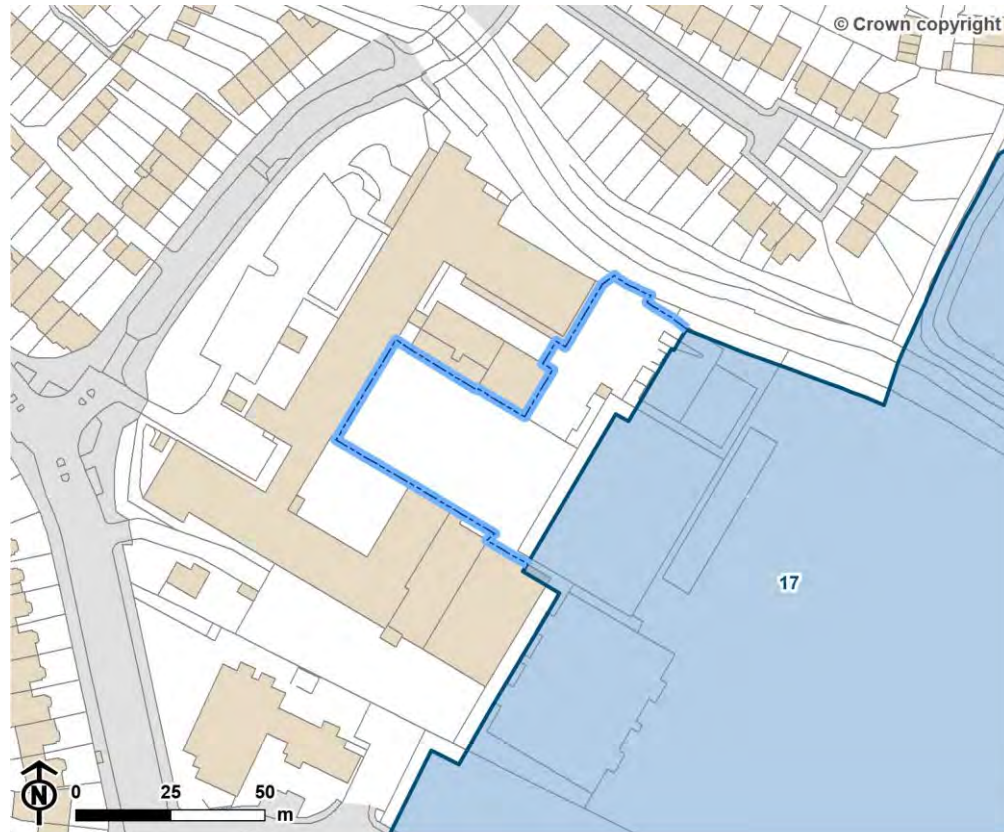


MOL17

10.33ha

Potential minor boundary adjustment recommendations

Exclude building and include open playground associated with Edmonton County School



□ MOL parcel

■ MOL

Minor boundary amendment --- Addition

MOL18

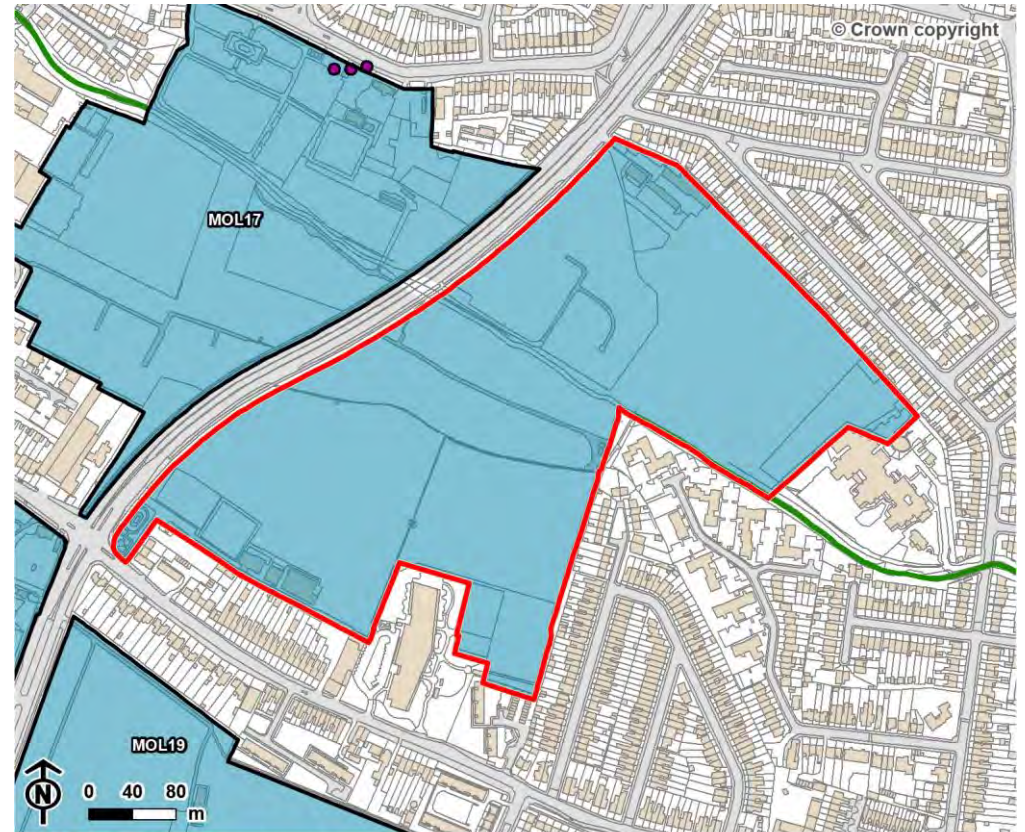
15.38ha



Legend:
[Red outline] MOL18 [Black outline] Neighbouring parcel
[Blue fill] MOL

Parcel location

The MOL is in the southern area of the Borough in Edmonton. Salmons Brook runs through the centre of the MOL from the west to the east. The centre of the MOL is predominantly allotments. The southern area of the MOL is formed of outdoor sports pitches associated with Edmonton Sports & Social Club. Starks Field Primary School is south of the MOL with



Legend:
[Red outline] MOL18 [Black outline] Neighbouring parcel [Blue fill] MOL
[Green line] Green chain corridor [Purple dot] Listed building

associated sports courts and pitches in the south-east of the MOL. Churchfield Recreation Ground is located in the north eastern area of the MOL. The northern tip of the MOL is dominated by a large community centre and associated parking facilities.

MOL18

15.38ha

Contribution to MOL criteria

Openness

Land is relatively open but has some limited urbanising development within it, in the form of the Britain Alevi Federation Community Centre.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

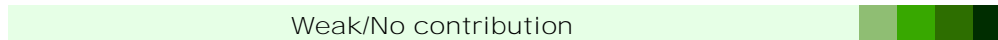
The MOL is generally open. The allotments in the central section of the MOL either side of Salmon's Brook is more isolated from the built-up area than the rest of the MOL. The main road and patchy treeline provide distinction from the built-up area to the north, as do the treelines to the east and south.



The southern section of the MOL, consisting of Edmonton Sports and Social Club and playing fields has more moderate distinction from the built-up area. This is due to the weak boundary features between this area of MOL and the residential development to the south, which allows views of the built-up area and the treeline which separates the playing fields from the wider MOL to the north. However, the longer ranging open views within this portion serve to limit the influence of the built-up area.

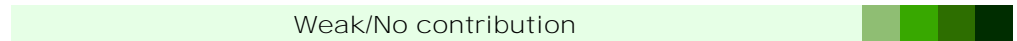


Both the very southern tip of the MOL (isolated playing fields associated with Stark's Field Primary School) and the northern section (Churchfield recreation ground) have weaker distinction from the built-up area. Both areas have weak boundary features with the built up area and are cut off from the wider MOL by treelines, limiting views of the open area. The buildings in the northern corner of the MOL compromise the openness of the land on which they sit and that in the immediate vicinity.



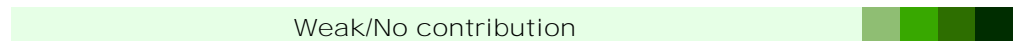
Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

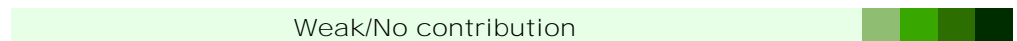
The MOL is connected to the Salmon Brook Link. Consequently, the areas of the MOL that make a strong contribution to Criterion 1 also make a strong contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



The MOL is connected to the Salmon Brook Link. Consequently, the areas of the MOL that make a moderate contribution to Criteria 1 also make a moderate contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



The MOL is connected to the Salmon Brook Link. There are however areas within the MOL that make a weak/no contribution to the other three MOL criteria. Consequently, these areas also make a weak/no contribution to this criterion.



MOL18

15.38ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no
Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL has a connection to a known strategic corridor and therefore makes a contribution to criterion 4. Contributions to criterion 4 across the MOL correspond to highest contribution for criteria 1, 2 and 3.

MOL18

15.38ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The allotments in the central section of the MOL either side of Salmon's Brook makes a strong contribution to criteria 1 and 4. Release in this area would therefore result in high MOL harm.



The southern section of the MOL, consisting of Edmonton Sports and Social Club and playing fields makes a more moderate contribution to criteria 1 and 4. However, the northern edge of this area is comprised of relatively short trees and hedgerows. Release in this area would therefore bring the built-up area much closer to the more distinct MOL to the north, which would reduce the contribution of this area to criteria 1 and 4 from strong to moderate. Release in this area would therefore result in moderate-high MOL harm.



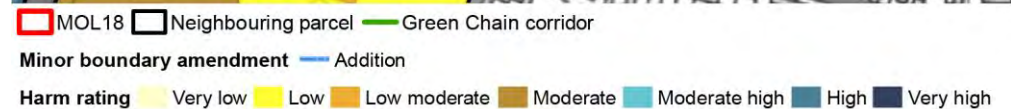
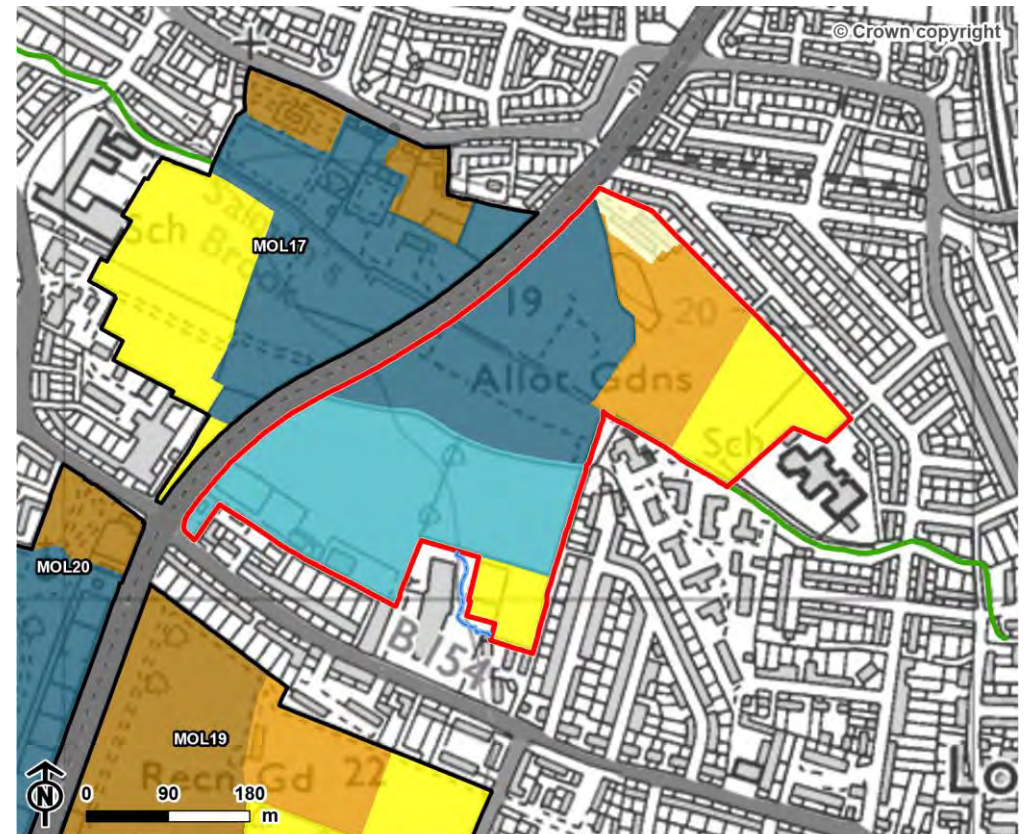
Churchfield recreation ground at the north eastern end of the MOL makes a weak contribution to all the criteria. However, release of the western half of the recreation ground which shares a relatively weak western boundary with the adjacent allotments would reduce the overall contribution of the allotments to criteria 1 and 4 from strong to moderate. Release in this portion of the MOL would therefore result in low-moderate MOL harm.



The isolated playing fields associated with Stark's Field Primary School in the southernmost corner of the MOL make a weak contribution to all the criteria. This area and the eastern half of Churchfield recreation ground, which also makes a weak contribution to all criteria, could be released without impacting the distinction of adjacent MOL. However, the areas are fundamentally open. Release of these areas would therefore result in low MOL harm.



The buildings in the northern corner of the MOL are directly adjacent to the built-up area and are therefore indistinguishable from it. Release of this area would therefore result in no/very low MOL harm.



MOL18

15.38ha

Potential minor boundary adjustment recommendations

Include open space up to recognizable road and carpark associated with Starks Field Primary School

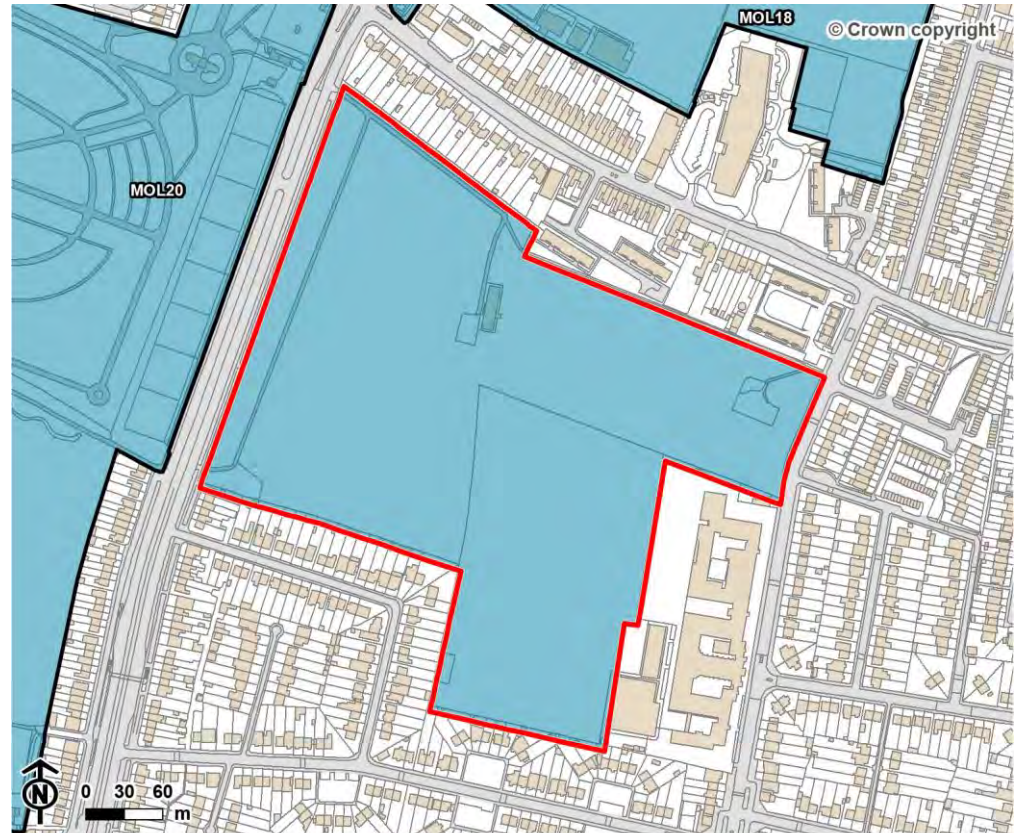


MOL19

11.83ha



 MOL19  Neighbouring parcel
 MOL



 MOL19  Neighbouring parcel  MOL

Parcel location

The MOL lies in the southern area of the Borough in Edmonton. Playing fields associated with Latymer School sit in the east of the MOL. A playground sits in the north eastern corner. The rest of the area is made-up of the Church Street Recreation Ground.

MOL19

11.83ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

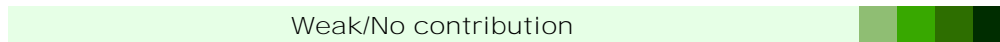
Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The western half of the MOL has moderate distinction from the built-up area. Although the residential gardens to the north and south offer clear views of the built up area the open views of the MOL within this section and to the east serve to limit their influence. Furthermore, the strong treelines to the west and south limit influences of the built-up areas in these directions.

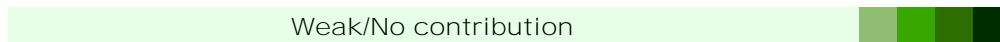


The eastern half of the MOL has weaker distinction from the built-up area. It has no significant boundary features to provide distinction from the built-up area to the north and east and only residential gardens provide any distinction to the south and west. Views of the built-up area are extensive due to this lack of boundaries and the scale of the development at the Latymer School and residential development to the north, off Hydefield Court. A treeline separates the school playing fields from the wider MOL, limiting views of the open area.



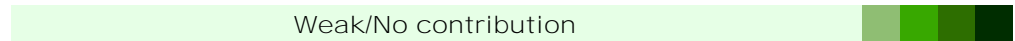
Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



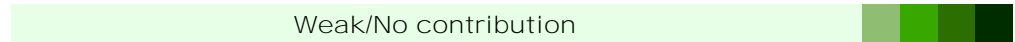
Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is not connected or within close proximity to a recognised strategic corridor, node or link in the Borough's green infrastructure network and therefore makes a weak contribution to this criterion.



MOL19

11.83ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no

Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL does not have a connection to a known strategic corridor and therefore does not make a contribution to criterion 4.

MOL19

11.83ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

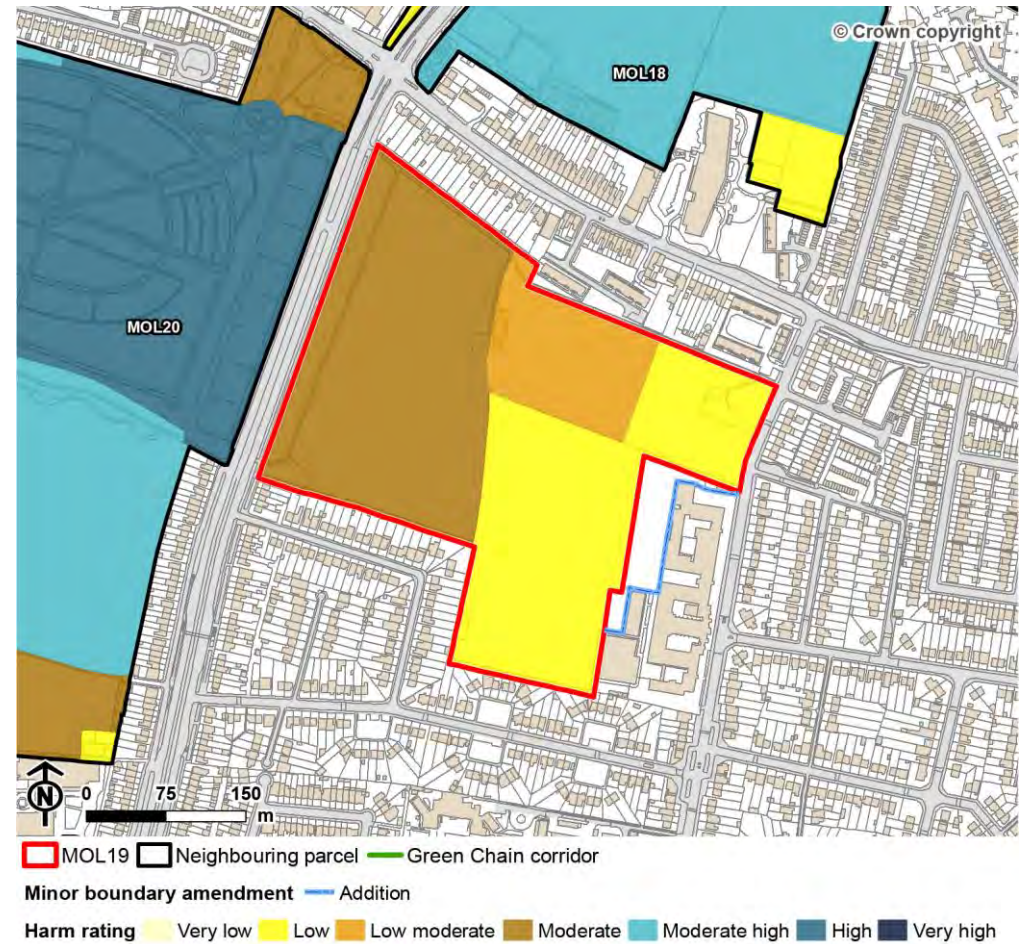
The western half of the MOL makes moderate contribution to criterion 1. The MOL to east of this area has weak distinction from the built-up area so the release of the western area would not impact on its distinction. Release in this area would therefore result in moderate harm.



The eastern half of the MOL makes a weak contribution to all criteria. However, release of the western half of the northern playing field which shares a weak western boundary with the adjacent eastern area would reduce the overall contribution of the eastern area to criterion 1 from moderate to weak. Release in this portion of the MOL would therefore result in low-moderate MOL harm.



The eastern half of the MOL makes a weak contribution to all criteria. Release of the more contained eastern half of the northern field and the well screened playing fields of Latymer School would not affect the distinction of the adjacent MOL to the west. However, the area is fundamentally open. Release of this area would therefore result in low MOL harm.



MOL19

11.83ha

Potential minor boundary adjustment recommendations

Include open space up to associated with The Latymer School

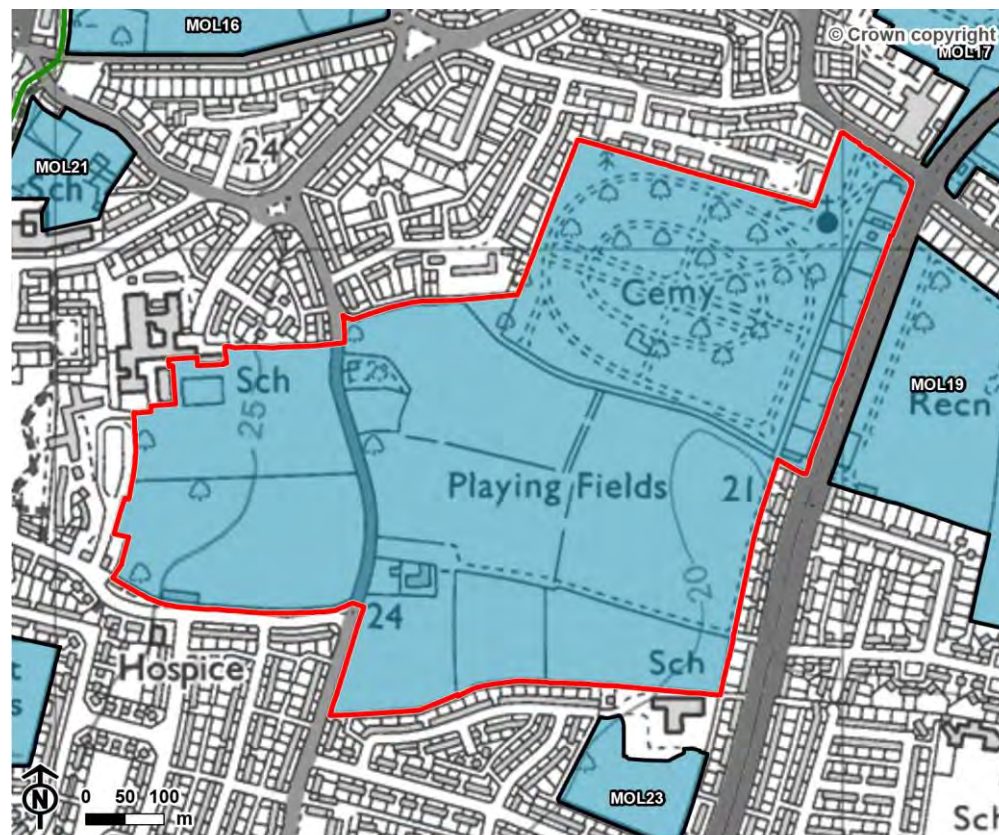


MOL20

43.94ha



■ MOL20 ■ Neighbouring parcel
■ MOL



■ MOL20 ■ Neighbouring parcel ■ MOL
— Green chain corridor
▨ Metropolitan Site of Importance for Nature Conservation

Parcel location

The MOL lies in the south of the Borough in the east of Winchmore Hill. The MOL consists of Firs Farm Wetlands Park and Playing Fields, tennis courts, a skate park, Edmonton Cemetery and Chapel. In the west of the MOL is Clowes Sports Ground.

MOL20

43.94ha

Contribution to MOL criteria

Openness

Land is relatively developed and has a significant amount of urbanising development within it, in the form of a church, a visitor centre for Firs Farm Wetland, a primary school and a building.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

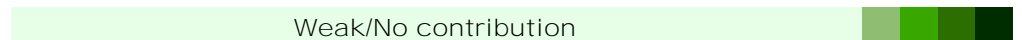
The MOL is generally open. The residential roads and treeline to the south west at Clowes Sportsground and thick treeline to the north west at Edmonton Cemetery provide reasonably strong distinction from the large built up area and help to screen views of the built-up area. The size of the MOL, and intermittent tree cover, particularly in the cemetery further restricts views and increases distinction. Although Firs Lane separates Clowes Sportsground from the wider MOL to the east, the scale of surrounding development is modest and partially screened by trees, ensuring a sense of distinction is maintained.



The north eastern portion of Firs Farm Wetlands Park and the playing fields to the east, an area of open space along the northern edge of the MOL and the north western corner and very northern tip of Edmonton Cemetery have more moderate distinction from the built-up area. The playing fields in the south eastern corner lack any significant boundary features with the built-up area to the south and east and there are views of the urban edge. However the surrounding development is small in scale and this coupled with the long ranging views of the open playing fields limits their impact. The area of MOL to the west, between Firs Lane and the cemetery also lacks any boundary features with the built-up area and is separated from the wider MOL by treelines. A large building to the north is clearly visible from within this portion of the MOL, however it is set back from the edge of the MOL, and so views of the built-up area do not dominate. Similarly the north western corner of cemetery has weaker boundaries than the remainder, it is a small area separated from the wider MOL by a treeline, which limits views of the open area and allows the residential development which is in close proximity to the north and west to dominate views in the area. The very northern tip of the cemetery is similarly separated from the wider MOL and so views of the open area are limited, though tree cover within this section means some distinction and shielding of views is retained. There are two buildings located in the north eastern corner of the MOL which reduce the openness of the land on which they sit. However their scale and separation from the built-up area and one another limit their impact. There is also a building located just to the east of Firs Lane which also compromises the openness of the land on which it sits. Its scale and the surrounding tree cover limits its wider impact.

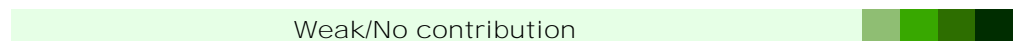


The building in the south eastern corner of the MOL associated with Firs Farm school reduces the openness of the land upon which it sits, and its close proximity to the built-up area of the school limits its distinguishability from the built-up area.



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or

MOL20

43.94ha

metropolitan significance and is therefore considered to make a weak/no contribution to this criterion.

Weak/No contribution

Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is not connected or within close proximity to a recognised strategic corridor, node or link in the Borough's green infrastructure network and therefore makes a weak contribution to this criterion.

Weak/No contribution



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no
Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL does not have a connection to a known strategic corridor and therefore does not make a contribution to criterion 4.

MOL20

43.94ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The majority of Edmonton Cemetery, Winchmore School playing fields, Clowes Sports Ground and the western portion of Firs Farm Wetlands make a strong contribution to criteria 1. Release in these areas would therefore result in high MOL harm.



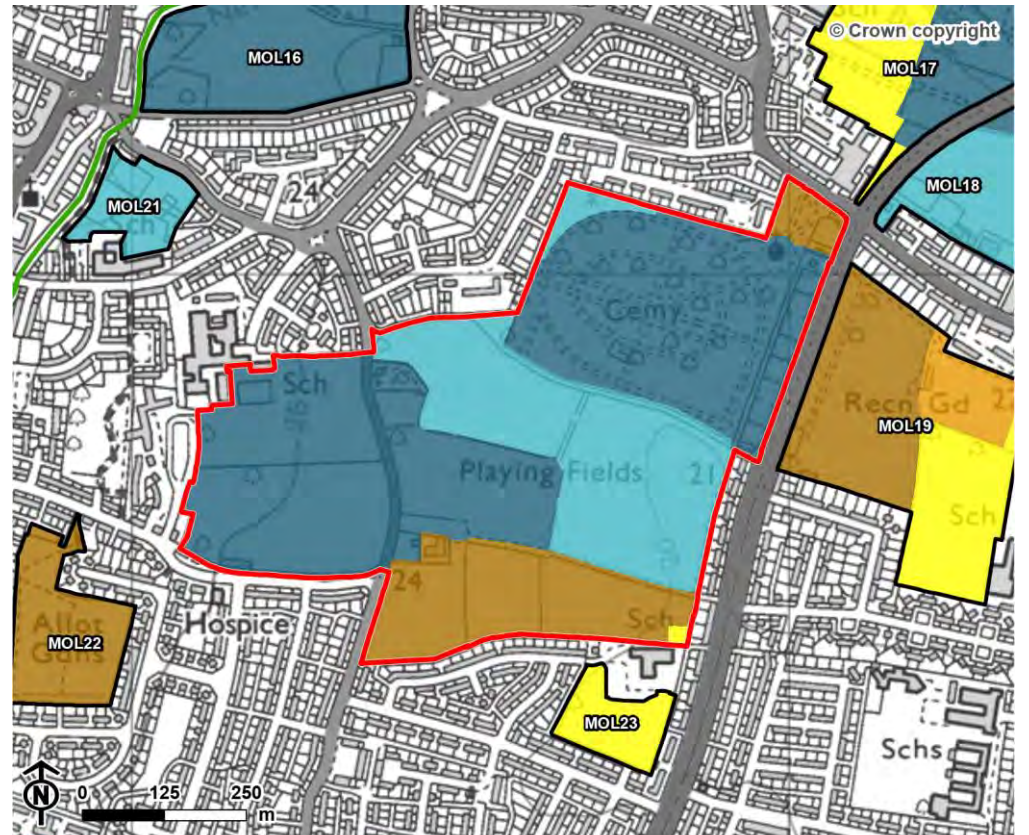
The north eastern portion of Firs Farm Wetlands Park and the playing fields to the east make a moderate contribution to criteria 1. Release of the northernmost portion of these areas containing some of the waterbodies would bring the built-up area much closer to MOL immediately to the south – south of the water bodies. This area, screened from the wider MOL by the line of mature trees to the south would then have reduced distinction from the built-up area reducing its contribution to criteria 1 from moderate to weak. This area would be influenced in the same way if the playing fields immediately to the east were also released in isolation. The release of all three of these areas in combination would split the MOL in two. The north western corner of Edmonton Cemetery also makes a moderate contribution to criteria 1. Although the thick treeline to the south largely screen views of the wider MOL, release in this area would breach the regular boundary of the cemetery resulting in some impact on the distinction of adjacent MOL to the south and east. Release in these parts of the MOL would therefore result in moderate-high MOL harm.



The very northern tip of Edmonton Cemetery and the southern portion of the Firs Farm playing fields in the south eastern corner of the MOL also make a moderate contribution to criteria 1. With the exception of the eastern half of the southern portion of the Firs Farm playing fields, these areas are bound by mature trees screening them from view of the wider MOL. The eastern half of the southern portion of the Firs Farm playing fields has no clear boundary with the MOL to the north; however, the area to the north is large and expansive and has clear views of the built up area along Kipling Terrace to the east. Their release would therefore not impact the distinction of adjacent MOL. Small portions of these areas contain buildings that reduce the openness of the land on which they sit; however, their scale and separation from the built-up area and one another limit their impact. Release in these parts of the MOL would therefore result in moderate MOL harm.



The building in the south eastern corner of the MOL associated with Firs Farm school makes a weak contribution to all criteria and its close proximity to the built-up area of the school limits its distinguishability from the built-up area. The loss of openness in this location reduces the harm of release on the site of the building to low.



 MOL20
 Neighbouring parcel
 — Green Chain corridor

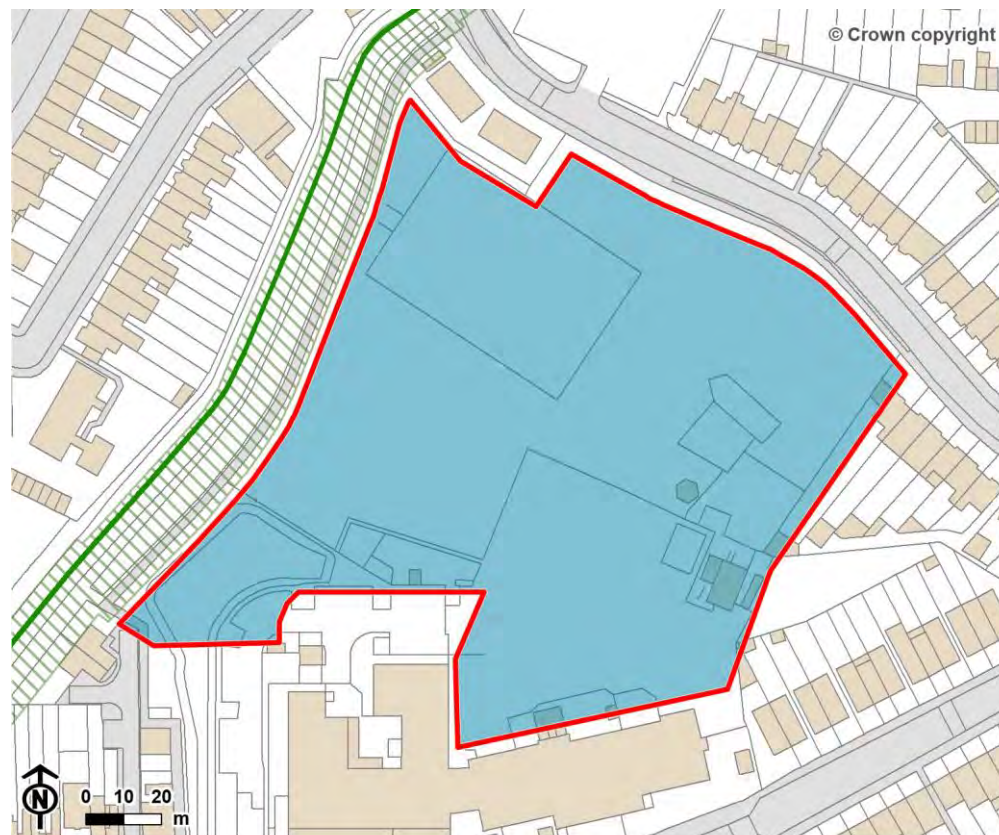
Harm rating
 Very low
 Low
 Low moderate
 Moderate
 Moderate high
 High
 Very high

MOL21

1.83ha



■ MOL21
■ MOL



■ MOL21 ■ MOL
— Green chain corridor
▨ Metropolitan Site of Importance for Nature Conservation

Parcel location

The MOL lies in the south of the Borough in Winchmore Hill. It is comprised of the playing fields of Highfield Primary School. The New River Metropolitan SINC follows the north western edge of the MOL.

MOL21

1.83ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. Despite having relatively strong boundaries marked by a road to the north and river to the west, there are no significant boundary features with the built-up area to the south and east. This allows views of the urban edge. Highfield Primary School dominates the southern edge of the MOL and the scale of this relative to the size of the MOL and the lack of any boundary features here partially weakens the influence of the MOL's openness on its distinction from the built up area.

Moderate



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.

Weak/No contribution



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The western boundary of the MOL follows a section of the New River designated as a Metropolitan SINC. The green spaces within the MOL have the potential to be of value to the species using the SINC and are therefore recognised as making a moderate contribution to this criterion. The MOL containing buildings and hardstanding associated with the school do not currently contribute; however, as areas of fundamentally open land they could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.

Moderate



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

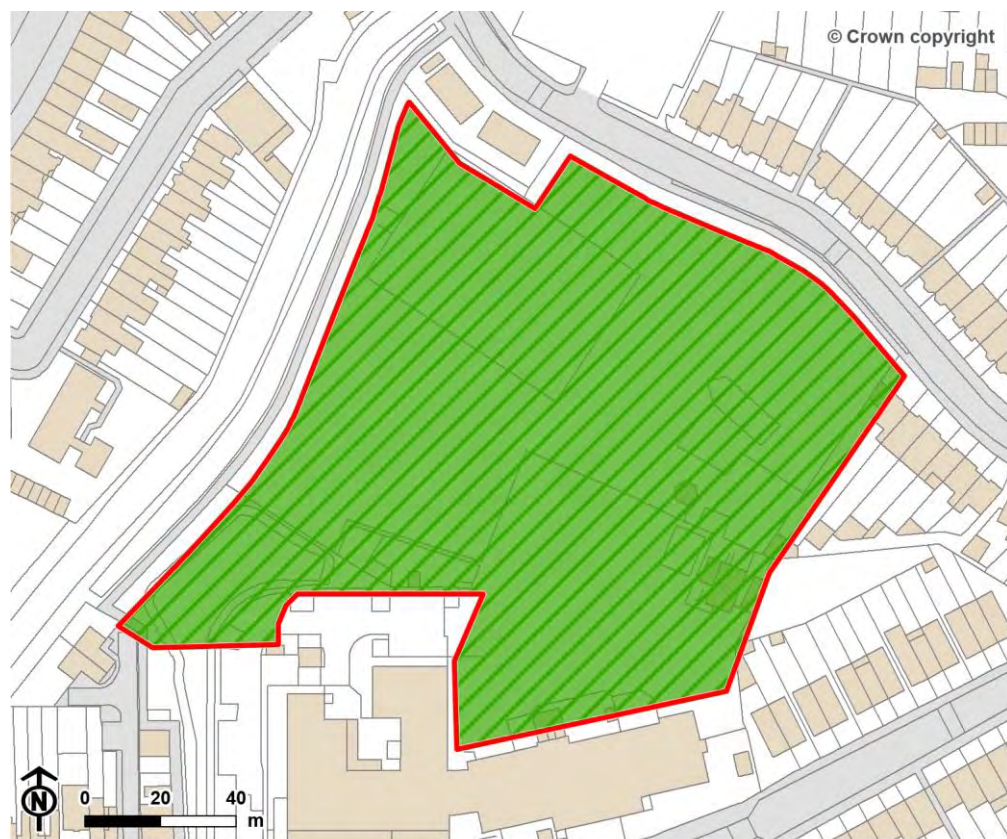
The MOL is connected to the New River and Enfield Link. Consequently, as the area makes a moderate contribution to Criteria 1 and 3 it also makes a moderate contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.

Moderate



MOL21

1.83ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no
Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL has a connection to a known strategic corridor and therefore makes a contribution to criterion 4. Contributions to criterion 4 across the MOL correspond to highest contribution for criteria 1, 2 and 3.

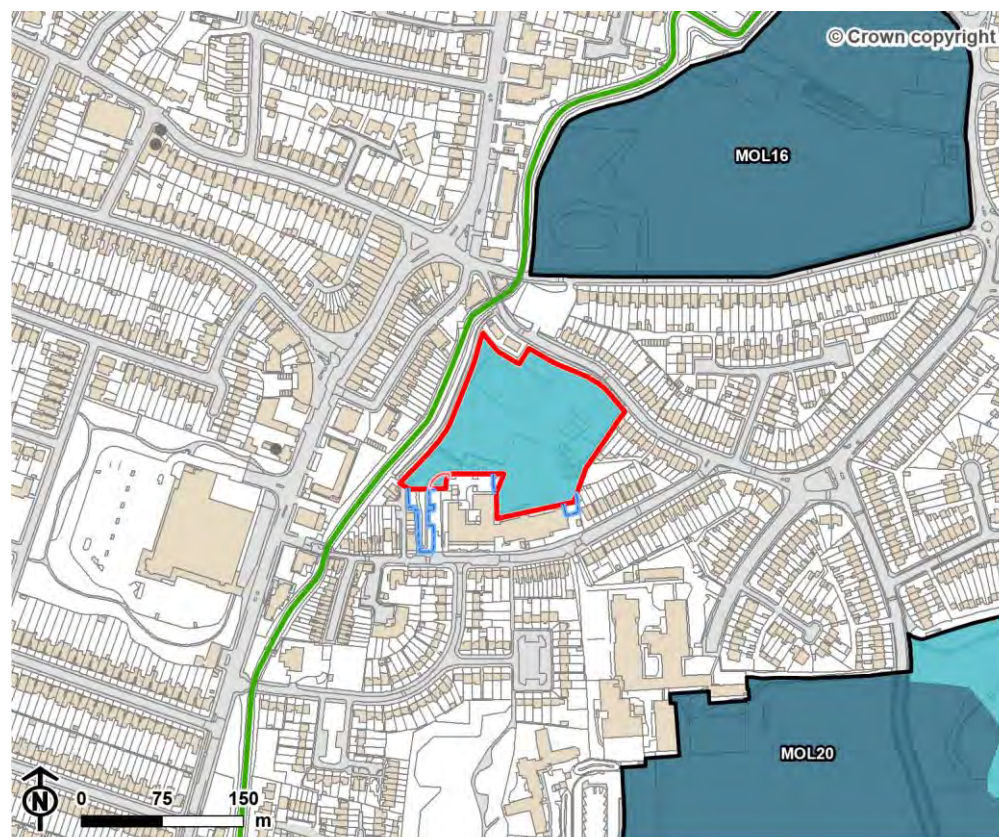
MOL21

1.83ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The MOL makes a moderate contribution to criteria 1, 3 and 4. Release would therefore result in moderate-high MOL harm.

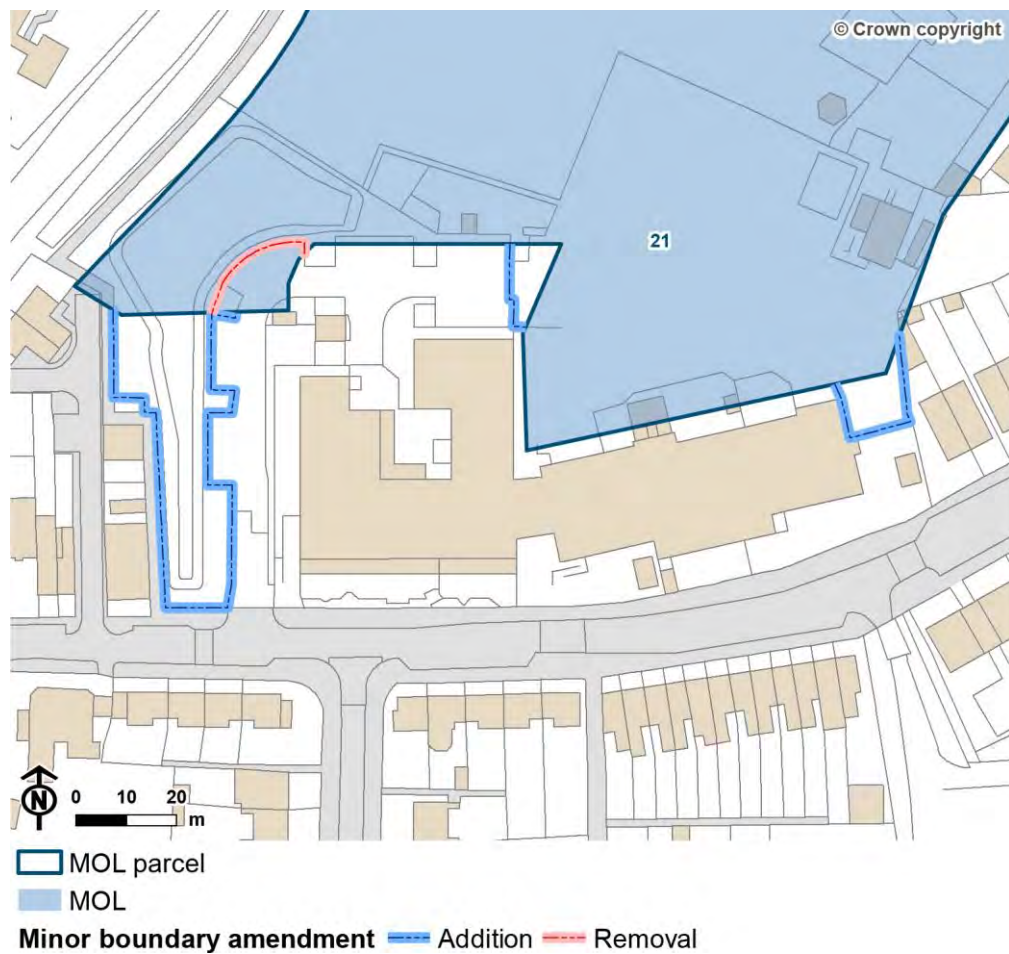


MOL21

1.83ha

Potential minor boundary adjustment recommendations

Realign the MOL to include the rest of the open land surrounding Highfield Primary School, with the exception of the access road and associated school carparking.



MOL22

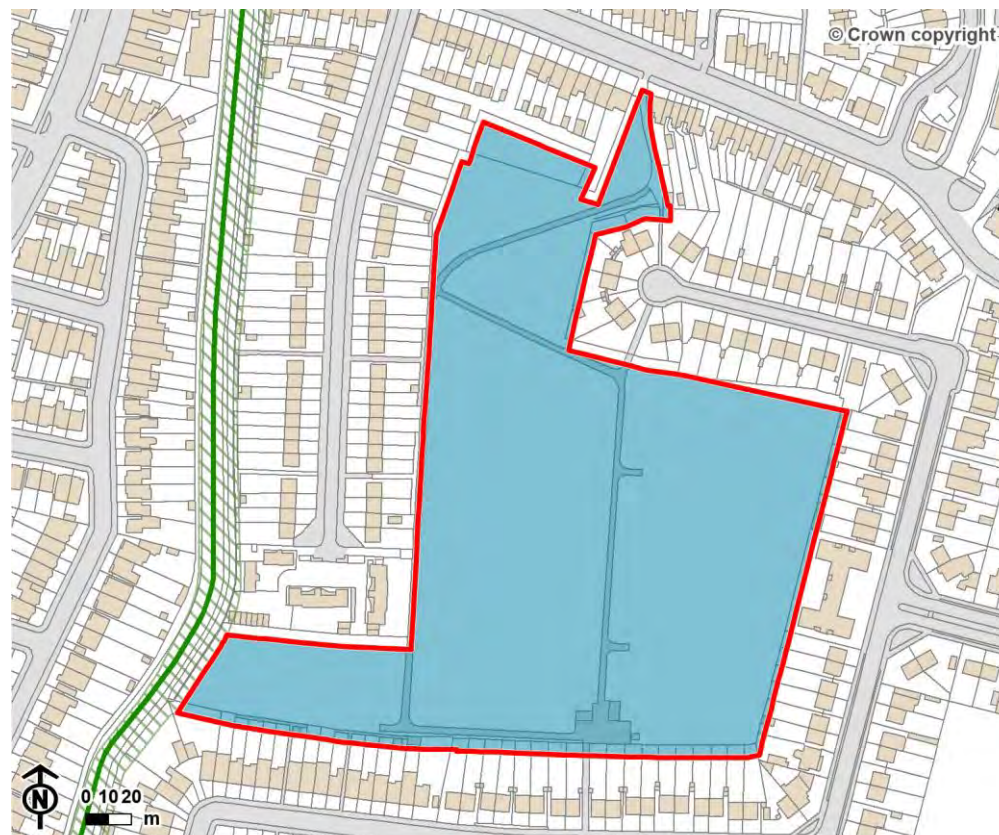
3.92ha



Legend:
[Red outline] MOL22 [Black outline] Neighbouring parcel
[Blue fill] MOL

Parcel location

The MOL lies in the south of the Borough inbetween Palmers Green and Winchmore Hill. The MOL covers an allotment.



Legend:
[Red outline] MOL22 [Black outline] Neighbouring parcel [Blue fill] MOL
[Green line] Green chain corridor
[Hatched area] Metropolitan Site of Importance for Nature Conservation

MOL22

3.92ha

Contribution to MOL criteria

Openness


Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL lacks any significant boundary features to create distinction from the built-up area, with boundaries just consisting of residential gardens. There are significant views of the built-up area on all sides, and the relatively irregular shape of the MOL results in the built-up area being relatively close in any part.

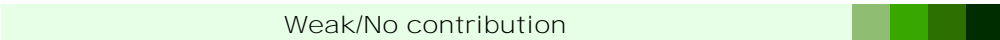
Weak/No contribution



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.

Weak/No contribution



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The western boundary of the MOL follows a section of the New River designated as a Metropolitan SINC. The allotments within the MOL have the potential to be of value to the species using the SINC. Therefore, the MOL is recognised as making a moderate contribution to this criterion.

Moderate



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

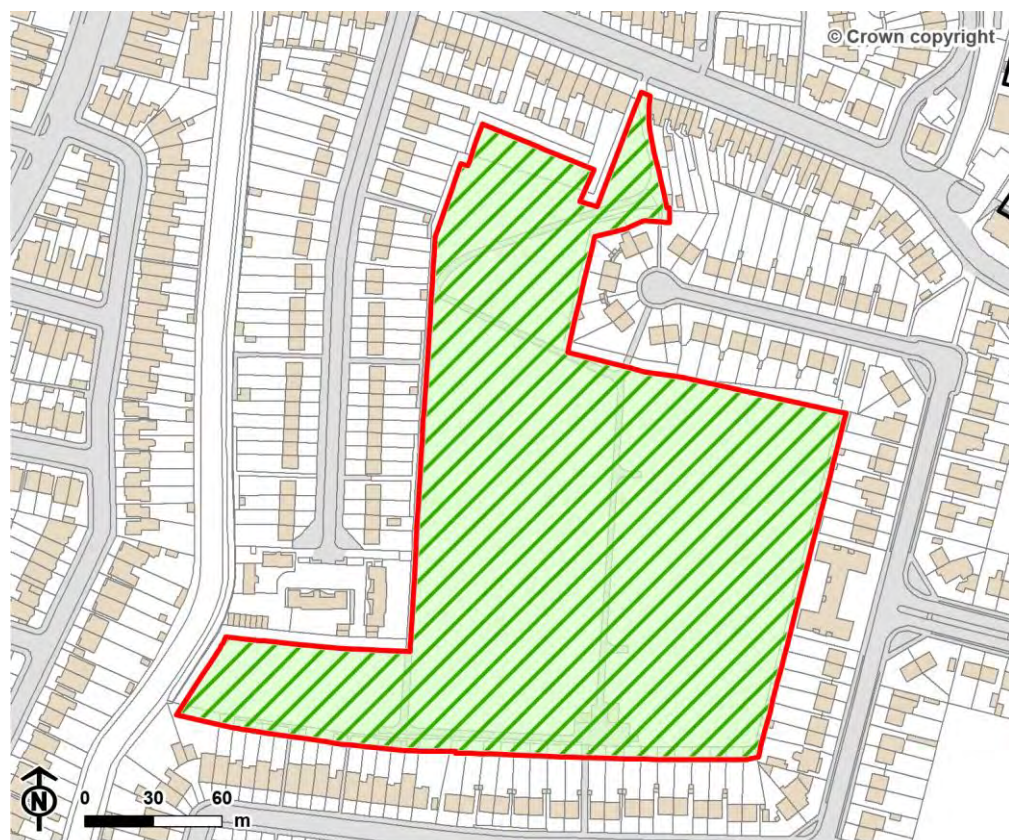
The MOL is connected to the New River and Enfield Link. Consequently, as the area of the MOL makes a moderate contribution to Criterion 3 it also make a moderate contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.

Moderate



MOL22

3.92ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no
Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL has a connection to a known strategic corridor and therefore makes a contribution to criterion 4. Contributions to criterion 4 across the MOL correspond to highest contribution for criteria 1, 2 and 3.

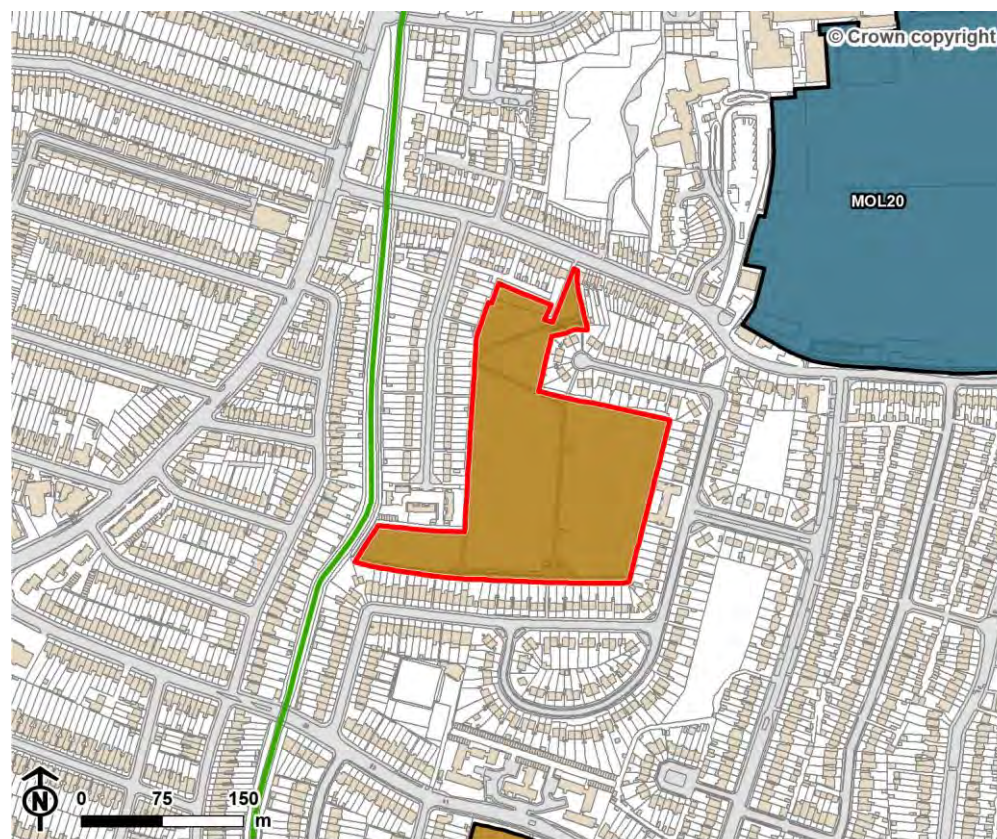
MOL22

3.92ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The MOL makes a moderate contribution to criteria 3 and 4. The MOL has relatively weak distinction from the built-up area, so any release would have a limited impact on the distinction of adjacent MOL. Release in any part of the MOL would therefore result in moderate MOL harm.



MOL22 Neighbouring parcel Green Chain corridor

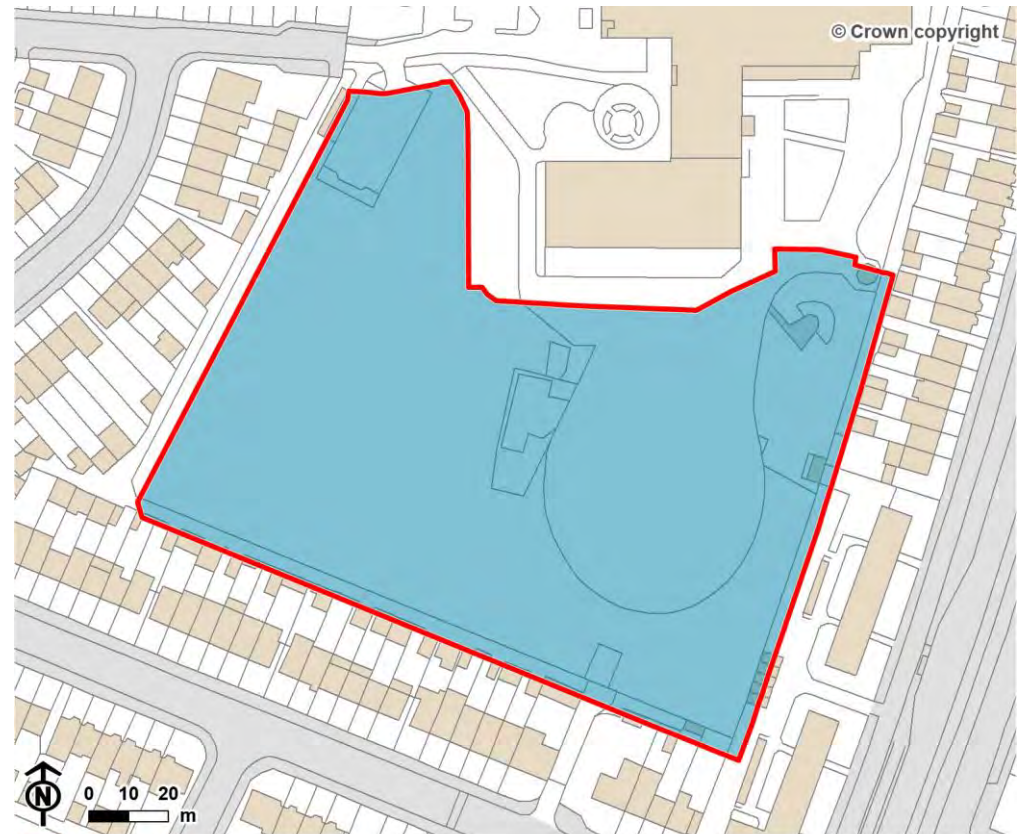
Harm rating Very low Low Low moderate Moderate Moderate high High Very high

MOL23

1.7ha



■ MOL23
■ MOL



■ MOL23 ■ MOL

Parcel location

The MOL is in the south of the Borough south of Winchmore Hill. It is comprised of the playing fields of Firs Farm Primary School.

MOL23

1.7ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. However, it lacks any significant boundary features to provide distinction from the built-up area, particularly to the north where there is no boundary between the MOL and the primary school. This, coupled with the small size of the MOL means that views within the MOL are dominated by the built-up area, in particular the primary school.

Weak/No contribution

Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.

Weak/No contribution

Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this criterion.

Weak/No contribution

Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

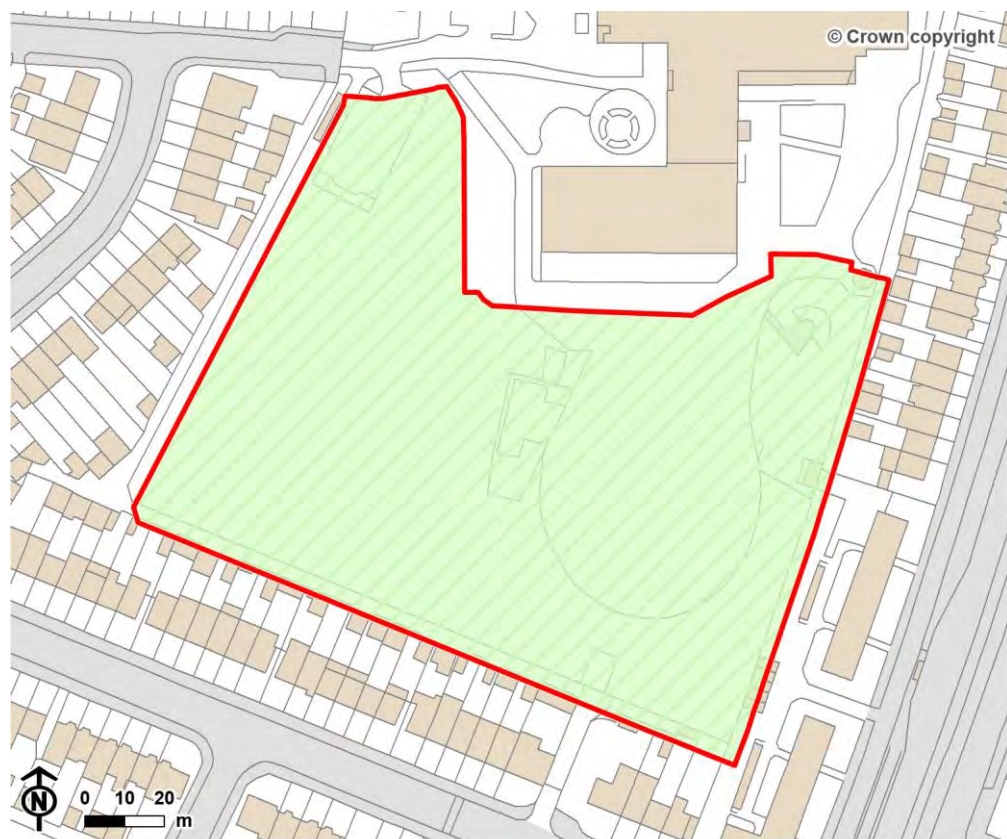
The MOL is not connected or within close proximity to a recognised strategic corridor, node

or link in the Borough's green infrastructure network and therefore makes a weak contribution to this criterion.

Weak/No contribution

MOL23

1.7ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no
Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL does not have a connection to a known strategic corridor and therefore does not make a contribution to criterion 4.

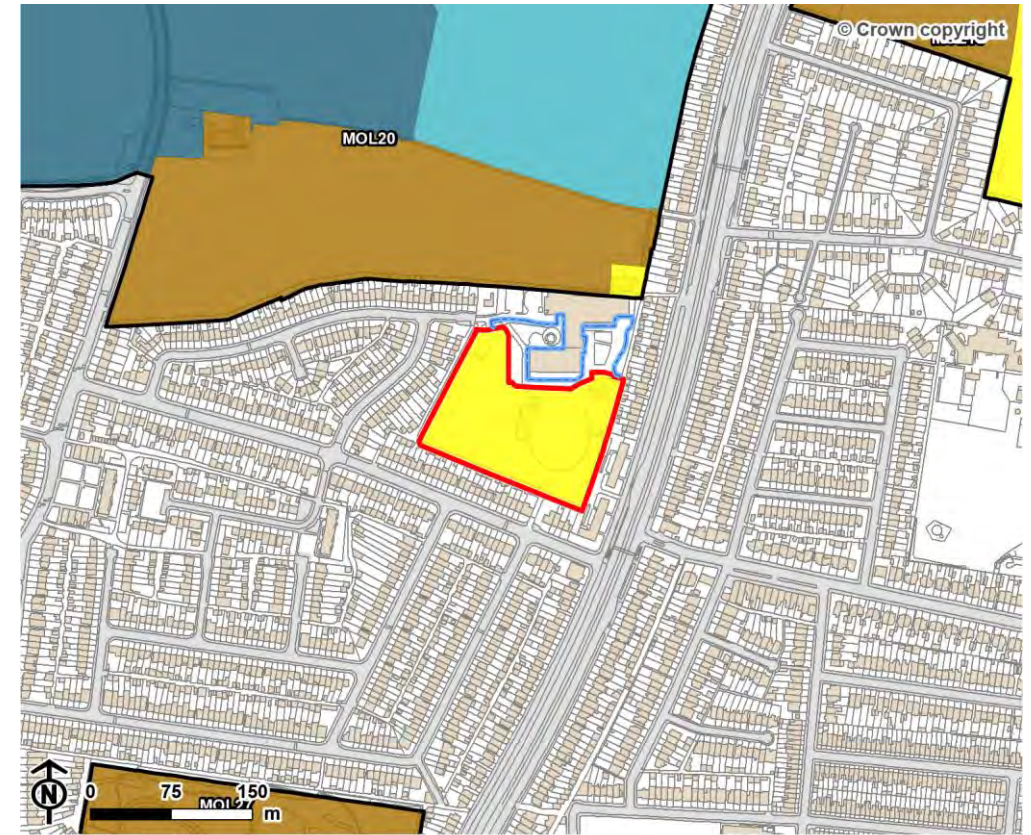
MOL23

1.7ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The MOL is comprised of the playing fields adjacent to Firs Farm Primary School and makes a weak/no contribution to all criteria. However, the area is fundamentally open. Release of this areas would therefore result in low MOL harm.

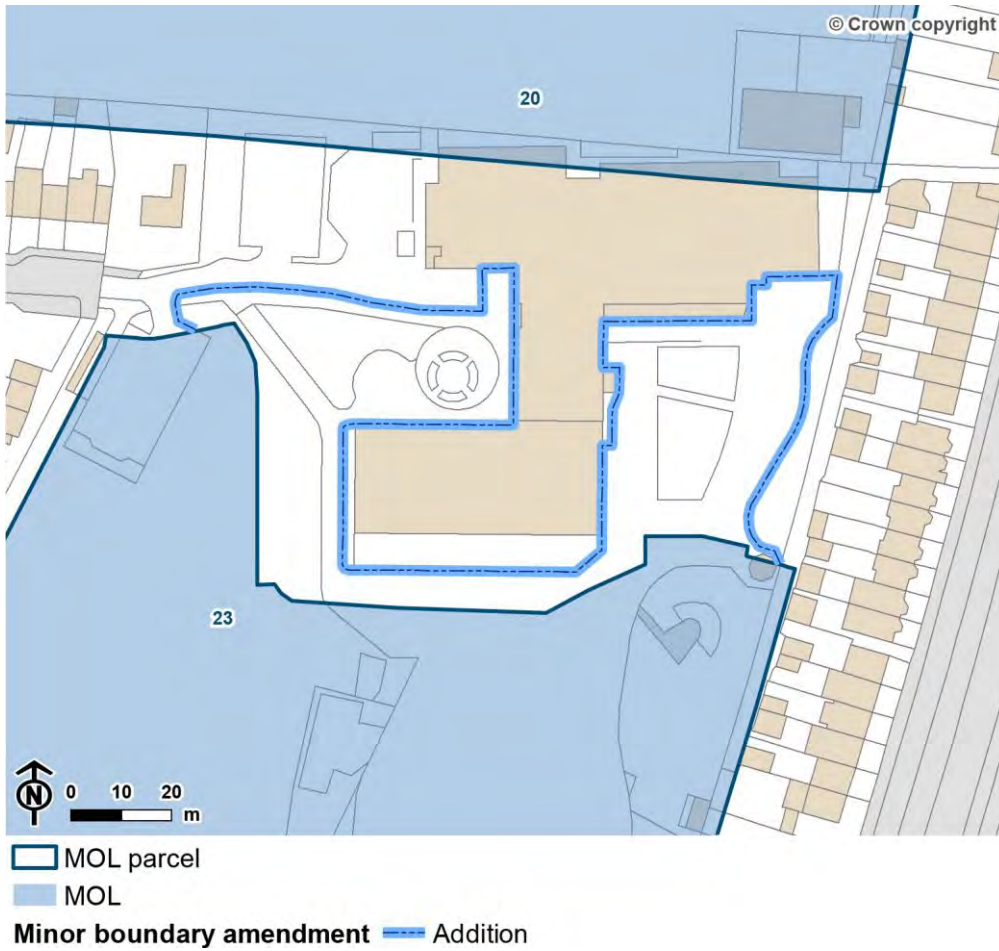


MOL23

1.7ha

Potential minor boundary adjustment recommendations

Realign the MOL to include the rest of the open land surrounding Firs Farm Primary School, with the exception of the access road and associated school carpark to the north.



MOL24

18.35ha



- MOL24 - - Local Authority boundary
- MOL



- MOL24 MOL
- Green chain corridor
- Listed building
- Conservation area

Parcel location

The MOL lies in the south-west of the Borough north of Arnos Grove. Arnos Park is formed of liner bands of woodland and open recreation space. A trainline runs through the west of the MOL and Pymmes Brook flows from the west to east close to the southern boundary of the Park. In the south-west of the MOL there are tennis courts and a playground.

MOL24

18.35ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

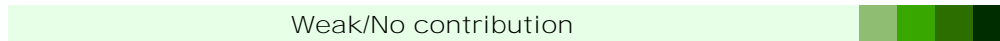
The MOL is open. The regular boundaries of the MOL lined with mature trees and liner bands of open woodland offer only partial views of the built-up area around the majority of the MOL offering strong distinction from the built-up area and screen the open space in the centre of the Park from the built up area, maintaining a strong sense of openness and distinction.



The open and unwooded MOL in between the built-up area and woodland at the north western and eastern ends of the Park, where the adjacent residential properties are generally larger have slightly more of a relationship with the built-up area. The woodland serves to screen the wider MOL from view in these locations, increasing the influence of the built-up area where gaps along the tree-lined edges of adjacent residential gardens offer intermittent views of the urban edge. These portions of the park are therefore considered to have moderate distinction from the built-up area.

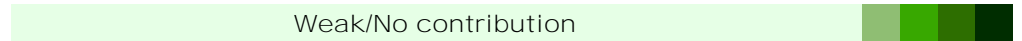


The tennis courts off Brookdale Road at the southern edge of the MOL are less well screened from the built-up area to the south and south east. Furthermore, this area particularly separated from the wider MOL to the east by the raised railway line. This area is therefore considered to have weak distinction from the built-up area.



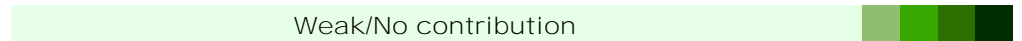
Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is connected to the Pymmes Brook Link. Consequently, the areas of the MOL that make a strong contribution to Criterion 1 also make a strong contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



The MOL is connected to the Pymmes Brook Link. Consequently, the areas of the MOL that make a moderate contribution to Criterion 1 also make a moderate contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



MOL24

18.35ha

The MOL is connected to the Pymmes Brook Link. Consequently, the tennis court area at the southern boundary of the MOL that makes a weak contribution to Criterion 1 also make a weak contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.

Weak/No contribution



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no
Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL has a connection to a known strategic corridor and therefore makes a contribution to criterion 4. Contributions to criterion 4 across the MOL correspond to highest contribution for criteria 1, 2 and 3.

MOL24

18.35ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

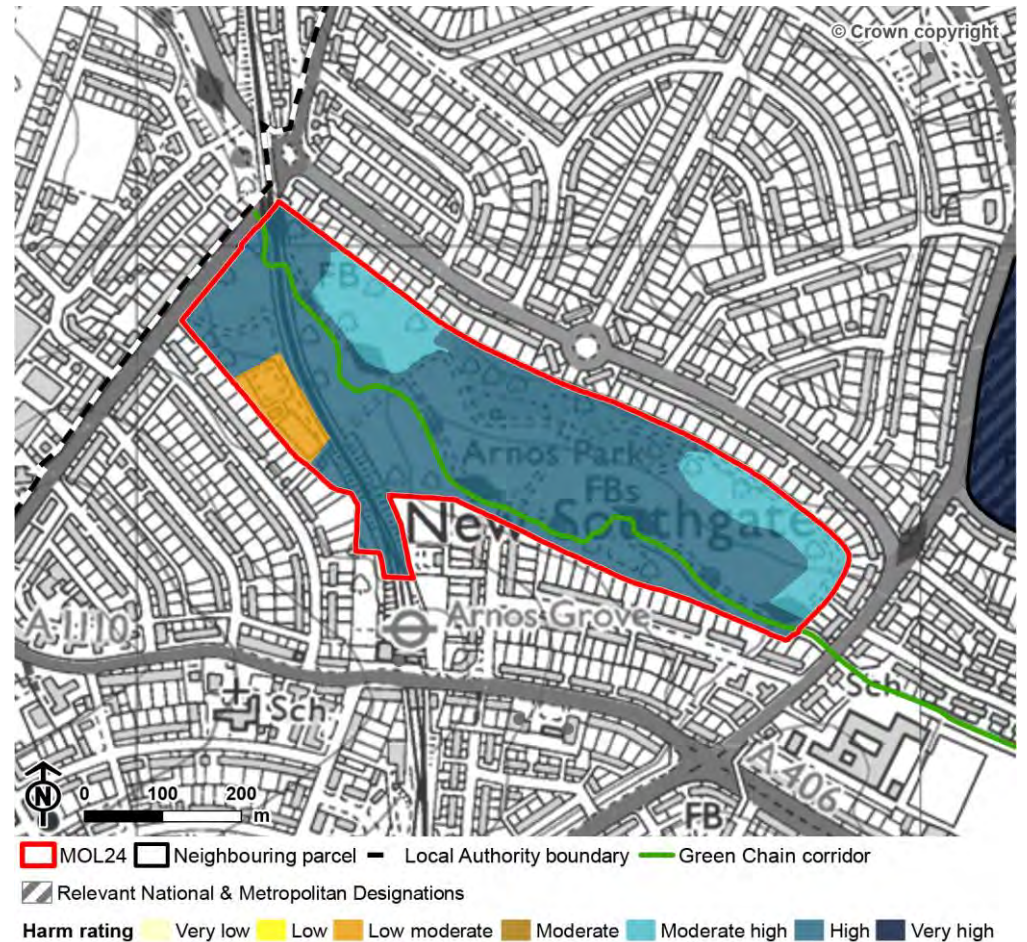
The vast majority of the MOL makes a strong contribution to criteria 1 and 4. The regular boundaries of the MOL marked by treelines and residential gardens provide distinction. Release of all but a few more screened locations in the MOL would therefore result in high MOL harm.



The open and unwooded MOL in between the built-up area and woodland at the north western and eastern ends of the Park make a moderate contribution to criteria 1 and 4. Woodland screens the wider MOL from view in these locations, but release in these locations would breach the regular boundary around the edge to the MOL resulting in some impact on the distinction of adjacent MOL. Release in these areas of the MOL would therefore result in moderate-high harm.



The tennis courts off Brookdale Road at the southern edge of the MOL make a weak contribution to criteria 1 and 4. The raised railway line screens the wider MOL from view, but release of the tennis courts would breach the regular southern boundary, resulting in some impact on the distinction of adjacent MOL to the north west. However, it is acknowledged that the mature trees in this direction would screen the visual impact of this. Release in the tennis courts would therefore result in low-moderate harm.



MOL25

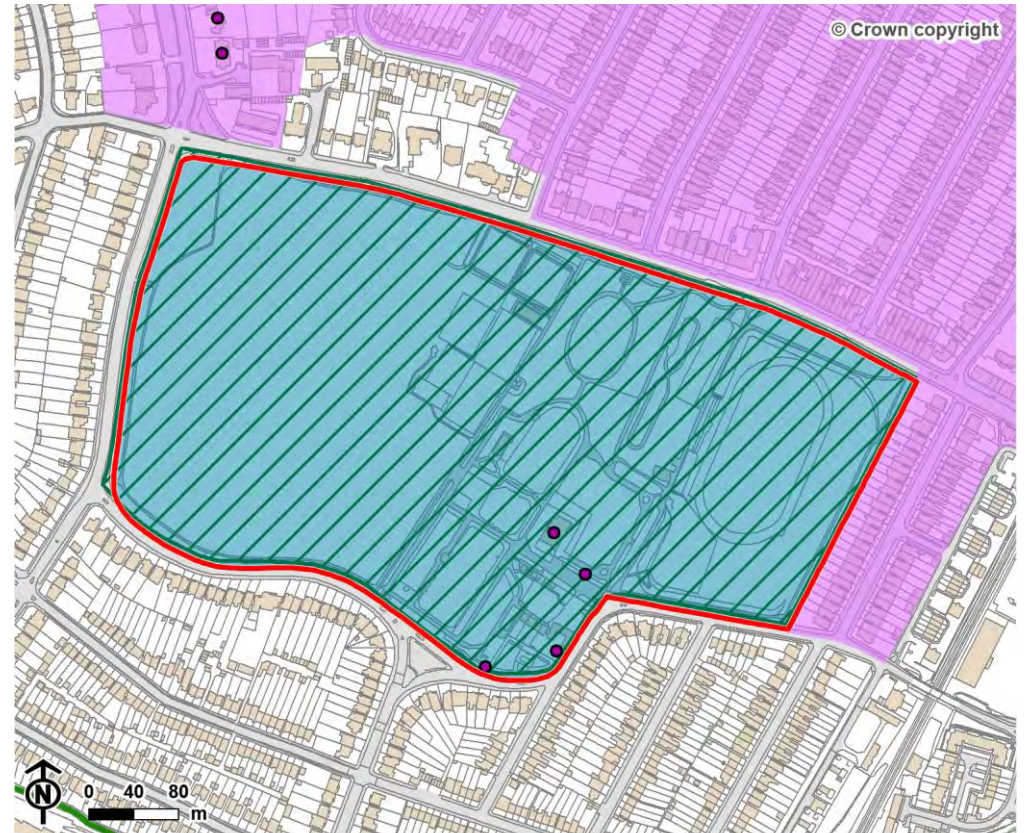
21.44ha










 MOL25
 MOL

Parcel location

The MOL lies in the south-east of the Borough in between Arnos Grove and Palmers Green. The MOL covers Broomfield Park designated as a Grade II Registered Park and Garden. The Park contains a range of facilities including two lakes, a few playgrounds and adventure play areas, basketball courts, Broomfield Conservatory, Palmers Greenery Community Café



 MOL25  MOL
 Green chain corridor  Listed building  Conservation area  Registered Park & Garden
 Metropolitan Site of Importance for Nature Conservation

and Broomfield Adventure Golf. The Broomfield House Trust is found in the south of the MOL which includes buildings and a car park. Broomfield House is Grade II* listed, while the west, north and south walls of the park are Grade II listed. The Lakes Estate Conservation Area borders the northern and eastern edges of the Park.

MOL25

21.44ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

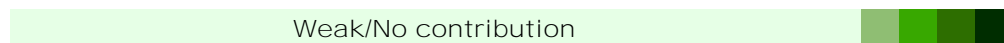
Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. It has strong boundaries formed by roads and treelines in all directions, providing strong distinction from the built-up area. The lakes and woodland in the centre of the MOL provide further distinction for this area. Views of the built-up area in the western half of the MOL are limited by the boundary features and the open views of the wider MOL. Boundary features limit views of the built-up area in the eastern half, but treelines within the MOL also limit wider views of the open land in this half.



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



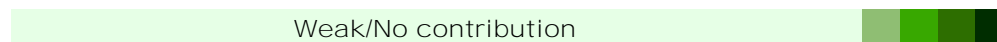
Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is designated as a Grade II Registered Park and Garden and contains three listed buildings, including the Grade II* listed Broomfield House. The Lakes Estate Conservation Area follows the northern and eastern boundaries of the MOL. Therefore the MOL is considered to make a strong contribution to this criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is not connected or within close proximity to a recognised strategic corridor, node or link in the Borough's green infrastructure network and therefore makes a weak contribution to this criterion.



MOL25

21.44ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no
Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL does not have a connection to a known strategic corridor and therefore does not make a contribution to criterion 4.

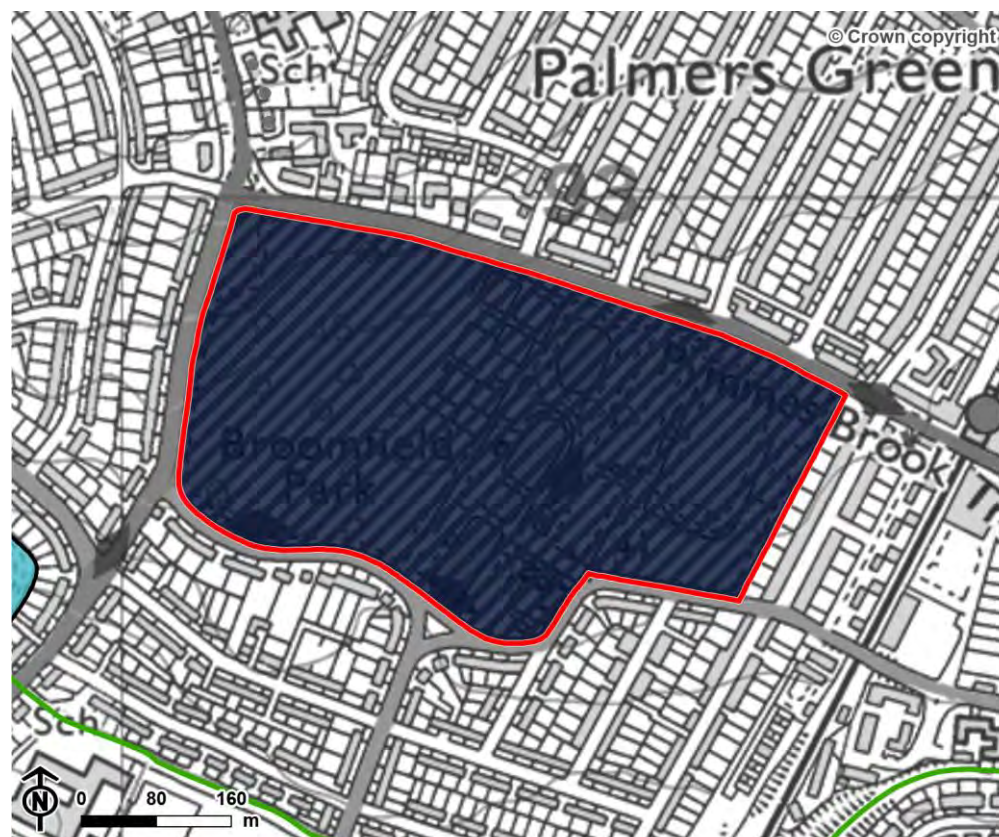
MOL25

21.44ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The MOL makes a strong contribution to criteria 1 and 3. The MOL is designated as a Grade II Registered Park and Garden in recognition of its designed landscape and associated facilities and features, including a few listed buildings, such as the Grade II* listed Broomfield House. Release in any area would therefore result in very high MOL harm.



MOL26

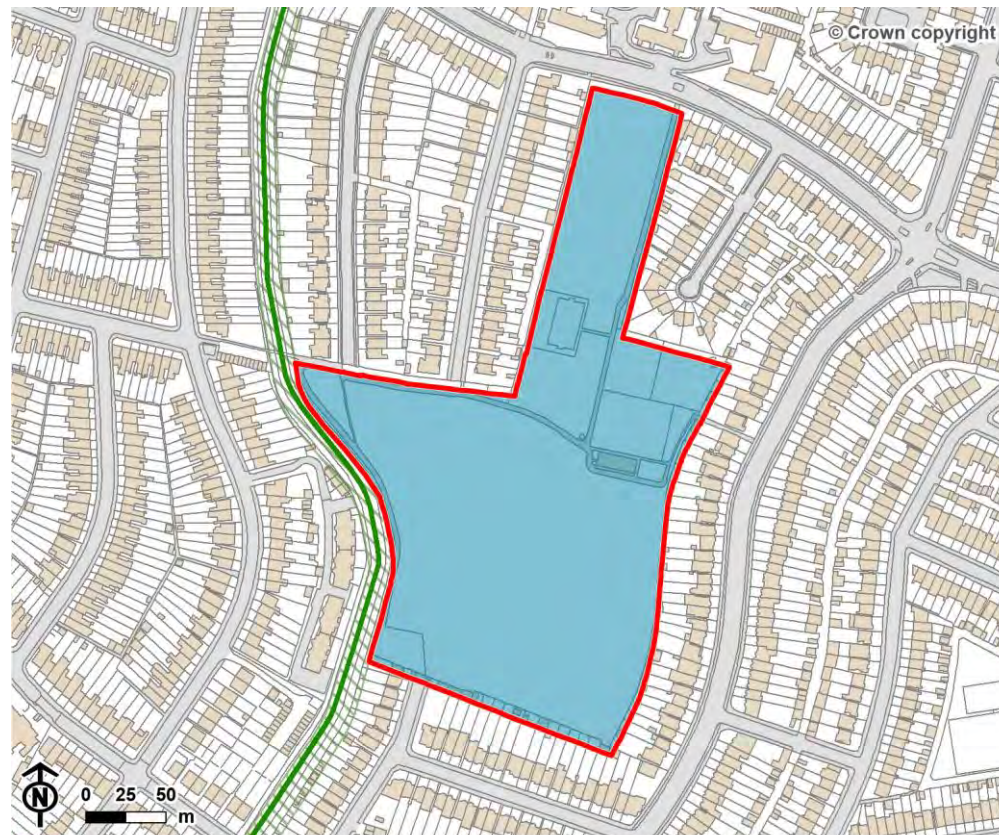
5.04ha



MOL26
MOL

Parcel location

The MOL lies in the south of the Borough in Palmers Green. It contains Hazelwood Recreation Ground, comprising of a range of outdoor sports pitches and associated facilities.



MOL26 MOL
Green chain corridor
Metropolitan Site of Importance for Nature Conservation

MOL26

5.04ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

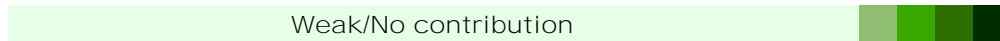
Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. The southern half of the MOL has some boundary features which create distinction from the built-up area, particularly to the west where the boundary is formed by the New River and a treeline. The eastern boundary is weaker, formed only by residential gardens. While this allows some views of the built-up area, the development is small scale and this portion of MOL has open views of the wider cricket pitch.

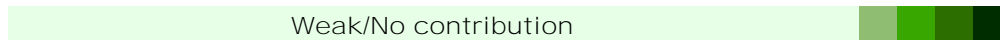


The irregular northern section of the MOL has weaker distinction from the built-up area. A treeline and building separates this section from the wider MOL to the south, limiting views of open land. Furthermore, this section of MOL generally lacks strong boundary features to the east and west revealing clear views of the built up area.



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The western boundary of the MOL follows a section of the New River designated as a Metropolitan SINC. The green spaces within the MOL have the potential to be of value to the species using the SINC and are therefore recognised as making a moderate contribution to

this criterion. The MOL containing buildings and hardstanding associated with car parks and outdoor sports do not currently contribute; however, as areas of fundamentally open land they could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



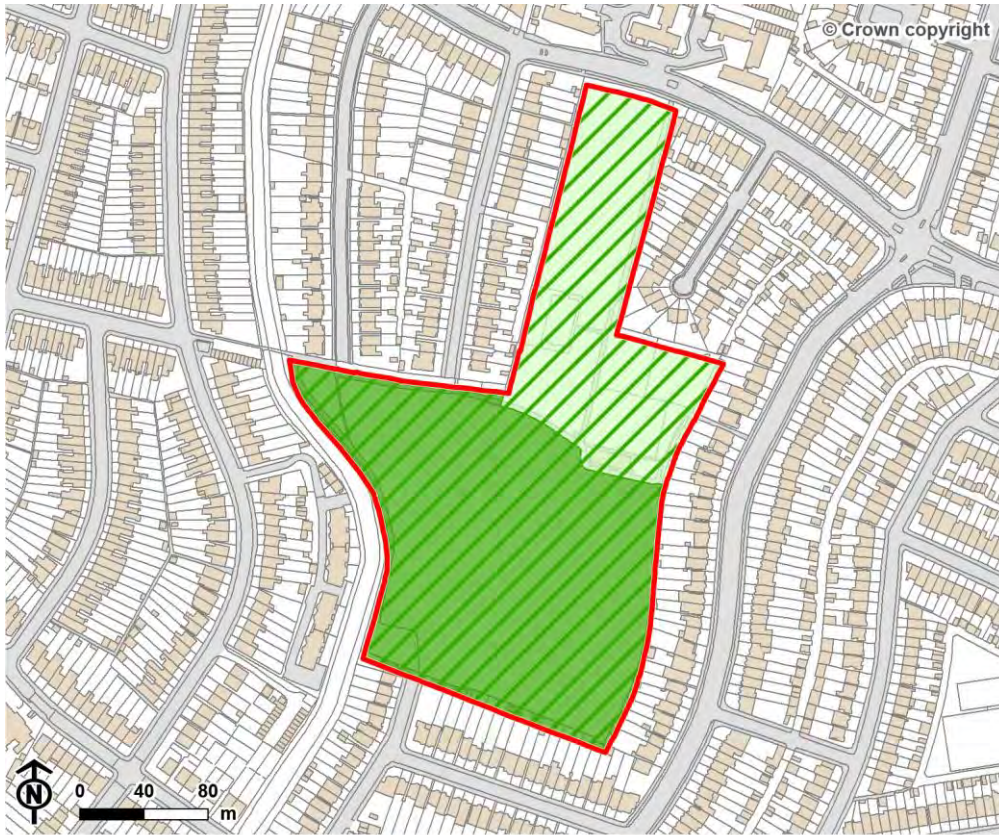
Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is connected to the New River and Enfield Link. Consequently, the areas of the MOL that make a moderate contribution to Criteria 1 and/or 3 also make a moderate contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



MOL26

5.04ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no

Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL does not have a connection to a known strategic corridor and therefore does not make a contribution to criterion 4.

MOL26

5.04ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The southern regular part of the MOL adjacent to the New River makes a moderate contribution to criteria 1, 3 and 4. The irregular area of MOL to the north has weaker distinction from the built-up area, so release of the southern part would not have a significant impact on the distinction of adjacent MOL. Release in the southern part would therefore result in moderate-high harm.



The irregular northern part of the MOL makes a moderate contribution to criteria 3 and 4. The release of the irregular northern part of the MOL including the surfaced playing fields would not affect the distinction of the MOL to the south which is largely screened by mature trees. Release in the northern part would therefore result in moderate harm.





MOL26 Green Chain corridor

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


MOL27

6.02ha



 MOL27
 MOL



 MOL27  MOL

Parcel location

The MOL is located in the south of the Borough east of Palmers Green. It contains Tatem Park Recreation Ground, which is comprised of a playground, an athletics track, woodland and parkland.

MOL27

6.02ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. The roads and thick treelines to the south west and east provide strong distinction from the built-up area and limit views of the urban edge. The woodland cover within the southern half of the MOL further increases distinction from the built-up area and restricts views.

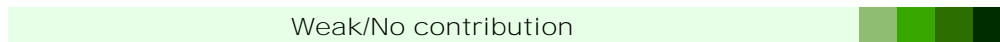


The northern half of the MOL has more moderate distinction from the built-up area. It is not wooded and the boundaries, formed by treelines and residential gardens provide less distinction. The buildings surrounding this portion of the Park are at a higher level, maintaining some distinction; however, the patchy treelines allow intermittent views of the built-up area. There are some long raging open views of the MOL running east-west which serve to limit the impact of the surrounding built-up area in combination with the sloping, treelined boundaries.



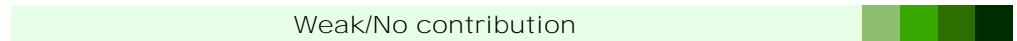
Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



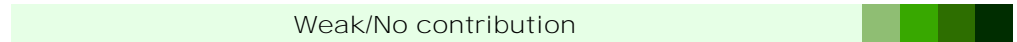
Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is not connected or within close proximity to a recognised strategic corridor, node or link in the Borough's green infrastructure network and therefore makes a weak contribution to this criterion.



MOL27

6.02ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no

Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL does not have a connection to a known strategic corridor and therefore does not make a contribution to criterion 4.

MOL27

6.02ha

Harm of release




Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The southern part of the MOL makes a strong contribution to criteria 1. Release in this part of the MOL would therefore result in high MOL harm.



The northern of the MOL makes a more moderate contribution to criteria 1. This portion of the Park is surrounded by steeply sloping treelines up to residential gardens. Patches of mature trees screen views of the built up area and the wider MOL to the south, but the raised surrounding built up area maintains a moderate influence. The isolated release of this area would not impact the distinction of the MOL land in the southern part of the MOL. Release in this part of the MOL would therefore result in moderate MOL harm.



 MOL27  Neighbouring parcel  Green Chain corridor

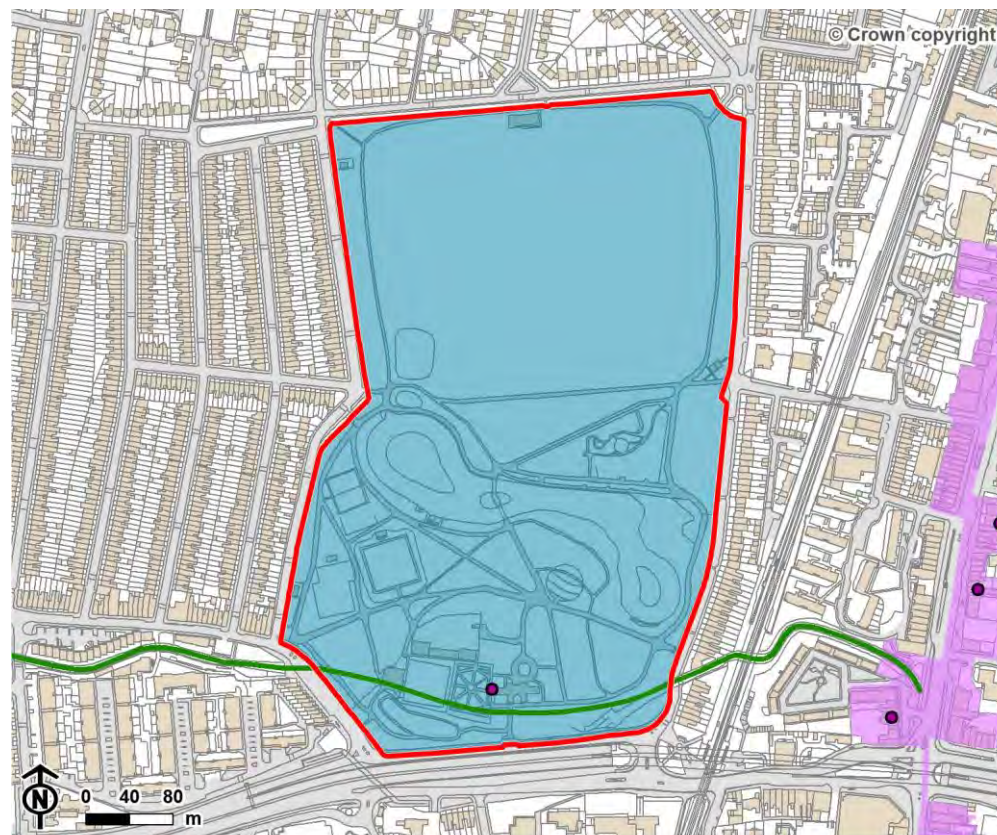
Harm rating  Very low  Low  Low moderate  Moderate  Moderate high  High  Very high





MOL28

20.55ha



-  MOL28
-  MOL



-  MOL28
-  MOL
-  Green chain corridor
-  Listed building
-  Conservation area

Parcel location

The MOL lies in the south east of the Borough in Edmonton. The MOL covers Pymmes Park, which is comprised of a visitors centre and gardens in the south, a central lake, and outdoor sports pitches in the north and east. Pymmes Brook flows through the south of the MOL.

MOL28

20.55ha

Contribution to MOL criteria

Openness

Land is relatively developed and has a significant amount of urbanising development within it, in the form of Pymmes Park Visitor Centre.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

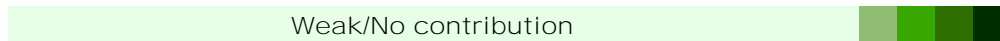
Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. The thick treelines and roads around all edges of the MOL provide strong distinction from the built-up area. The woodland and lake in the southern half of the MOL further increases distinction in this half. While breaks in the treelines would provide intermittent views of the built-up area, this is limited by the scale of the development, and the open views of the open spaces in the wider MOL.



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The former garden walls in the centre of the southern half of the MOL are Grade II listed. Its listing makes no reference to its setting within the MOL. Consequently, the contribution of the MOL to this asset is restricted to its immediate vicinity.



The remaining areas of MOL are not considered to be functionally linked to any designations of national or metropolitan significance and are therefore considered to make a weak/no contribution to this criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is connected within close proximity to the Pymmes Brook Link. Consequently, the areas of the MOL that make a strong contribution to Criteria 1 and 3 make a strong contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



MOL28

20.55ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no

Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL has a connection to a known strategic corridor and therefore makes a contribution to criterion 4. Contributions to criterion 4 across the MOL correspond to highest contribution for criteria 1, 2 and 3.

MOL28

20.55ha

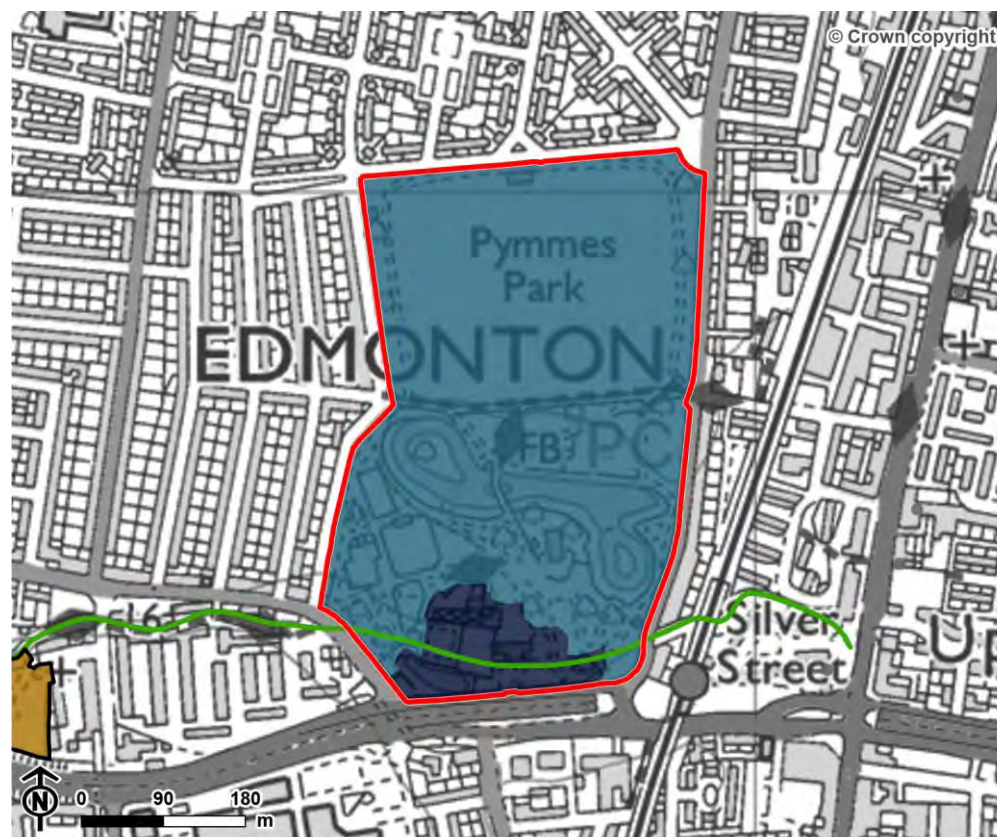
Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The former garden walls in the centre of the southern half of the MOL are Grade II listed. Consequently, the area makes a strong contribution to criterion 3, as well as criteria 1 and 4. Release within the vicinity of the listed structure would therefore result in very high MOL harm.



The MOL makes a strong contribution to criteria 1 and 4. Release in any area other than in the vicinity of the listed structure would therefore result in high MOL harm.



MOL28 Neighbouring parcel Green Chain corridor

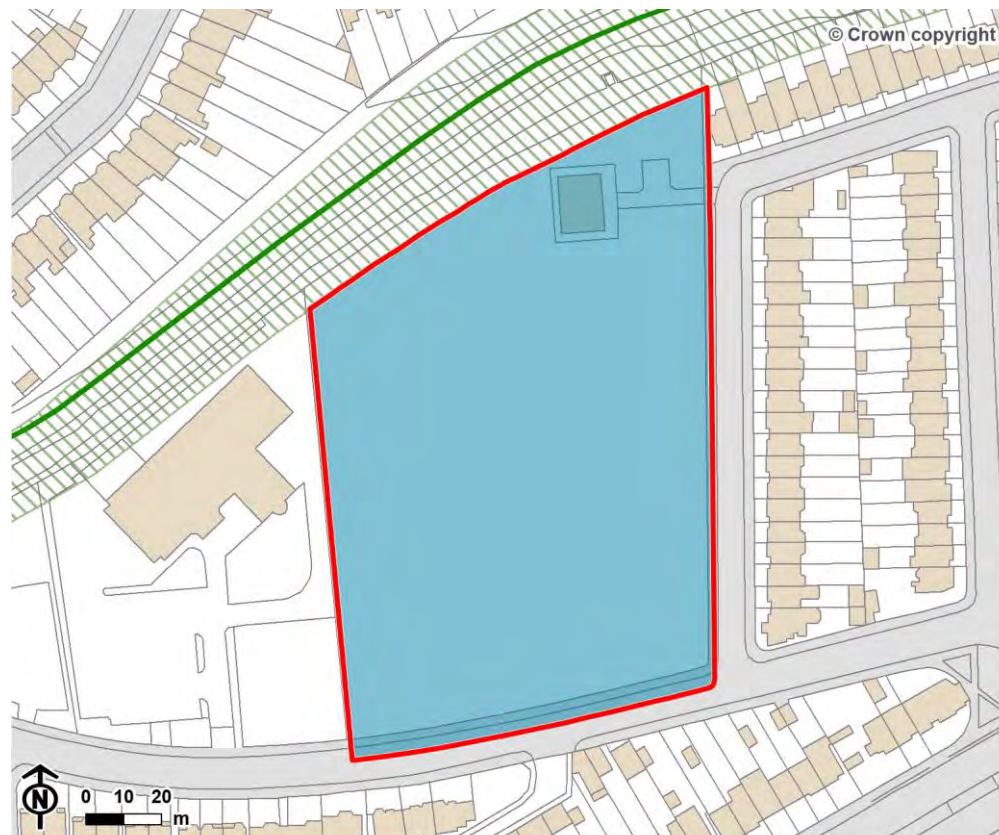
Harm rating Very low Low Low moderate Moderate Moderate high High Very high





MOL29

1.47ha



 MOL29
 MOL



 MOL29  MOL
 Green chain corridor
 Metropolitan Site of Importance for Nature Conservation

Parcel location

The MOL lies in the south of the Borough in Palmers Green. The MOL consists predominantly of Oakthorpe Recreation Ground which has two football pitches and associated facilities. The New River, designated as a metropolitan SINIC, runs along the northern edge of the MOL.

MOL29

1.47ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

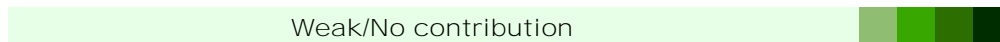
Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. Despite having strong boundaries to the north, east and south to mark distinction from the built up area, there is no visually strong boundary feature to create distinction from Palmers Green Mosque to the west. The scale of this building, relative to the size of the MOL means that views are dominated by the built-up area and distinction is reduced.



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The northern boundary of the MOL follows a section of the New River designated as a Metropolitan SINC. The green spaces within the MOL have the potential to be of value to the species using the SINC and are therefore recognised as making a moderate contribution to this criterion. The MOL containing buildings and hardstanding associated with car parks and outdoor sports do not currently contribute; however, as areas of fundamentally open land they could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is connected to the New River and Enfield Link. Consequently, as the area of the MOL makes a moderate contribution to Criteria 1 and 3 it also makes a moderate contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



MOL29

1.47ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no
Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL has a connection to a known strategic corridor and therefore makes a contribution to criterion 4. Contributions to criterion 4 across the MOL correspond to highest contribution for criteria 1, 2 and 3.

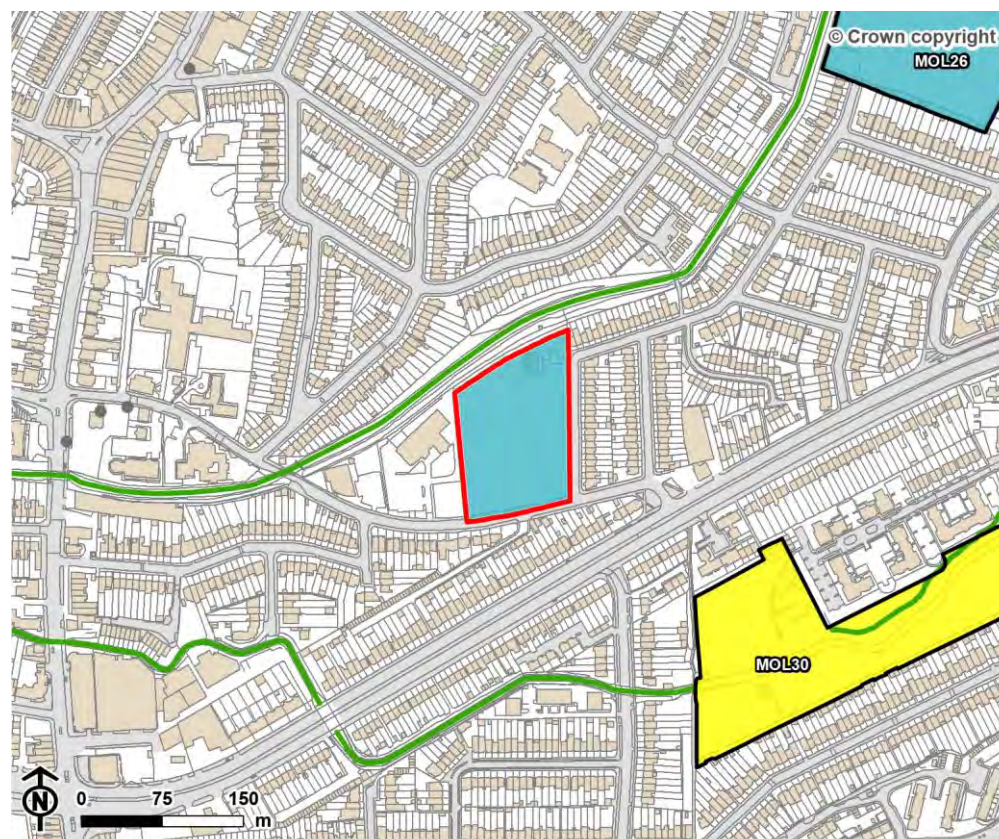
MOL29




1.47ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The MOL makes a moderate contribution to criteria 1, 3 and 4. Release in any part of the MOL would therefore result in moderate-high harm.



 MOL29  Neighbouring parcel  Green Chain corridor

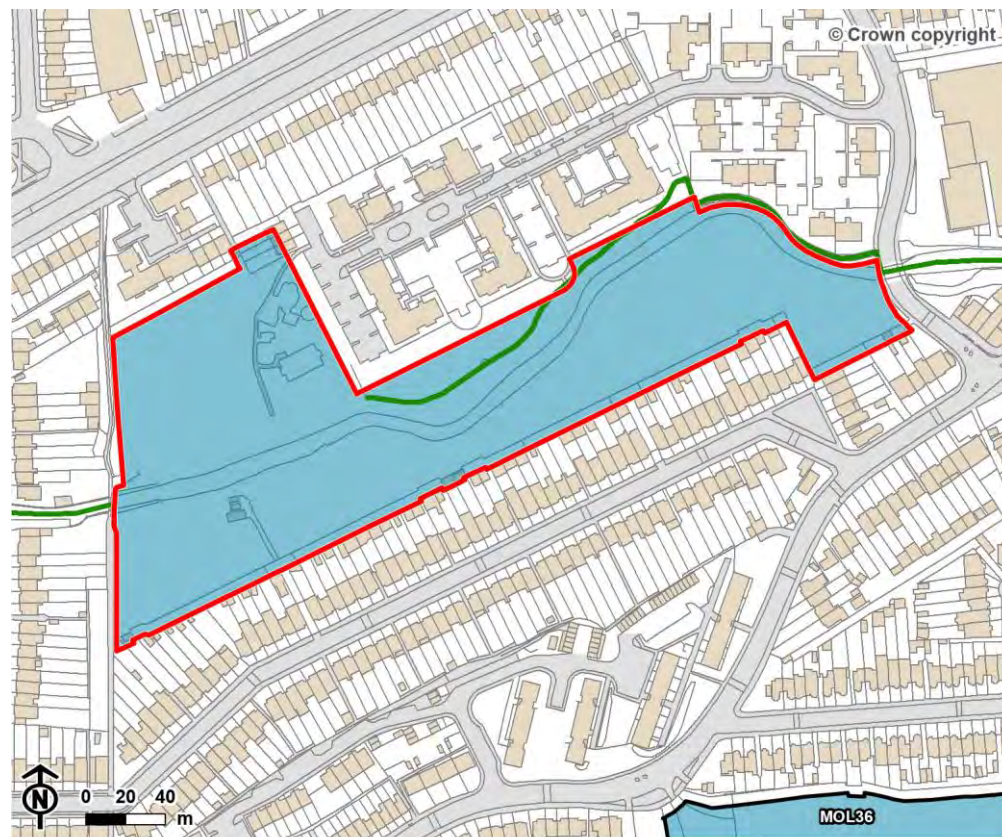
Harm rating  Very low  Low  Low moderate  Moderate  Moderate high  High  Very high

MOL30

3.66ha



■ MOL30 ■ Neighbouring parcel
■ MOL



■ MOL30 ■ Neighbouring parcel ■ MOL
■ Green chain corridor

Parcel location

The MOL is located in the south of the Borough south of Palmers Green. The MOL consists of Bowes Meadow Park. Pymmes Brook runs through the centre MOL, with allotments in the south. A playground and basketball court are located in Bowes Meadow Park.

MOL30

3.66ha

Contribution to MOL criteria

Openness

Land is open.

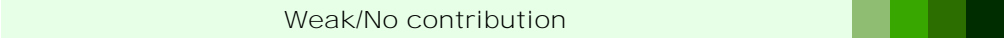
Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open however, it does not have any strong boundary features to create distinction from the built-up area of which there are extensive views. The scale of the surrounding development is significant, particularly to the north, and this dominates this thin area of MOL significantly weakening the influence of the MOL's openness on its distinction from the built up area.

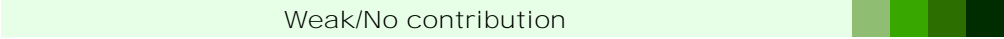
Weak/No contribution



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.

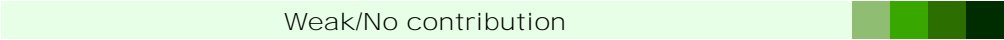
Weak/No contribution



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this criterion.

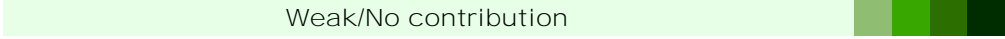
Weak/No contribution



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is connected to the Pymmes Brook Link. However, the MOL make a weak/no contribution to the other three MOL criteria. Consequently, the MOL also makes a weak/no contribution to this criterion.

Weak/No contribution



MOL30

3.66ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no

Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL has a connection to a known strategic corridor and therefore makes a contribution to criterion 4. Contributions to criterion 4 across the MOL correspond to highest contribution for criteria 1, 2 and 3.

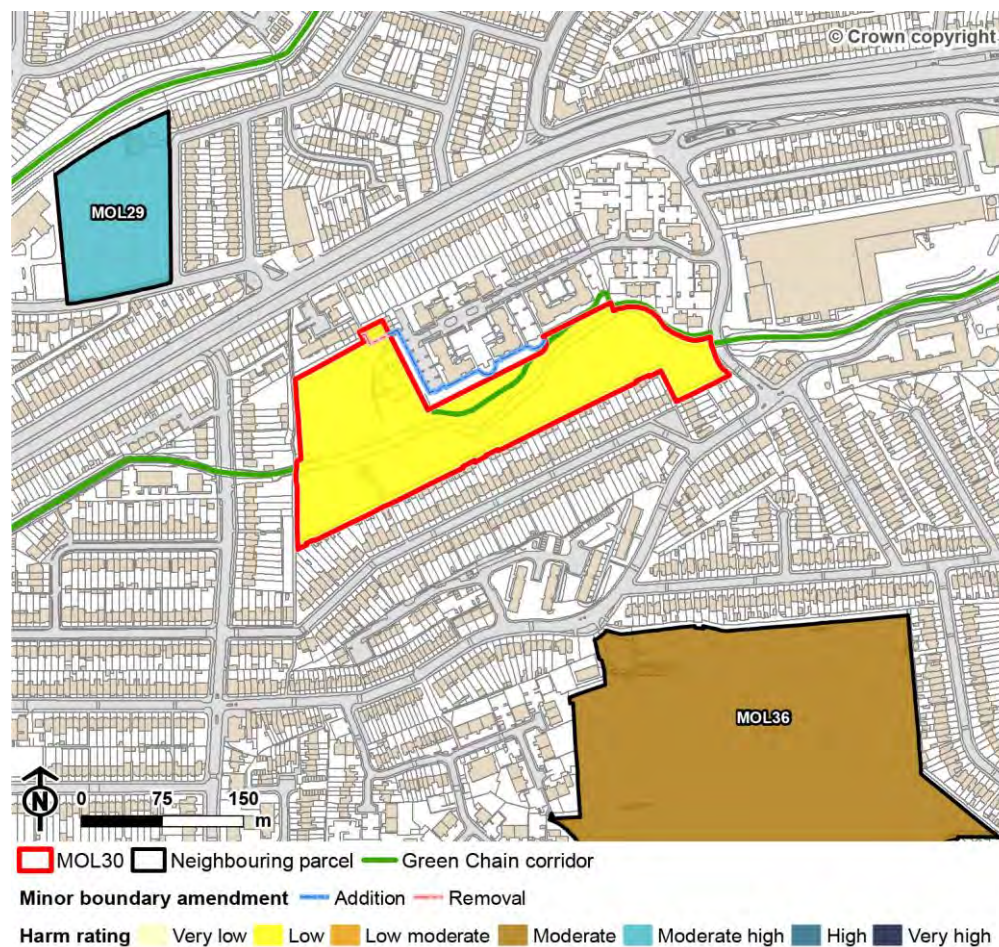
MOL30

3.66ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The MOL makes a weak/no contribution to all criteria. However, the area, comprised of open allotments and a recreation ground, is fundamentally open. Release of this areas would therefore result in low MOL harm.

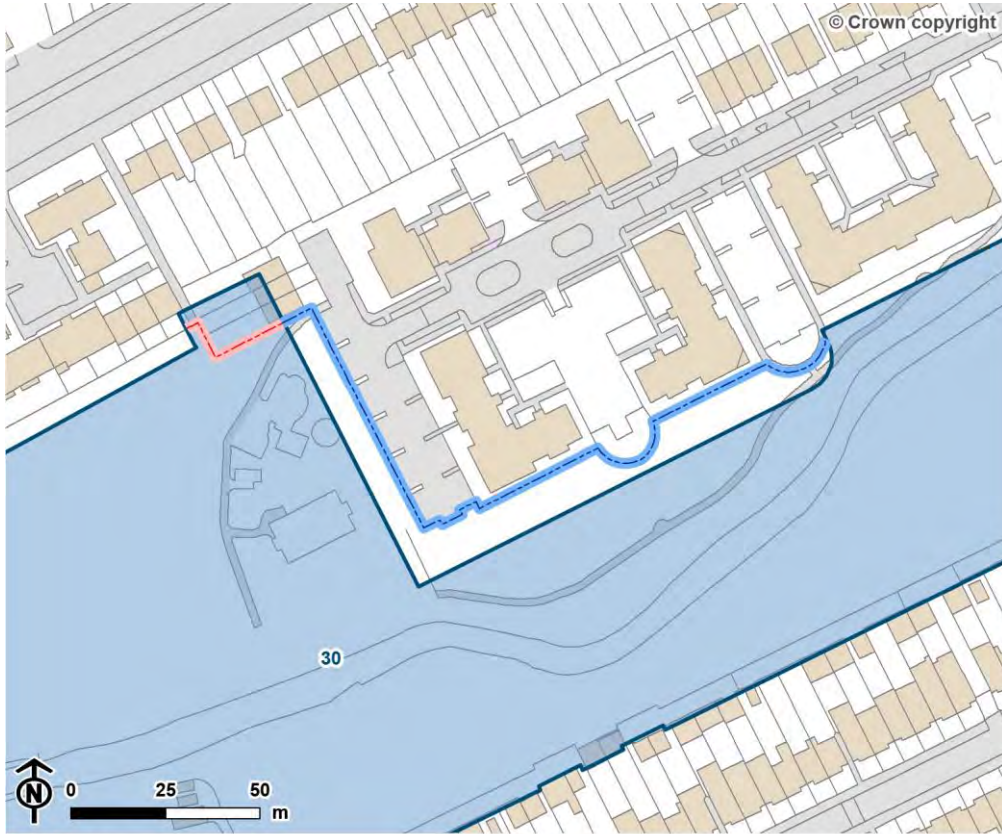


MOL30

3.66ha

Potential minor boundary adjustment recommendations

Realign the MOL so that it does not cut through the in accessible residential buildings and associated gardens and include open space up to the edge of the buildings and associated carpark.



□ MOL parcel

■ MOL

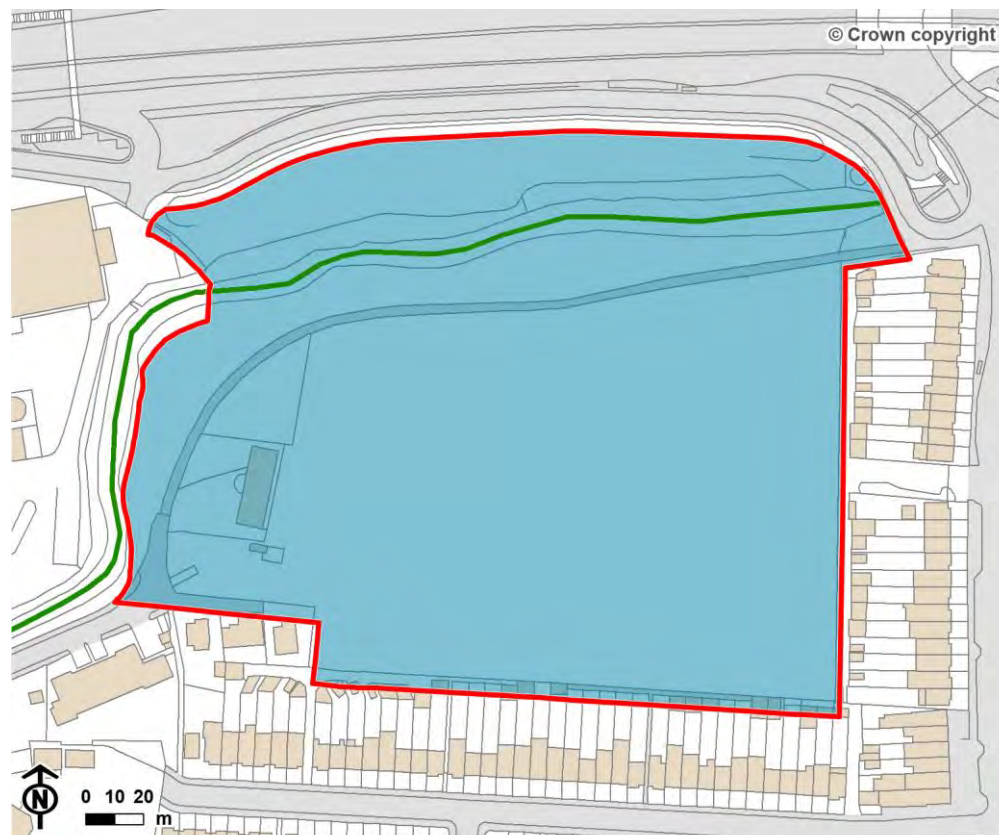
Minor boundary amendment — Addition — Removal

MOL31

4.41ha



■ MOL31
■ MOL



■ MOL31 ■ MOL
— Green chain corridor

Parcel location

The MOL lies in the south of the Borough to the south east of Palmers Green. The MOL consists predominantly of Tile Kiln Lane Open Space used for outdoor sport. A nursery is situated in the south-west corner of the MOL and Oakthorpe Primary School is found to the west of the MOL. Pymmes Brook flows through the northern half of the MOL.

MOL31

4.41ha

Contribution to MOL criteria

Openness

Land is relatively open but has some limited urbanising development within it, in the form of sheds and garages.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

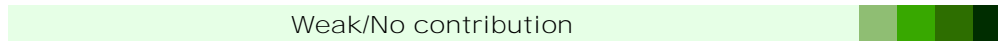
The MOL is open. The A406 to the north and north east provide strong boundary features to create distinction between the MOL and the built-up area, and the thick treeline to the west provides a moderately strong boundary. Furthermore, the tree cover and river in the northern half of the MOL increase this distinction. The strong boundaries and the tree cover work to shield views of the built-up area, though intermittent views of the large development to the west are available through the treed boundary.



The open playing field has less distinction from the built-up area than the wooded northern portion due to its weaker boundary features formed of residential gardens and patchy treelines. The scale of the surrounding development does not dominate and open views of the playing fields serve to maintain a moderate level of distinction.

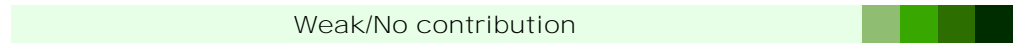


The building located in the south western corner of the MOL compromises the openness of the land on which it sits and separates this section of MOL from the wider open land weakening distinction with the built up area to the south.



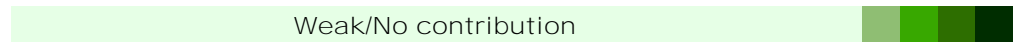
Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

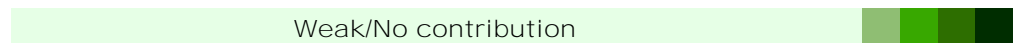
The MOL is connected to the Pymmes Brook Link. Consequently, the area of the MOL that makes a strong contribution to Criterion 1 also makes a strong contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



The MOL is connected to the Pymmes Brook Link. Consequently, the area of the MOL that makes a moderate contribution to Criterion 1 also makes a moderate contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.

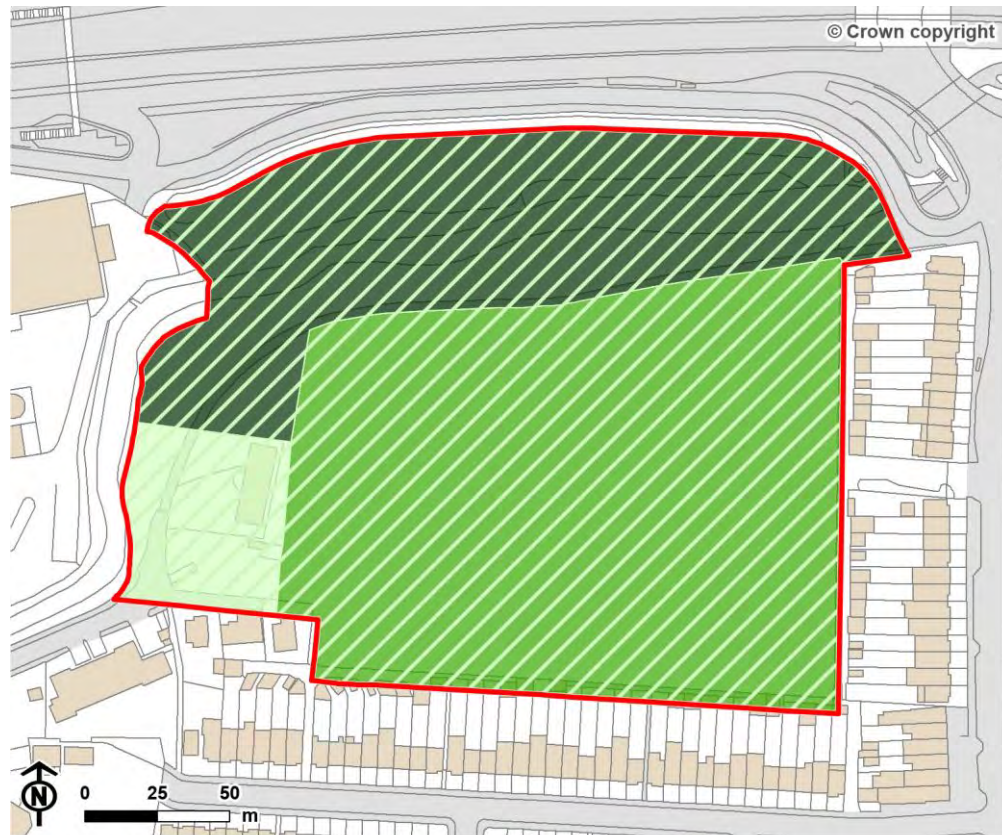


The MOL is connected to the Pymmes Brook Link. There is however an area within the MOL that makes a weak/no contribution to the other three MOL criteria. Consequently, this area of the MOL also makes a weak/no contribution to this criterion.



MOL31

4.41ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no

Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL has a connection to a known strategic corridor and therefore makes a contribution to criterion 4. Contributions to criterion 4 across the MOL correspond to highest contribution for criteria 1, 2 and 3.

MOL31

4.41ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

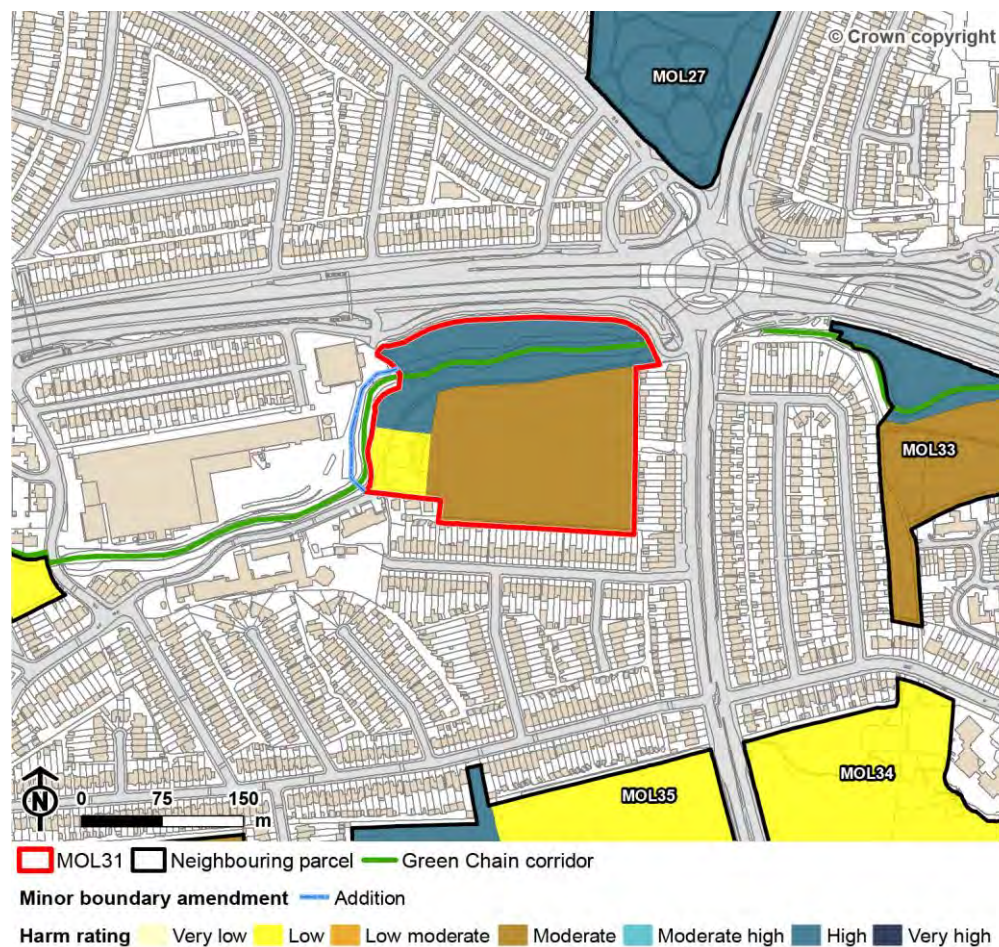
The wooded northern portion of the MOL makes a strong contribution to criteria 1 and 4. Release in this area would therefore result in high MOL harm.



The open playing field makes a moderate contribution to criteria 1 and 4. The impact of release in this area on the distinction of adjacent MOL is limited due to the wooded nature of the MOL to the north and the lack of distinction in the MOL to the west. Release in this area would therefore result in moderate MOL harm.



The south western corner of the MOL makes a weak contribution to all MOL criteria. The building in this area does compromise the openness of the land; however it does not lie directly adjacent to the built-up area meaning it is somewhat distinguishable from the built-up area in the MOL. Release in this area would therefore result in low MOL harm.

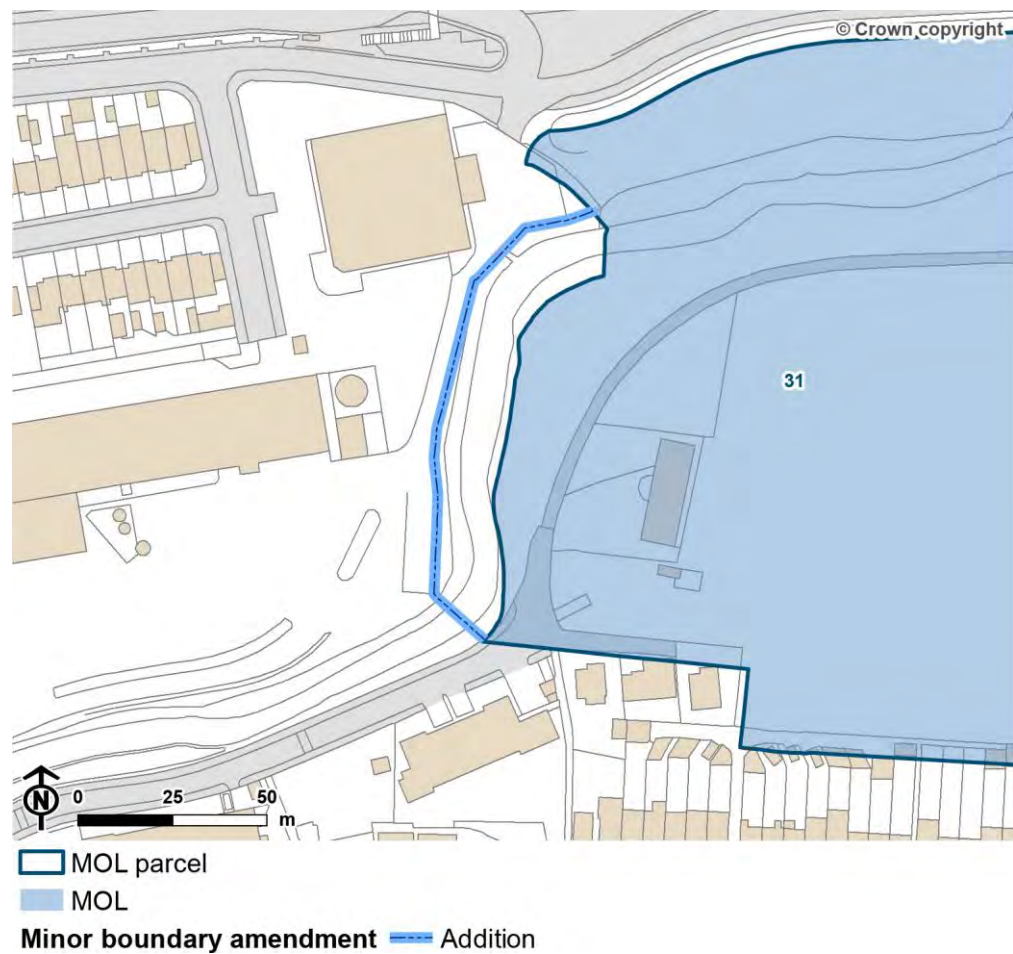


MOL31

4.41ha

Potential minor boundary adjustment recommendations

Extend MOL to include the rest of the treeline to the west.

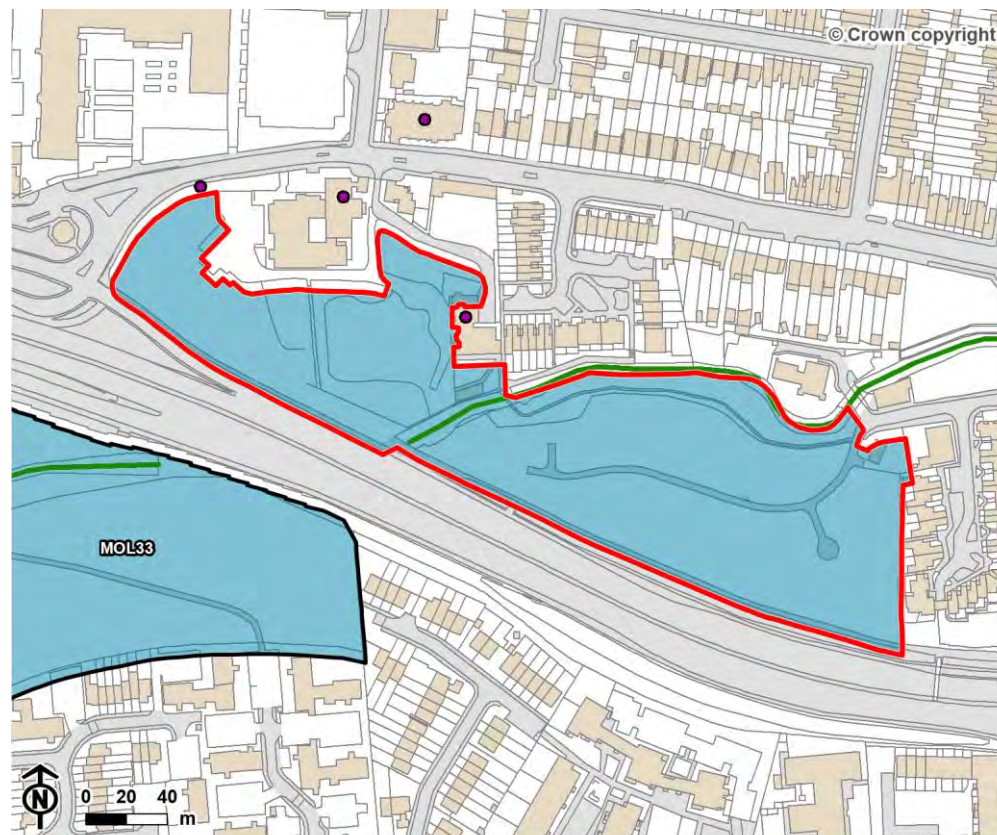


MOL32

3.14ha



■ MOL32 ■ Neighbouring parcel
■ MOL



■ MOL32 ■ Neighbouring parcel ■ MOL
— Green chain corridor ● Listed building

Parcel location

The MOL is located in the south of the Borough in Edmonton. Pymmes Brook flows through the middle of the MOL. St Davids Park makes up the north-west area of the MOL which consists of an open recreation ground and woodland. The south-east area of the MOL is made up of allotments.

MOL32

3.14ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

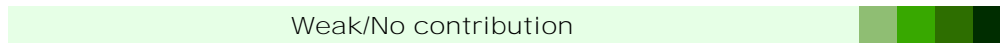
Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. The A406 to the south, Pymmes Brook to the north east and junction to the west provide strong distinction from the built-up area. The treelines to the north provide some distinction but there is little in the way of boundary features to provide distinction to the east. These weaker boundaries allow intermittent views of the built-up area throughout this small area of MOL, though the stronger boundaries and tree cover within the MOL do limit the impact of this. Therefore the MOL has moderate distinction from the built-up area.



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.

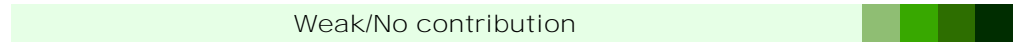


Criterion 3 - Presence of features or landscapes of national or metropolitan value

The Grade II* listed Millfield House and two associated Grade II listed buildings sit on the edge of the northern boundary of the western half of the MOL. Mature trees and buildings screen the Grade II listed buildings from the view of the MOL; however Millfield House overlooks its grounds which are designated. Therefore, the immediate grounds of the Grade II* listed building are considered to make a strong contribution to this criterion.



The remaining areas of MOL are not considered to be functionally linked to any designations of national or metropolitan significance and therefore considered to make a weak/no contribution to this criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is connected to the Pymmes Brook Link. Consequently, the area of the MOL that makes a strong contribution to Criterion 3 also makes a strong contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



The MOL is connected to the Pymmes Brook Link. Consequently, the area of the MOL that makes a moderate contribution to Criteria 1 and 3 also makes a moderate contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



MOL32

3.14ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no
Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL has a connection to a known strategic corridor and therefore makes a contribution to criterion 4. Contributions to criterion 4 across the MOL correspond to highest contribution for criteria 1, 2 and 3.

MOL32

3.14ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

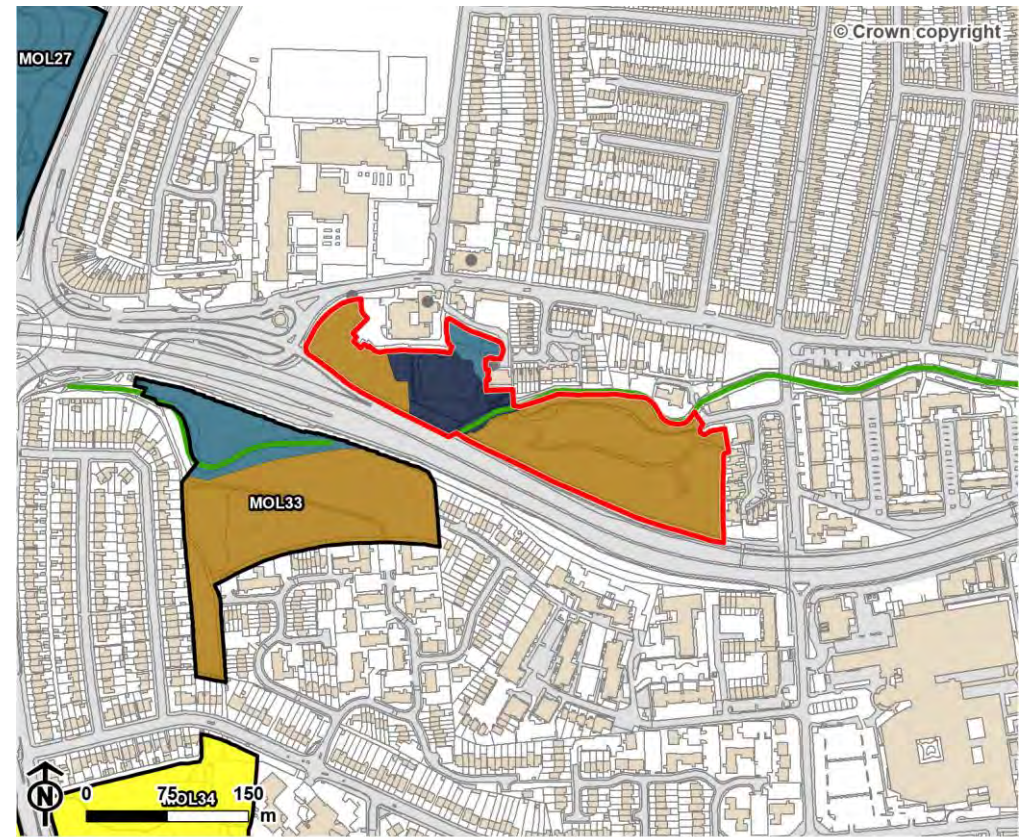
The grounds of the Grade II* listed Millfield House make a moderate contribution to criterion 1 and a strong contribution to criteria 3 and 4. Release of the all but the more contained northern portion of these grounds would split the remaining MOL in two. Release of the southern area would therefore result in very high MOL harm.



The grounds of the Grade II* listed Millfield House make a moderate contribution to criterion 1 and a strong contribution to criteria 3 and 4. Release of the more contained northern portion of the grounds would not have an affect on the distinction of adjacent MOL and would therefore result in high MOL harm.



The remaining areas of the MOL either side of the grounds of the Grade II* listed Millfield House make a moderate contribution to criteria 1 and 4. The isolated release of either of these areas would have a limited impact on the distinction of the adjacent MOL due to the wooded nature of the central portion of the MOL. Release in these areas would therefore result in moderate MOL harm.



Legend for map symbols:
[Red outline] MOL32 [Black outline] Neighbouring parcel [Green line] Green Chain corridor

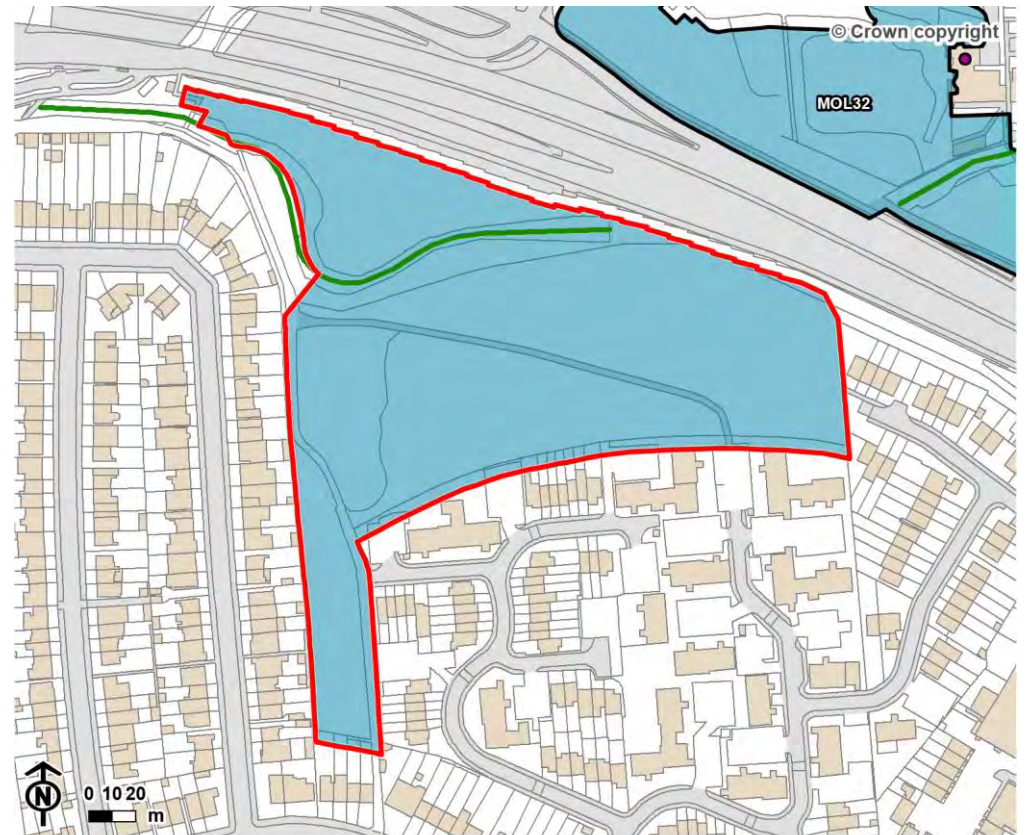
Harm rating legend:
Very low (yellow) Low (light orange) Low moderate (orange) Moderate (brown) Moderate high (dark brown) High (black) Very high (dark blue)

MOL33

2.99ha



■ MOL33 ■ Neighbouring parcel
■ MOL



■ MOL33 ■ Neighbouring parcel ■ MOL
— Green chain corridor ● Listed building

Parcel location

The MOL is located in the south of the Borough in Edmonton. The MOL consists of Wilbury Way Open Space, which is comprised of a single open recreation ground and associated woodland. Pymmes Brook flows through the northern half of the MOL.

MOL33

2.99ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. The northern half of the MOL is wooded, contributing to its strong distinction from the built-up area. The A406 to the north provides a strong boundary between the MOL and built-up area in this direction, though the treeline to the west is slightly weaker. While this may allow some intermittent views of the urban edge to the west, and the river and treeline limits views into the open MOL to the south, the strong boundary to the north coupled with the woodland help to screen views of the built-up area.

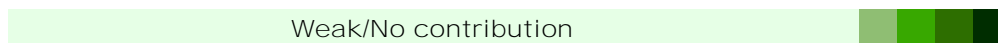


The MOL to the south has more moderate distinction from the built-up area. It is not wooded and the patchy treeline to the south and east provide weaker boundary features and allow some partial views of the built-up area. However the scale of the development limits the impact of this.



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

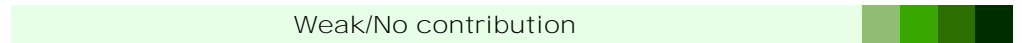
The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this

criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is connected to the Pymmes Brook Link. Consequently, the area of the MOL that makes a strong contribution to Criterion 1 also makes a strong contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



The MOL is connected to the Pymmes Brook Link. Consequently, the area of the MOL that makes a moderate contribution to Criterion 1 also makes a moderate contribution to this criterion. The areas of the MOL that are not green but are fundamentally open land could reasonably be returned to green space with green infrastructure value and have therefore not been downgraded against this criterion.



MOL33

2.99ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no

Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL has a connection to a known strategic corridor and therefore makes a contribution to criterion 4. Contributions to criterion 4 across the MOL correspond to highest contribution for criteria 1, 2 and 3.

MOL33

2.99ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The wooded northern portion of the MOL makes a strong contribution to criteria 1 and 4. Release in this area would therefore result in high MOL harm.



Wilbury Way open space in the southern portion makes a moderate contribution to criteria 1 and 4. The impact of release in this area on the distinction of adjacent MOL is limited due to the wooded nature of the MOL to the north. Release in this area would therefore result in moderate MOL harm.



MOL33 Neighbouring parcel Green Chain corridor

Minor boundary amendment Addition

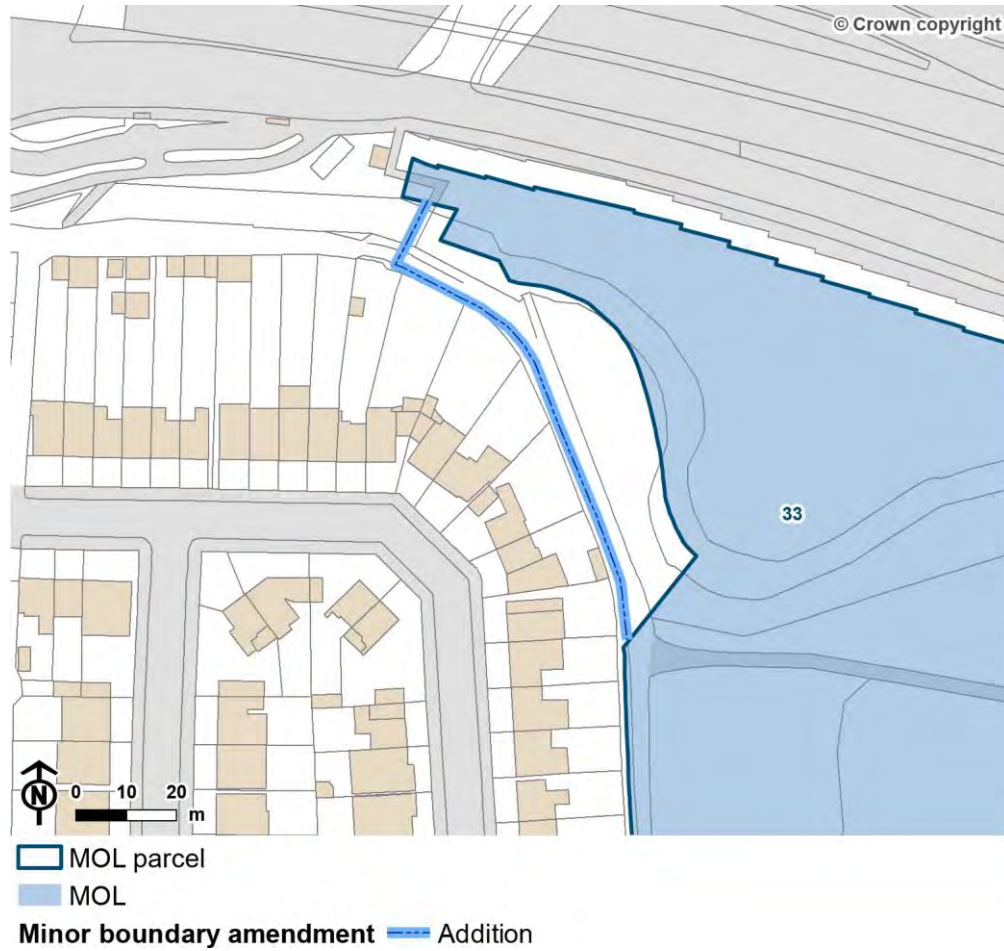
Harm rating Very low Low Low moderate Moderate Moderate high High Very high

MOL33

2.99ha

Potential minor boundary adjustment recommendations

Extend the MOL to include the area of woodland to the west up to edge of residential properties forming large built-up area.

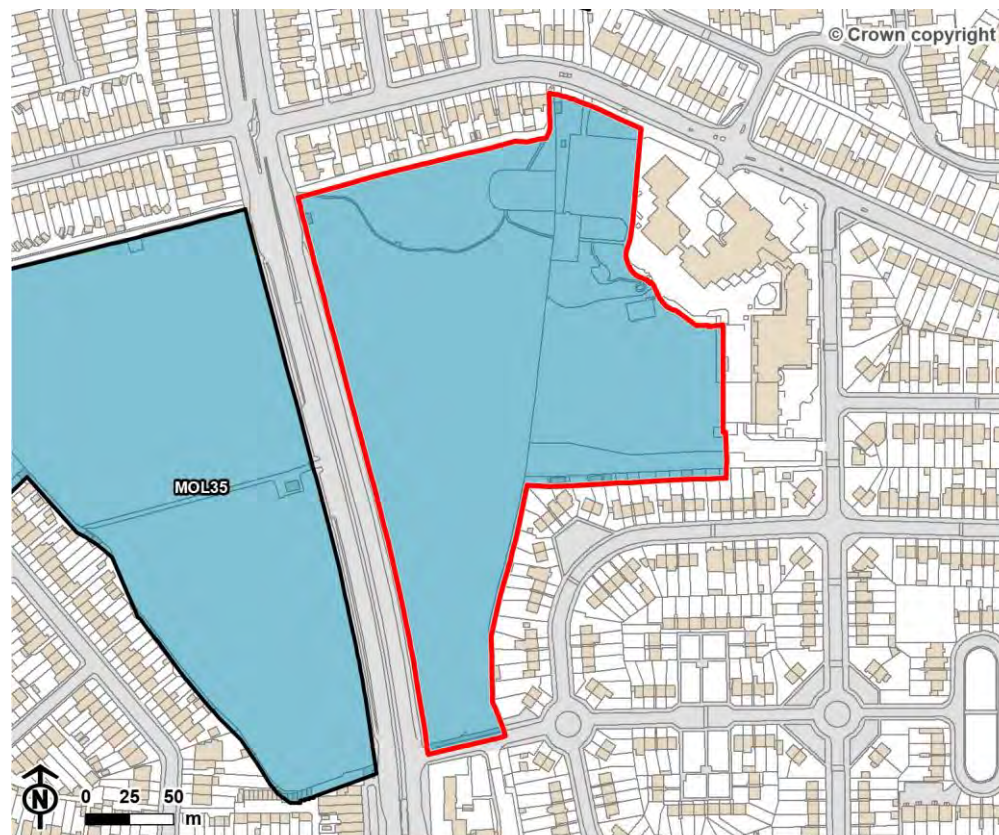





MOL34

4.65ha



 MOL34  Neighbouring parcel
 MOL



 MOL34  Neighbouring parcel  MOL

Parcel location

The MOL is located in the south of the Borough in between Palmers Green, Edmonton and Little Russia. The MOL is comprised of Weir Hall Recreation Ground and the playing fields associated with Wilbury Primary School. The northern area of the recreation ground contains a playground.

MOL34

4.65ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The main road to the west is a strong boundary feature but only serves to separate the MOL from the open land to the west. There are no significant boundaries to the north and west to provide distinction from the built-up area and views of the urban edge are possible from all parts of the MOL. Wilbury Primary School to the east is a particularly strong influence.

Weak/No contribution

Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.

Weak/No contribution

Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this criterion.

Weak/No contribution

Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is not connected or within close proximity to a recognised strategic corridor, node

or link in the Borough's green infrastructure network and therefore makes a weak contribution to this criterion.

Weak/No contribution

MOL34

4.65ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no

Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL does not have a connection to a known strategic corridor and therefore does not make a contribution to criterion 4.

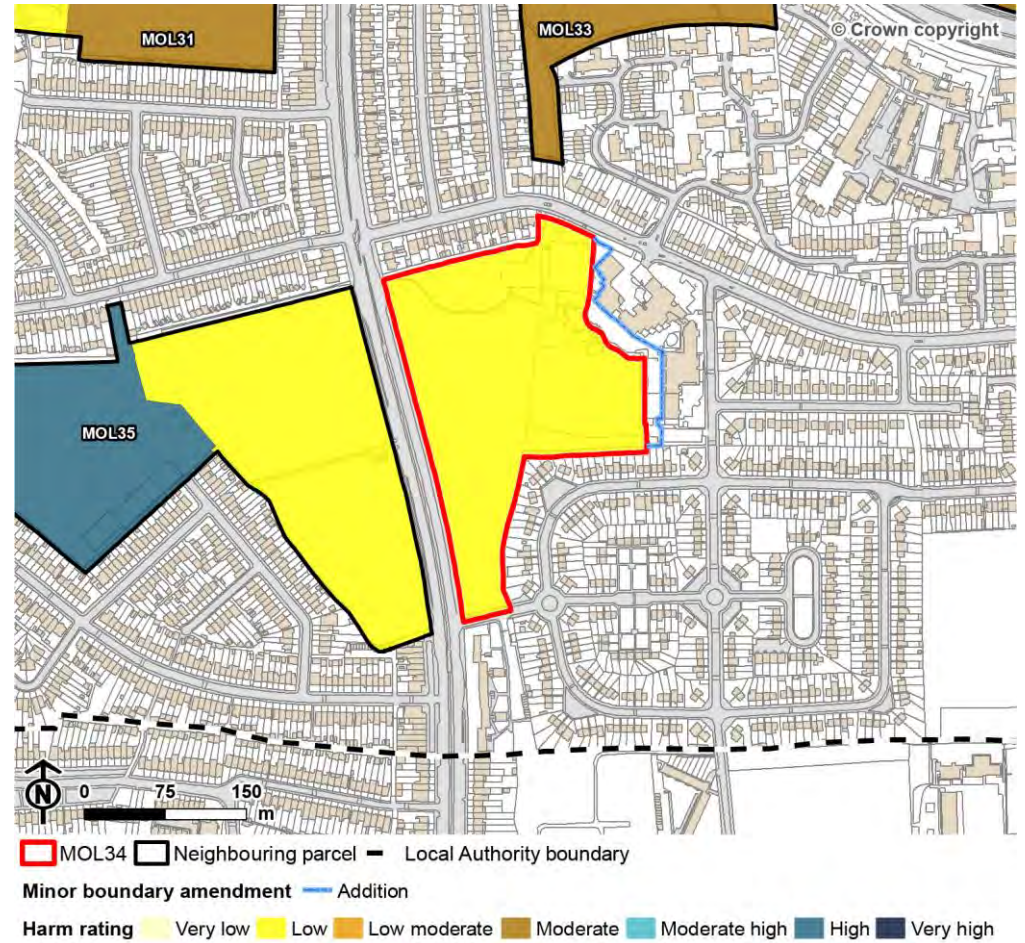
MOL34

4.65ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The MOL makes a weak/no contribution to all criteria. However, the area, comprised of Weir Hall Recreation Ground and the playing fields associated with Wilbury Primary School, is fundamentally open. Release of this areas would therefore result in low MOL harm.

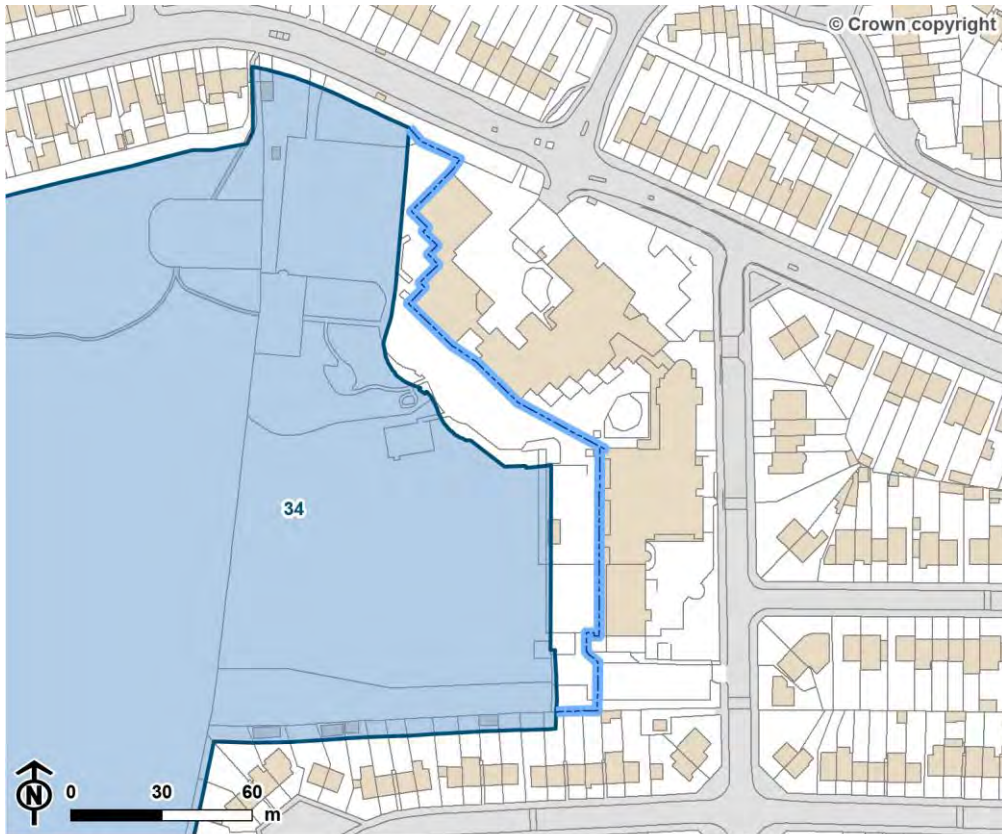


MOL34

4.65ha

Potential minor boundary adjustment recommendations

Extend the MOL to include the open space adjacent to Wilbury Primary School up to school buildings.



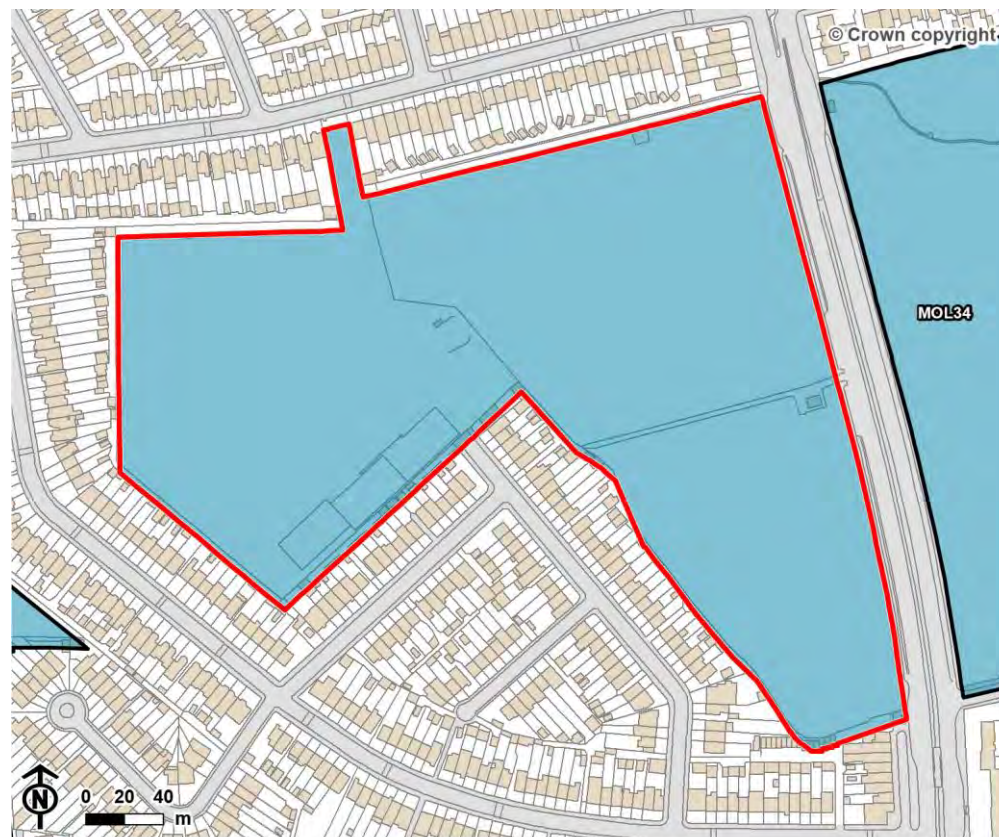
□ MOL parcel
■ MOL
Minor boundary amendment — Addition

MOL35

7.35ha



Legend:
[Red outline] MOL35 [Black outline] Neighbouring parcel [Dashed line] Local Authority boundary
[Blue area] MOL



Legend:
[Red outline] MOL35 [Black outline] Neighbouring parcel [Blue area] MOL

Parcel location

The MOL is located in the south of the Borough in between Palmers Green, Edmonton and Little Russia. The MOL is comprised of a community garden/allotments and associated woodland.

MOL35

7.35ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

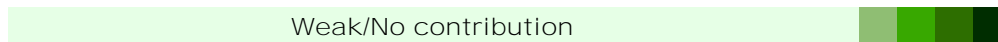
Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. The western portion of the MOL is relatively wooded, increasing its distinction from the built-up area. The thick treelines on each edge provide some separation from the built-up area, and these, along with the tree cover and views into the wider MOL to the east limit the impact of the intermittent views of the built-up area. Therefore this area of MOL has strong distinction from the built-up area.

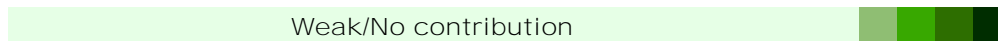


The allotments to the east have weaker distinction from the built-up area. There is a lack of any boundary features to provide any distinction from the built-up area to the north, west and south and because of this views of the built-up area are possible from all areas of the MOL. Furthermore views into the adjoining MOL to the west are limited by a thick treeline and to the east by the main road.



Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

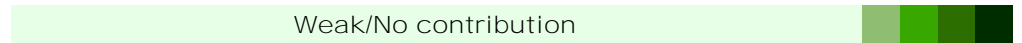
The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



Criterion 3 - Presence of features or landscapes of national or metropolitan value

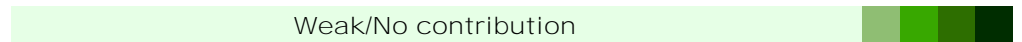
The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this

criterion.



Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is not connected or within close proximity to a recognised strategic corridor, node or link in the Borough's green infrastructure network and therefore makes a weak contribution to this criterion.



MOL35

7.35ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no
Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL does not have a connection to a known strategic corridor and therefore does not make a contribution to criterion 4.

MOL35

7.35ha

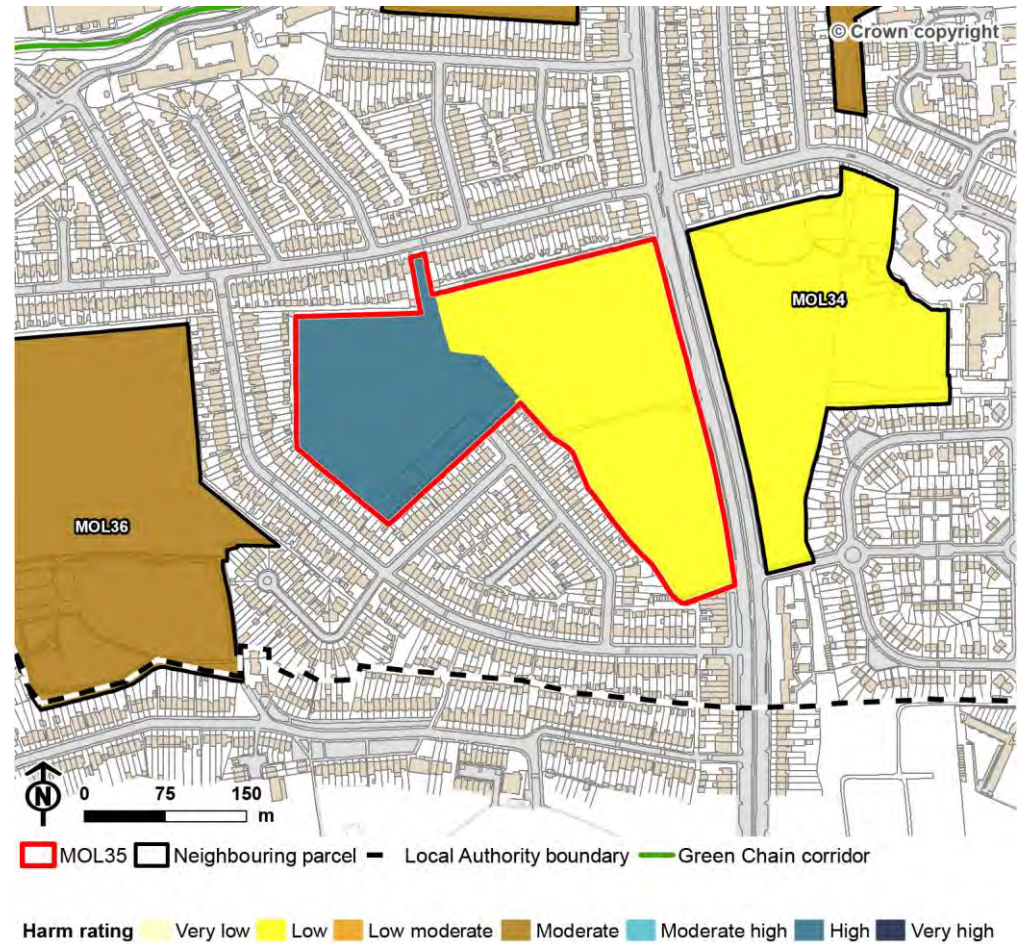
Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The western portion of the MOL is relatively wooded and therefore makes a strong contribution to criterion 1. Release of this area would therefore result in high MOL harm.



The allotments makes a weak/no contribution to all criteria. However, they are fundamentally open, and their release would not affect the distinction of the adjacent MOL due to the wooded nature of the MOL to the west. Release of this areas would therefore result in low MOL harm.

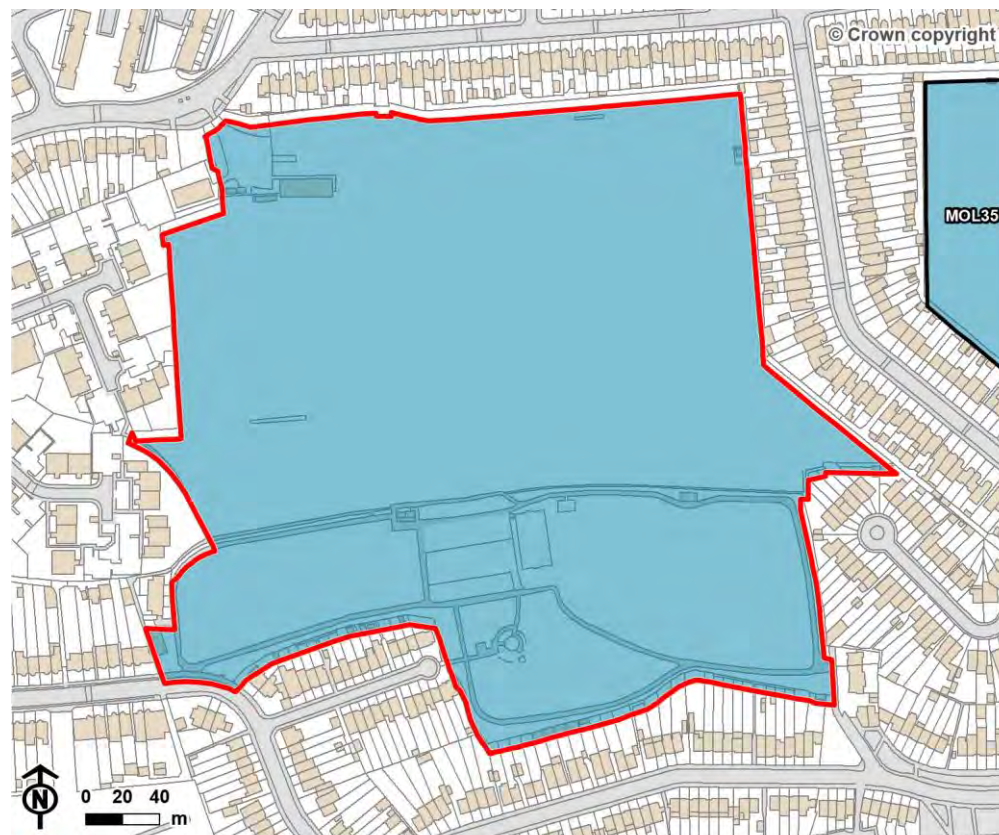


MOL36

10.31ha



Legend for the aerial map:
[Red outline] MOL36 [Black outline] Neighbouring parcel [Dashed line] Local Authority boundary
[Teal fill] MOL



Legend for the cadastral map:
[Red outline] MOL36 [Black outline] Neighbouring parcel [Light blue fill] MOL

Parcel location

The MOL lies in the south of the Borough in between Palmers Green, Bowes Park and Little Russia. The MOL is made up of Tottenham Sports Ground and Boundary Playing Fields. A playground and basketball courts are located in the centre of the southern area.

MOL36

10.31ha

Contribution to MOL criteria

Openness

Land is open.

Summary of contribution to each MOL criterion

Different parts of each area of MOL can contribute differently to each MOL criterion. Multiple contribution ratings per criterion describe the variations in contribution across the MOL.

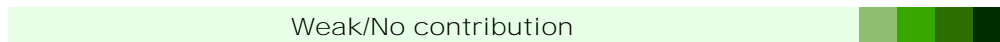
Criterion 1 - Contribution to the physical structure of London by being clearly distinguishable from the built up area

The MOL is open. Although relatively modest in size, its regular rectangular shape and the presence of few features obscuring views of the wider MOL maintain a strong sense of openness. Although tree-lined boundaries obscure views of the built-up area to the south and in the north eastern corner, the remaining boundaries are weak. Consequently, the built up area can be seen from almost all parts of the MOL. Therefore, overall, the MOL is considered to have moderate distinction from the built-up area.



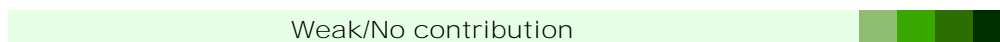
Criterion 2 - Presence of open-air facilities which serve either the whole of or a significant part of London

The MOL is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore the MOL is considered to perform weakly against the criterion.



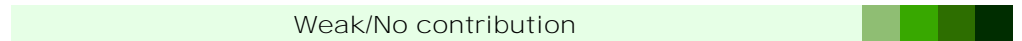
Criterion 3 - Presence of features or landscapes of national or metropolitan value

The MOL is not considered to be functionally linked to any designations of national or metropolitan significance and is therefore considered to make a weak/no contribution to this criterion.



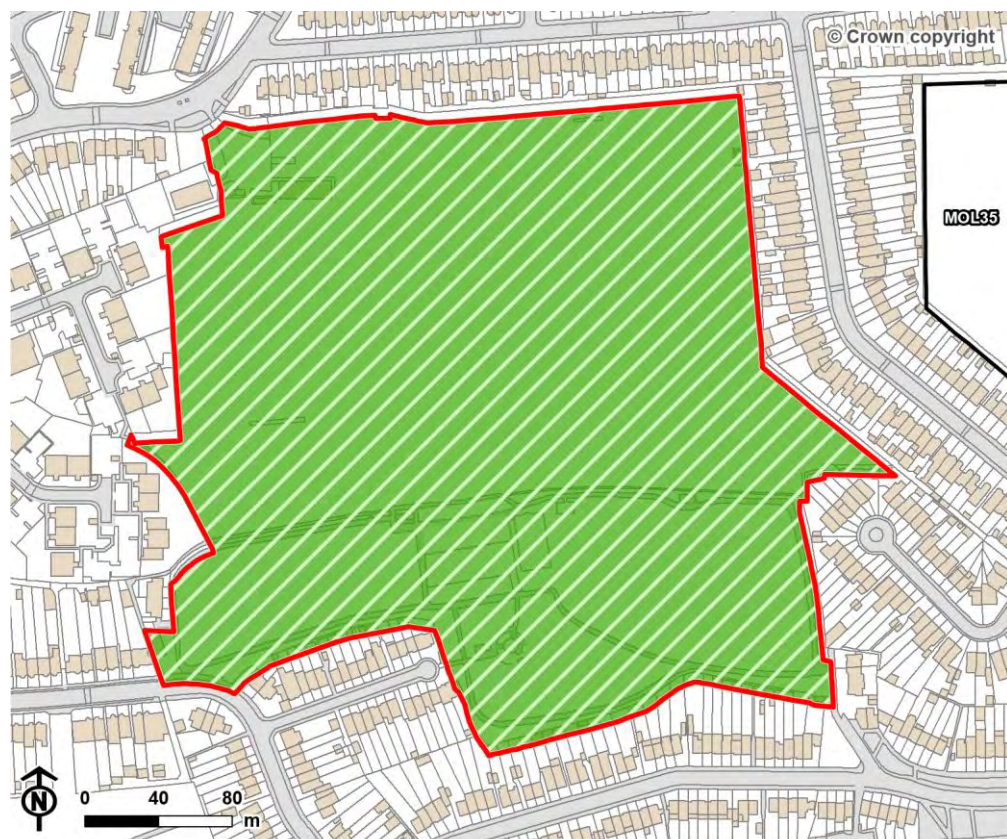
Criterion 4 - Forms part of a network of green infrastructure and meets one of the above criteria

The MOL is not connected or within close proximity to a recognised strategic corridor, node or link in the Borough's green infrastructure network and therefore makes a weak contribution to this criterion.



MOL36

10.31ha



Contribution to Criterion 1 ■ Strong ■ Moderate ■ Weak/no

Contribution to Criterion 3 ▨ Strong ▨ Moderate ▨ Weak/no

The MOL is not considered to serve the whole or a significant part of London, and therefore makes a weak contribution to criterion 2.

This MOL does not have a connection to a known strategic corridor and therefore does not make a contribution to criterion 4.

MOL36

10.31ha

Harm of release

Multiple harm ratings are provided where releasing more discrete pockets of MOL would result in lower harm.

The entire MOL makes a moderate contribution to criterion 1. Release of this area would therefore result in moderate MOL harm.

