

EN38

35.66ha

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 openness in between the parcel and the existing urban edge at Chapel Manor, including Junction 25 of the M25 to the east and adjacent Green Belt land in the Borough – all of which make a lower contribution to the Green Belt purposes. Release of the parcel in combination with the adjacent parcels to the east would result in a minor impact on the adjacent Green Belt land to the north, west and south. Although the Green Belt land to the north and south would become more contained the influence of the new urban edge would be significantly mitigated by the woodland to the south and the M25 to the north. The Green Belt land to the west, particularly the land east of Hotspur Way would be not only closer to the urban edge but the urban edge would be slightly more visible. However the treelined Bulls Cross Road would represent a regular relatively strong Green Belt boundary.



Harm

The parcel makes a strong contribution to Green Belt purpose 1 and a relatively strong contribution to purpose 3. The vast majority of the parcel also makes a strong contribution to purpose 4. 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.



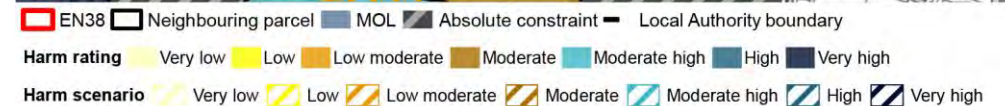
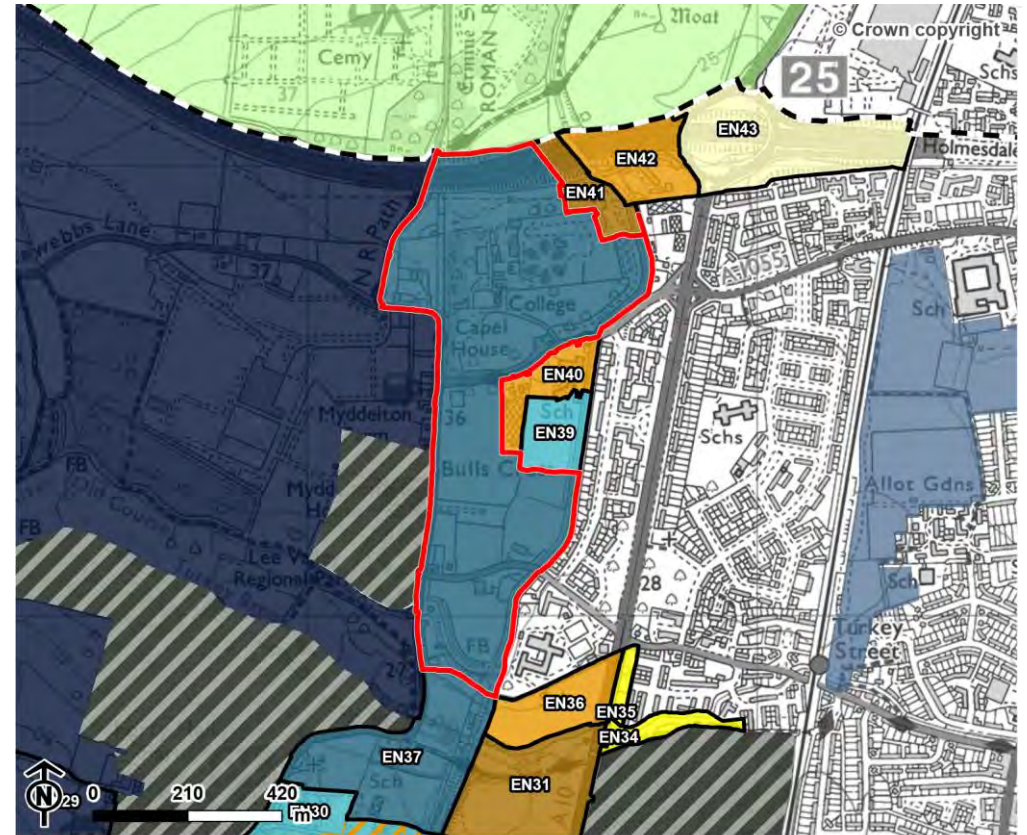
Harm Scenarios

Scenario description

Release of the northern end of the parcel outside the Forty Hill Conservation Area



The northern end of the parcel containing the M25 and the northern end of Chapel Manor College makes a weak/no contribution to purpose 4 compared to the strong contribution of the rest of the parcel. Release of this portion of the parcel in isolation, albeit in combination with the land immediately to the east covering Junction 25 of the M25, would increase containment of the remaining Green Belt land to the south in between the New River and Bulls Cross Road, resulting in a more moderate impact on the distinction of adjacent Green Belt land. Therefore, overall, the release of the northern end in isolation is also considered to result in high Green Belt harm.

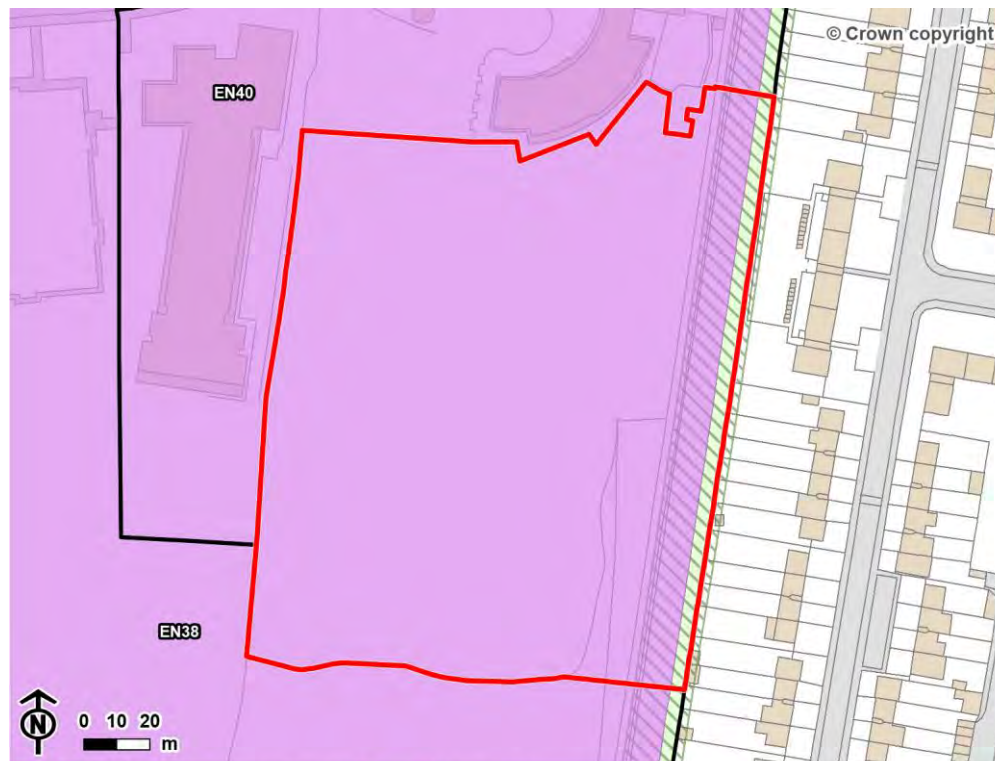


EN39

2.33ha



- EN39
- Neighbouring parcel
- Green Belt



- EN39
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

- Site of Importance for Nature Conservation
- Conservation Area

Parcel location

The parcel is located adjacent to the north western edge of the large built-up area of Greater London, west of the New River and south of Chapel Manor Primary School.

EN39

2.33ha

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 formed of the open playing fields of Chapel Manor Primary School.

Distinction

Landform and land cover do not increase distinction from the inset area and the land is in close proximity to the urban edge. The land is open; however, it is contained on three sides by built development: the inset urban edge to the east, Chapel Manor Primary School to the north and Orchardside Primary School to the west. Furthermore, the woodland to the south screens views of the wider countryside, meaning views are dominated by urbanising influences. The canal and treeline provide a moderate boundary feature creating separation from the inset area to the east. This would have been a strong boundary but it has been weakened by the schools to the north and west. Overall, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

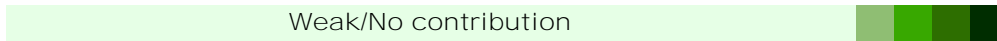
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

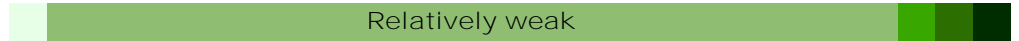
Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land contains school playing fields associated with Capel Manor Primary School to the north and sits within a wider area of playing fields which associate it with the urban area and

diminishes the extent to which it is perceived as countryside. There is weak 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.



EN39

2.33ha

Harm of release

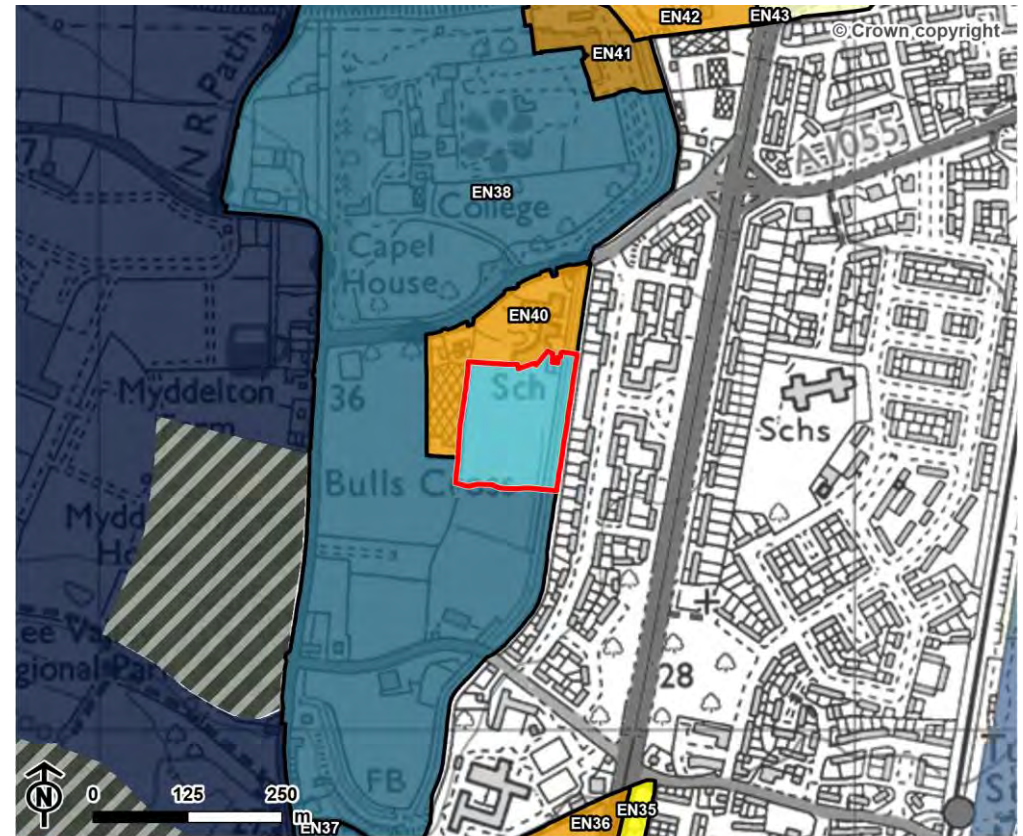
Impact on distinction of adjacent Green Belt land

If the parcel were to be released it would likely be in combination with the developed land to the north and west associated with the two primary schools, which make a lower contribution to the Green Belt purposes. Release of the parcel in combination with the schools would increase the containment of the remaining Green Belt land to the north and south, weakening the strength of the New River as a robust Green Belt boundary and increasing views of urban development. The open playing fields to the west and south west would lie considerably closer to the urban edge and be more visible. While the northern boundary of the parcel following Bullsmoor Lane would be a moderate Green Belt boundary the southern and western boundaries would provide weaker distinction. However, the implications of release on the distinction of adjacent Green Belt land has already to some extent been realised by the development of the schools. Therefore, overall, release of the parcel in combination with the schools is considered to have only a moderate impact on the distinction of adjacent Green Belt land.



Harm

The parcel makes a strong contribution to purpose 4, a moderate contribution to purpose 1 and a relatively weak contribution to purpose 3. 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 moderate-high Green Belt harm.

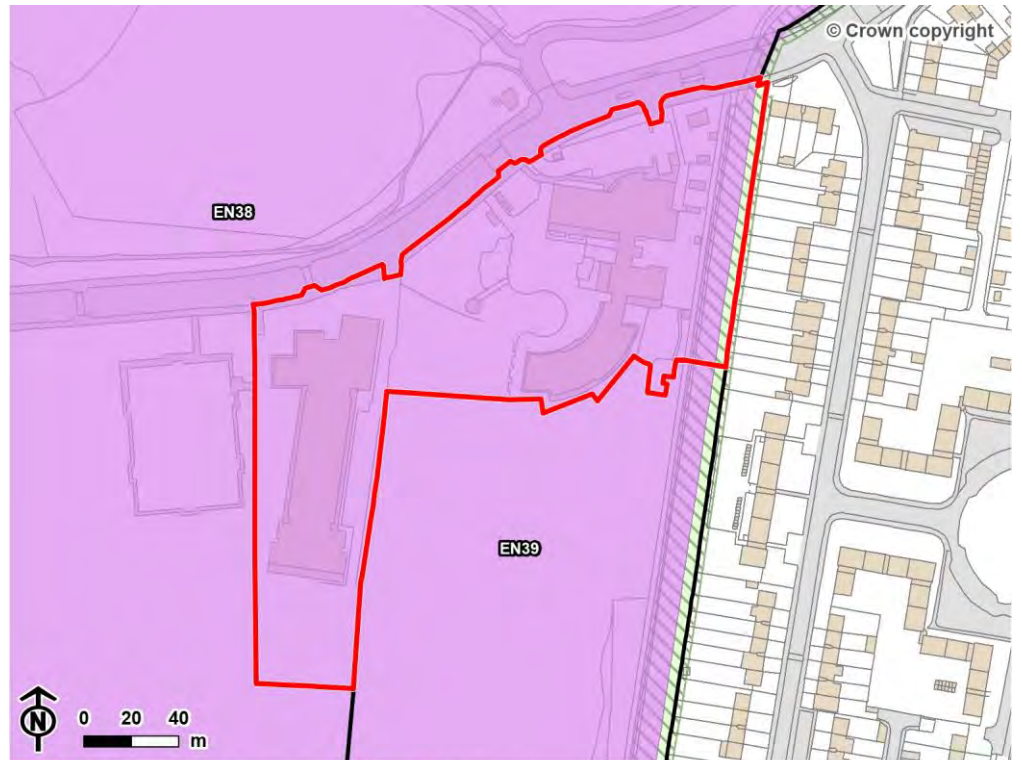


EN40

2.37ha



- EN40
- Neighbouring parcel
- Green Belt



- EN40
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

- Site of Importance for Nature Conservation
- Conservation Area

Parcel location

The parcel is located adjacent to the north western edge of the large built-up area of Greater London west of the New River and south of Capel Manor College Gardens.

EN40

2.37ha

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 developed containing Capel Manor Primary School and Orchardside School.

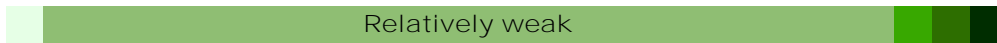
Distinction

The landform and landcover do not increase distinction from the inset area and the land is in close proximity to the urban edge. The land is largely developed. While the parcel itself has some urbanising development within it, it is not contained by urbanising development and the breached treelined New River still represents a moderate boundary feature creating some visual and physical separation from the inset area to the east. However, the schools and woodland to the south screen 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

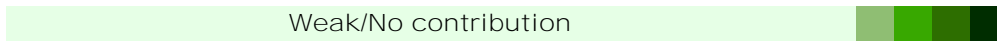
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, it is relatively developed 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

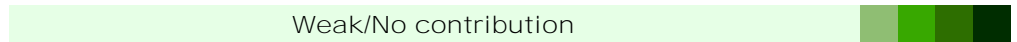
Land is relatively developed and has a significant amount of urbanising development within it, in the form of Capel Manor Primary School and Orchardside School and playing fields which associates it with the urban area and diminishes the extent to which it is perceived as

countryside.



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". However, the parcel is largely developed so the role of the Green Belt in maintaining openness in this location has been undermined. Therefore, the parcel makes a weak/no contribution to this purpose.



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.



EN40

2.37ha

Harm of release

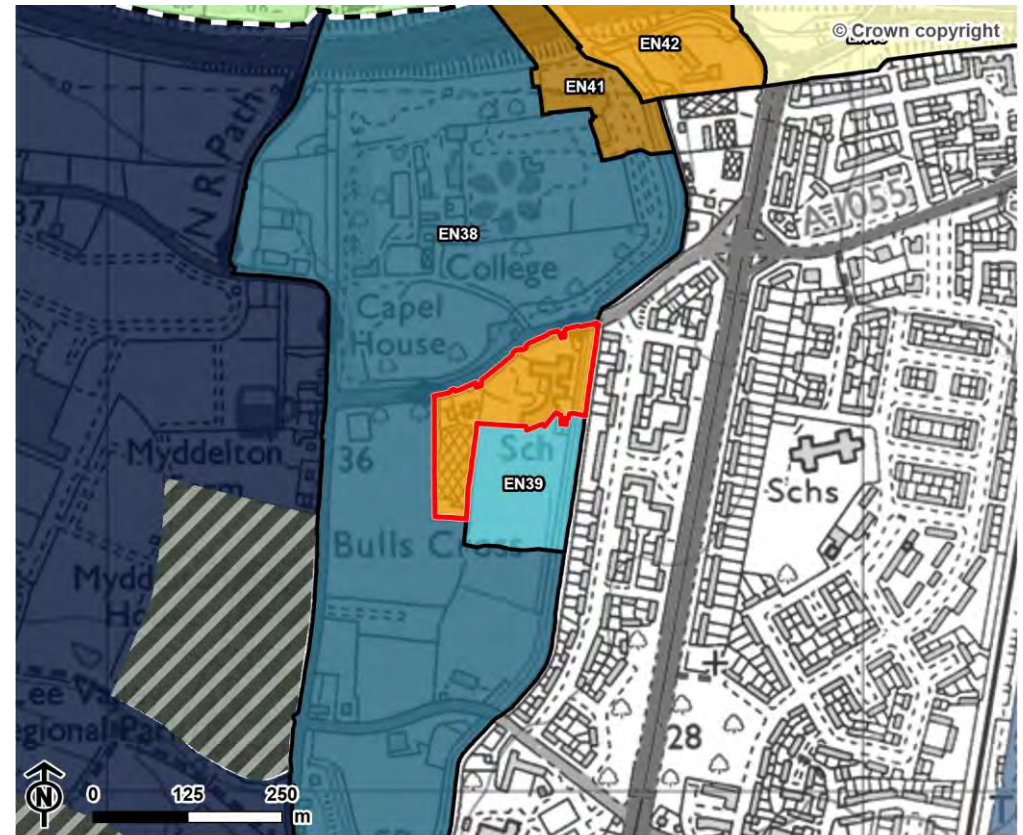
Impact on distinction of adjacent Green Belt land

The release of the parcel would increase the containment of the remaining Green Belt land to the north and south, weakening the strength of the New River as a robust Green Belt boundary and increasing views of urban development. The open playing fields to the west and south west and south of the parcel would lie considerably closer to the urban edge and be more visible. While the northern boundary of the parcel following Bullsmoor Lane would be a moderate Green Belt boundary the southern and western boundaries would provide weaker distinction. However, given the parcel has already been largely developed, the implications of release on the distinction of adjacent Green Belt land has already to some extent been realised. Therefore, overall, release of the schools is considered to have only a moderate impact on the distinction of adjacent Green Belt land.



Harm

The parcel makes a relatively weak contribution to purpose 1. 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 low-moderate Green Belt harm.



EN41

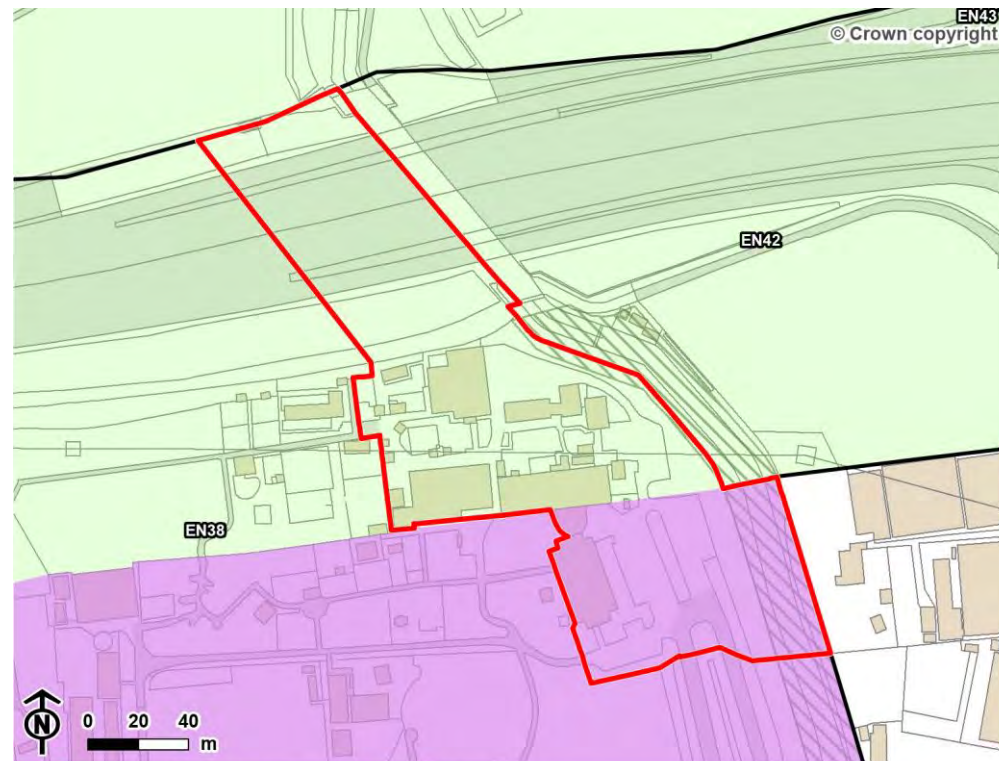
2.09ha



EN41 Neighbouring parcel Local Authority boundary
Green Belt

Parcel location

The parcel is located directly to the south of the M25 and north of Bullsmoor Lane in the grounds of Chapel Manor College.



EN41 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Conservation Area

EN41

2.09ha

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 developed and has a significant amount of urbanising development within it, associated with Chapel Manor College.

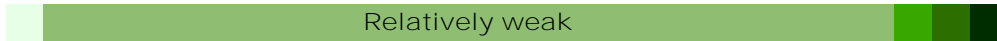
Distinction

The area contains built development associated with Chapel Manor College, significantly limiting distinction with the inset urban area which lies close by to the east. While the parcel itself is largely developed, it is not contained by urbanising development and the breached treelined New River still represents a moderate boundary feature creating some visual and physical separation from the inset area to the east. However, the college buildings and the surrounding mature trees screen 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

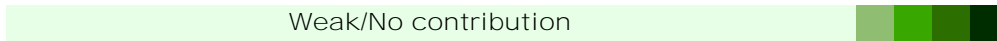
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. However, it has a significant amount of urbanising development within it. There is moderate distinction between the parcel and the urban area. The northern edge of the parcel does not contain urbanising development and so makes a stronger contribution to this purpose. However, this area just consists of the M25 and so is not significant.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



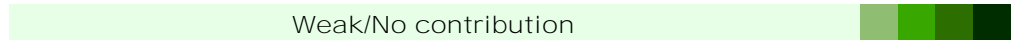
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is relatively developed and has a significant amount of urbanising development within it associated with Chapel Manor College. This land use associates it with the urban area and diminishes the extent to which it is perceived as countryside. The northern edge of the parcel does not contain urbanising development and so makes a stronger contribution to this purpose. However, this area just consists of the M25 and so is not significant.



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

With the exception of the northern half of the parcel, 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". However, the parcel is largely developed so the role of the Green Belt in maintaining openness in this location has been undermined. Therefore, the parcel makes a weak/no contribution to this purpose.



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.



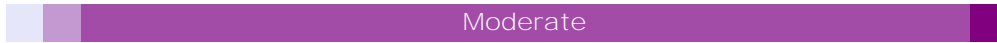
EN41

2.09ha

Harm of release

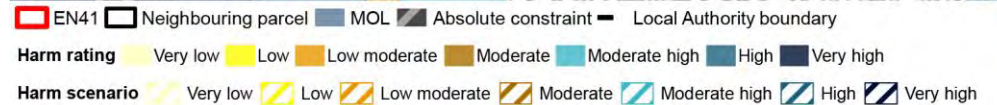
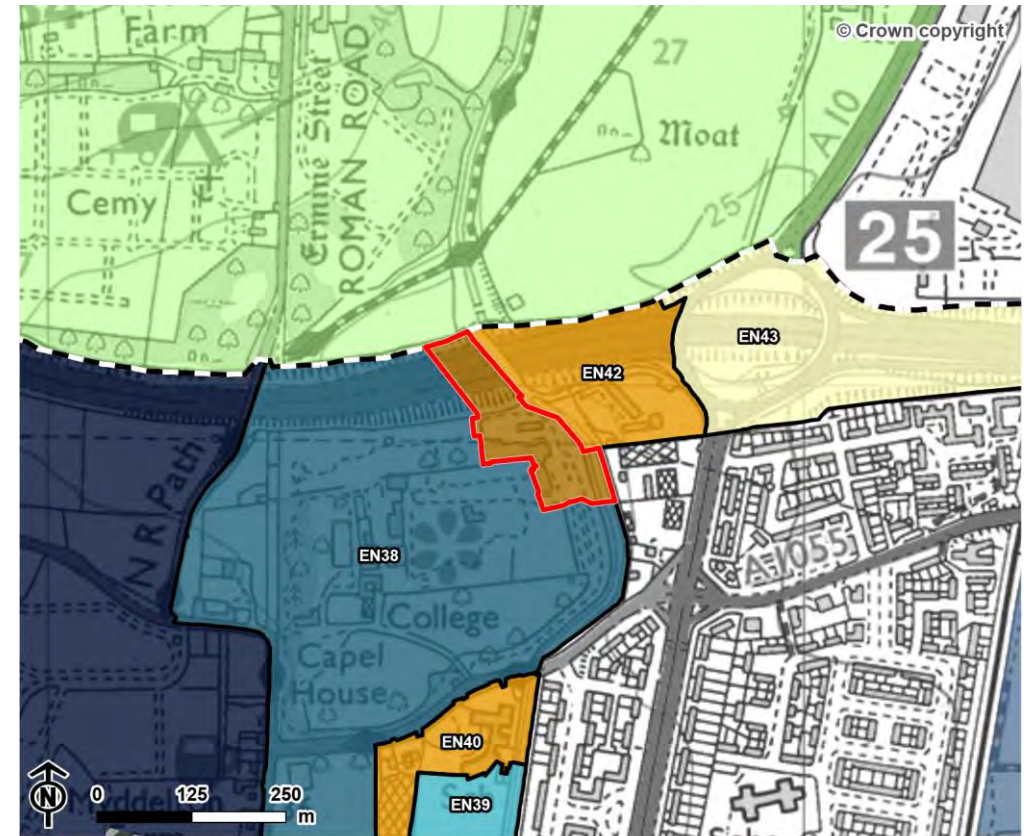
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the parcel would also likely result in the release of the lower performing Green Belt to the east in between the parcel and inset urban edge. Release of the parcel, in conjunction with the land to the east would have a minor impact on the Green Belt to the north, beyond the motorway and the borough boundary as it would become slightly more contained, although the size of the area, along with the motorway as a boundary feature limits the impact of this and any further impact on its distinction. The western boundary of the parcel is formed just by the existing buildings which would provide little distinction between the new urban edge and adjacent Green Belt. To the south the land would become contained on its north, east and south eastern edges, again increasing views of the urban area. The southern boundaries of the parcel are weak and the field just beyond this would lie very close to the urban edge. However, given the parcel has already been largely developed, the implications of release on the distinction of adjacent Green Belt land has already to some extent been realised. Therefore, overall, release of the buildings is considered to have only a moderate impact on the distinction of adjacent Green Belt land.



Harm

The area to the east of the parcel which would require release alongside the parcel makes a moderate contribution to purpose 1 and a relatively weak contribution to purpose 3. The parcel makes a relatively weak contribution to purpose 1. Release of the area would have a moderate impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in moderate Green Belt harm.



EN42

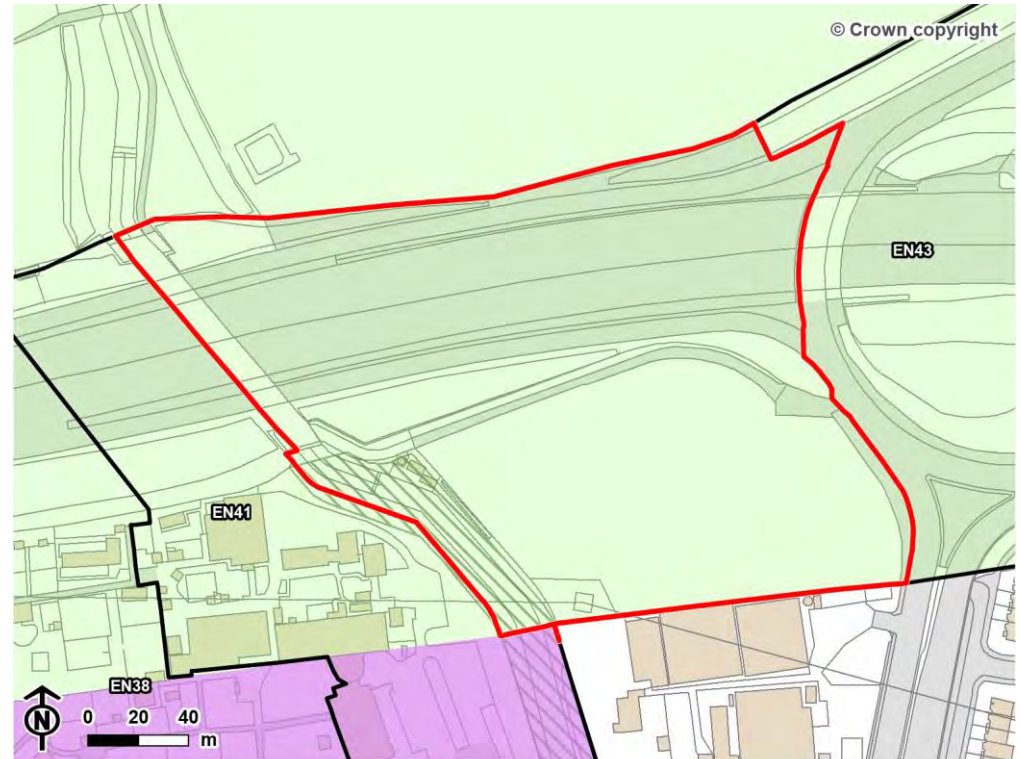
3.85ha



EN42 Neighbouring parcel Local Authority boundary
Green Belt

Parcel location

The parcel is located to the south west of junction 25 of the M25 and east of Chapel Manor College Gardens.



EN42 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Conservation Area

EN42

3.85ha

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 and partially contains the M25 motorway however, this is an appropriate use in the Green Belt in planning terms and so does not impact openness. There is also a single isolated building on the southern edge but this is not of a scale that is considered to significantly affect the openness of the Green Belt.

Distinction

The land has some degree of containment by urban development, with the urban area of Greater London to the south and washed over development in the form of a garden centre and college to the west. Furthermore, there is no boundary feature to create separation from the inset area to the south. The landform and land cover within the parcel do not increase distinction from the inset area and the land lies in close proximity to the urban edge. For these reasons, as well as the motorway to the north and buildings to the west screening views of the wider countryside, views are dominated by the urban area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

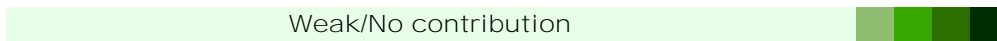
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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.



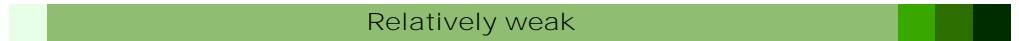
Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open however, it is characterised by uses, including a car park / yard area and the M25 motorway which are associated with the urban area and diminish the extent to which it is perceived as countryside. 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.



EN42

3.85ha

Harm of release

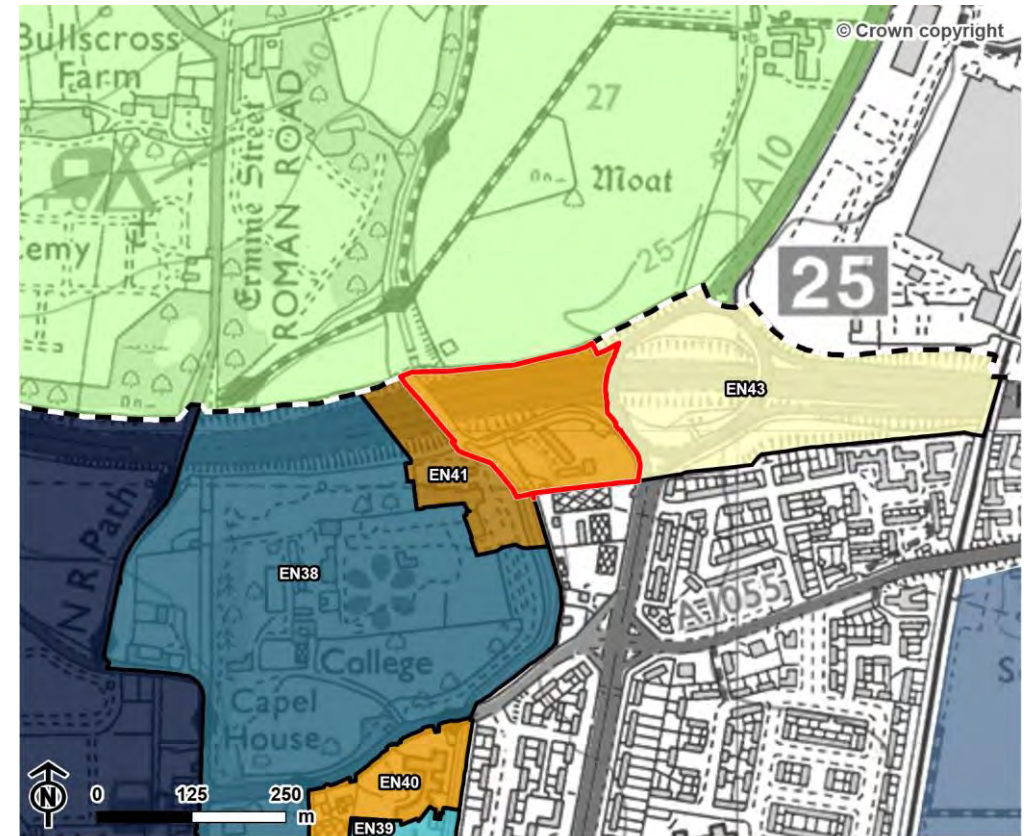
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the parcel would also require release of the area of Green Belt to the east containing the motorway junction which makes a weaker contribution to the Green Belt purposes. Release of the parcel would have a minor impact on the distinction of the adjacent Green Belt beyond the borough boundary to the north, which would become partially contained on two sides to the south and east, although the size of this area and the strength of the motorway as a boundary feature limits the impact. To the west, the land would become partially more contained, though the western boundary of the parcel, formed by the New River, the exiting built development to the west and its existing partial views of the urban area limits the impact on distinction in this direction. Overall, release of the area is considered to have a minor impact on the distinction of adjacent Green Belt land.



Harm

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



EN43

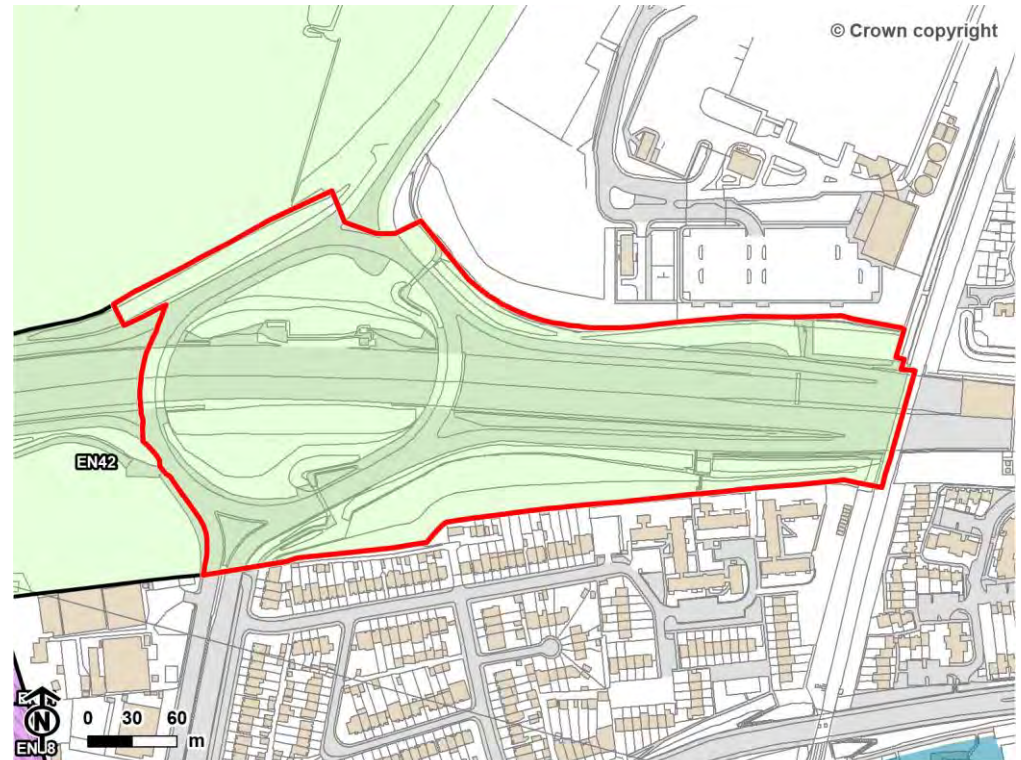
7.99ha



- EN43
- Neighbouring parcel
- Local Authority boundary
- Green Belt
- MOL

Parcel location

The parcel is located adjacent to the northern edge of the large built-up area of Greater London within Enfield. It is located east of the A10 and the M25 runs through the parcel.



- EN43
- Neighbouring parcel
- Green Belt
- MOL

Absolute constraints:

Additional potential constraints:

- Site of Importance for Nature Conservation
- Conservation Area

EN43

7.99ha

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. It contains the M25 motorway and a motorway junction however this is not inappropriate in the Green Belt in planning terms and so does not impact openness.

Distinction

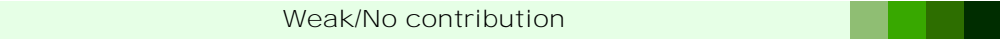
The well vegetated motorway embankments provide a moderate boundary feature creating separation from the inset area and the woodland within it also provides distinction from the urban area. However, the land is largely contained by urban development to the north, south and east, and it is in close proximity to the urban edge. For these reasons, as well as the motorway limiting views of the open land to the west and north west, views are dominated by 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 open however, it contains the M25 motorway and a junction and is almost completely contained by the urban edge and the motorway. Furthermore, there is weak distinction between the parcel and the urban area. This means the parcel it is associated with 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

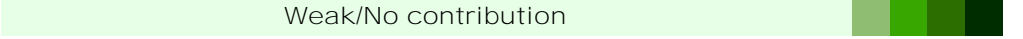


Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open however, it contains the M25 motorway and a junction and is almost completely contained by the urban edge and the motorway. Furthermore, there is weak distinction

between the parcel and the urban area. This means the parcel it is associated with the urban area and is not perceived as countryside.

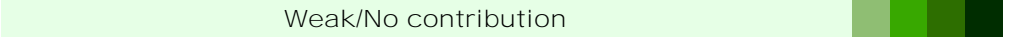
Weak/No contribution



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



EN43

7.99ha

Harm of release

Impact on distinction of adjacent Green Belt land

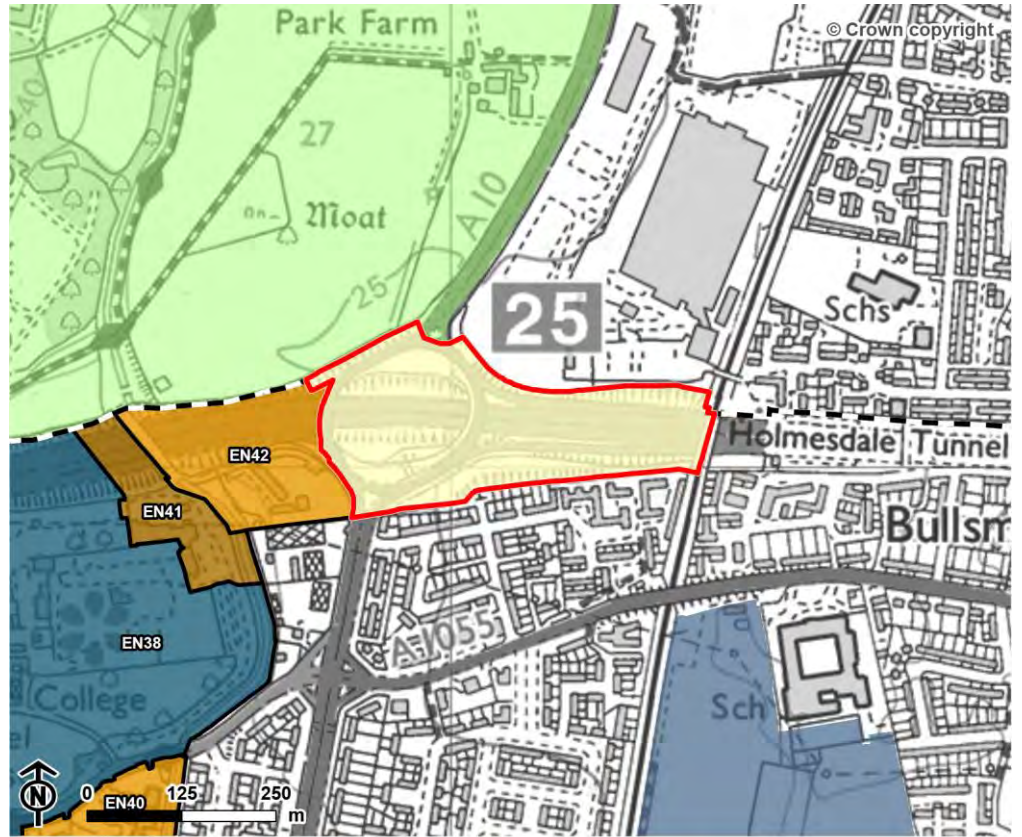
The area is largely contained by the built-up area and Great Cambridge Road limits the impact of release in this location on the distinction of adjacent Green Belt land to the north west and west.

No/Negligible

Harm

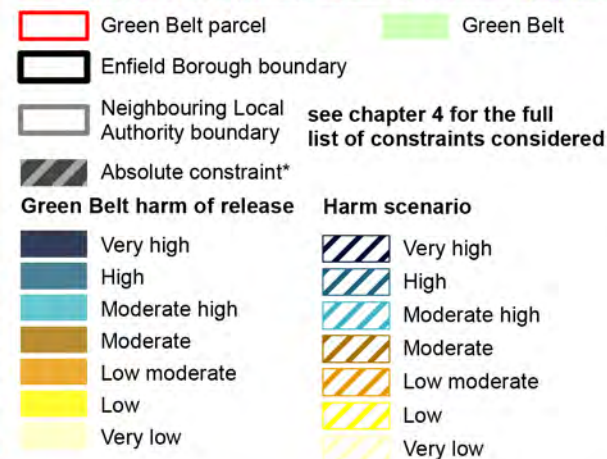
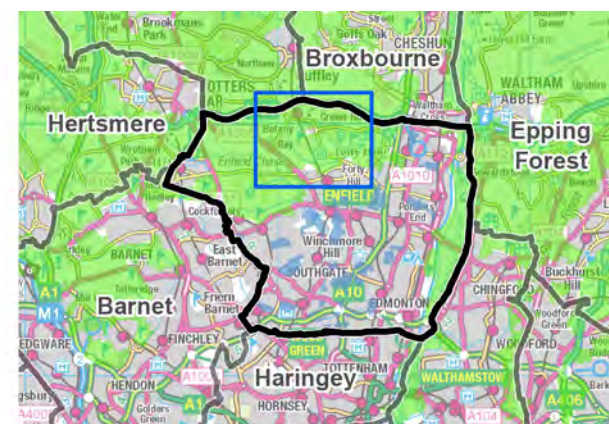
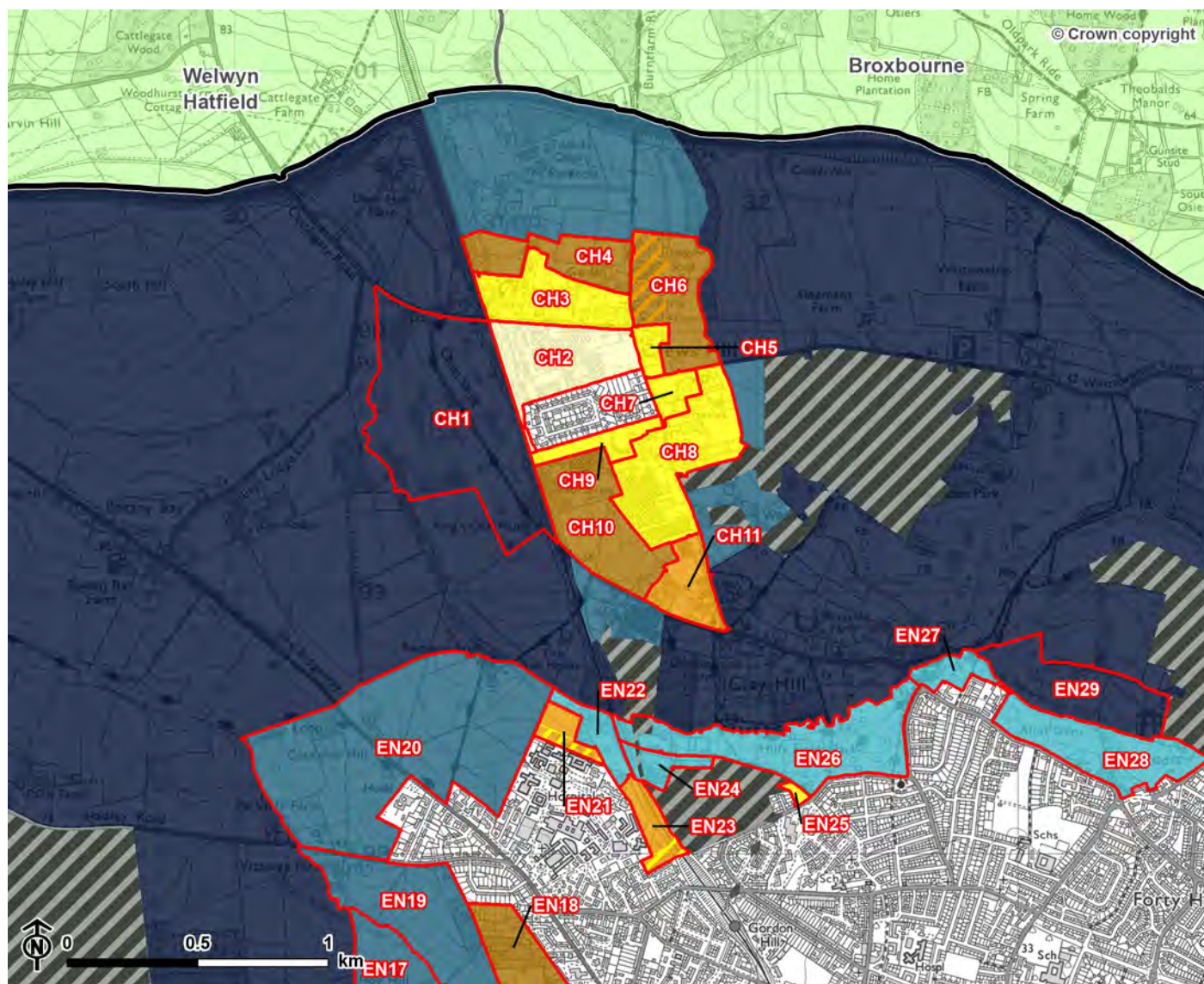
The parcel makes a weak/no contribution to all Green Belt purposes. Great Cambridge Road limits the impact of release in this location on the distinction of adjacent Green Belt land to the north west and west. Therefore, overall release of the parcel is likely to result in very low Green Belt harm.

No/Very Low



Crews Hill

Crews Hill Green Belt



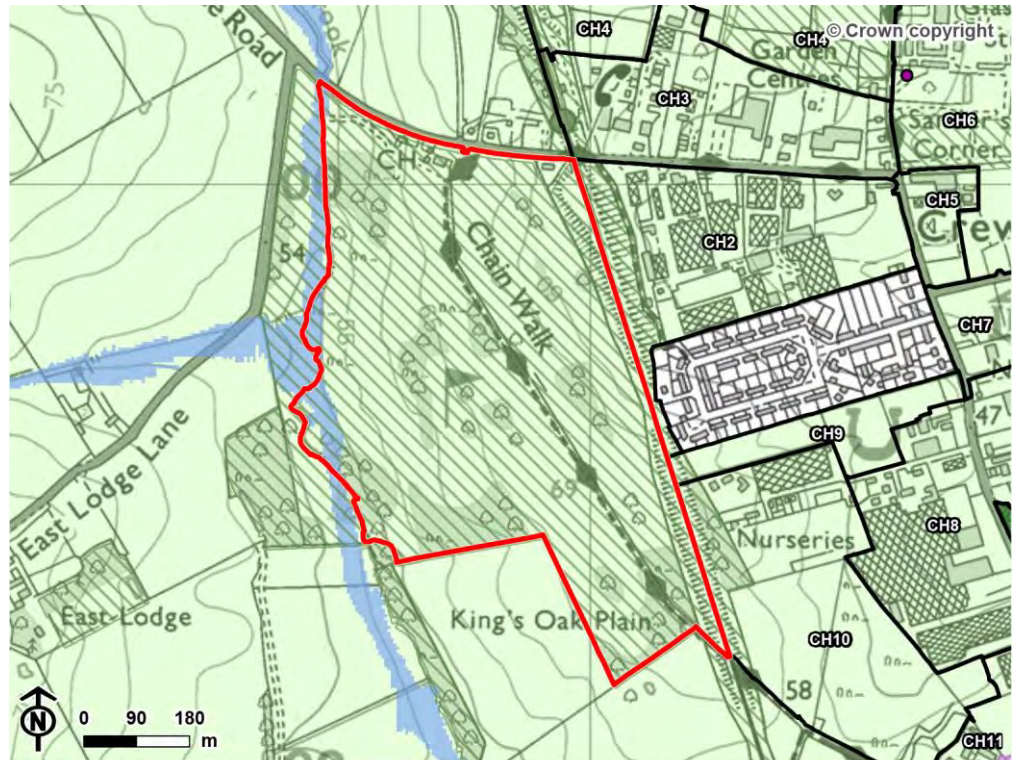
*The following designations are considered to be absolute constraints prohibiting strategic Green Belt release/development: Special Areas of Conservation, Special Protection Areas, Ramsar sites, Sites of Special Scientific Interest, Registered Parks and Gardens, Scheduled Monuments, Ancient Woodland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

CH1

41.03ha



CH1 Neighbouring parcel
Green Belt



CH1 Neighbouring parcel Green Belt
Absolute constraints:
Ancient Woodland Inventory
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 Crews Hill west of the Railway line.

CH1

41.03ha

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 golf course. The club house is located on the northern edge of the parcel; however, being associated with the outdoor golf course, it is appropriate in the Green Belt in planning terms and does not impact openness.

Distinction

The land is separated from the inset urban edge of Crews Hill by a railway line flanked by mature trees. The parcel is comprised of Crews Hill Golf Course and extends a significant distance from the inset edge up to Turkey Brook. The parcel is not contained by urban development. Therefore, views are dominated by open countryside and 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 does not lie in close proximity to the large built-up area of Greater London; however, it is close enough to have some relevance to purpose 1. 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 moderate gap between Greater London and the town of Potters Bar to the north, but there are some significant separating features such as the M25 Motorway and woodland blocks. However it is open and there is strong distinction between the parcel and the urban area.



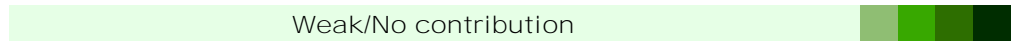
Purpose 3 - Assist in safeguarding the countryside from encroachment

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.



CH1

41.03ha

Harm of release

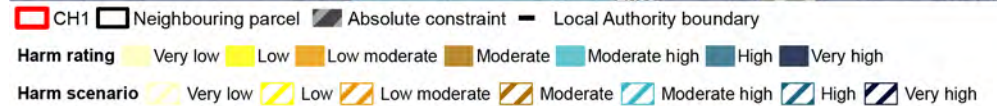
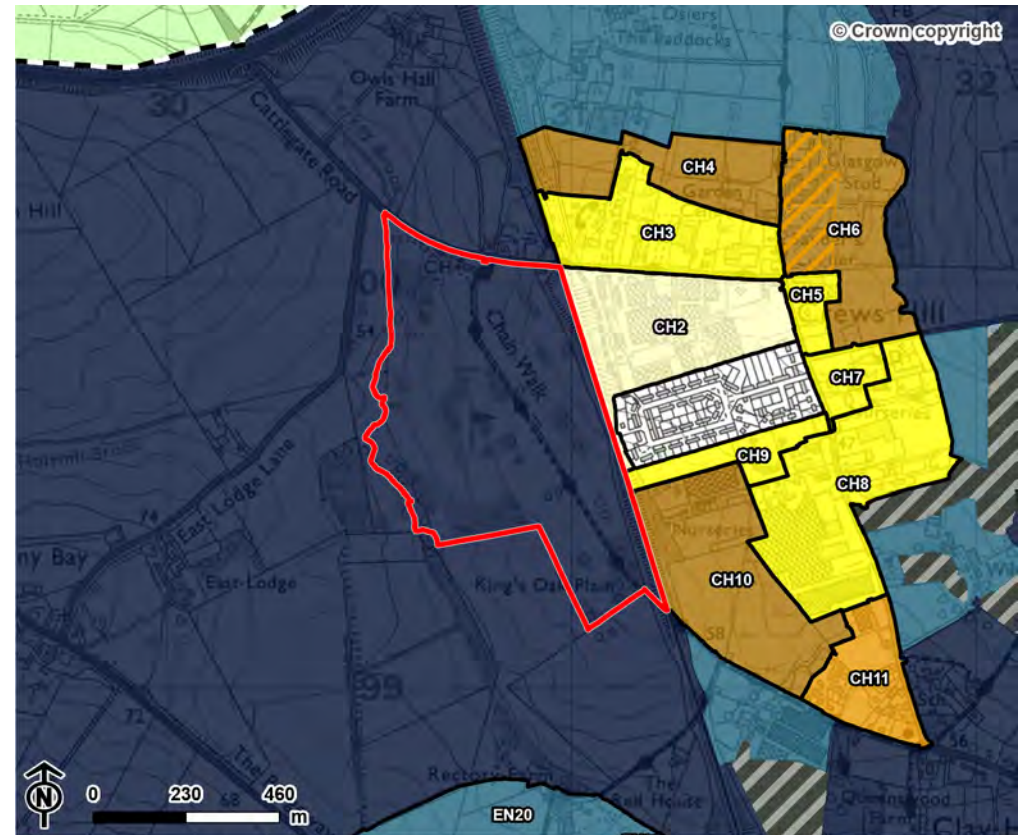
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Crews Hill into the parcel would also likely result in the release of the Green Belt land in between the parcel and the inset urban edge of Crews Hill, specifically the strip of woodland and the washed over development just beyond the railway tracks to the east up to Cattlegate Road to the north and Theobalds Park Road to the east, as well as the Green Belt land to the south east beyond the railway tracks. Release of the parcel in conjunction with this land would result in a negligible/minor impact on the distinction of the Green Belt land to the north and east Theobalds Park Road due to the existing development in these locations. However, release of the parcel in conjunction with the land to the south east around Tingey's Top Lane would bring the southern inset urban edge of Crews Hill closer to the land to the south increasing its containment in combination with the washed over Theobalds Park Industrial Estate to the east. Despite these southern boundaries comprising of relatively thick treelines, the release would have a moderate impact on the distinction of the Green Belt land to the south. Cattlegate Road as a boundary feature would further limit any impact. Release of Green Belt land to the west of the railway line would represent a significant breach of this strong linear boundary in this location. Release of the golf course would have a relatively minor impact on the distinction of the Green Belt land to the west of the treelined Turkey Brook. However, it would partially contain the Green Belt land to the north, north of Cattlegate Road, and south in between the new inset urban edge, Turkey Brook and the railway line. Despite some mature tree cover in both directions it is likely that the urban edge of would become more visible in both directions, not to mention considerably closer to urbanising influences. Therefore, the impact on the distinction of the Green Belt land to the south and north of the golf course is considered to be at least moderate. Moderately affecting the distinction on three fronts - north and south of the golf course and west of Theobalds Park Industrial Estate - is considered to be a major impact overall.



Harm

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

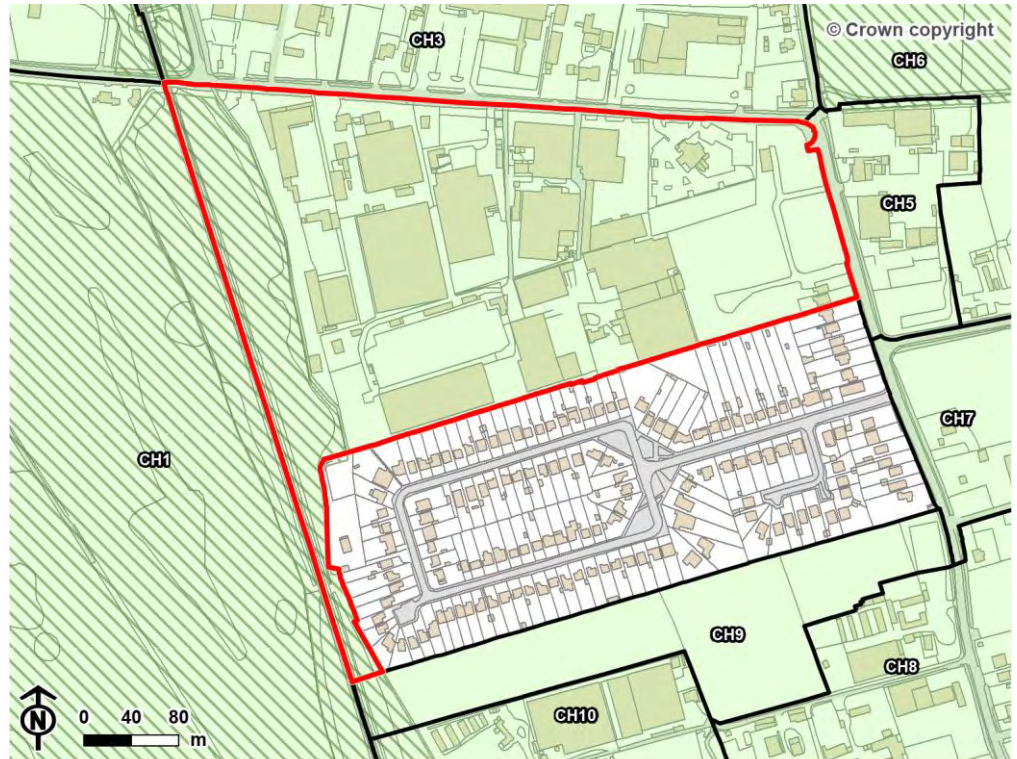


CH2

13.03ha



- CH2
- Neighbouring parcel
- Green Belt



- CH2
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

- Site of Importance for Nature Conservation

Parcel location

The parcel is located along the northern edge of the small inset settlement of Crews Hill and east of the Railway line.

CH2

13.03ha

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

Although the glasshouses used to grow crops within the area are an appropriate land use in the Green Belt in planning terms and do not have an impact on its openness, the land is relatively developed with a significant amount of urbanising development in the form of warehouses, shops and food services. It is noted that the south eastern corner and western wooded edge of the parcel are more open than the remainder, although they have more of a relationship with the urbanising influences in the rest of the parcel than the open countryside.

Distinction

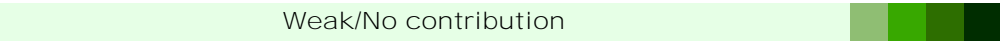
The land is in close proximity to the inset area. It is largely contained by urban development with the inset area to the south, and washed over relatively developed land to the north and east. The residential gardens provide only a weak boundary feature, creating little separation from the inset area to the south. As the parcel is relatively developed the land cover does not increase distinction from the inset area and this means that views are dominated by urban development. 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 relatively developed and has a significant amount of urbanising development within it. There is weak distinction between the parcel and the urban area.

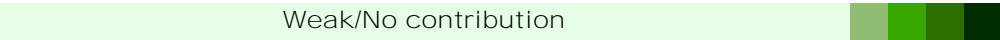
Weak/No contribution



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.

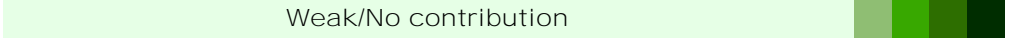
Weak/No contribution



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is relatively developed and has a significant amount of urbanising development within it. Furthermore, there is weak distinction between the parcel and the urban area.

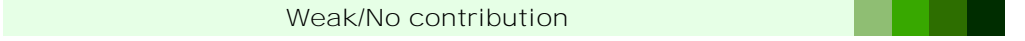
Weak/No contribution



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



CH2

13.03ha

Harm of release

Impact on distinction of adjacent Green Belt land

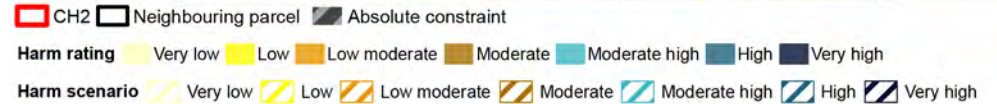
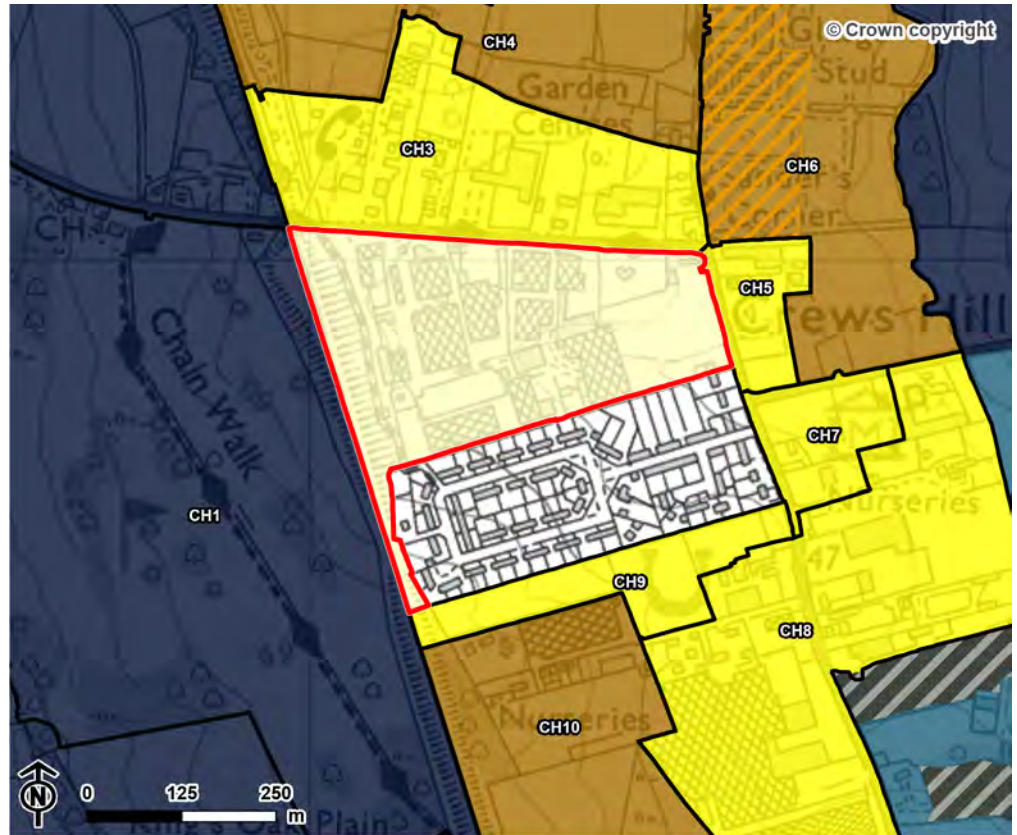
Release of the parcel would have a negligible impact on the distinction of adjacent Green Belt land to the west due to the presence of the treelined railway line. To the north the land would become slightly more contained and would lie closer to the inset edge, but the presence of existing washed over development both to the north and within the parcel limits any further impact on distinction. Similarly the impact of release on the distinction of adjacent Green Belt land to the east will be negligible due to the boundary, which would be formed by Theobalds Park Road as well as the presence of washed over development in the area and its existing lack of distinction from the inset area.

No/Negligible

Harm

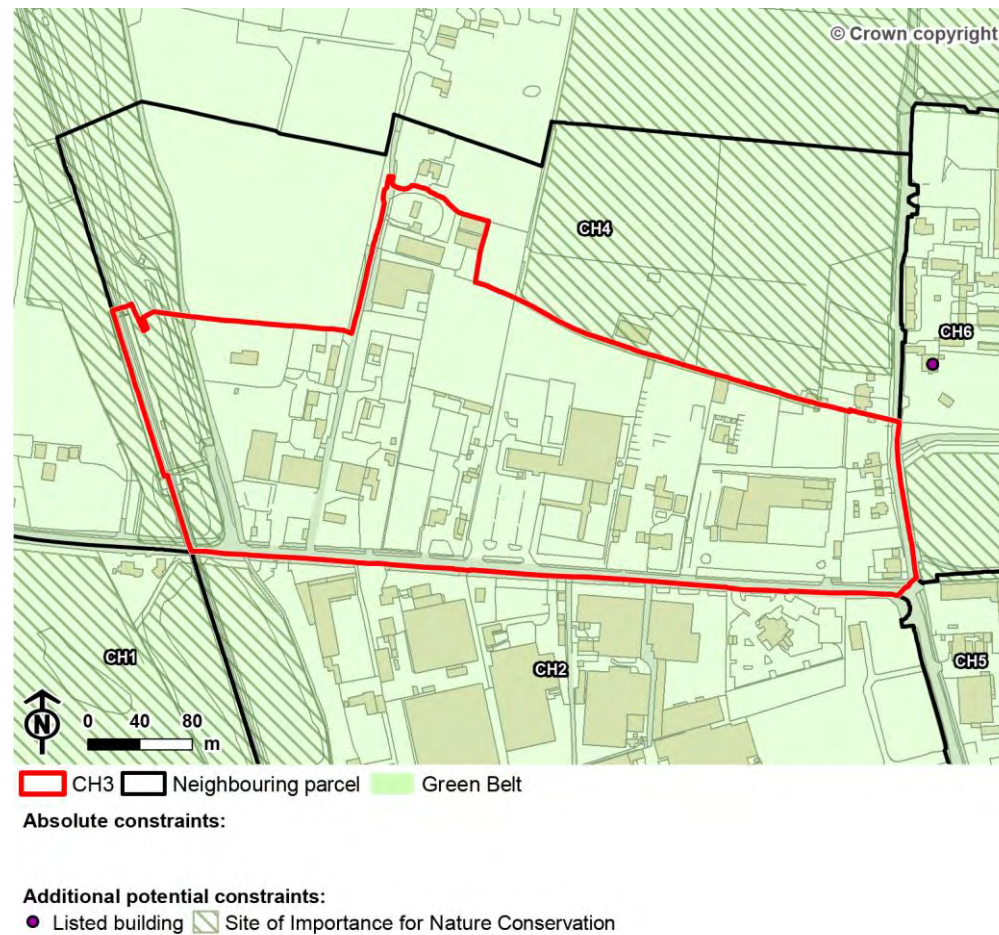
The parcel makes no / weak contribution to all of the Green Belt purposes and would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall release of the parcel is likely to result in no / very low Green Belt harm.

No/Very Low



CH3

10.94ha



Parcel location

The parcel is located to the north of the small inset settlement of Crews Hill. It does not directly abut the inset urban edge, which is located to the south of Cattlegate Road.

CH3

10.94ha

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

Although the isolated glasshouses used for growing crops are an appropriate land use in the Green Belt in planning terms and do not have an impact on its openness, the land is relatively developed with a significant amount of urbanising development in the form of warehouses, shops and food services. There are small pockets of more open land inbetween these urbanising influences, although they have much greater association with the urbanised areas than the wider countryside.

Distinction

The landcover within the parcel does not increase distinction from the inset area and the parcel is reasonably close to the inset urban edge. However, the road and land to the south provide a moderate boundary feature which creates some separation from the inset area and the parcel. The parcel is contained urban development to the south and east, as well as being largely developed in its own right. Therefore, neither the countryside nor the urban area dominates views and there is, overall only 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 relatively developed and has urbanising development within it. There are pockets of more open land within the area, although they have greater association with the urbanising influences than the wider countryside.

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 relatively developed and has urbanising development within it. There are pockets of more open land within the area, although they have greater association with the urbanising influences than the wider countryside. There is moderate distinction between the parcel and the urban area.

Relatively weak

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

CH3

10.94ha

Harm of release

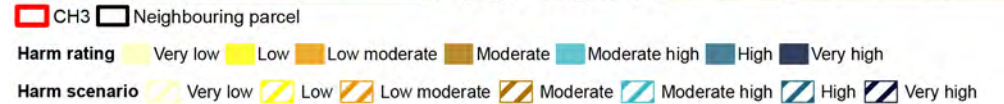
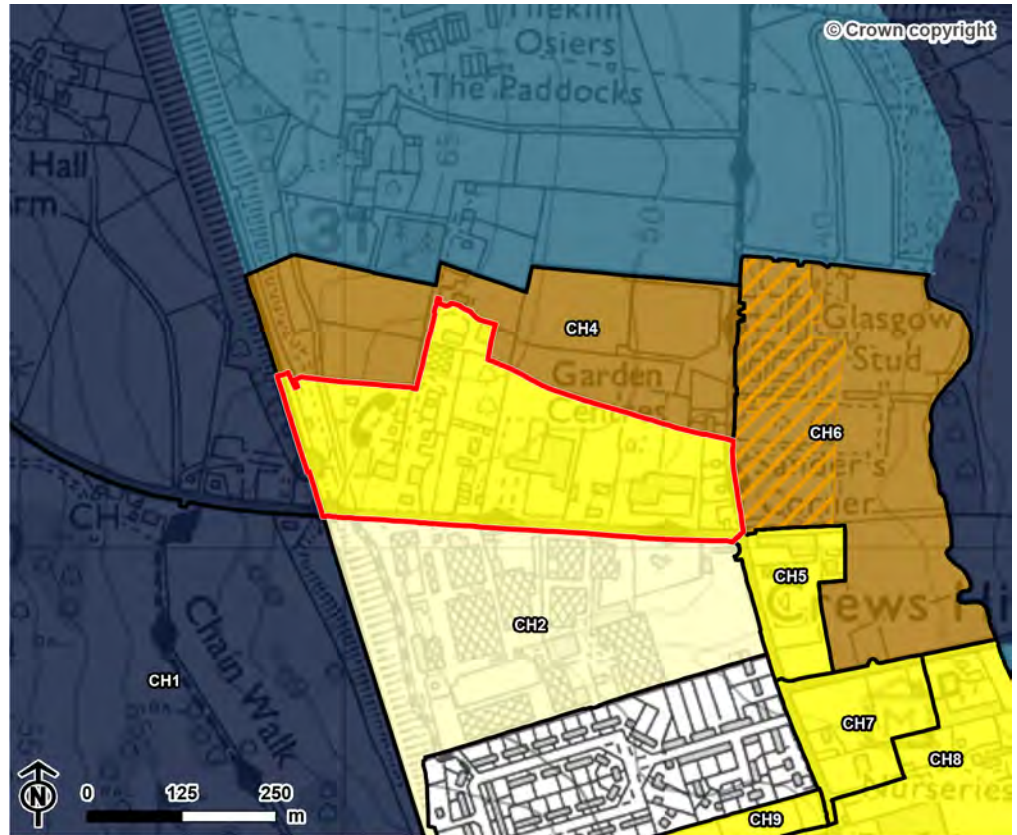
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Crews Hill into the parcel would also require release of the land to the south between the parcel and the inset settlement. Release of the parcel in conjunction with this land would have a negligible impact on the distinction of adjacent Green Belt land to the west due to the woodlined railway line. The impact on the distinction of land to the east would be minor. Although release would bring the inset urban edge closer and in clearer view of this area, this is limited by the boundary which would be formed by Theobalds Park Road and the lands existing containment by washed over development to the east. The impact on the open Green Belt land to the north would be more moderate. The land would become more contained by the irregular pattern of development in the area, both to the south and the washed over development to the east. The northern boundary of the parcel is predominantly formed by field boundaries which would provide little distinction and allow views of the urban edge. Furthermore the relatively compact fields which lie just beyond the northern boundary of the parcel would lie closer to the urban area than they do currently. Despite this, it is also noted that the majority of this impact has already happened due to the existing presence of urbanising development within the area. Therefore, the implications of release in this location in combination with the land to the south of Cattlegate Road would be minor.



Harm

The parcel makes a relatively weak contribution to purpose 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 low harm.



CH4

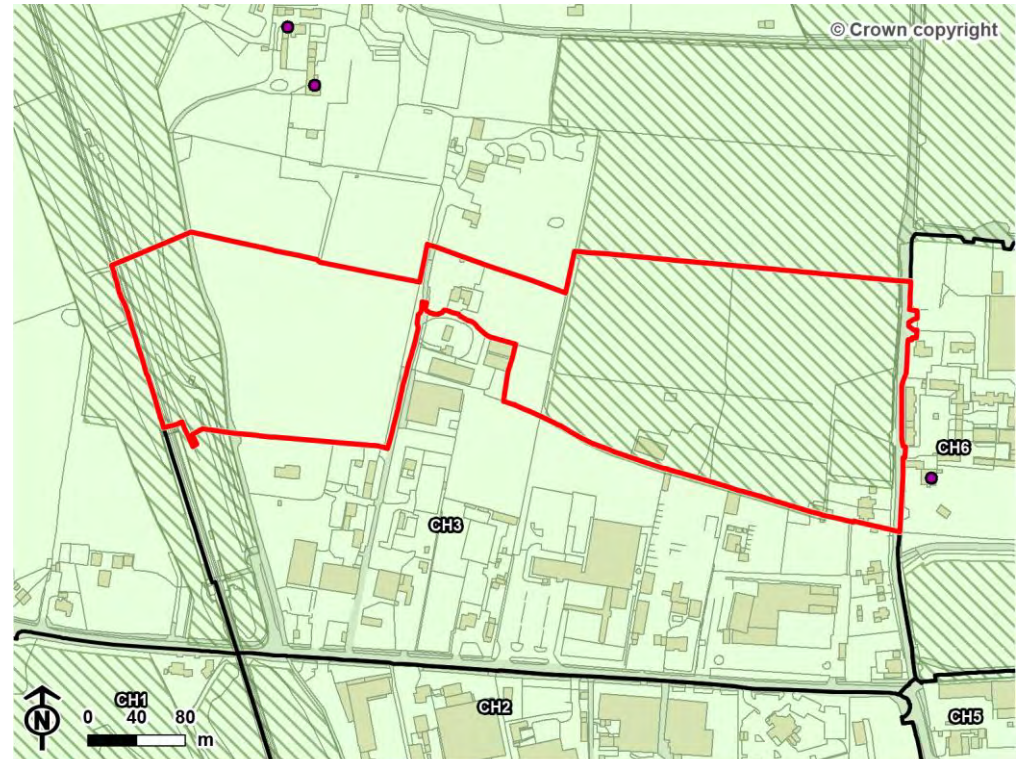
9.28ha



CH4 Neighbouring parcel
Green Belt

Parcel location

The parcel lies to the north of the inset settlement of Crews Hill, north of Cattlegate Road and the washed over development. It does not abut the inset urban edge.



CH4 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Listed building Site of Importance for Nature Conservation

CH4

9.28ha

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 network of regular, small agricultural fields.

Distinction

Landform and land cover do not increase distinction from the inset area and the land has some degree of containment by washed over urban development to the south and east, limiting the significance of the weak boundary features between the parcel and the inset urban area. However, the land extends a significant distance from the inset area and has open views of the countryside to the north. Therefore, neither views of urban development or the countryside dominate. Overall, there is moderate distinction between the parcel and the inset urban area.

Summary of contribution to each Green Belt purpose

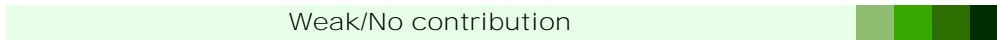
Purpose 1 - Check the unrestricted sprawl of large built-up areas

The land is open. The land does not lie in close proximity to the large built-up area of Greater London; however it is close enough to have some relevance to Purpose 1. 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.



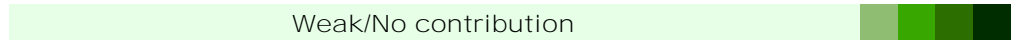
Purpose 3 - Assist in safeguarding the countryside from encroachment

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.



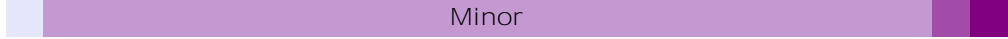
CH4

9.28ha

Harm of release

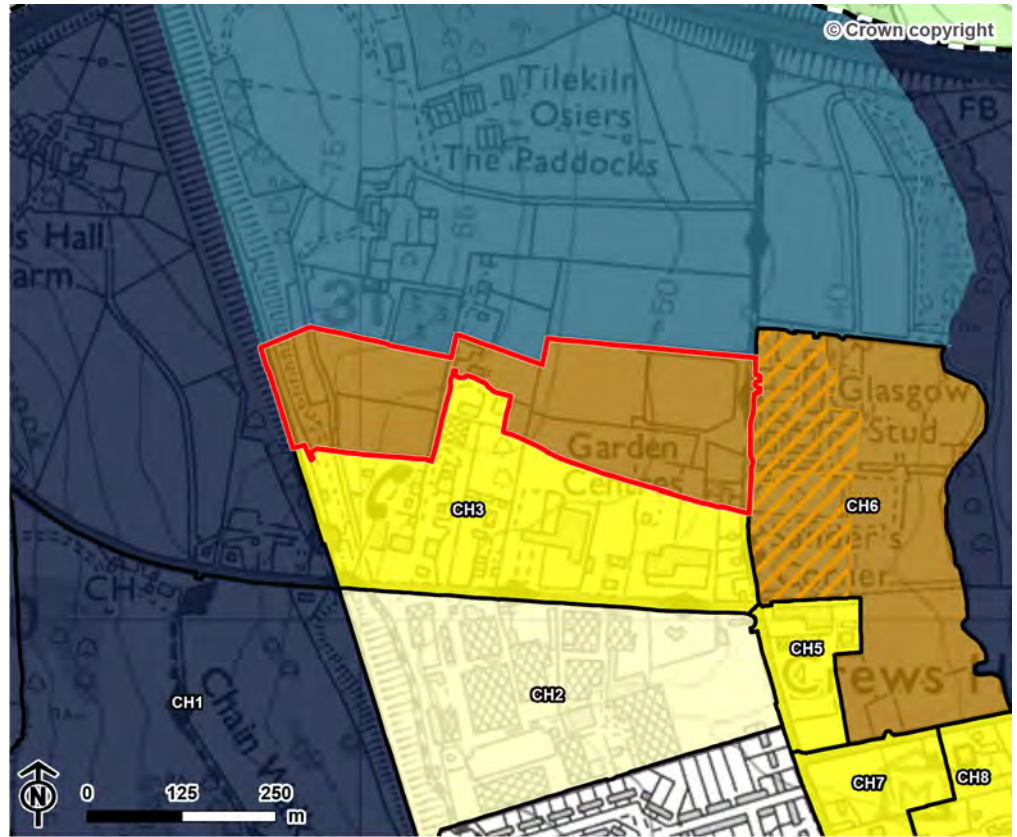
Impact on distinction of adjacent Green Belt land

The expansion of the existing inset settlement of Crews Hill into the parcel would also require release of the areas of washed over development to the south which lie between the parcel and inset settlement edge. Release of the parcel in conjunction with this land would have a negligible impact on the distinction of the Green Belt to the west due to the strong boundary formed by the treelined railway line directly to the west. Release would have a minor impact on the distinction of Green Belt land to the north and east. Although the northern boundaries of the parcel are weak and would provide only limited distinction from adjacent land and the compact fields just beyond this boundary would lie closer to the inset area, the irregular nature of the existing pattern of washed over urbanising development close to the northern boundary of the parcel and immediately to the east already have an impact on the distinction of the adjacent Green Belt land to the north, limiting the further implications of release. To the east the land would become more contained by inset and washed over development and the land would lie closer to the inset urban edge. However, again, the washed over development to the east has already reduced distinction in this direction. Therefore, overall, the impact of the release of the parcel in combination with the Green Belt land to the south is considered to be minor.



Harm

The parcel makes a relatively strong contribution to Green Belt purpose 3 and a moderate contribution to purpose 1. 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.

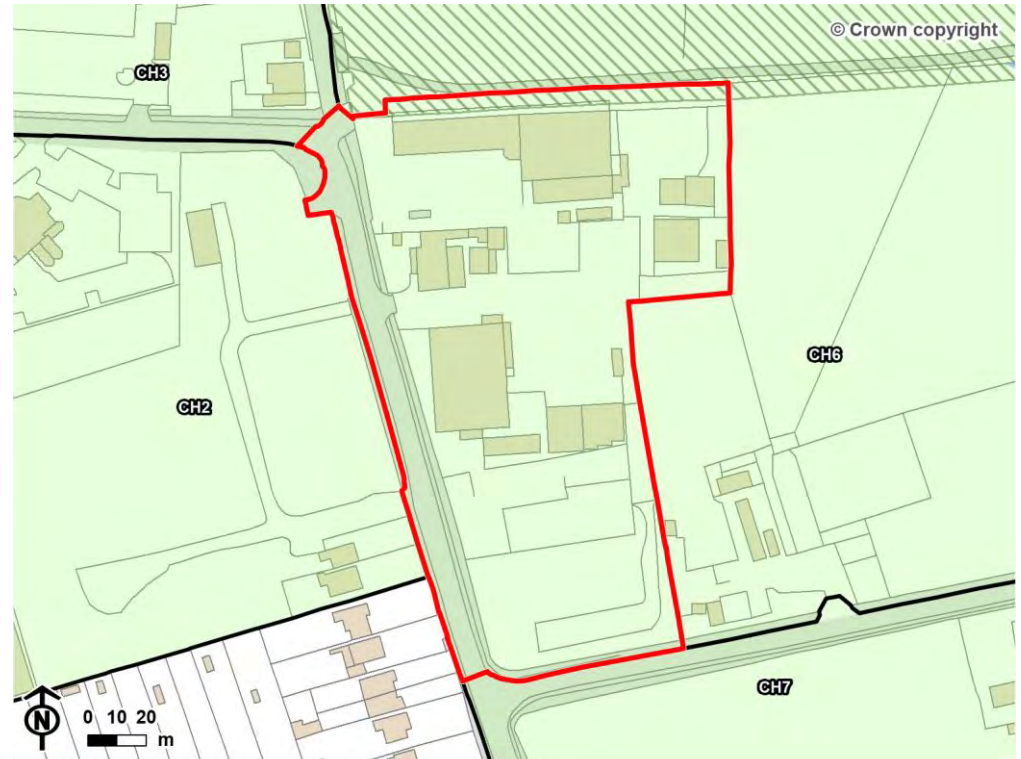


CH5

2.07ha



CH5 Neighbouring parcel
Green Belt



CH5 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3

Parcel location

The parcel is located directly to the north east of the small inset settlement of Crews Hill.

CH5

2.07ha

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 developed and has a significant amount of urbanising development within it, in the form of shops and warehouses.

Distinction

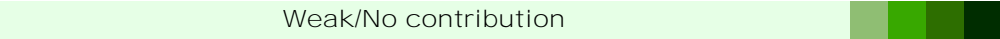
The land is in close proximity to the inset urban edge and, as it is developed, the landform and landcover within the parcel do not increase distinction from the inset area. However, the road to the west provides a moderate boundary feature creating separation from the inset area and the land is not immediately contained by urban development, with open land immediately to the north, south and east. For this reason neither the countryside nor the urban area 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

The land is relatively developed and has a significant amount of urbanising development within it.

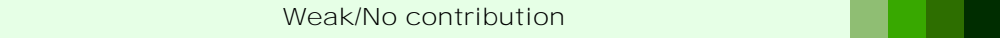
Weak/No contribution



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 relatively developed and has a significant amount of urbanising development within it. However, there is moderate distinction between the parcel and the urban area.

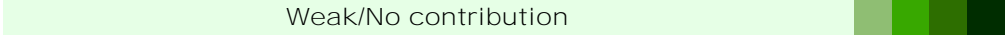
Relatively weak



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



CH5

2.07ha

Harm of release

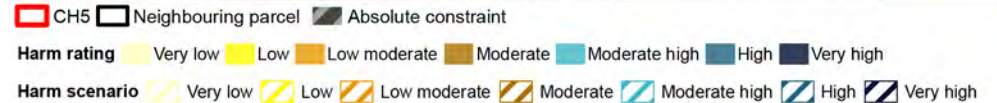
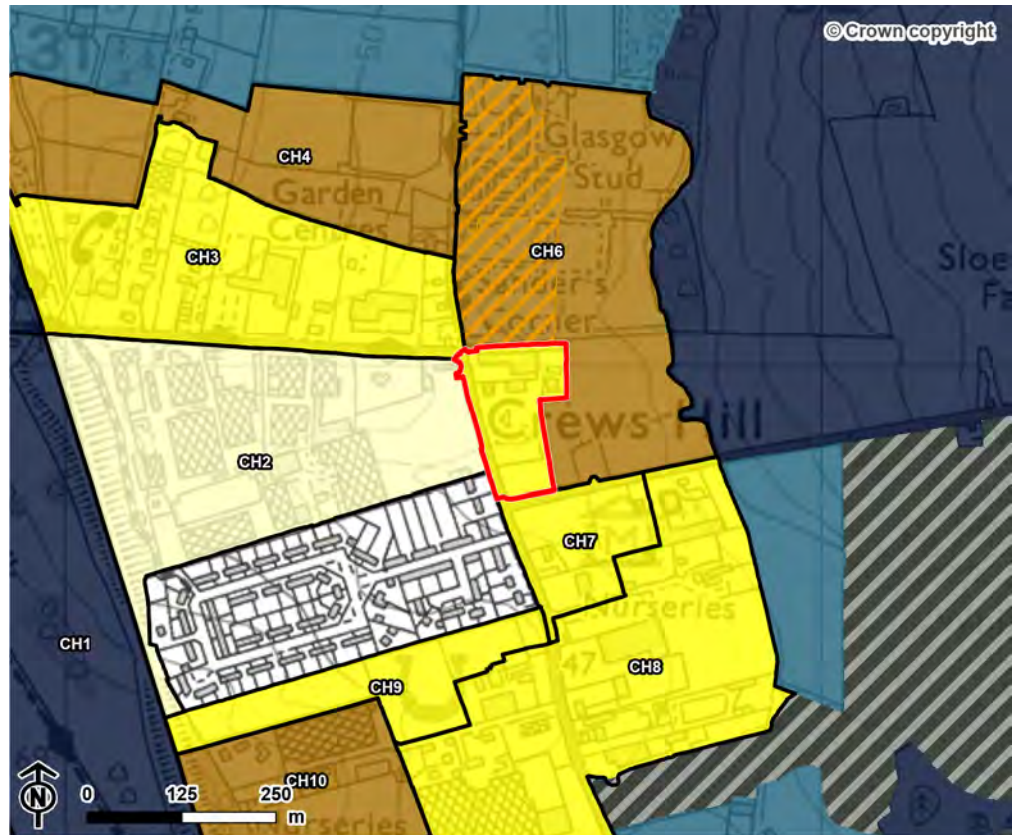
Impact on distinction of adjacent Green Belt land

Expansion of the inset settlement of Crews Hill into the parcel is also likely to result in the release of the land to the west of Theobalds Park Road and south of Cattlegate Road which would become more contained and contains significant washed over urbanising development. The release of this parcel in conjunction with this land would have a negligible impact on adjacent Green Belt to the west due to the presence of the woodlined railway line. While the land to the north of the parcel would lie closer to the urban edge and become slightly more contained, the existing urbanising development in area limits further impact on distinction. Similarly the areas to the south and east also have poor distinction from urbanising influences and the inset urban edge. Release in the parcel would have a minor effect on the moderate distinction found immediately to the east and low distinction to the south. However, it is noted that the majority of this impact has already occurred due to the existing presence of significant washed over development in the parcel. Overall, the implication of release in the parcel and to the west is considered to be minor.



Harm

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



CH6

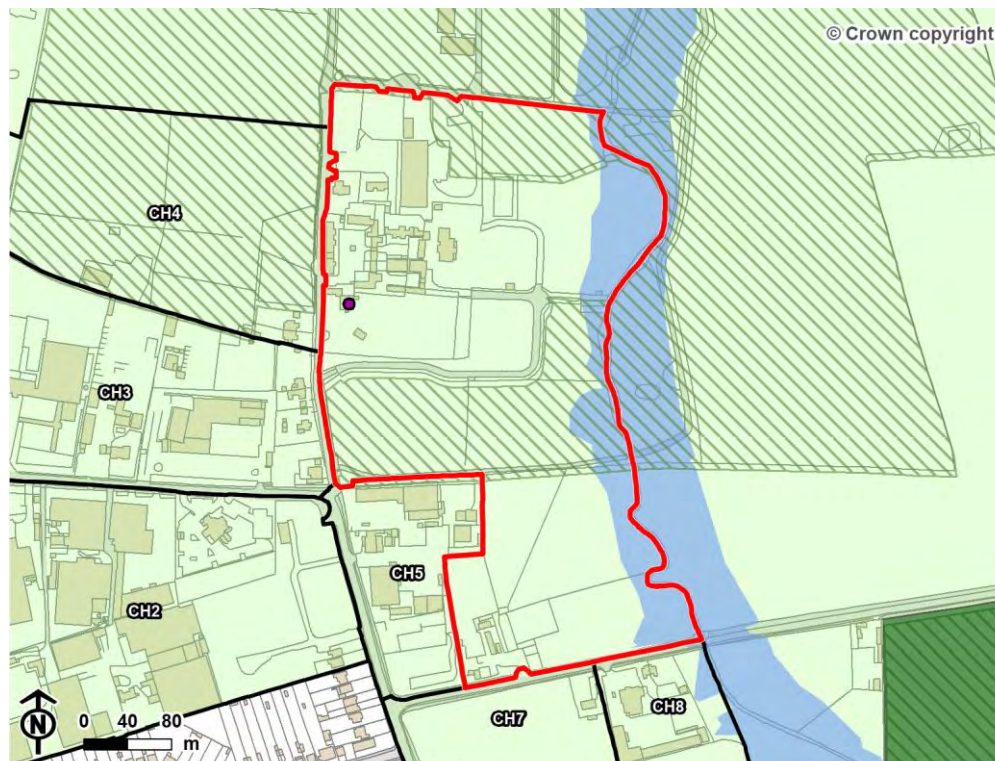
12.65ha



CH6 Neighbouring parcel
Green Belt

Parcel location

The parcel is located to the north east of the small inset settlement of Crews Hill. It does not directly abut the inset edge west of Theobalds Park Road.



CH6 Neighbouring parcel Green Belt

Absolute constraints:

Ancient Woodland Inventory

Additional potential constraints:

Listed building Site of Importance for Nature Conservation Flood Zone 3

CH6

12.65ha

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 predominantly open, being formed predominantly of small fields. It is noted that there is an area of low openness in the north western corner of the parcel which contains a hotel a couple of dwellings and an office / warehouse, all of which are inappropriate land uses in the Green Belt in planning terms.

Distinction

While the landform and landcover within the parcel do not increase distinction from the inset area, and the land has some degree of urban containment from washed over development to the south and east, as well as within its north western corner, the land does extend a significant distance from the inset urban edge to the south west. The road maintains some separation from the inset area to the southwest, although this is undermined by the washed over development to the east of it. For these reasons neither the countryside nor the urban area dominates views. Overall, there is considered to be moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

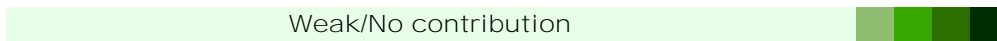
Purpose 1 - Check the unrestricted sprawl of large built-up areas

The land does not lie in close proximity to the large built-up area of Greater London; however it is close enough to have some relevance to Purpose 1. There is moderate distinction between the parcel and the inset urban area of Crews Hill to the south west. The north western corner of the parcel contains a significant amount of urbanising development and therefore makes a weak contribution to this purpose.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



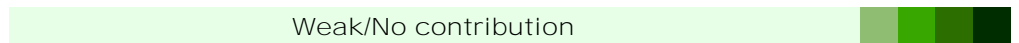
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is predominantly open countryside and there is moderate distinction between the parcel and the urban area. The north western corner of the parcel contains a significant amount of urbanising development and therefore 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.



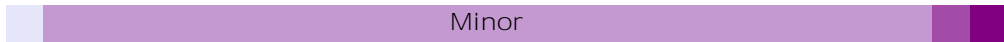
CH6

12.65ha

Harm of release

Impact on distinction of adjacent Green Belt land

Expansion of the inset settlement of Crews Hill into the parcel would also require release of the parcel of land to the south west between the parcel and the inset edge and the land to the west of Theobalds Park Road and Burntfarm Ride which contains washed over development. Release of the parcel, in conjunction with this land would have a negligible impact on the distinction of adjacent Green Belt land to the south due to the presence of considerable urbanising development in this direction, and the lands existing lack of distinction from the inset edge. Release would have a minor impact on the distinction of land to the north and east. The northern most boundary of the parcel formed by a track and treeline is relatively weak and the compact fields immediately adjacent to this would lie closer to the urban area but the development in the north western corner of the parcel has already weakened the distinction of the Green Belt land immediately to the north due to its wider urbanising influence. To the east, the treelined Cuffley Brook represents a stronger Green Belt boundary than the one to the north, limiting impact on distinction of the linear field to the east, although breaks in the treeline do not reduce this to negligible, just minor. Overall, release of the parcel in combination with the developed and open land to the west and south west is considered to be minor, largely due to the presence of existing urbanising development within the area.



Harm

The majority of the parcel makes a relatively strong contribution to Green Belt purpose 3 and a moderate contribution to purpose 1, although, due the presence of existing development, 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.



Harm Scenarios

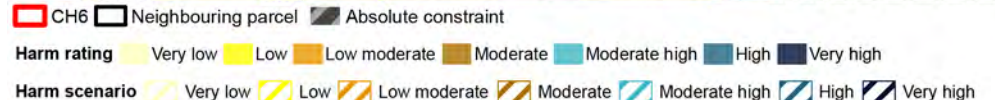
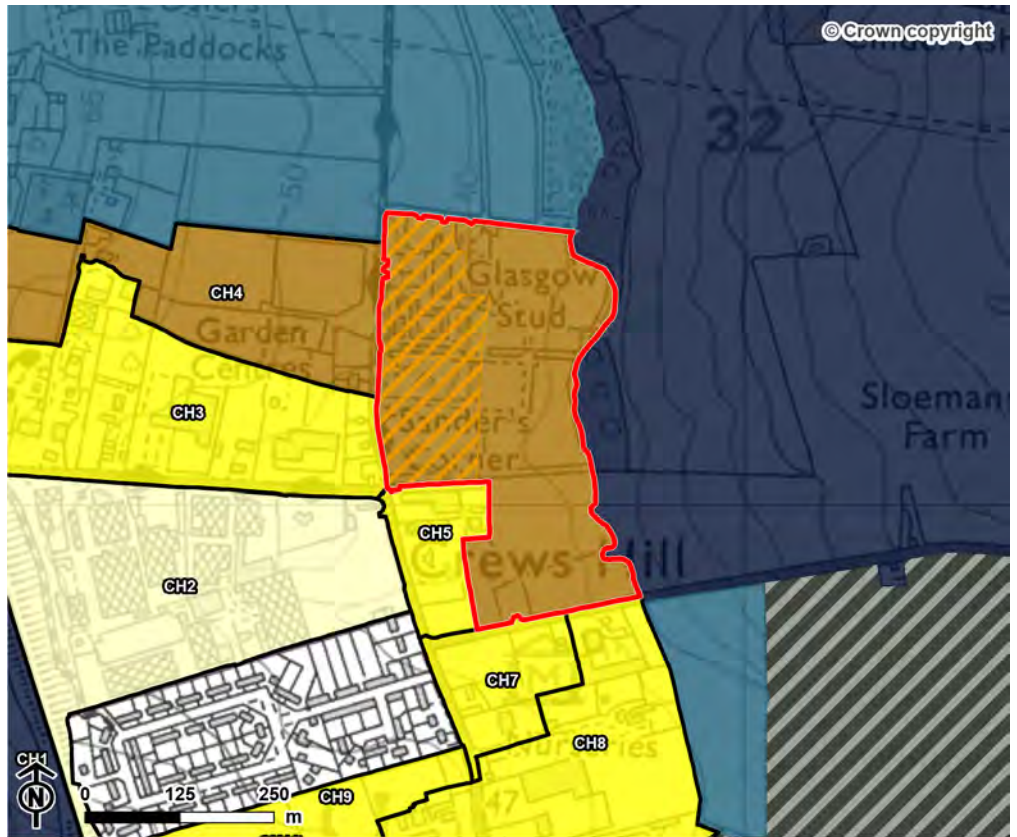
Scenario description

Release of the northwestern corner of the parcel which makes a lower contribution to Purposes 1 and 3 and the more contained Green Belt land immediately to the south contained on three sides by washed over development



Release of this portion of the parcel would focus release on the portions which make the

lowest contribution to the Green Belt purposes whilst also minimising impact on the distinction of adjacent Green Belt land. The washed over development in the north western corner of the parcel already exerts an urbanising influence on the Green Belt land to the west, north, east and south limiting the implications of its release. Although the Green Belt land to the south is more open and therefore makes a greater contribution to the Green Belt purposes it is contained on three sides by washed over development, meaning its release would have a close to negligible impact on the distinction of the remaining Green Belt land to the east, which is already partially influenced by the washed over urbanising development to the north and south.

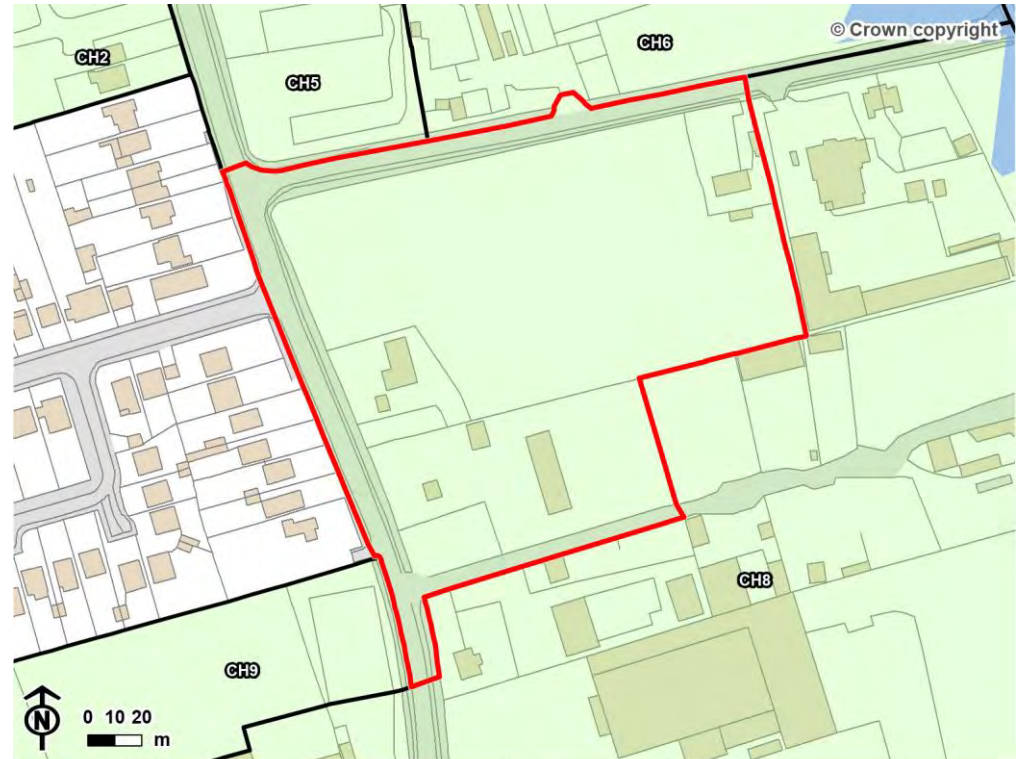


CH7

2.65ha



CH7 Neighbouring parcel
Green Belt



CH7 Neighbouring parcel Green Belt

Absolute constraints:

Additional potential constraints:

Flood Zone 3

Parcel location

The parcel is located directly to the east of the small inset settlement of Crews Hill.

CH7

2.65ha

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 small field and an outdoor garden centre. There is one small building present associated with the plant centre and another small isolated building. These buildings are not considered to be large enough to have a significant affect on the openness of the Green Belt in this location..

Distinction

The road and treeline to the west of the parcel provide some separation from the inset urban edge to the west; however, they have been breached by washed over development to the north and south limiting its significance as a separating feature. The parcel is open but largely contained by urban development, with the inset area to the west and washed over development to the north, south and east. The land is in close proximity to the urban edge and the landform and landcover do not increase distinction. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

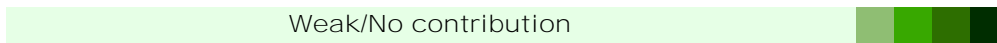
Purpose 1 - Check the unrestricted sprawl of large built-up areas

The land does not lie in close proximity to the large built-up area of Greater London; however, it is close enough to have some relevance to Purpose 1. 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.



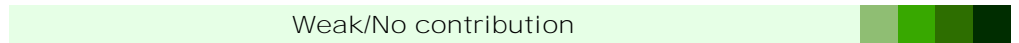
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open. There are two small isolated buildings within the parcel but the majority of the parcel is open. 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.



CH7

2.65ha

Harm of release

Impact on distinction of adjacent Green Belt land

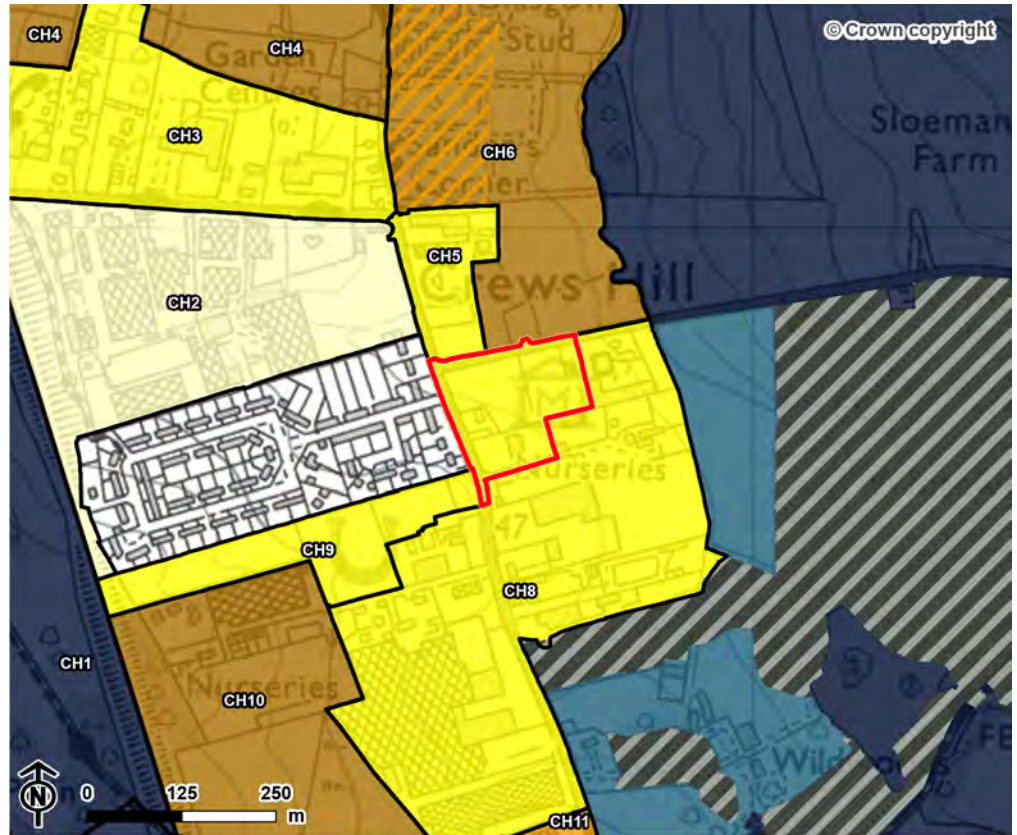
Release of the parcel would have a negligible impact on the distinction of the adjacent Green Belt land to the south and east. While it is acknowledged that this land would lie even closer to the inset urban edge than it does currently, the presence of existing urbanising development in both directions and the land's existing lack of distinction from the urban edge limits any impact on distinction in these directions. There is some open land to the north of the parcel; however, it lies on the other side of the treelined Whitewebbs Road largely screening the open land from view. Furthermore, the washed over urbanising development to the north of Whitewebbs Road already influences the distinction of the open land in this direction. Therefore, the impact of release within the parcel on the distinction of Green Belt land to the north is also considered to be negligible.

No/Negligible

Harm

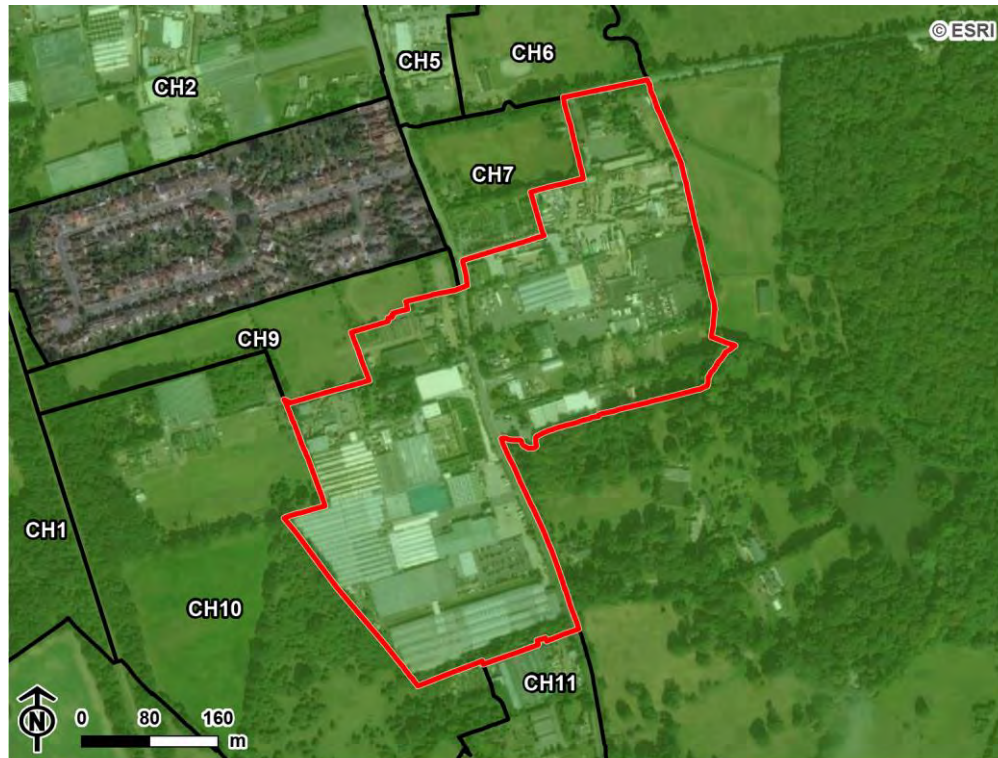
The parcel makes a moderate contribution to purpose 3 but its release would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the parcel is likely to result in low Green Belt harm.

Low

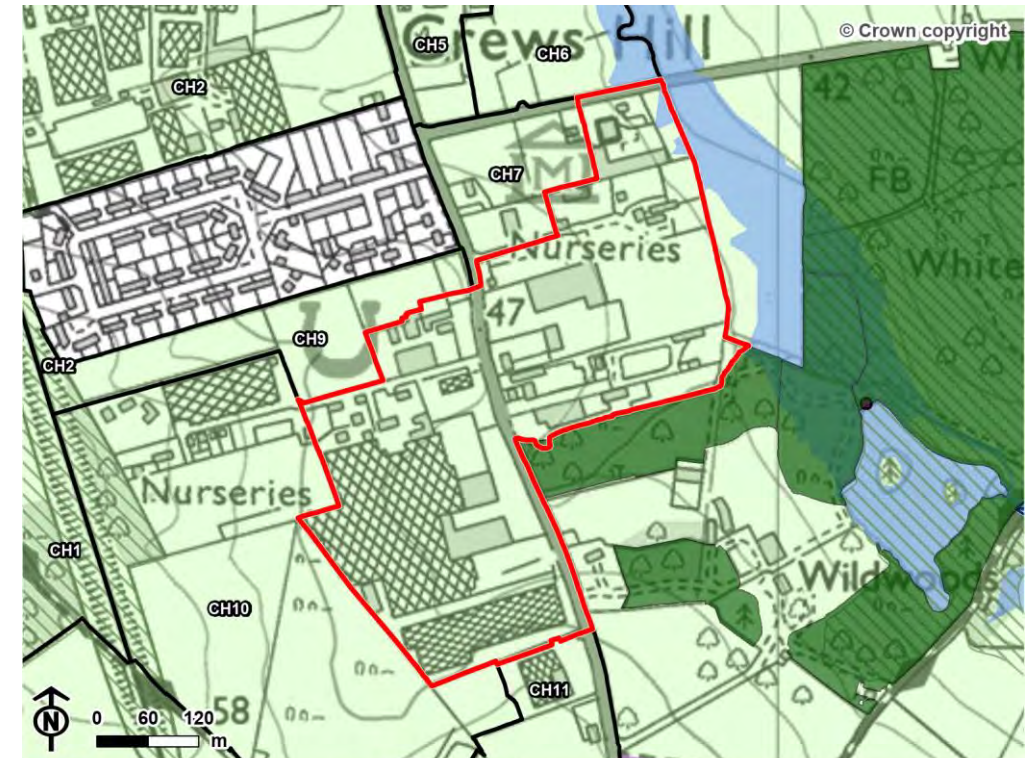


CH8

17.53ha



- CH8
- Neighbouring parcel
- Green Belt



- CH8
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Scheduled monument
 - Ancient Woodland Inventory
- Additional potential constraints:**
- Listed building
 - Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

Parcel location

The parcel is comprised of the Theobalds Park Road Industrial Estate located to the south east of the small inset settlement of Crews Hill. It does not directly abut the inset urban edge of Crews Hill.

CH8

17.53ha

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

Although the isolated glasshouses used to grow crops within the area are an appropriate land use in the Green Belt in planning terms and do not have an impact on its openness, the land is considerably developed by other urbanising development in the form of warehouses, shops and food services associated with the Theobalds Park Road Industrial Estate. The eastern corner of the parcel is more open than the rest of the parcel, although it has more of a relationship with the considerable urbanising influences to the north and west than the open countryside to the east and south, which is screened by mature trees at the parcel's edges.

Distinction

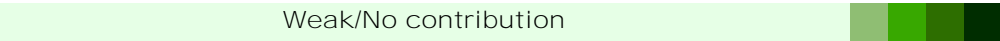
The land extends a reasonable distance from the inset urban area of Crews Hill to the north; however, it largely developed and has a degree of urban containment from the inset area to the north east and washed over development to the south. Furthermore, views are dominated by urbanising influences. Therefore, the landform and landcover do not increase distinction from the inset area, and the small field and treeline along the parcels north western edge provide 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

The land does not lie in close proximity to the large built-up area of Greater London; however, it is close enough to have some relevance to Purpose 1. It is relatively developed and has a significant amount of urbanising development within it. Furthermore, there is weak distinction between the parcel and the urban area. The eastern corner of the parcel is more open than the rest of the parcel, although it has more of a relationship with the considerable urbanising influences to the north and west than the open countryside to the east and south, which is screened by mature trees at the parcel's edges.


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 relatively developed and has a significant amount of urbanising development within it and there is weak distinction between the parcel and the urban area. The eastern corner of the parcel is more open than the rest of the parcel, although it has more of a relationship with the considerable urbanising influences to the north and west than the open countryside to the east and south, which is screened by mature trees at the parcel's edges.

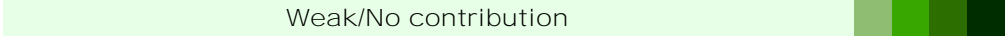
Weak/No contribution



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



CH8

17.53ha

Harm of release

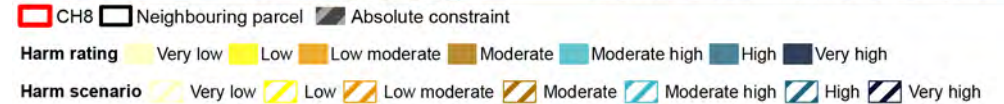
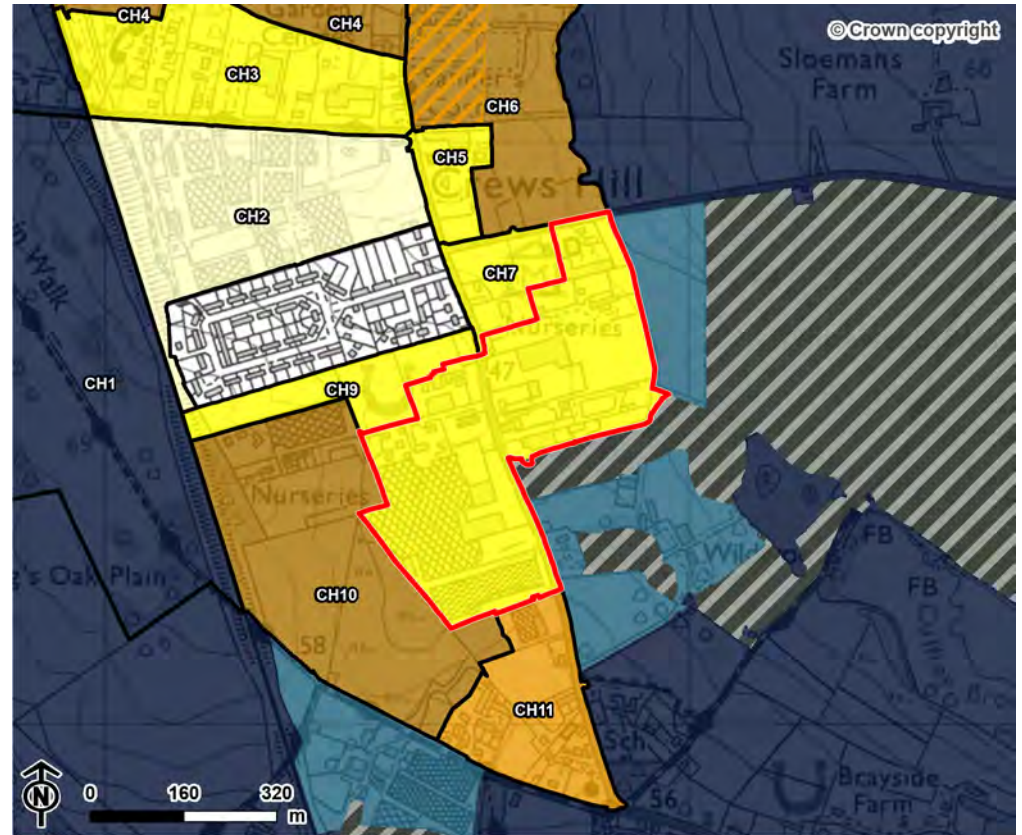
Impact on distinction of adjacent Green Belt land

Expansion of the inset settlement of Crews Hill into the parcel would also require release of the land to the north, east of Theobalds Park Road and south of Whitewebbs Road and at least the eastern half of the land to the north west in between the parcel and the inset urban edge of Crews Hill (north of Tingeys Top Lane). Both areas would become almost entirely contained by inset development if not released in conjunction with the parcel. The presence of a considerable amount of existing urbanising development within the parcel is significant in so far as the impact of release in this location has to a large extent already occurred, limiting the significance of further impact on the distinction of adjacent Green Belt land associated with the area's release. Release of the parcel in conjunction with the areas in between the parcel and the existing inset urban edge would therefore generally have a fairly limited impact on the distinction of adjacent Green Belt land. The impact is considered to be negligible to the east and south east due to the parcel's relatively strong boundaries in these directions: the treelined Theobalds Park Road and ancient woodland associated with Whitewebbs Park to the south east and the floodplain of Cuffley Brook to the east. The treelined Whitewebbs Road to the north contributes to limiting harm to the north. Furthermore, the washed over urbanising development to the north of Whitewebbs Road and already influences the distinction of the open land in this direction. The boundaries to the south, south west and west are less distinct offering the potential for greater impact in these directions, although, once again, this is mitigated to varying degrees by the presence of some mature woodland. The land to the south is also washed over with development, so the impact of release within the parcel in this direction is considered to be negligible. The land to the south west however is considerably more open. Although this land is already partially contained by the washed over development within the parcel and to the south, and the inset urban edge of Crews Hill to the north, the inseting of the parcel would create a considerably more irregular Green Belt boundary weakening the distinction of the open Green Belt to the south west in between the new inset urban edge and the railway line. Overall, release of the largely developed parcel is considered to result in at least a minor impact on the distinction of adjacent Green Belt land to the south west.



Harm

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

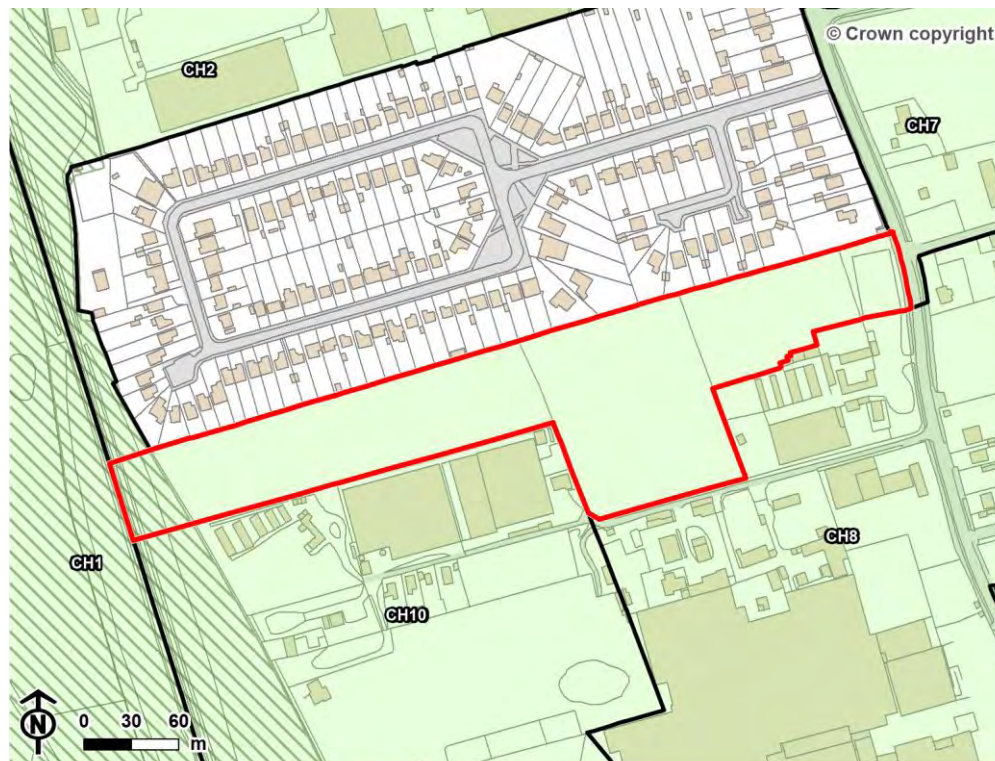


CH9

3.52ha



- CH9
- Neighbouring parcel
- Green Belt



- CH9
- Neighbouring parcel
- Green Belt

Absolute constraints:

- Ancient Woodland Inventory

Additional potential constraints:

- Site of Importance for Nature Conservation

Parcel location

The parcel is located directly south of the Crews Hill.

CH9

3.52ha

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 three small fields.

Distinction

Land is largely contained by urban development with the inset area to the north and washed over development to the east and south. There is only a weak boundary feature separating the parcel from the inset urban area to the north in the form of residential gardens. Landform and land cover do not increase distinction from the inset area and the land is in close proximity to the urban edge. For these reasons, although the land is open, views are dominated by the urban area. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

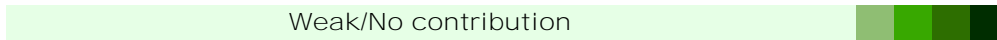
Purpose 1 - Check the unrestricted sprawl of large built-up areas

The land does not lie in close proximity to the large built-up area of Greater London; however, it is close enough to have some relevance to Purpose 1. 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.



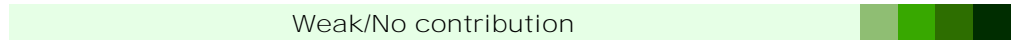
Purpose 3 - Assist in safeguarding the countryside from encroachment

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.



CH9

3.52ha

Harm of release

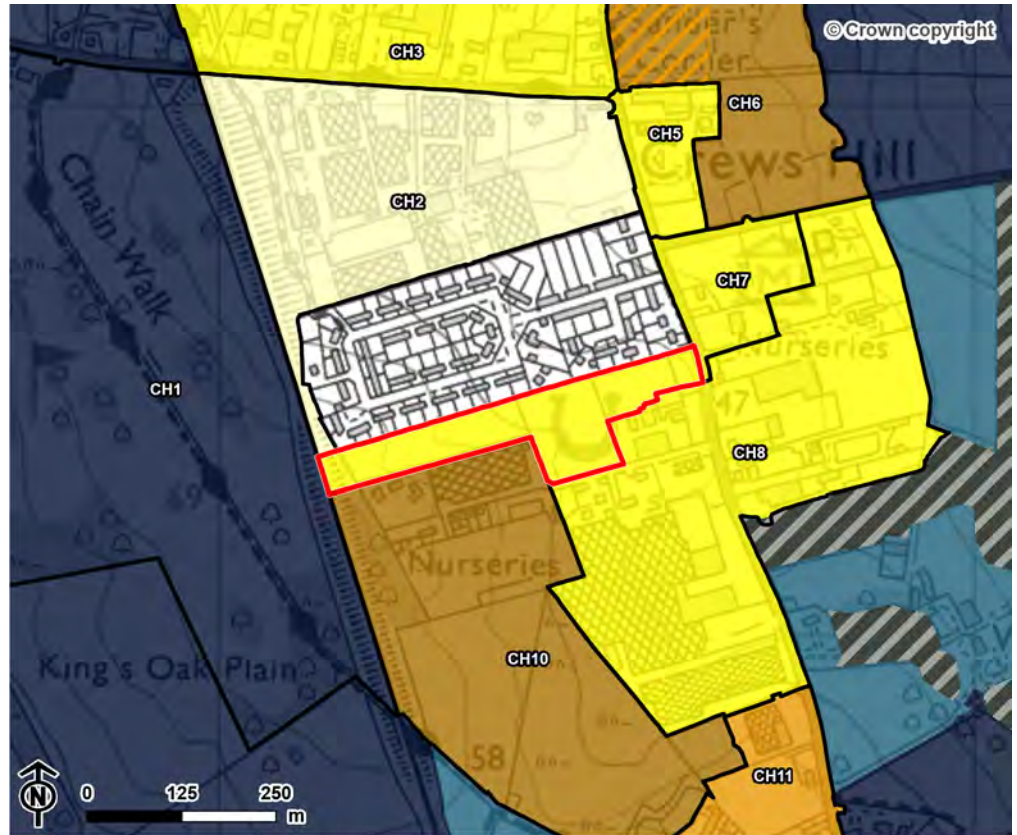
Impact on distinction of adjacent Green Belt land

The parcels close proximity and intervisibility with to the inset urban edge and its containment by significant urbanising influences to the east and south mean that its release would have a negligible impact on the distinction of the adjacent Green Belt. The woodland block following the western half of the southern boundary screens views of the open countryside to the south west, limiting impact in this direction also.



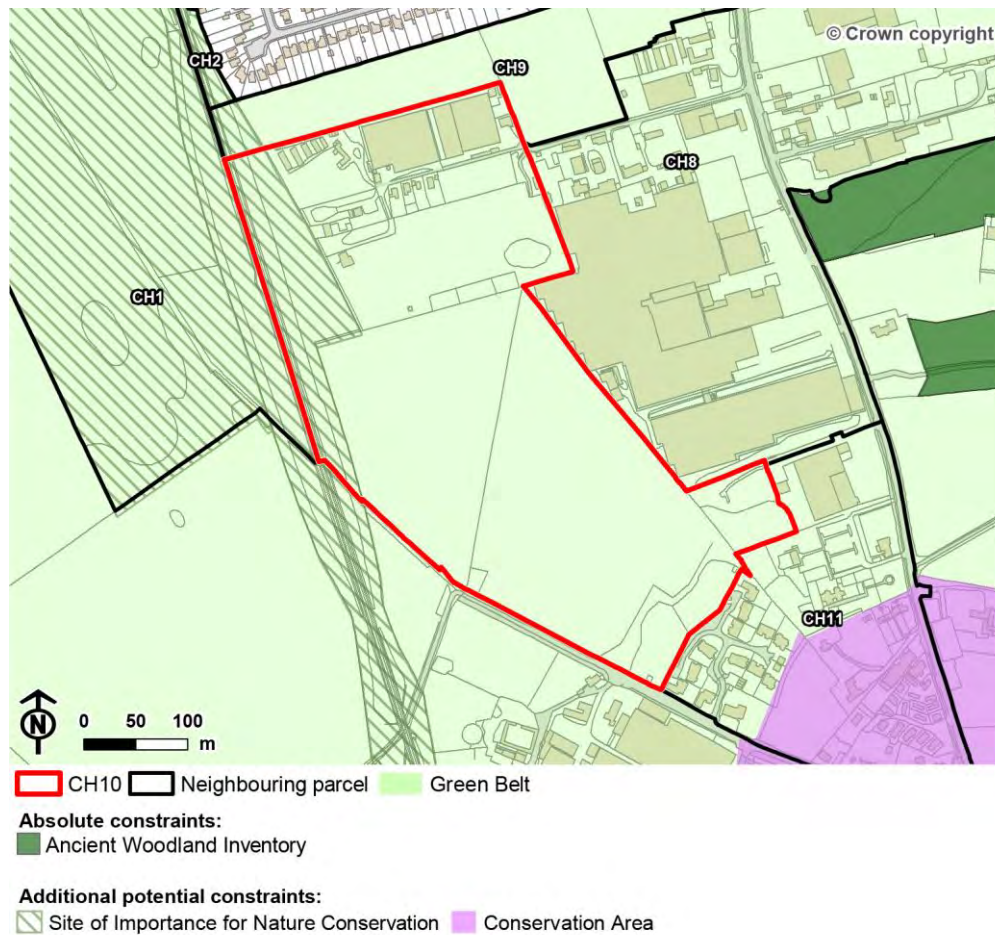
Harm

The parcel makes a moderate contribution to Green Belt purpose 3. Its release would have a negligible impact on the distinction of adjacent Green Belt land and therefore, overall, the harm of releasing the parcel on the Green Belt is likely to be low.



CH10

15.18ha



Parcel location

The parcel is located south of the small inset settlement of Crews Hill, east of the railway line and north west of the Theobalds Park Road Industrial Estate.

CH10

15.18ha

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 field and woodland blocks. It contains a reclamation yard and associated buildings, including a dwelling in its northern half, although their scale and density are not considered to be significant enough to affect the openness of the Green Belt in this location. Glasshouses used to grow crops within the area are an appropriate land use in the Green Belt in planning terms and do not have an impact on its openness.

Distinction

While there is some woodland present, the majority of the parcel is open fields and scrubland. Therefore, the landcover does not notably increase distinction from the inset edge. The land has some degree of containment by urban development, with the northern half being in close proximity to the inset urban area of Crews Hill and all of the parcel being contained by washed over urbanising development to the east and south east. The woodland and lane at the northern edge of the parcel in combination with the open land immediately beyond inbetween the parcel and the inset urban edge of Crews Hill combine to maintain moderate separation from the inset area to the north. The land slopes away to the south east offering partial views of both the open countryside and the urbanising influences to the south 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 does not lie in close proximity to the large built up area of Greater London; however it is close enough to have some relevance to Purpose 1. The land is relatively open and there is moderate distinction between the parcel and the urban area.

Moderate

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

Relatively strong

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

CH10

15.18ha

Harm of release

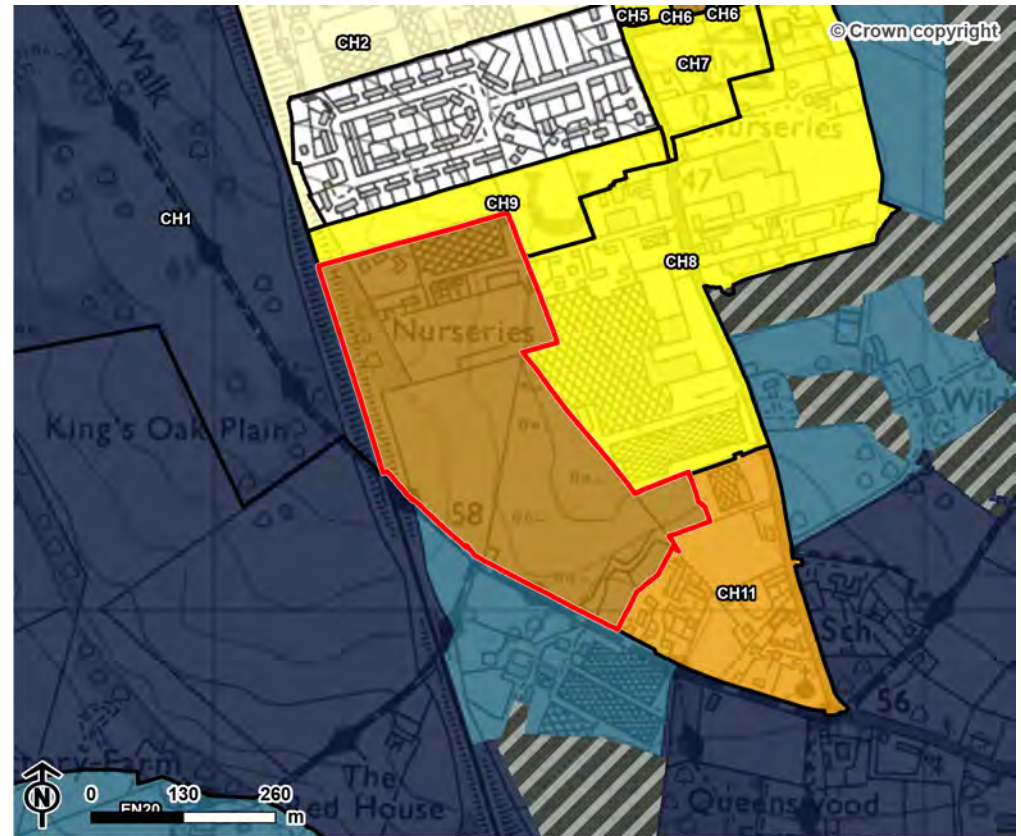
Impact on distinction of adjacent Green Belt land

The expansion of the existing edge of Crews Hill into the parcel would also require release of the land to the north, between the parcel and the inset edge and the washed over urban urbanising development immediately to the east containing Theobalds Park Road Industrial Estate. Release of the parcel in conjunction with this land would have an impact on the distinction of adjacent Green Belt land to the south, south of Strayfield Road. The land to the south would become more contained by inset development to the north, although the washed over development south east in Clay Hill provides some existing sense of containment. This sense of containment is however mitigated by the treelined Strayfield Road, which represents a moderate boundary feature. The railway line to the west prohibits any impact on the distinction of Green Belt land in this direction. Therefore, overall, the impact of release within the parcel is considered to result in a minor impact on the distinction of adjacent Green Belt land.



Harm

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

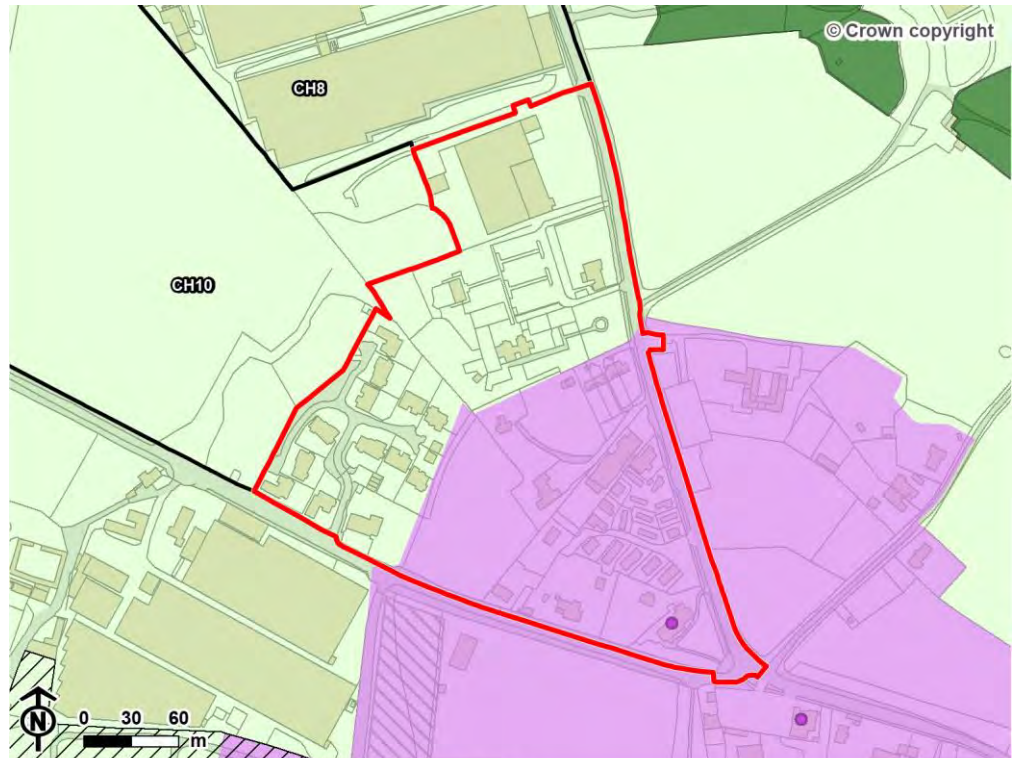


CH11

6.23ha



CH11 Neighbouring parcel
Green Belt



CH11 Neighbouring parcel Green Belt

Absolute constraints:
Ancient Woodland Inventory Cemetery

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

Parcel location

The parcel is located to the south of the small inset settlement of Crews Hill and is comprised of the washed over settlement of Clay Hill. It does not directly abut the inset urban area of Crews Hill.

CH11

6.23ha

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 relatively developed and has a some pockets of urbanising development within it, including dense cluster of dwellings around Rossendale Close and at the junction of Theobald Park Road and Strayfield Road. The glasshouses used to grow crops in the area are an appropriate land use in the Green Belt in planning terms and do not have an impact on its openness. While there are areas of more open land in the central band of the parcel on balance, given the pattern of lower openness to the north and south the area is generally considered to have low openness.

Distinction


The parcel is relatively developed so the landcover and landform do not increase distinction from the inset area. Although the inset urban area is a considerable distance to the north, the land in between is largely developed by urbanising development and there remains only weak boundary features between parcel and the inset area creating little separation. However, the land is not contained by urban development, meaning 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

The land is relatively developed and has urbanising development within it. However, there is moderate distinction between the parcel and the inset urban area of Crews Hill.

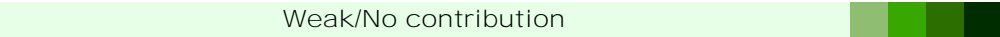
Weak/No contribution



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 relatively developed and has urbanising development within it. However, there is moderate distinction between the parcel and the inset urban area of Crews Hill.

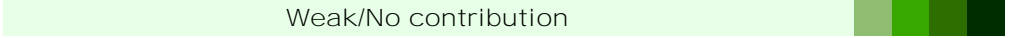
Relatively weak



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

The southern two thirds of the parcel fall 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. However, the parcel is largely developed so the role of the Green Belt in maintaining openness in this location has been undermined. Therefore, the parcel makes a weak/no contribution to this purpose.

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



CH11

6.23ha

Harm of release

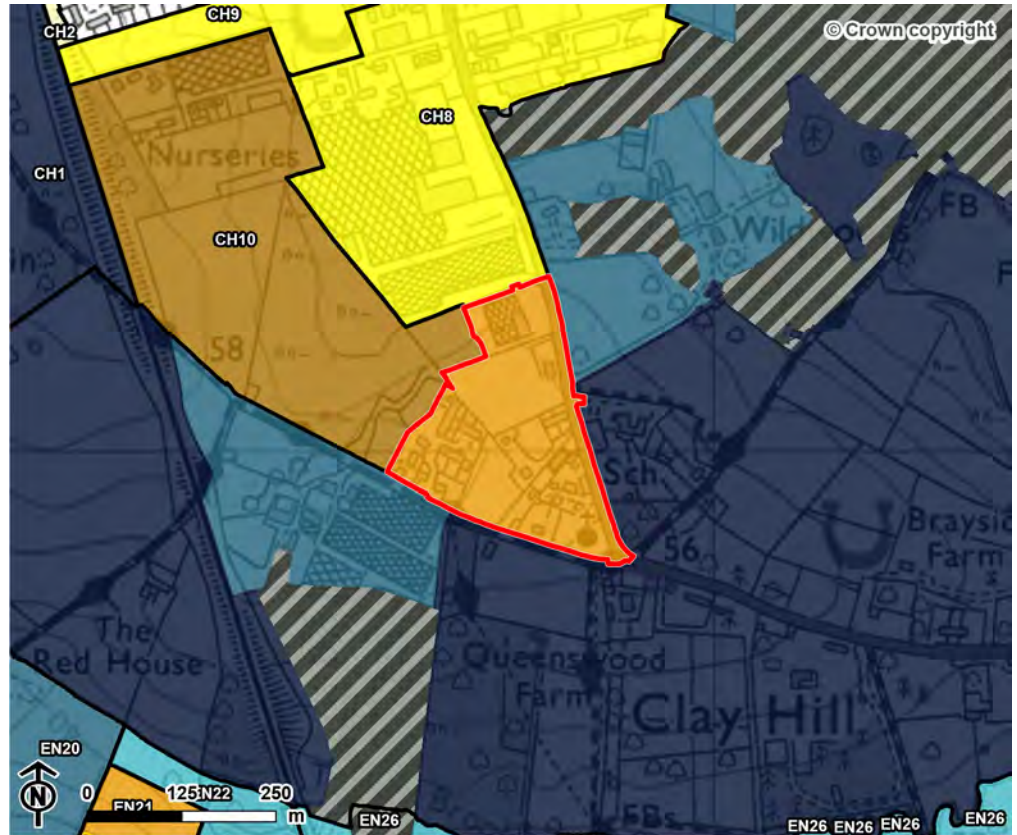
Impact on distinction of adjacent Green Belt land

Expansion of the existing inset settlement of Crews Hill into the parcel would require at least the release of the developed land to the north, between the parcel and the inset urban edge. The presence of existing urbanising development within the parcel is significant in so far as the impact of release in this location has to a large extent already occurred, limiting the significance of further impact on the distinction of adjacent Green Belt land associated with the area's release. Release of the parcel in conjunction with the areas in between the parcel and the existing inset urban edge would therefore generally have a fairly limited impact on the distinction of adjacent Green Belt land. The impact is considered to be negligible to the east due to the parcel's relatively strong boundaries in this direction: the treelined Theobalds Park Road and ancient woodland associated with Whitewebbs Park and the floodplain of Cuffley Brook. The boundaries to the south, south west and west are less distinct offering the potential for greater impact in these directions, although this is mitigated to varying degrees by the presence of some mature woodland. The land to the west is already contained by the washed over development within the parcel and to the north, but the inseting of the parcel would create a considerably more irregular Green Belt boundary weakening the distinction of the open Green Belt to the west in between the new inset urban edge and the railway line, containing the land to the west on three sides. Overall, release of the largely developed parcel is considered to result in at least a moderate impact on the distinction of adjacent Green Belt land to the west.



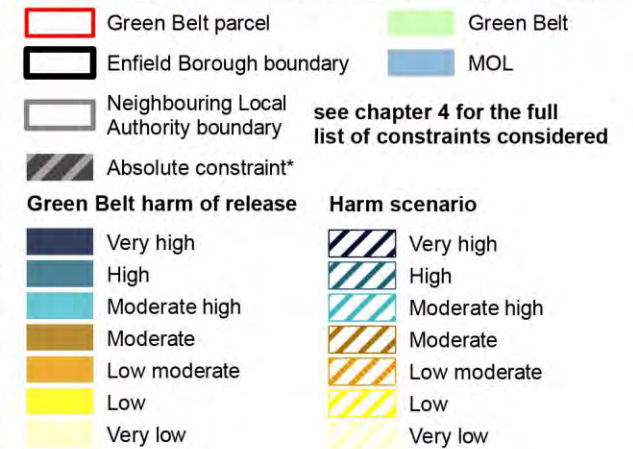
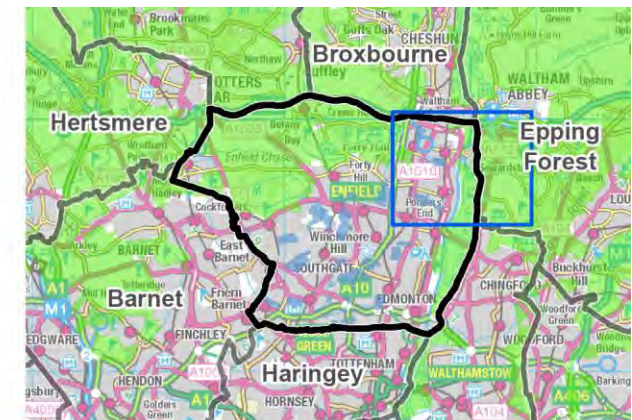
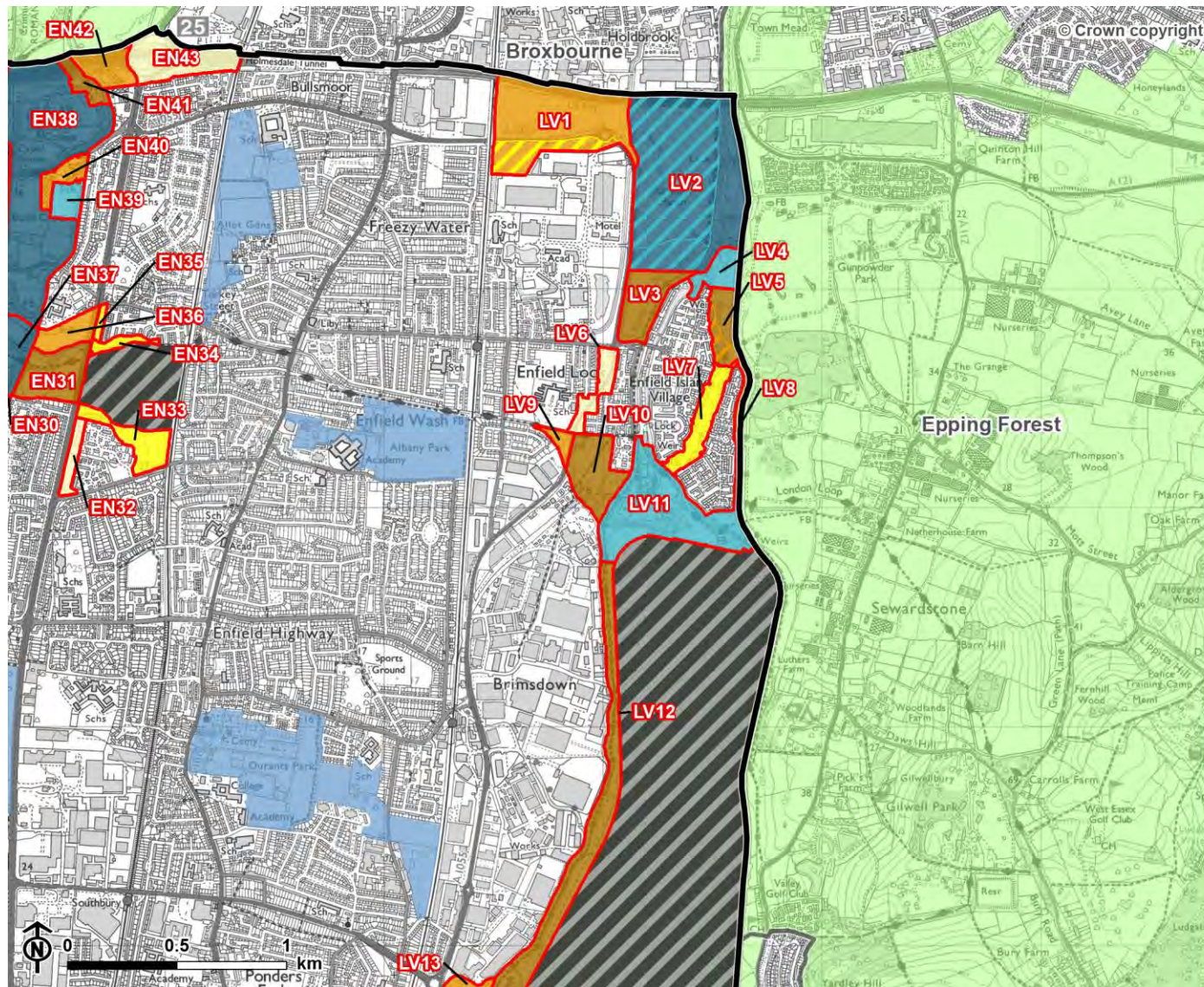
Harm

The parcel makes a relatively weak contribution to purpose 3 and 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 low-moderate Green Belt harm.



Lee Valley

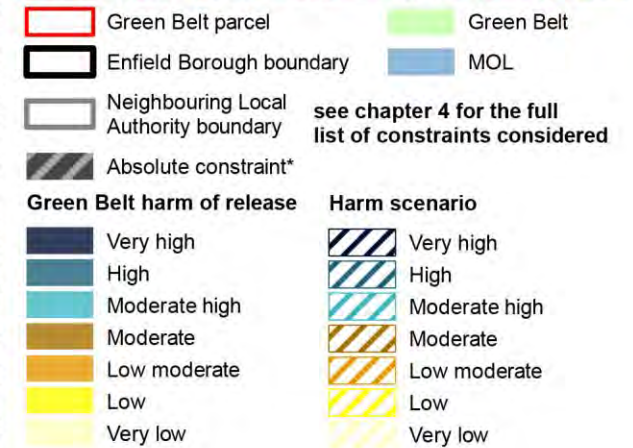
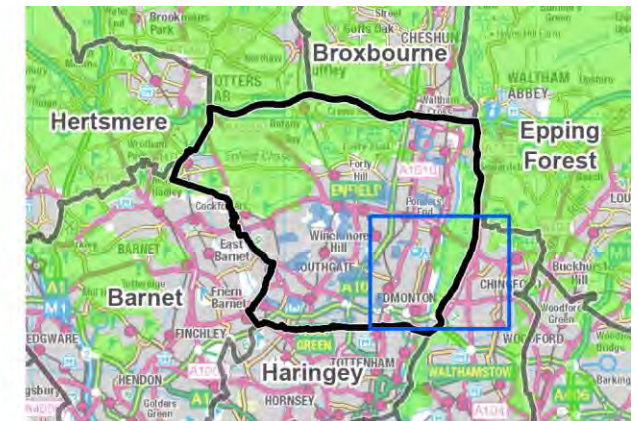
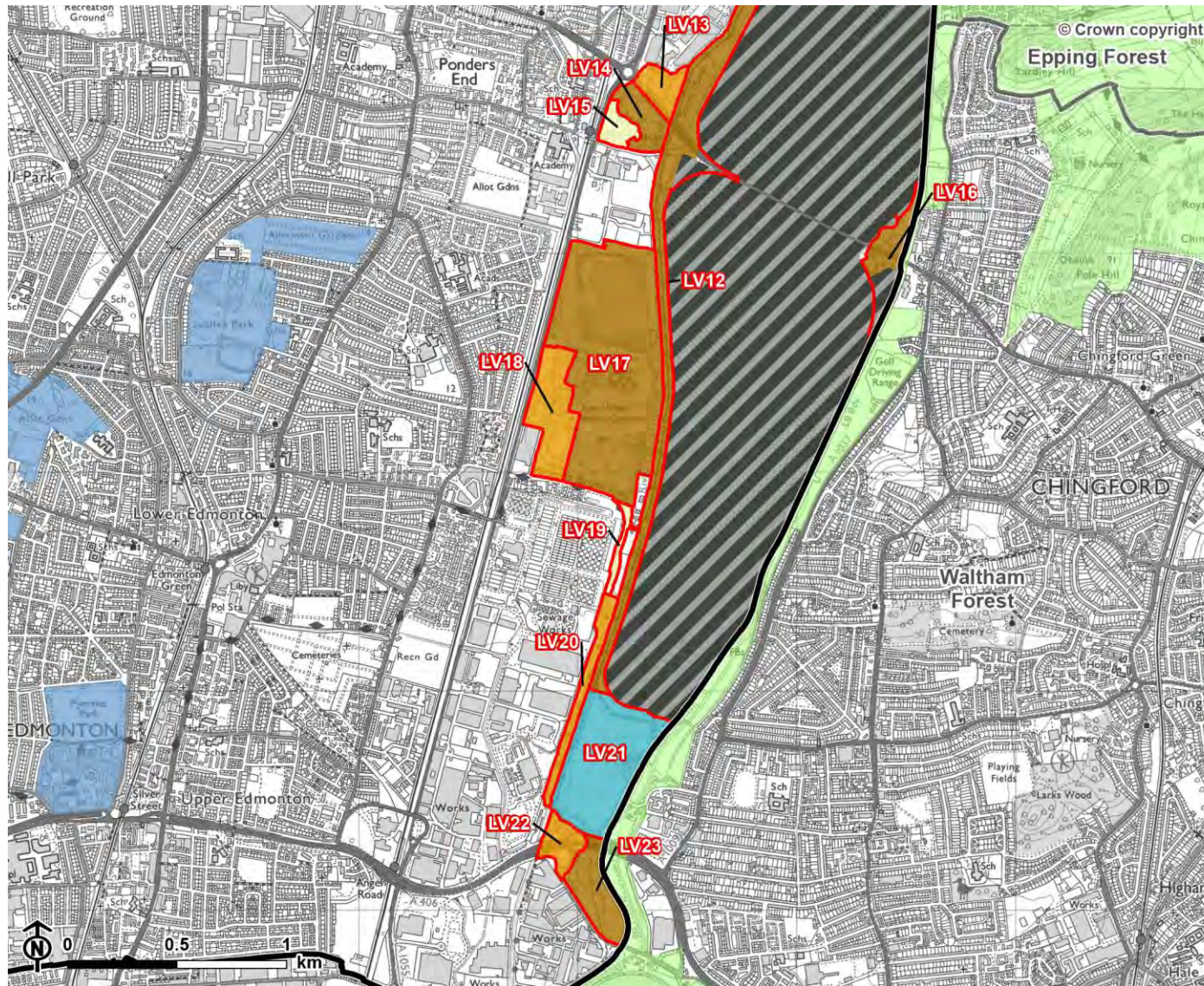
North East Enfield Lee Valley Green Belt



*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.

Lee Valley

South East Enfield Lee Valley Green Belt



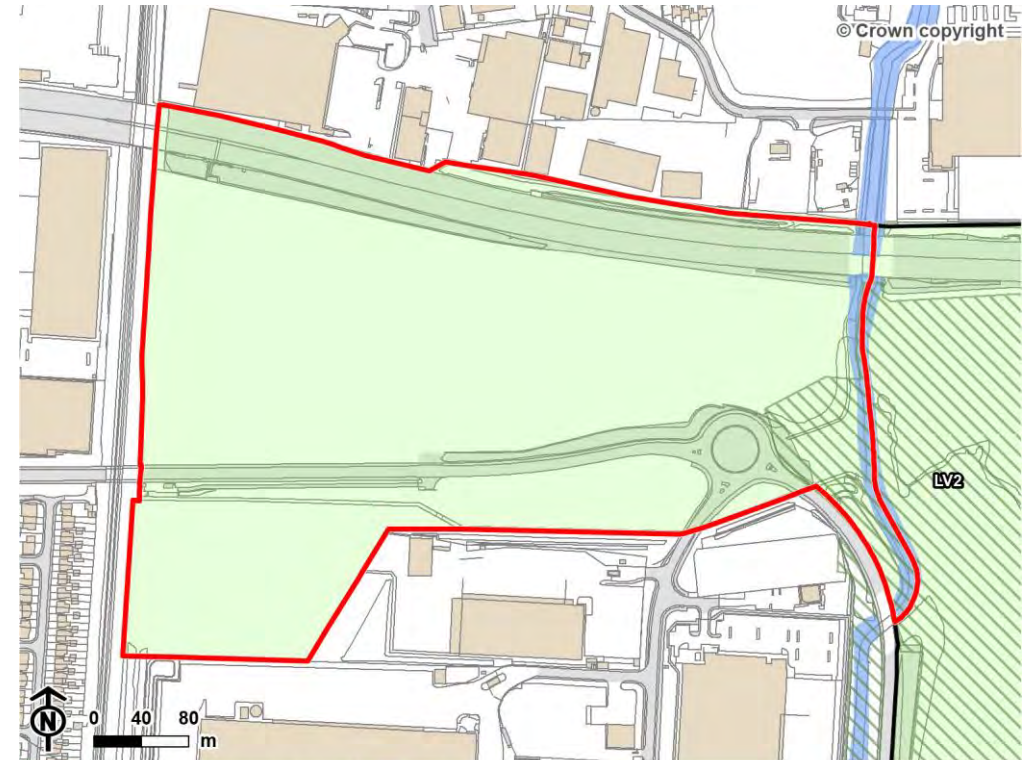
*The following designations are considered to be absolute constraints prohibiting strategic Green Belt release/development: Special Areas of Conservation, Special Protection Areas, Ramsar sites, Sites of Special Scientific Interest, Registered Parks and Gardens, Scheduled Monuments, Ancient Woodland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

LV1

20.63ha



- Red outline: LV1
- Black outline: Neighbouring parcel
- Dashed line: Local Authority boundary
- Light green fill: Green Belt



- Red outline: LV1
- Black outline: Neighbouring parcel
- Light green fill: Green Belt

Absolute constraints:

Additional potential constraints:

- Blue hatched area: Site of Importance for Nature Conservation
- Blue fill: Flood Zone 3

Parcel location

The parcel is located in the north east of the Borough in the Lee Valley between the M25 to the north and the Innova Business Park to the south.

LV1

20.63ha

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 a large area of open scrubland split in two by Mollison Avenue.

Distinction

Land is largely contained by the inset area to the north, south and west and is generally in close proximity to it. There are strong boundary features formed by the railway line to the west and M25 to the north creating separation from the inset area in these directions; however, the southern boundary with the Innova Business Park to the south is weaker being formed of generally sparsely vegetated scrubland. Mollison Avenue maintains a greater sense of separation from the inset urban edge for the open land in the northern two thirds of the parcel and screens the southern third from the wider Green Belt to the north and east. Landform and landcover do not increase distinction from the urban area, which dominates the views to the west and south. The well treed Small River Lee flowing along the eastern boundary of the parcel screens short range views into and out of the parcel. The lack of vegetation within the parcel maintains some longer ranging views of the wider countryside to the east. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

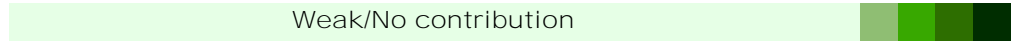
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

Land is peripheral to a narrow gap between two parts of Greater London, Enfield to the south west and Waltham Abbey to the north east however, it is contained on three sides by the urban edges of Enfield Lock, Freezywater and Waltham Cross and therefore, does not contribute to this purpose.



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.



LV1

20.63ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the parcel would have a negligible impact on the distinction of adjacent Green Belt due to its containment and eastern boundary with the wider Green Belt land to the east. The well treed Small River Lee flowing along the eastern boundary of the parcel screens short range views into and out of the parcel. The lack of vegetation within the parcel maintains some longer ranging views of the wider countryside to the east

No/Negligible

Harm

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

Low-Moderate

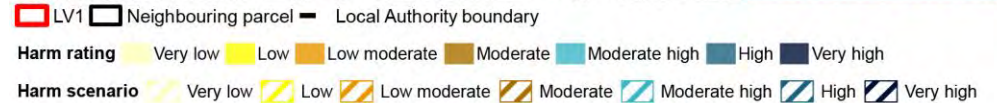
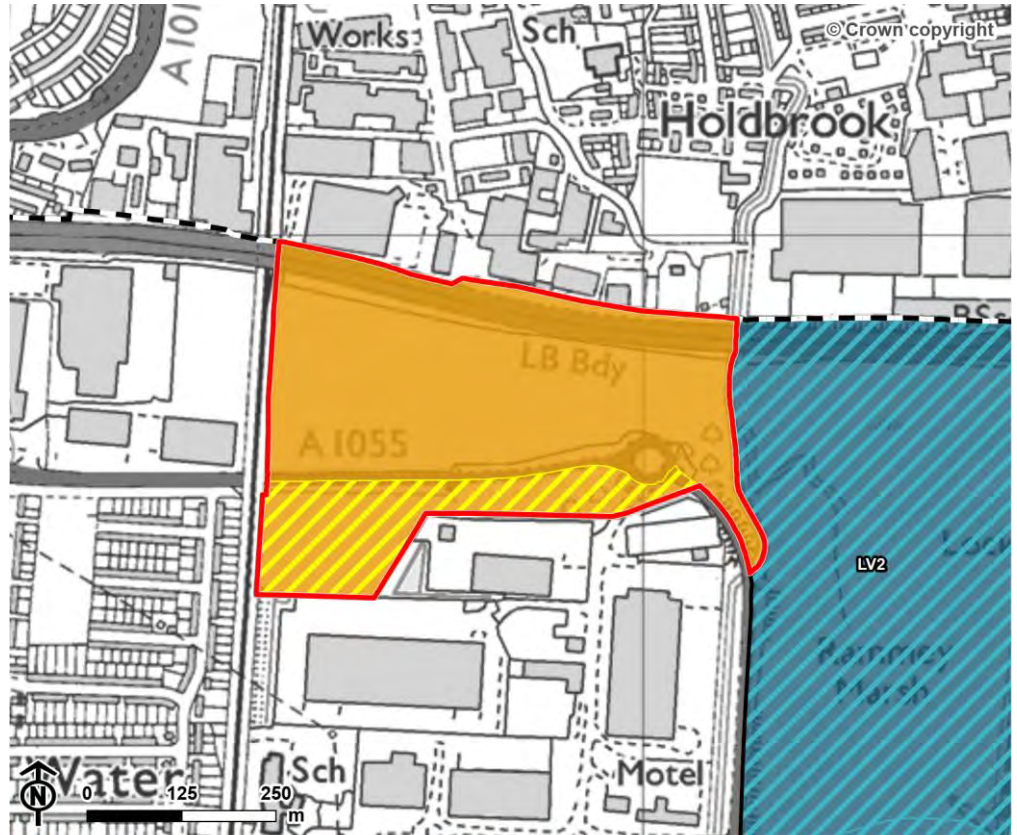
Harm Scenarios

Scenario description

Release of the southern portion of the parcel, south of Mollison Avenue.

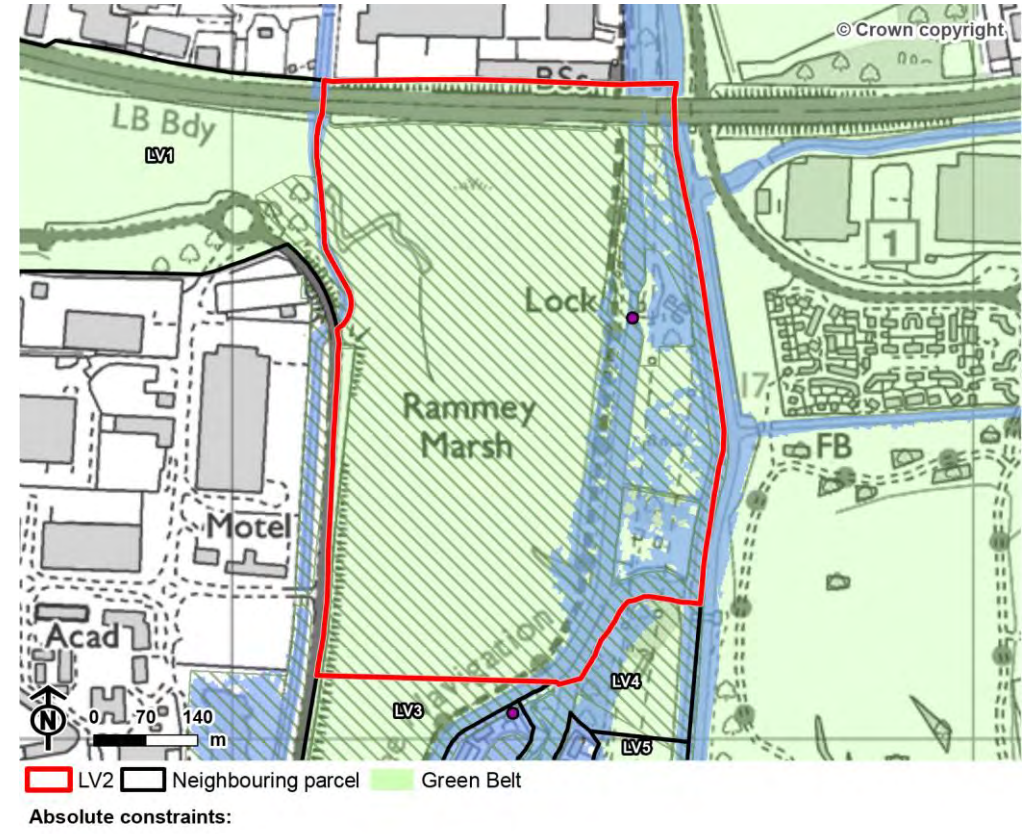
Low

Mollison Avenue maintains a greater sense of separation from the inset urban edge for the open land in the northern two thirds of the parcel and screens the southern third from the wider Green Belt to the north and east. Release of the southern third south of Mollison Avenue along the weakest urban boundary shared with Innova Business Park would retain the strong boundary features enjoyed by the land to the north, minimise release in the parcel and have a negligible impact on the distinction of the remaining Green Belt land - due to its current lack of distinction from the inset area. Release of this area would therefore result in low Green Belt harm.



LV2

39.12ha



Parcel location

The parcel is located east of Mollison Avenue, south of the M25 and west of the River Lee in the north eastern corner of the Borough.

LV2

39.12ha

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 an open scrubland and thin bands of woodland along the edges of the roads and waterways that run through the parcel and along its edges.

Distinction

Land is largely contained by urban development to the north, east and south boundaries, and development continues to the east in Epping Forest District meaning the urban edge is always relatively close by; however, the size of the area and the generally good coverage of mature trees at the urban edges limits urbanising influence and views of the urban areas. The surrounding urban areas and vegetation also screen views of the wider countryside to the east. The parcel has strong boundary features with the urban edges on all sides, including the treelined Mollison Avenue to the west, the M25 to the north and the treelined Lee Navigation and River Lee to the east, all of which maintain separation from the inset area. Landform and land cover do not increase distinction from and screen views of the urban area. 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

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 lies on the periphery of a gap between the inset urban edges of Enfield and Waltham Abbey. There is moderate distinction between the parcel and the urban area.



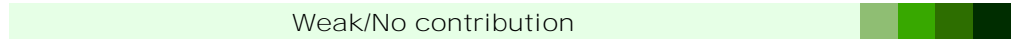
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside, being formed of open scrubland 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.



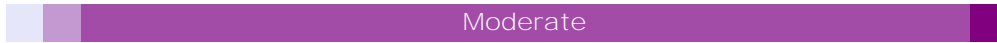
LV2

39.12ha

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 generally lower performing Green Belt land to the north west, south west and south east (east and west of Enfield Island Village), both of which would become entirely contained by the inset area. Release of the parcel in conjunction with these pockets of land would have a negligible impact on the distinction of adjacent Green Belt land to the south due to the existing influence of Enfield Island Village in this direction. However, the impact to the east, beyond the River Lee and the borough boundary would be at least minor as the land - particularly that adjacent to the housing estate and warehouses would become significantly more contained by the inset urban edge and leaving only a thin strip of open countryside. It would also partially contain the remainder of the island in between the Lea Navigation and River Lee to the north, although this impact would be imperceptible to the north due to the separating feature of the M25. Similarly, the strong boundary feature provided by the treelined waterways to the east would likely limit the visual impact of release. Release of the entire parcel is therefore considered to generate a moderate 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 a moderate contribution to purpose 2. Its release would have a moderate impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the whole parcel is likely to result in high Green Belt harm. The noted harm of releasing this parcel is contingent on what would remain of the fragile open gap between Enfield and Waltham Abbey in neighbouring Epping Forest being retained as Green Belt in perpetuity to maintain some separation between the neighbouring towns. The isolated release of the narrower strip of land to the east of the River Lee would likely result in the lower Green Belt harm than release of this parcel due to the relatively close proximity of it to the inset urban edge to the east and the strong boundary provided by the River Lee.



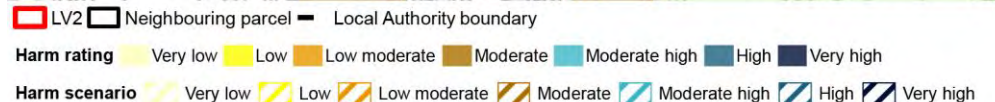
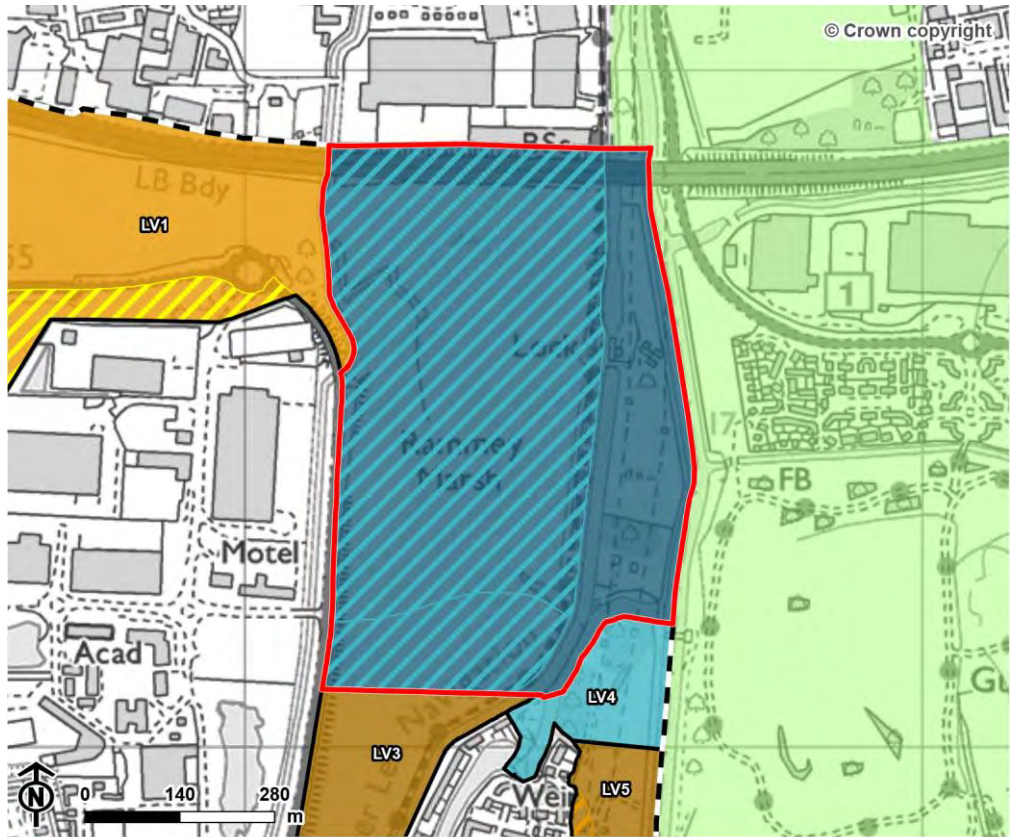
Harm Scenarios

Scenario description

Release of the land west of the Lee Navigation.



Restricting release to the land west of the Lee Navigation would retain a wider gap between Enfield and Waltham Abbey bound by the relatively strong boundaries of the Lee Navigation to the west and River Lee to the east. It would also prevent the marginal containment of the Green Belt land to the north. However, there would still be an impact on the Green Belt land to the east, specifically on the open northern stretch of Enfield Island to the east of the Lee Navigation and west of the river. This area would lie much closer to the urban edge and thus notably more contained, which would have at least a minor impact on its existing distinction. Again, the treelined waterways would likely continue to screen views of the inset urban edge. Overall, this release scenario would likely result in moderate-high Green Belt harm.



LV3

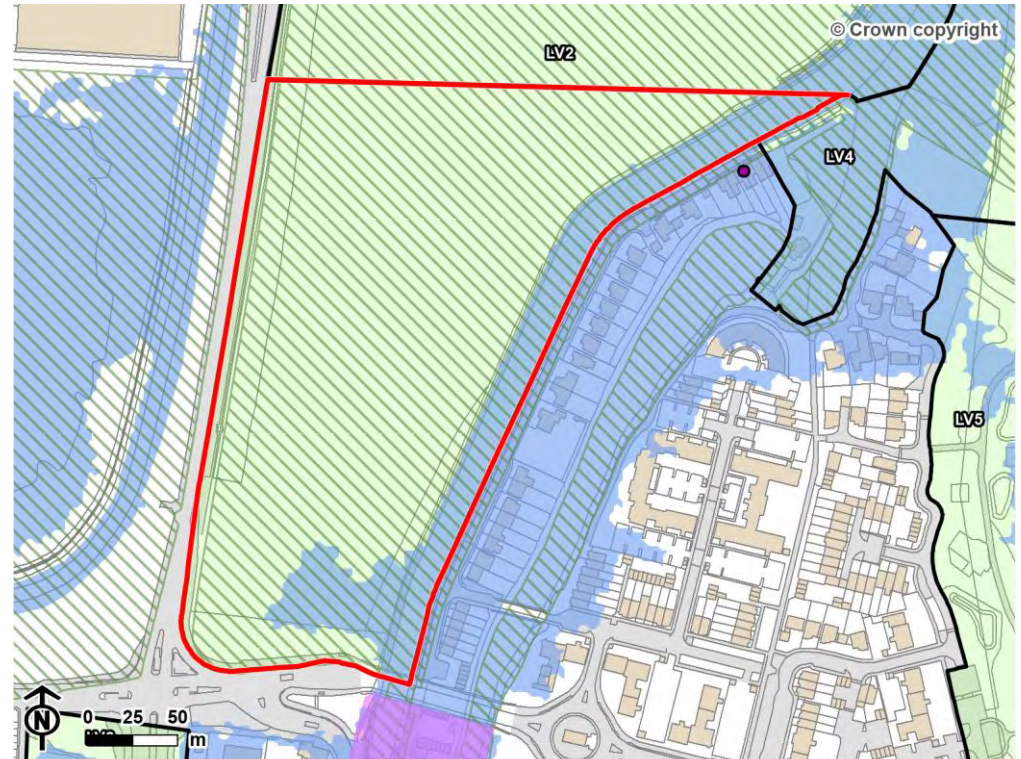
6.05ha



- LV3
- Neighbouring parcel
- Green Belt

Parcel location

The parcel is located east of Mollison Avenue and west of the Enfield Island Village west of the Lee Navigation.



- LV3
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

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

LV3

6.05ha

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 open scrubland and thin bands of woodland along the edges of the roads and waterways that run along its edges.

Distinction

Land is largely contained by the inset urban edge which is close by to the north, east and south. Some mature tree cover obscures views of the urban areas; however there are breaks particularly along the Lee Navigation offering clear views of the inset Enfield Island Village. The parcel has strong boundary features with the urban edges on all sides, including the treelined Mollison Avenue and Smeaton Road to the west and south, and the treelined Lee Navigation to the east, all of which maintain separation from the inset areas. Landform and land cover do not increase distinction. Therefore, overall, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

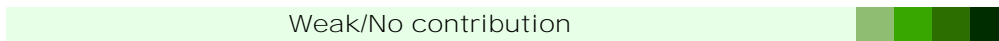
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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 is peripheral to a narrow gap between two parts of Greater London, Enfield to the west and north west and Waltham Abbey to the north east however, it is contained by the urban edges of Enfield to the west and Enfield Island Village to the east and therefore, does not contribute to this purpose.



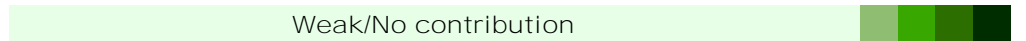
Purpose 3 - Assist in safeguarding the countryside from encroachment

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.



LV3

6.05ha

Harm of release

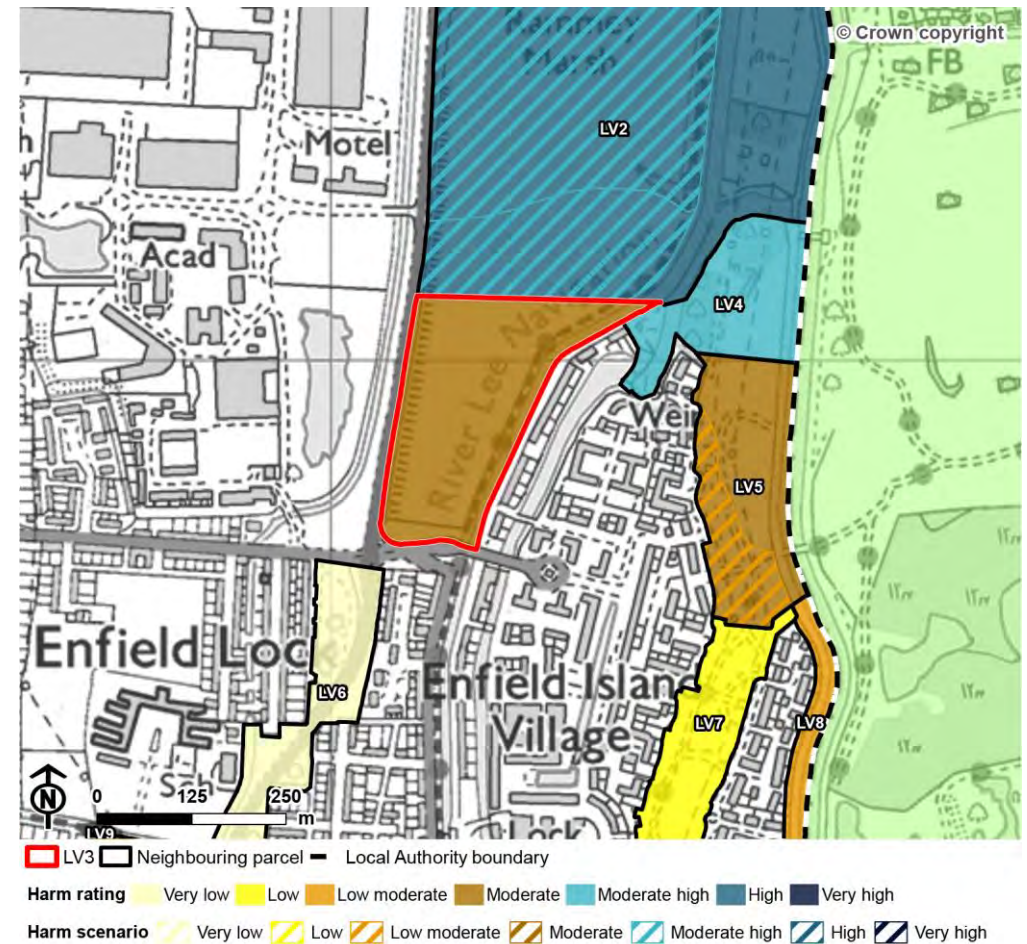
Impact on distinction of adjacent Green Belt land

Release of the parcel would have an impact on the distinction of adjacent Green Belt land to the north because it would breach the area's strong boundaries provided by Mollison Avenue and the Lee Navigation. However, these boundaries have been breached to the south of the parcel, limiting their wider significance and therefore the impact of further breaching. The northern edge of the parcel does not have any recognisable boundary feature to provide distinction, so views of the urban edge are likely to increase in this direction, although the size of the open area to the north and its long ranging views of the open countryside are likely to limit the significance of this. Therefore, on balance, the impact of release on adjacent Green Belt land is considered to be minor.



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 the adjacent Green Belt land to the north. Therefore, release of the parcel is likely to result in moderate Green Belt harm.

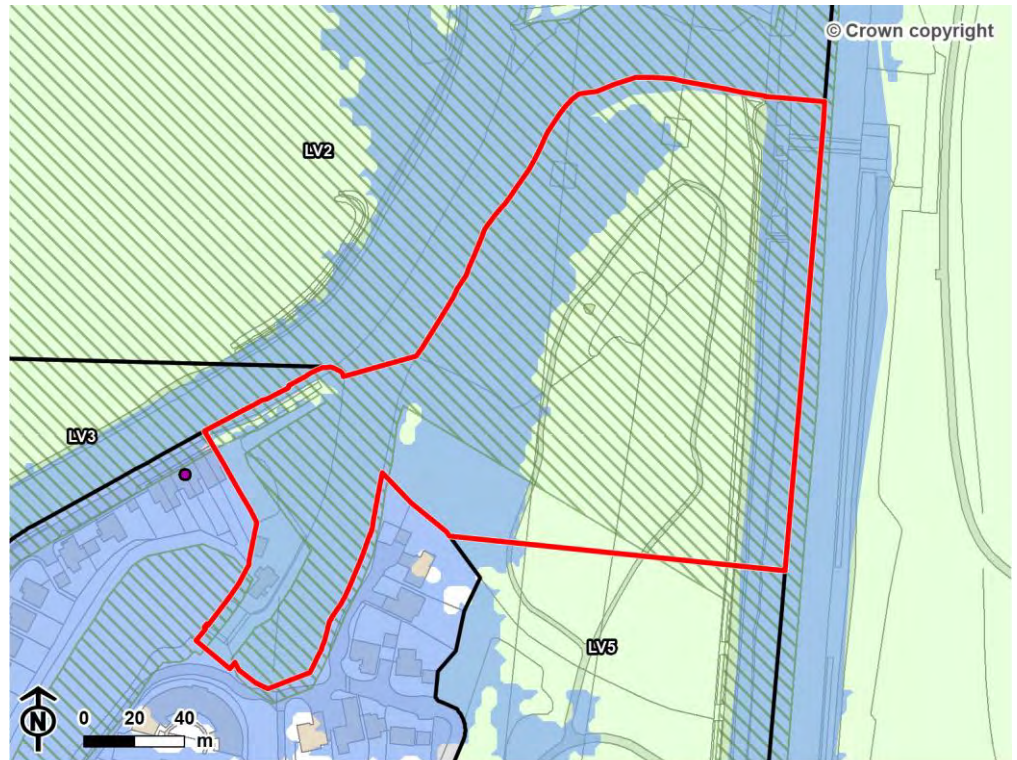


LV4

3.18ha



■ LV4 ■ Neighbouring parcel - - Local Authority boundary
■ Green Belt



■ LV4 ■ Neighbouring parcel ■ Green Belt

Absolute constraints:

Additional potential constraints:

● Listed building ■ Site of Importance for Nature Conservation ■ Flood Zone 3

Parcel location

The parcel is located north east of Enfield Island Village in the Lee Valley.

LV4

3.18ha

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 and small pockets of woodland along the Lee Navigation and River Lee.

Distinction

The land sits in a wider area of contained Green Belt land to the north and west. Mature pockets of woodland at the southern edges of parcel largely screen views the inset urban edge which lies close to the south, although there are some short range views. The woodland is considered to represent a moderate Green Belt boundary and maintains some distinction as a landcover feature. 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

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 lies on the periphery of a gap between the inset urban edges of Enfield and Waltham Abbey. There is moderate distinction between the parcel and the urban area.



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.



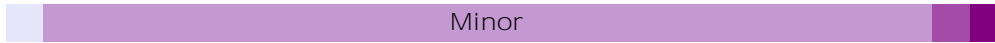
LV4

3.18ha

Harm of release

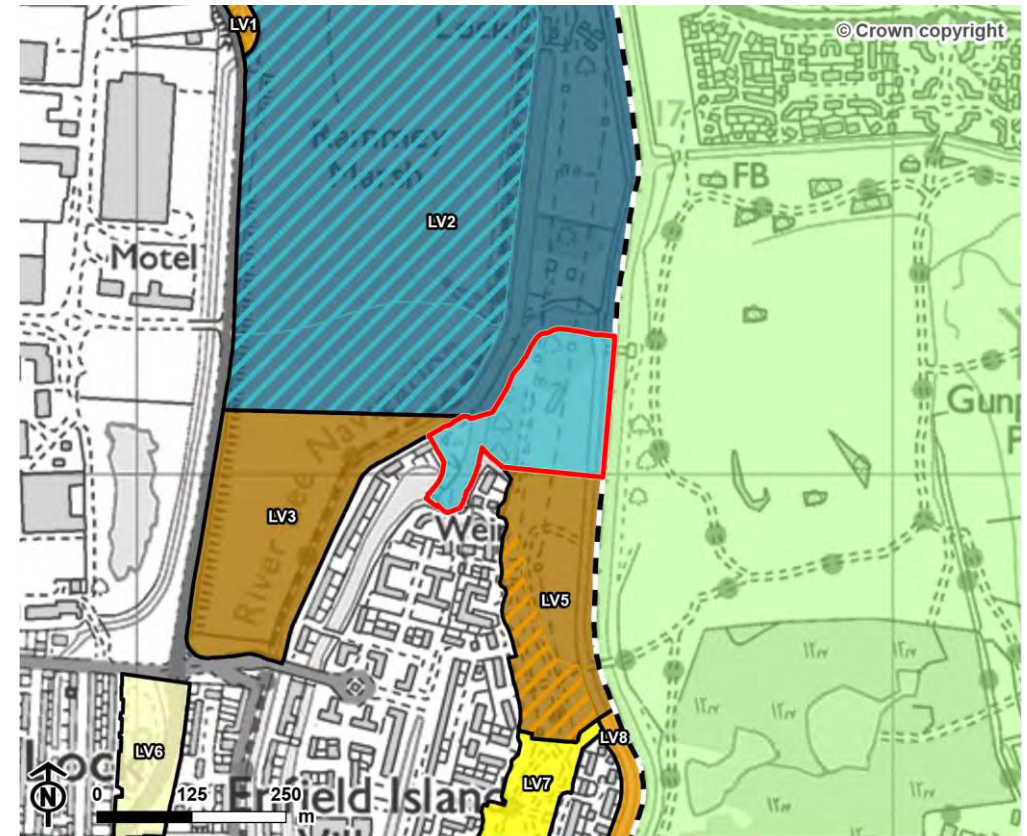
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the parcel would also require release of the lower performing Green Belt land to the south (north east of Enfield Island Village) and the open space cutting through Enfield Island Village, which would become notably contained by the inset area. Release of the parcel in conjunction with the land to the south would have a negligible impact on the distinction of adjacent Green Belt land to the west and south due to the strong boundary formed by the treelined Lee Navigation to the north and the River Lee to the south. However, there would be at least a minor impact on the Green Belt land to the north where Enfield Island narrows and becomes the main separating feature between Waltham Abbey and Enfield. The release of the parcel would notably narrow what remains of this gap and potentially have an urbanising influence on what remains to north. The northern boundary of the parcel is formed of a small treelined connecting waterway between the River Lee and the Lee Navigation, which would maintain some distinction and screen views of the new urban edge, but its narrowness makes it less significant as a boundary compared the two waterways it connects.



Harm

The parcel makes a relatively strong contribution to Green Belt purposes 1 and 3 and a moderate contribution to Green Belt purpose 2. However, its release in conjunction with the Green Belt land to the south 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.

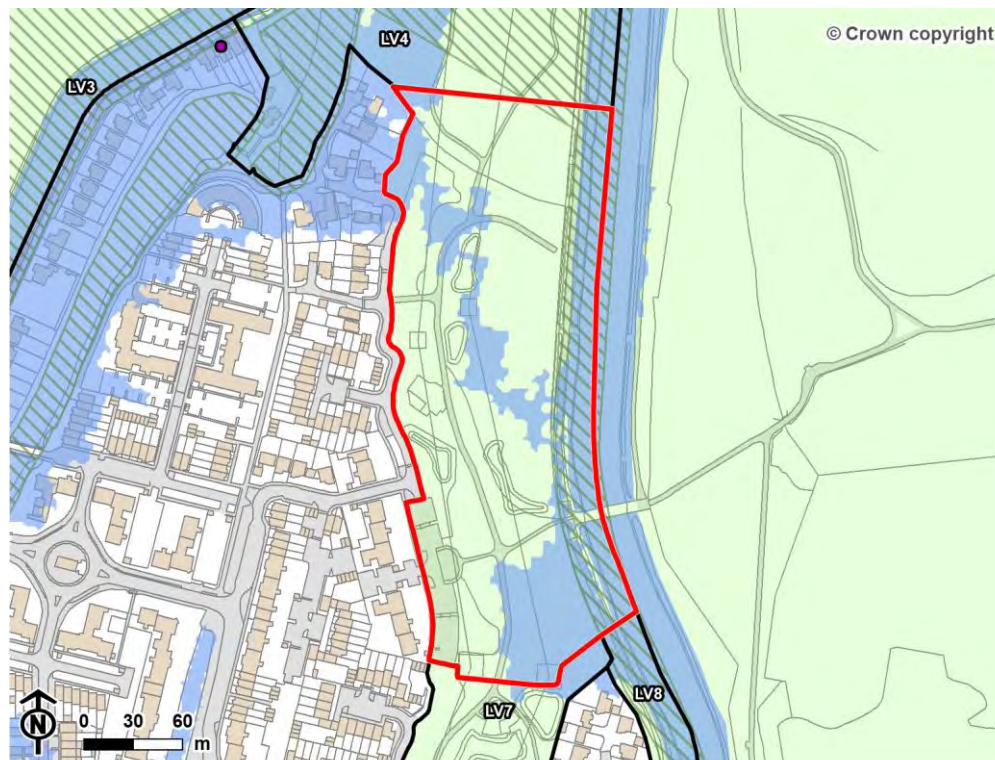


LV5

4.2ha



■ LV5 ■ Neighbouring parcel - - Local Authority boundary
■ Green Belt



■ LV5 ■ Neighbouring parcel ■ Green Belt

Absolute constraints:

Additional potential constraints:

● Listed building ▨ Site of Importance for Nature Conservation ■ Flood Zone 3

Parcel location

The parcel is located to the north east of Enfield Island Village.

LV5

4.2ha

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 pockets of parkland, trees and scrubland.

Distinction

Land is partially contained by the relatively close inset urban edges to the west and south. There are some relatively weak boundary features at the western edge formed by garden fencing and open entrances to the parkland from Enfield Island Village, the central portions of which are flat and visually open with little distinction from the urban area, which dominates views in between the pockets of woodland, which also screen some views of the urban edge. Therefore, overall, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

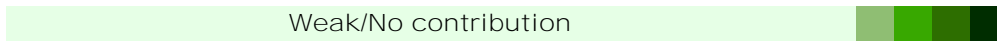
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies on the periphery of a narrow gap between Enfield and Waltham Abbey; however, the northern extent of the urban edge of Enfield Island Village limits the contribution of the land within the parcel to maintaining the width of the gap. Furthermore, the parcel has weak distinction between the parcel and the urban area.



Purpose 3 - Assist in safeguarding the countryside from encroachment

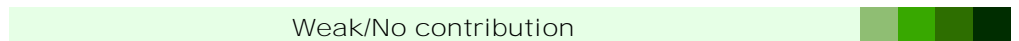
Land is generally open countryside but there is weak distinction between the parcel and the urban area. The south west, more contained, corner of the parcel is comprised of formal

parkland containing pockets of formal outdoor recreation facilities, which have greater association with the inset urban edge to the west than the wider open countryside. This portion of the parcel therefore 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.



LV5

4.2ha

Harm of release

Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Enfield Island Village (part of Greater London) into the parcel would also require release of the strip of Green Belt land to the south which would become almost entirely contained by inset development. Release of the parcel in conjunction with this land would have at least a minor impact on the distinction of adjacent Green Belt to the north as there is no recognisable boundary along the northern edge of the parcel to provide distinction. Therefore, release would increase the influence of the inset urban edge to the north. The impact on the adjacent Green Belt to the east, beyond the borough boundary, and south would be negligible due to the strong boundary provided by the treelined River Lee.



Harm

The parcel makes a moderate contribution to Green Belt purposes 1 and 3 and 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 Green Belt harm.



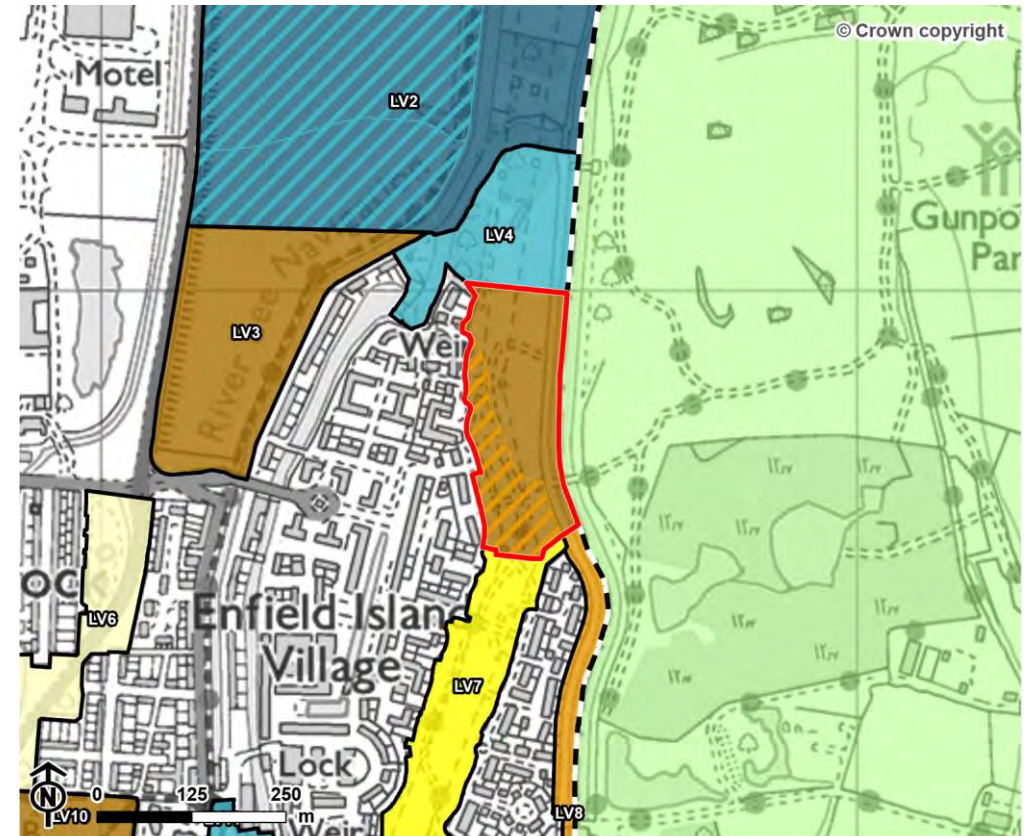
Harm Scenarios

Scenario description

Release of the south western corner



The south western corner of the parcel is comprised of more formal outdoor recreation space including facilities more associated with the inset urban edge than the wider countryside. This area therefore makes a lower contribution to purpose 3. Furthermore, this portion of the parcel is less wooded and is partially more contained by the inset urban edge to the south and lies directly adjacent to the open entrances to the parkland from Enfield Island Village. Release of this portion of the parcel would minimise harm to the distinction of adjacent Green Belt to the north, although the absence of a strong Green Belt boundary directly to the north does not eliminate the possibility of some minor impact on the distinction of adjacent Green Belt land to the north. On balance, release of this portion of the parcel is considered likely to result in low-moderate Green Belt harm.

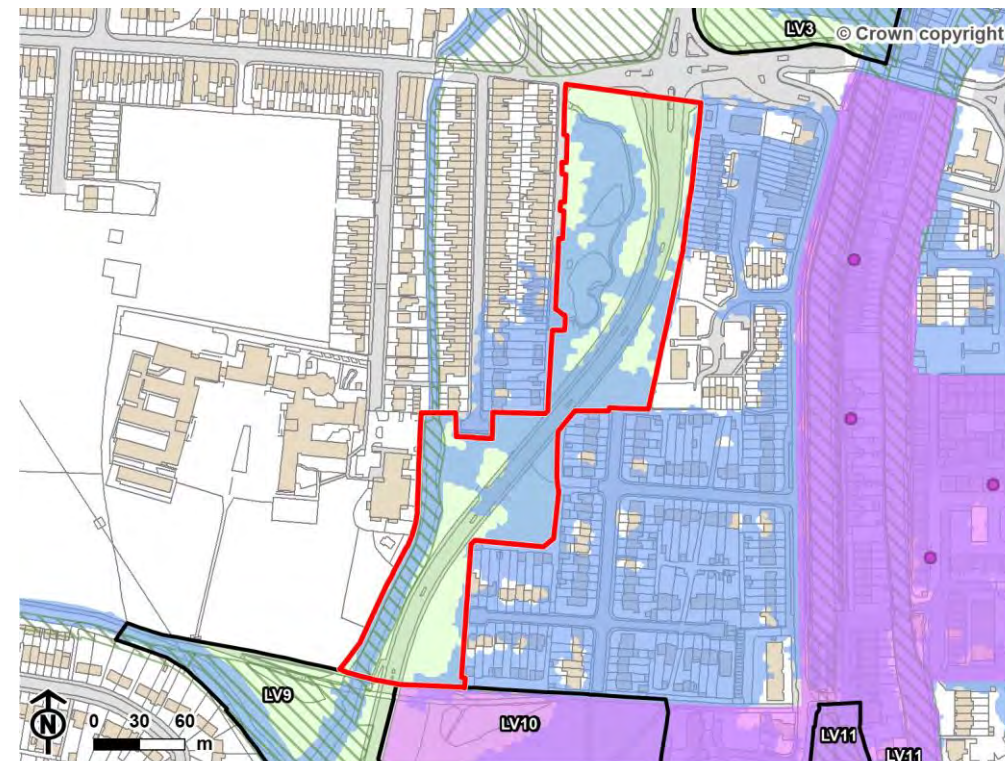


LV6

2.99ha



- LV6
- Neighbouring parcel
- Green Belt



- LV6
- 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 either side of Mollison Avenue in the inset urban area of Enfield. Prince of Wales Primary School lies directly to the west of the parcel.

LV6

2.99ha

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 comprised of mature trees and Warwick Field Open Space.

Distinction

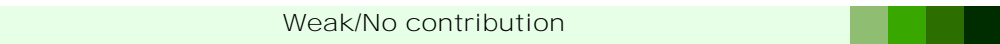
Land is almost entirely contained by the inset urban edge to the north, east and west boundaries. The narrowness of the parcel means the urban edges urbanising influences are very close by, screened only by thin bands of mature trees either side of the road, which dominates the space. Therefore, there 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 isolated within the large built-up area of Greater London and is open. 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 open but almost entirely contained by the inset urban area. The parcel contains Warwick Field Open Space and is too narrow to constitute open countryside in its own right. 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



LV6

2.99ha

Harm of release

Impact on distinction of adjacent Green Belt land

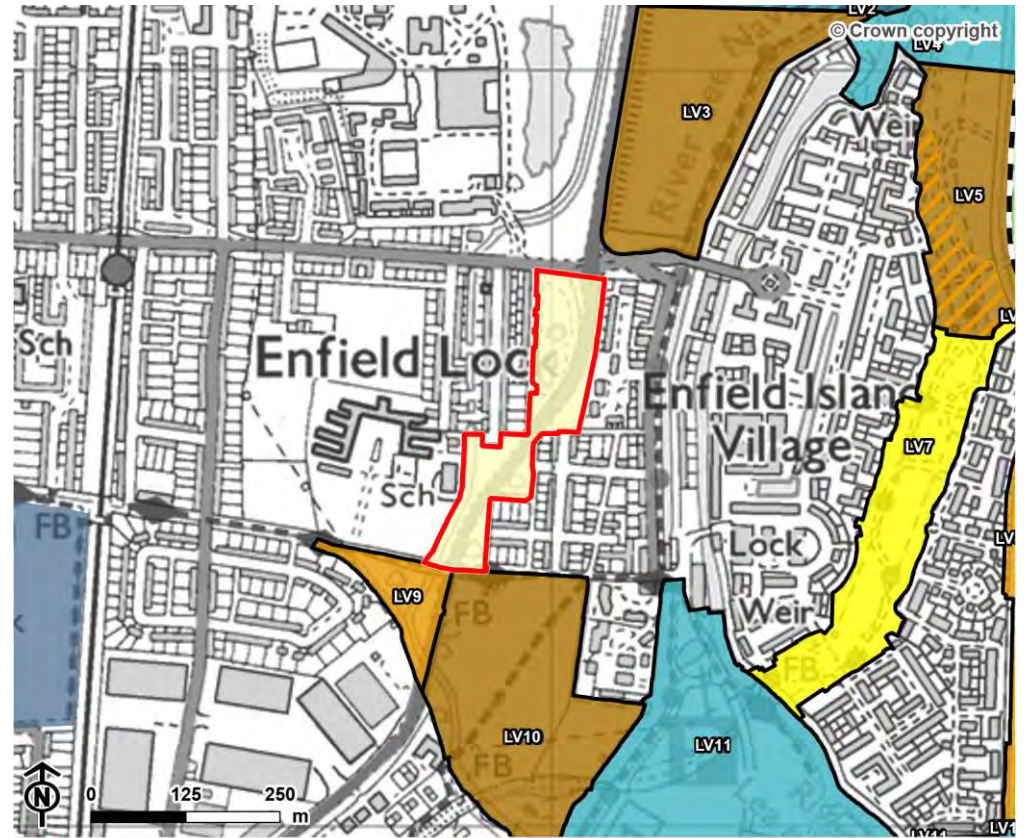
Release of the parcel would result in a negligible impact on the distinction of adjacent Green Belt land due to its containment and strong Green Belt boundaries formed by a road to the north and raised walkway to the south.

No/Negligible

Harm

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

No/Very Low

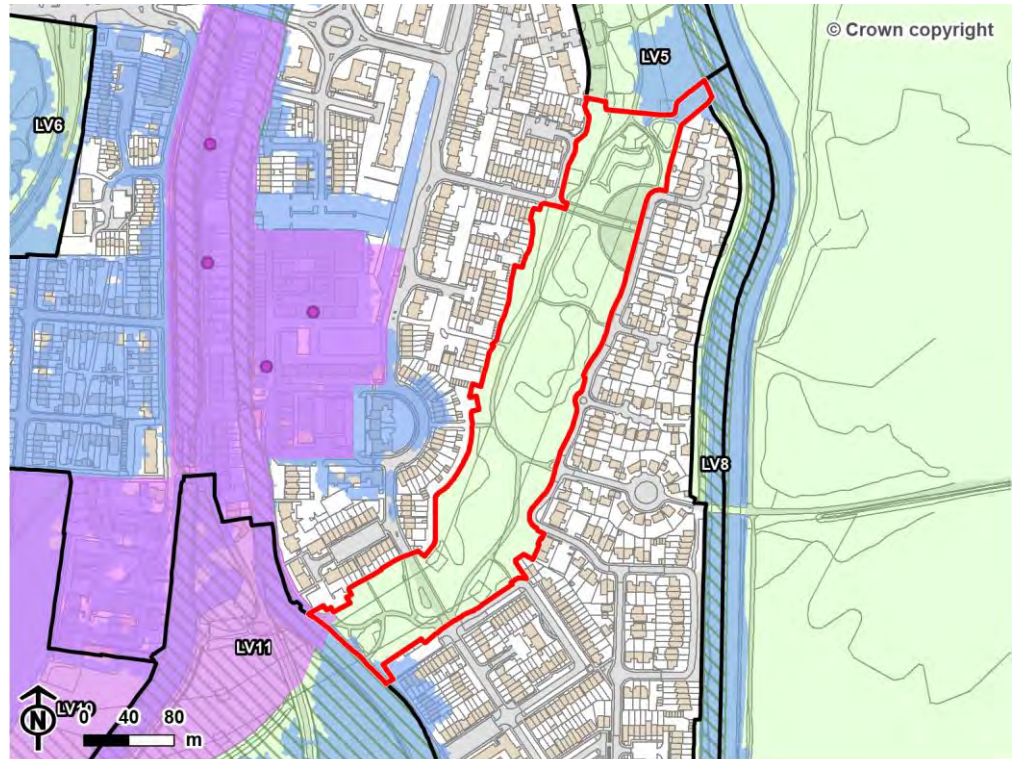


LV7

4.66ha



Legend:
[Red outline] LV7 [Black outline] Neighbouring parcel [Dashed line] Local Authority boundary
[Light green] Green Belt



Legend:
[Red outline] LV7 [Black outline] Neighbouring parcel [Light green] Green Belt

Absolute constraints:

Additional potential constraints:

Legend:
[Purple dot] Listed building [Green hatched] Site of Importance for Nature Conservation [Blue hatched] Flood Zone 3 [Pink hatched] Conservation Area

Parcel location

The parcel is located in between the western and eastern sections of the Enfield Island Village in the Lee Valley.

LV7

4.66ha

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 comprised of relatively formal open space.

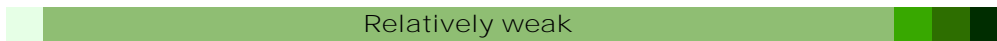
Distinction

The narrow strip of relatively formal open space is largely contained by the inset urban edge to the east, west and partially to the south. The eastern boundary of the parcel is particularly weak, formed of the open residential Manton Road. Views are dominated by the residential development on the eastern side of the road, which overlook the parcel. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

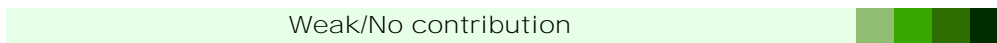
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is comprised of a narrow strip of relatively formal open space contained on three sides by the large built-up area. There is weak distinction between the parcel and the urban area.



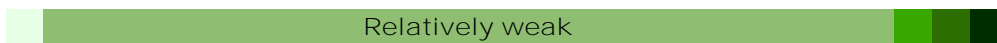
Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



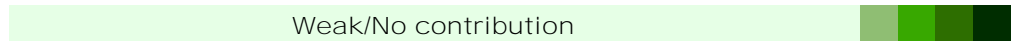
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is comprised of a narrow strip of relatively formal open space associated more with the inset urban area, which diminishes the extent to which it is perceived as countryside. However, the open land is linked to the wider countryside to the north and south. 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.



LV7

4.66ha

Harm of release

Impact on distinction of adjacent Green Belt land

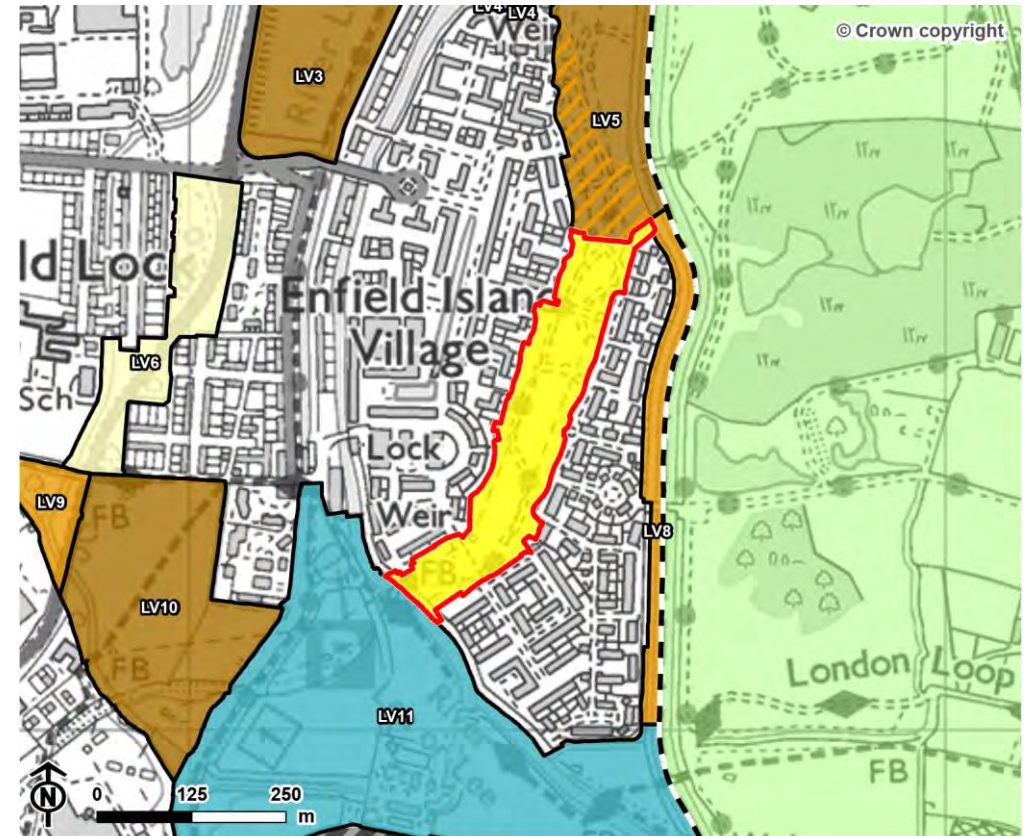
Release of the parcel would result in a negligible impact on the distinction of adjacent Green Belt land due to its significant containment. Furthermore, the tree lined River Lee represents a relatively strong southern boundary. Although there is no clear boundary maintaining separation from the open Green Belt land to the north, the land to north also has relatively weak distinction from the inset urban area and is already contained by the inset urban edges of Enfield Island Village to the south and west.

No/Negligible

Harm

The parcel makes a relatively weak contribution to Green Belt purposes 1 and 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

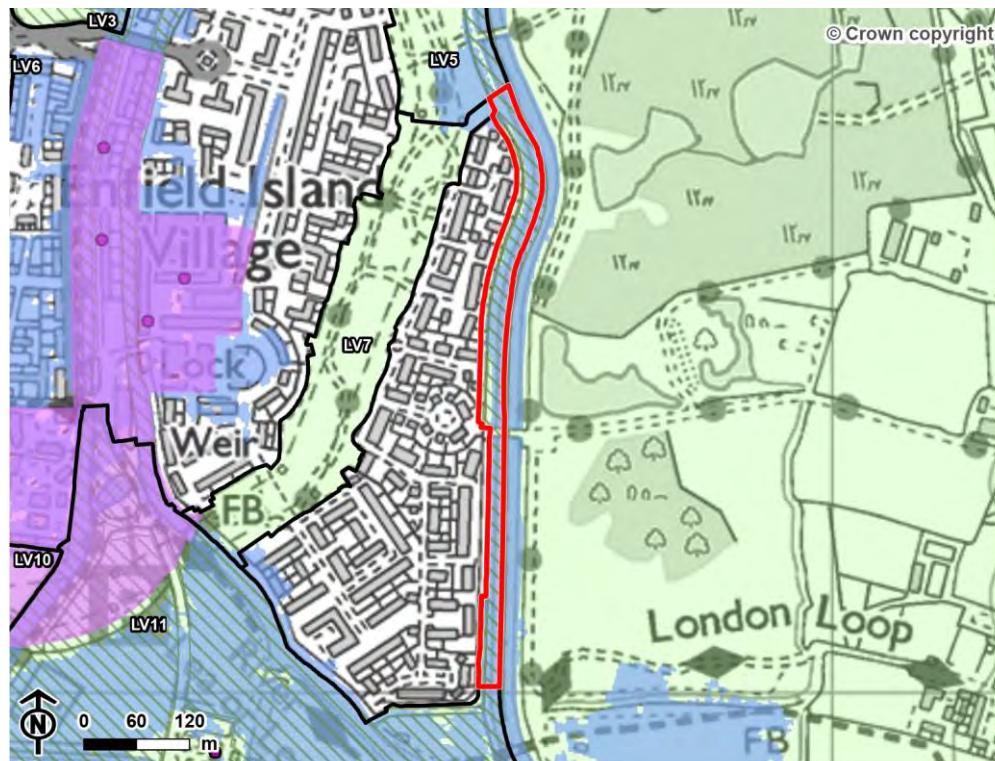


LV8

1.69ha



- LV8
- Neighbouring parcel
- Local Authority boundary
- Green Belt



- LV8
- 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 east of Enfield Island Village and west of the River Lee, which flows along the eastern boundary of the Borough.

LV8

1.69ha

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 comprised of the open tree lined bank of the River Lee.

Distinction

Land is not contained by urban development, but is retained by the River Lee in very close proximity to the inset urban edge. The boundary features, formed by garden fences and patchy woodland are relatively weak, particularly in comparison to the River Lee directly to the east; however the trees screen views of the inset urban area. Therefore, overall, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

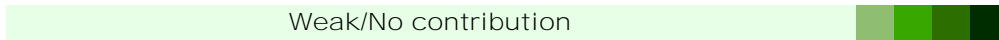
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is open and lies adjacent to the large built-up area of Greater London. There is moderate distinction between the parcel and the urban area, although it is very close to the inset urban edge tightly retained by the River Lee to the east, which maintains separation from the wider countryside.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



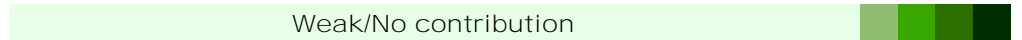
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open and there is moderate distinction between the parcel and the urban area; however, it is very close to the inset urban edge tightly retained by the River Lee to the east, which maintains separation from the wider countryside.



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.



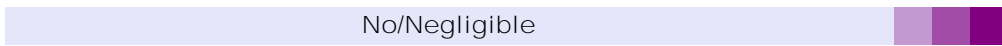
LV8

1.69ha

Harm of release

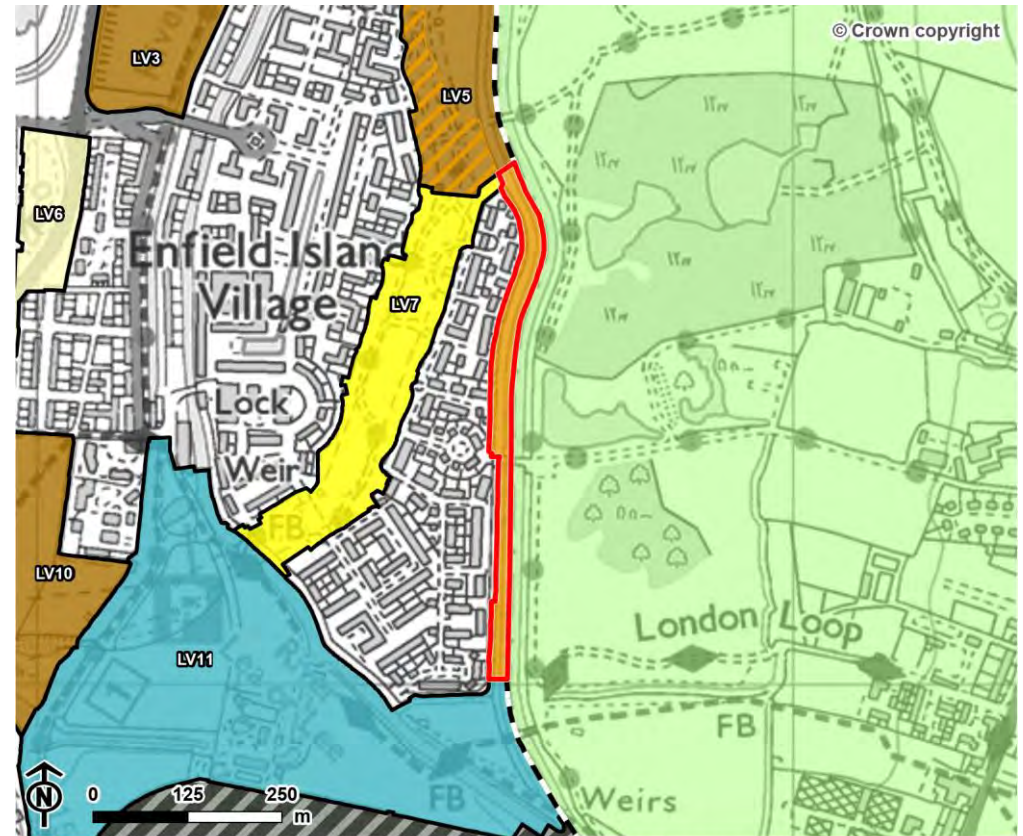
Impact on distinction of adjacent Green Belt land

Due to the nature of the parcel, which is a thin strip of land in between the inset urban edge of Enfield Island Village and the bank of the River Lee, the impact on the distinction of adjacent Green Belt would be negligible. Release would not notably increase the distance to and views of the urban area, as the tree lined river maintains a strong sense of separation from the wider countryside.



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. Therefore, overall, release of the parcel is likely to result in low-moderate Green Belt harm.

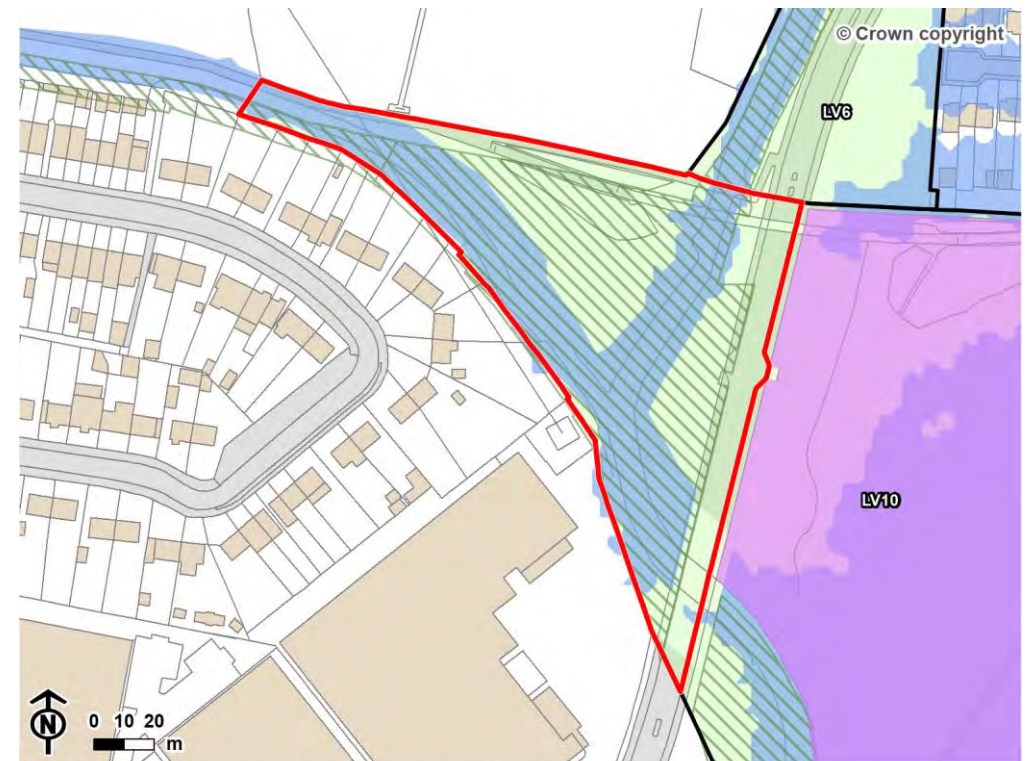


LV9

1.18ha



Legend:
[Red outline] LV9 [Black outline] Neighbouring parcel
[Green fill] Green Belt



Legend:
[Red outline] LV9 [Black outline] Neighbouring parcel [Green fill] Green Belt

Absolute constraints:

Additional potential constraints:

[Hatched fill] Site of Importance for Nature Conservation [Blue fill] Flood Zone 3 [Purple fill] Conservation Area

Parcel location

The parcel is located to the west of Mollison Avenue. The Small River Lee and Turkey Brook flow through the parcel, north-south and west-east respectively.

LV9

1.18ha

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 comprised of open woodland.

Distinction

Land contained to the north, west and south by the close by inset urban edge, although the dense woodland, Turkey Brook along the southern edge, and the Turkey Brook Link raised walkway to the north maintain a sense of distinction. The Small River Lee and Mollison Avenue to the east maintain separation from the wider Green Belt to the east. Overall, there is considered to be moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

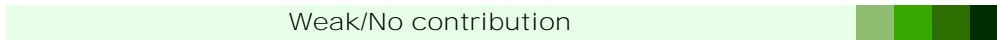
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is open and adjacent to the large built-up area of Greater London. There is moderate distinction between the parcel and the urban area, although it is very close to the inset urban edge tightly retained by the Small River Lee and Mollison Avenue to the east, which maintains separation from the wider countryside.



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



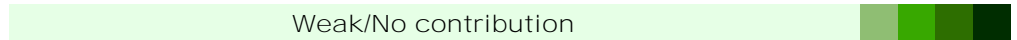
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open. There is moderate distinction between the parcel and the urban area, although it is very close to the inset urban edge tightly retained by the Small River Lee and Mollison Avenue to the east, which maintains separation from the wider countryside.



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.



LV9

1.18ha

Harm of release

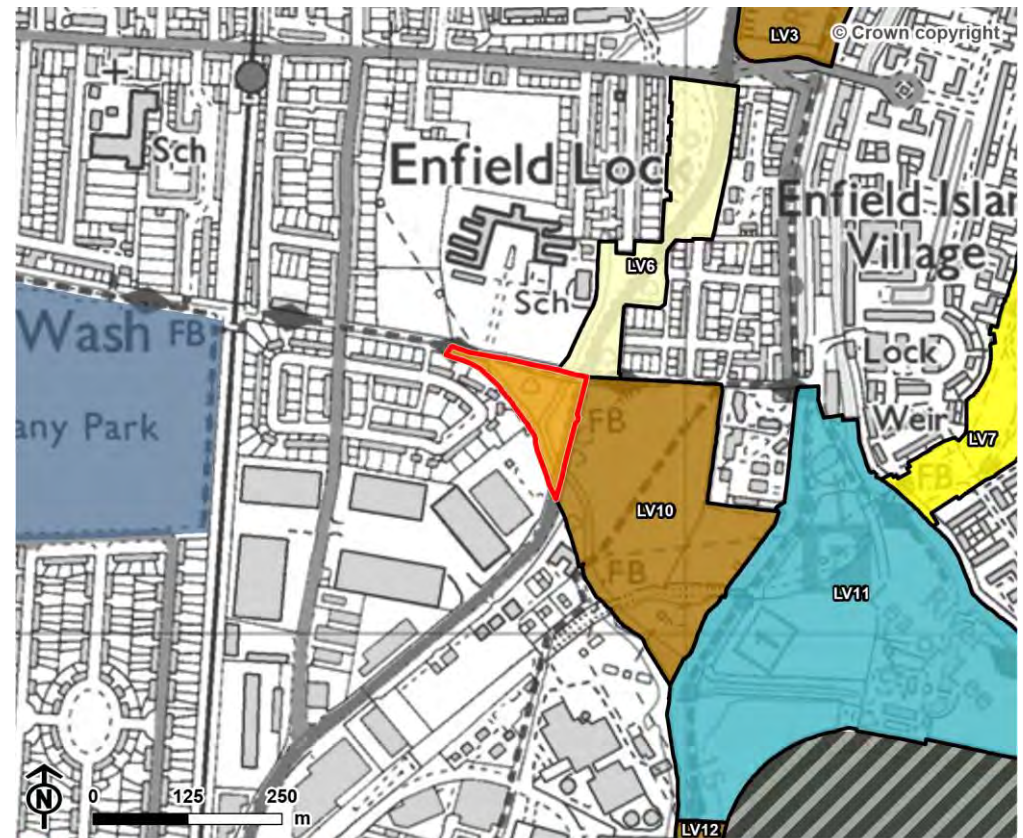
Impact on distinction of adjacent Green Belt land

Release of the parcel would have a negligible impact on the distinction of adjacent Green Belt land to the east, north and south due to its containment. The Little River Lee and Mollison Avenue maintain separation from wider Green Belt to the east, limiting the impact in this direction.



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 east. Therefore, overall release of the parcel is likely to result in low-moderate Green Belt harm.



LV10

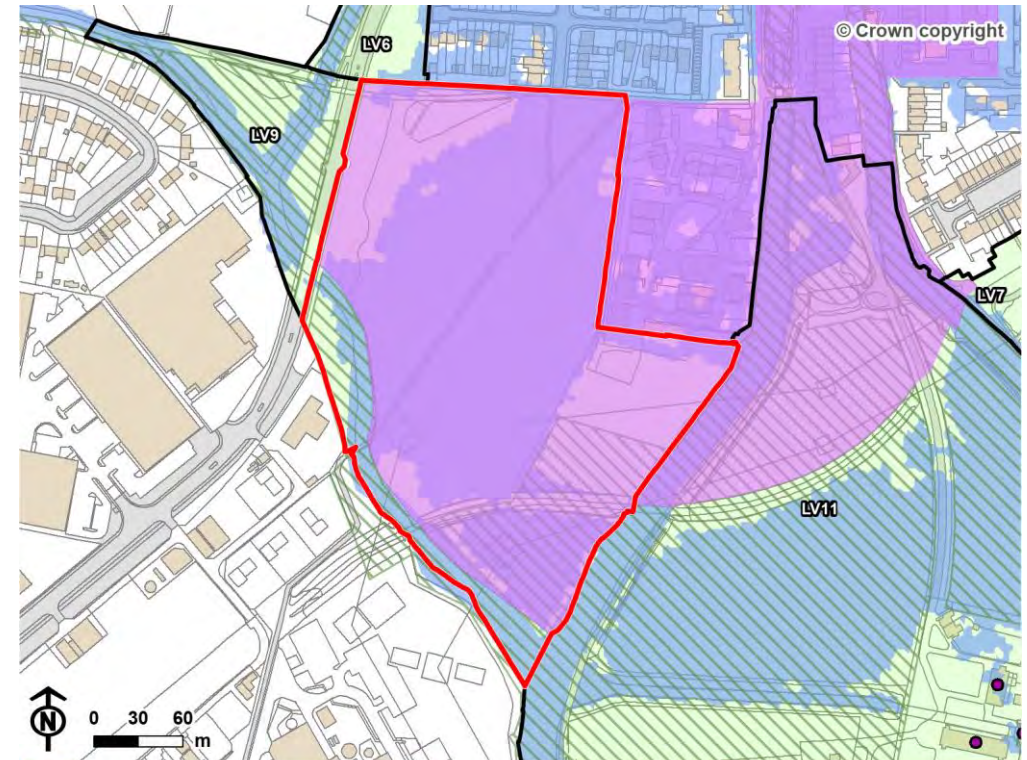
6.87ha



- LV10
- Neighbouring parcel
- Green Belt

Parcel location

The parcel is located south of the Enfield Island Village and the Waterways Business Centre in the Lee Valley.



- LV10
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

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

LV10

6.87ha

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 comprised of formal open space and associated woodland.

Distinction

Land comprises of the open Prince of Wales Open Space and is largely contained by the inset urban area to north, west and south, and partially to the east. The southern and western boundary features, formed by the tree lined Small Lee River and Mollison Avenue respectively represent relatively strong separating boundaries, but the northern edge has a relatively weak boundary comprised of the open southern edges of the residential Aldridge Avenue and industrial Waterways Business Centre, both of which have an urbanising influence on the land within the parcel. The large Enfield Energy Centre to the south is also clearly visible and represents another notable urbanising influence. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

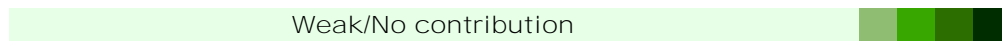
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

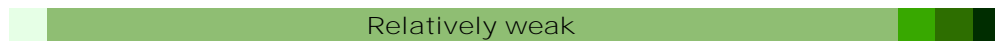
Land is open and does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open but is comprised of the Prince of Wales Open Space which associates it with the urban area and diminishes 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 falls within the Enfield Lock Conservation Area which is partially contiguous with and adjoins the urban area of historic London. The Enfield Lock Conservation Area Appraisal notes that the southern half of the area is open and embraces the wider landscape.



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.



LV10

6.87ha

Harm of release

Impact on distinction of adjacent Green Belt land

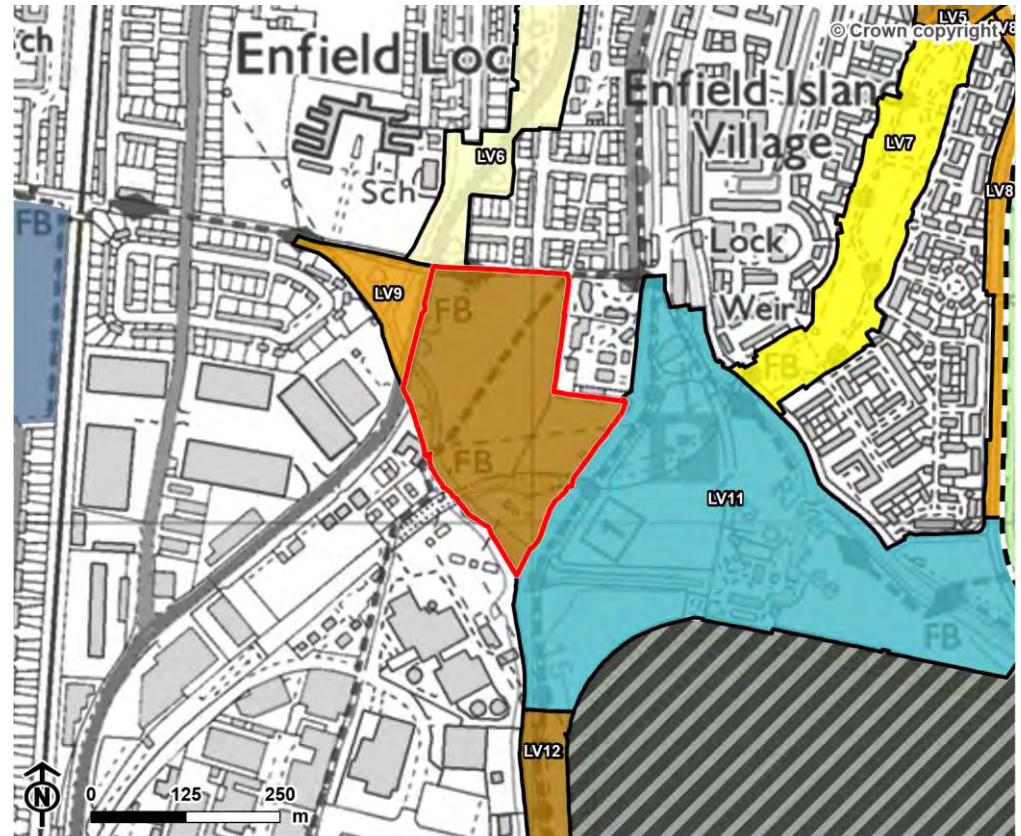
The expansion of the existing urban edge of Greater London into the parcel would also require release of the Green Belt land to the east of Mollison Avenue and the well contained area to the north. Release of the parcel in conjunction with this lower performing Green Belt land would have a negligible impact on the distinction of the adjacent Green Belt land due to the areas containment on three sides and the strength of the eastern edge of the parcel, formed of the Lee Navigation, which would limit the impact of release on the wider Green Belt to the south east and east.

No/Negligible

Harm

The parcel makes a strong contribution to Green Belt purpose 4, a moderate contribution to 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 moderate Green Belt harm.

Moderate

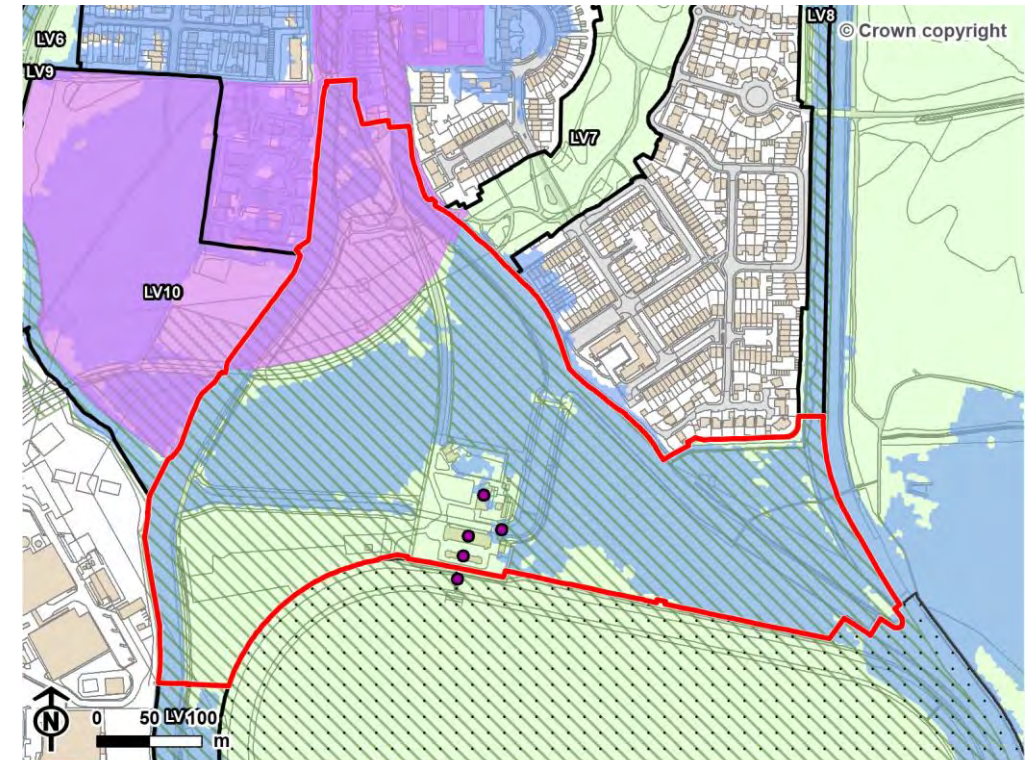


LV11

17.73ha



- LV11
- Neighbouring parcel
- Local Authority boundary
- Green Belt



- LV11
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Site of Special Scientific Interest
- Additional potential constraints:**
- Listed building
 - Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

Parcel location

The parcel is located to the south of the Enfield Island Village and north of King George's Reservoir to the south.

LV11

17.73ha

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 scrubland and a water pumping station, which broadly falls into the category of engineering operation, a not inappropriate use in the Green Belt in planning terms.

Distinction

Land is flat and open. The area has some degree of containment by urban development to the north, west and south west. The Lee Navigation to the west and Lee River to the north represent strong separating boundaries with the urban edge; however breaks in the trees offer clear views of the urban edge. In addition the large scale Enfield Energy Centre to the south west is clearly visible. Therefore, overall, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

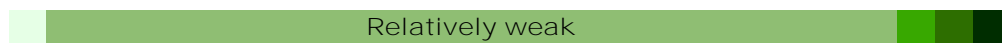
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent 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 is on the periphery of the gap between Brimsdown and Edmonton in Enfield to the west and Chingford in Waltham Forest to the east. However, the reservoir represents a strong separating feature between the two separate parts of Greater London, limiting the role of the parcel in maintaining separation. Furthermore, there is moderate distinction between the parcel and the urban area.



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 and directly adjacent to the Enfield Lock Conservation Area which is partially contiguous with and adjoins the urban area of historic London. The Enfield Lock Conservation Area Appraisal notes that the southern half of the area is open and embraces the wider landscape. It also notes views "South from the lock bridge along Swan and Pike Road and then across via Swan and Pike Pool to the River Lea towpath, there are fine views along the Lea Navigation's tree and bush-lined banks to Swan and Pike Wood and towards open fields and trees, although the pumping station on the northern edge of the King George V reservoir looms on the horizon, and pylons take giant careless strides across the landscape. This section offers contrasting experiences of long views close to smaller more intimate wooded prospects..." Therefore, the land to the south and south east of the conservation area within the parcel are also considered to make a strong contribution to the setting and special character of historic London.



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.



LV11

17.73ha

Harm of release

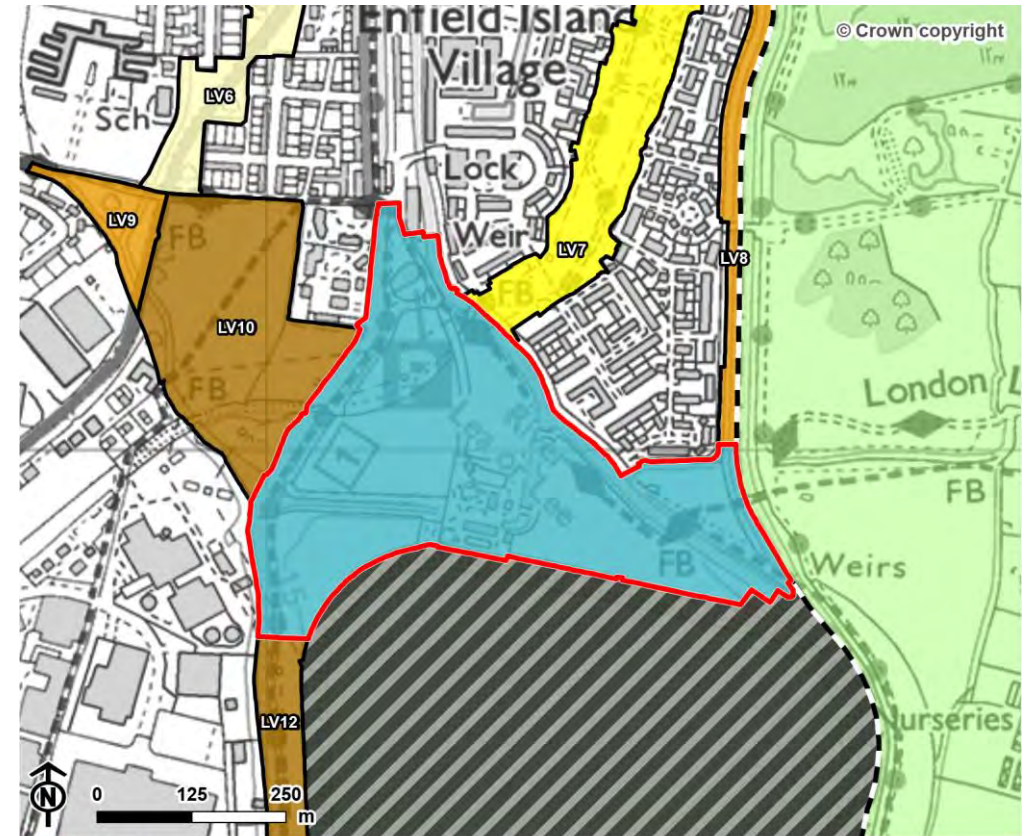
Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the parcel would also require release of the areas of Green Belt to the west and north west which otherwise would become entirely contained by the inset area. Release of the parcel in conjunction with this land would have a negligible impact on the majority of adjacent Green Belt land. On the strip of Green Belt to the north, this is due to the existing lack of distinction between this land and the urban area and also the presence of the River Lee which forms a strong boundary feature. There would be a notable impact on the thin band of Green Belt land to the south in between the inset urban edge and the reservoir. Release within the parcel would represent a notable breach in the strong consistent boundary of the Lee Navigation, which remains unbroken all the way to the southern end of the Borough. However, the impact of this breach is significantly mitigated by the reservoirs notably designated as a SSSI, which maintain separation from Chingford to the east and retain the thin strip of Green Belt land in between the Lee Navigation and the reservoirs in very close proximity to the existing urban edge. To the east, beyond the borough boundary, the impact is limited by the strength of the tree lined Lee River as a separating feature and the long ranging open views of the Green Belt beyond.



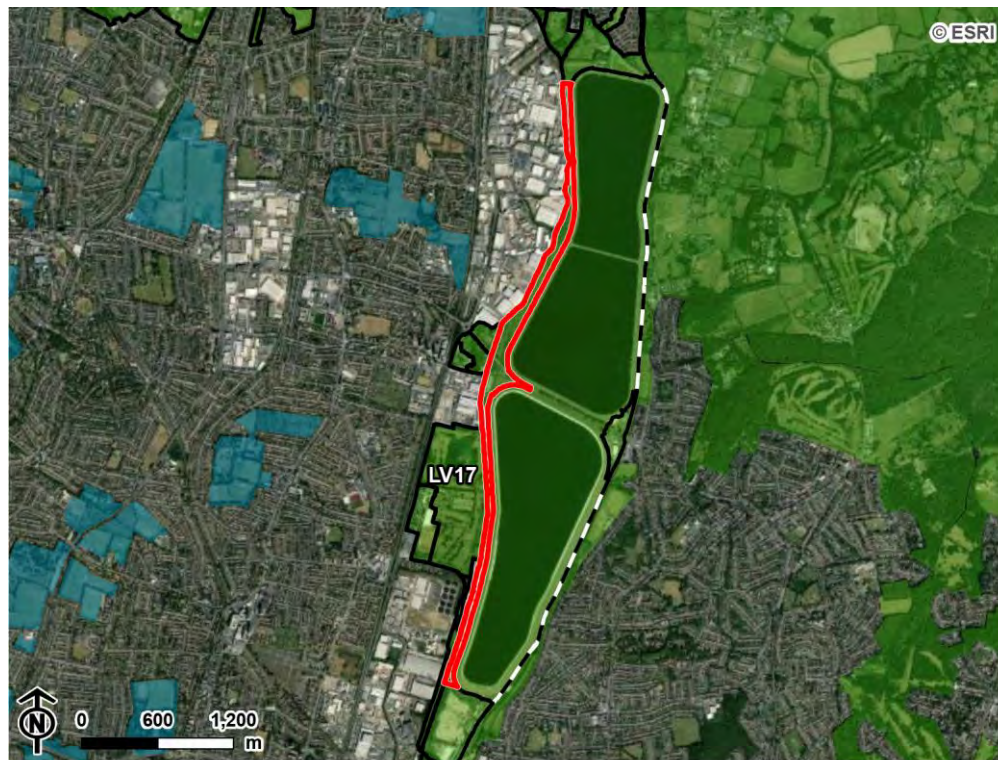
Harm

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

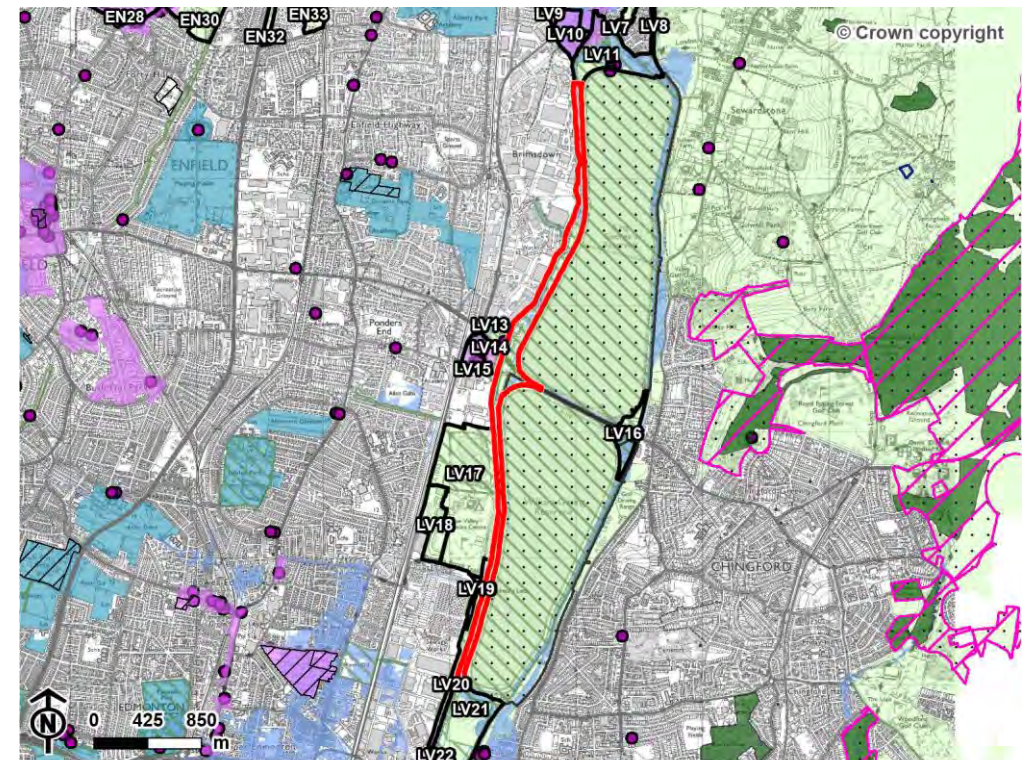


LV12

35.53ha



- LV12
- Neighbouring parcel
- Local Authority boundary
- Green Belt
- MOL



- LV12
 - Neighbouring parcel
 - Green Belt
 - MOL
- Absolute constraints:**
- Scheduled monument
 - Ancient Woodland Inventory
 - Cemetery
 - Site of Special Scientific Interest
- Additional potential constraints:**
- Special Area of Conservation
 - Listed building
 - Site of Importance for Nature Conservation
 - Flood Zone 3
 - Conservation Area

Parcel location

The parcel is located the east of the Lee Navigation and west of King George's Reservoir and William Girling Reservoir.

LV12

35.53ha

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 comprised of the open eastern bank of the Lee Navigation.

Distinction

Land is not contained by urban development but is retained by the two reservoirs to the east in very close proximity to the inset urban edge. The River Lee to the west represents a strong separating feature from the inset urban edge to the west, and the steep banks of the reservoirs to the east maintain strong physical and visual separation from the wider countryside. 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

Land is adjacent to the large built-up area of Greater London. There is moderate distinction between the parcel and the urban area, although this is generally very close to the inset urban edge and tightly retained by the reservoirs to the east, which maintains separation from the wider countryside. Therefore, the majority of the parcel makes a moderate contribution to Purpose 1. There is one notable exception: the stretch of the parcel that does not directly abut the inset urban edge (adjacent to the Lee Valley Leisure Complex). This area has more distinction from the urban area and therefore makes a relatively strong contribution to this purpose.

Moderate

Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap which is narrow but which maintains separation between two parts of Greater London, Brimsdown and Edmonton to the west and Chingford to the east. The Lee Valley's waterways and waterbodies maintain a strong sense of separation along this section of gap, limiting the role of the parcel in maintaining separation. Furthermore, there is moderate distinction between the parcel and the urban edge.

Relatively weak

Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside. There is moderate distinction between the parcel and the urban area, although it is very close to the inset urban edge tightly retained by the reservoirs to the east, which maintain separation from the wider countryside. Therefore, the majority of the parcel makes a moderate contribution to Purpose 3. There are two notable exceptions within the parcel. Firstly, the car park to the south of Wharf Road north east of the Valley Link Industrial Estate represents a use which is more associated with the urban area than the rest of the parcel and diminishes the extent to which it is perceived as countryside. Therefore, this portion of the parcel makes a relatively weak contribution to purpose 3. Secondly, the stretch of the parcel that does not directly abut the inset urban edge (adjacent to the Lee Valley Leisure Complex). This area has more distinction from the urban area and therefore makes a relatively strong contribution to purpose 3.

Moderate

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

LV12

35.53ha

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 pockets of Green Belt land to the west of the Lee Navigation which are currently contained on three sides by the inset area. Release of the parcel in conjunction with this land would have a negligible impact on the distinction of the Green Belt land to the east where the reservoirs represents a physical and visual barrier to the wider Green Belt. There would be a notable impact on the Green Belt land to the north and south in between the inset urban edge and the reservoirs. Release within the parcel would represent a notable breach in the strong consistent boundary of the Lee Navigation, which remains unbroken all the way to the southern end of the Borough. However, the impact of this breach is significantly mitigated by the reservoirs, designated as a SSSI, which maintain separation from Chingford to the east, screen views of the wider countryside and retain the thin strip of Green Belt land in between the Lee Navigation and the reservoirs in very close proximity to the existing urban edge.



Harm

The parcel generally makes a moderate contribution to Green Belt purposes 1 and 3 and a relatively weak contribution to purpose 2, with a notable pocket that makes a stronger contribution to purposes 1 and 3 adjacent to the Lee Valley Leisure Complex. 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.



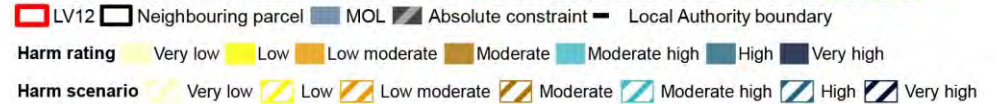
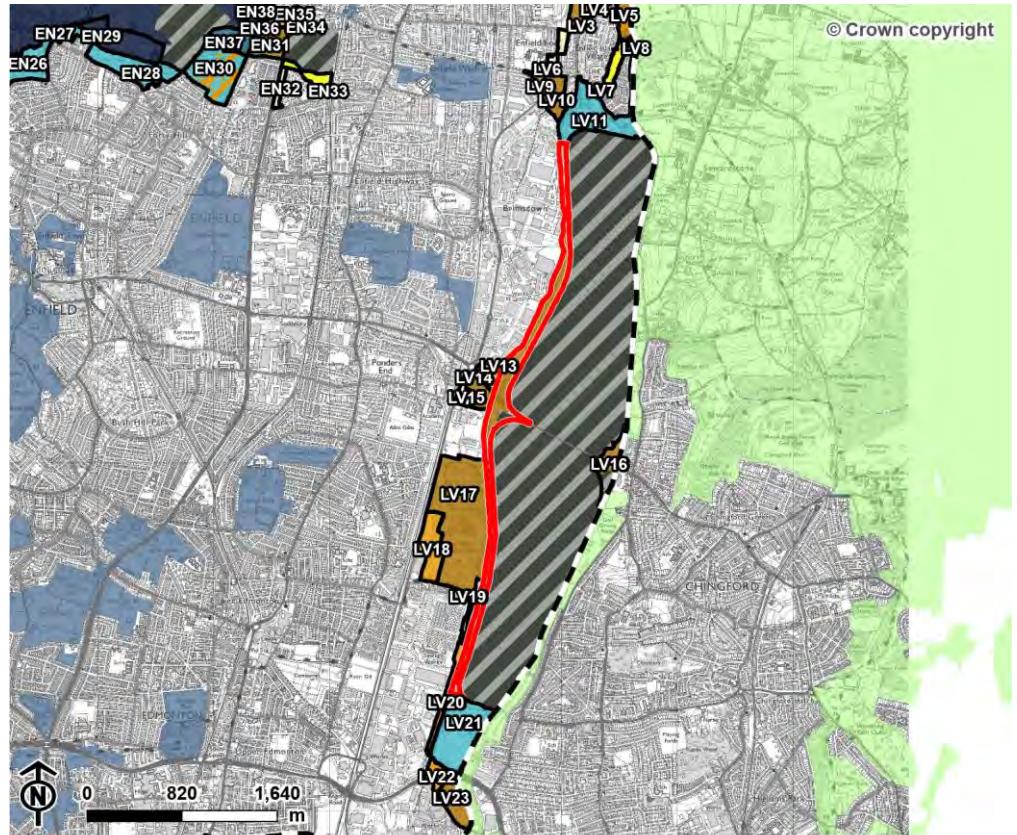
Harm Scenarios

Scenario description

Release of the lower performing car park south of Wharf Road



The car park south of Wharf Road represents a use which is more associated with the urban area than the rest of the parcel, resulting in it making a weaker contribution to purpose 3. However, its isolated release would still represent a breach of the strong consistent boundary of the Lee Navigation to the west. Therefore its isolated release would still result in moderate Green Belt harm.

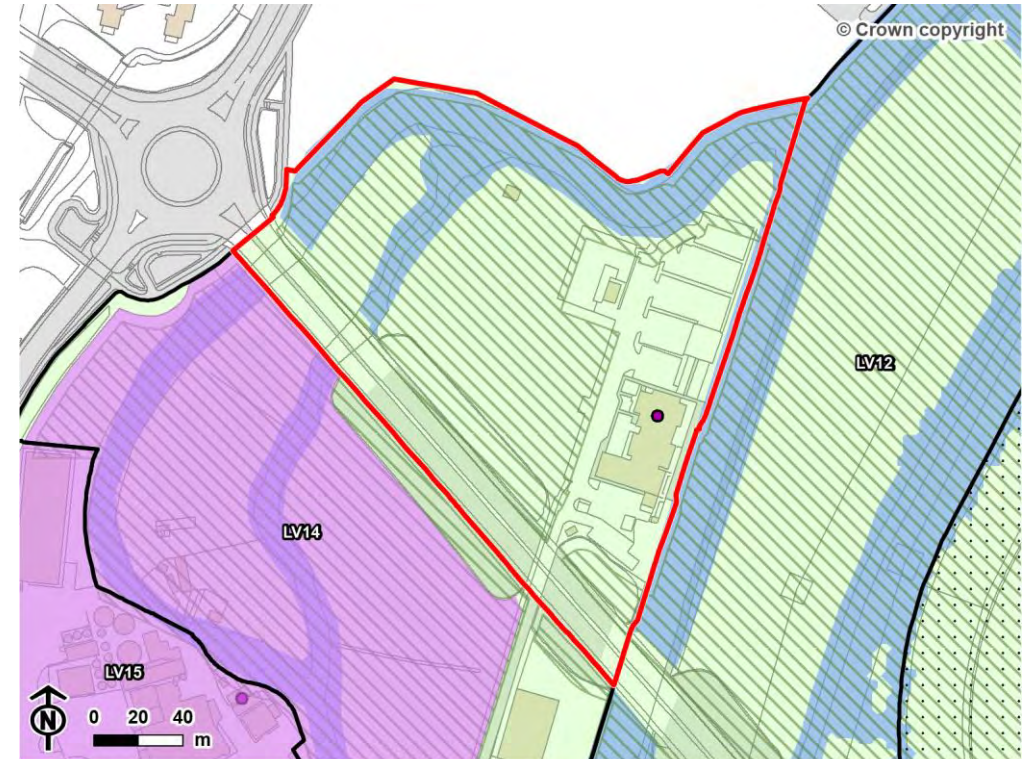


LV13

3.6ha



- LV13
- Neighbouring parcel
- Green Belt



- LV13
- Neighbouring parcel
- Green Belt

Absolute constraints:

- Site of Special Scientific Interest

Additional potential constraints:

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

Parcel location

The parcel is located south of Ponders End Industrial Estate, north of the Wright Flour Mill and to the west of the Lee Navigation.

LV13

3.6ha

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 mainly open, formed of flat open land associated with a channel off the Lee Navigation. There is a large building the south eastern corner of the parcel which compromises the openness of the Green Belt within its immediate vicinity; however, its isolated location set back from the inset urban edge mean that it is not considered to have a notable influence on the openness of the wider parcel which is considered to be open.

Distinction

The land sits within a wider small pocket of contained Green Belt land, contained to the north, west and south, and partially contained to the east by the washed over development within the parcel and to the south east. Mollison Avenue and the treelined channel of the Lee Navigation represent relatively strong boundaries with the inset urban edge to the west and north; however, these boundaries have been partially breached by the large building within the south eastern corner of the parcel and in the case of the road, by the Wright Flour Mill to the south. 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

The majority of the land is open and it lies adjacent to the large built-up area of Greater London. However, there is weak distinction between the parcel and the urban area. It is noted that the small area along the eastern edge of the parcel has reduced openness; however, its isolation from the inset urban edge means that it does not have a significant influence on the openness of the parcel and therefore its contribution to this purpose.

Moderate

Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Brimsdown and Edmonton to the west and Chingford to the east; however, it is contained on three sides by the urban edge of Brimsdown and Edmonton.

Weak/No contribution

Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is generally open countryside; however, there is weak distinction between the parcel and the urban area meaning that the majority of the parcel makes a moderate contribution to this purpose. It is noted that the small area along the eastern edge of the parcel contains urbanising development and a large car park associated with the development. These land uses make the eastern portion of the parcel have more of an association with the inset urban area than the wider countryside to the east and west. Therefore, the eastern portion of the parcel makes a relatively weak contribution to this purpose.

Moderate

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

LV13

3.6ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the parcel would have a negligible impact on the distinction of the adjacent higher performing Green Belt land to the south due to the strong southern boundary of the parcel formed by Lee Valley Road. To the east, the impact of release is limited by the Lee Navigation which forms a strong boundary feature with the wider Green Belt to the east. Furthermore, part of the eastern portion of the parcel is already developed and the Wright Flour Mill exerts an urbanising influence on the whole general area, which already has weak distinction from the inset urban area.

No/Negligible

Harm

The parcel generally 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. 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 lower performing urbanised eastern edge of the parcel,

Low-Moderate

Release of this area of land in isolation would almost completely contain the open land within the parcel, almost separating it from the wider Green Belt to the east. Although the development within the south eastern corner of the parcel already has some containing influence, the area is still generally open which would be lost if released. Therefore, its isolated release is still considered to result in low-moderate Green Belt harm.

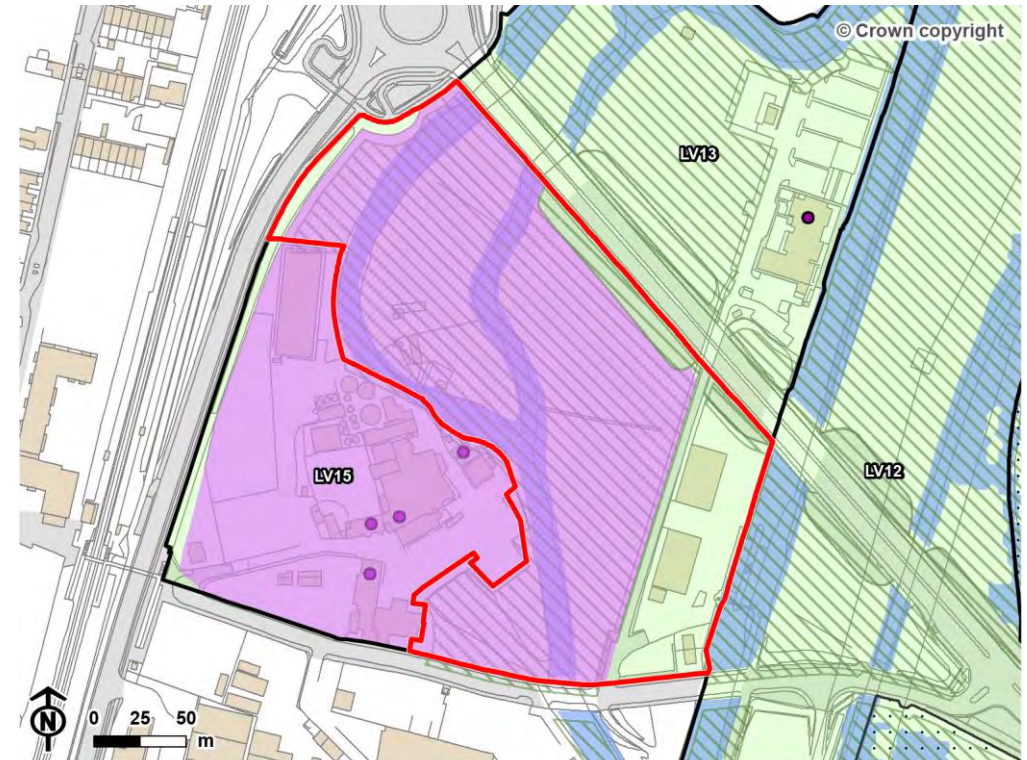


LV14

4.59ha



- LV14
- Neighbouring parcel
- Green Belt



- LV14
- Neighbouring parcel
- Green Belt

Absolute constraints:

- Site of Special Scientific Interest

Additional potential constraints:

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

Parcel location

The parcel is located north of Valley Link Industrial Estate in between the Wright's Flour Mill to the west and the Lee Navigation to the east.

LV14

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

The majority of the land is open however, there is an area along the eastern edge of the parcel which contains a couple of warehouse buildings. This is inappropriate development in the Green Belt in planning terms and so impacts the openness of the land in the immediate vicinity.

Distinction

Land is partially developed by urbanising development along the eastern edge and is strongly associated with the Wright Flour Mill to the south. The land sits within a wider small pocket of contained Green Belt land, contained to the north, west and south, and partially contained to the east by the washed over development within the parcel and to the north east. Meridian Way and the railway line to the west and Wharf Road to south represent relatively strong boundaries with the inset urban edge in these directions; however, both boundaries have been breached by the development within the parcel and the Wright Flour Mill to the south east. 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

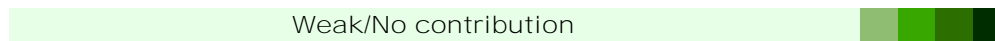
The majority of the land is open and it lies adjacent to the large built-up area of Greater London. However, there is weak distinction between the parcel and the urban area. It is noted that the small area along the eastern edge of the parcel has reduced openness and so would make a relatively weak contribution to this purpose.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Brimsdown and Edmonton to the west and Chingford to the east; however, it is contained on three sides by the inset urban edge of Brimsdown and Edmonton, and contained on the fourth by the washed over

development within the parcel.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is generally open countryside however, there is weak distinction between the parcel and the urban area. It is noted that the small area along the eastern edge of the parcel contains urbanising development and so makes a relatively weak contribution to this purpose.



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

The land falls within the Ponders End Flour Mills Conservation Area. Although washed over by the Green Belt designation the Wrights Flour Mill is contiguous with the urban area of historic London to the south and west. The Ponders End Flour Mills Conservation Area Appraisal notes that the open water-meadows and fields within the conservation area maintains a fine picturesque setting for the listed buildings in the southern half of the conservation area. However, the developed eastern portion of the parcel falls outside the Conservation Area and does not have a strong visual relationship with it. Therefore, the eastern developed portion of the parcel makes a weak/no contribution to this purpose.



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.



LV14

4.59ha

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 lower performing Wright Flour Mill to the south west which would become isolated from the wider Green Belt. It is also reasonable to assume that the lower performing Green Belt land to the north of Lee Valley Road would also be released too, given it sits within the same small contained area of Green Belt and would be considerably more contained if the parcel were released in isolation. Release of the parcel in conjunction with the rest of the wider contained area north and south would have a negligible impact on the distinction of adjacent Green Belt land. To the east, the impact of release is limited by the Lee Navigation which forms a strong boundary feature with the wider Green Belt to the east. Furthermore, the eastern portion of the parcel is already developed and the Wright Flour Mill exerts an urbanising influence on the whole general area.

No/Negligible

Harm

The majority of the parcel makes a strong contribution to Green Belt purpose 4 and 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 moderate Green Belt harm.

Moderate

Harm Scenarios

Scenario description

Release of the lower performing developed eastern end of the parcel, which lies outside the Ponders End Flour Mill Conservation Area

Moderate

Release of this area of land in isolation would almost completely contain the open land within the parcel, almost separating it from the wider Green Belt to the east. Although the development within this portion of the parcel has already achieved this to some degree, the area still possesses some moderate openness which would be lost if released. Therefore, its isolated release is still considered to result in moderate Green Belt harm.



LV14 Neighbouring parcel MOL 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

LV15

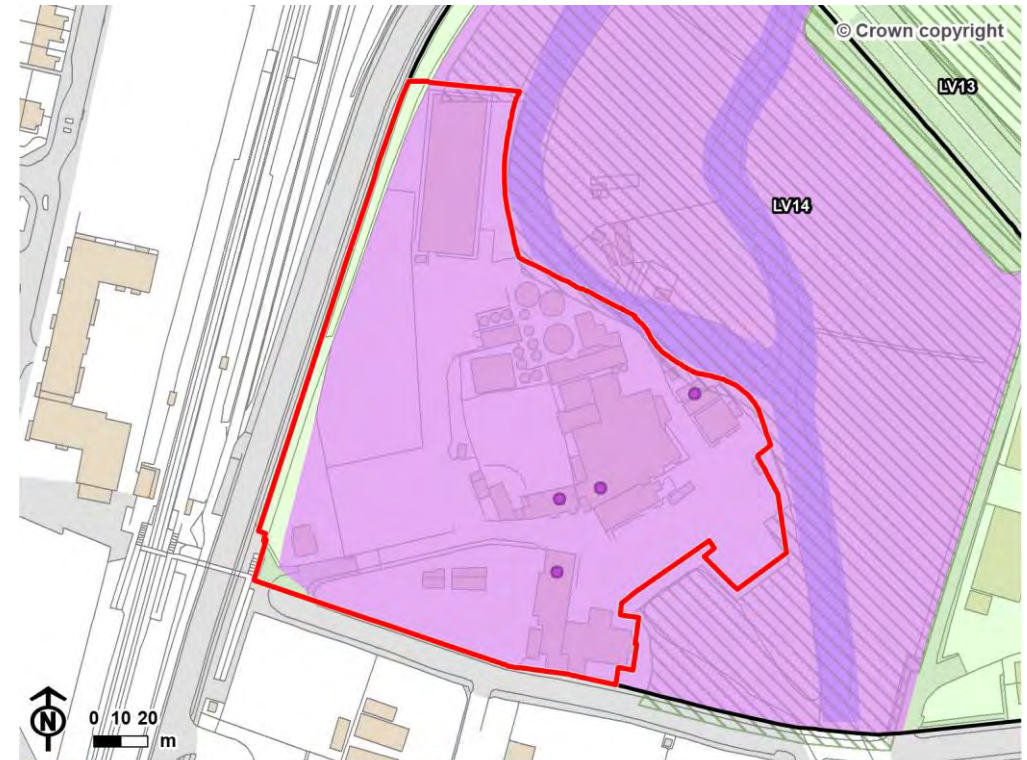
2.45ha



- LV15
- Neighbouring parcel
- Green Belt

Parcel location

The parcel is located on the site of the Wright's Flour Mill north of the Valley Link Industrial Estate.



- LV15
- Neighbouring parcel
- Green Belt

Absolute constraints:

Additional potential constraints:

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

LV15

2.45ha

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 largely developed by an old flour mill and associated industrial buildings, which have a significant urbanising influence.

Distinction


Land is developed by urbanising development. The land sits within a wider small pocket of contained Green Belt land, contained to the north, west and south, and partially contained to the east by washed over development. Meridian Way and the railway line to the west and Wharf Road to south represent relatively strong boundaries with the inset urban edge in these directions; however, both boundaries have been breached by the development within the parcel. 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 but largely developed. There is weak distinction between the parcel and the urban area.


Weak/No contribution



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Brimsdown and Edmonton to the west and Chingford to the east; however, the land is largely developed and is contained on three sides by the urban edge of Brimsdown and Edmonton.

Weak/No contribution



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is largely developed by urbanising development. It is therefore associated with the inset urban area. 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 land falls within the Ponders End Flour Mills Conservation Area. Although washed over by the Green Belt designation the Wrights Flour Mill is contiguous with the urban area of historic London to the south and west. The Ponders End Flour Mills Conservation Area Appraisal notes that the open water-meadows and fields within the conservation area maintains a fine picturesque setting for the listed buildings in the southern half of the conservation area. However, the parcel is largely developed so the role of the Green Belt in maintaining openness in this location has been undermined. Therefore, the parcel makes a weak/no contribution to this purpose.

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



LV15

2.45ha

Harm of release

Impact on distinction of adjacent Green Belt land

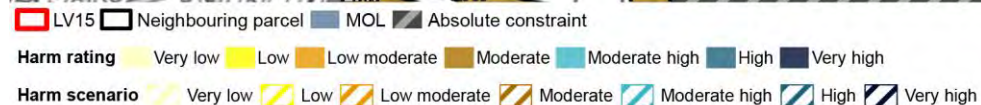
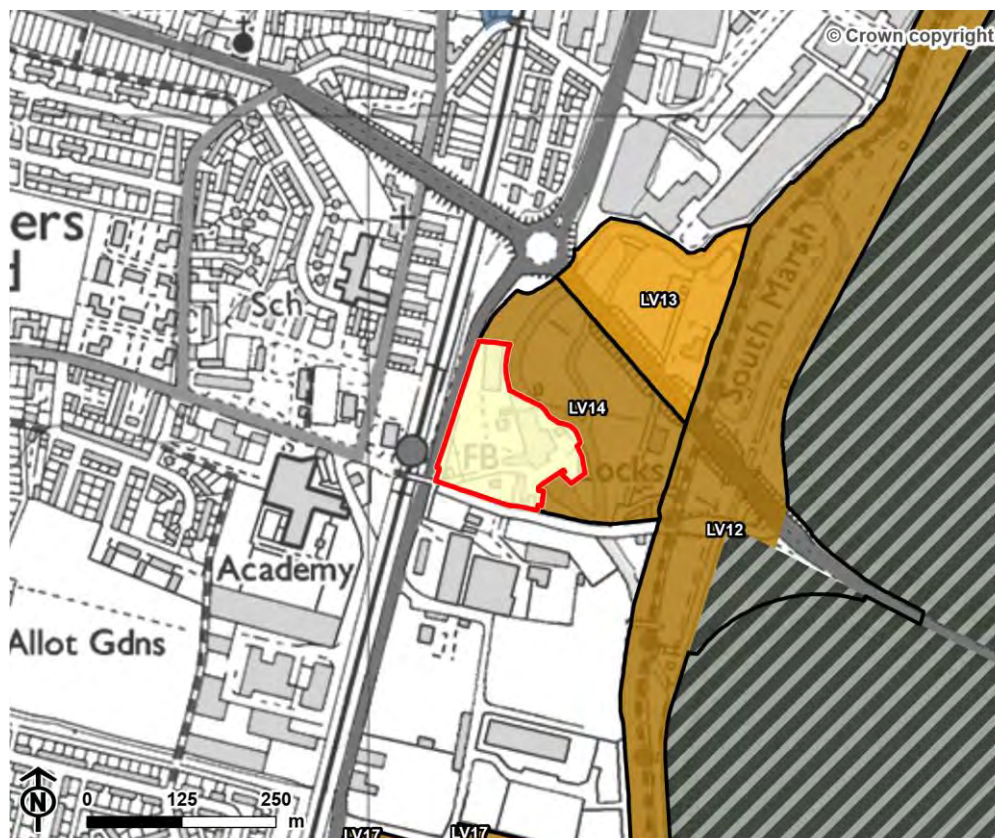
Release of the parcel would have a negligible impact on the distinction of the adjacent Green Belt land to the north and east. This is because the land is already developed which means that the majority of the impact of release has already occurred. Furthermore, the land to the north and east already has relatively weak distinction from the urban edge.

No/Negligible

Harm

The parcel makes a weak contribution to all Green Belt purposes and 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

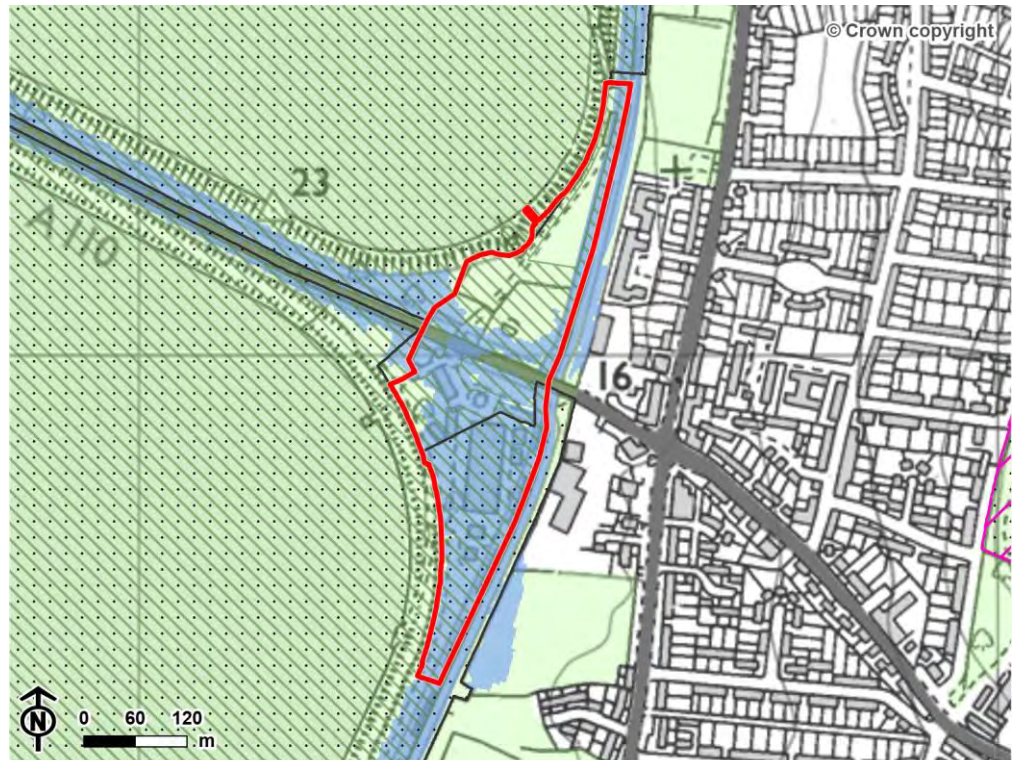


LV16

6.43ha



- LV16 - - Local Authority boundary
- Green Belt



- LV16
 - Green Belt
- Absolute constraints:**
- Site of Special Scientific Interest
 - Special Area of Conservation
- Additional potential constraints:**
- Site of Importance for Nature Conservation
 - Flood Zone 3

Parcel location

The parcel is located on the eastern boundary of the Borough east of King George's and William Girling Reservoirs with Lea Valley Road running through the parcel.

LV16

6.43ha

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 scrubland used by King George's Reservoir Sailing Club. Buildings associated reservoir sit south of Lea Valley Road. They broadly fall into the category of engineering operation, a not inappropriate use in the Green Belt in planning terms.

Distinction

Land is not contained by urban development, but lies in close proximity to the inset urban edge to the east. The raised bunds of the reservoirs screen views of the Green Belt to the north west and south west. The River Lee to the east represents a strong separating boundary with the inset urban edge to the east. The relatively flat scrubland does not increase distinction from the urban area, which dominates views. Additionally, land is in close proximity to the inset area. Therefore, overall, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

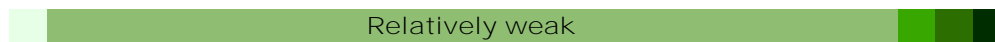
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. There is moderate distinction between the parcel and the urban area, although it is very close to the inset urban edge tightly retained by the reservoirs to the west, which maintain separation from the wider countryside.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap which is narrow but which maintains separation between two parts of Greater London, Brimsdown and Edmonton to the west and Chingford to the east. However, the reservoirs represents a strong separating feature between the two separate parts of Greater London, limiting the role of the parcel in maintaining separation. Furthermore, there is moderate distinction between the parcel and the urban area.



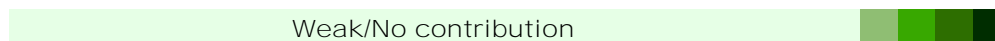
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open and is washed over development in the countryside. There is moderate distinction between the parcel and the urban area, although it is very close to the inset urban edge tightly retained by the reservoirs to the west, which maintain separation from the wider countryside.



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.



LV16

6.43ha

Harm of release

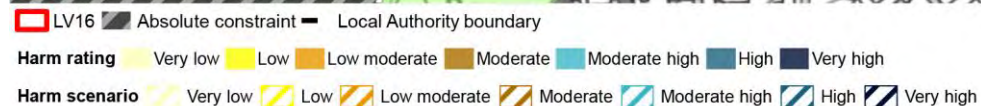
Impact on distinction of adjacent Green Belt land

Although release would breach the strong regular formed by the River Lee to the east, the Green Belt land to the north, west and south are designated as the Chingford Reservoirs SSSI, significantly limiting the opportunity for further development along the western bank of the River Lee in any direction. To the east lies the urban area of Chingford. However, the release of the parcel would partially contain an area of Green Belt beyond the borough boundary in Waltham Forest to the north east. However, the River Lee maintains separation between the parcel and this area, which is already partially developed by a church and is well contained by the inset urban edge lowering its distinction. Therefore, the impact of releasing the parcel on this adjacent Green Belt land is only considered to be minor.



Harm

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



LV17

48.05ha



- LV17
- Neighbouring parcel
- Local Authority boundary
- Green Belt



- LV17
- Neighbouring parcel
- Green Belt

Absolute constraints:

- Site of Special Scientific Interest

Additional potential constraints:

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

Parcel location

The parcel is located to the east of Meridian Way and the Lee Navigation to the east. The Riverside Industrial Estate lies to the north and Deephams Sewage Treatment Works to the south.

LV17

48.05ha

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 comprised of open countryside used for a range of outdoor sport and recreation activities.

Distinction

The relatively flat open land within the parcel is contained on three sides by the inset urban edge of Edmonton to the north, west and south. Morson Road and the woodland to the north and Pickett's Lock Lane to the south represent moderate boundary features with the urban edge. The double barrier formed of Meridian Way and the railway line to the west are stronger, although they have been breached by the development north of Pickett's Lock Lane. The raised reservoir to the east screens views of the wider countryside, although the size of the contained area and numerous mature trees within it mean that neither the urban area or open countryside dominate views. Therefore, overall, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

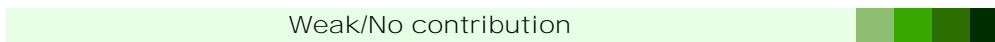
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent 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 lies in a gap between two parts of Greater London, Brimsdown and Edmonton to the west and Chingford to the east; however, the area is contained on three sides by the urban edge of Brimsdown and Edmonton and therefore does not contribute to this purpose.



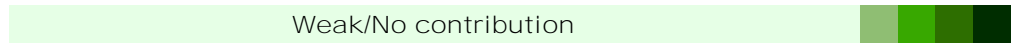
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is 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 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.



LV17

48.05ha

Harm of release

Impact on distinction of adjacent Green Belt land

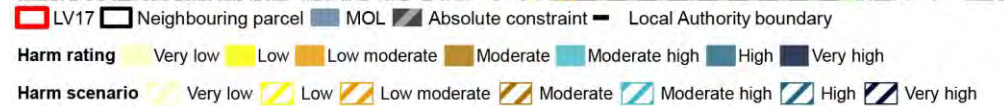
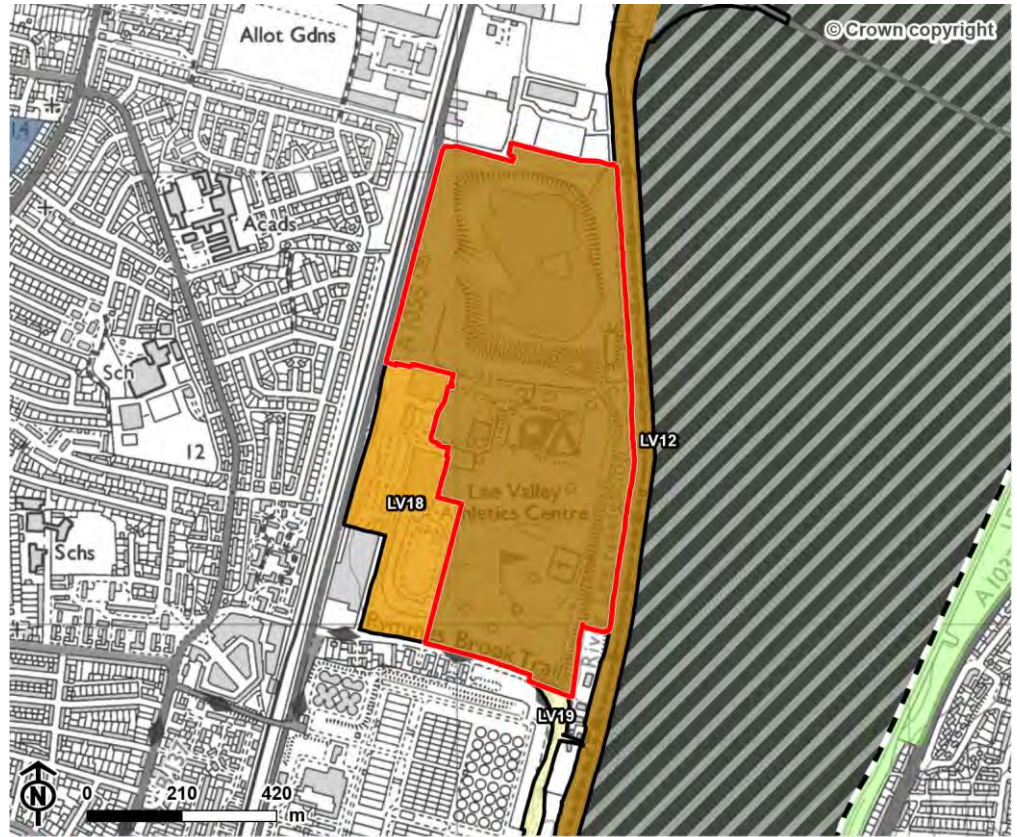
Expansion of the existing urban edge of Greater London into the parcel would also require release of the lower performing area to the east, between the parcel and urban edge, containing Lee Valley Athletics Centre and Pickett's Lock Centre, as this area would become cut off from the wider Green Belt. It is also reasonable to assume it would also result in release of the lower performing Green Belt to the south either side of Lee Park Way, as this area would become almost entirely contained by the inset area. Release of the parcel in conjunction with these areas would have a negligible impact on the distinction of adjacent Green Belt land. This is due to the significant containment of the parcel and the strength of the boundaries to the east, maintaining separation from the wider Green Belt, notably the Lee Navigation and William Girling Reservoir beyond.

No/Negligible

Harm

The parcel makes a relatively strong contribution to Green Belt 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 moderate Green Belt harm.

Moderate

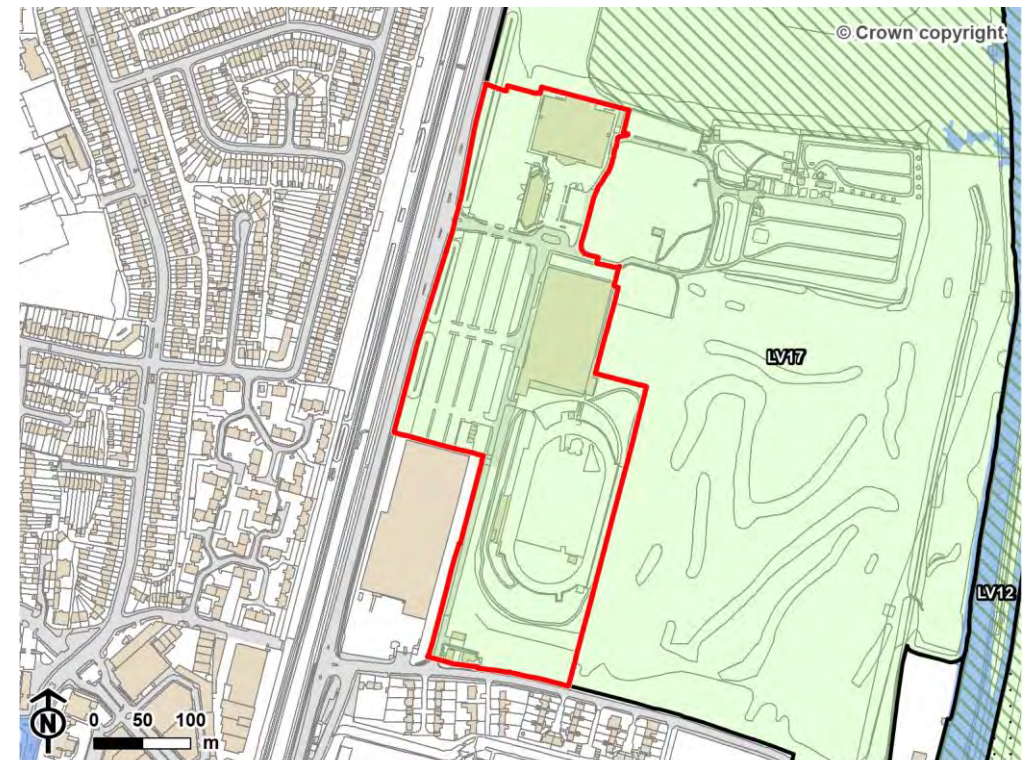


LV18

10ha



- LV18
- Neighbouring parcel
- Green Belt



- LV18
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Site of Special Scientific Interest
- Additional potential constraints:**
- Site of Importance for Nature Conservation
 - Flood Zone 3

Parcel location

The parcel is located on the site of the Lee Valley Athletics Centre and Pickett's Lock Centre east of Meridian Way.

LV18

10ha

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 contains some isolated areas of significant urbanising development associated with the Centres; however, their distribution set back from one another and away from the inset urban edge maintain a moderate sense of openness.

Distinction

The relatively flat open land within the parcel sits within a larger contained area, contained on three sides by the inset urban edge of Edmonton to the north, west and south. The double barrier formed of Meridian Way and the railway line to the west represent a strong boundary with the inset urban edge to the west, although they have been breached by the development north of Pickett's Lock Lane and within the parcel. The mature trees following the edges of the golf courses to the north and east maintain some separation from the wider countryside within the parcel, as well as the inset urban edge, so neither the urban area or open countryside dominate views. Therefore, overall, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

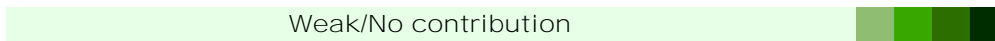
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Brimsdown and Edmonton to the west and Chingford to the east; however, it partially developed and sits within an area that is contained on three sides by the inset urban edge of Brimsdown and Edmonton and therefore, does not contribute to this purpose.



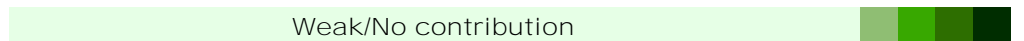
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is partially developed and so only has moderate openness. Furthermore, its land uses, a combination of large car parks, outdoor sports pitches and the two centres are more associated with the urban area than the wider countryside within the parcel and to the east and therefore diminish the extent to which the land within the parcel is perceived as countryside. Furthermore, 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.



LV18

10ha

Harm of release

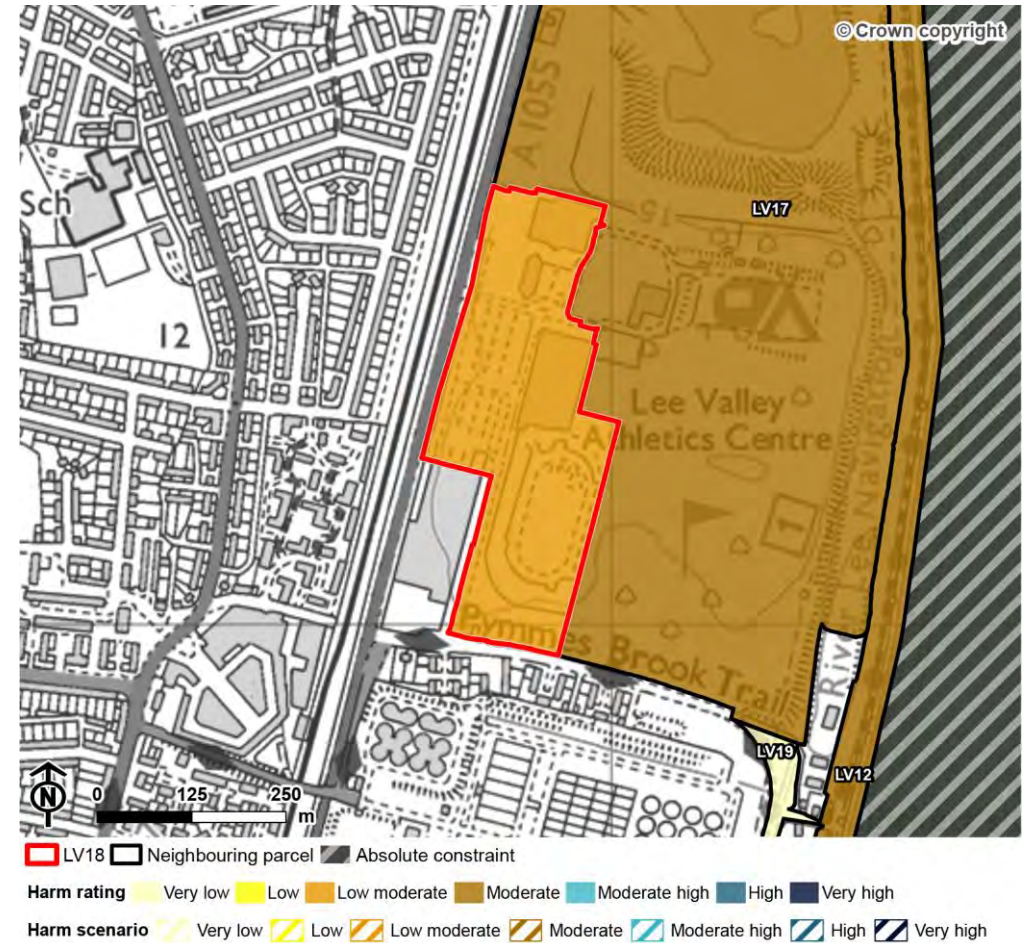
Impact on distinction of adjacent Green Belt land

The large centres within the parcel already exert some impact on the distinction of the adjacent Green Belt land to the north and east, although this is mitigated by the mature trees that line the golf courses partially screening views of their urbanising influence. The area already sits within a larger pocket of contained Green Belt land, so the impact of increased containment and urbanising influence would be relatively minor. Therefore, although release of the parcel would increase containment of the Green Belt land to north and east, overall, the impact on adjacent Green Belt land is considered to be relatively minor.



Harm

The parcel makes a moderate contribution to Green Belt purpose 1, a relatively weak contribution to purpose 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 low-moderate Green Belt harm.

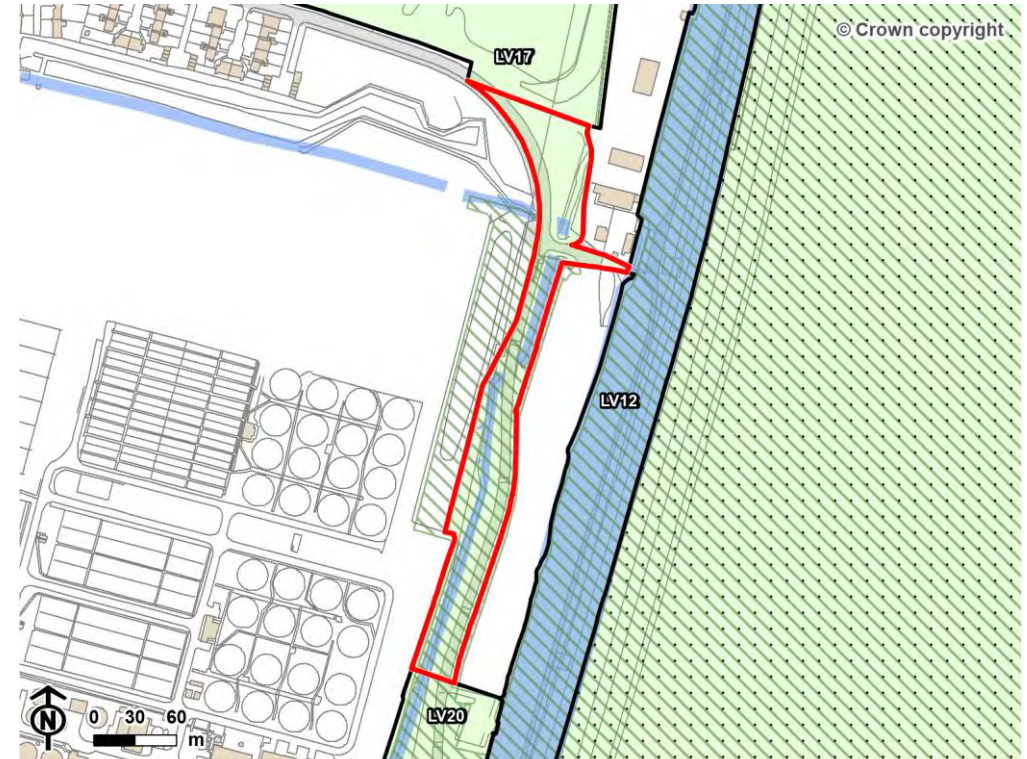


LV19

1.44ha



- LV19
- Neighbouring parcel
- Green Belt



- LV19
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Site of Special Scientific Interest
- Additional potential constraints:**
- Site of Importance for Nature Conservation
 - Flood Zone 3

Parcel location

The parcel is located east of Deephams Sewage Treatment Works and west of William Girling Reservoir either side of Lee Park Way.

LV19

1.44ha

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 comprised of open scrubland and woodland.

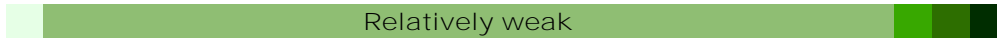
Distinction

The thin band of scrubland is contained by inset urban areas to the east and west, limiting views of the wider countryside to the east. The woodland within the parcel screens views of the urban edge to the west, comprised of the low lying Deephams Sewage Treatment Works, but there are clear views of the inset area to the east used as a depot. Therefore, there is weak distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

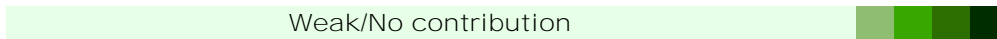
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London, but there is weak distinction between the parcel and the urban area. The thin strip of open land is contained by inset urban areas that separate it from the wider open countryside.



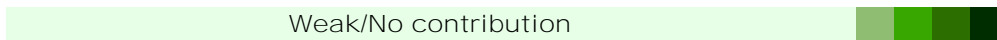
Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Edmonton to the west and Chingford to the east however, it is contained by the urban edge of Edmonton and therefore does not contribute to this purpose.



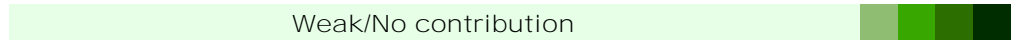
Purpose 3 - Assist in safeguarding the countryside from encroachment

The thin strip of open land is contained by inset urban areas that separate it from the wider open countryside. 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.



LV19

1.44ha

Harm of release

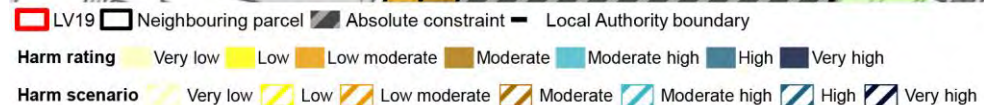
Impact on distinction of adjacent Green Belt land

Release of this very thin strip of Green Belt in between two inset urban areas would result in a negligible impact on the distinction of adjacent Green Belt land. The inset land to the north has already influenced the distinction of the Green Belt to the north and south of the parcel, limiting the implications of release within the parcel on the adjacent Green Belt land in these directions.



Harm

The parcel makes a relatively weak contribution to Green Belt purpose 1 and 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.

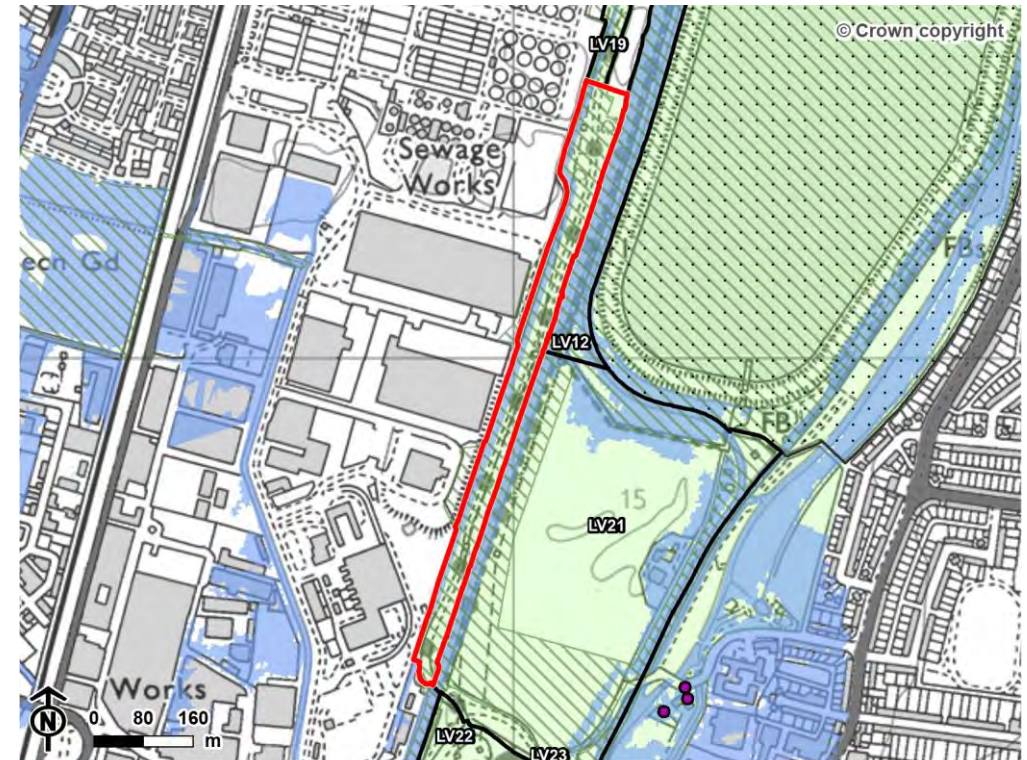


LV20

4.66ha



- LV20
- Neighbouring parcel
- Local Authority boundary
- Green Belt



- LV20
 - Neighbouring parcel
 - Green Belt
- Absolute constraints:**
- Site of Special Scientific Interest
- Additional potential constraints:**
- Listed building
 - Site of Importance for Nature Conservation
 - Flood Zone 3

Parcel location

The parcel is located east of Deephams Sewage Treatment Works and the Ardra Road Industrial Estate and west of William Girling Reservoir.

LV20

4.66ha

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 comprised of the open western bank of the Lee Navigation.

Distinction

Land is not immediately contained by urban development; however it sits within a relatively narrow part of the Lee Valley where the inset urban edge of Chingford in neighbouring Waltham Forest lies in closer proximity and therefore has a moderate containing influence. The land is retained by the Lee Navigation in very close proximity to the inset urban edge. The boundary features, formed by the wooded edges of the neighbouring inset industrial and utility areas are relatively weak, particularly in comparison to the Lee Navigation directly to the east; however the trees screen views of the inset urban area. Therefore, overall, there is moderate distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

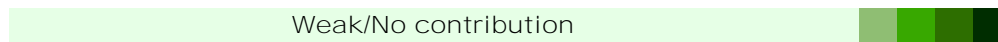
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Land is adjacent to the large built-up area of Greater London. There is moderate distinction between the parcel and the urban area, although it is very close to the inset urban edge tightly retained by Lee Navigation and the reservoir beyond to the east, which maintains separation from the wider countryside.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Edmonton to the west and Chingford to the east however, it is contained by the urban edge of Edmonton, and retained by the Lee Navigation, and therefore, does not contribute to this purpose.



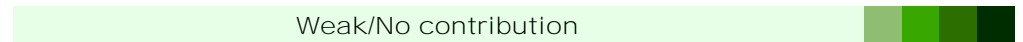
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside. There is moderate distinction between the parcel and the urban area, although it is very close to the inset urban edge tightly retained by Lee Navigation and the reservoir beyond to the east, which maintains separation from the wider countryside.



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.



LV20

4.66ha

Harm of release

Impact on distinction of adjacent Green Belt land

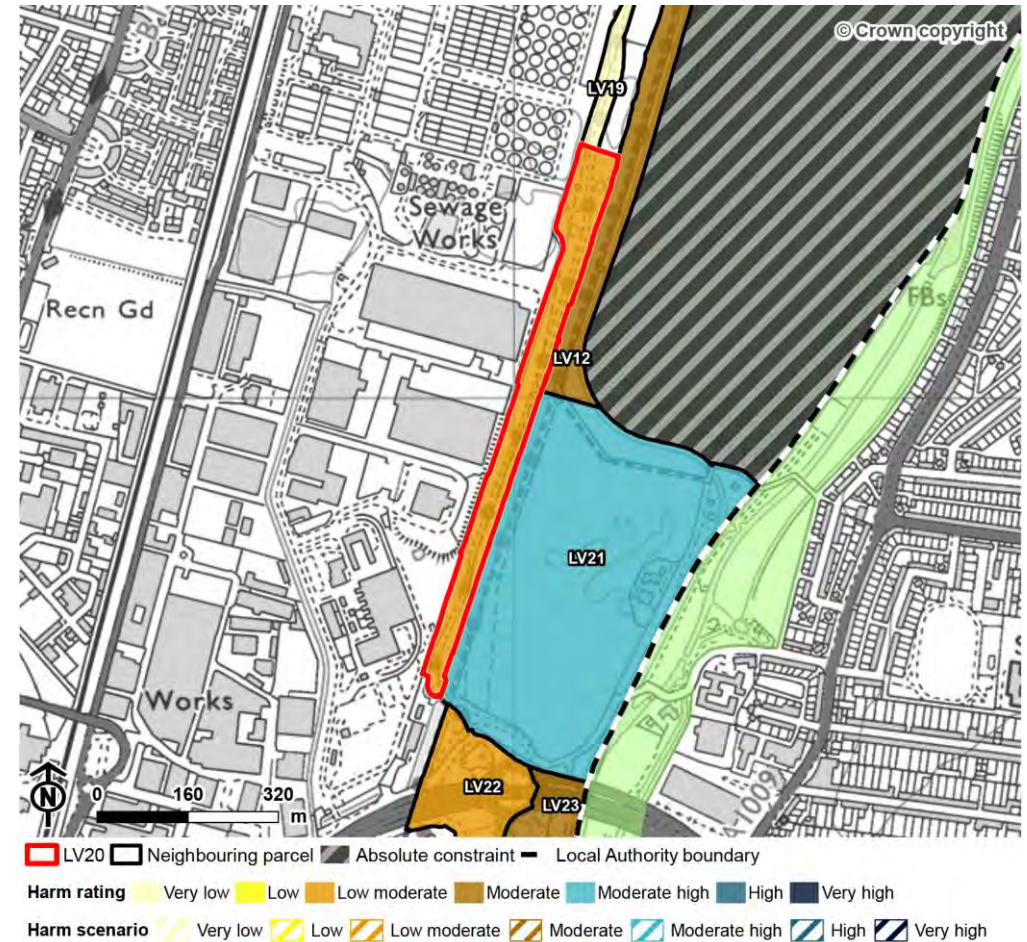
Expansion of the existing urban area of Greater London into the parcel is also likely to result in release of the lower performing strip of Green Belt to the north as this area would become almost entirely contained by the inset area. Release of the parcel in conjunction with this land would have a negligible impact on the distinction of adjacent Green Belt to the east due to the containment of the parcel and land to the north, as well as the Lee Navigation which forms a strong boundary along the eastern edge of the parcel and would maintain distinction alongside the reservoir beyond.

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. Therefore, overall, release of the parcel is likely to result in low-moderate Green Belt harm.

Low-Moderate



LV21

20.82ha



- LV21
- Neighbouring parcel
- Local Authority boundary
- Green Belt



- LV21
- Neighbouring parcel
- Green Belt

Absolute constraints:

- Site of Special Scientific Interest

Additional potential constraints:

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

Parcel location

The parcel is located north of Angel Road and south of William Girling Reservoir.

LV21

20.82ha

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 countryside currently in use as a mineral extraction site which is not an inappropriate land use in the Green Belt in planning terms.

Distinction

Land sits within a relatively narrow part of the Lee Valley where the inset urban edge of Chingford in neighbouring Waltham Forest lies in relatively close proximity and therefore has a moderate containing influence alongside the urban edge of Edmonton to the west and south. Edmonton Energy from Waste facility to the south west represents a particularly significant urbanising influence. The raised bund to the north represents a physical and visual barrier to the wider Green Belt to the north. The Lee Navigation to the west, Angel Road to the south and River Lee to the east represent strong separating features between the parcel and the surrounding inset urban areas. 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

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



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a narrow portion of the gap between Edmonton to the west and Chingford to the east and separating features are limited to the Lee Navigation and River Lee. There is moderate distinction between the parcel and the urban area.



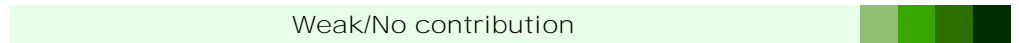
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open and currently in use as a mineral extraction, a not inappropriate land use in the Green Belt. 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.



LV21

20.82ha

Harm of release

Impact on distinction of adjacent Green Belt land

Expansion of the existing urban edge of Greater London into the parcel will also require the release of the strip of Green Belt land to the west of the Lee Navigation between the parcel and the inset edge. Release of the parcel with this area would have a notable impact on the Green Belt land to the north in between the inset urban edge and the reservoirs. Release within the parcel would represent a notable breach in the strong consistent boundary of the Lee Navigation, which remains unbroken all the way to Enfield Island at the northern end of the Borough. However, the impact of this breach is significantly mitigated by the reservoirs, notably designated as a SSSI, which maintain separation from Chingford to the east and retain the thin strip of Green Belt land in between the Lee Navigation and the reservoirs in very close proximity to the existing urban edge. There would also be an impact on the Green Belt land to the east beyond the borough boundary. Release of the parcel would significantly narrow the gap between Edmonton to the west and Chingford to the east. However, the area is already partially developed, urbanised and contained, reducing the impact of further containment. Given the area to the east is already likely to have only limited distinction from the urban area, the impact of release within the parcel is recorded as minor. There would be no notable impact on the raised designated reservoirs to the north. The land to the south would become notably more contained from the north; however, the area's existing lack of distinction from the urban area and the strength of Angel Road as an existing strong separating feature would make the southward impact of release in the parcel no more than minor.



Harm

The parcel makes a relatively strong contribution to Green Belt purposes 1, 2 and 3. Its release would result in 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. The noted harm of releasing this parcel is contingent on what would remain of the fragile open gap between Edmonton and Chingford in neighbouring Waltham Forest being retained as Green Belt in perpetuity to maintain some separation between the neighbouring towns. The isolated release of the narrower strip of land to the east of the River Lee would likely result in the lower Green Belt harm than release of this parcel due to the relatively close proximity of it to the inset urban edge to the east and the strong boundary provided by the River Lee.

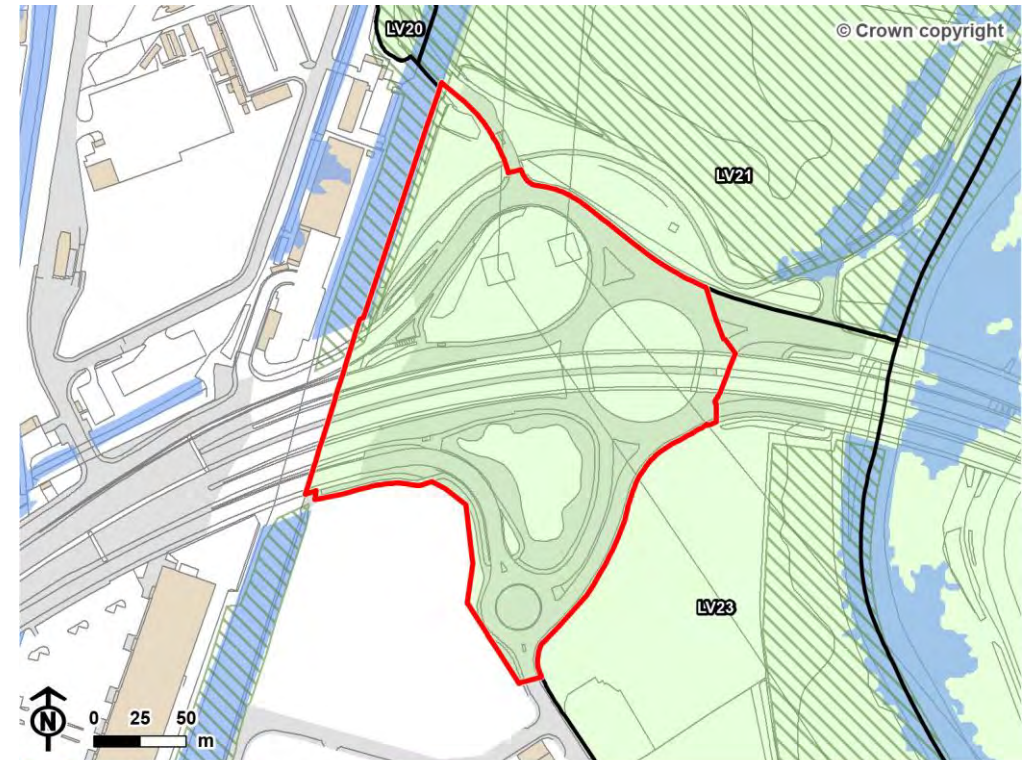


LV22

3.66ha



■ LV22 ■ Neighbouring parcel - - Local Authority boundary
■ Green Belt



■ LV22 ■ Neighbouring parcel ■ Green Belt

Absolute constraints:

Additional potential constraints:

■ Site of Importance for Nature Conservation ■ Flood Zone 3

Parcel location

The parcel is located on a junction of Angel Road and Harbet Way/Lee Park Way. The Edmonton Energy from Waste facility lies to the north west.

LV22

3.66ha

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

The land in between the roads and associated junction infrastructure is open.

Distinction

Land sits within a relatively narrow part of the Lee Valley where the inset urban edge of Chingford in neighbouring Waltham Forest lies in relatively close proximity and therefore has a moderate containing influence alongside the urban edge of Edmonton to the, north west and south. Edmonton Energy from Waste facility to the north west represents a particularly significant urbanising influence. The raised roads and junction infrastructure, including Angel Road to the east represent a physical and visual barrier to the wider Green Belt to the north, east and south. The Lee Navigation to the west represents strong separating feature to the north, but it has been breached by historic and forthcoming development to the south making it less significant in this direction. 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. There is weak distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in the narrowest portion of the gap between Edmonton to the west and Chingford to the east in the Borough and separating features are limited to the Lee Navigation and River Lee. However, there is weak distinction between the parcel and the urban area.



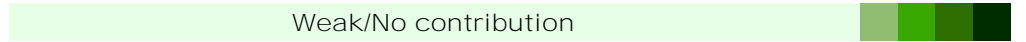
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open however, it contains a junction and is almost completely contained by the urban edge. Furthermore, there is weak distinction between the parcel and the urban area. This means the parcel it is associated with the urban area and is not perceived as countryside.



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.



LV22

3.66ha

Harm of release

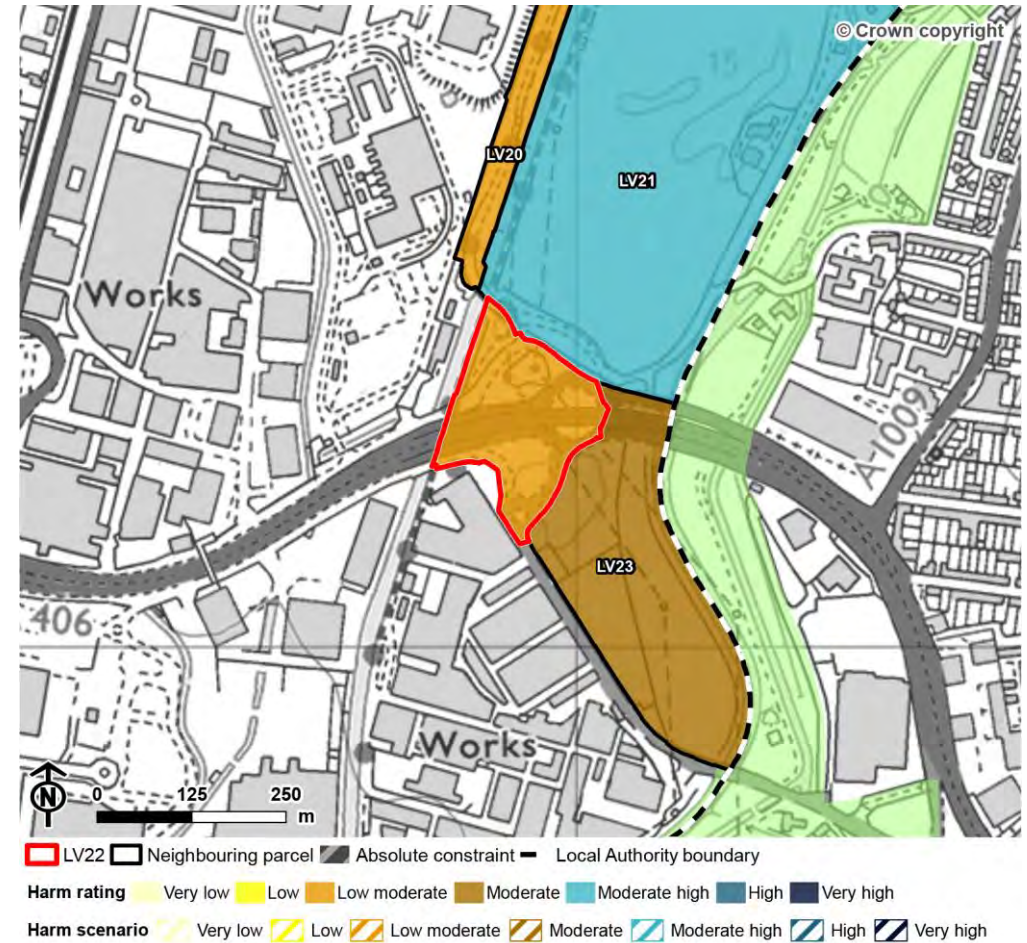
Impact on distinction of adjacent Green Belt land

Release of the parcel would have a negligible impact on the distinction of adjacent Green Belt land to the south where the Lee Navigation as already been breached by historic and forthcoming development. Despite the roads of the junction representing clear boundaries to the parcels northern and south eastern edges, release of the parcel would increase containment of the narrow land to the south east - east of Harbet Road, as well as to the north. However, given the existing and significant urbanising influences in the area and a general lack of distinction in what remains of the Green Belt, the impact of this release is only considered to be minor.



Harm

The parcel makes a moderate contribution to Green Belt purposes 1 and 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 low-moderate Green Belt harm.



LV23

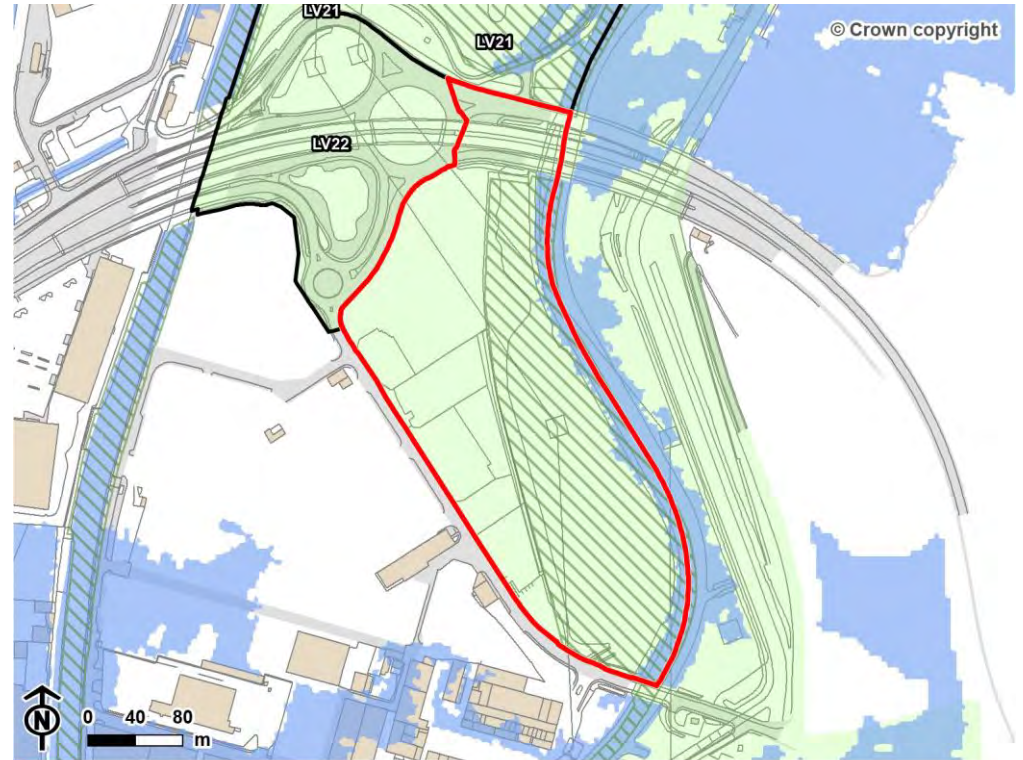
7.38ha



Legend:
[Red outline] LV23 [Black outline] Neighbouring parcel [Dashed line] Local Authority boundary
[Light green fill] Green Belt

Parcel location

The parcel is located to the west of the River Lee Diversion and east of Harbet Road in the south eastern corner of the Borough, south of Angel Road.



Legend:
[Red outline] LV23 [Black outline] Neighbouring parcel [Light green fill] Green Belt

Absolute constraints:

Additional potential constraints:

[Hatched green fill] Site of Importance for Nature Conservation [Blue fill] Flood Zone 3

LV23

7.38ha

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 comprised of open scrubland and an open area of hardstanding used as a car storage facility.

Distinction

Taken together with the open Green Belt land in neighbouring Waltham Forest to the east - east of the River Lee - the flat open parcel of land represents the majority of a very narrow gap separating Edmonton to the west from Chingford to the east. The land is contained to the east, west and south west by urbanising development. The combination of Shadbolt Avenue and the two channels of the River Lee to the east maintain a strong sense of separation with the urban area to the east. The raised Angel Road to the north maintains a strong sense of separation with the Lee Valley beyond to the north; however, Harbet Road to the south west and south represents a more moderate boundary, having been breached by urbanising land uses in the western half of the parcel and facilitating open views of the wider Green Belt to the south along the Lee River and the adjacent Banbury Reservoir. 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; however, there is weak distinction between the parcel and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in the narrowest portion of the gap between Edmonton to the west and Chingford to the east and separating features are limited to two minor roads and two narrow channels of the River Lee. However, there is weak distinction between the parcel and the urban area.



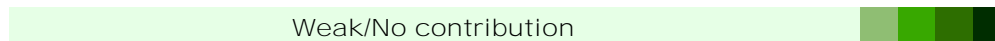
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open but has weak distinction between the parcel and the urban area and therefore generally makes a moderate contribution to purpose 3. However, the urbanising land uses in the western half of the parcel immediately adjacent to Harbet Road are more associated with the urban area than the rest of the parcel and diminish the extent to which this portion of the parcel is perceived as countryside. Therefore, this portion of the parcel makes a relatively weak contribution to purpose 3.



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.



LV23

7.38ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the parcel would likely also require release of the lower performing Angel Road Junction to the north west. This area would become significantly more contained if the parcel were to be released in isolation. Release of the parcel in conjunction with this area would increase containment of the Green Belt land to the north, although the impact of this is significantly mitigated by the raised Angel Road and would therefore be no more than minor. There would also be an impact on the Green Belt land to the east beyond the borough boundary. Release of the parcel would significantly narrow the gap between Edmonton to the west and Chingford to the east and significantly increase the containment of the land to the east. Given the area to the east is already likely to have only limited distinction from the urban area, the impact of release within the parcel is recorded as minor.



Harm

The parcel generally makes a moderate contribution to Green Belt purposes 1, 2 and 3 and its release has the potential to have a minor impact on the distinction of the adjacent Green Belt to the east. Therefore, overall, release of the parcel is likely to result in moderate Green Belt harm. The noted harm of releasing this parcel is contingent on what would remain of the fragile open gap between Edmonton and Chingford in neighbouring Waltham Forest being retained as Green Belt in perpetuity to maintain some separation between the neighbouring towns. The isolated release of the narrower strip of land to the east of the River Lee would likely result in the lower Green Belt harm than release of this parcel due to the relatively close proximity of it to the inset urban edge to the east and the strong boundary provided by the River Lee.



Harm Scenarios

Scenario description

Release of the lower performing areas of hard standing and urbanising land uses in the western half of the parcel directly east of Harbet Road



The land uses in the western half of the parcel represent a use which is more associated with the urban area than the rest of the parcel, resulting in it making a weaker contribution to purpose 3. However, its isolated release would still represent a breach of Harbet Road and

would notably narrow an already fragile gap between Edmonton to the east and Chingford to the west, increasing the remaining Green Belt land's containment. Therefore its isolated release would still result in moderate Green Belt harm.

