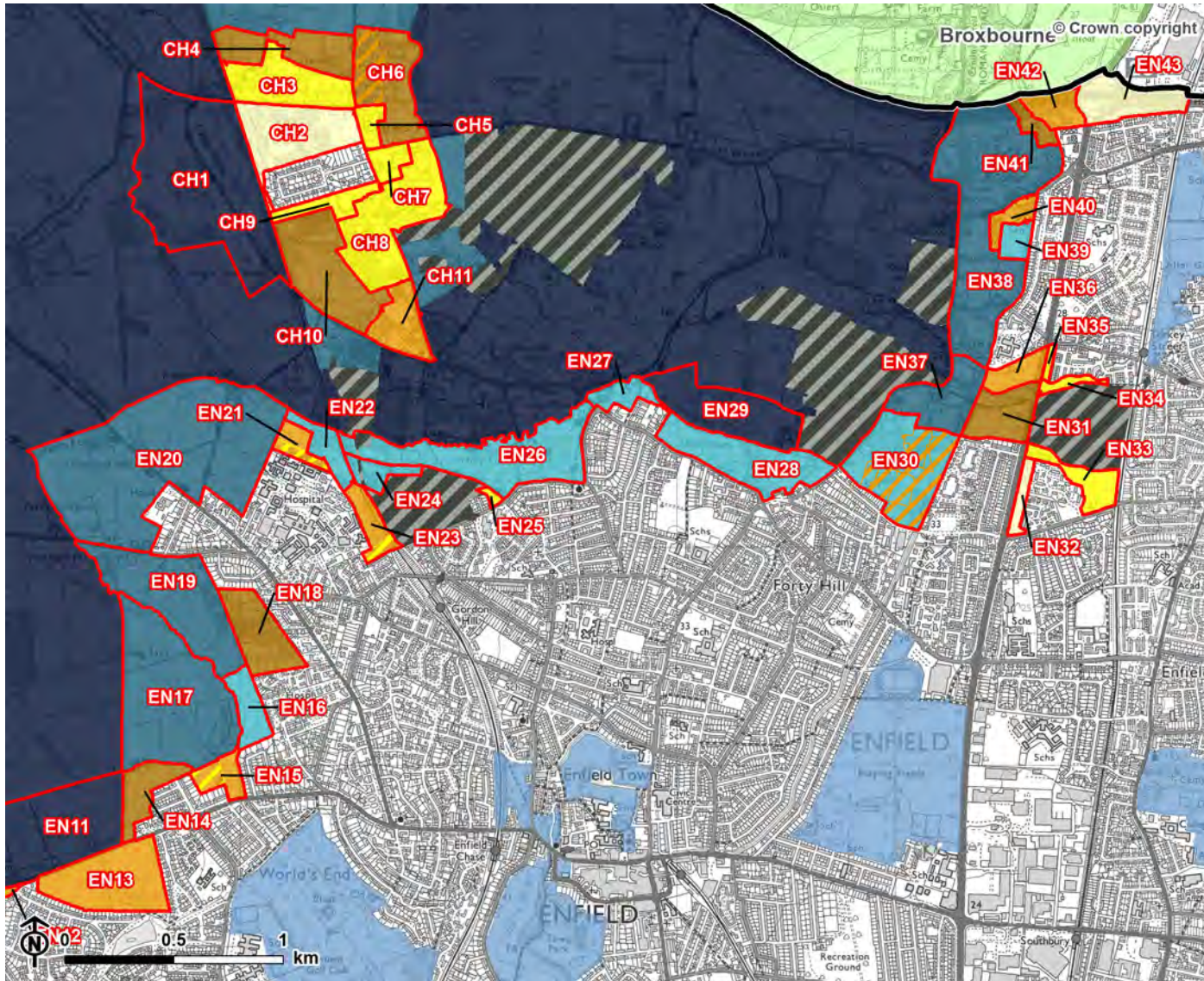
North West Enfield Green Belt



*The following designations are considered to be absolute constraints prohibiting strategic Green Belt release/development: Special Areas of Conservation, Special Protection Areas, Ramsar sites, Sites of Special Scientific Interest, Registered Parks and Gardens, Scheduled Monuments, Ancient Woodland and Cemeteries.

Enfield

North Enfield Green Belt



*The following designations are considered to be absolute constraints prohibiting strategic Green Belt release/development: Special Areas of Conservation, Special Protection Areas, Ramsar sites, Sites of Special Scientific Interest, Registered Parks and Gardens, Scheduled Monuments, Ancient Woodland and Cemeteries.

EN1

0.79ha



- EN1
- Neighbouring parcel
- Green Belt



- EN1
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

- Listed building
- Site of Importance for Nature Conservation

Parcel location

The parcel is located near the centre, and on the southern edge of the suburb of Hadley Wood, which is contiguous with London to the south.

EN1

0.79ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is relatively open, it contains a couple of golf club buildings which are associated with the recreational use of the golf course and so do not impact openness, but also has some limited urbanising development within it.

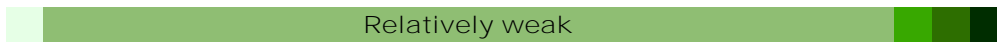
Distinction

Land is in close proximity to Hadley Wood. The land is largely contained by the inset area to the north, east and west. The boundary with the settlement is weak, formed by residential gardens, or a residential road which has been breached to the east and west, creating little separation from the urban area. Furthermore, landform and land cover do not increase distinction from the urban area, which dominates the views. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

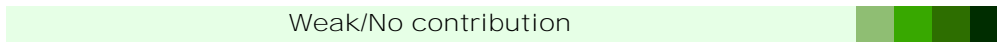
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. However, there is weak distinction between the parcel and the urban area and it contains a limited amount of urbanising development.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

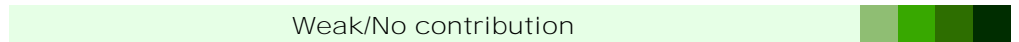
The land contains a limited amount of urbanising development, this associates it with the urban area and reduces the extent to which it is perceived as countryside. Furthermore, there

is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN1

0.79ha

Harm of release

Impact on distinction of adjacent Green Belt land

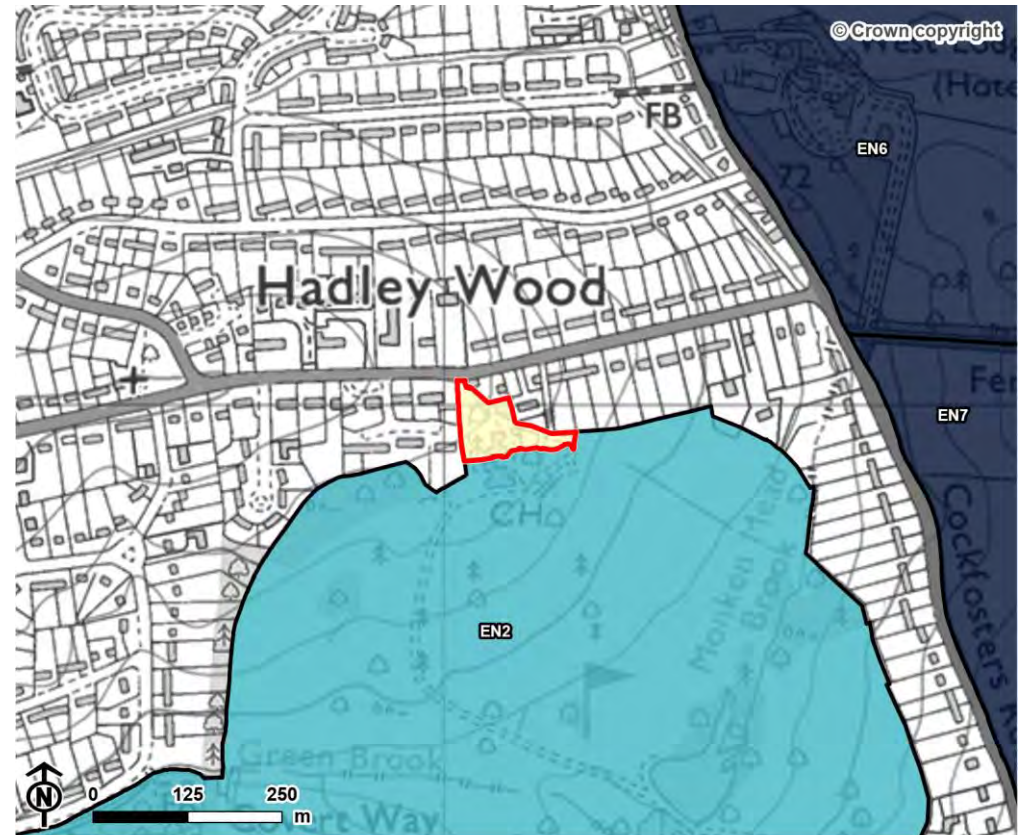
Release of the parcel would result in a negligible impact on the distinction of adjacent Green Belt land due to its containment and development.

No/Negligible

Harm

The parcel makes a weak/no contribution to Green Belt purposes 2, 3 and 4 and a relatively weak contribution to purpose 1. Its release would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in no/very low Green Belt harm.

No/Very Low



EN1 Neighbouring parcel

Harm rating Very low Low Low moderate Moderate Moderate high High Very high

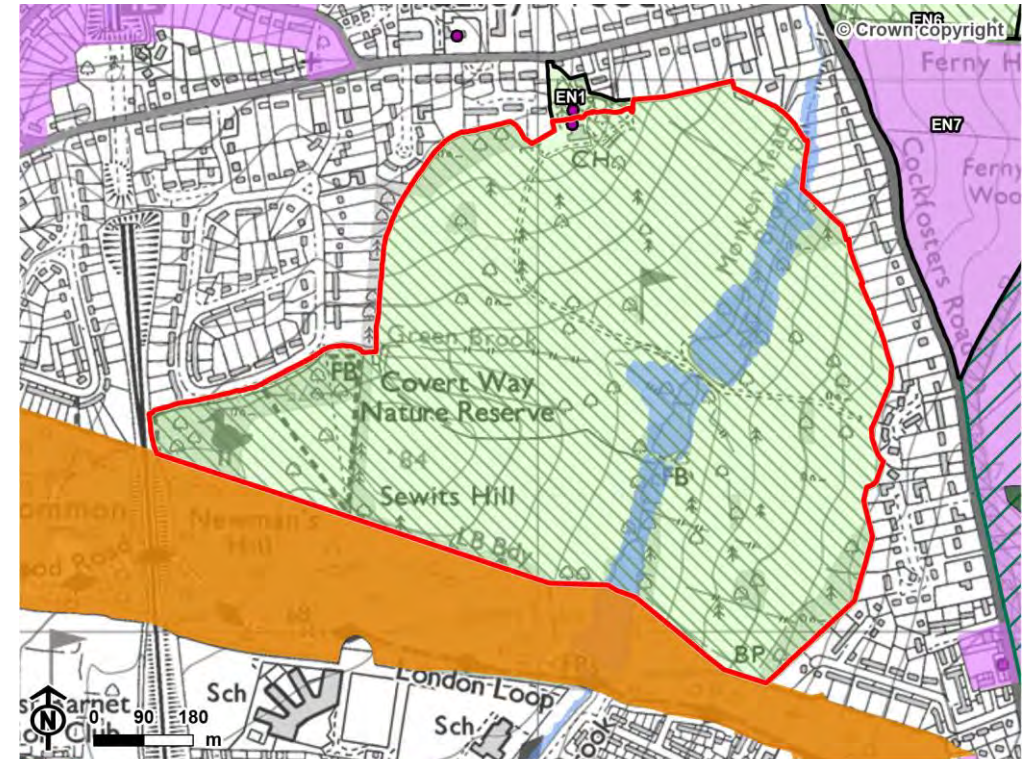
Harm scenario Very low Low Low moderate Moderate Moderate high High Very high

EN2

83.66ha



EN2 Neighbouring parcel Local Authority boundary
Green Belt



EN2 Neighbouring parcel Green Belt
Absolute constraints:
Ancient Woodland Inventory Registered Park & Garden CROW Registered Common Land
Additional potential constraints:
Listed building Site of Importance for Nature Conservation Flood Zone 3 Conservation Area

Parcel location

The parcel is located in the centre of the suburb of Hadley Wood, which is contiguous with London to the south.

EN2

83.66ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of a golf course and adjacent woodland.

Distinction

The land is largely contained by urban development to the north, east and west, but the size of the parcel and the fact it extends a reasonable distance from the inset area limits the urbanising influence. Furthermore, the thick treelines provide a moderate boundary feature creating separation from the inset area and the land cover, which includes woodland areas and lakes is relatively prominent, which provides further distinction. The views with the parcel are dominated by open countryside. Therefore, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

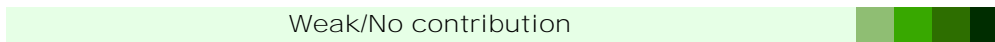
Purpose 1 - Check the unrestricted sprawl of large built-up areas

The land lies adjacent to the large built-up area of Greater London. It is open, being formed of a golf course and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

The land is open and is formed of a golf course which is considered countryside. Furthermore, there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



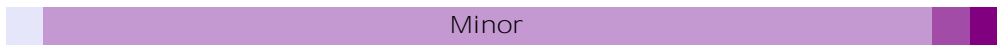
EN2

83.66ha

Harm of release

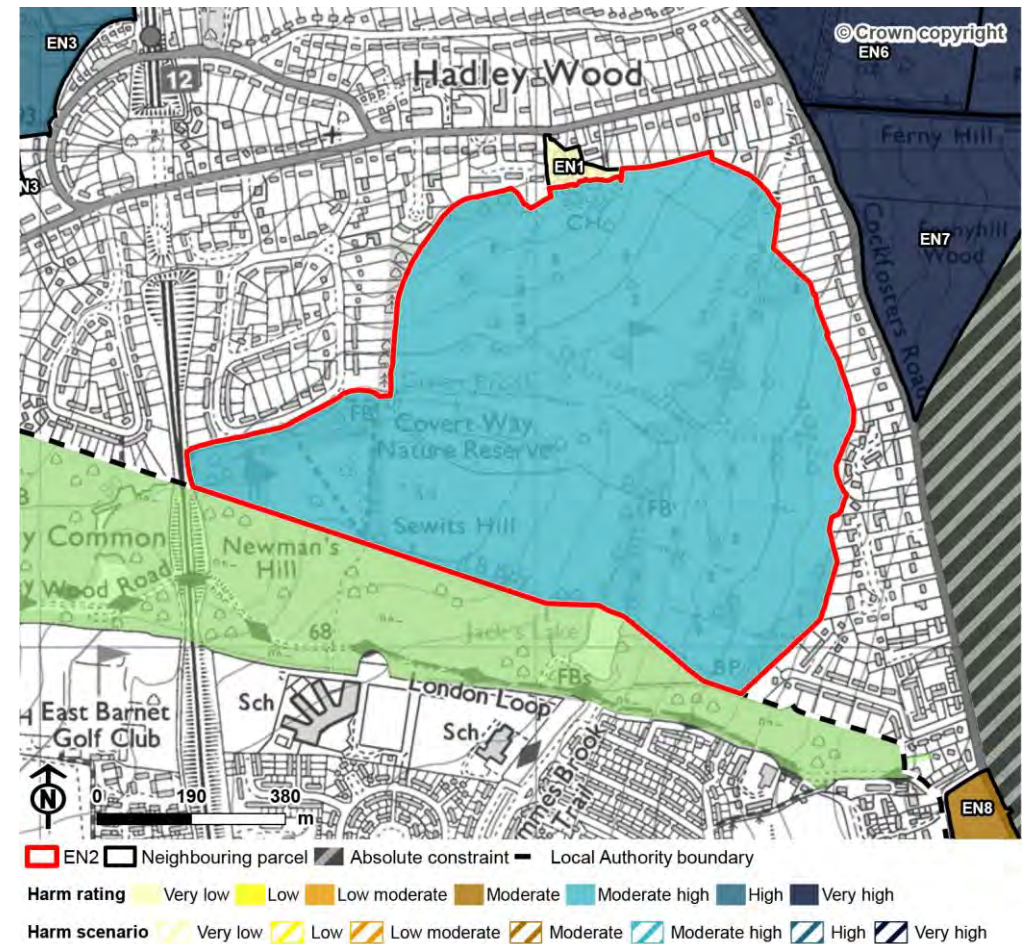
Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a minor impact on the distinction of adjacent Green Belt land, specifically the land to the south would become more contained by the inset urban edge of Handley Wood, although the woodland to the south is designated as Common Land. The presence of the woodland designated as Common Land limits the impact of adjacent release.



Harm

The parcel makes a weak/no contribution to Green Belt purposes 2 and 4 but a strong contribution to purposes 1 and 3. Its release would have a minor impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in moderate-high Green Belt harm.

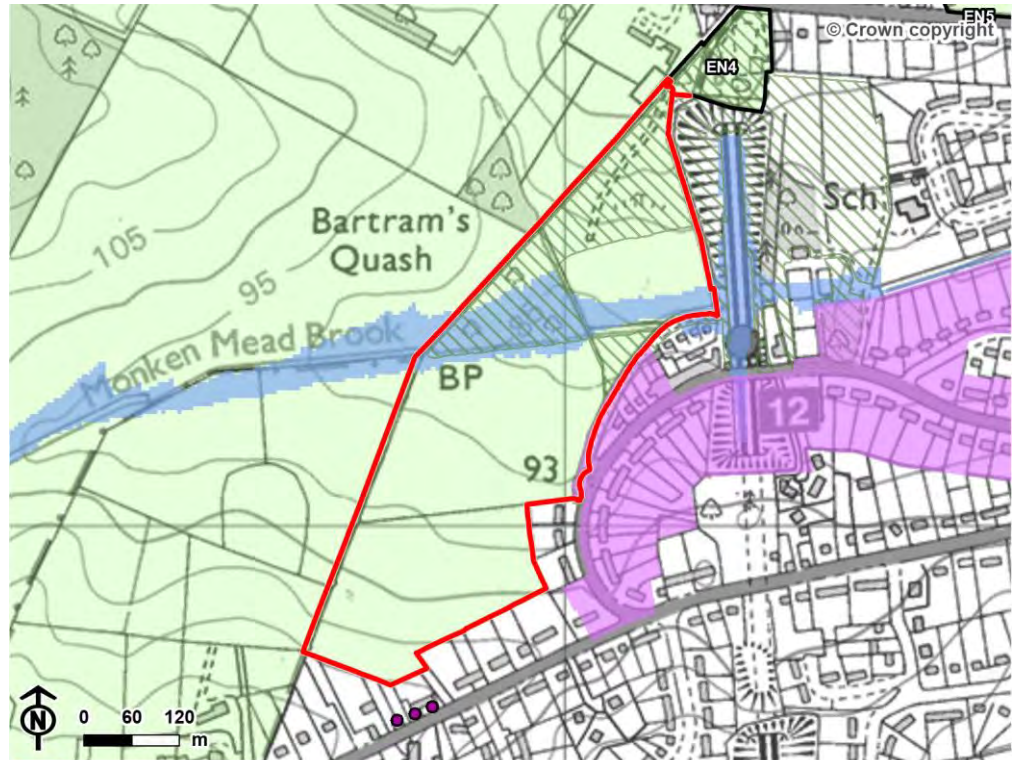


EN3

15.7ha



EN3 Neighbouring parcel Local Authority boundary
Green Belt



EN3 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Listed building Site of Importance for Nature Conservation Flood Zone 3 Conservation Area

Parcel location

The parcel is located to the west of the suburb of Hadley Wood, which is contiguous with London to the south. It is located along the western border of the Borough.

EN3

15.7ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of agricultural fields.

Distinction

While the landform and landcover does not increase distinction from the inset area, the urban development to the south and east is not considered to create significant containment. Furthermore, the land extends a reasonable distance from the urban edge. The gardens and treelines to the south and east and the railway line to the north give the parcel moderate distinction from the inset area and the views with the area are dominated by the open countryside to the west. Therefore, overall, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. The Land is open, being formed of agricultural fields and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land is peripheral to a gap between Greater London and Potters Bar to the north. It is open, formed of agricultural fields and there is strong distinction between the parcel and the urban area.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is formed of open fields and so is countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The land lies directly adjacent to the Hadley Wood Conservation Area which is contiguous with and therefore forms part of historic London. The Conservation Area Appraisal notes "attractive breaks occur in the street frontage on the north side of Crescent West, where houses give way to open country, with views out to the northwest of hills and woods". The three southernmost open fields have views into or can be viewed from the conservation area. The northernmost field is screened by woodland from the conservation area and therefore is not considered to make a contribution to purpose 4.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



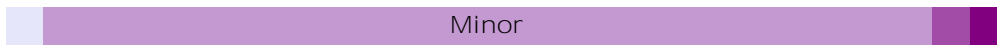
EN3

15.7ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a minor impact on the distinction of adjacent Green Belt land due to the presence of the inset urban edge to south, east and north east and the availability of a regular and consistent boundary to the west. However, small parcels of land immediately beyond the parcel to the east and north bound by trees and mature hedgerows would be much closer to the urban edge.



Harm

The parcel makes a strong contribution to Green Belt purposes 1 and 3 and a moderate contribution to purpose 2. The southern three open fields make a strong contribution to purpose 4. Its release would have a minor impact the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in high Green Belt harm.



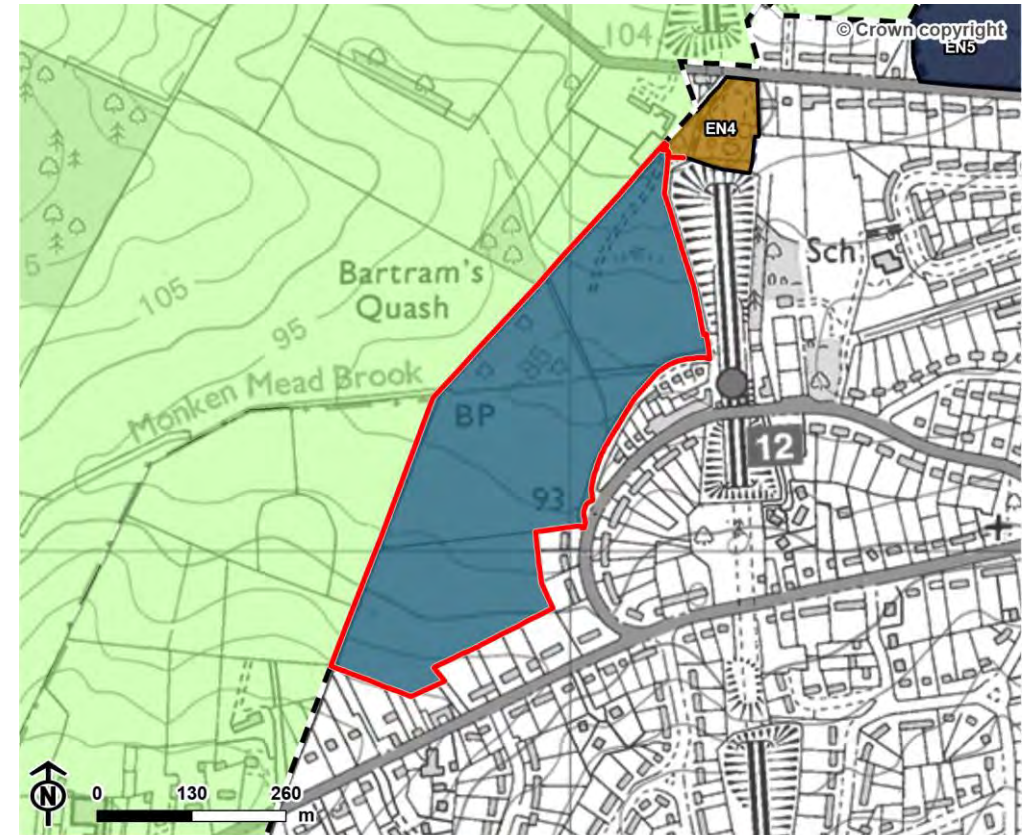
Harm Scenarios

Scenario description

Northern field



The northern field makes a weak/no contribution to Purpose 4 compared to the strong contribution of the rest of the parcel. However, release of this field in isolation would increase the containment of the remaining fields to the south reducing the overall distinction of this portion of the Green Belt from strong to moderate. Therefore, overall, the release of the northern field is also considered to result in high Green Belt harm.



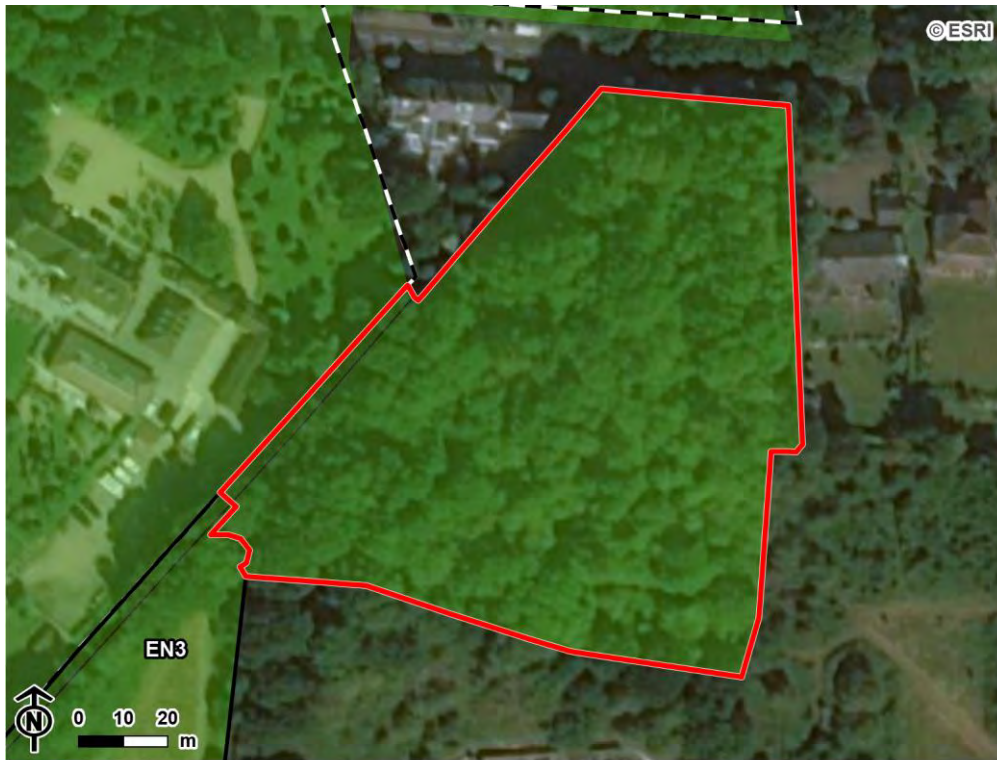
EN3 Neighbouring parcel Local Authority boundary

Harm rating Very low Low Low moderate Moderate Moderate high High Very high

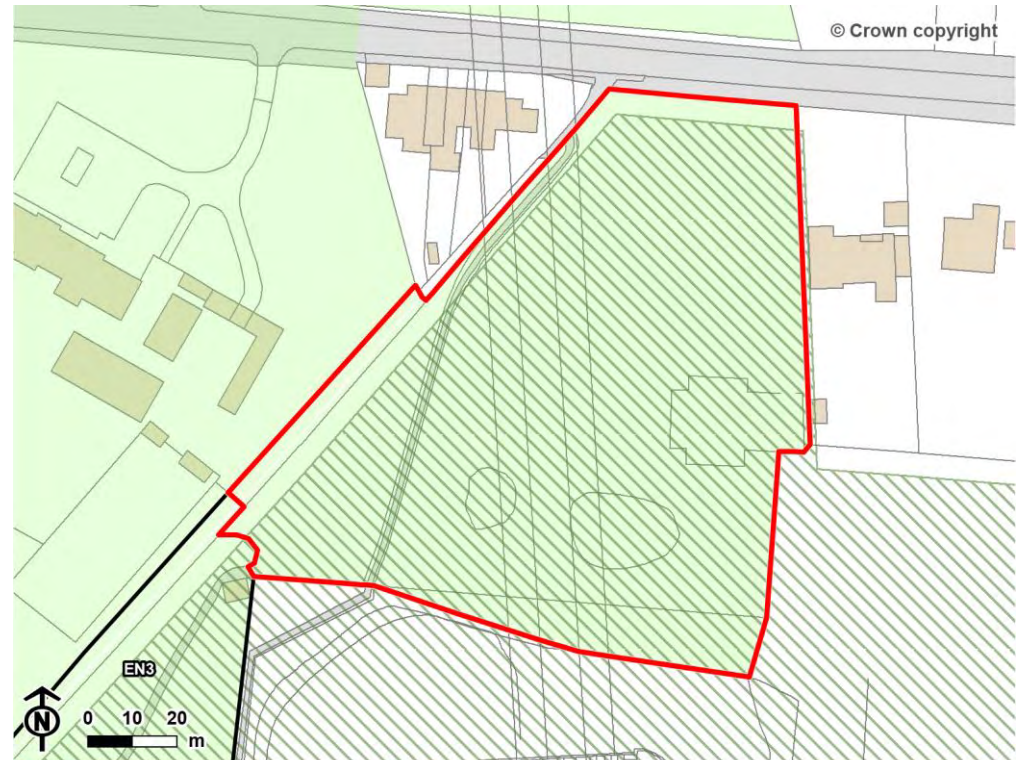
Harm scenario Very low Low Low moderate Moderate Moderate high High Very high

EN4

1.12ha



EN4 Neighbouring parcel Local Authority boundary
Green Belt



EN4 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation

Parcel location

The parcel is located to the north west of the suburb of Hadley Wood, which is contiguous with London to the south. It is located along the western border of the Borough.

EN4

1.12ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of a small area of woodland.

Distinction

The land is in close proximity to the urban area and has some degree of containment by urban development to the east and west and undeveloped inset land to the south. The trees and railway track to the south provide a moderate boundary feature creating separation from the inset area and it is acknowledged that the tree cover in the parcel also restricts views of the urban area meaning views are dominated by open countryside. As woodland, the landcover is very prominent, making it significantly different from the inset area. Therefore, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. It is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land is peripheral to a gap between Greater London and the town of Potters Bar to the north. It is open and there is strong distinction between the parcel and the urban area.



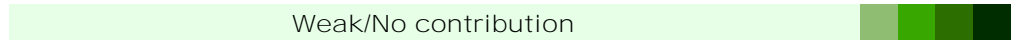
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



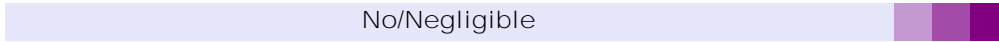
EN4

1.12ha

Harm of release

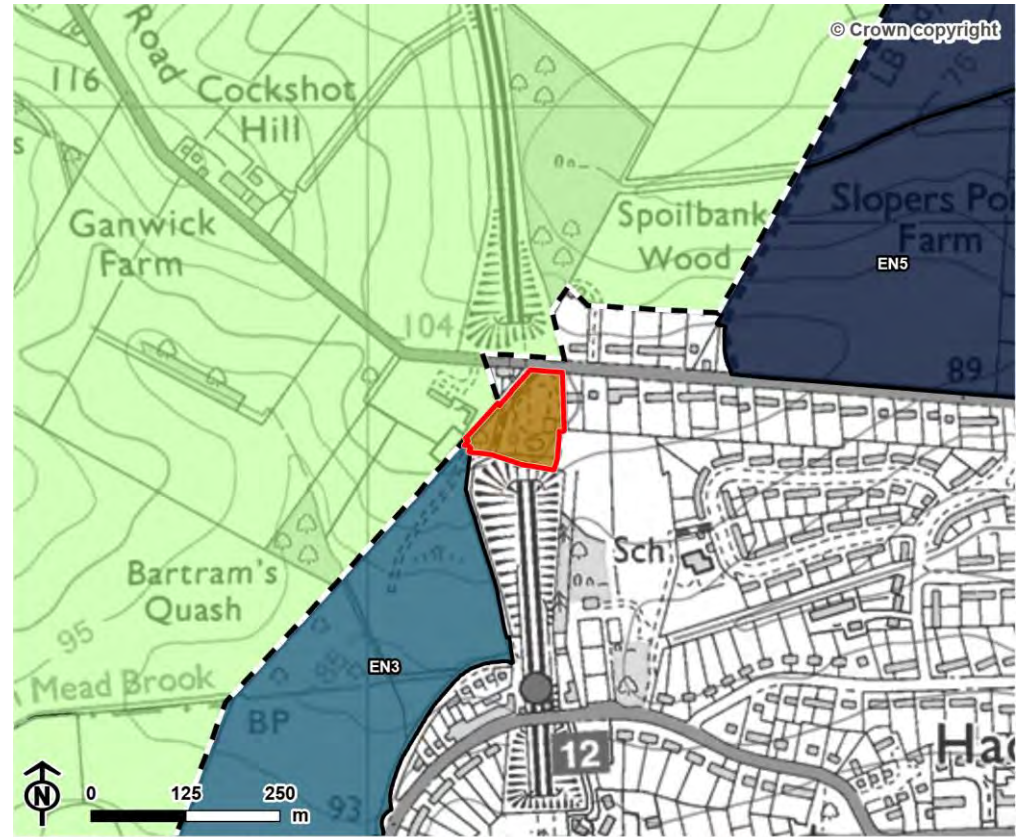
Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a negligible impact on the distinction of adjacent Green Belt land due to its containment by washed over and inset urbanising development and proximity to the urban edge.



Harm

The parcel makes a strong contribution to Green Belt purposes 1 and 3 and a moderate contribution to purpose 2. However, its release would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in moderate Green Belt harm.

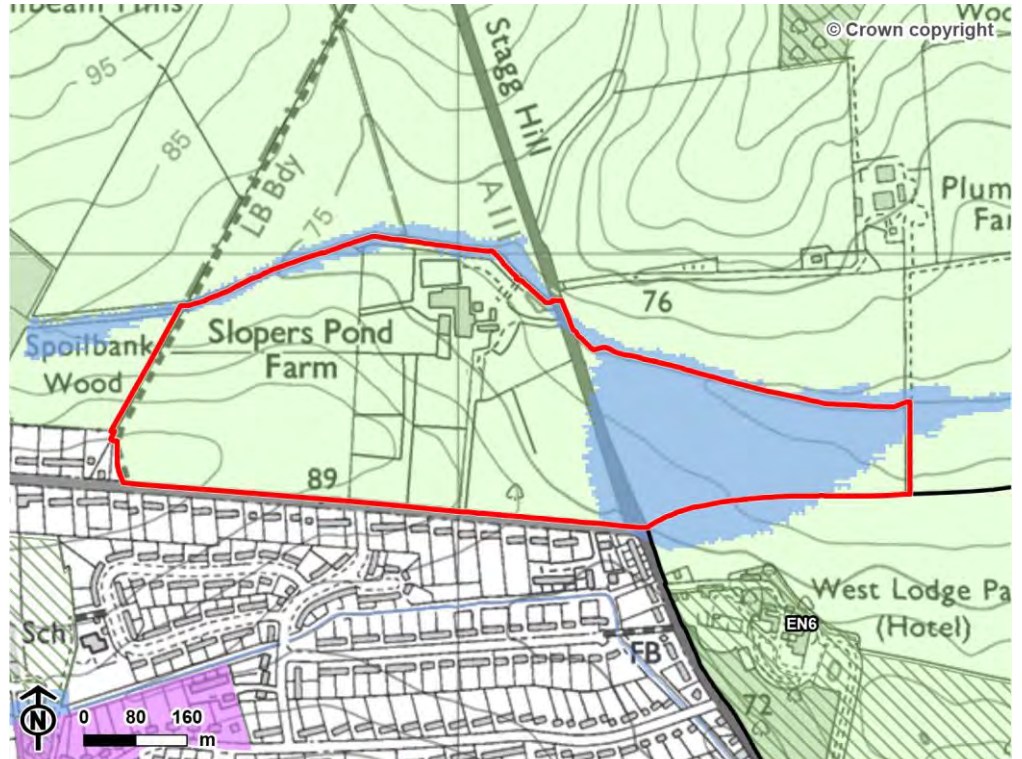


EN5

34.35ha



EN5 Neighbouring parcel Local Authority boundary
Green Belt



EN5 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3 Conservation Area

Parcel location

The parcel is located to the north of Hadley Wood, which is contiguous with Greater London to the south.

EN5

34.35ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open and is formed of agricultural fields. It contains a farm and some agricultural buildings; however, these are appropriate development in the Green Belt in planning terms and therefore do not impact openness.

Distinction

The landform slopes down away from the urban edge of the parcel and extends a reasonable distance from the urban edge. The road and treeline forms a moderate boundary feature creating separation from the urban area. Furthermore, the land is not contained by any urban development and views in the parcel are dominated by open countryside. Therefore, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between Greater London and the town of Potters Bar to the north, which is narrow but which maintains clear separation. The M25 motorway also maintains some separation. The land is open and there is strong distinction between the parcel and the urban area.



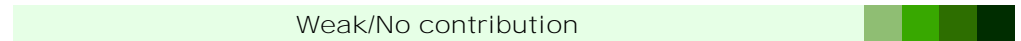
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN5

34.35ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a minor impact on the distinction of adjacent Green Belt land to the north and east, but a more moderate impact to the west and south. The small field to the west outside the Borough bound by woodland to the west would become contained on two sides. Furthermore, the slope of the land sloping down from Waggon Road to the north would be significantly breached reducing the influence of the slope as a distinctive landform feature on adjacent land. Similarly, to the south, releasing land to the east of Stagg Hill Road would contain the Green Belt land to the south, although this is somewhat mitigated by the slope of the land resulting in the land to the south sitting higher. The southern and western boundaries of the parcel are weak meaning the new urban edge in these locations would partially obscure northward views of the wider countryside. Moderately affecting the distinction of adjacent Green Belt land on two fronts is considered to result in a major impact on the distinction of adjacent Green Belt land overall.



Harm

The parcel makes a strong contribution to Green Belt purposes 1, 2 and 3 and its release would have a major impact on the distinction of adjacent Green Belt land to the west and south. Therefore, overall, release of the parcel is likely to result in very high Green Belt harm.



Harm Scenarios

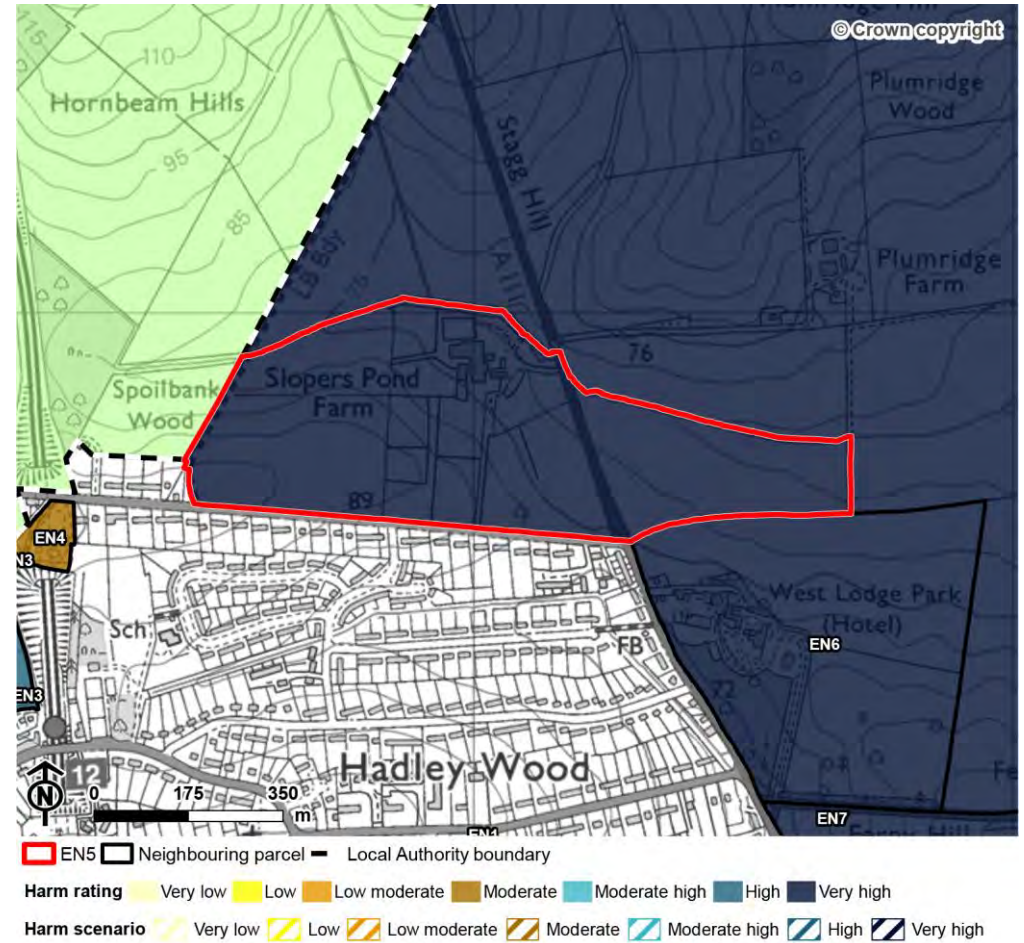
Scenario description

Restricting release within the parcel to the west of Stagg Hill Road



Restricting release to the west of Stagg Hill Road would prevent containment of the Green Belt land to the south of the parcel and avoid the moderate impact on the distinction of this Green Belt land in this direction. Stagg Hill Road would mark the urban edge and maintain distinction to the east, although there would still be a moderate impact on the distinction of the Green Belt land to the west. This is considered to result in a moderate impact on the distinction of adjacent Green Belt overall. Although this scenario is considered to be less harmful than releasing the parcel in its entirety, given the that the Green Belt land makes a strong contribution to Green Belt purposes 1, 2 and 3, overall, release of this portion of the

parcel is still considered to result in very high Green Belt harm.

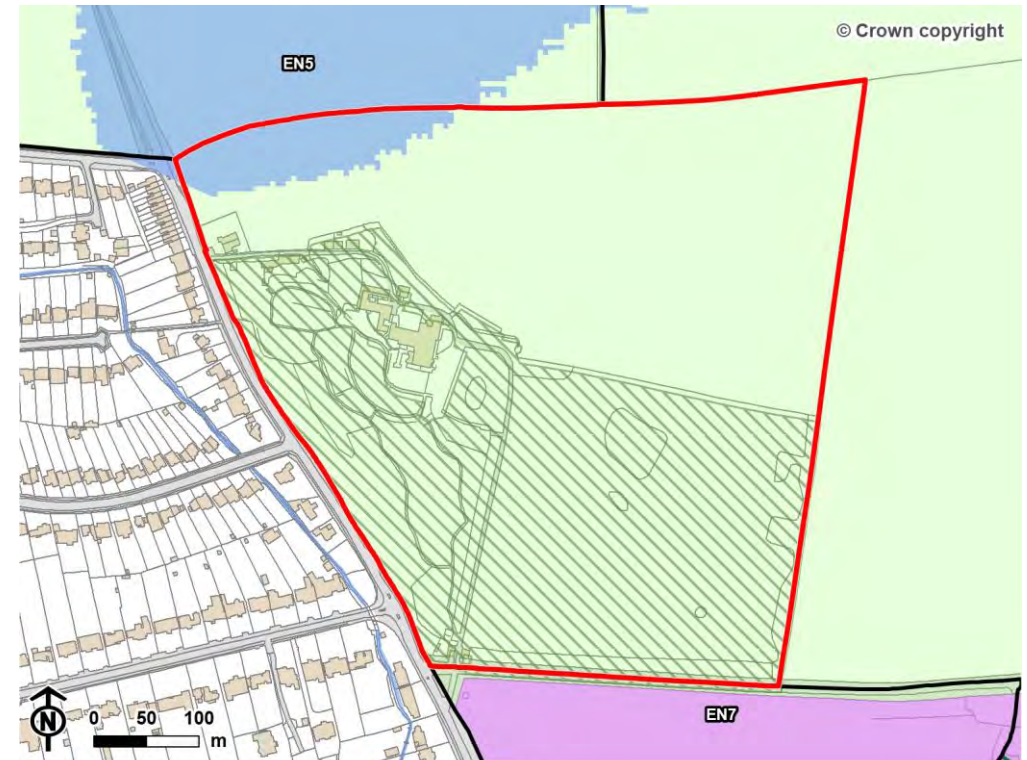


EN6

27.7ha



- EN6
- Neighbouring parcel
- Green Belt



- EN6
- Neighbouring parcel
- Green Belt

Absolute constraints:

- Registered Park & Garden

Additional potential constraints:

- Site of Importance for Nature Conservation
- Flood Zone 3
- Conservation Area

Parcel location

The parcel is located to the east of the suburb of Hadley Wood which is contiguous with Greater London to the south.

EN6

27.7ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open being formed of agricultural fields, as well as the well treed grounds of a small hotel. While the hotel is not appropriate development in the Green Belt in planning terms, its scale is not large enough to have a significant impact on the openness of the Green Belt.

Distinction

The landform, which slopes away from the urban edge towards the brook to the north increases distinction from the inset area, the land is not contained by urban development and views from within it are dominated by open countryside to the north, east and south. The road and treeline provide a moderate boundary feature creating separation from the urban area to the west and the land extends a reasonable distance from this urban edge. Therefore there is strong distinction between the parcel and urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies on the periphery of the gap between Greater London and the neighbouring town of Potters Bar. The land also sits in the gap between distinct parts of Greater London, namely Hadley Wood to the west and Enfield to the east. The land is open and there is strong distinction between the parcel and the urban area.



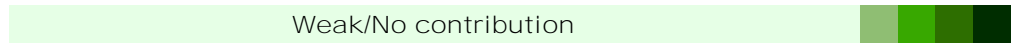
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN6

27.7ha

Harm of release

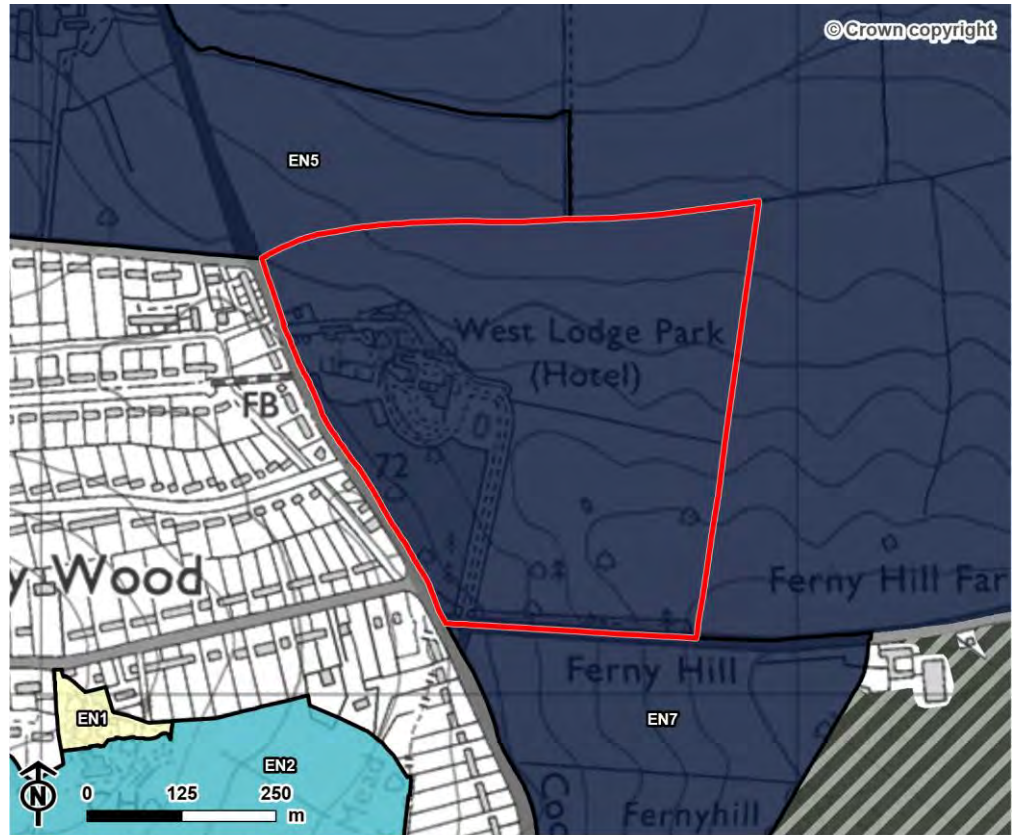
Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a moderate impact on the distinction of adjacent Green Belt land to the north, east and south. The land to the south would become contained on two sides - north and west, by inset development, this would also increase views of the urban area. The northern and eastern boundaries of the parcel are weak, just being formed of hedgerows and sparse treelines which would provide less separation from the urban edge in these directions. The slope of the land down to the brook to the north will be breached reducing the influence of the slope as a distinctive landform feature on adjacent land in this direction. Furthermore, the areas of land immediately beyond the parcel boundaries and up to the next defensible boundary feature would be closer to the urban edge. Moderately affecting the distinction of adjacent Green Belt land on three fronts is considered to result in a major impact on the distinction of adjacent Green Belt land overall.



Harm

The parcel makes a strong contribution to Green Belt purposes 1 and 3 and a moderate contribution to purpose 2. Its release would have a major impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in very high Green Belt harm.

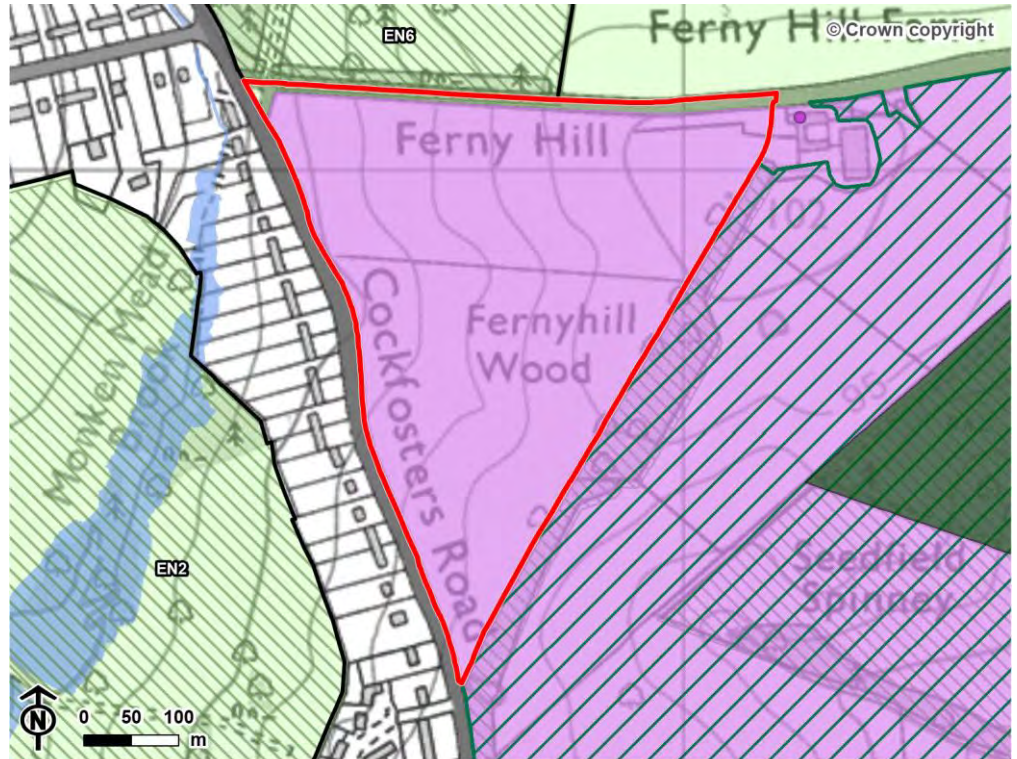


EN7

17.23ha



- EN7 (red outline)
- Neighbouring parcel (black outline)
- Green Belt (light green fill)



- EN7 (red outline)
- Neighbouring parcel (black outline)
- Green Belt (light green fill)

Absolute constraints:

- Ancient Woodland Inventory (dark green hatched)
- Registered Park & Garden (green hatched)

Additional potential constraints:

- Listed building (purple dot)
- Site of Importance for Nature Conservation (light green hatched)
- Flood Zone 3 (blue hatched)
- Conservation Area (purple hatched)

Parcel location

The parcel is located to the east of the suburb of Hadley Wood which is contiguous with Greater London to the south.

EN7

17.23ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open being formed of agricultural fields.

Distinction

The landform slopes gently up from the urban edge providing some distinction from the inset area, the land is not contained by urban development and views from within it are dominated by open countryside to the north and north east. Views to the east and south are screened by woodland. The road and treeline provide a moderate boundary feature creating separation from the urban area to the west and the land extends a reasonable distance from this urban edge. Therefore there is strong distinction between the parcel and urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Hadley Wood to the west and Enfield to the east, although Trent Park Registered Park and Garden maintains some separation.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The land lies in the north western corner of the Trent Park Conservation Area which directly adjoins the urban area of historic London. The Trent Park Registered Park and Garden lies directly to the south of the parcel. The Trent Park Conservation Area Appraisal notes: "The open nature of the park and agricultural landforms an important part of the wider landscape of the Green Belt" as well as "the important role of the park as a backdrop. To the north, the park provides an important backdrop to the formal landscape and gardens surrounding the mansion, particularly in terminating long vistas."



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN7

17.23ha

Harm of release

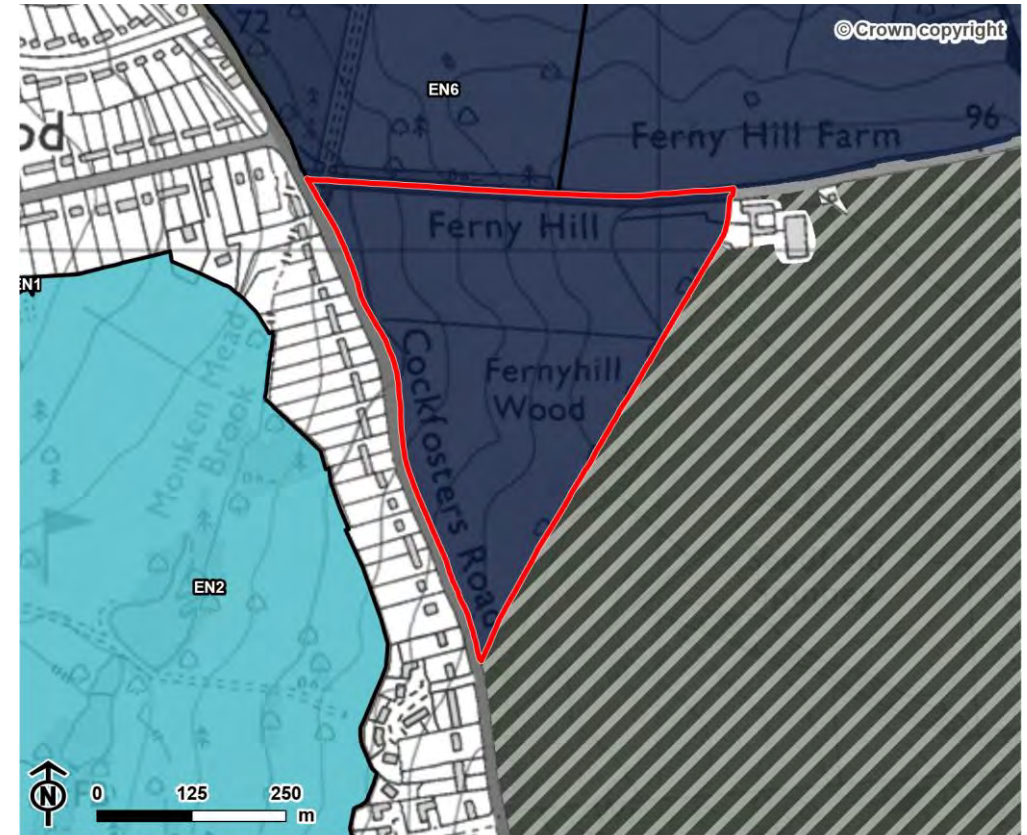
Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a moderate impact on the distinction of adjacent Green Belt land to the north. This area of land would become contained on two sides, to the south and west, by inset development, likely increasing views of the urban area. It is noted that the land to the south would also become more contained and a pocket of land between the parcel and the next defensible boundary would lie closer to the urban edge in this direction; however, this area is designated as a Registered Park and Garden and so is highly unlikely to be released for development.



Harm

The parcel makes a strong contribution to Green Belt purposes 1, 3 and 4 and a moderate contribution to purpose 2. Its release would have a moderate impact the distinction of adjacent Green Belt land to the north. Therefore, overall, release of the parcel is likely to result in very high Green Belt harm.



EN8

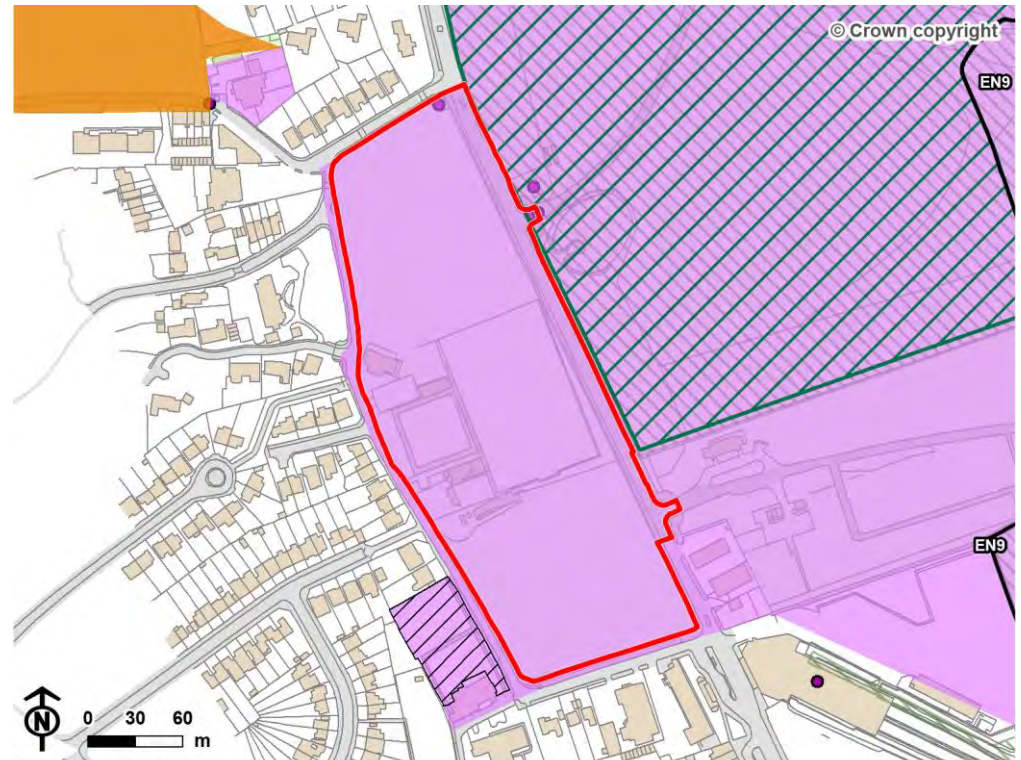
4.59ha



- EN8
- Neighbouring parcel
- Local Authority boundary
- Green Belt

Parcel location

The parcel is located just to the north west of Greater London and Enfield and to the south of the suburb of Hadley Wood, it is on the western edge of the Borough.



- EN8
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Cemetery
 - Registered Park & Garden
 - CROW Registered Common Land
- Additional potential constraints:**
- Listed building
 - Site of Importance for Nature Conservation
 - Conservation Area

EN8

4.59ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open being formed of playing fields and a bowling green. There are a couple of buildings located on the western edge of the parcel but these are associated with the sports pitches and so are appropriate uses in the Green Belt in planning terms and do not impact openness.

Distinction

While the combination of the residential roads and the treelines are enough to create moderate separation from the urban area, the parcel is located in close proximity to the inset area and it is contained on three sides by urban development to the north, south and west. This means that the views are dominated by the urban development and views of the wider open countryside are screened. Furthermore the landform and cover of the parcel does not increase distinction. Therefore there is weak distinction between the parcel and the inset area.

Summary of contribution to each Green Belt purpose

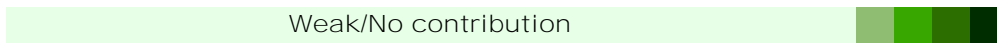
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and is open. However there is weak distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Cockfosters to the south west and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. While the land is open there is weak distinction between the parcel and the urban area due to its containment on three sides by the urban edges of Cockfosters and Hadley Wood.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open. However, it is characterised by uses such as sports pitches and a bowling green which are associated with the urban area and diminish the extent to which it is perceived as countryside. Furthermore, there is weak distinction between the parcel and the urban area.



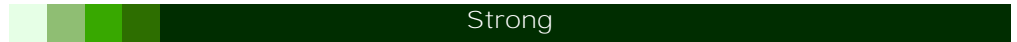
Purpose 4 - Preserve the setting and special character of historic towns

The land lies in the south western corner of the Trent Park Conservation Area which directly adjoins the urban area of historic London. The Trent Park Registered Park and Garden lies directly to the east of the parcel. The Trent Park Conservation Area Appraisal notes: "The open nature of the park and agricultural landforms an important part of the wider landscape of the Green Belt" as well as "the important role of the park as a backdrop. To the north, the park provides an important backdrop to the formal landscape and gardens surrounding the mansion, particularly in terminating long vistas."



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN8

4.59ha

Harm of release

Impact on distinction of adjacent Green Belt land

Due to its containment, the strong boundary with the wider Green Belt to the east and the fact that the adjacent Green Belt land to the east is designated as a Registered Park and Garden or a cemetery which are highly unlikely to be release for development, release of the parcel would result in a negligible impact on the distinction of adjacent Green Belt land.

No/Negligible

Harm

The parcel makes a strong contribution to purpose 4 and a moderate contribution to purpose 1. However, its release would have a negligible impact on adjacent Green Belt land. Therefore, overall release of the parcel is likely to result in moderate Green Belt harm.

Moderate

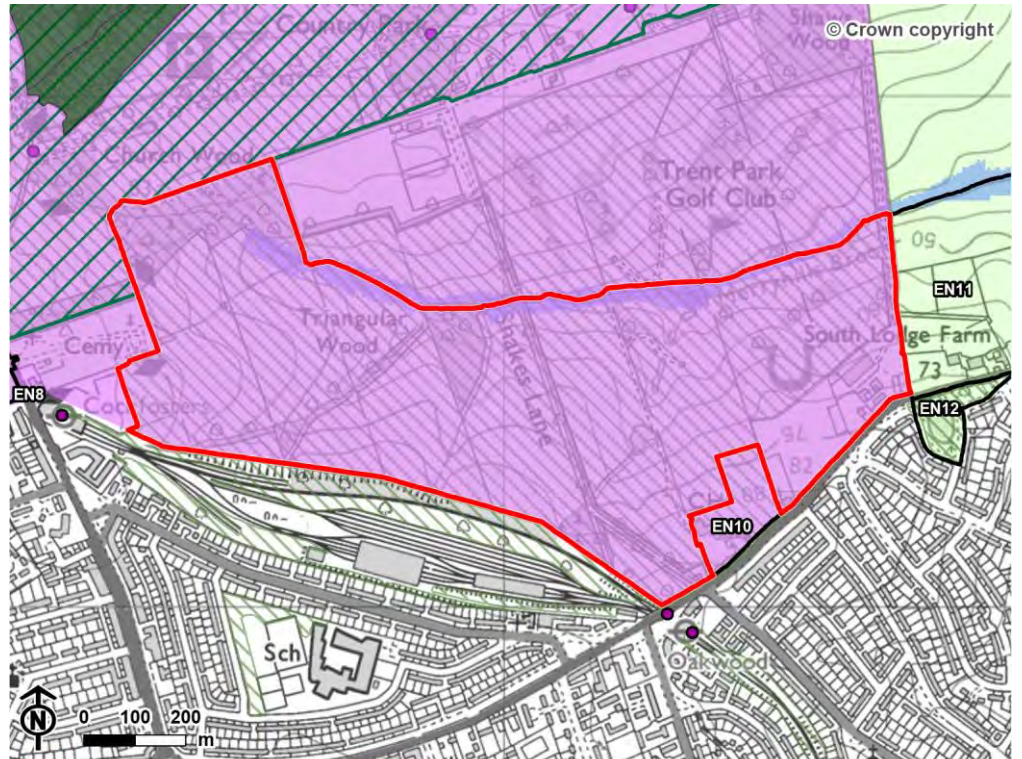


EN9

68.81ha



- EN9
- Neighbouring parcel
- Local Authority boundary
- Green Belt



- EN9
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Ancient Woodland Inventory
 - Registered Park & Garden
- Additional potential constraints:**
- Listed building
 - Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

Parcel location

The parcel is located to the north of Cockfosters and Oakwood stations and south of Trent Park Registered Park and Garden.

EN9

68.81ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of parkland, a golf course and small woodland areas. There is a cluster of agricultural buildings located along the southern edge however, these are an appropriate use in the Green Belt in planning terms and so do not impact openness.

Distinction

The land extends a reasonable distance from the inset edge of Greater London and the landcover which includes small woodland areas and slopes away from the urban edge towards Merryhills Brook, increasing distinction. Furthermore the land is not contained by urban development, views are dominated by open countryside and the railway tracks to the south west and the treeline and road to the south east provide a strong boundary feature creating separation from the inset area. Therefore, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. It is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Cockfosters to the south west and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. The land is open and there is strong distinction between the parcel and the urban area.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The land covers the majority of the southern edge of the Trent Park Conservation Area which directly adjoins the urban area of historic London. The Trent Park Registered Park and Garden lies directly to the north of the parcel. The Trent Park Conservation Area Appraisal notes: "The open nature of the park and agricultural landforms an important part of the wider landscape of the Green Belt" as well as "the important role of the park as a backdrop. To the north, the park provides an important backdrop to the formal landscape and gardens surrounding the mansion, particularly in terminating long vistas."



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN9

68.81ha

Harm of release

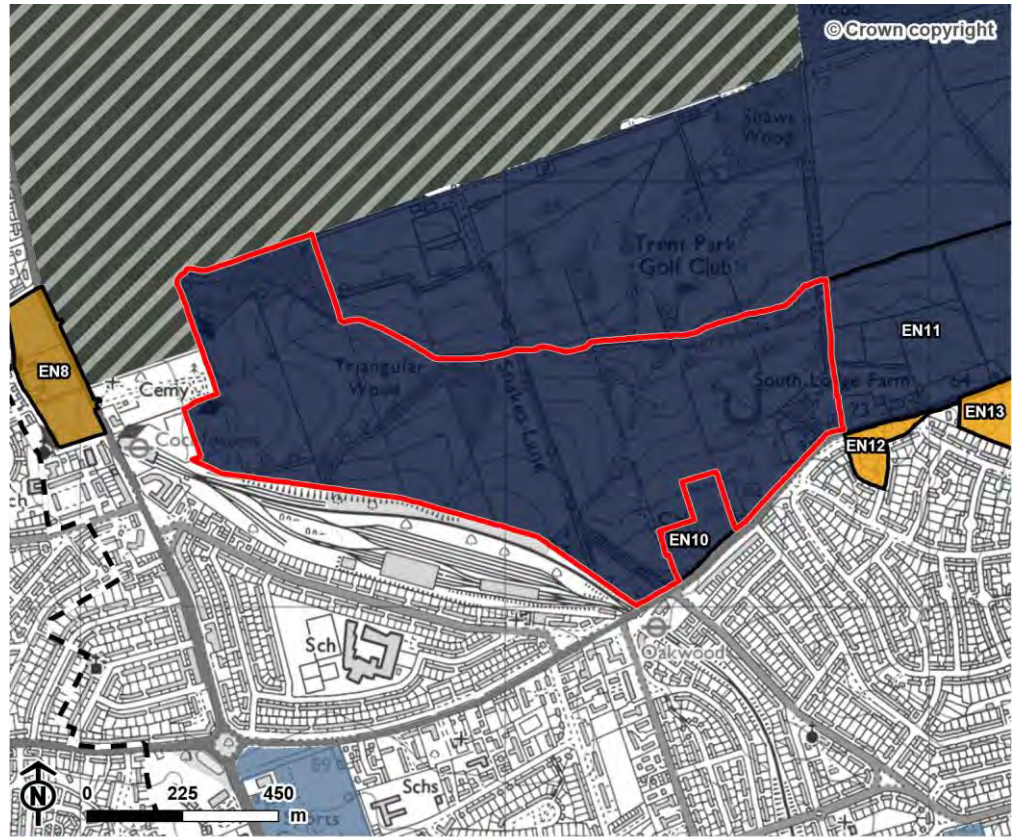
Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a moderate impact on the distinction of adjacent Green Belt land to the north and east. The land to the east would become more contained by the inset area, increasing views of the urban area. Furthermore, the track and treeline which form the eastern boundary of the parcel are considered to only provide moderate distinction. The northern boundary of the parcel would also provide weaker distinction between the new urban edge and the Green Belt compared to the existing boundary, and this land which lies between the parcel and the Registered Park and Garden would lie closer to the inset edge. Furthermore, the slope of the land sloping from the brook up towards the urban edge would be breached reducing the influence of this landform in maintaining distinction with the urban edge on adjacent land. Moderately affecting the distinction of adjacent Green Belt land on two fronts is considered to result in a major impact on the distinction of adjacent Green Belt land overall.



Harm

The parcel makes a strong contribution to Green Belt purposes 1, 3 and 4 and a moderate contribution to purpose 2. Its release would have a major impact on the distinction of adjacent Green Belt land to the north and east. Therefore, overall, release of the parcel is likely to result in very high Green Belt harm.

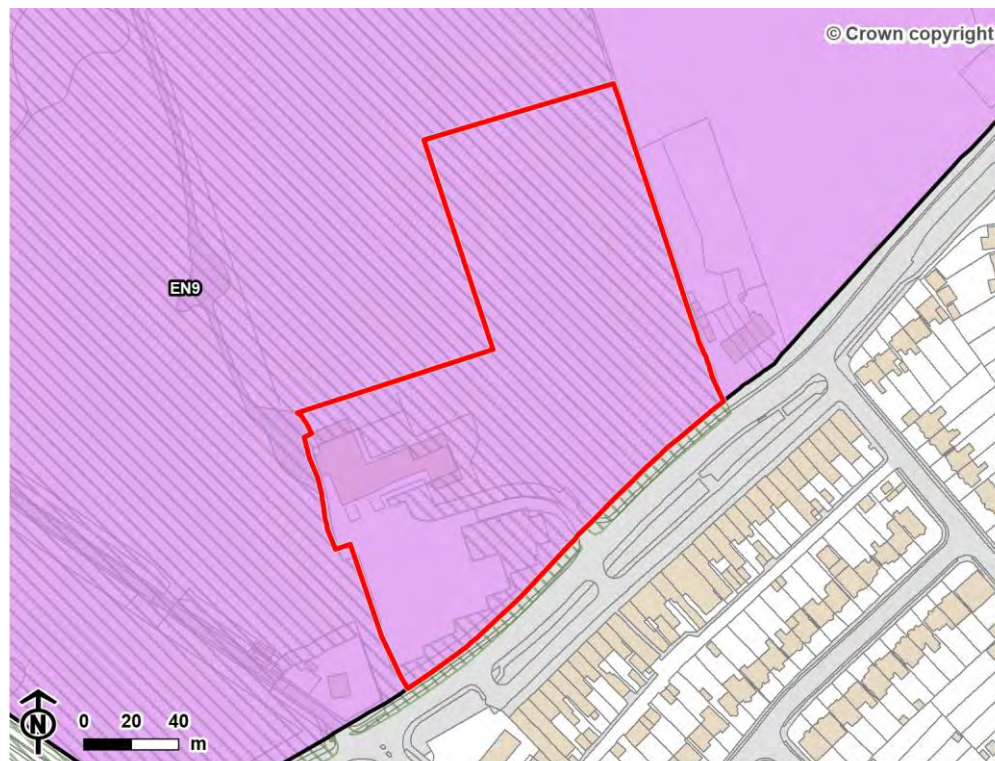


EN10

2.31ha



EN10 Neighbouring parcel
Green Belt



EN10 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Conservation Area

Parcel location

The parcel is located north west of Oakwood and south of Oakwood Golf Course.

EN10

2.31ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of playing pitches, crazy golf and the buildings and parking associated with the golf course to the north. The golf clubhouse located in the western half of the parcel is associated with the golf course and so is appropriate development in the Green Belt in planning terms and does not impact openness.

Distinction

While the land is located in close proximity to the urban edge and its landform and landcover do not increase distinction from the inset area, the parcel is not contained by urban development and the road and treeline provide a strong boundary creating separation from the inset area to the south. The land is open and there are views of open countryside. Therefore, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Cockfosters to the south west and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. The land is open and there is strong distinction between the parcel and the urban area.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open however, it is characterised by uses such as sport pitches and club houses which are associated with the urban area and diminish the extent to which it is perceived as countryside. There is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The land covers the majority of the southern edge of the Trent Park Conservation Area which directly adjoins the urban area of historic London. The Trent Park Registered Park and Garden lies directly to the north of the parcel. The Trent Park Conservation Area Appraisal notes: "The open nature of the park and agricultural landforms an important part of the wider landscape of the Green Belt" as well as "the important role of the park as a backdrop. To the north, the park provides an important backdrop to the formal landscape and gardens surrounding the mansion, particularly in terminating long vistas."



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN10

2.31ha

Harm of release

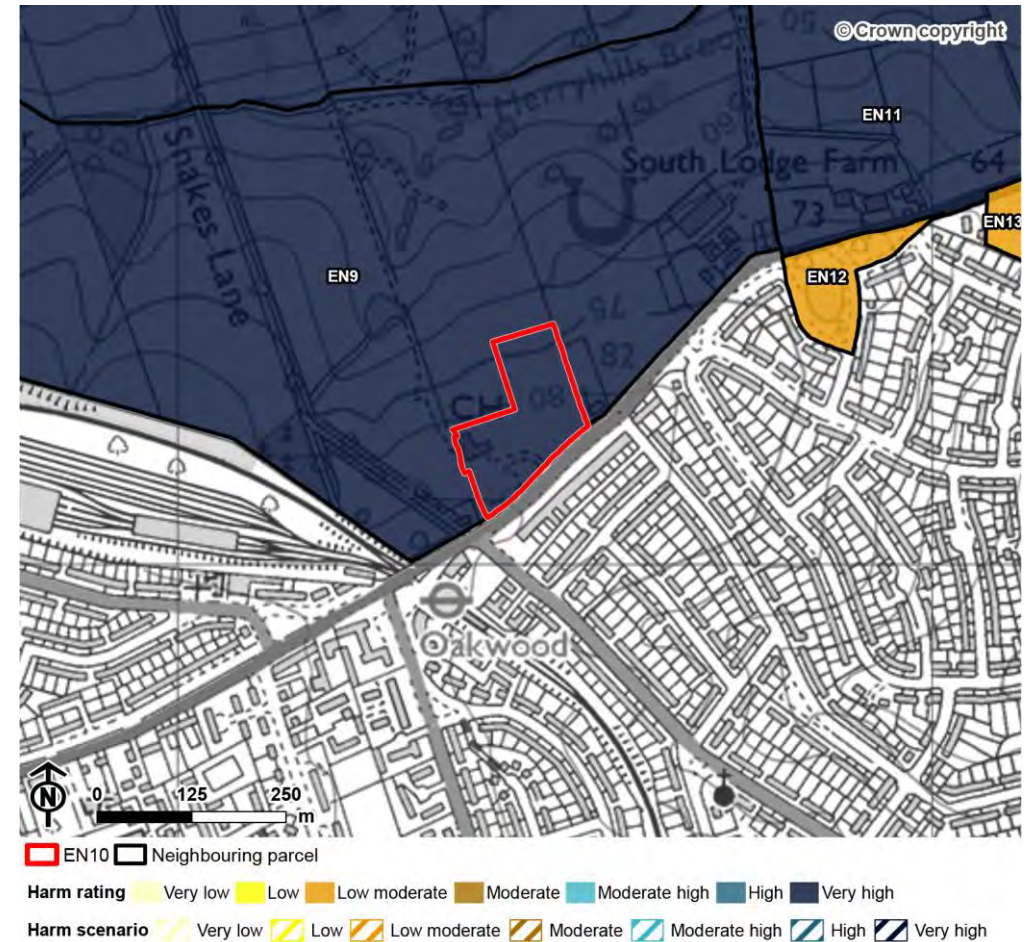
Impact on distinction of adjacent Green Belt land

Release of the parcel would have a major impact on adjacent Green Belt land to the east and west and a more moderate impact on adjacent Green Belt land to the north. The adjacent Green Belt land to the east and west would become contained on two or three sides by the inset edge, increasing views of the urban area. The boundaries of the parcel which are formed by sparse treelines are relatively weak, particularly when compared with the existing boundary to the south, and would therefore create little distinction between the urban edge and adjacent Green Belt land. In all directions the land between the parcel boundaries and the next defined boundary feature would lie closer to the urban edge. Finally, the land within and adjacent to the parcel slopes away from the inset urban edge towards Merryhill Brook to the north and release would reduce the influence of the slope as a distinctive landform feature on adjacent land.



Harm

The parcel makes a strong contribution to purposes 1 and 4, a relatively strong contribution to purpose 3 and a moderate contribution to purpose 2. Its release would have a major impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in very high Green Belt harm.



EN11

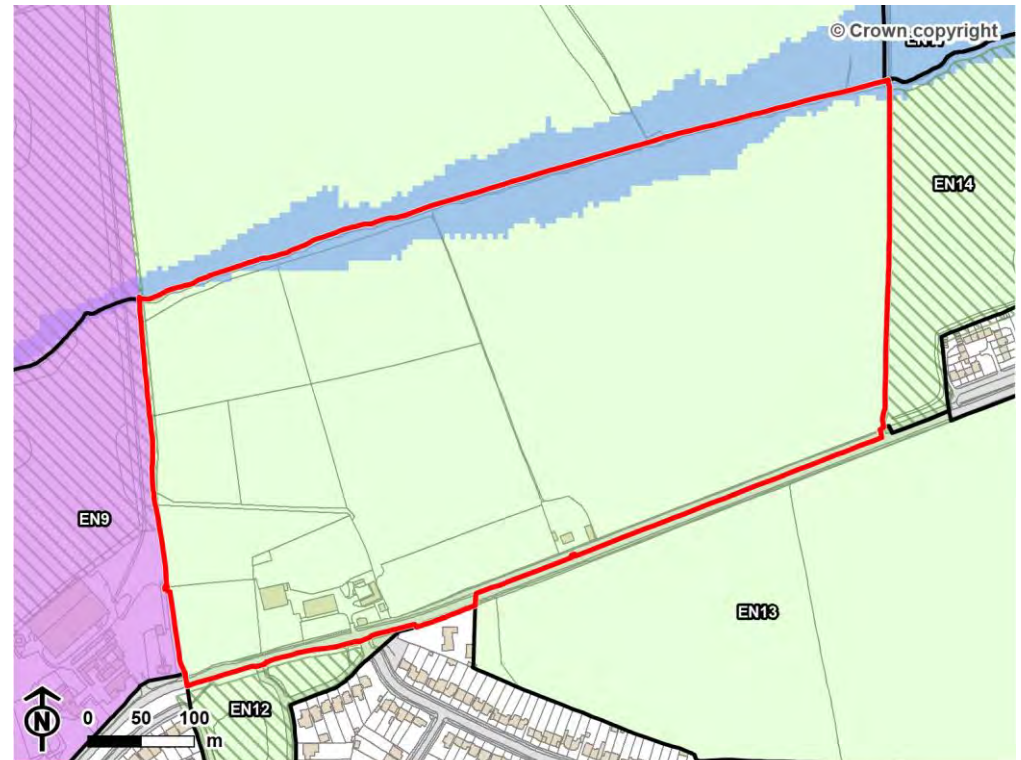
25.27ha



EN11 Neighbouring parcel
Green Belt

Parcel location

The parcel is located to the north east of Cockfosters and Oakwood stations and south east of Trent Park Registered Park and Garden.



EN11 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3 Conservation Area

EN11

25.27ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of agricultural fields. There is two agricultural buildings located in the south western corner however, these are an appropriate use in the Green Belt in planning terms and so do not impact openness.

Distinction

The land extends a reasonable distance from the inset edge of Greater London and the landform, which slopes down towards Merryhill Brook, provides some distinction. Furthermore the land is not contained by urban development, views are dominated by open countryside and the treeline and road to the south east provide a strong boundary feature creating separation from the inset area. Therefore, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. It is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Cockfosters to the south west and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. The land is open and there is strong distinction between the parcel and the urban area.



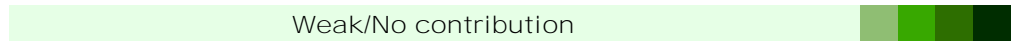
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN11

25.27ha

Harm of release

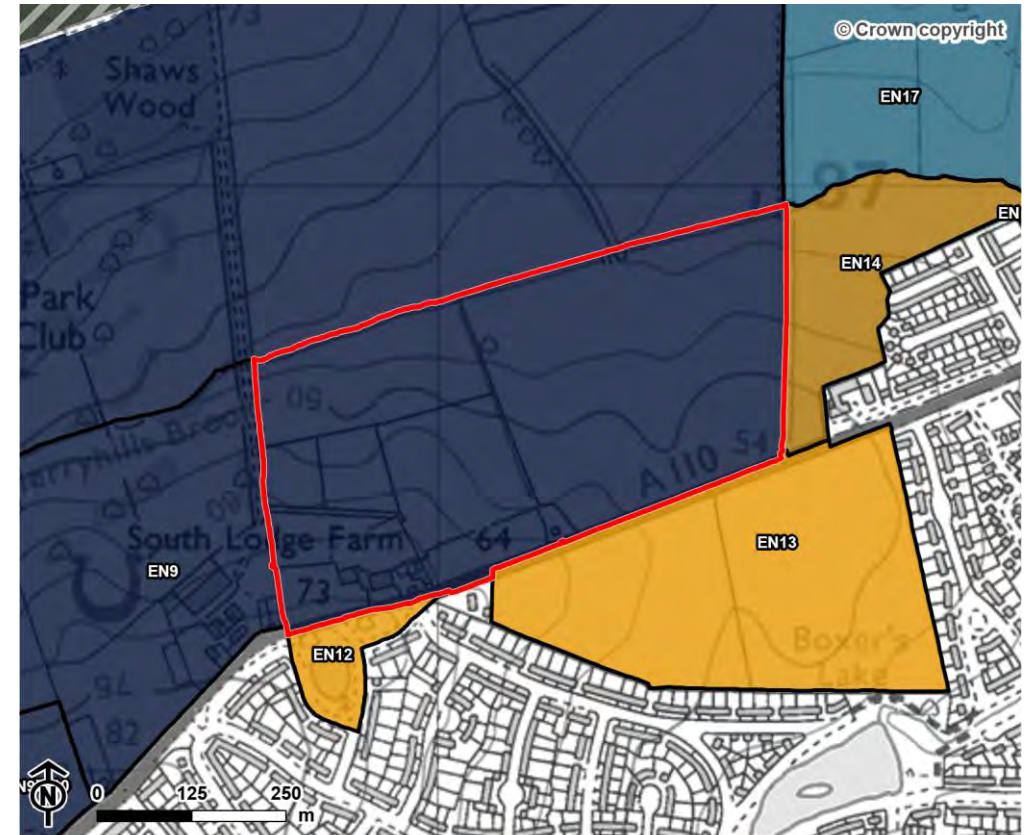
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the parcel would also require release of the areas of lower contribution to the south (south of the A110) and to the east. Release of the parcel would result in a moderate impact on adjacent Green Belt land to the north and west. To the west land would become contained to the south and east by inset development, which would then also increase views of urban development. The track and treeline forming the western edge of the parcel would provide only moderate distinction from the new inset settlement edge. Furthermore, the slope of the land sloping northwards towards Merryhill Brook would be breached reducing the influence of this slope as a distinctive landform feature between the urban area and the countryside on adjacent land to the west. To the north the treeline and hedgerow would provide weaker distinction between the new urban edge and the adjacent Green Belt land than the current boundary provides, and land to the north east would also be subject to increased views of the urban edge. In all directions the adjacent Green Belt land between the new inset urban edge and the next readily recognisable boundary feature would lie closer to the urban edge. Moderately affecting the distinction of adjacent Green Belt land on two fronts is considered to result in a major impact on the distinction of adjacent Green Belt land overall.



Harm

The parcel makes a strong contribution to Green Belt purposes 1 and 3 and a moderate contribution to purpose 2. Its release would have a major impact on the distinction of adjacent Green Belt land to the west and north. Therefore, overall, release of the parcel is likely to result in very high Green Belt harm.

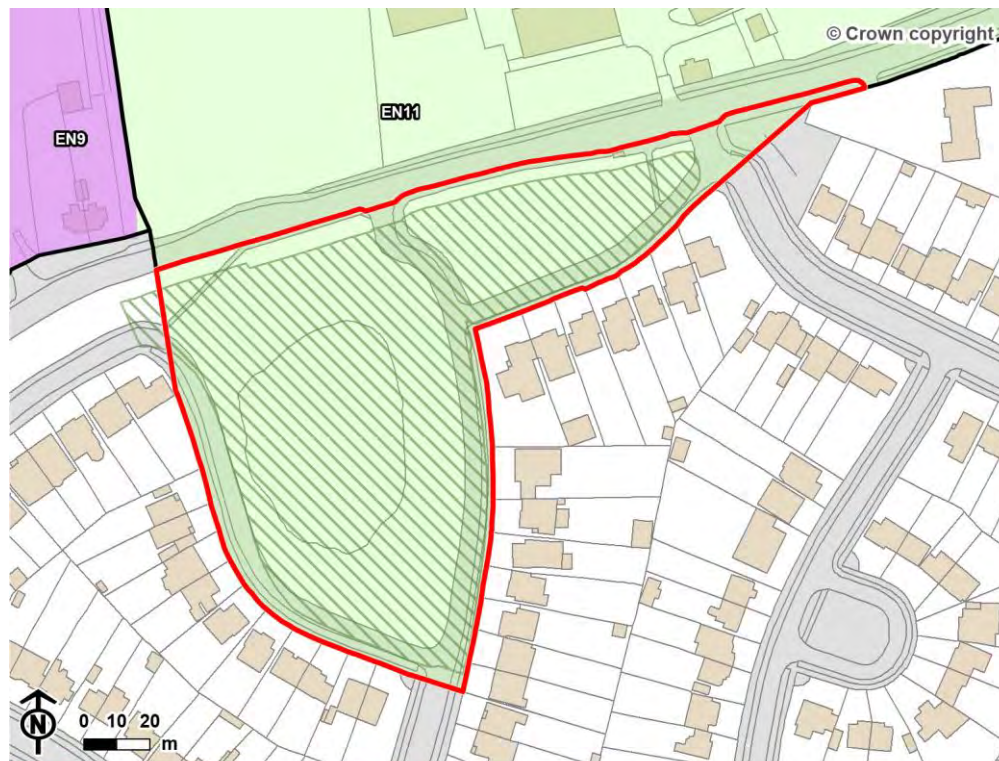


EN12

1.46ha



- EN12
- Neighbouring parcel
- Green Belt



- EN12
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

- Site of Importance for Nature Conservation
- Conservation Area

Parcel location

The parcel is located north of Oakwood and east of Trent Park.

EN12

1.46ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of a small woodland area and a pond.

Distinction

The land is in close proximity to the inset area and is largely contained by urban development to the east, south and west. This means that views are dominated by urban development. However, the trees and residential roads create a moderate boundary feature providing separation from the inset area and furthermore the landcover, being woodland and a pond makes it significantly different from the inset area. Therefore, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

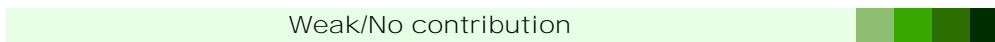
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. The land is open and while there is moderate distinction between the parcel and the urban area, its containment, distance to the urban edge and strong northern boundary with the wider Green Belt means that it makes a moderate contribution to this purpose.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Cockfosters to the south west and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. The land is open and while there is moderate distinction between the parcel and the urban area, its containment, distance to the urban edge and strong northern boundary with the wider Green Belt means that it makes a weak contribution to this purpose.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and while there is moderate distinction between the parcel and the urban area, its containment, distance to the urban edge and strong northern boundary with the wider Green Belt means that it makes a moderate contribution to this purpose.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN12

1.46ha

Harm of release

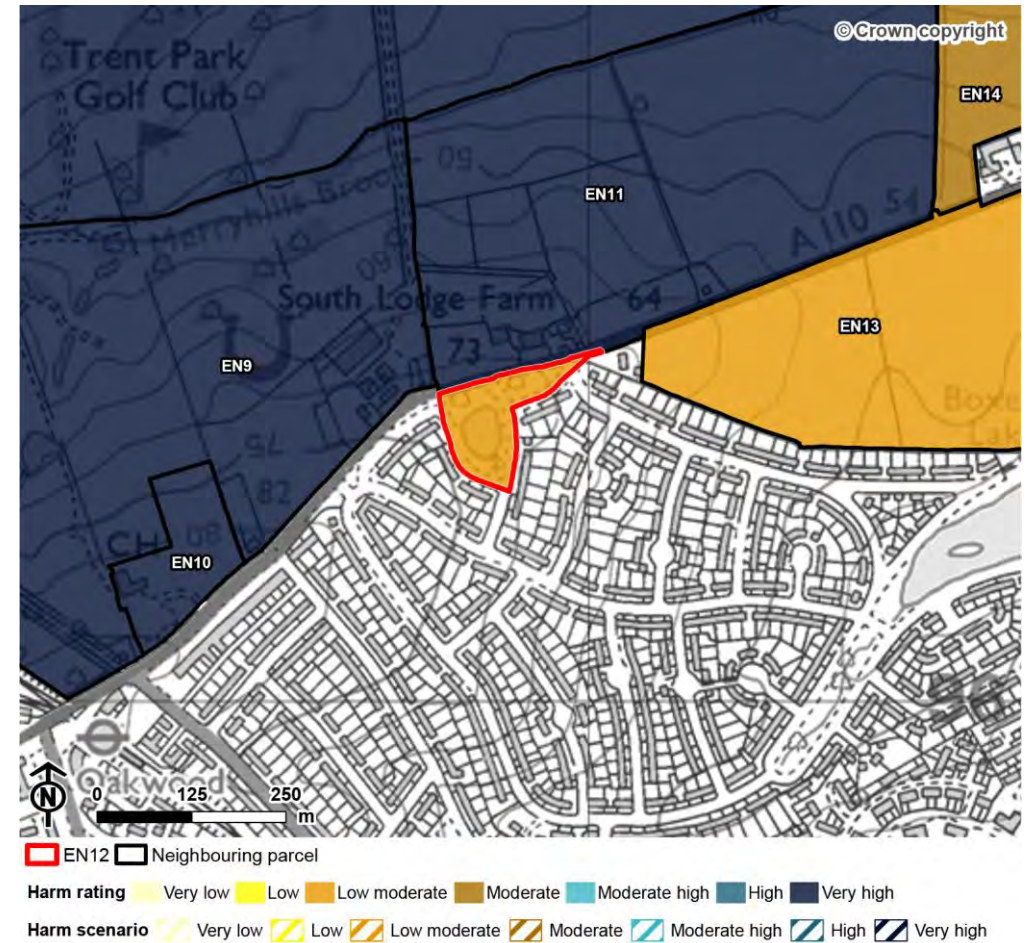
Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a negligible impact on the distinction of adjacent Green Belt land. This is due to its containment and strong northern boundary, formed by a road and treeline.



Harm

The parcel makes a moderate contribution to purposes 1 and 3 however, its release would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall release of the parcel is likely to result in low-moderate harm.



EN13

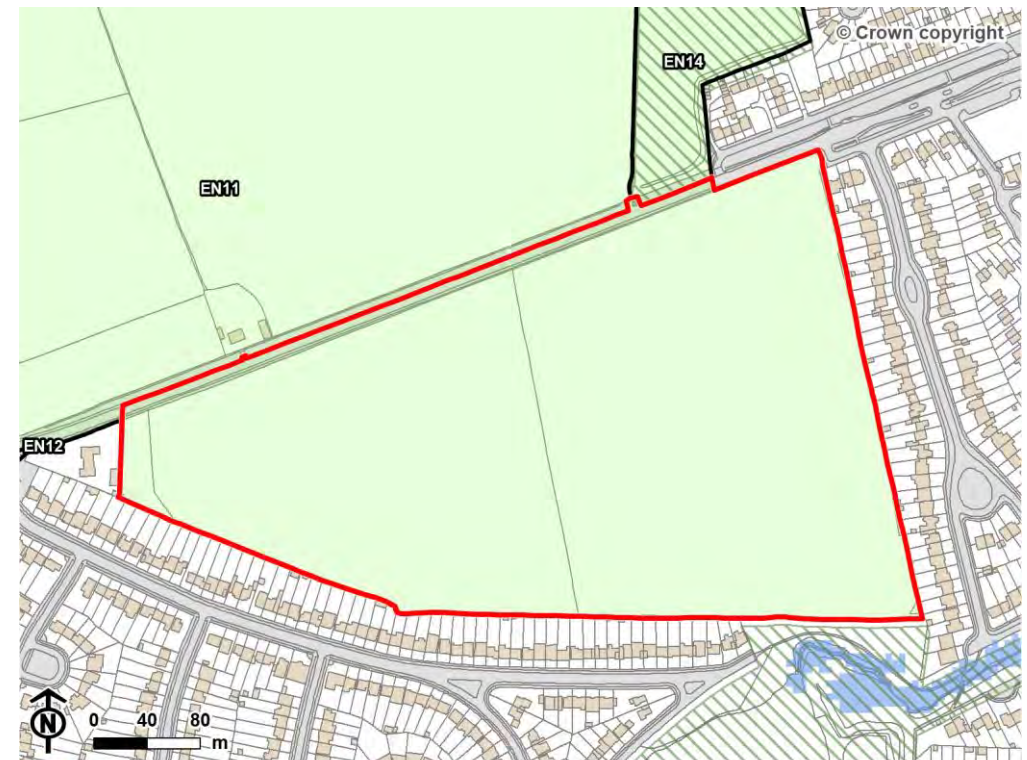
14.01ha



- EN13
- Neighbouring parcel
- Green Belt

Parcel location

The parcel is located north of Boxer's Lake and south of the A110.



- EN13
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

- Site of Importance for Nature Conservation
- Flood Zone 3

EN13

14.01ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open being formed of two agricultural fields.

Distinction

The land is largely contained by urban development to the east, south and west though the size of the parcel limits the urbanising impact. Therefore neither the countryside nor the urban area dominates views. However, the land is located in close proximity to the inset area, the landform and landcover do not increase distinction and the boundary with the urban edge is formed by largely unscreened residential gardens which create little separation. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

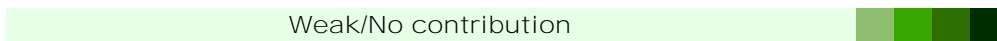
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and it is open however, there is weak distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Cockfosters to the south west and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. While the land is open there is weak distinction between the parcel and the urban area due to its containment on three sides by the urban edges of Enfield and Oakwood.



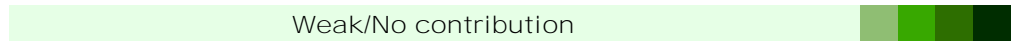
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside However, there is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN13

14.01ha

Harm of release

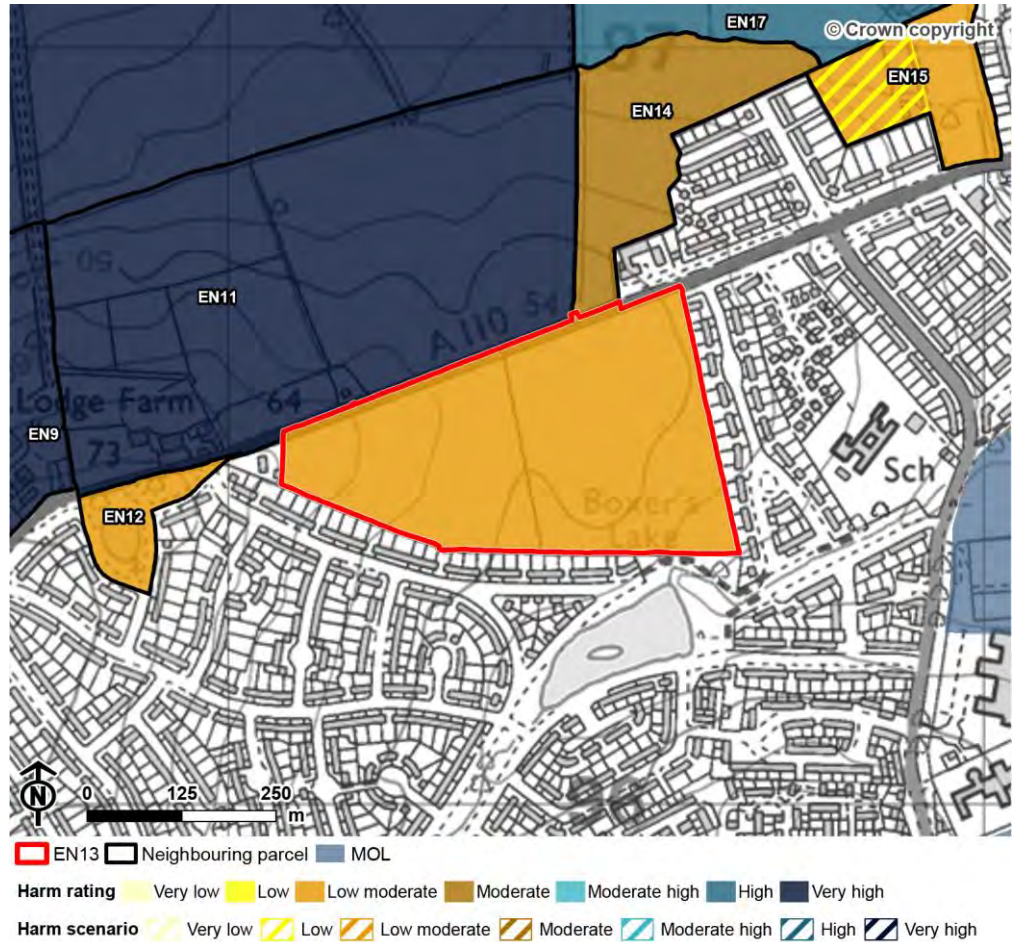
Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a negligible impact on the distinction of adjacent Green Belt land. This is due to its containment and strong northern boundary, formed by a road and treeline. Release of the parcel would bring the urban edge of Greater London in closer proximity to the field boundaries to the north, although the containment of the parcel, including the urban area to the north of Enfield Road to the north east limits the significance of this.



Harm

The parcel makes a moderate contribution to purposes 1 and 3 and its release would have a minor impact on adjacent Green Belt land to the north. Therefore, overall release of the parcel is likely to result in low-moderate Green Belt harm.



EN14

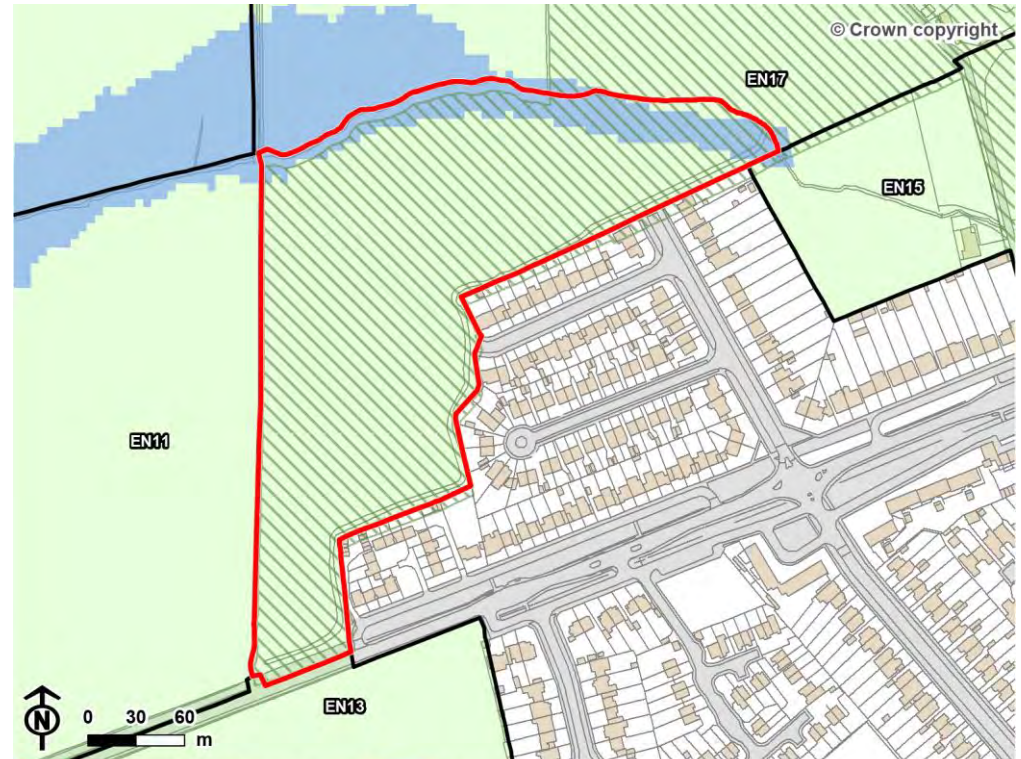
5.25ha



EN14 Neighbouring parcel
Green Belt

Parcel location

The parcel is located north of the A110 and north west of Trentwood Side Road.



EN14 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3

EN14

5.25ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open being formed of an agricultural field.

Distinction

The land lies at the southern end of an area of contained Green Belt but it is open to the countryside to the north and west meaning that neither the countryside nor the urban area dominates views. The land is in close proximity to the urban area, its landform and landcover do not increase distinction and there is no boundary feature to create separation from the inset area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

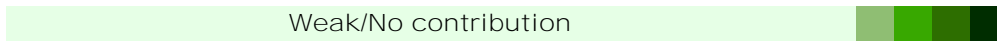
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and is open. However, there is weak distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Cockfosters to the south west and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. While the land is open, there is weak distinction between the parcel and the urban area.



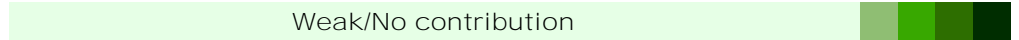
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside however, there is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN14

5.25ha

Harm of release

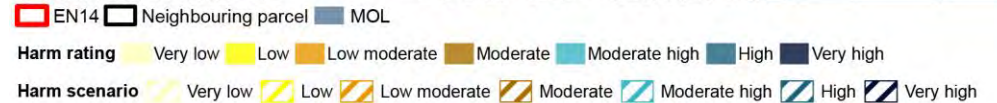
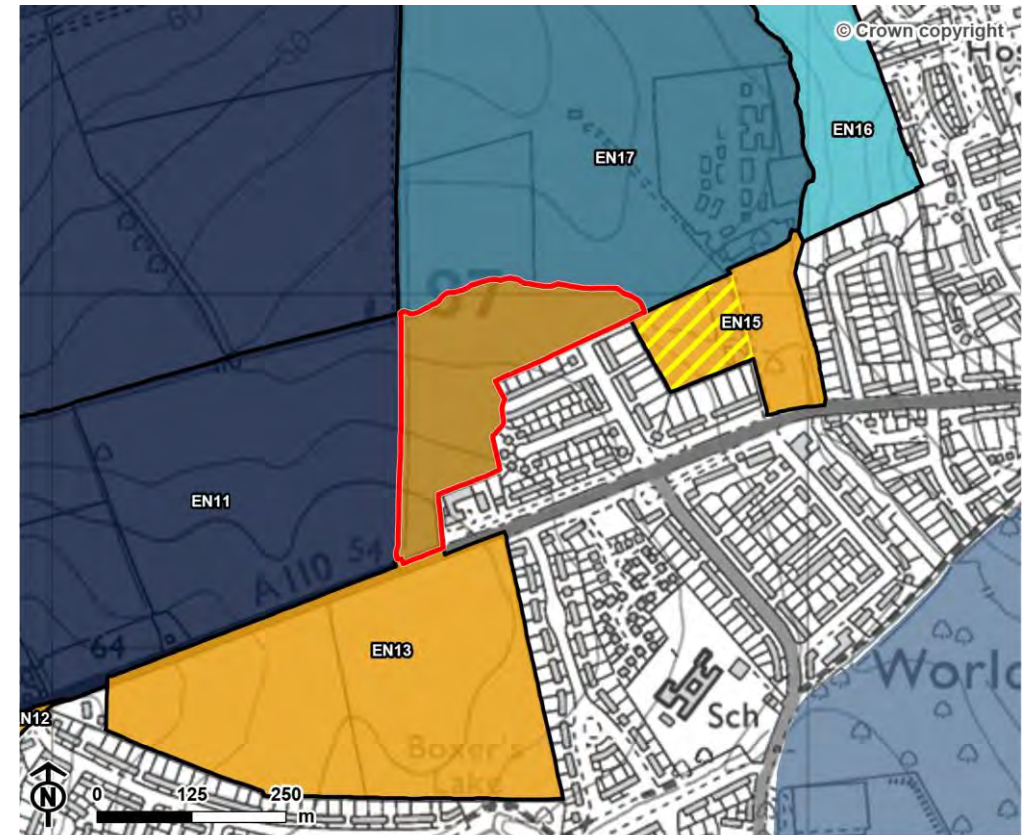
Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a minor impact on the distinction of adjacent Green Belt land to the north and west. The western boundary of the parcel is weak, just being formed by a hedgerow - this would create little distinction between the new inset edge and adjacent Green Belt in this direction, although no less than the current level of distinction. The weak boundary would also allow for increased views of the urban area from the Green Belt to the west. The area of Green Belt to the north, which lies between the parcels northern boundary and the next track and treeline would lie closer to the urban edge, reducing its distinction. It is noted that the parcel is narrow and lies close to urban edge and so would not notably further increase containment of the adjacent Green Belt land. The Green Belt land to the south (if not released in combination with this parcel) would be slightly more contained at its eastern edge, although the presence of existing dwellings which have a containing influence limit the significance of this to minor. Overall, release of the parcel is considered to have a minor impact on the distinction of adjacent Green Belt.



Harm

The parcel makes a moderate contribution to purposes 1 and 3 and its release would have a minor impact on the distinction of adjacent Green Belt land. Therefore, overall release of the parcel is likely to result in moderate Green Belt harm.



EN15

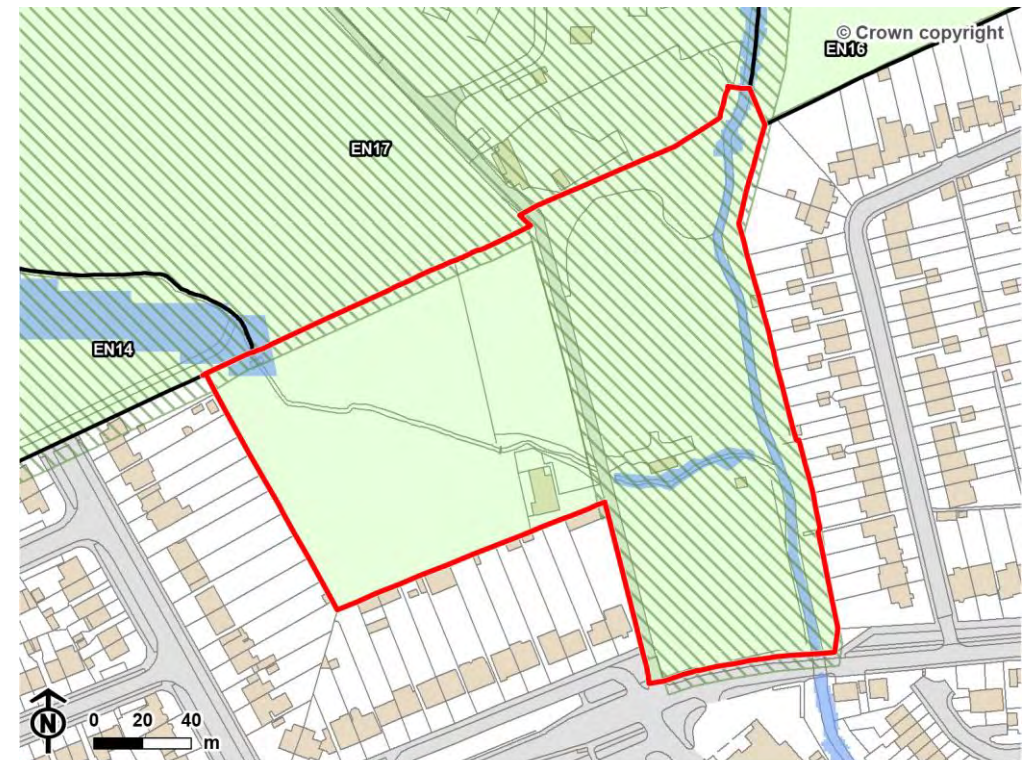
3.29ha



- EN15
- Neighbouring parcel
- Green Belt

Parcel location

The parcel is located north of the A110 and Enfield Golf Club. Salmon's Brook flows through the parcel into the urban area.



- EN15
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

- Site of Importance for Nature Conservation
- Flood Zone 3

EN15

3.29ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of two small fields and some allotments.

Distinction

The land lies in close proximity to the urban area, it is largely contained by urban development to the east, south and west and so views are also dominated by the urban area rather than the open countryside. Furthermore, the landform and landcover do not notably increase distinction and the residential gardens only create a weak boundary providing little separation from the inset area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

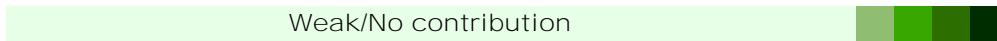
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and is open however, there is weak distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

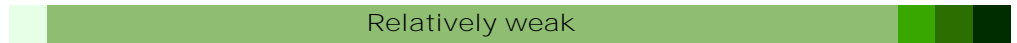
Land lies in a gap between two parts of Greater London, Cockfosters to the south west and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. While the land is open there is weak distinction between the parcel and the urban area due to its containment on three sides by the urban edges of Enfield.



Purpose 3 - Assist in safeguarding the countryside from encroachment

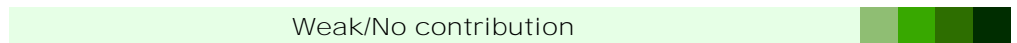
The majority of the parcel is covered by allotments which have a stronger relationship with the urban area than the open countryside, although the fields at the eastern edge are more

consistent with the open countryside to the north. Furthermore, there is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN15

3.29ha

Harm of release

Impact on distinction of adjacent Green Belt land

The close proximity of the land to the urban edge and its containment limits the impact of release on the distinction of adjacent Green Belt land, which would be negligible.

No/Negligible

Harm

The parcel makes a moderate contribution to purpose 1 and the majority of the parcel makes a relatively weak contribution to purpose 3, although the fields in the eastern half have more of an association with the open countryside. The release of the parcel in its entirety would have a minor impact on the distinction of adjacent Green Belt land to the north. Therefore overall release of the parcel is likely to result in low-moderate Green Belt harm.

Low-Moderate

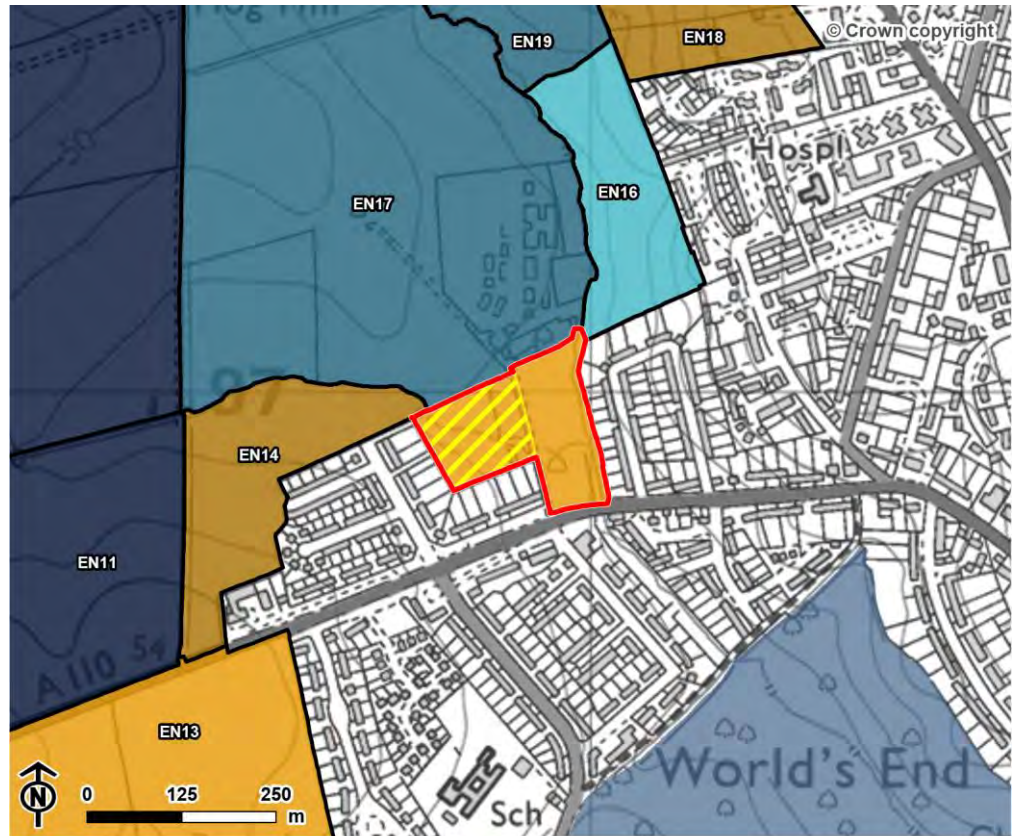
Harm Scenarios

Scenario description

Release of the allotments in the western two thirds of the parcel

Low

Release of the allotments that are more associated with the urban area than the open fields to the east would confine release to area of the parcel that makes a relatively weak contribution to purpose 3. Release of this area in isolation would only have a minor impact on the distinction of the adjacent fields to the east due to their existing close proximity and containment by the urban area.



EN15 Neighbouring parcel MOL

Harm rating Very low Low Low moderate Moderate Moderate high High Very high

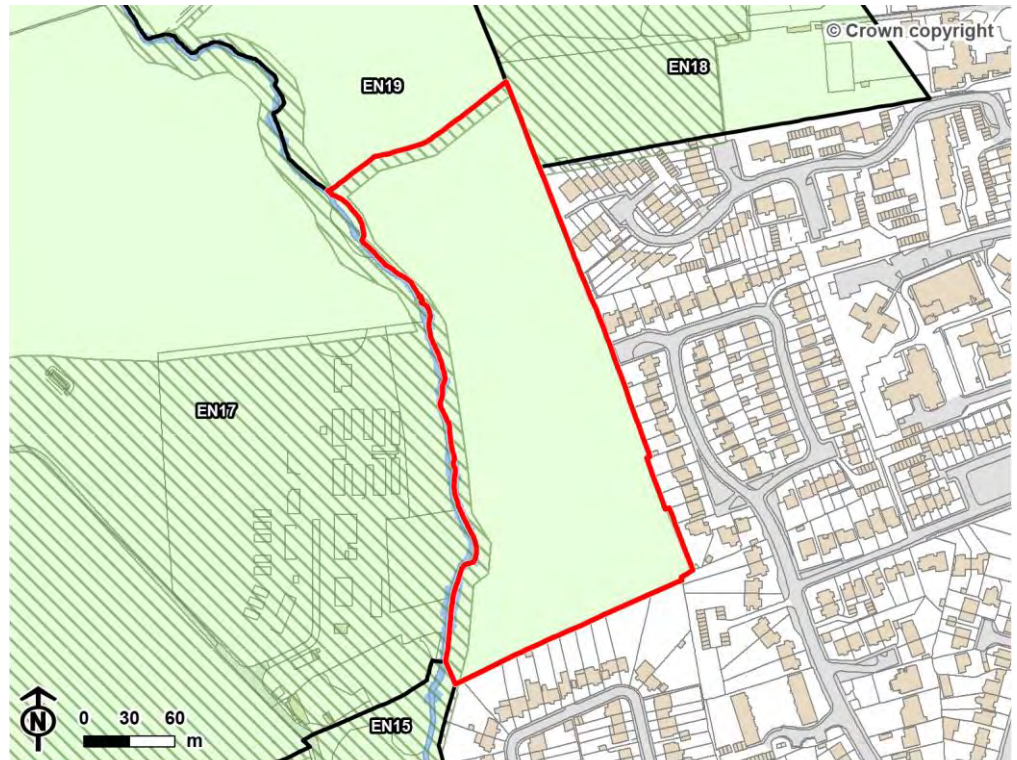
Harm scenario Very low Low Low moderate Moderate Moderate high High Very high

EN16

4.33ha



- EN16
- Neighbouring parcel
- Green Belt



- EN16
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

- Site of Importance for Nature Conservation
- Flood Zone 3

Parcel location

The parcel is in between Salmon's Brook to the west and the residential development in Greater London on Valley Fields Crescent and Crofton Way to the east.

EN16

4.33ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of an agricultural field.

Distinction

Land sits within south eastern corner of a wider of area of Green Belt contained by the urban edge of London to the north, east and south. The land is in close proximity to the inset area. Although the land slopes away from the urban edge to the east, the slope to south of the parcel is already developed limiting its significance. Residential gardens to the south and east providing only a weak boundary, creating little separation from the inset area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

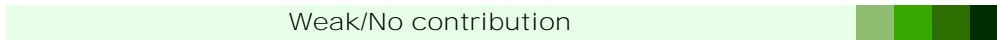
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and is open. However, there is weak distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between parts of Greater London, Hadley Wood to the west and Cockfosters to the south west, and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. Furthermore, there is weak distinction between the parcel and the urban area.



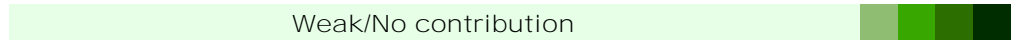
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside however, there is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN16

4.33ha

Harm of release

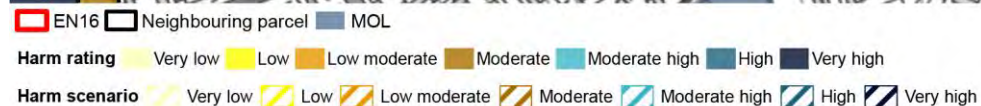
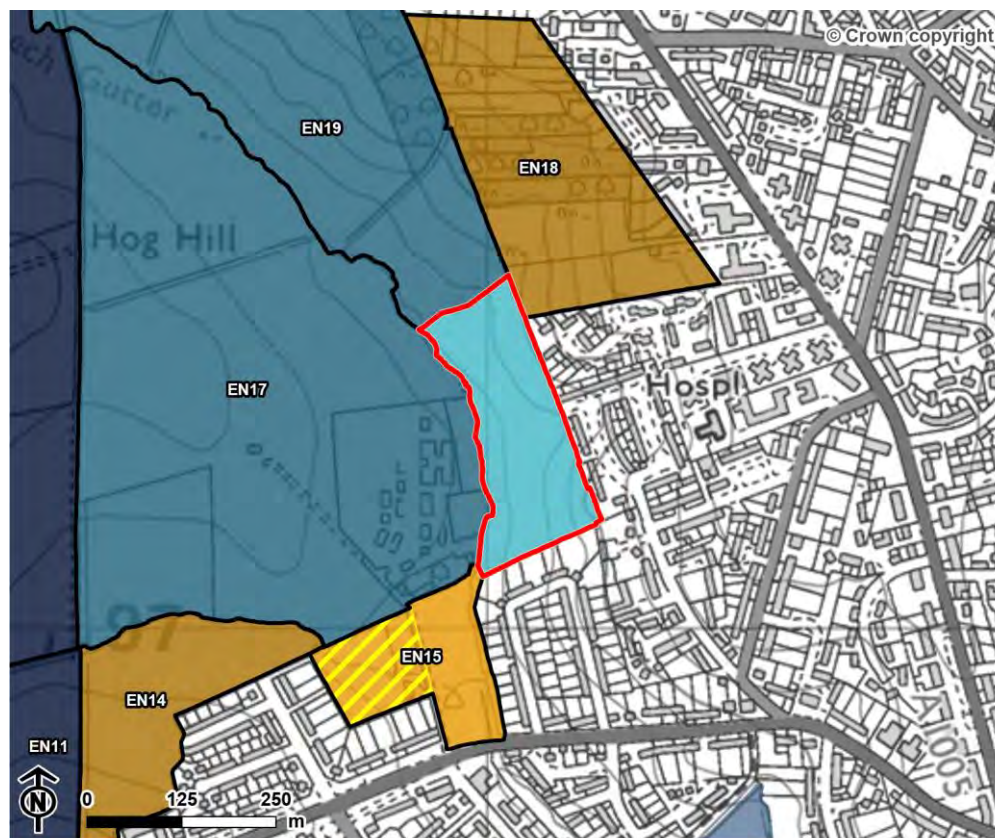
Impact on distinction of adjacent Green Belt land

Release of the parcel would have a minor impact on the distinction of adjacent Green Belt land to the west and a more moderate impact on the distinction of adjacent Green Belt land to the north. To the north and to the west, the small areas of land that lie just beyond the parcel boundaries and up to the next treelines would lie closer to the inset edge and the lack of tree cover to the north would make the urban edge more visible in this direction.



Harm

The parcel makes a moderate contribution to Green Belt purposes 1 and 3 and its release would have a moderate impact on the distinction of adjacent Green Belt, particularly to the north. Therefore, overall release of the parcel is likely to result in moderate-high Green Belt harm.



EN17

30.17ha



EN17 Neighbouring parcel
Green Belt



EN17 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3 Conservation Area

Parcel location

The parcel is located to the north of Greater London directly west of Salmon's Brook and north of Enfield Road.

EN17

30.17ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of agricultural fields and a small area of woodland. A couple of small buildings are located in the southern corner of the parcel however, these are not of a scale that impacts openness.

Distinction

The land is largely contained by urban development to the south, east and north however, the areas distance from the built-up area limits its the urbanising influence. There is moderate boundary features in the form of a treeline and residential gardens creating separation from the inset area to the south and the sloping landform provides some further distinction. Views are dominated by the open countryside. Therefore, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between parts of Greater London, Hadley Wood to the west, Cockfosters to the south west and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. However, the land is open and there is strong distinction between the parcel and the urban area.



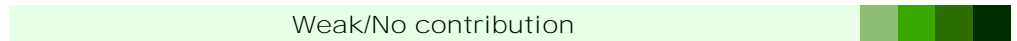
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN17

30.17ha

Harm of release

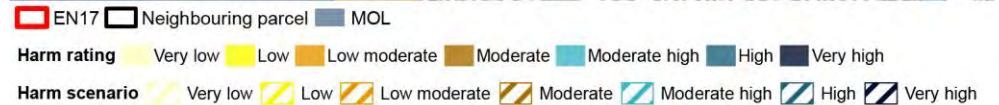
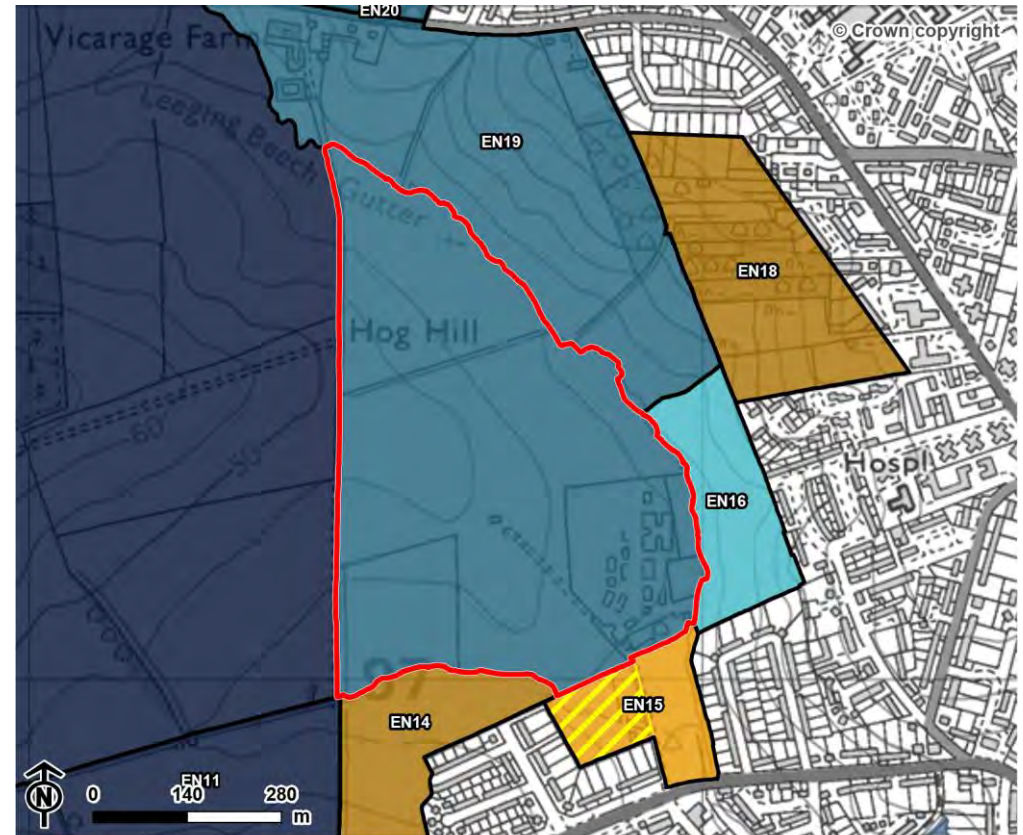
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the parcel would also require release of the areas of Green Belt between the parcel and the urban edge to the north, east and south - all of which make an equal or lower contribution to the Green Belt purposes. The regular boundary to the west formed of a combination of straight field boundaries and a farm track and the large open fields beyond mean that release of the parcel would result in only a minor impact on the distinction of adjacent Green Belt land to the west. The western boundary of the parcel is formed just of hedgerows which would increase views of the urban edge, Although the strength of the open views of the wider countryside beyond mitigate the influence of this. The slope of the land, sloping up from the brook to the east would be breached, although this slope has already been breached by the urban area to the south. Overall, the release of the area is considered to have a minor impact on the distinction of adjacent Green Belt land.



Harm

The parcel makes a strong contribution to Green Belt purposes 1 and 3 and a moderate contribution to purpose 2. Its release would have a minor impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in high Green Belt harm.



EN18

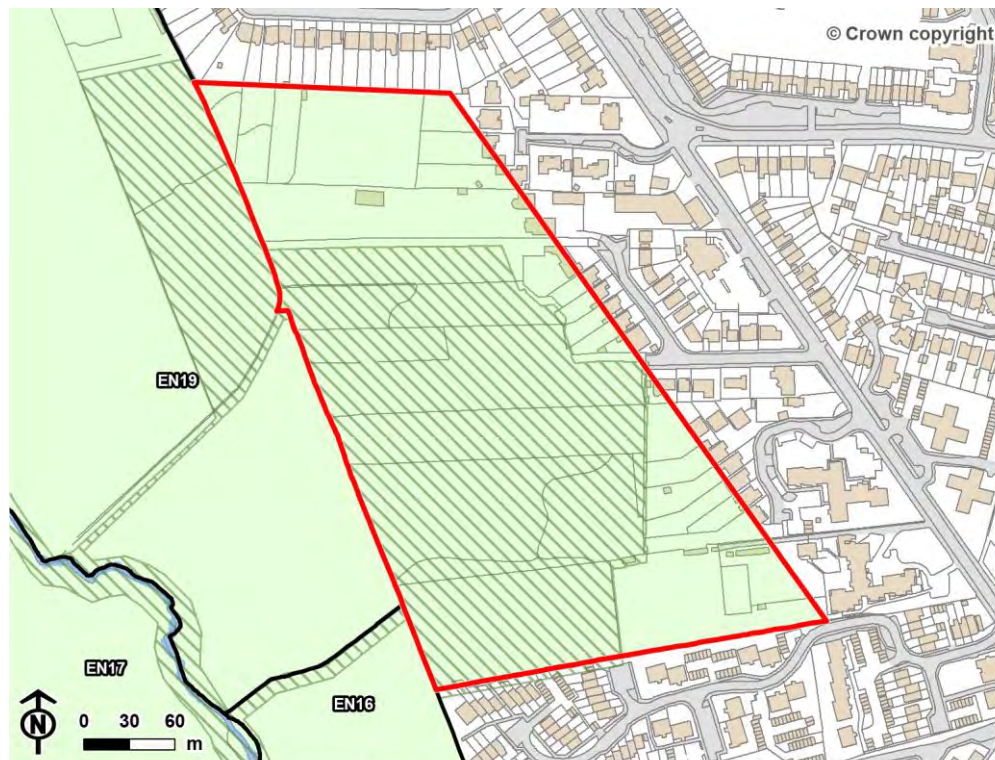
8.36ha



- EN18
- Neighbouring parcel
- Green Belt

Parcel location

The parcel is located west of Gordon Hill and The Ridgeway.



- EN18
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

- Site of Importance for Nature Conservation
- Flood Zone 3

EN18

8.36ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed predominantly of woodland, as well as some small open areas.

Distinction

The landcover of the parcel, which is predominantly woodland provides some distinction from the inset area, this and the open land to the west of the parcel means that neither the urban area nor the countryside dominates views. However, the land is in close proximity to the urban edge, it is largely contained by urban development to the north, south and east and these boundaries are formed of irregular residential gardens or the edges of dwellings which create little separation from the inset area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

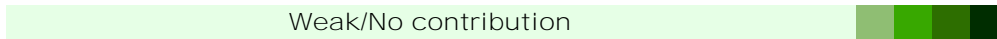
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and is open however, there is weak distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between parts of Greater London, Hadley Wood to the west and Cockfosters to the south west, and Enfield to the north and east, although Trent Park Registered Park and Garden maintains separation. Furthermore, there is weak distinction between the parcel and the urban area due to its containment on three sides by the urban edges of Enfield.



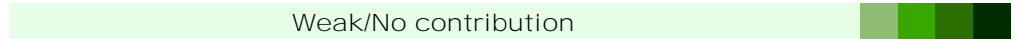
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside however, there is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN18

8.36ha

Harm of release

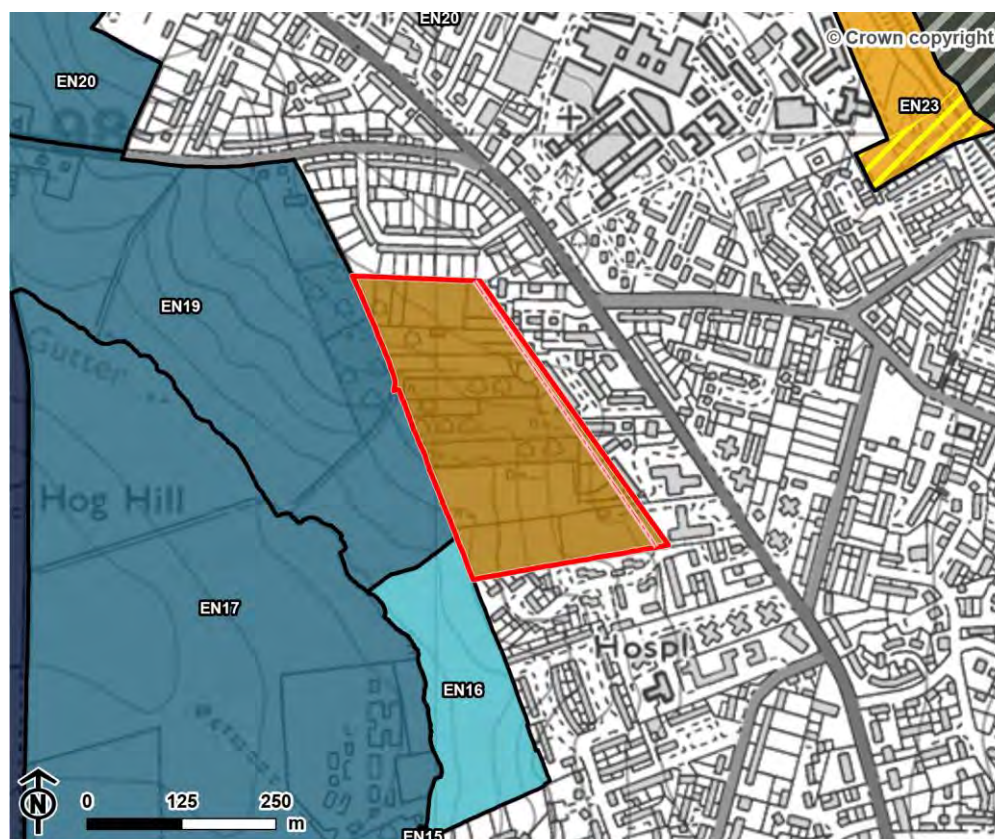
Impact on distinction of adjacent Green Belt land

The woodland and slope of the land to the west of the parcel limit the impact of release in this direction, although the field next to the southern portion of the parcel, retained by Salmon's Brook to the west, would be moderately affected becoming closer to the built-up area and more visible.



Harm

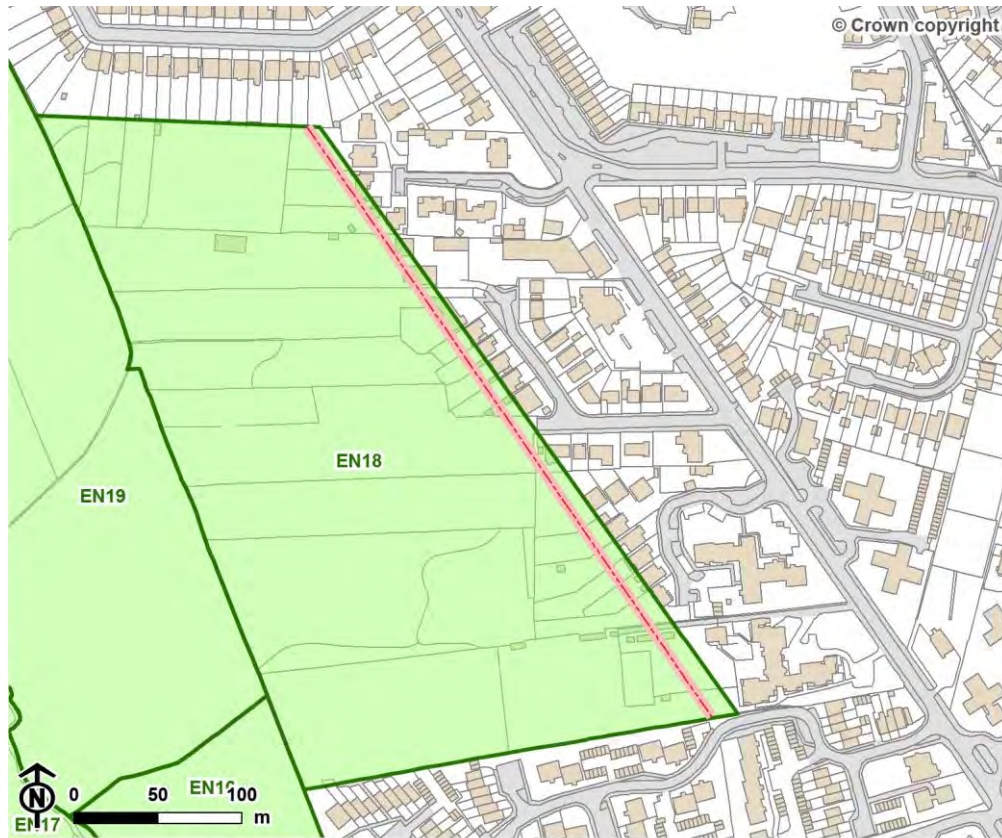
The parcel makes a moderate contribution to Green Belt purposes 1 and 3 and its release would have a moderate impact on the distinction of adjacent Green Belt land to the west. Therefore, overall release of the parcel is likely to result in moderate Green Belt harm.



EN18

8.36ha

Potential minor boundary adjustment recommendations



- Green Belt parcel
- Green Belt
- Minor boundary amendment
- Removal

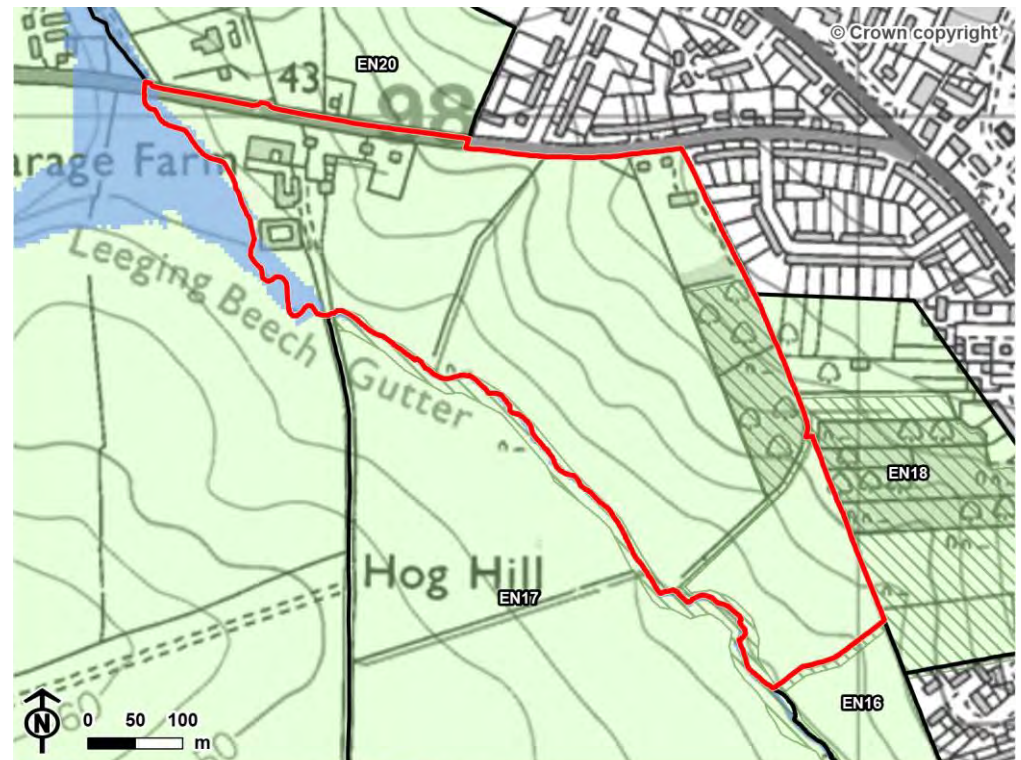
Realign the Green Belt boundary so that it does not cut through the residential buildings.

EN19

19.68ha



EN19 Neighbouring parcel
Green Belt



EN19 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3

Parcel location

The parcel is located west of The Ridgeway and south of Hadley Road.

EN19

19.68ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open consisting predominantly of agricultural fields. There are a number of agricultural buildings in the north western corner of the parcel however these are appropriate in the Green Belt in planning terms and so do not impact openness. The residential dwellings and nursery in the north western and eastern corners of the parcel are relatively small and so do not significantly impact openness.

Distinction

The land has some degree of containment by urban development to the north and east, and farther afield to the south; however, it generally lies and extends a reasonable distance from the inset area and open countryside to the south and west mean that the views are dominated by open countryside. The landform, which slopes up to the urban edge from Salmon's Brook to the west provides some distinction from the inset area, as do the boundaries, which are formed by a thick treeline to the east and a road to the north. Therefore, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between parts of Greater London, Hadley Wood to the west and Cockfosters to the south west, and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. However, the land is open and there is strong distinction between the parcel and the urban area.



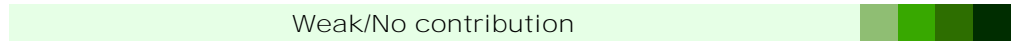
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN19

19.68ha

Harm of release

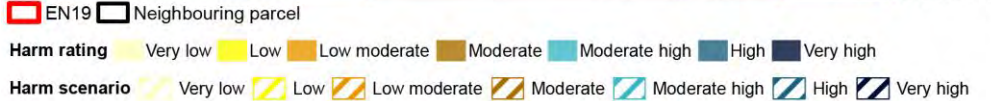
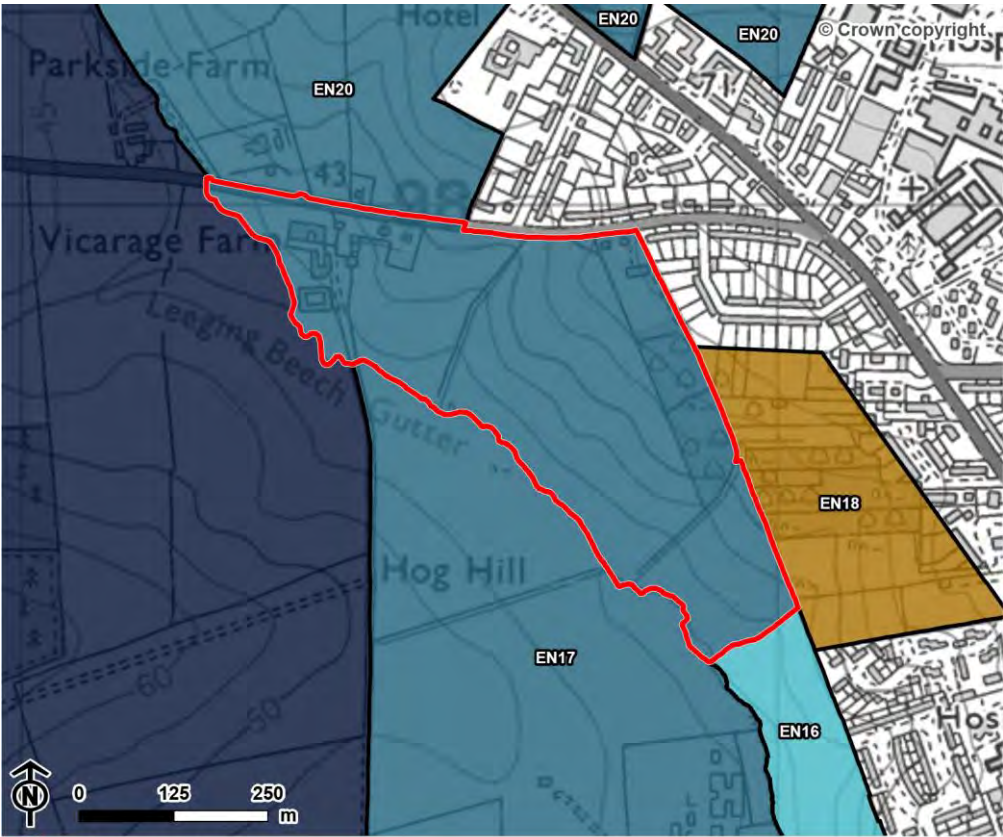
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of London into the parcel would also require the release of the area of contained Green Belt to the east and the parcel to the south, both of which make a lower contribution to the Green Belt purposes. Release of the area would result in a limited impact on the distinction of adjacent Green Belt land to the south west, on the other side of Salmon's Brook, due to the presence of this boundary feature and the fact the land slopes up away to the west at this edge. The land to the south west and west would become more contained by the inset area to the east, although relative to the existing level of containment this would be minor. The loss of the woodland within the area would however make the urban edge more visible from the west. The fields just beyond the farm in the north western corner of the parcel would lie closer to the urban edge, retained by the relatively close fields boundaries further west; however Salmon's Brook would maintain some distinction in this direction. To the north, beyond Hadley Road the land would become contained on two sides – to the south and east, increasing views of the urban area and would also reduce the distance of the adjacent fields from the urban edge. However, the land to the north continues to slope up sitting on higher ground and therefore has wider views of the open countryside, limiting the impact of release in this direction. Overall, the release of the area is only considered to have a minor effect on the distinction of the Green Belt land to the west and north, resulting in a minor effect overall.



Harm

The parcel makes a strong contribution to Green Belt purposes 1 and 3 and a moderate contribution to purpose 2. Its release would have a minor impact on the distinction on adjacent Green Belt. Therefore, overall release of the whole parcel in conjunction with the land to the east and south is likely to result in high Green Belt harm.

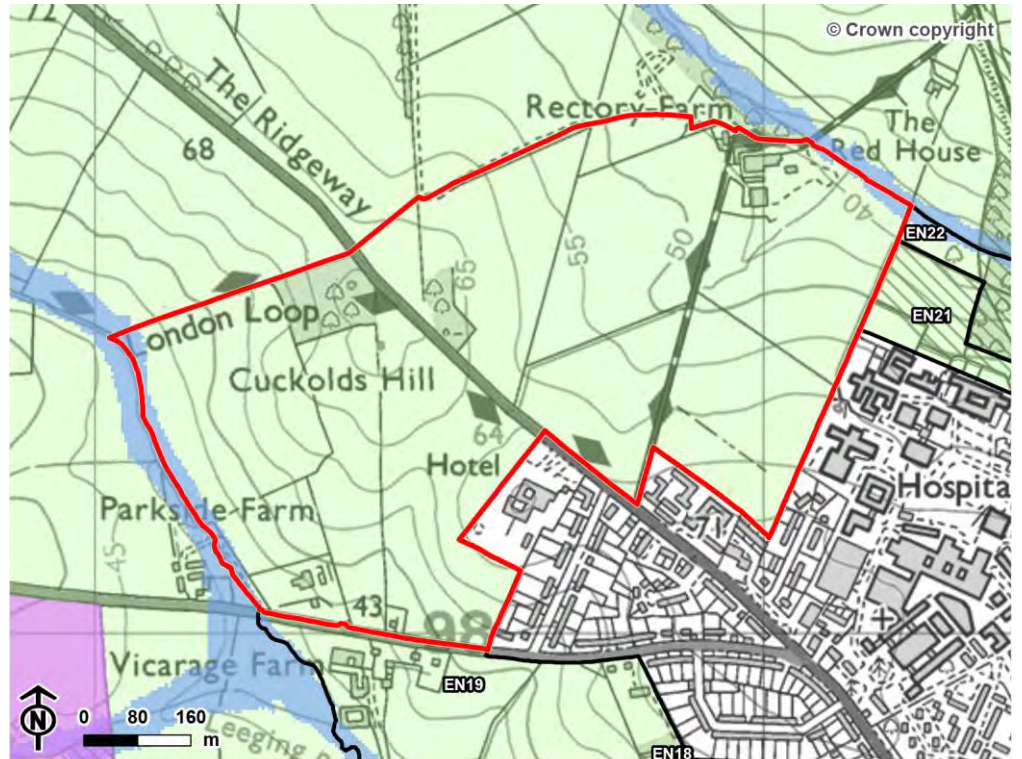


EN20

54.99ha



EN20 Neighbouring parcel
Green Belt



EN20 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3 Conservation Area

Parcel location

The parcel is located north and south of The Ridgeway next to Kings Oak Hospital.

EN20

54.99ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of agricultural fields. A couple of dwellings are located on the southern edge however, they are not of a scale that impacts openness. A farm is located at the northern edge of the parcel; however this is an appropriate land use in the Green Belt in planning terms and therefore does not effect the parcel's openness.

Distinction

The land within the parcel slopes away from the Ridgeway running through its centre to the north and south, towards Hadley Road and Salmon's Brook to the south and Turkey Brook to the north, maintaining a sense of distinction from the urban area to the east. Although the treelines and residential gardens provide little separation from the urban area, the land extends a reasonable distance from the inset edge and has strong views of the open countryside. Therefore, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in the gap between Greater London and Potters Bar to the north, but there are some separating features such as the M25 Motorway and woodland blocks. The land also lies in a gap between two areas of Greater London, Hadley Wood to the west and Enfield to the south east, although Trent Park maintains separation. The land is open and there is strong distinction between the parcel and the urban area.



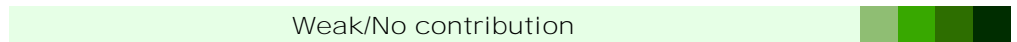
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN20

54.99ha

Harm of release

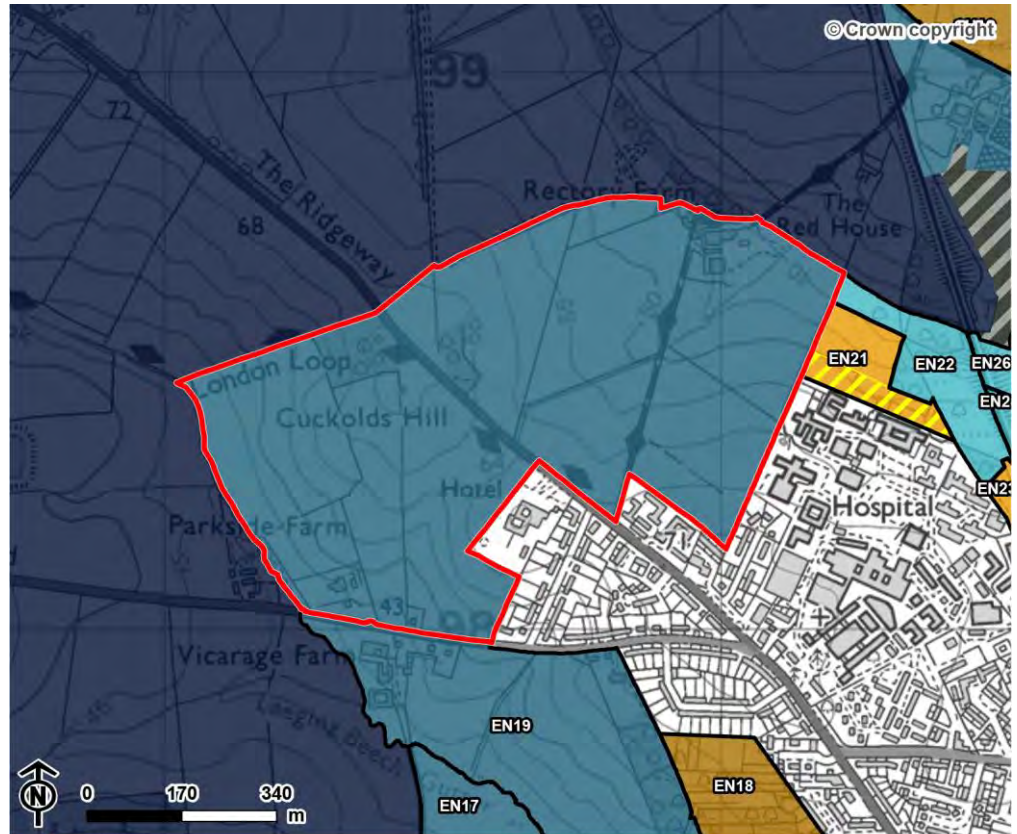
Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a minor impact on the distinction of adjacent Green Belt land to the north due to the large open fields in this direction with wider views of the open countryside mitigating the influence of the urban edge. Hadley Road and Salmon's Brook to the south and Turkey Brook to the north represent relatively strong alternative Green Belt boundaries limiting the impact on release in these directions. Release of the parcel would increase the containment of the Green Belt land north of Kings Oak Hospital and south either side of Salmon's Brook; however, the land to the south is already partially contained by the built-up area and the land to the north of the hospital has relatively weak distinction or is wooded with strong distinction, limiting the influence of urban containment in both directions. Overall, release of the parcel would have a minor impact on the distinction of adjacent Green Belt land.



Harm

The parcel makes a strong contribution to Green Belt purposes 1 and 3 and a relatively strong contribution to purpose 2. However, its release would have a minor impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in high Green Belt harm.

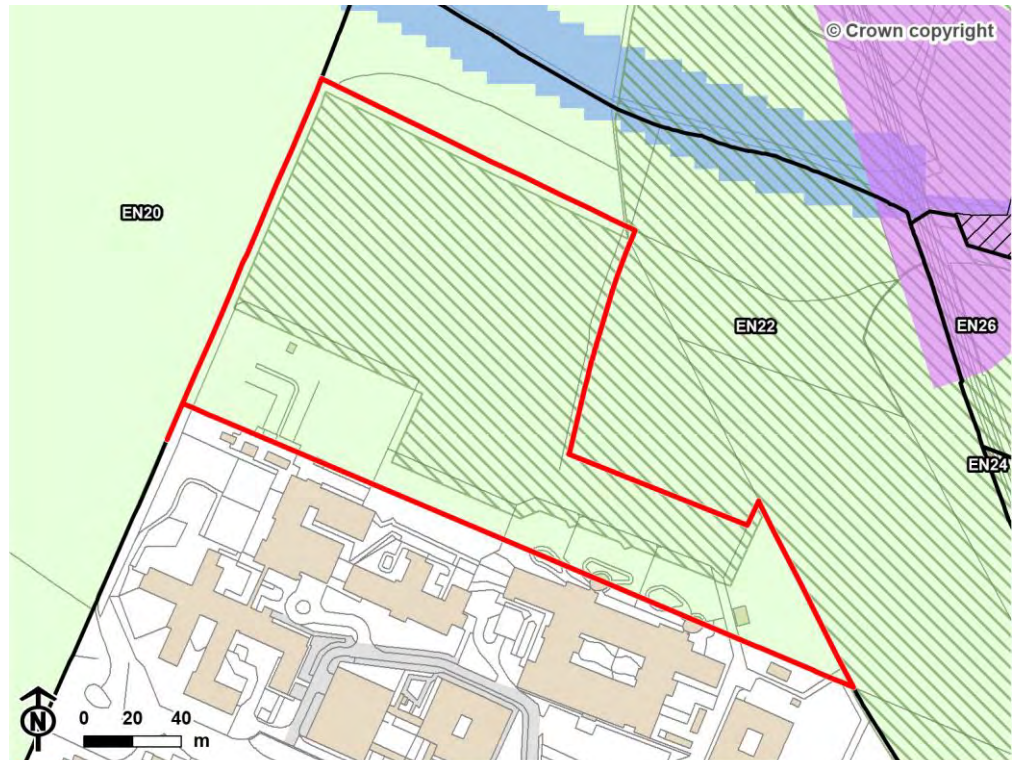


EN21

2.63ha



- EN21
- Neighbouring parcel
- Green Belt



- EN21
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Cemetery
- Additional potential constraints:**
- Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

Parcel location

The parcel is located north of the Kings Oak Hospital.

EN21

2.63ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open being formed of scrubland, trees and the open spaces attached to Kings Oak Hospital.

Distinction

The land is not contained by urban development. However, there is no boundary feature to create separation from the hospital to the south, the landform and landcover do not increase distinction, the land is in close proximity to the inset edge and for these reasons, as well as the scale of the development to the south and the presence of woodland to the north which restricts wider views, the views in the parcel are dominated by the urban area, most notably in the southern portion. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

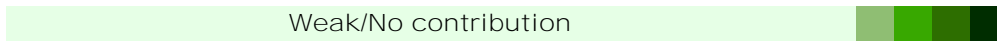
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and it is open however, there is weak distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open, although a section of the parcel is associated with the hospital. There is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN21

2.63ha

Harm of release

Impact on distinction of adjacent Green Belt land

The close proximity of the woodland and Turkey Brook to the north and east, and the mature treelined boundary to the west limit the influence of release in the parcel on the distinction of adjacent Green Belt land. The land to the east would become slightly more contained by the urban edge present to the west, south and north west. However, the proximity of the land to the east to the urban edge and the density of the woodland limits the impact. Overall, the impact of release in this location on the distinction of adjacent Green Belt land is considered to be negligible.

No/Negligible

Harm

The parcel makes a moderate contribution to Green Belt purposes 1 and 3; however, its release would have a negligible impact on the distinction of adjacent Green Belt land to the north and east. Therefore, overall release of the parcel is likely to result in low-moderate Green Belt harm.

Low-Moderate

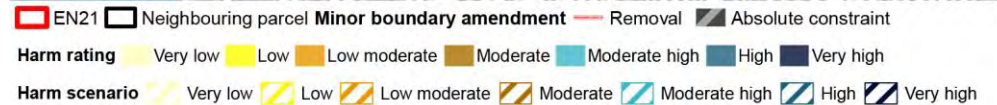
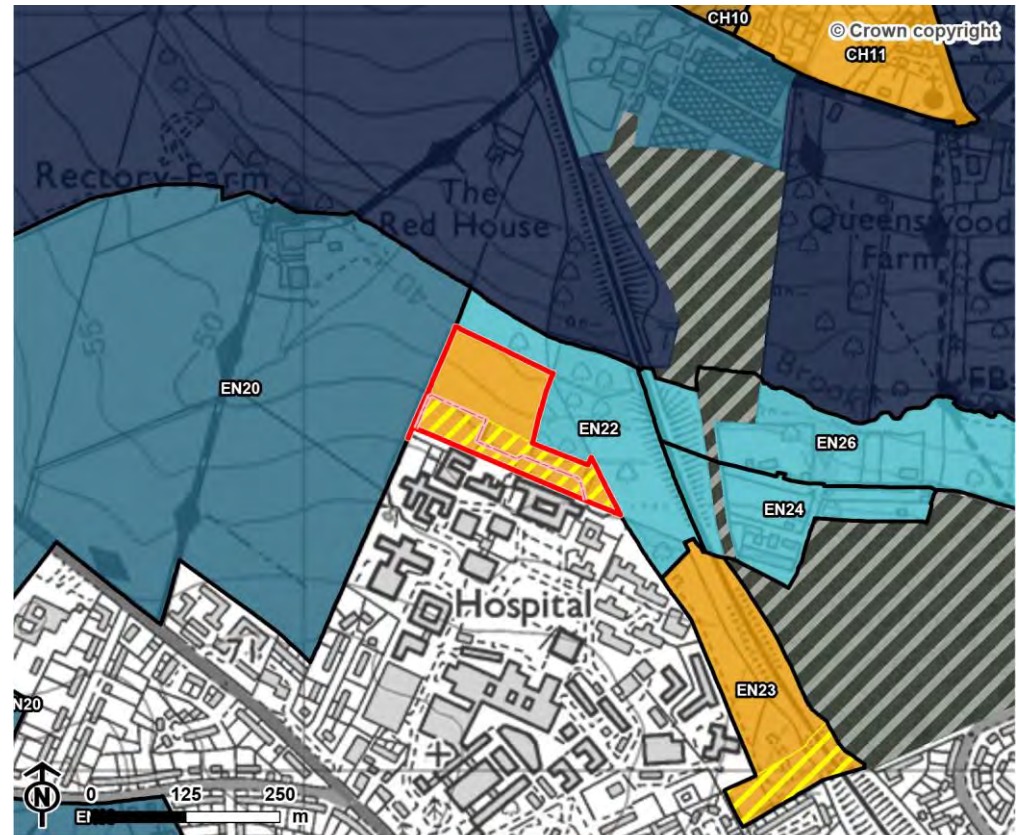
Harm Scenarios

Scenario description

Release of the land associated with Kings Oak Hospital in the southern portion of the parcel

Low

This open area of the parcel is significantly influenced by the hospital buildings and has almost no relationship with the wider countryside. Furthermore its release would result in no containment of the land to the east. Release of this area would therefore result in low harm.

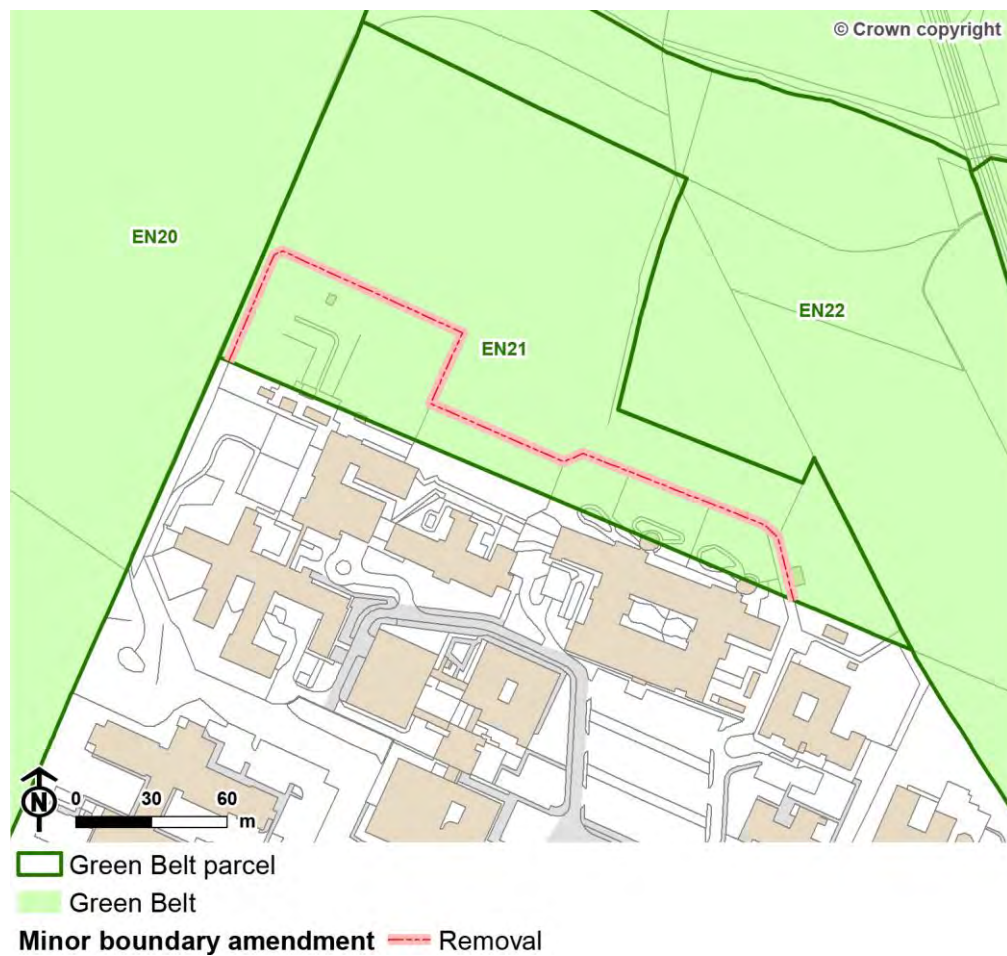


EN21

2.63ha

Potential minor boundary adjustment recommendations

Realign the Green Belt boundary along the edge of the school boundary which forms a more recognisable boundary feature. (EN21)

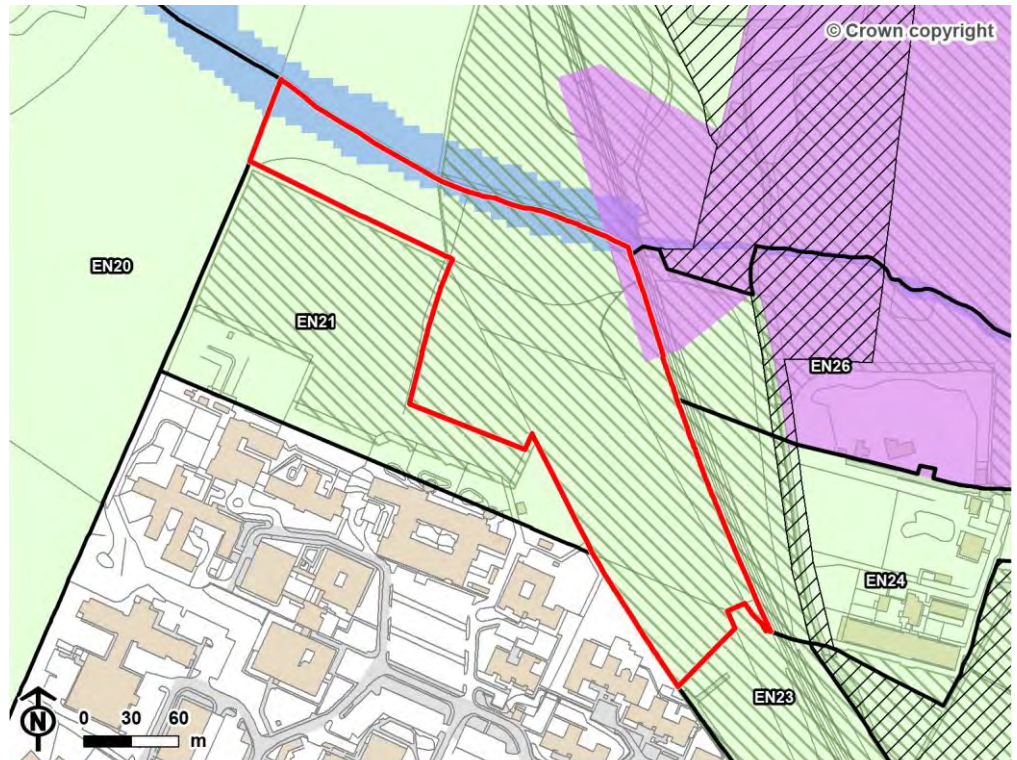


EN22

3.8ha



- EN22
- Neighbouring parcel
- Green Belt



- EN22
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Cemetery
- Additional potential constraints:**
- Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

Parcel location

The parcel is located to the north of Kings Oak Hospital.

EN22

3.8ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open and contains an area of woodland.

Distinction

The land extends a reasonable distance from the inset area and there are enough weaker boundary features to the south to create moderate separation from the inset area. Although the land is not contained by urban development, the hospital to the south has a moderate influence, which is mitigated by the density of the woodland in the area. Overall, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

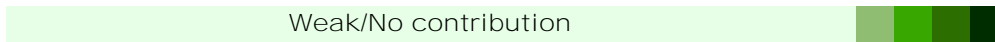
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is open and is adjacent to the large built-up area of Greater London. Furthermore, there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



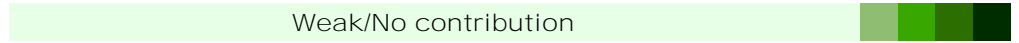
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN22

3.8ha

Harm of release

Impact on distinction of adjacent Green Belt land

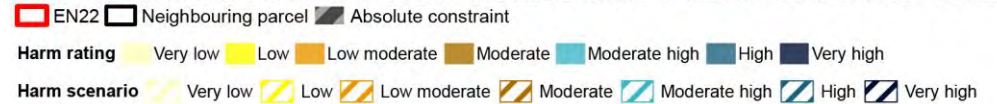
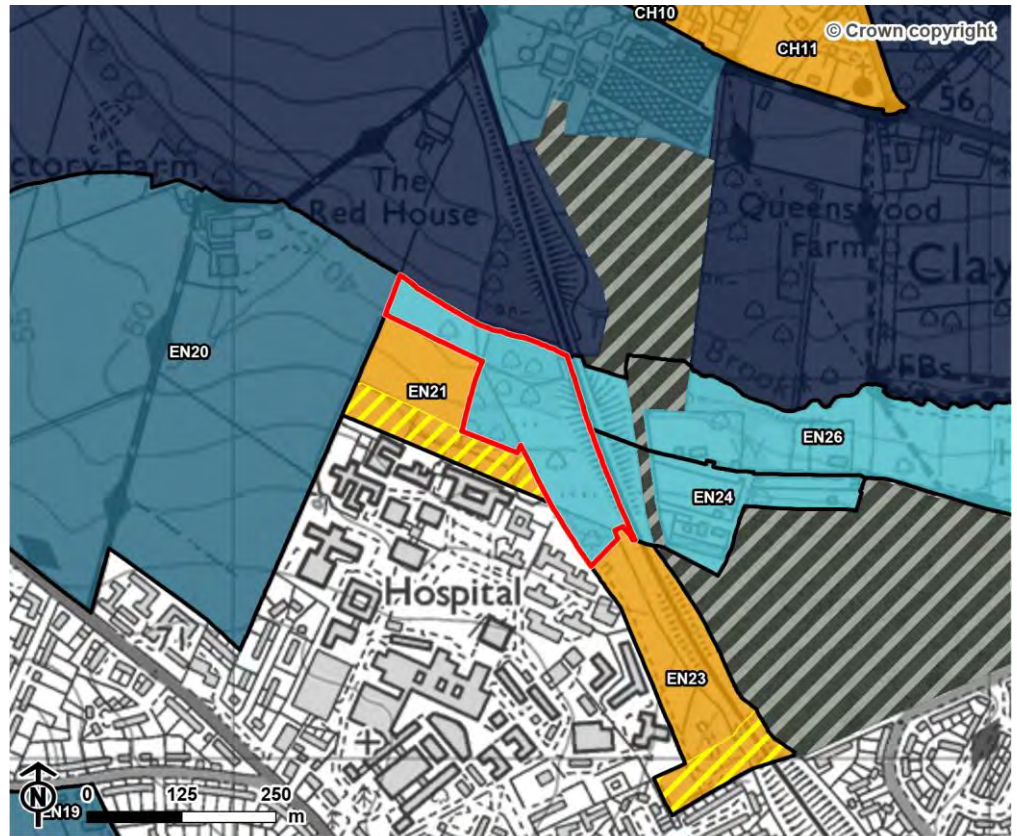
Expansion of the existing urban edge of Greater London into the parcel would also require release of the parcels of land to the south, which lie between the parcel and the urban edge, both of which make a lower contribution to the Green Belt purposes. The present of the treelined Turkey Brook to the north and the railway line to the east limits the impact of release in this location on the distinction of adjacent Green Belt land. The existing distinction of the land to the west from the urban area limits any impact in this direction. Overall, release of the area is considered to have a negligible impact on the distinction of adjacent Green Belt land.

No/Negligible

Harm

The parcel makes a strong contribution to Green Belt purposes 1 and 3 but its release would have a negligible impact on the distinction of adjacent Green Belt land to the north, east and west. Therefore, overall release of the parcel is likely to result in moderate-high Green Belt harm.

Moderate-High

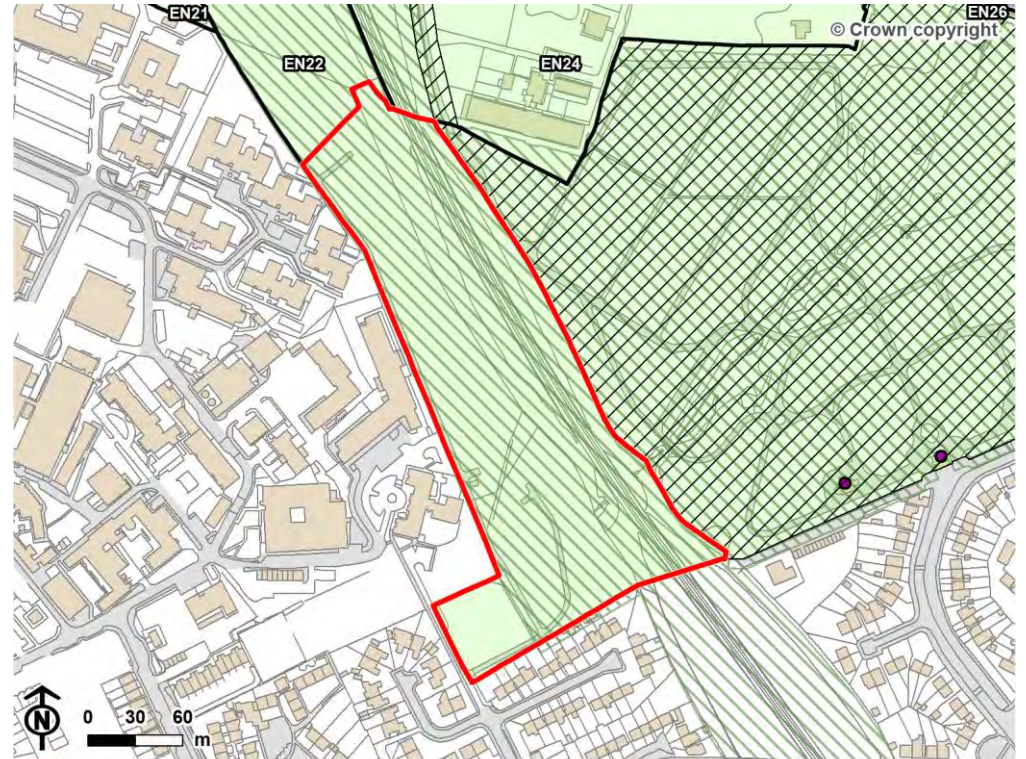


EN23

3.68ha



- EN23
- Neighbouring parcel
- Green Belt



- EN23
- Neighbouring parcel
- Green Belt

Absolute constraints:

- Cemetery

Additional potential constraints:

- Listed building
- Site of Importance for Nature Conservation
- Conservation Area

Parcel location

The parcel is located on the northern edge of Greater London in Enfield, to the north of Gordon Hill rail station and to the east of Chase Farm Hospital.

EN23

3.68ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, formed predominantly of allotments and woodland.

Distinction

The land is in close proximity to the urban area and there is no boundary feature to create separation it from the inset area to the south and west. However, the landcover, being woodland is very prominent making it significantly different from the large buildings associated with Chase Farm Hospital to the west. Furthermore, the land sites at the western end of larger area of Green Belt contained by the built-up area of London. The railway tracks and associated woodland screen all views of the open countryside. Therefore, there is moderate distinction between the parcel and the urban area, with the exception of the southernmost portion of the parcel, which is less wooded making the urban area more visible, and is more contained by the built-up area.

Summary of contribution to each Green Belt purpose

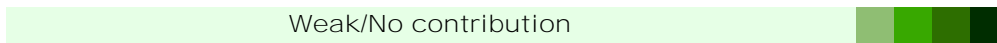
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is moderate distinction between the parcel and the urban area. However, the land at the southern end of the parcel is more contained and has weaker distinction from the urban edge meaning that this area makes a more moderate contribution to this purpose.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



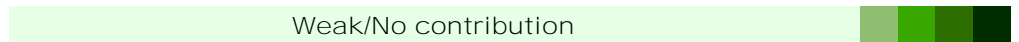
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is predominately made-up of allotments associated with the built-up area and so makes a moderate contribution to this purpose. The land at the southern end of the parcel has less distinction from the urban area and so makes a relatively weak contribution to this purpose.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN23

3.68ha

Harm of release

Impact on distinction of adjacent Green Belt land

The railway line to the east and cemetery beyond and the woodland to the north limit any impact of release in this location on the distinction of adjacent Green Belt to a negligible level.



Harm

The parcel makes a relatively strong contribution to Green Belt purpose 1 and a moderate contribution to purpose 3; however, its release would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in low-moderate Green Belt harm.



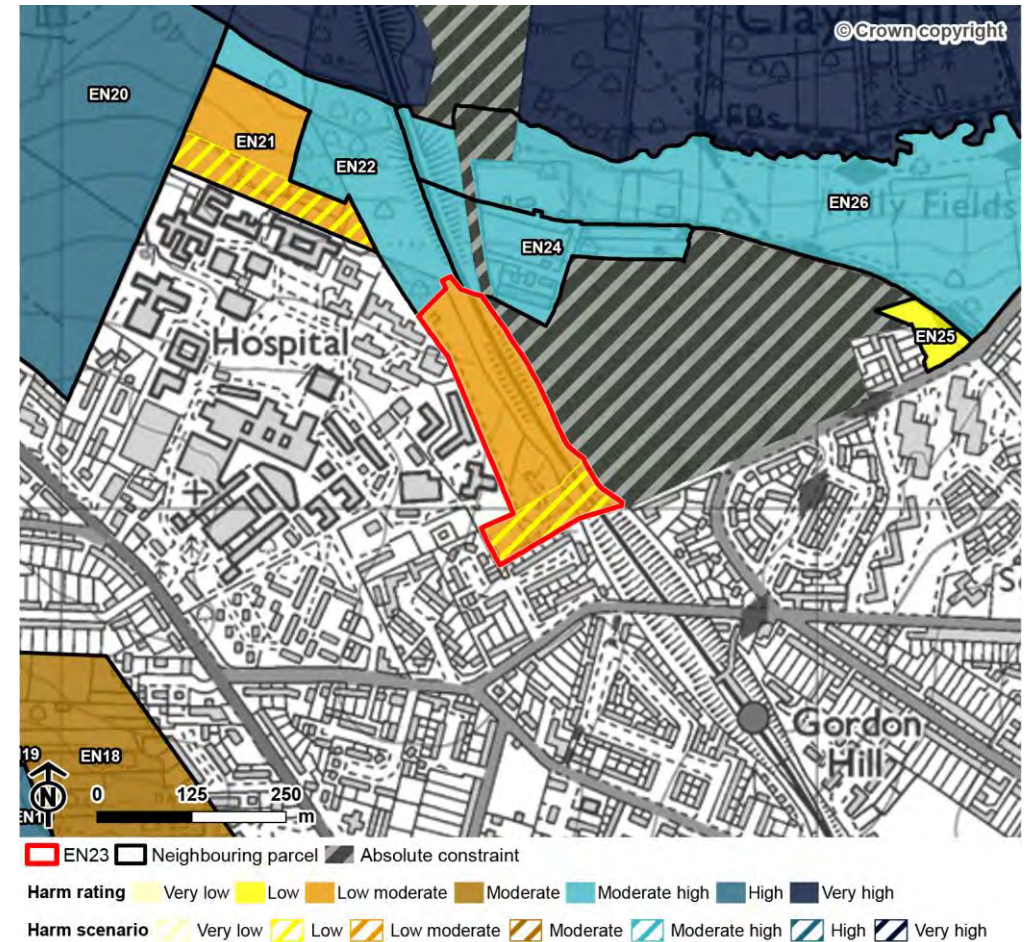
Harm Scenarios

Scenario description

Contained southern end making a weaker contribution to the Green Belt purposes.

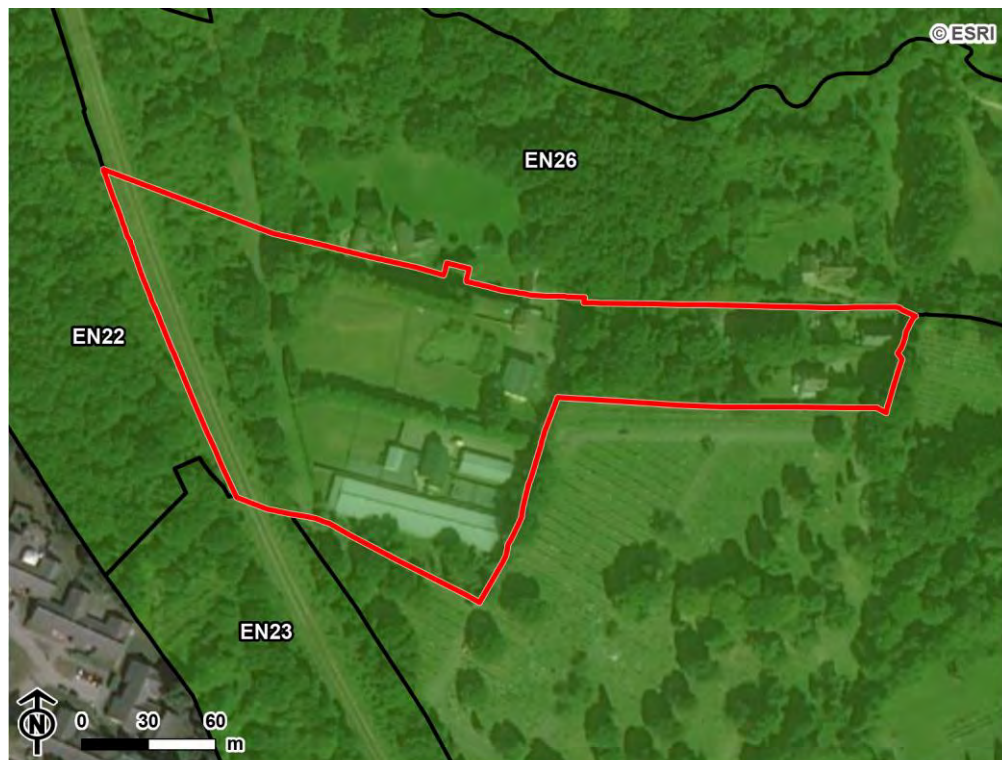


The southern end of the parcel makes a moderate contribution to purpose 1 and a relatively weak contribution to purpose 3 due to its greater lack of distinction from the urban edge. Furthermore, its release would have a negligible impact on adjacent Green Belt land to the north and east due to its greater containment and the presence of woodland to the north and east which would provide a stronger boundary feature. Therefore release of just this area is likely to result in low harm.

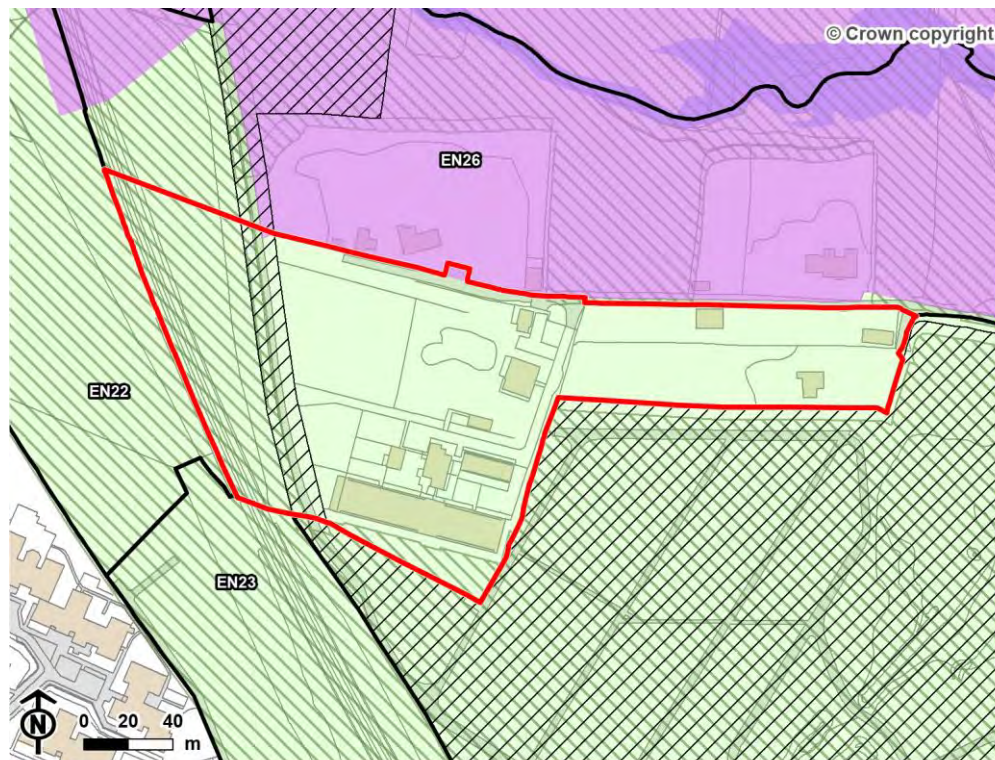


EN24

2.87ha



- EN24
- Neighbouring parcel
- Green Belt



- EN24
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Cemetery
- Additional potential constraints:**
- Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

Parcel location

The parcel is located to the north of Lavender Hill Cemetery. It does not directly abut the urban edge.

EN24

2.87ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open. While it contains a dog kennels, its location and scale limits its influence on Green Belt openness.

Distinction

The parcel is separated from the urban edge to the west by woodland and a railway line and to the south by Lavender Hill Cemetery, although the built-up area is relatively close by. The parcel sits in an area contained by the built-up area of London to the west, south and east. Therefore, overall, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

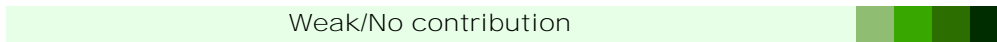
Purpose 1 - Check the unrestricted sprawl of large built-up areas

The land is open and lies close to the large built-up area of Greater London. There is moderate distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



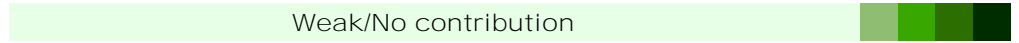
Purpose 3 - Assist in safeguarding the countryside from encroachment

The land contains some washed over development in the countryside, but it does not significantly affect its openness. There is moderate distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



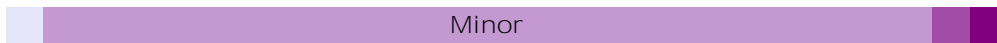
EN24

2.87ha

Harm of release

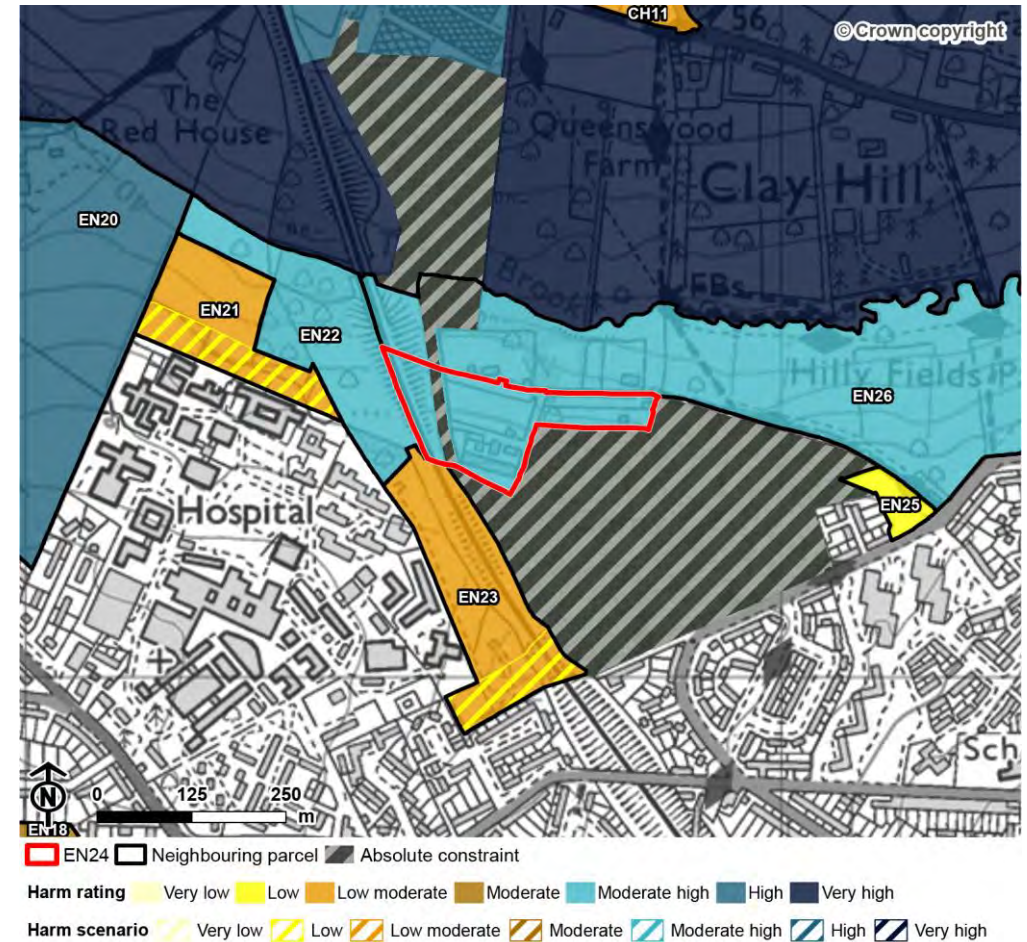
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the parcel would also require release of Lavender Hill Cemetery to the south as well as the woodland belt to the west. Release of the parcel in conjunction with these areas would have a minor impact on the Green Belt to the west, as this would become contained on two sides - though the impact of this would be mitigated by the railway tracks and woodland. Its release would increase containment of the land to the east, but given this area already lies within and area of containment the impact of this release on its distinction would be minor. Release would bring the built-up area much closer to the Green Belt and to the north contained by Turkey Brook, but Cook's Hole Road and the woodland to the north limit the significance of this. Overall, the impact of release in this area would result in a minor impact on the distinction of adjacent Green Belt land.



Harm

The parcel makes a relatively strong contribution to Green Belt purposes 1 and 3 and its release would have a minor impact on the distinction of adjacent Green Belt land. Therefore, overall release of the parcel is likely to result in moderate-high Green Belt harm.

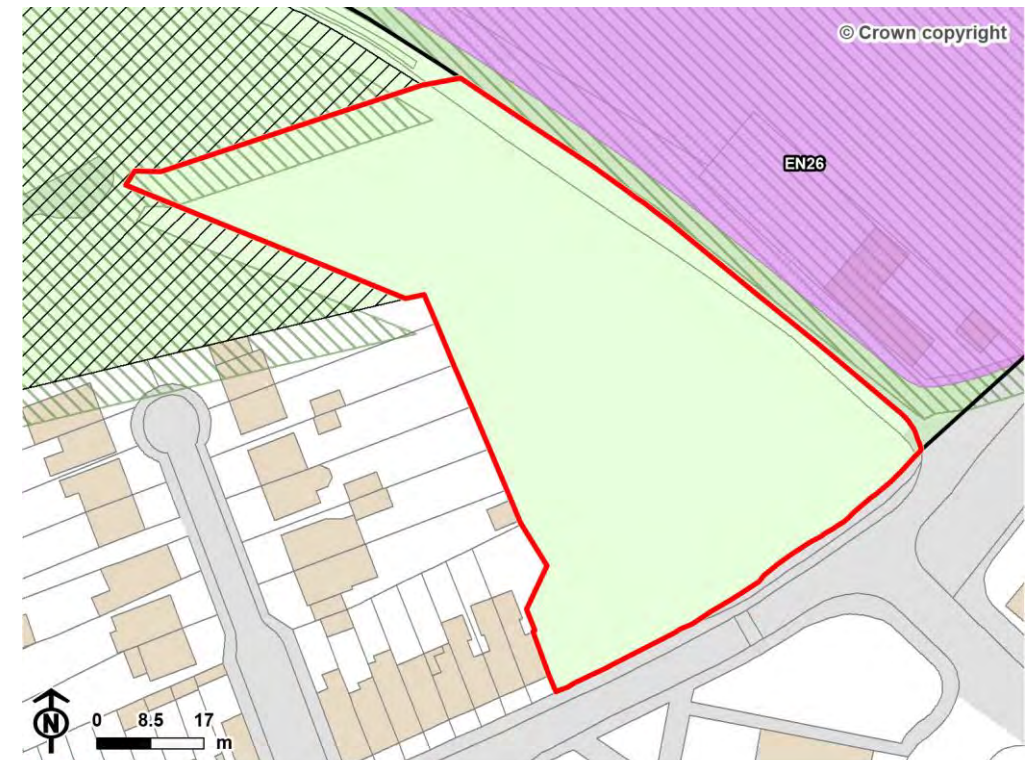


EN25

0.49ha



- EN25
- Neighbouring parcel
- Green Belt



- EN25
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Cemetery
- Additional potential constraints:**
- Site of Importance for Nature Conservation
 - Conservation Area

Parcel location

The parcel is located to the north east of Gordon Hill rail station and abuts the eastern edge of Lavender Hill Cemetery and the southern edge of Hilly Fields Park.

EN25

0.49ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of a small area of allotments.

Distinction

While the road to the south represents a moderate separating feature from the inset urban edge, the inset edge to the west is formed of residential gardens which is less strong. Views are dominated by urban development, most notably the large estate directly to the south, and mature trees screen views of the wider countryside to the north. The landform and landcover do not increase distinction from the inset area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

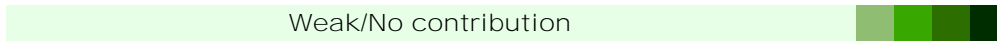
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is open and is adjacent to the large built-up area. However, there is weak distinction between the parcel and the urban area.



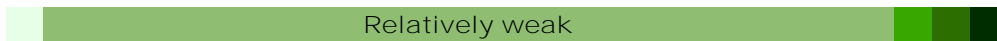
Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



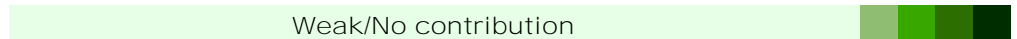
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open, however, it is a small, relatively contained area of allotments which are associated with the urban area and diminish the extent to which it is perceived as countryside. Furthermore, there is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN25

0.49ha

Harm of release

Impact on distinction of adjacent Green Belt land

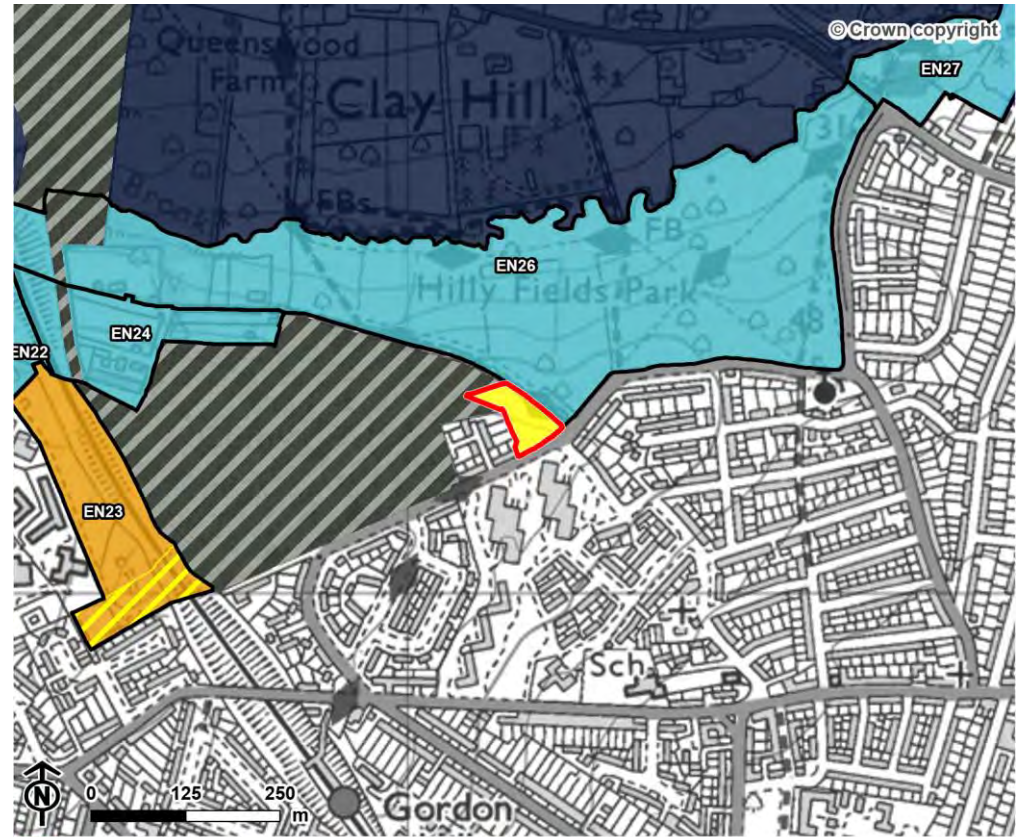
Release of the parcel would result in a negligible impact on the distinction of adjacent Green Belt land due to its containment to the west and south. The eastern edge is formed of a treelined track which limits impact in this direction.

No/Negligible

Harm

The parcel makes a moderate contribution to Green Belt purpose 1 and a relatively weak contribution to purpose 3. Its release would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in low Green Belt harm.

Low

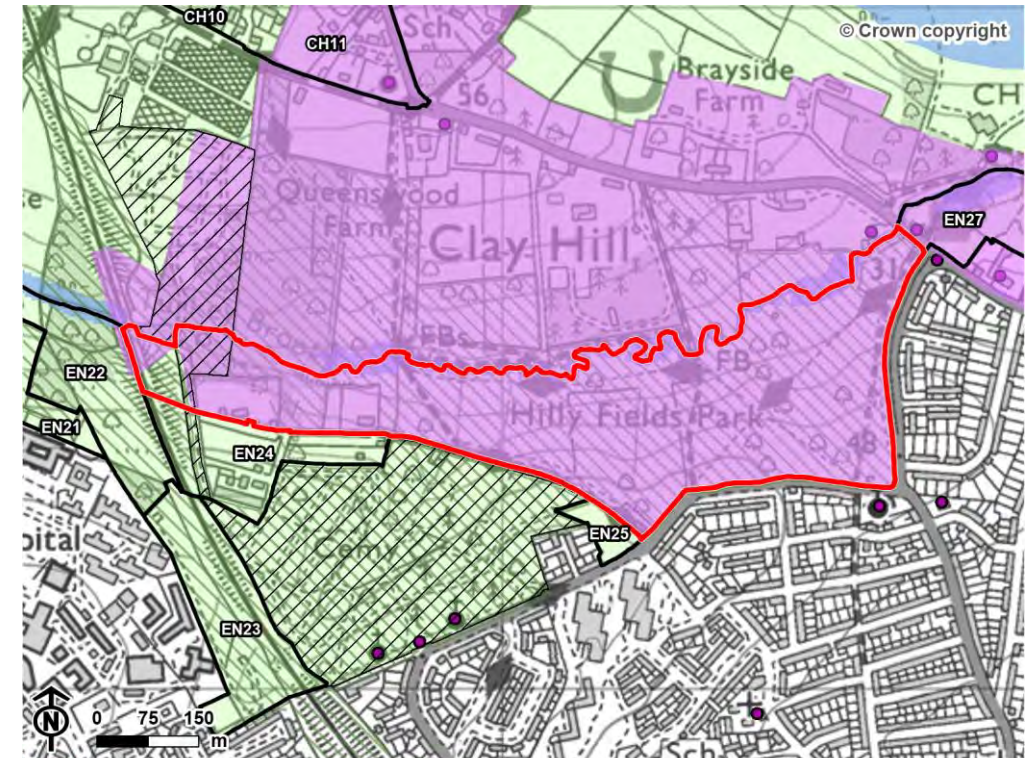


EN26

19.98ha



- EN26
- Neighbouring parcel
- Green Belt



- EN26
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Cemetery
- Additional potential constraints:**
- Listed building
 - Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

Parcel location

The parcel is located south west of Clay Hill at the edge of Great London and contains Hilly Fields Park.

EN26

19.98ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, formed of Hilly Fields Park.

Distinction

The land has some degree of containment by urban residential development to the south and east, and to a lesser extent the west. The residential roads and treelines along the southern and eastern boundaries create moderate separation from the urban area. The land extends a reasonable distance from the inset area and the landcover, which is well treed and slopes down towards Turkey Brook, is relatively prominent providing some distinction from the inset area. Consequently, views are not dominated by the urban area or the countryside. Therefore, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

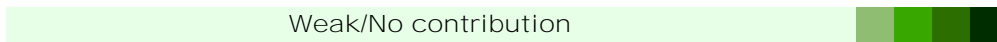
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is moderate distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is largely comprised of Hilly Fields Park; however, the park does not contain any significant formal outdoor sport or recreation facilities that maintain greater association with the inset urban edge. Therefore the parcel is generally perceived as open countryside. There is moderate distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The land falls within the Clay Hill Conservation Area which is partially contiguous with and adjoins the urban area of historic London. The Clay Hill Conservation Area Appraisal notes that the creation of the Green Belt curtailed further suburban development after WWII and ensured the preservation of Clay Hill as an essentially rural area.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN26

19.98ha

Harm of release

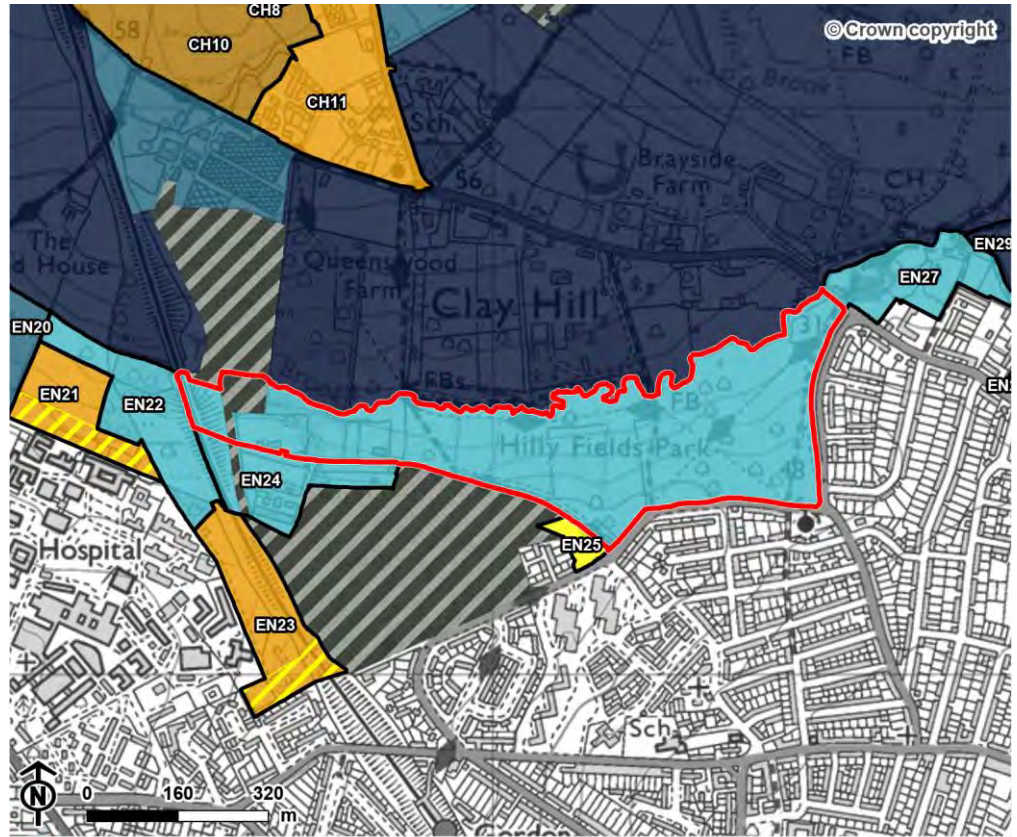
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the parcel would also require release of the small area of allotments to the south, Lavender Hill Cemetery to the south west, the dog kennels to the south west and the belt of woodland to the west of the railway tracks. Release of the parcel in combination with these areas would have a minor impact on the distinction of adjacent Green Belt land to the north west. This area would become contained on two sides by inset development - though this is somewhat mitigated by the railway tracks and woodland. It would also have an impact on the distinction of adjacent Green Belt to the north, as this land would lie closer to the urban edge. However the impact to the north is limited by the Turkey Brook and woodland belt which would provide a strong Green Belt boundary and would limit views of the urban area, making the impact in the northward direction negligible overall.



Harm

The parcel makes a strong contribution to Green Belt purpose 4 and a relatively strong contribution to purposes 1 and 3. Although its release would only have a minor impact on the distinction of adjacent Green Belt land to the north and west, overall release of the parcel is likely to result in moderate-high Green Belt harm.

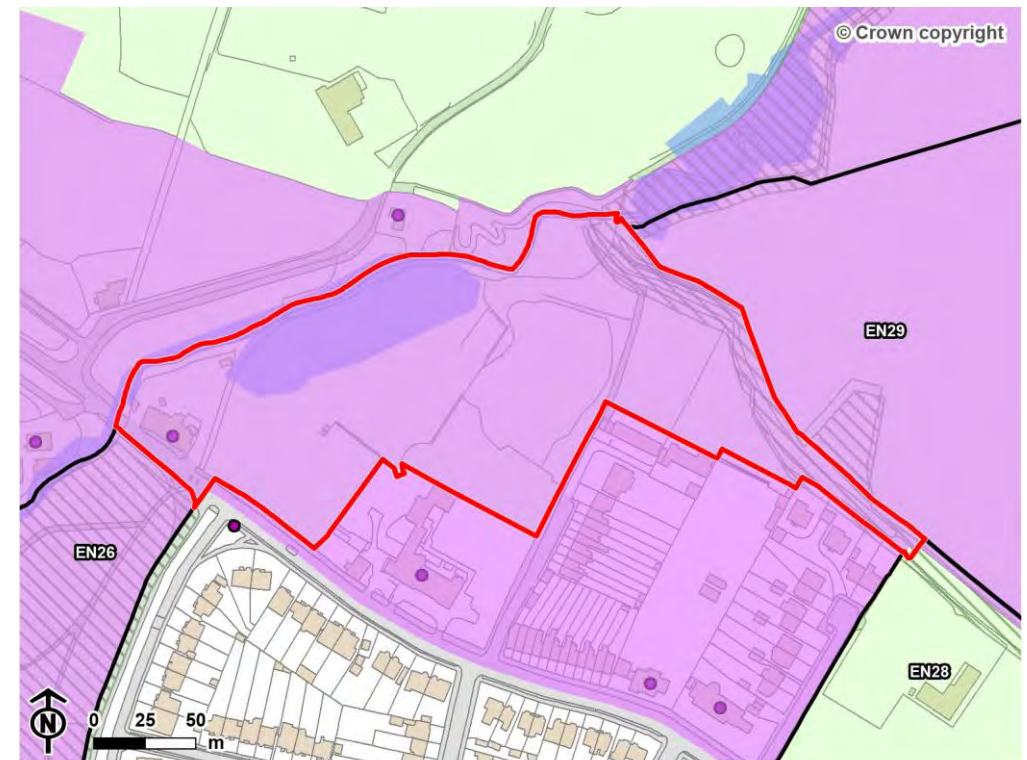


EN27

3.15ha



- EN27
- Neighbouring parcel
- Green Belt



- EN27
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

- Listed building
- Site of Importance for Nature Conservation
- Flood Zone 3
- Conservation Area

Parcel location

The parcel is located south of Whitewebbs Golf Course and north of the built up area of Greater London.

EN27

3.15ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open consisting of parkland and woodland. A small cluster of buildings sits in the western corner of the parcel, but their relatively small size and isolation from the built-up area limit their impact on the openness of the Green Belt.

Distinction

Land is in close proximity to the inset area. It has some degree of urban containment to the south and south east. However, the thick treelines, and the road to the south west provide moderate boundary features creating separation from the urban edge. Furthermore the landcover, which is well treed provides some distinction from the inset area. This, and the open land to the north means that neither the urban area nor the countryside dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

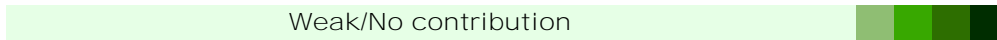
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and is open. There is moderate distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is moderate distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The land falls within the Clay Hill Conservation Area and the Forty Hill Conservation Area which are both partially contiguous with and adjoin the urban area of historic London. The Clay Hill Conservation Area Appraisal notes that the creation of the Green Belt curtailed further suburban development after WWII and ensured the preservation of Clay Hill as an essentially rural area. The Forty Hill Conservation Area Appraisal notes the importance of "the presence of extensive open land. This helps to preserve the individual nature of each settlement and gives the historic estates and hamlets an attractive landscape setting, particularly where it is parkland, woodland or agricultural land".



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN27

3.15ha

Harm of release

Impact on distinction of adjacent Green Belt land

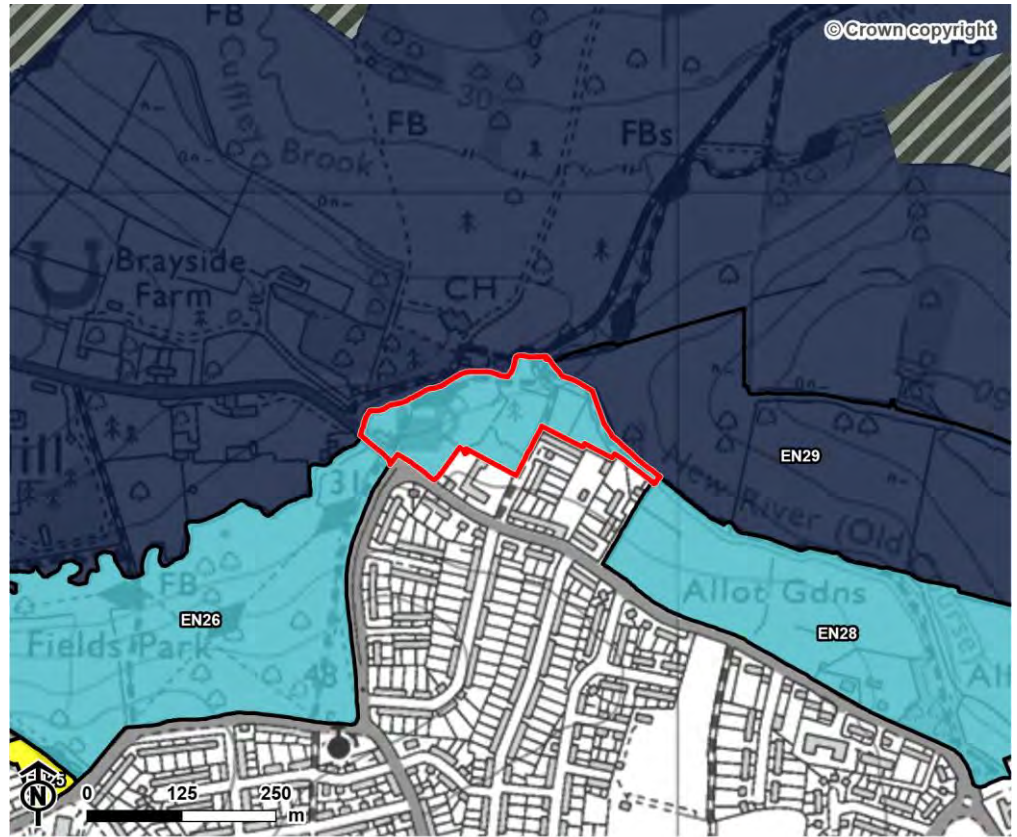
Release of the parcel would only have a negligible impact on the distinction of adjacent Green Belt land to the north due to the wooded Turkey Brook. The land would become slightly more contained to the east by the inset area, although this would be insignificant relative to the size of this area. Finally, the exiting development at the western end of the parcel limits the very minor containing influence release in third location would have on the Green Belt land to the west, south of Turkey Brook. Overall, release of the parcel is considered to have a negligible impact on the distinction of adjacent Green Belt land.

No/Negligible

Harm

The parcel makes a strong contribution to Green Belt purpose 4 and a relatively strong contribution to purposes 1 and 3. Although its release would have a negligible impact on adjacent Green Belt land. Therefore, overall release of the parcel is likely to result in moderate-high Green Belt harm.

Moderate-High



EN27 Neighbouring parcel Absolute constraint

Harm rating Very low Low Low moderate Moderate Moderate high High Very high

Harm scenario Very low Low Low moderate Moderate Moderate high High Very high

EN28

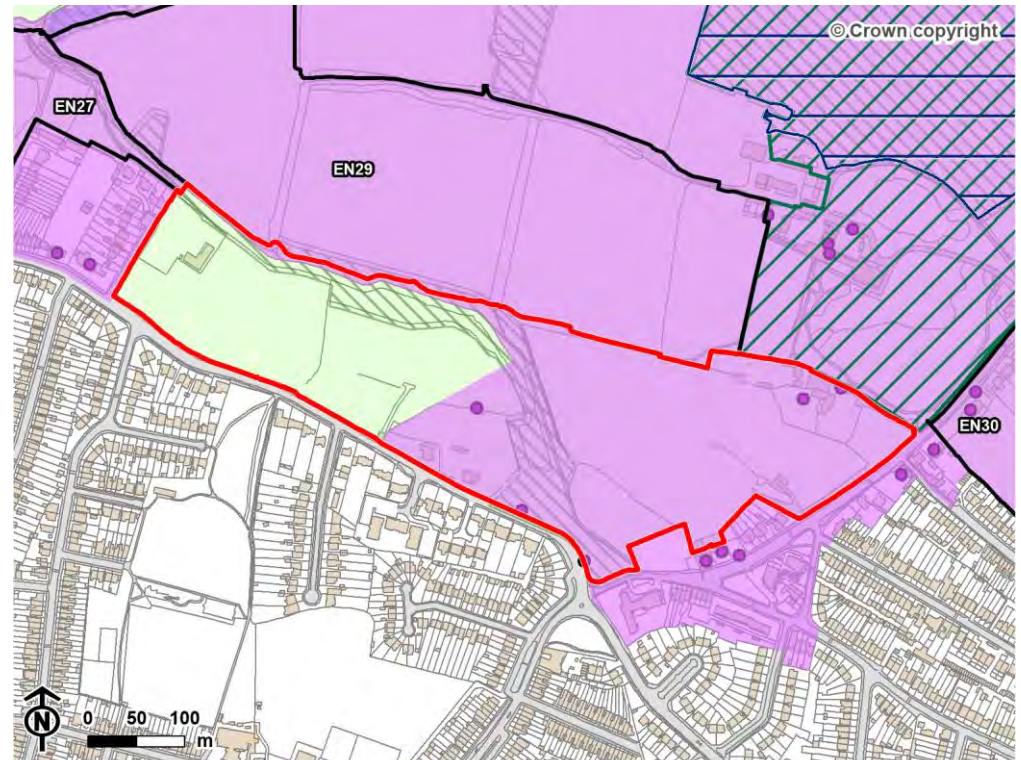
13.15ha



- EN28
- Neighbouring parcel
- Green Belt

Parcel location

The parcel is located along the northern edge of Greater London in Enfield north of Clay Hill and Forty Hill Road and south of the Forty Hill Museum and Gardens.



- EN28
- Neighbouring parcel
- Green Belt

Absolute constraints:

- Scheduled monument
- Registered Park & Garden

Additional potential constraints:

- Listed building
- Site of Importance for Nature Conservation
- Flood Zone 3
- Conservation Area

EN28

13.15ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, consisting of a large allotment site and small woodland areas.

Distinction

The land is in close proximity to the urban area and the landform and landcover do not increase distinction from the inset area. The land is largely contained by urban development to the south, east and west; however, the treelined roads that mark the boundaries to the west, south and east limits its urbanising influence and maintain separation from the inset area. The woodland at the northern edge of the parcel following the old course of the New River limit views of the wider countryside. Therefore, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

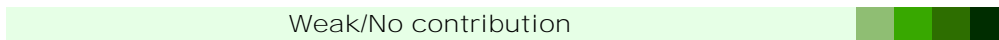
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and is open. There is moderate distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is predominantly allotments, a use which is associated with the urban area and diminishes the extent to which it is perceived as countryside. However, it is open and there is moderate distinction between the parcel and the urban area.



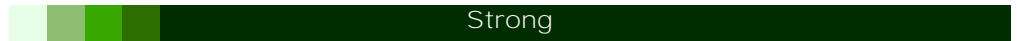
Purpose 4 - Preserve the setting and special character of historic towns

Over half of the parcel (the eastern half and the northern edge) fall within the Forty Hill Conservation Area, which is partially contiguous with and adjoins the urban area of historic London. The Forty Hill Conservation Area Appraisal notes the importance of "the presence of extensive open land. This helps to preserve the individual nature of each settlement and gives the historic estates and hamlets an attractive landscape setting, particularly where it is parkland, woodland or agricultural land". The Clay Hill Conservation Area follows the western boundary of the parcel, although the abutting Green Belt land in the western half of the parcel falls outside and is bound by mature woodland screening views into the area and the adjacent Conservation Areas. Neither the Clay Hill Conservation Area Appraisal or the Forty Hill Conservation Area Appraisal note views into or from the allotments in the western half of the parcel. Consequently, this portion of the parcel is considered to make a weak/no contribution to purpose 4.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN28

13.15ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the parcel would result in an impact on the distinction of adjacent Green Belt land to the north. Specifically, the small parcels of land immediately beyond the parcel bound by trees and mature hedgerows would be much closer to the urban edge and be separated by fewer boundaries, although the woodland in area would screen views of the urban edge. Overall, the release of the parcel would have a minor impact on the distinction of adjacent Green Belt land to the north.



Harm

The parcel makes a relatively strong contribution to Green Belt purpose 1 and a moderate contribution to purpose 3. The eastern half and northern edge of the parcel also make a strong contribution to purpose 4. Its release would have a minor impact on the distinction of adjacent Green Belt land to the north. Therefore, overall, release of the parcel is likely to result in moderate-high Green Belt harm.



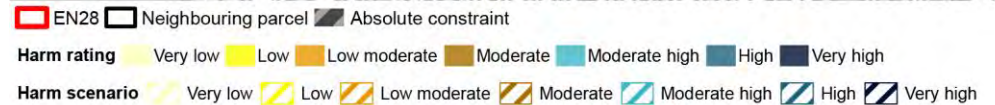
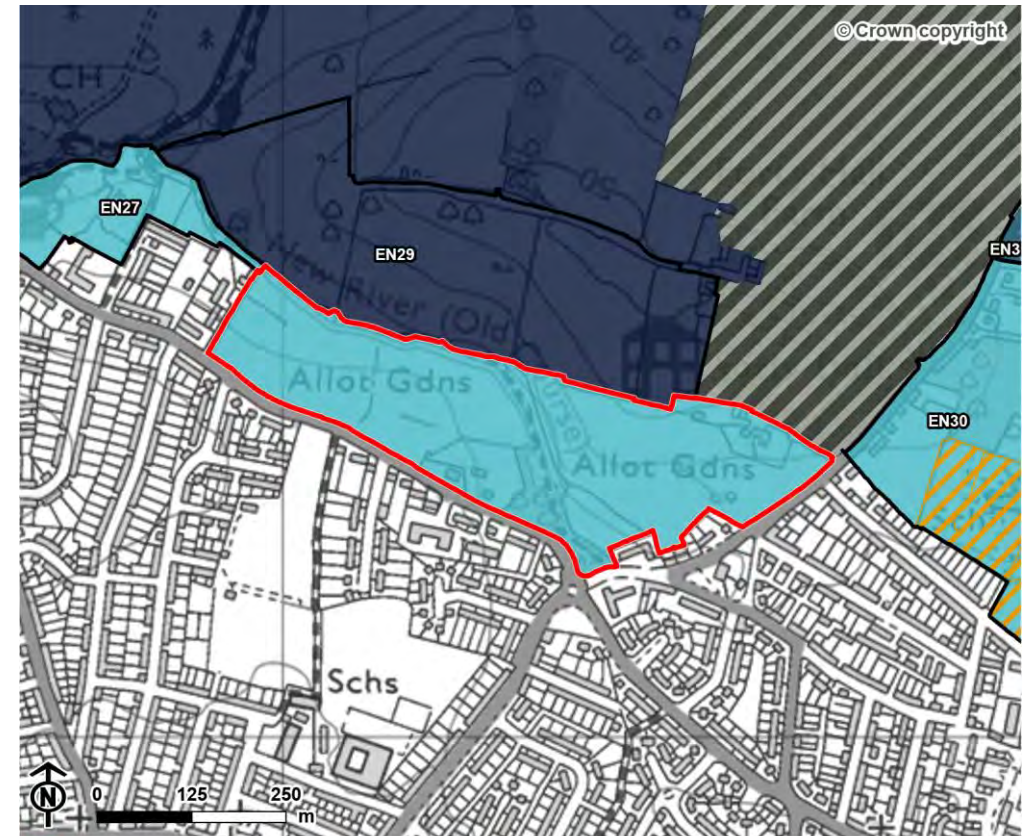
Harm Scenarios

Scenario description

Release of the western half of the parcel outside the conservation areas



The western half of the parcel makes a weak contribution to purpose 4 compared to the strong contribution of the rest of the parcel. Release of this portion of the parcel in isolation would increase the containment of the remaining allotments and woodland to the east reducing the overall distinction of this portion of the Green Belt as well as the Green Belt land to the north, resulting in a major impact on the distinction of adjacent Green Belt. Therefore, overall, the release of the western half in isolation is also considered to result in moderate high Green Belt harm.



EN29

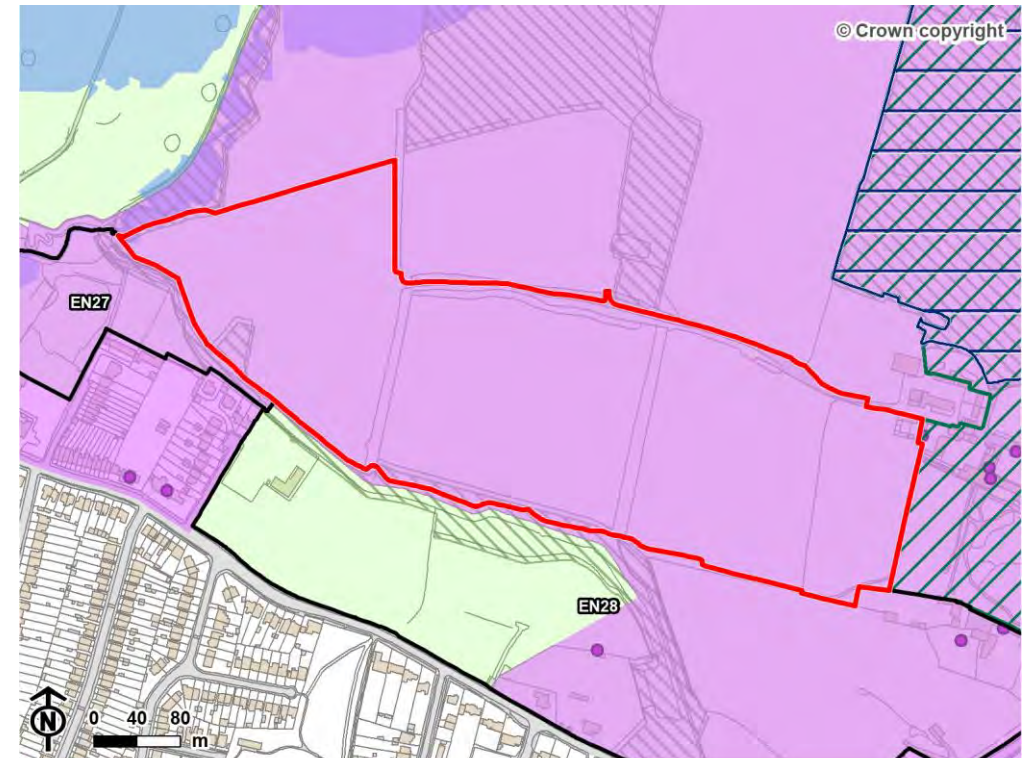
13.91ha



- EN29
- Neighbouring parcel
- Green Belt

Parcel location

The parcel is located to the south west of the Whitewebbs Golf Course and adjacent to Forty Hall Museum and Gardens to the east.



- EN29
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Scheduled monument
 - Registered Park & Garden
- Additional potential constraints:**
- Listed building
 - Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

EN29

13.91ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, consisting of agricultural fields. There are some polytunnels located in the east of the parcel; however these are appropriate uses in the Green Belt in planning terms and so do not impact openness.

Distinction

The landform and landcover do not increase distinction from the inset area. However, the land extends a reasonable distance from the urban edge and it is not contained by urban development. Furthermore, the open land to the south and the thick treeline in between maintain strong separation from the inset area. Views are dominated by the open countryside. Therefore, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

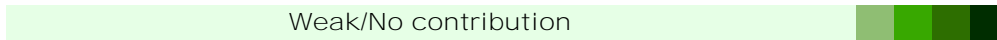
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The land falls within the Forty Hill Conservation Area which is partially contiguous with and adjoins the urban area of historic London. The Forty Hill Conservation Area Appraisal notes the importance of "the presence of extensive open land. This helps to preserve the individual nature of each settlement and gives the historic estates and hamlets an attractive landscape setting, particularly where it is parkland, woodland or agricultural land".



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN29

13.91ha

Harm of release

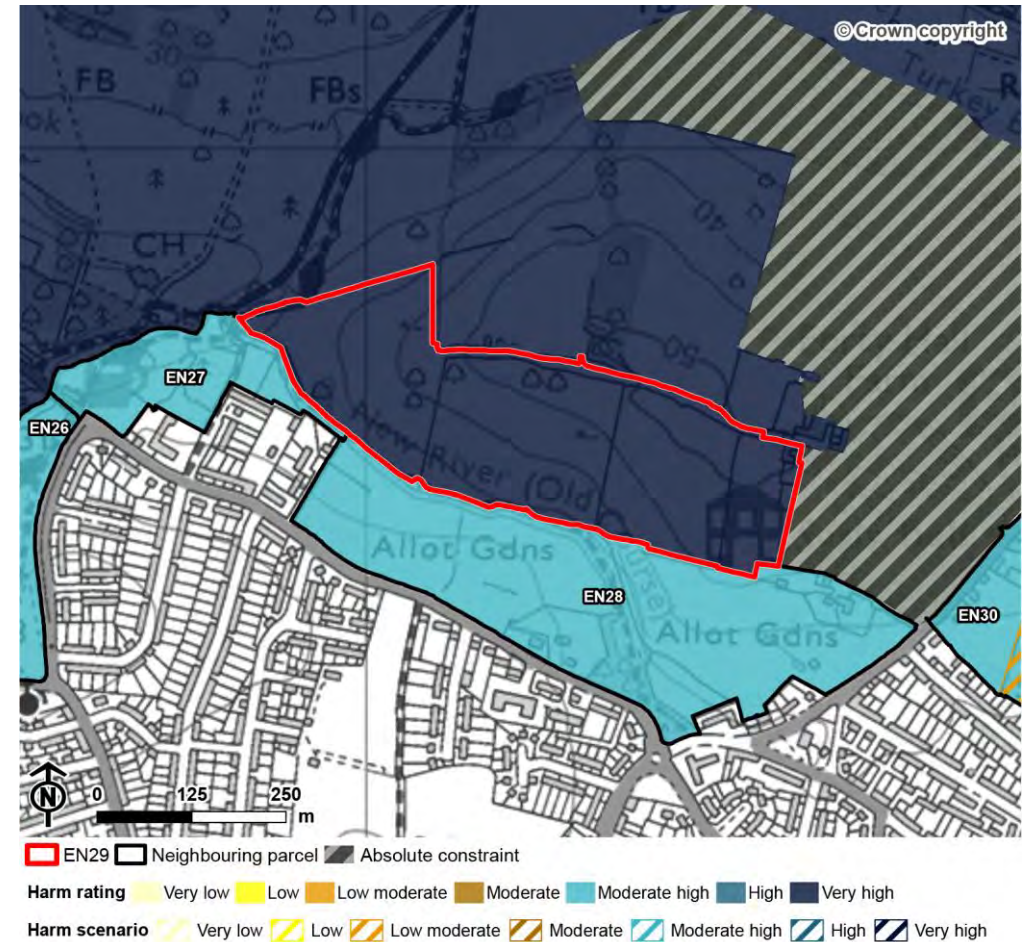
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the parcel would also require release of the more contained area of Green Belt land to the south and south west, both of which make a more limited contribution to the Green Belt purposes. Release of the parcel, in conjunction with these areas would have a minor impact on the distinction of adjacent Green Belt land to the west. The Green Belt land to the east would become significantly more contained, although it is noted that the land to the east is designated as a Registered Park and Garden and so would not be released for development, limiting the impact of release in this direction. The northern boundary of the parcel, formed by a treeline would provide weaker distinction between the new urban edge and adjacent Green Belt land to the north and partially contain the rectangular field adjacent to the north western edge of the parcel. Furthermore, the fields which lie just beyond the northern boundary and up to the woodland blocks, would lie closer to the urban edge than they do currently. Overall, release of the area would have a moderate impact on the distinction of adjacent Green Belt land.



Harm

The parcel makes a strong contribution to Green Belt purposes 1, 3 and 4. Its release would have a moderate impact on the distinction of adjacent Green Belt land. Therefore, overall release of the parcel is likely to result in very high Green Belt harm.



EN30

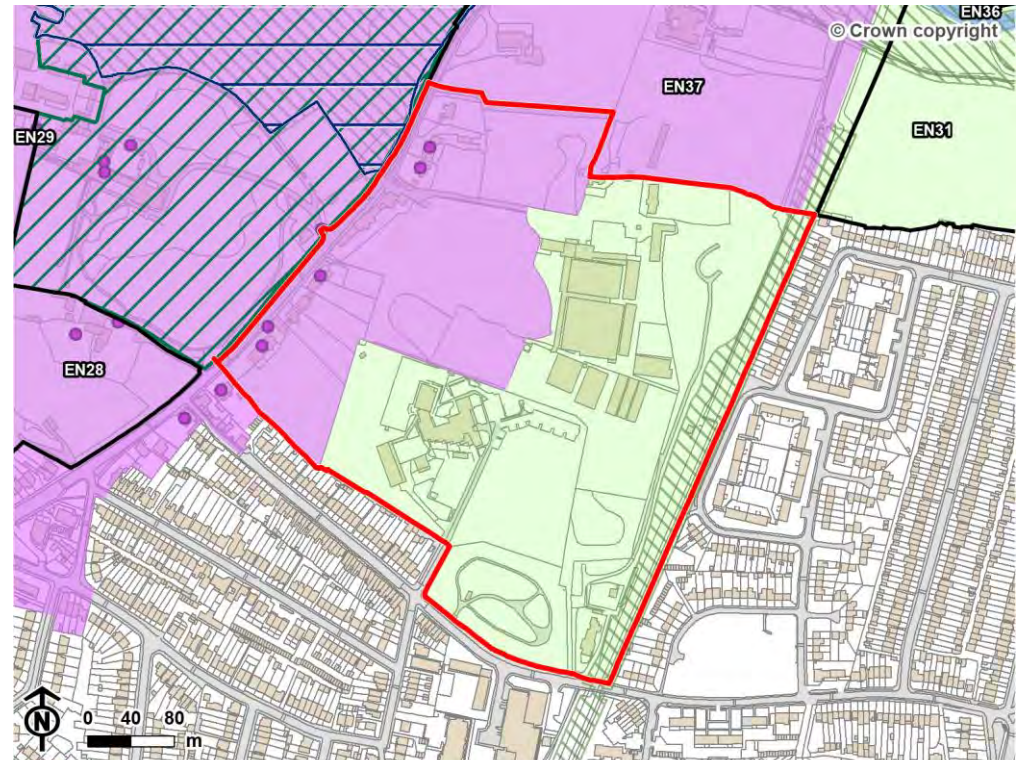
17ha



- EN30
- Neighbouring parcel
- Green Belt

Parcel location

The parcel is located south east of Forty Hill and contains Worcesters Primary School and Clockhouse Nursery. The parcel contains several glasshouses associated with the Clock House Nursery. Glasshouses are an appropriate land use in the Green Belt in planning terms and therefore do not affect openness.



- EN30
- Neighbouring parcel
- Green Belt

Absolute constraints:

- Scheduled monument
- Registered Park & Garden

Additional potential constraints:

- Listed building
- Site of Importance for Nature Conservation
- Flood Zone 3
- Conservation Area

EN30

17ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

There are areas of the parcel that contain school buildings, dwellings and commercial buildings associated with the garden centre. These areas significantly reduce the openness of the Green Belt land upon which they sit. These areas of low openness are separated from one another and the inset urban edge by a combination woodland and scrubland, allotments and school playing fields that are open.

Distinction

With the exception of a few pockets of woodland, the landcover and the landform of the generally do not increase distinction. The inset urban area contains the area to the east and south, and the washed over development increases containment in the central and western portions of the parcel. While there is no significant boundary feature to create separation from the inset area to the south the treelined New River to the east represents a stronger boundary maintaining some distinction with the urban edge to the east. However, the washed over development within the parcel effectively breaches the parcel's boundaries and in combination with the woodland screens most views of wider countryside. The parcel extends a reasonable distance from the inset urban edge to the south and east; however, the washed over development covering the full length of the parcel's western edge and central portion significantly undermine the significance of this. Therefore, overall, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. It is noted that some areas of the parcel are largely developed by urbanising development significantly reducing the openness of the Green Belt. These areas make a weak/no contribution to this purpose, with the more open areas making a relatively weak contribution. There is weak distinction between the parcel and the urban area.

Relatively weak

Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.

Weak/No contribution

Purpose 3 - Assist in safeguarding the countryside from encroachment

Land contains some significant areas of urbanising development emanating out from the inset urban edge to the south and running through the western and central portions of the parcel. Furthermore, several of the land uses with the parcel, such as the allotments and school open spaces are associated more with the urban area than the open countryside, diminishing the extent to which some of the more open areas of the parcel are perceived as countryside. Therefore the developed areas make a weak/no contribution to this purpose and the more open areas make a relatively weak contribution to this purpose.

Relatively weak

Purpose 4 - Preserve the setting and special character of historic towns

The western half of the parcel falls within the Forty Hill Conservation Area which is partially contiguous with and adjoins the urban area of historic London. The Forty Hill Conservation Area Appraisal notes the importance of "the presence of extensive open land. This helps to preserve the individual nature of each settlement and gives the historic estates and hamlets an attractive landscape setting, particularly where it is parkland, woodland or agricultural land". Therefore, the open areas of the western half of the parcel, specifically the large gardens of the dwellings following the western edge of the parcel and the adjacent woodland make a strong contribution to this purpose. The eastern half of the parcel does not lie in the Conservation Area and the Forty Hill Conservation Area Appraisal does not note any views into this half of the parcel. The line of large dwellings following the western edge of the parcel falls within the Conservation Area but have low openness. Therefore the role of the Green Belt in maintaining openness along the western edge of the parcel has been undermined. Consequently, these portions of the parcel are considered to make a weak/no contribution to this purpose.

Strong

Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.

Strong

EN30

17ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the parcel would have a moderate impact on the distinction of adjacent Green Belt land to the north, south of Forty Hill/Bull Cross Road. Although large portions of the parcel are already developed the wholesale release of the area would create a much more prominent and regular urban boundary at the northern edge of the parcel, making the urban edge more visible to north and weakening the remaining Green Belt land in between the new urban edge and Forty Hill Road to the north. The washed over development along the western edge of the parcel limit the impact of release within the parcel on the Green Belt land to the west. It should also be noted that this area is separated from the parcel by Forty Hill Road and is designated as a Registered Park and Garden, significantly lowering the chance of development in this area reducing the potential weakening of Green Belt land in this direction further.



Harm

The open areas of the western half of the parcel make a strong contribution to Green Belt purpose 4 and a relatively weak contribution to purposes 1 and 3. Release of the whole parcel would have a moderate impact on the distinction of adjacent Green Belt to the north. Therefore, overall, release of the parcel as a whole is likely to result in moderate-high Green Belt harm.



Harm Scenarios

Scenario description

Release of the eastern half of the parcel located outside the Forty Hill Conservation Area, incorporating Worcesters Primary School and the majority of the Clock House Nursery.



The lowest contributing portions of the parcel, specifically the developed areas along the western edge of the parcel and in the central portions make a weak/no contribution to all Green Belt purposes. Although the implications of release on the distinction of adjacent Green Belt land has already to some extent been realised by the development, the location of the developed areas within the parcel mean that their isolated release would create a significantly more irregular Green Belt boundary, significantly containing the remaining open Green Belt land in between the existing areas of development. However, the release of the

eastern half of the parcel outside the Forty Hill Conservation Area, including the open areas which make a relatively weak contribution to purposes 1 and 3, would focus release out from the inset urban edges to the south and east. This release scenario would have a minor impact on the distinction of the remaining Green Belt land within the Conservation Area to the west and a moderate impact on the distinction of the Green Belt to the north of the parcel, resulting in low-moderate Green Belt harm overall.

Scenario description

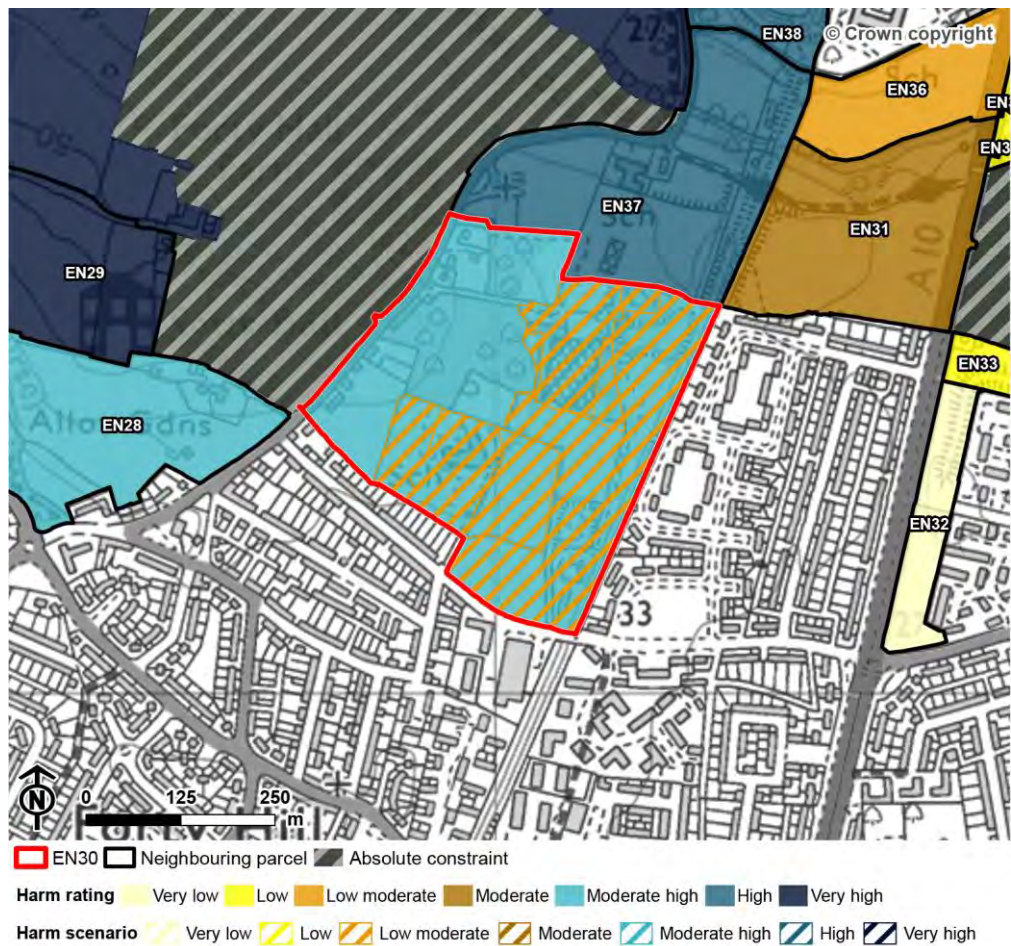
Release of the lower contributing developed western edge of the parcel.



Release of the developed western edge of the parcel in isolation or in combination with the rest of the lower performing areas of the parcel would create a particularly irregular Green Belt boundary almost separating the higher contributing open Green Belt land to the east from the wider Green Belt to the west and north west. To create a regular consistent Green Belt involving the release of the developed western edge would therefore require the release of the entire parcel, which would result in moderate-high harm overall.

EN30

17ha

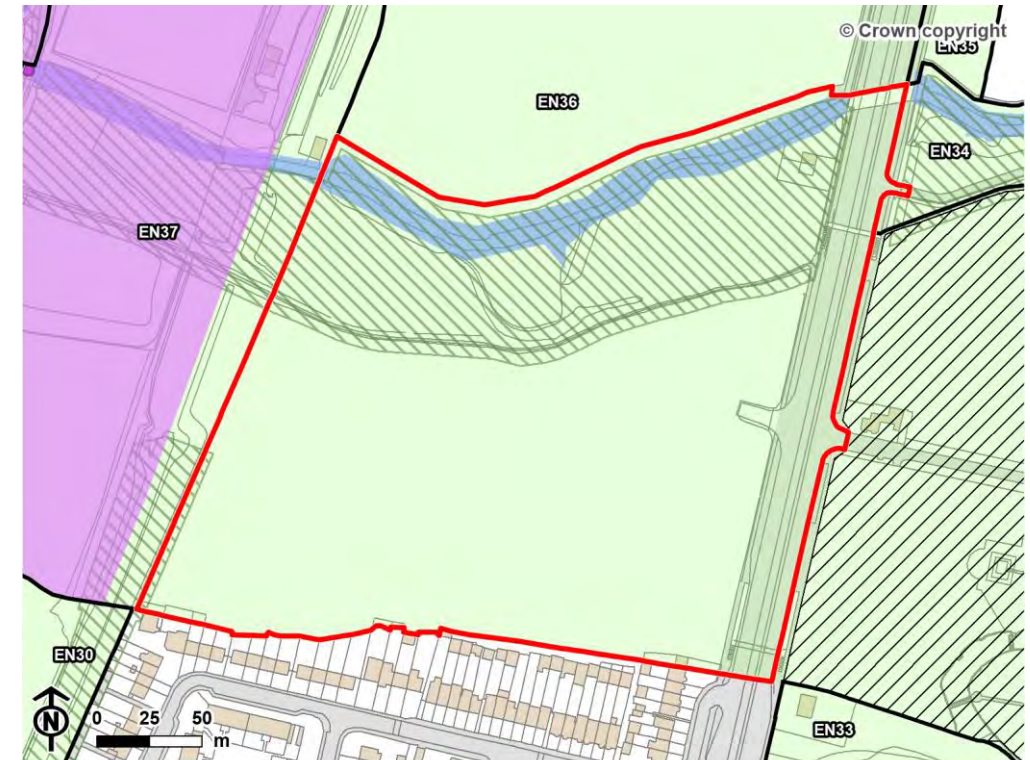


EN31

6.85ha



- EN31
- Neighbouring parcel
- Green Belt



- EN31
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Scheduled monument
 - Cemetery
- Additional potential constraints:**
- Listed building
 - Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

Parcel location

The parcel is located east of the New River and west of Enfield Cemetery and the Great Cambridge Road.

EN31

6.85ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of scrubland / woodland along the banks of the New River to the west and Turkey Brook to the north.

Distinction

The landform and landcover of the parcel do not increase distinction from the inset area and the scrub treeline to the south creates little separation from and views of the urban area. The wider area in which the land is located has some degree of urban containment by the urban edge to the north, south and east. However, the land extends a reasonable distance from the inset edge and with open land within the parcel and to the north, east and west offering views of the open countryside. Therefore, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

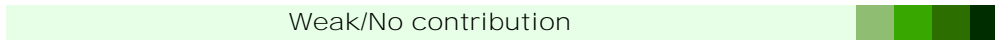
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is moderate distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



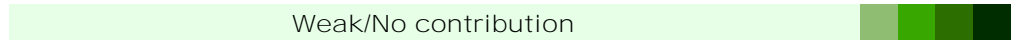
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is moderate distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN31

6.85ha

Harm of release

Impact on distinction of adjacent Green Belt land

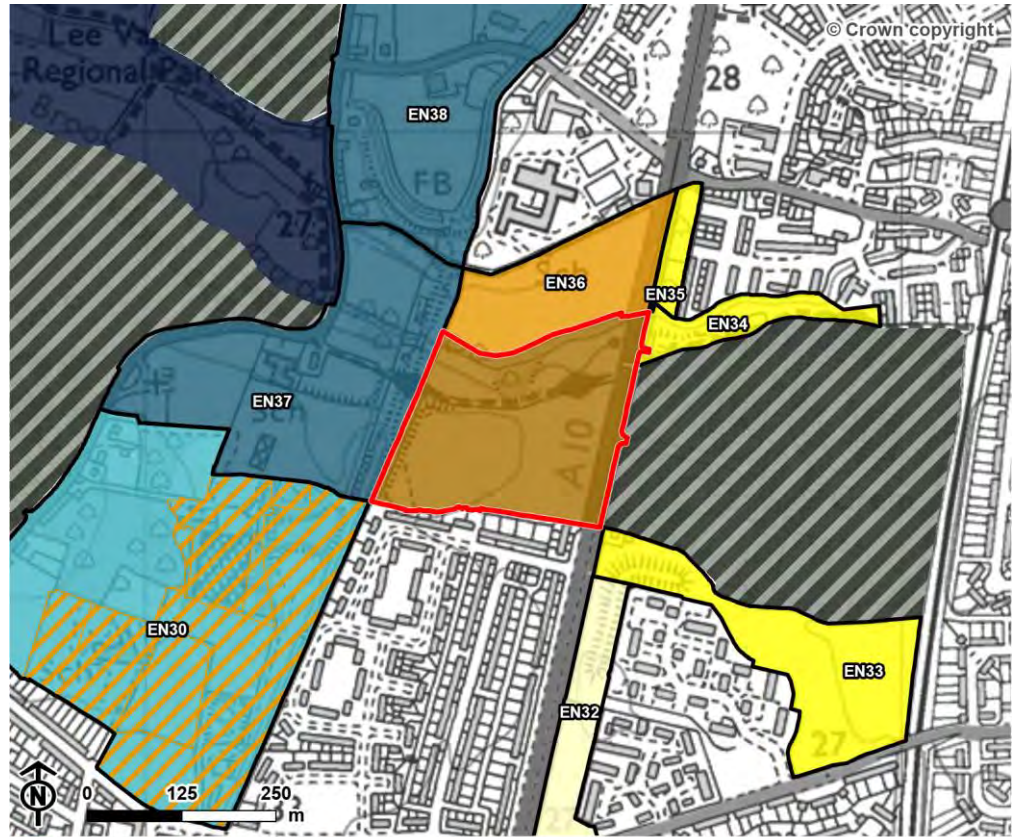
The expansion of the existing urban edge of Greater London into the parcel would require the release of the Green Belt land to the east, as this area would become cut off from the wider Green Belt, and the Green Belt land to the north as this area would become significantly contained and almost cut off from the wider Green Belt to the west. Release of this parcel in conjunction with the land to the east and north would have a negligible impact on the distinction of adjacent Green Belt to the west due to its containment and the regularity of the partially raised and wooded western boundary following the New River. Therefore, overall, release of the area to the east of the New River would have a negligible impact on the distinction of the adjacent Green Belt land to the west.

No/Negligible

Harm

The parcel makes a relatively strong contribution to Green Belt purposes 1 and 3 but its release would have a negligible impact on the distinction of the adjacent Green Belt land to the west. Therefore, overall, release of the parcel is likely to result in moderate Green Belt harm.

Moderate



EN32

1.86ha



EN32 Neighbouring parcel
Green Belt

Parcel location

The parcel is located east of Great Cambridge Road and west of Hoe Green Park.



EN32 Neighbouring parcel Green Belt

Absolute constraints:

Cemetery

Additional potential constraints:

EN32

1.86ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of a thin strip of woodland and parkland.

Distinction


Land is largely contained by urban development to the south, east and west and it is in close proximity to the urban area on all sides. Woodland provides some distinction from the built-up area. Due to its proximity and containment the views are dominated by the urban area, notably the housing to the east and west, and roads to the south and west which have been breached by development create little separation from the inset area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is open however, it is isolated within the large built up area and there is weak distinction between the parcel and the urban area.

Weak/No contribution



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.

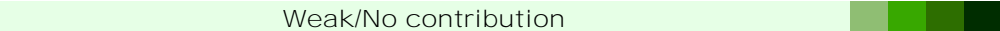
Weak/No contribution



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is almost entirely contained within the urban area, and although it has land use associated with the countryside it is too close to and contained by the urban area to be considered to constitute countryside in its own right. Furthermore, there is weak distinction between the parcel and the urban area.

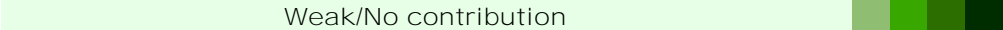
Weak/No contribution



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.

Weak/No contribution



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.

Strong



EN32

1.86ha

Harm of release

Impact on distinction of adjacent Green Belt land

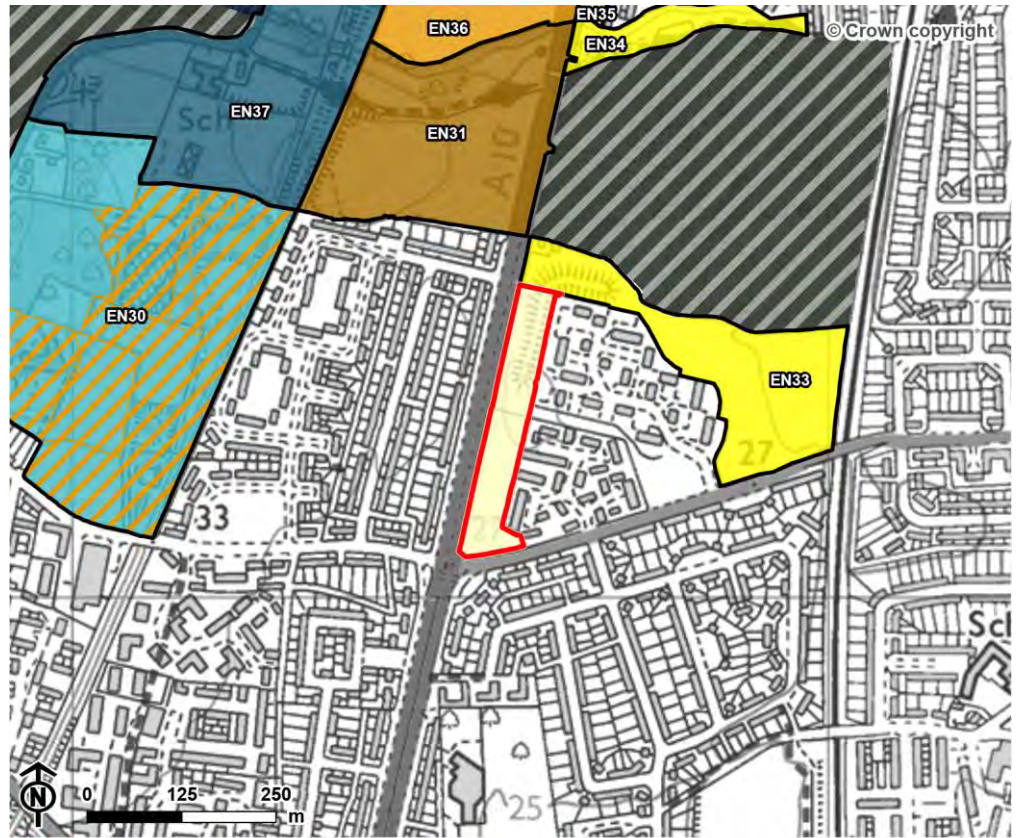
Release of the parcel would result in a negligible impact on the distinction of adjacent Green Belt land due to its containment and strong boundary with adjacent Green Belt to the north.

No/Negligible

Harm

The parcel makes weak / no contribution to all of the Green Belt purposes furthermore, its release would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall release of the parcel is likely to result in very low Green Belt harm.

No/Very Low

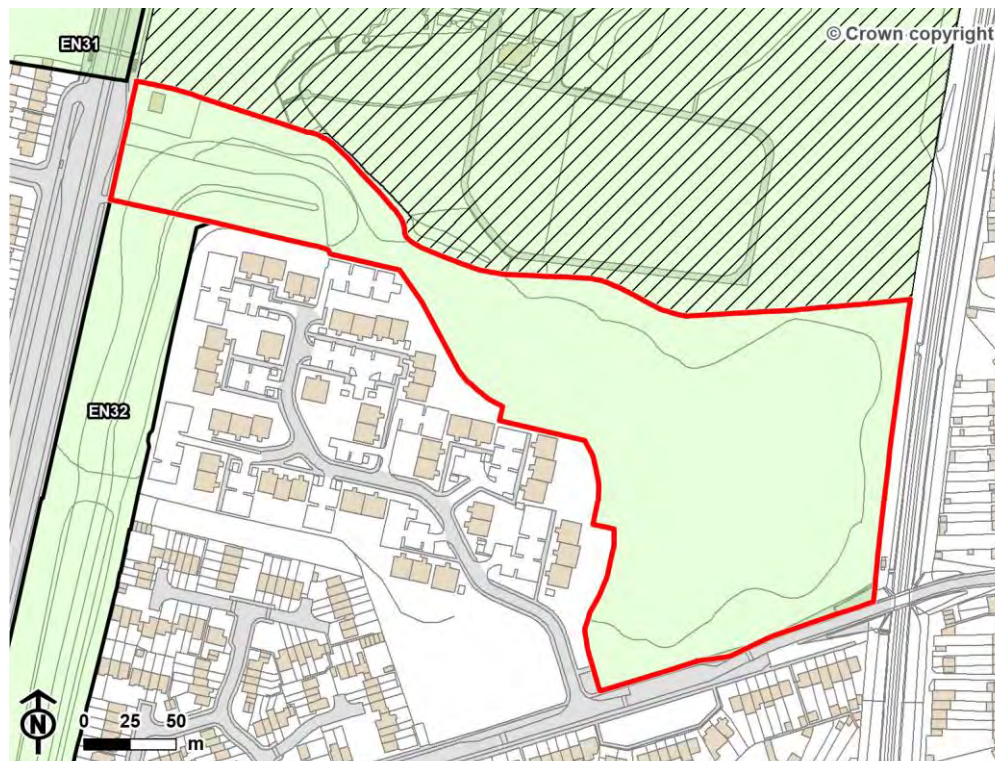


EN33

4.54ha



EN33 Neighbouring parcel
Green Belt



EN33 Neighbouring parcel Green Belt

Absolute constraints:

Cemetery

Additional potential constraints:

Parcel location

The parcel is located to the south of Enfield Cemetery and is comprised of Hoe Green Park.

EN33

4.54ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, consisting of parkland.

Distinction

The land is largely contained by urban development to the south, east and west and it is in close proximity to the urban area. Furthermore, the landform and landcover do not increase distinction from the inset edge. Despite having strong Green Belt boundaries to the east and south east and far west formed of main roads and a railway line, the hedgeline to the east is only a weak boundary feature creating little separation from the urban area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

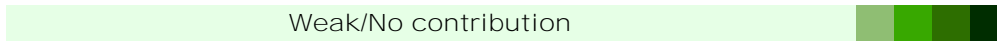
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and is open. However, there is weak distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside, however there is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN33

4.54ha

Harm of release

Impact on distinction of adjacent Green Belt land

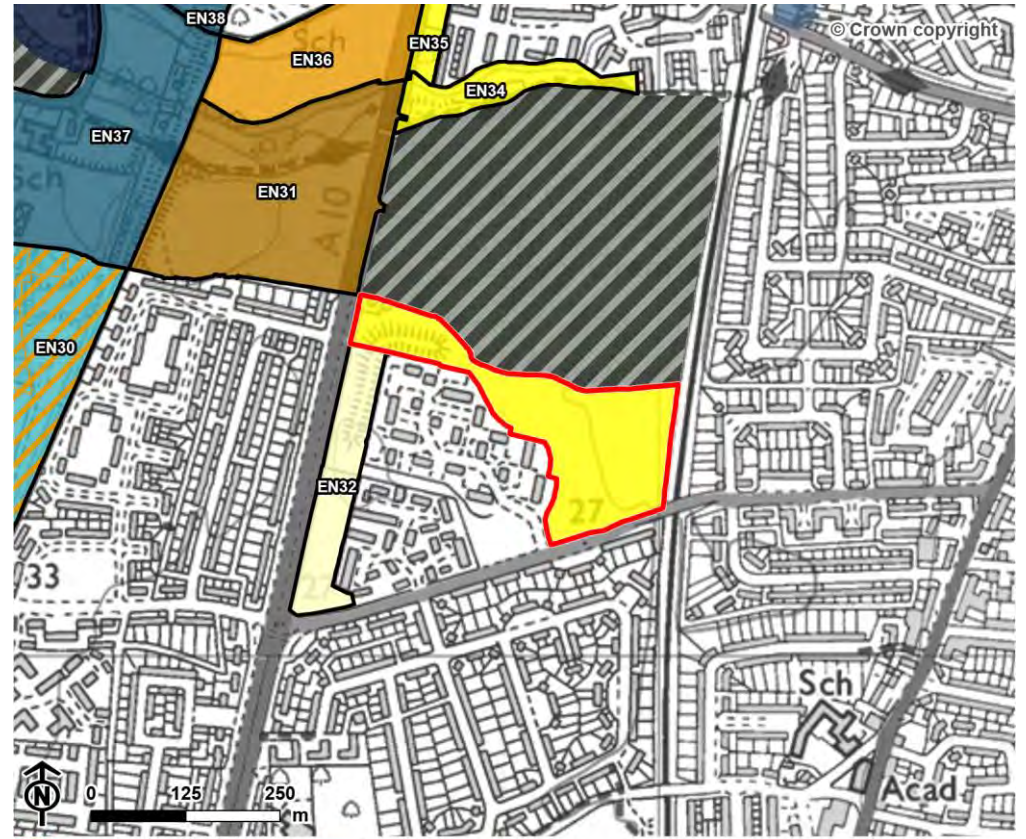
Release of the parcel would also require release of the strip of Green Belt land to the south which makes a weaker contribution to the Green Belt purposes. Release of these parcels would result in a negligible impact on the distinction of adjacent Green Belt due to the presence of the Cemetery to the north and its containment.

No/Negligible

Harm

The parcel makes a moderate contribution to Green Belt purposes 1 and 3 but its release would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall release of the area is likely to result in low Green Belt harm.

Low



EN34

1.25ha



- EN34
- Neighbouring parcel
- Green Belt



- EN34
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Cemetery
- Additional potential constraints:**
- Site of Importance for Nature Conservation
 - Flood Zone 3

Parcel location

The parcel is located to the north of Enfield Cemetery.

EN34

1.25ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The land is open, consisting predominantly of woodland lining Turkey Brook.

Distinction

The landcover, which consists of the wooded course of Turkey Brook provides some distinction from the inset area and this woodland means that neither the countryside nor the urban area dominates views. However, the land lies in very close proximity to, and is largely contained by urban development to the east and north and there is only a weak boundary feature, creating little separation from the inset area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

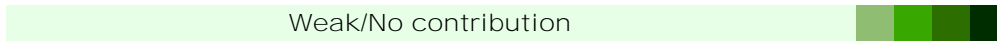
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is open and is adjacent to the large built-up area of Greater London. However, there is weak distinction between the parcel and the urban area.



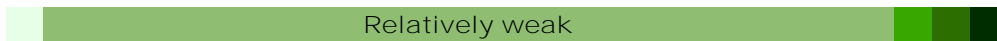
Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside. However, there is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN34

1.25ha

Harm of release

Impact on distinction of adjacent Green Belt land

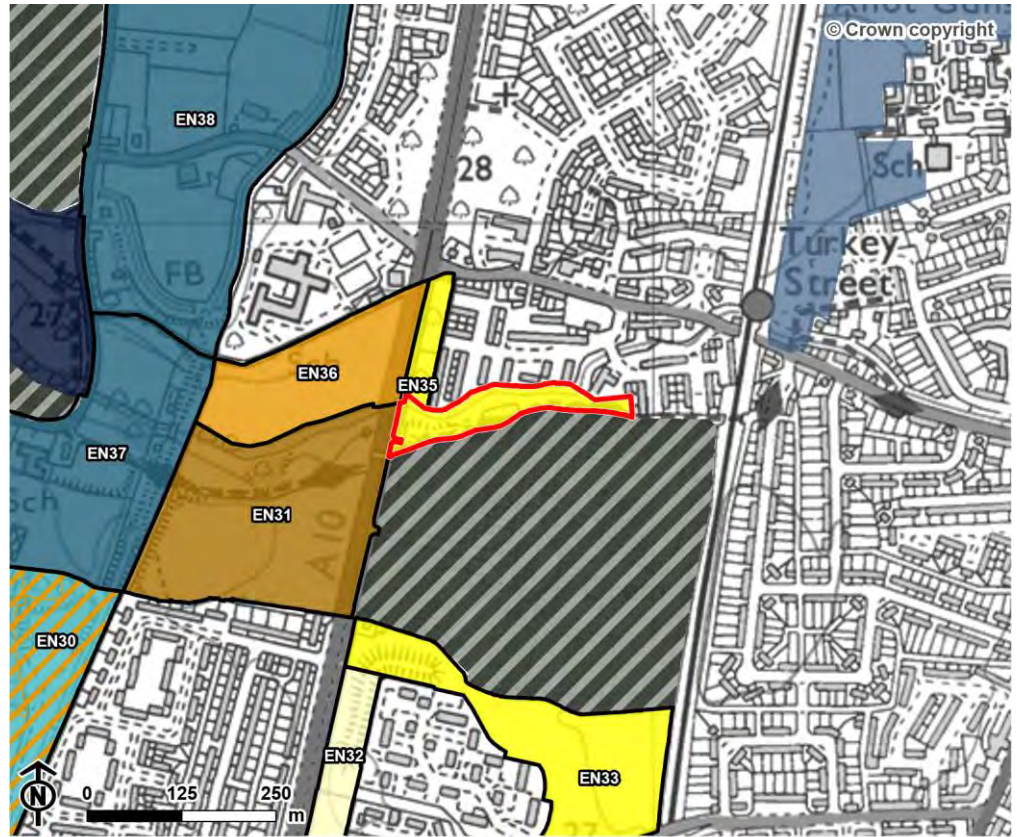
The expansion of the existing urban edge of Greater London into the parcel would also likely require release of the small strip of Green Belt land east of Great Cambridge Road to the north west. Release of the parcel, in conjunction with this area of land, would have a negligible impact on the distinction of adjacent Green Belt land due to its containment and the strong boundary provided by Great Cambridge Road. The Green Belt land to the south is designated as a cemetery, therefore release would have a limited impact in this direction. Overall, release of the area would have a negligible impact on the distinction of adjacent Green Belt land.

No/Negligible

Harm

The parcel makes a moderate contribution to Green Belt purposes 1 and 3 but its release would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in low Green Belt harm.

Low

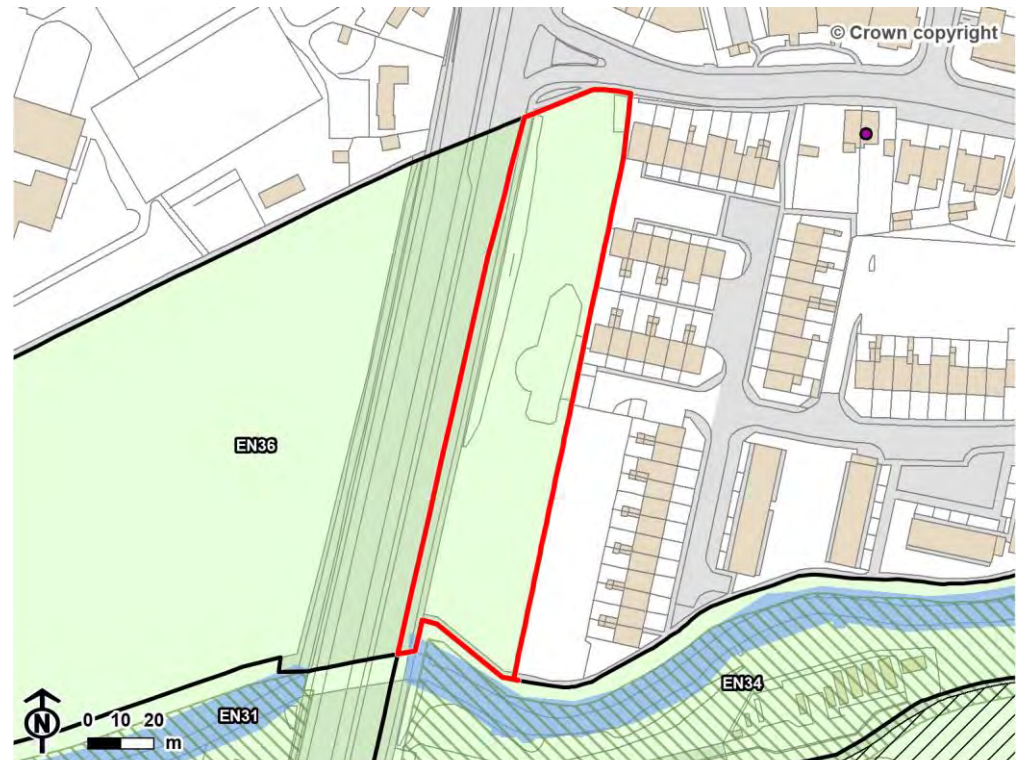


EN35

0.59ha



- EN35
- Neighbouring parcel
- Green Belt



- EN35
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Cemetery
- Additional potential constraints:**
- Listed building
 - Site of Importance for Nature Conservation
 - Flood Zone 3

Parcel location

The parcel is located north of Enfield Cemetery and east of Great Cambridge Road.

EN35

0.59ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, consisting of open space.

Distinction

The land has some degree of containment by urban development to the east and north and the treelined Great Cambridge Road to the west screens views of the wider countryside. The open space does not increase distinction from the inset area. The land is in very close proximity to the urban edge and due to this and its containment the views are dominated by the urban area. There are no boundary features to the east or north to create separation from the inset area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

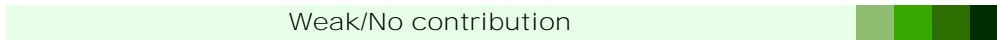
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London and is open. However, there is weak distinction between the parcel and the urban area.



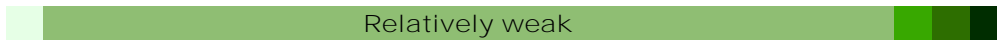
Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



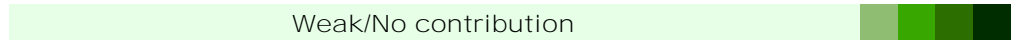
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open. However, it is characterised by a use associated with the urban area diminishing the extent to which it is perceived as countryside. Furthermore, there is weak distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN35

0.59ha

Harm of release

Impact on distinction of adjacent Green Belt land

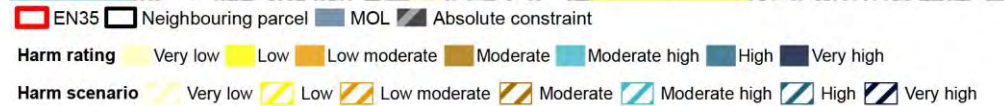
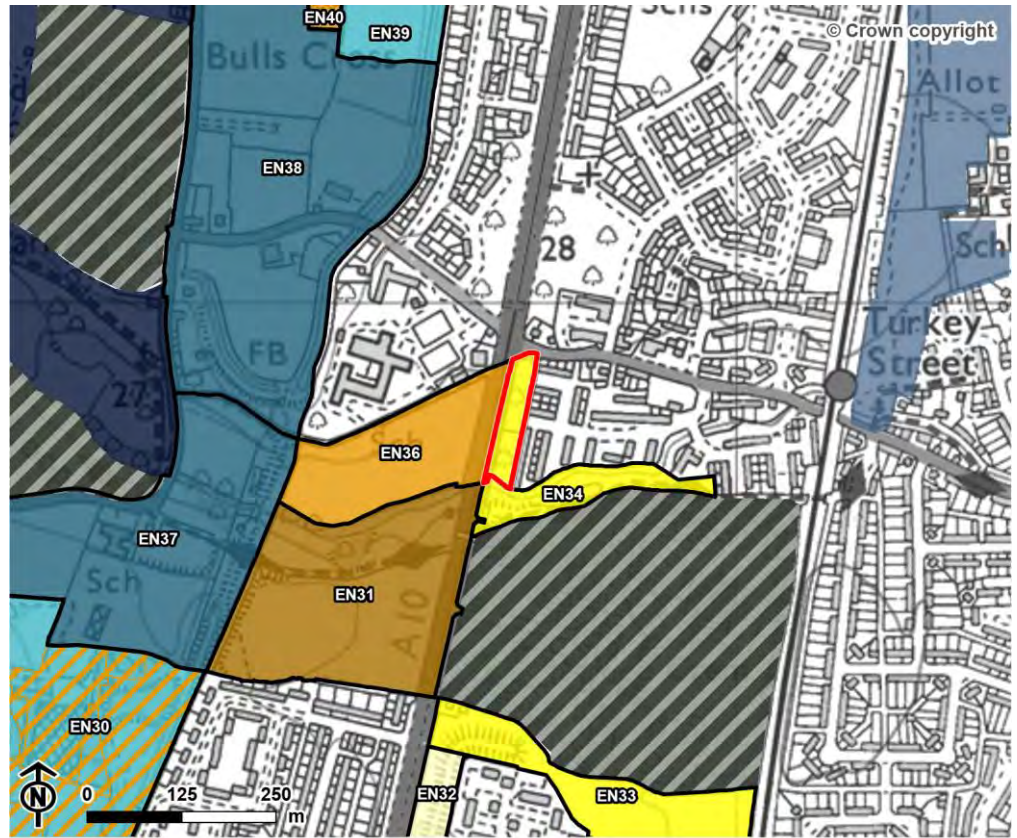
Release of the parcel would result in a negligible impact on the distinction of adjacent Green Belt land due to its proximity to the urban area and containment and the presence of stronger boundary features to the south and west.

No/Negligible

Harm

The parcel makes a moderate contribution to Green Belt purpose 1, and a relatively weak contribution to purpose 3. Its release would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall release of the parcel is likely to result in low Green Belt harm.

Low

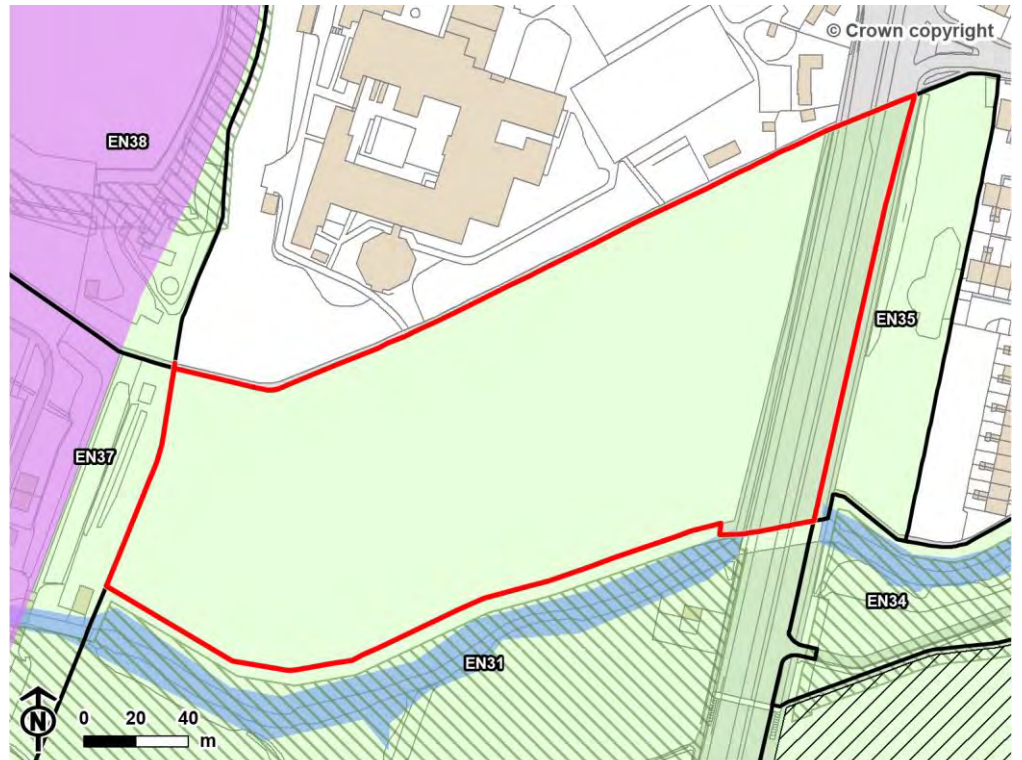


EN36

3.33ha



- EN36
- Neighbouring parcel
- Green Belt



- EN36
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Cemetery
- Additional potential constraints:**
- Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

Parcel location

The parcel is located south of St Ignatius College.

EN36

3.33ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, consisting of playing fields.

Distinction

The land is in close proximity to the inset area and the landform and landcover do not increase distinction. The land sits at the northern end of a larger area of contained Green Belt land, contained to the north, east and south, but the mature trees following the parcels northern, eastern and southern edges ensure that neither the urban area nor the countryside dominates views. The thick treeline to the north provides a moderate boundary feature creating separation from the inset area, although this is marginally weaker than the Turkey Brook at the southern edge of the parcel. Therefore, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

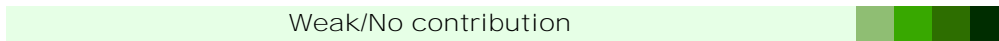
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. It is open and there is moderate distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open but is characterised by playing fields, which are associated with the urban area and diminish the extent to which it is perceived as countryside. There is moderate distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The parcel does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN36

3.33ha

Harm of release

Impact on distinction of adjacent Green Belt land

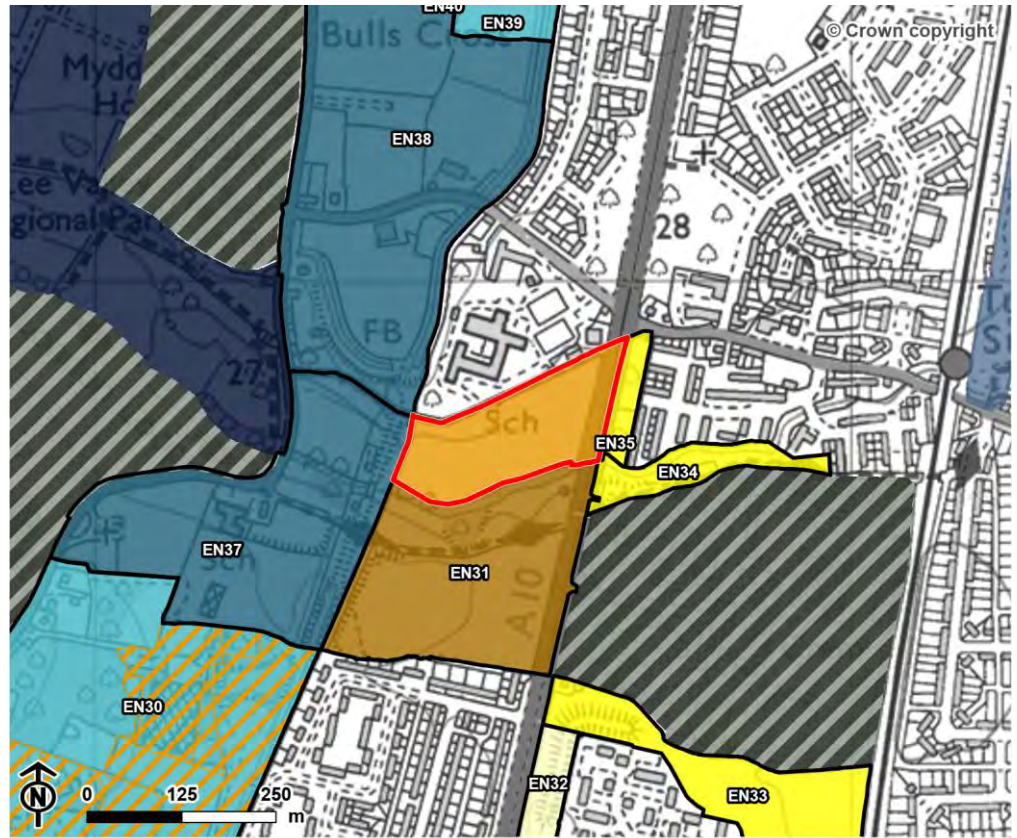
The expansion of the existing urban edge of Greater London into the parcel would also require the release of the thin area of Green Belt to the east of Great Cambridge Road which makes a weaker contribution to the Green Belt purposes. The bund covering the New River at the western boundary of the parcel and the treelined Turkey Brook to the south limit the impact of release in this location on the distinction of adjacent Green Belt land to the west and south. Furthermore, the land to the south is already contained by the built-up area. Therefore, overall, release of the parcel would have a negligible impact on the distinction of adjacent Green Belt land.

No/Negligible

Harm

The parcel makes a relatively strong contribution to Green Belt purpose 1 and a moderate contribution to purpose 3. Its release would have a negligible impact on the distinction of the adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in low-moderate Green Belt harm.

Low-Moderate



EN37

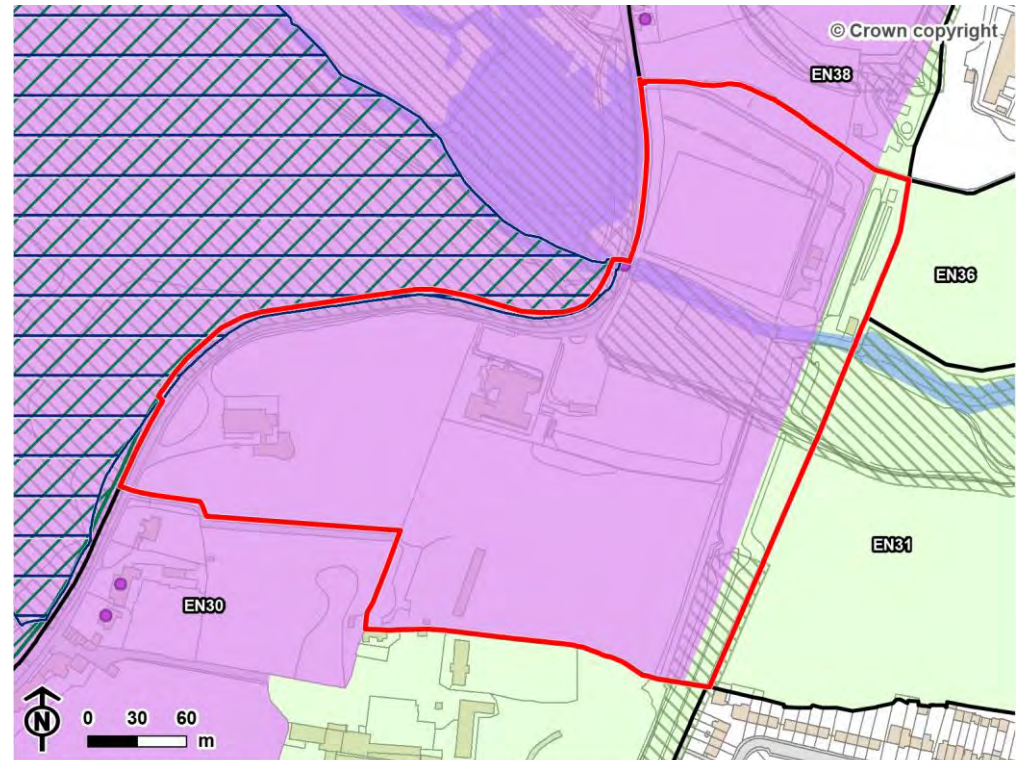
8.94ha



EN37 Neighbouring parcel
Green Belt

Parcel location

The parcel is located to the north of the Clock House Nursery and south west of St Ignatius College.



EN37 Neighbouring parcel Green Belt

Absolute constraints:

Scheduled monument Registered Park & Garden

Additional potential constraints:

Listed building Site of Importance for Nature Conservation Flood Zone 3 Conservation Area

EN37

8.94ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, consisting of fields and tree belts. Forty Hill Primary School and Jesus Church are located in separate parts of the parcel. Although not appropriate land uses in the Green Belt in planning terms, their isolated locations and relatively small size limit their impact on the openness of the wider Green Belt.

Distinction

While the landform and landcover do not significantly increase distinction from the inset urban area, the land extends a reasonable distance from the urban edge and it is not contained by urban development. For these reasons the views are dominated by the open countryside. The treelined New River to the east and maintains strong separation from the inset area. Therefore, there is strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

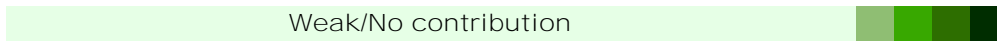
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The land falls within the Forty Hill Conservation Area which is partially contiguous with and adjoins the urban area of historic London. The Forty Hill Conservation Area Appraisal notes the importance of "the presence of extensive open land. This helps to preserve the individual nature of each settlement and gives the historic estates and hamlets an attractive landscape setting, particularly where it is parkland, woodland or agricultural land".



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.



EN37

8.94ha

Harm of release

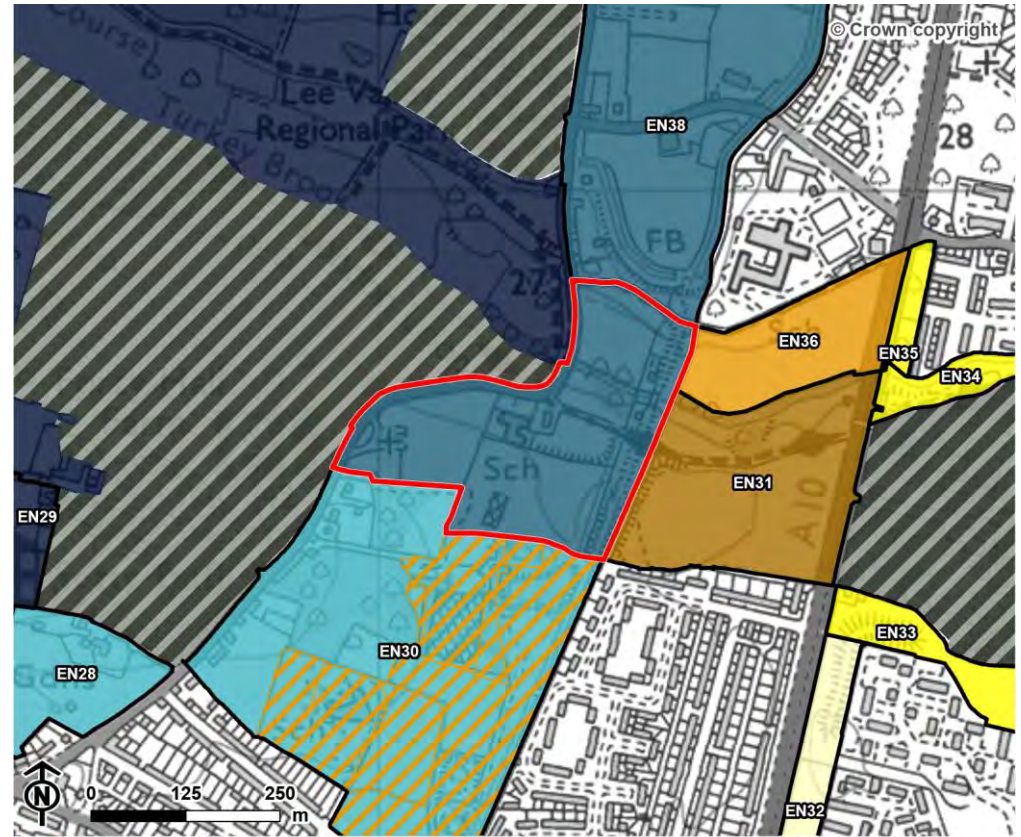
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the parcel would completely sever the lower performing Green Belt land to the east and south from the wider Green Belt. (The largely developed land to the south would be surrounded by development, although the developed western edge is washed over by the Green Belt designation). It would therefore be more appropriate to release the adjacent Green Belt land to the south and east with land in the parcel. Release of this area in combination would contain the Green Belt land to the north on two sides, although the treelined Forty Hill/Bulls Cross Road and thick band of woodland to the north would largely screen views of the wider Green Belt helping to limit the impact of release on the distinction of adjacent Green Belt land. It is also noted that Forty Hall Registered Park and Garden lies to the west. The presence of this designation prohibits significant development to the west helping to limit the impact of release within the parcel in this direction. Therefore, overall, release of the parcel in combination with the Green Belt land to the north and south would have a minor impact on the distinction of adjacent Green Belt land.



Harm

The parcel makes a strong contribution to Green Belt purposes 1, 3 and 4 but its release would have a minor impact on the distinction of adjacent Green Belt. Therefore, overall, release of the parcel is likely to result in high Green Belt harm.

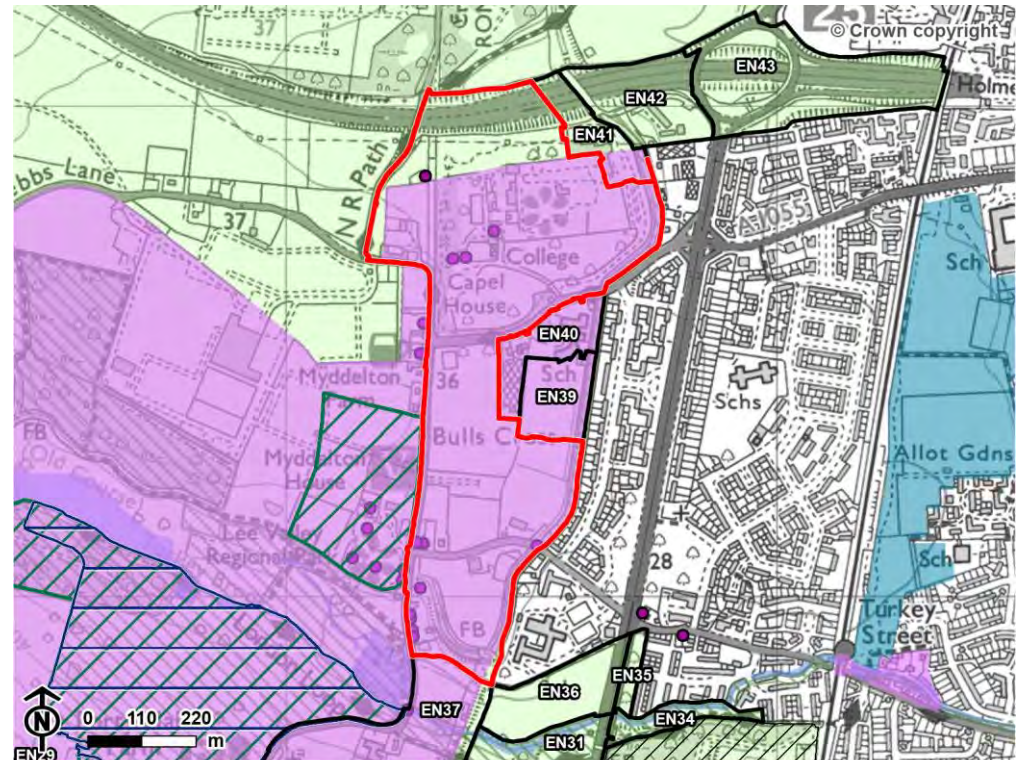


EN38

35.66ha



EN38 Neighbouring parcel Local Authority boundary
Green Belt MOL



EN38 Neighbouring parcel Green Belt MOL

Absolute constraints:
Scheduled monument Cemetery Registered Park & Garden

Additional potential constraints:
Listed building Site of Importance for Nature Conservation Flood Zone 3 Conservation Area

Parcel location

The parcel is located adjacent to the north western edge of the large built-up area of Greater London within Enfield to the west of the New River.

EN38

35.66ha

Contribution to Green Belt purposes

The analysis of a parcel's contribution considers the **Relevance** of each Green Belt purpose and **Openness**. For Purpose 1-3, the analysis also considers the parcel's **Distinction** from urban areas - i.e. the extent to which land is associated with the urban area or with the wider countryside.

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, consisting of open playing fields, tree belts, parkland and more formal gardens. There are a number of scattered buildings associated with the playing fields in the parcel however, as these are associated with the use of the playing fields they are an appropriate use in the Green Belt in planning terms and so do not impact openness. Similarly there are a number of polytunnels, glasshouses and other buildings associated with the use of the gardens in the northern section of the parcel. These are also an appropriate use in the Green Belt. A small number of isolated dwellings are located in the parcel. While these are not appropriate in the Green Belt in planning terms they are not of a scale or density that significantly impacts openness.

Distinction

While the landform and landcover do not increase distinction from the inset area the land does extend a reasonable distance from the urban edge. Furthermore, the land is not contained by urban development. The treelined New River provides a relatively strong feature creating separation from and screening the majority of views of the inset urban area to the east. The strength of this boundary feature has however been weakened by the presence of urbanising development to the west within and to the west of the parcel. Overall, the parcel is considered to have relatively strong distinction from the urban area.

Summary of contribution to each Green Belt purpose

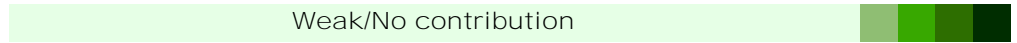
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is open and there is strong distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is characterised by uses including playing fields and formal gardens which are associated with the urban area and diminish the extent to which it is perceived as countryside. However, the land is open and there is relatively strong distinction between the parcel and the urban area.



Purpose 4 - Preserve the setting and special character of historic towns

The majority of the parcel falls within the Forty Hill Conservation Area, which is partially contiguous with and adjoins the urban area of historic London. The Forty Hill Conservation Area Appraisal notes the importance of "the presence of extensive open land. This helps to preserve the individual nature of each settlement and gives the historic estates and hamlets an attractive landscape setting, particularly where it is parkland, woodland or agricultural land". Therefore, the majority of the parcel makes a strong contribution to purpose 4. However, the northern end of the parcel containing the M25 and the northern end of Chapel Manor College falls outside of the Forty Hill Conservation Area. The Forty Hill Conservation Area Appraisal does not note views into or from the conservation area as being important to its setting and special character. Therefore, this portion of the parcel is considered to make a weak/no contribution to purpose 4.



Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land is considered to make an equally strong contribution to this purpose.

