

Appendix D

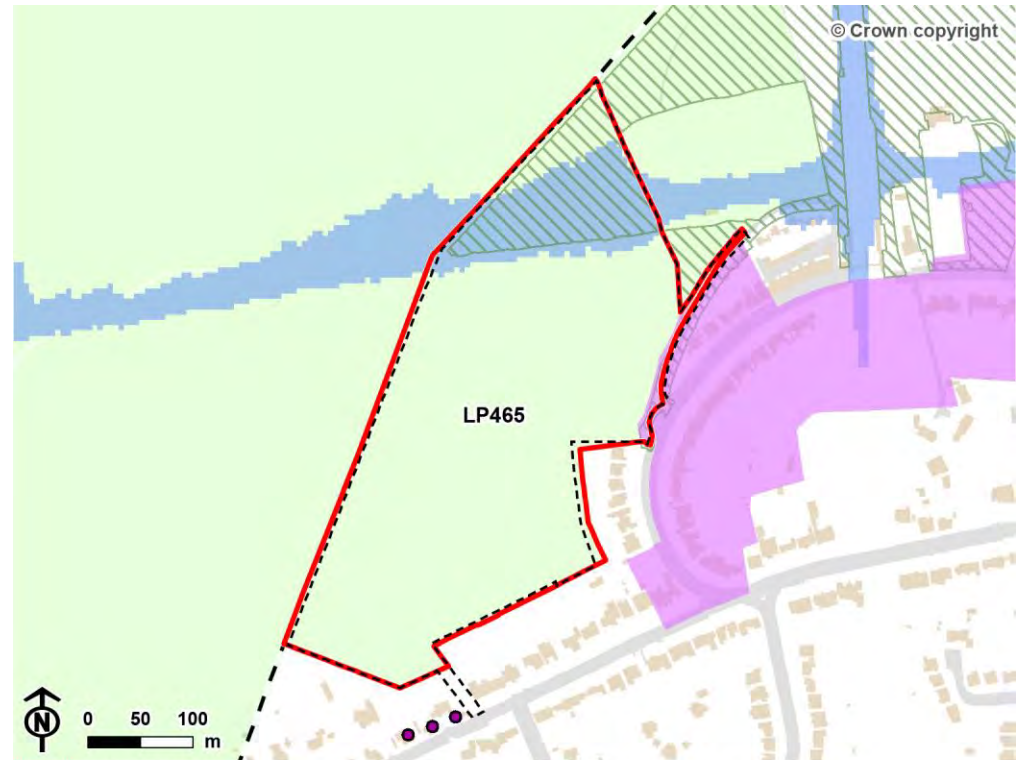
Site Assessment Proforma

LP465

11.3ha



--- Site boundary **LP465** - - Local Authority boundary
Green Belt



LP465 --- Site boundary Green Belt - - Local Authority boundary

Absolute constraints:

Additional potential constraints:

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

LP465

11.3ha

Site Assessment Location and Boundaries

The site is located to the west of the suburb of Hadley Wood, which is contiguous with London to the south. It is located along the western border of the Borough and has clear readily recognisable field boundaries.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of agricultural fields.

Distinction

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

Summary of contribution to each Green Belt purpose

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

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



Purpose 2 - Prevent neighbouring towns merging into one another

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



Purpose 3 - Assist in safeguarding the countryside from encroachment

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



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

The site lies directly adjacent to the Hadley Wood Conservation Area which is contiguous with and therefore forms part of historic London. The Conservation Area Appraisal notes "attractive breaks occur in the street frontage on the north side of Crescent West, where houses give way to open country, with views out to the northwest of hills and woods". The three southernmost open fields have views into or can be viewed from the conservation area.



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

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



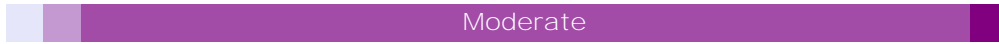
LP465

11.3ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the site would result in a minor impact on the distinction of adjacent Green Belt land to the west due to the availability of a regular and consistent boundary to the west. However, small areas of land immediately beyond the site to the east and north bound by trees and mature hedgerows would be much closer to the urban edge. Release of the site in isolation and not in combination with the field to the north east, would significantly increase the containment of the field to the north east, reducing its overall distinction from strong to moderate.



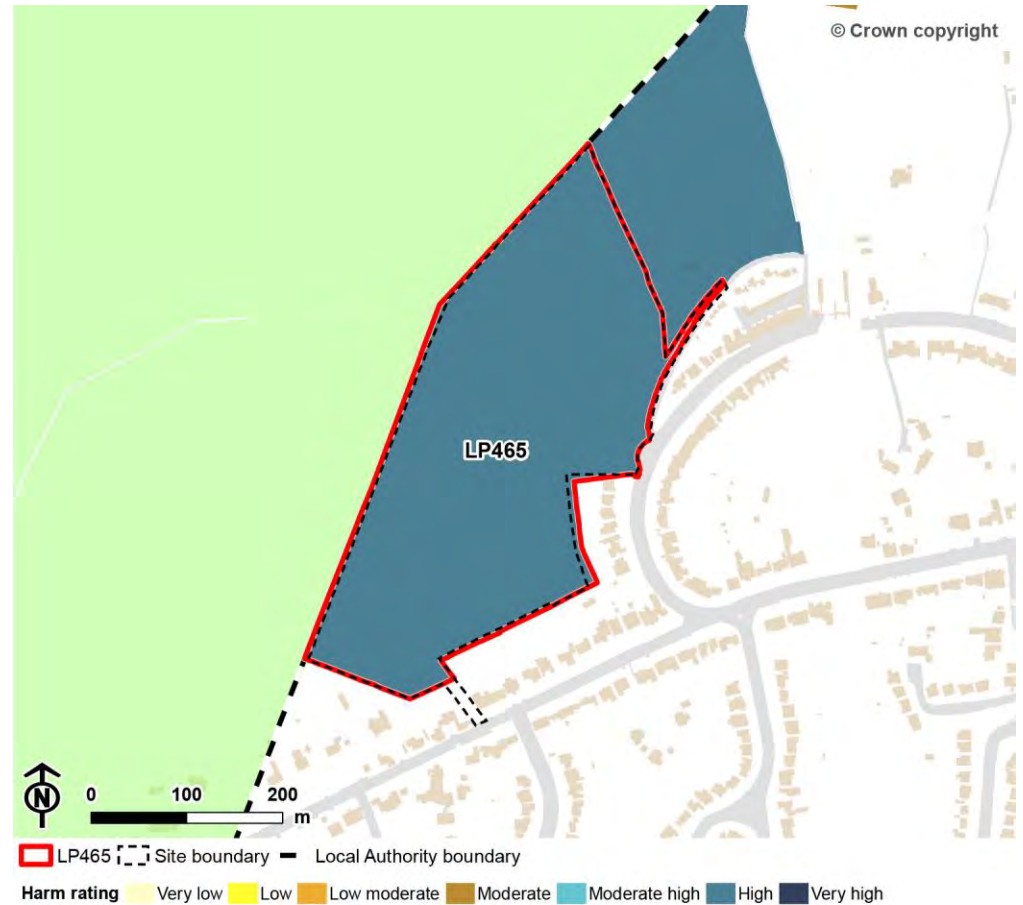
Harm

The site makes a strong contribution to Green Belt purposes 1, 3 and 4 and a moderate contribution to purpose 2. Its release would have a minor impact the distinction of adjacent Green Belt land to the west but a moderate impact on the distinction of the field to the north east of the site, which would become significantly more contained, creating a more irregular Green Belt boundary. Overall, release of the site is likely to result in high Green Belt harm.



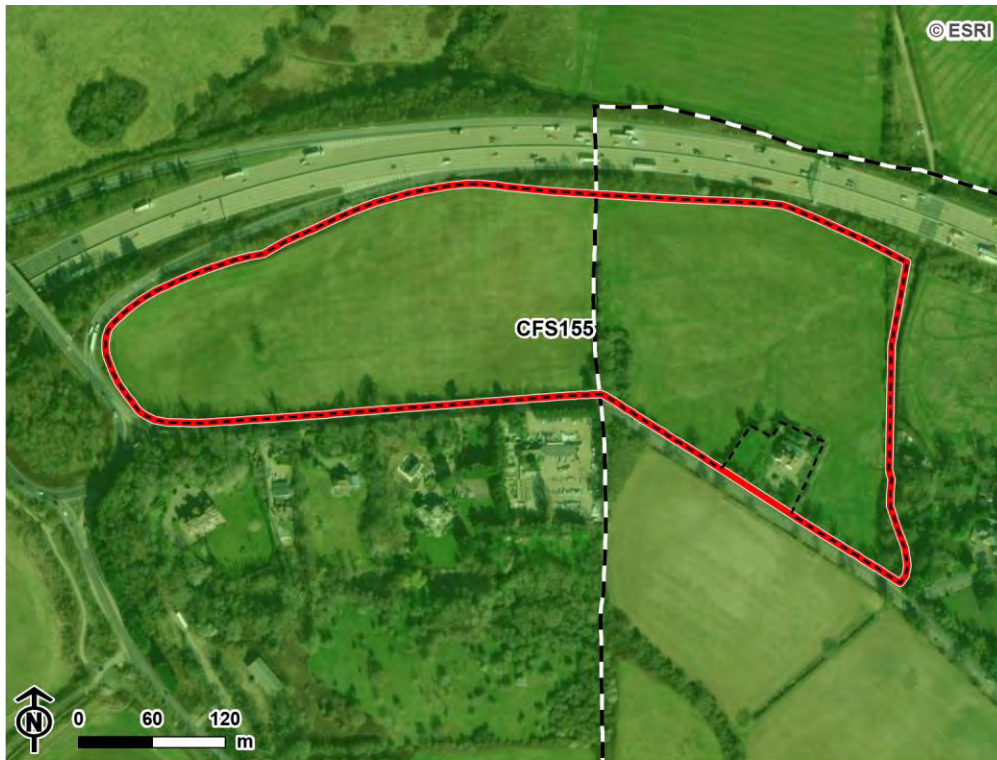
Opportunities to minimise harm to Green Belt

Restricting release within the site to the southern field would help to maintain most of the views of the open country to the northwest from the Hadley Wood Conservation Area and minimise containment of the open Green Belt land to the north, reducing impact on the distinction of adjacent Green Belt land. Consideration could also be given to releasing the open field to the north east of the site (which makes a weak/no contribution to Purpose 4 compared to the strong contribution in the site) in combination with the southern third of the southern field in the site, again to maintain the open views of the countryside from the Conservation Area and minimise containment of the central and northern portions of the site.

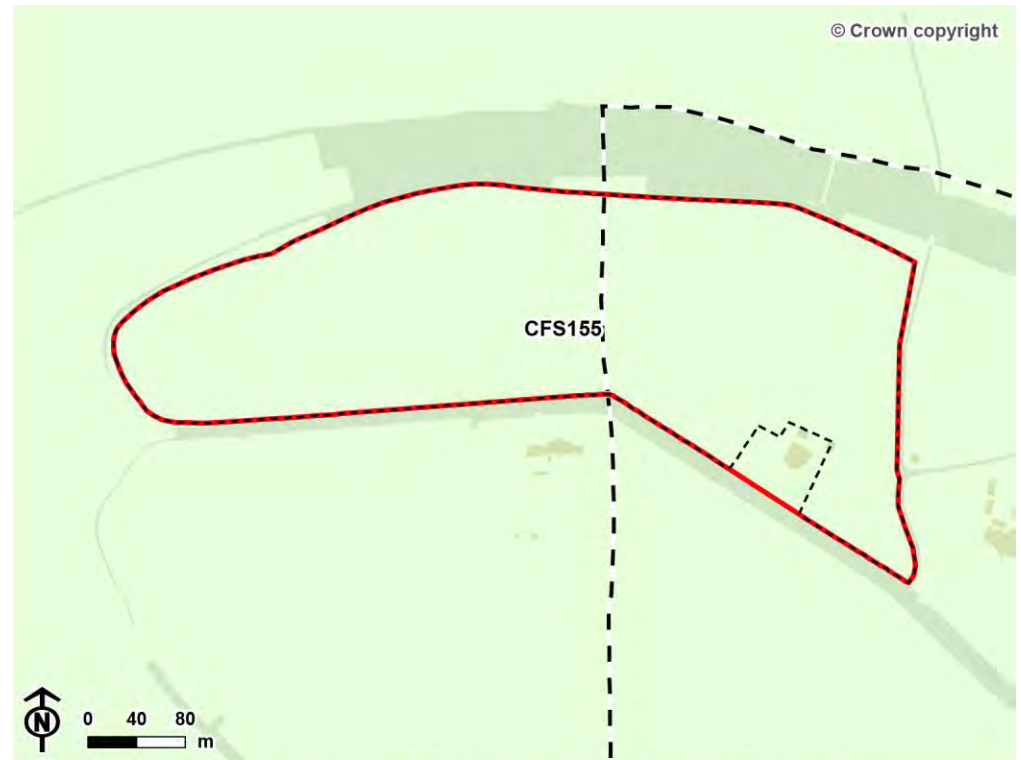


CFS155_ext

11.47ha



Site boundary CFS155_ext Local Authority boundary
Green Belt



CFS155_ext Site boundary Green Belt Local Authority boundary

Absolute constraints:

Additional potential constraints:

CFS155_ext

11.47ha

Site Assessment Location and Boundaries

The site is located in the north westernmost corner of the Borough adjacent to Junction 24 of the M25. The majority of the site falls within the Green Belt in neighbouring Hertsmere Borough in Hertfordshire. The site is isolated and a significant distance from the inset urban area of Hadley Wood to the south. Site has clear readily recognisable road and field boundaries. However, the isolated release of the site would contain a single dwelling on three sides. Given that releasing the dwelling alongside the site would create a more regular, readily recognisable boundary along the Ridgeway Road and would not be more harmful than releasing the site in isolation, the harm of releasing both the site and the dwelling has been assessed.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of agricultural fields.

Distinction

The site is isolated in the open countryside a considerable distance away from the inset urban areas of Potters Bar to the north west (north of the M25) and Hadley Wood to the south. Therefore, there is strong distinction between the site and the urban area.

Summary of contribution to each Green Belt purpose

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

The site is open and there is strong distinction between the site and nearby urban areas. Although some distance away from the large built up area of Greater London to the south. Relative to the size of Greater London the site, which is located to the south of the strong boundary formed by the M25 ring road) is considered to be relatively close to Greater London and therefore makes a relatively strong contribution to purpose 1. The site is adjacent to the large built-up area of Greater London. The site is open, being formed of agricultural fields and there is strong distinction between the site and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

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



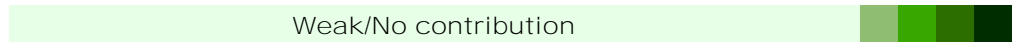
Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is open countryside and there is strong distinction between the site and the urban



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

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



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

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



CFS155_ext

11.47ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the site would create a new inset pocket of urban development in the Green Belt. The presence of the M25 to the north would limit the impact of release on the distinction of Green Belt to the north of the motorway to a negligible impact. Similarly, to the south, The Ridgeway Road represents a moderate boundary feature which coupled with the landform of the site sloping away to the north eastern corner of the site would limit the impact of release on the distinction of Green Belt land to the south to a minor impact. However, the eastern boundary of the site is weaker, being formed of a small track adjacent to St John's Preparatory School. Consequently, the impact of release in this direction would be more significant where views of the inset urban area are likely to be clearer and the open fields and school grounds and buildings would become partially contained in between the eastern edge of the site and the M25, at least reducing its overall distinction from strong to moderate.



Harm

The site makes a strong contribution to Green Belt purposes 2 and 3 and a relatively strong contribution to purpose 1. Its release would have at least a moderate impact the distinction of adjacent Green Belt land to the east and a minor impact of the distinction of Green Belt land to the south of The Ridgeway Road. The release of the site would create a new inset area in the strategic gap between Greater London (Hadley Wood) to the south and Potters Bar to the north, representing a significant localised breaching of the M25 as a strong separating feature between the two. Therefore, overall, release of the site is likely to result in very high Green Belt harm.



Opportunities to minimise harm to Green Belt

More limited release within the site would still represent a fundamental breach of the M25 as an important separating feature between Greater London and Potters Bar. There are therefore no notable opportunities to minimise the harm of release to the Green Belt in this location.

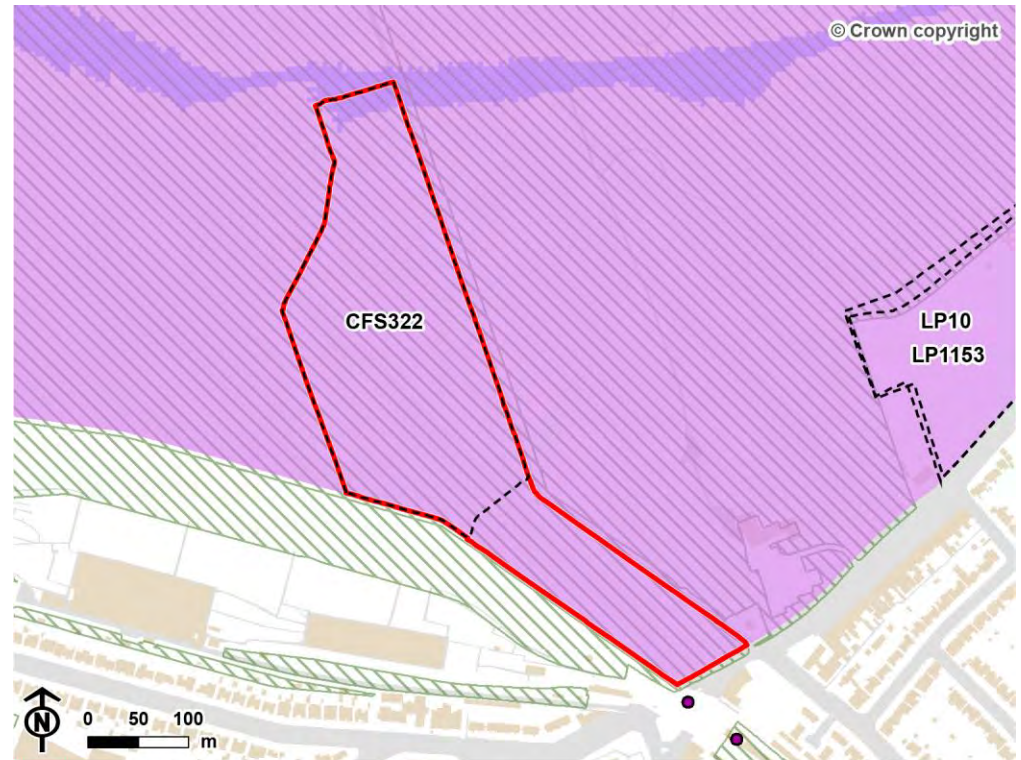


CFS322_ext

8.19ha



Site boundary CFS322_ext
Green Belt



CFS322_ext Site boundary Green Belt

Absolute constraints:

Additional potential constraints:

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

CFS322_ext

8.19ha

Site Assessment Location and Boundaries

The site is located to the north of Oakwood station and south of Trent Park Registered Park and Garden, directly to the west of Snake Lane. The isolated release of this site would contain a thin strip of Green Belt land directly to the southeast of the site in between the urban area of Greater London, the site and Snake Lane. Therefore, the harm of releasing this site has only been assessed in combination with the release of this additional strip of Green Belt to create a more regular, readily recognisable boundary along Snake Lane.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of a single field surrounded by mature trees.

Distinction

The land extends a reasonable distance from the inset edge of Greater London with the land sloping down away from the urban edge towards Merryhills Brook, increasing distinction. Furthermore, the land is not contained by urban development, views are dominated by open countryside and the railway tracks to the south provide a strong boundary feature creating separation from the inset area. Therefore, there is a strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

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

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



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in a gap between two parts of Greater London, Cockfosters to the southwest and Enfield to the northeast. The land is open and there is strong distinction between the parcel and the urban area.



Purpose 3 - Assist in safeguarding the countryside from encroachment

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



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

The land falls within the Trent Park Conservation Area which directly adjoins the urban area of historic London. The Trent Park Conservation Area Appraisal notes: "The open nature of the park and agricultural landforms an important part of the wider landscape of the Green Belt".



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

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



CFS322_ext

8.19ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the parcel would result in a moderate impact on the distinction of adjacent Green Belt land to the north, east and west. The land to the east and west would become more contained by the inset area, increasing views of the urban area to the east, but less so to the west due to the presence of a thicker band of woodland in this direction. The treelined Snake Lane which forms the eastern boundary of the parcel is considered to only provide moderate distinction. The northern boundary of the parcel (Merry Hills Brook) would also provide weaker distinction between the new urban edge and the Green Belt compared to the existing boundary (treelined railway lines). Release of the site would also reduce the influence of the slope down from the urban edge. Moderately affecting the distinction of adjacent Green Belt land on two fronts is considered to result in a major impact on the distinction of adjacent Green Belt land overall.



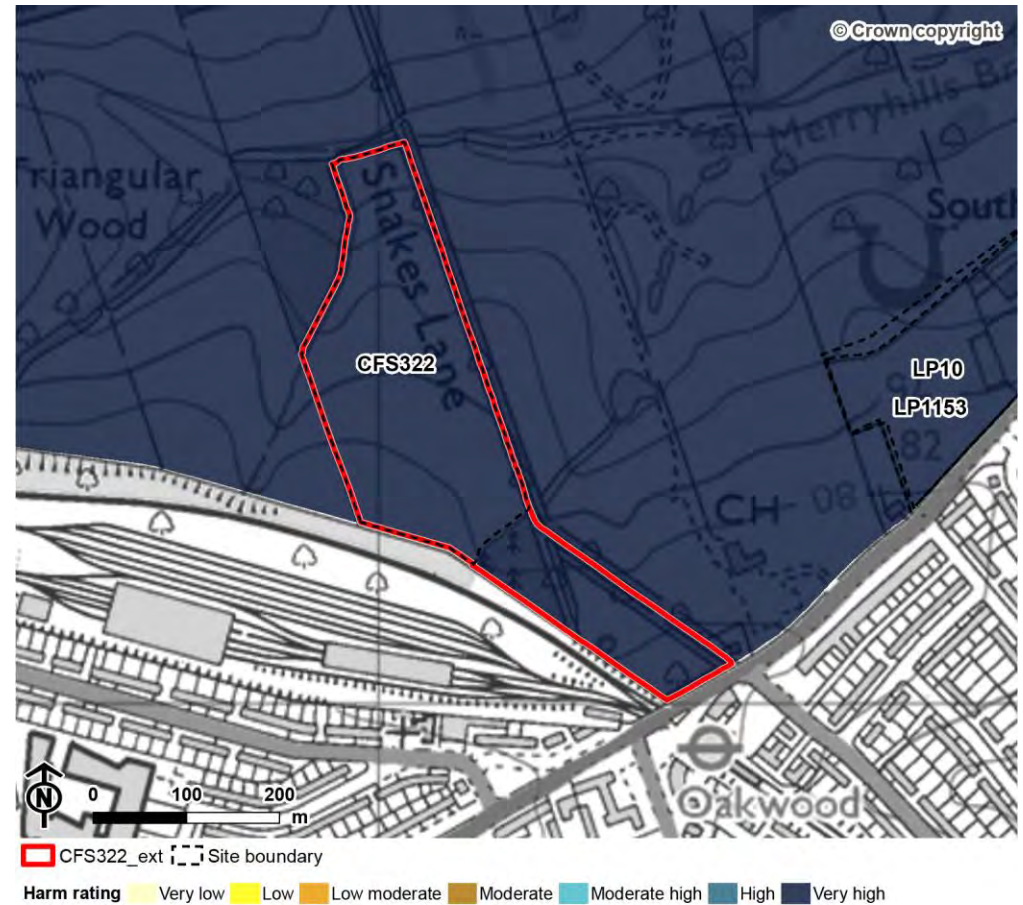
Harm

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



Opportunities to minimise harm to Green Belt

More limited release within the site would still represent a fundamental breach of the railway lines as an important separating feature between Greater London and the open countryside. There are therefore no notable opportunities to minimise the harm of release to the Green Belt in this location.

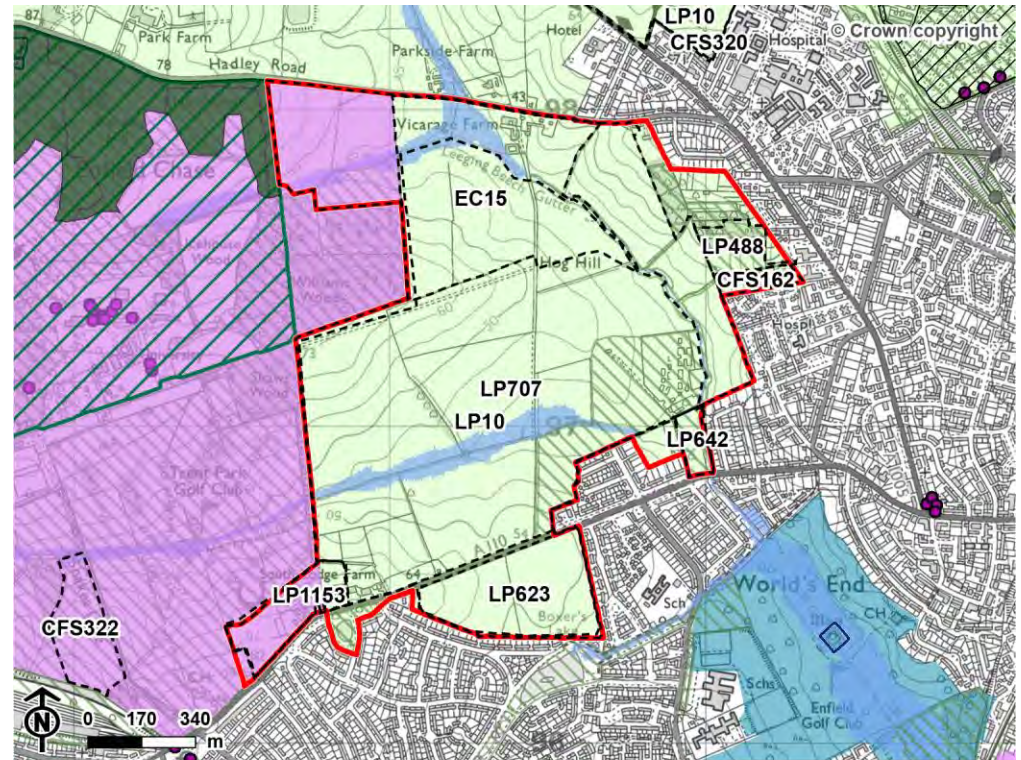


CPC1 - Chase Park Cluster 1

176.85ha



 Site boundary
 CPC1 - Chase Park Cluster 1
 Green Belt
 MOL



 CPC1 - Chase Park Cluster 1
 Site boundary
 Green Belt
 MOL

Absolute constraints:

 Scheduled monument
 Ancient Woodland Inventory
 Cemetery
 Registered Park & Garden

Additional potential constraints:

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

CPC1 - Chase Park Cluster 1

176.85ha

Site Assessment Location and Boundaries

Sites LP707, EC15 and LP1153 are located to the north of Bramley Road/Enfield Road. Site LP707 stretches a significant distance to the north up to Hadley Road, with EC15 extending along the same road but slightly farther to the west close to the eastern edge of Ride Wood. Trent Park Registered Park and Garden and the associated Conservation Area lie to the west, with the western end of site EC15 falling within the Conservation Area. The isolated release of site LP707 and or EC15 would create isolated Green Belt land to the east and south of the sites' boundaries. Therefore, the harm of releasing these sites has only been assessed in combination with the release of the other sites to which they directly abut: LP488, CFS162, LP642, LP623 and LP1153, and all other Green Belt land within previously assessed areas EN12, EN13, EN15 and EN18. Furthermore, the southern boundary of LP1153 has been redefined to follow the clearer more readily recognisable edge of Bramley Road/Enfield Road (A110), incorporating the dwelling in the southwestern corner. The release of site LP1153 has not been assessed in isolation because it does not have a clear, readily recognisable boundary with site LP707 to the east.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The area is largely comprised of open agricultural fields. There are some small pockets of woodland close to the existing urban edge. Although there are a few clusters of buildings within the area, none are considered to be of a scale or have a significant enough relationship with the existing urban edge to significantly compromise the openness of the Green Belt.

Distinction

The vast majority of the land within sites LP707, EC15 and LP1153 has a strong distinction from the existing urban edge of Greater London to the south and east. The extent of site LP707's distance from the built-up area limits the built-up area's urbanising influence. Furthermore, the tree-lined Bramley Road/Enfield Road to the south and Salmon's Brook to the east represent relatively strong features that maintain separation and mark distinction from the existing urban area, and the landform slopes away from the existing urban edge into the sites, increasing distinction further and facilitating views that are dominated by the open countryside. The land to the south and east of sites LP707 and EC15 that would need to be

released in combination with the site in order to create a clear, readily recognisable Green Belt boundary have lower distinction from the urban area than the land within sites LP707 and EC15.

Summary of contribution to each Green Belt purpose

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

The area is adjacent to the large built-up area of Greater London and is open. The vast majority of the land within sites LP707, EC15 and LP1158 also have a strong distinction from the urban area and therefore make a strong contribution to this purpose. The land to the south and east of sites LP707 and EC15 that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary make a lower contribution to this purpose due to the increased visibility and containment of the existing urban edge in these areas.



Purpose 2 - Prevent neighbouring towns merging into one another

The area lies in a gap between parts of Greater London, Hadley Wood to the west, Cockfosters to the southwest and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. However, the land is open and the vast majority of it has a strong distinction from the urban area and therefore makes a moderate contribution to this purpose. The land to the south and east of sites LP707 and EC15 that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary make a weaker contribution to this purpose due to the increased visibility and containment of the existing urban edge in these areas.



Purpose 3 - Assist in safeguarding the countryside from encroachment

The area contains open countryside and the majority of it has a strong distinction from the urban area. The land to the south and east of sites LP707 and EC15 that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary make a weaker contribution to this purpose due to the increased visibility and containment of the existing urban edge in these areas.



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

The vast majority of site LP1153 and the western end of site EC15 fall within the Trent Park

CPC1 - Chase Park Cluster 1

176.85ha

Conservation Area which directly adjoins the urban area of historic London. The Trent Park Conservation Area Appraisal notes: "The open nature of the park and agricultural landforms are an important part of the wider landscape of the Green Belt" as well as "the important role of the park as a backdrop. To the north, the park provides an important backdrop to the formal landscape and gardens surrounding the mansion, particularly in terminating long vistas." Therefore, the majority of site LP1153 and the western end of site EC15 makes a strong contribution to this purpose. The rest of the area does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



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

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



Harm of release

Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into sites LP707, EC15 and LP1153 would also require release of the areas of lower contribution to the south and to the east. Release of these sites would result in a moderate impact on adjacent Green Belt land to the north and west. To the west, the Trent Park Golf Course would become contained to the south and east by inset development. The tree-lined golf course and woodlands forming the western edge of the sites would provide only moderate distinction from the new inset settlement edge. To the northwest, the woodland adjacent to the eastern edge of the Trent Park Registered Park and Garden and south of Hadley Road would be contained on at least two sides by the new inset urban edge, with Williams Wood being contained on three sides. The woodland would screen views of any urbanising influences; however, the boundary between site LP707 and the three fields to the north of Williams Wood is weaker and therefore more vulnerable to the containing influence of the new encroaching urban area. This is somewhat exacerbated by the stronger alternative Green Belt boundaries formed by the Trent Park Registered Park and Garden to the west and Hadley Road to the north, both of which form the western and northern boundaries of site EC15. To the north, beyond Hadley Road the land would become contained on two sides – to the south and east, increasing views of the urban area. However, the land to the north sits on a ridge and therefore has wider views of the open countryside to the north, limiting the impact of release in this direction. Moderately affecting the distinction of adjacent Green Belt land on two fronts is considered to result in a major impact on the distinction of adjacent Green Belt land overall.



Harm

All of site LP1153 and the majority of the land within site LP707 make a strong contribution to Green Belt purposes 1 and 3 and a moderate contribution to purpose 2. Furthermore, the majority of site LP1153 and the western end of site EC15 make a strong contribution to purpose 4. Furthermore, their combined release, in combination with the Green Belt land to the south and east would have a major impact on the distinction of adjacent Green Belt land. Therefore, overall, release of this area is likely to result in very high Green Belt harm.



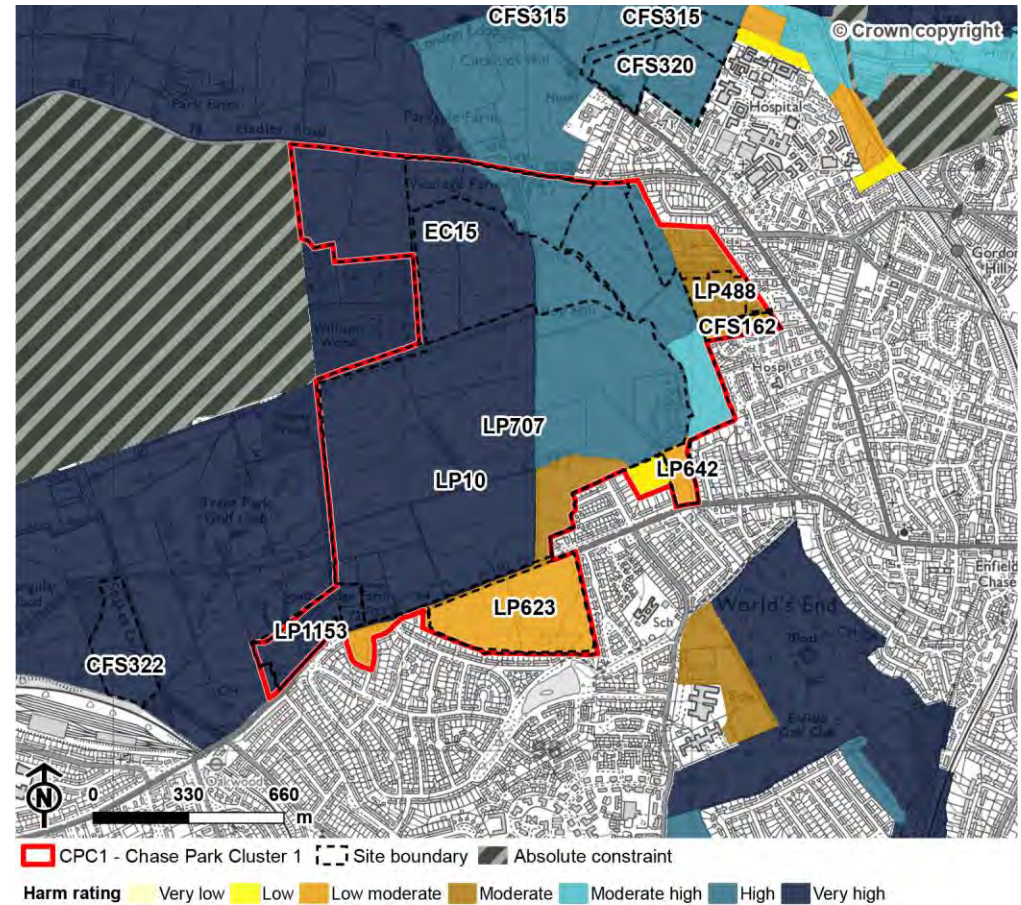
Opportunities to minimise harm to Green Belt

The variations in Green Belt harm identified within the area highlight the spatial opportunities to minimise Green Belt harm within the area. Confining release to sites LP623, LP642 and CFS162 would limit Green Belt harm to a low-moderate level. Releasing these sites in

CPC1 - Chase Park Cluster 1

176.85ha

combination with site LP488 and the remaining contained land to the north of LP488, as well as the field north west of Trentwood Side Road in the south of site LP707 would limit Green Belt harm to a moderate level. Releasing the field in between Salmon's Brook to the west and the existing inset urban area off Valley Fields Crescent and Crofton Way in combination with site CFS162 would limit Green Belt harm to a moderate high level, regardless of whether it was combined with release in sites LP623, LP642 and LP488 or not. Finally, restricting release up to the existing western extent of Vicarage Farm and south along the straight track and field boundary that crosses Merryhills Brook to Enfield Road (A110) in combination with sites LP623, LP642 and the adjacent allotments, CFS162, LP488 and the remaining contain land to the north of LP488 would limit Green Belt harm to a high level. Regardless of the scale and pattern of Green Belt release, the open undulating nature of the Green Belt within this location and the high potential for adverse impacts on the distinction of remaining Green Belt land highlight to importance of finding and/or creating clear, permanent alternative Green Belt boundaries that protect what remains of the wider Green Belt in the long term.

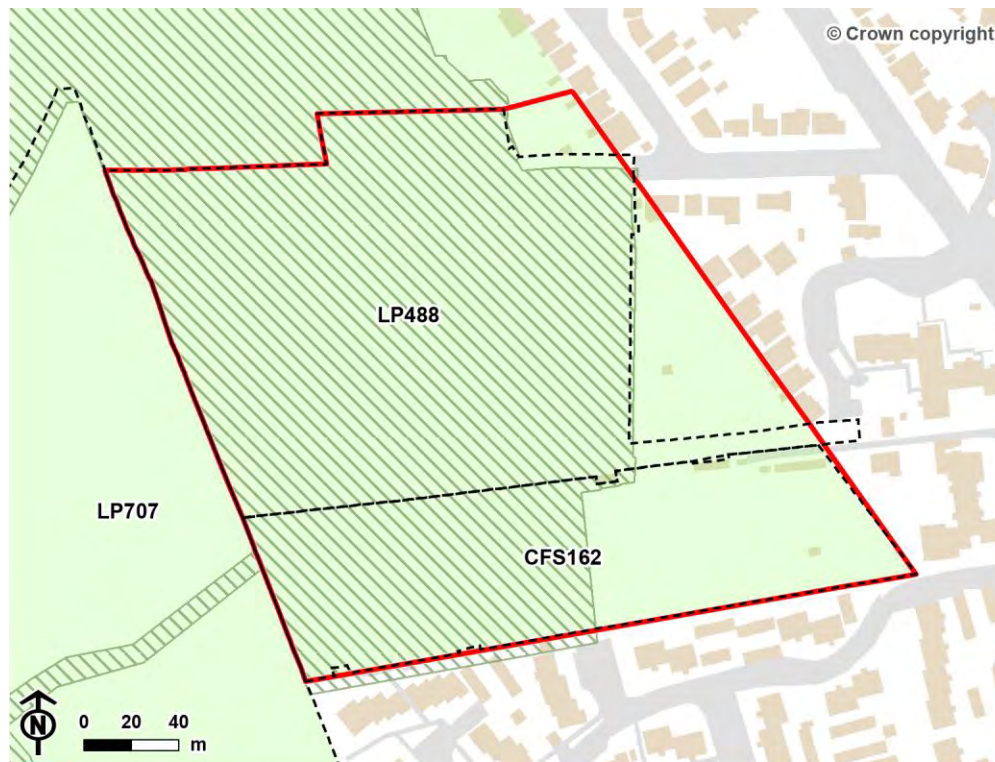


CPC2 - Chase Park Cluster 2

5.2ha



--- Site boundary **█** CPC2 - Chase Park Cluster 2
█ Green Belt



█ CPC2 - Chase Park Cluster 2 --- Site boundary **█** Green Belt

Absolute constraints:

Additional potential constraints:

█ Site of Importance for Nature Conservation **█** Flood Zone 3

CPC2 - Chase Park Cluster 2

5.2ha

Site Assessment Location and Boundaries

The isolated release of site LP488 would create a narrow strip of Green Belt land to the east and south of the site's boundaries. Therefore, the harm of releasing this site has only been assessed in combination with the release of site CFS162 to the south and the Green Belt land that would be isolated directly to the east in between the site's eastern edge and the existing urban area. This land is located west of Gordon Hill and The Ridgeway in the southern half of a rectangular area of Green Belt land contained on three sides by the inset urban edge. The area is adjacent to inset urban area to the south and east. Mature trees line its western and northern boundaries.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed predominantly of woodland, scrubland and residential gardens.

Distinction

Site LP488 is almost completely covered in woodland and contains Green Belt land to the south (site CFS162) and residential gardens to the east. The area is predominately comprised of open woodland and scrubland in close proximity to the existing urban edge. Mature trees screen most views of the existing urban area which contains the area to the east and south and, at a greater distance, to the north. Consequently, neither the urban area nor the countryside dominates views. The eastern and south western edge of the area are bordered by residential gardens visible through breaks in the trees. Therefore, overall, there is weak distinction between the area and the inset urban area.

Summary of contribution to each Green Belt purpose

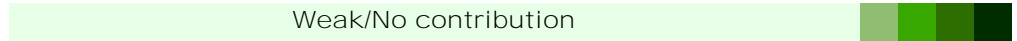
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

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



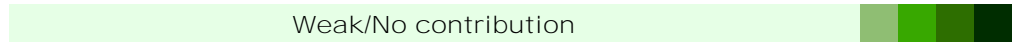
Purpose 3 - Assist in safeguarding the countryside from encroachment

The area contains open countryside; however, there is weak distinction between it and the urban area.



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

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



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

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



CPC2 - Chase Park Cluster 2

5.2ha

Harm of release

Impact on distinction of adjacent Green Belt land

The woodland and slope of the land to the west of the area limit the impact of release in this direction, although this adjacent land, retained by Salmon's Brook to the west, would be closer to the built-up area and potentially more visible. Similarly, the land to the north of site LP488 would become more contained from the south; however, given the wider area is already contained on three sides by the existing urban edge and the northern edge of site LP488 is lined by mature trees, the influence of the release of the area on the land to the north is considered to be less significant than the influence on the open fields to west in between the sites and Salmon's Brook.



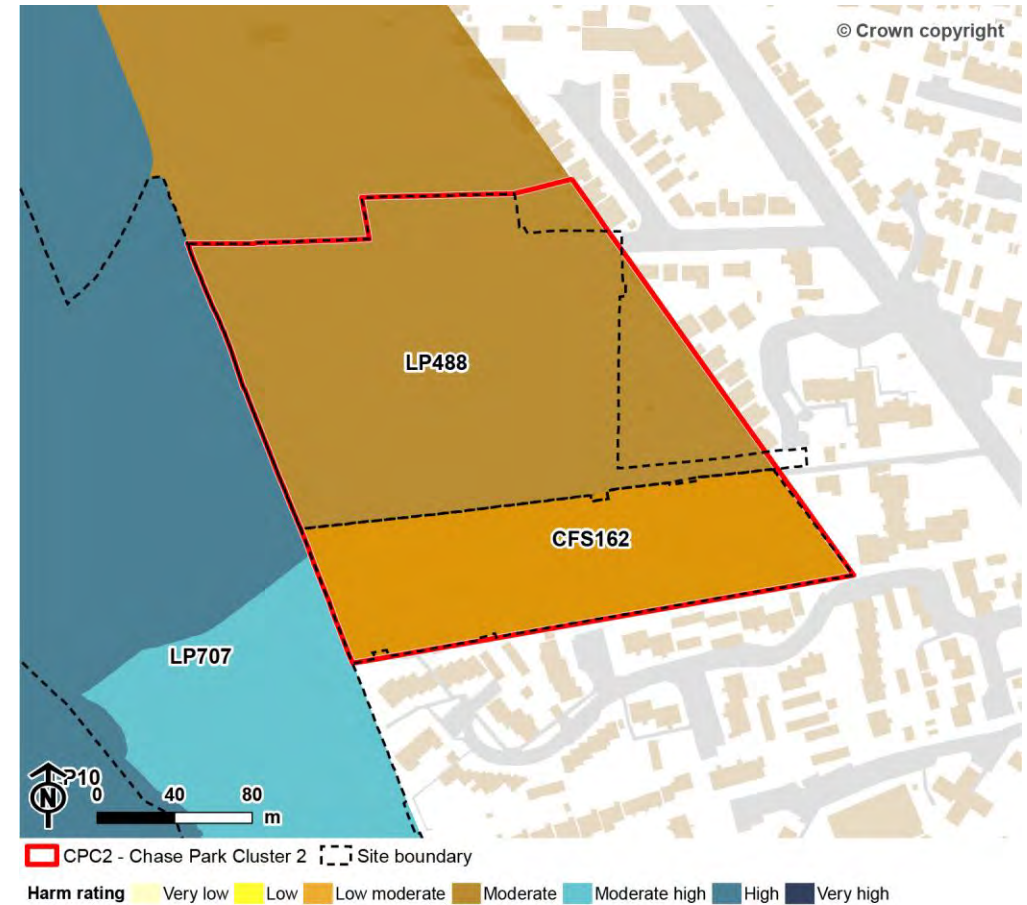
Harm

The area makes a moderate contribution to Green Belt purposes 1 and 3. Its release would have a moderate impact on the distinction of adjacent Green Belt land to the west and would weaken what remains of the distinction to the north of site LP488. Therefore, overall release of the area is likely to result in moderate Green Belt harm.



Opportunities to minimise harm to Green Belt

The release of site CFS162 in isolation would result in low-moderate harm to the Green Belt due to the less significant impact it would have on the distinction of the Green Belt to the west and, to a lesser extent, the north.

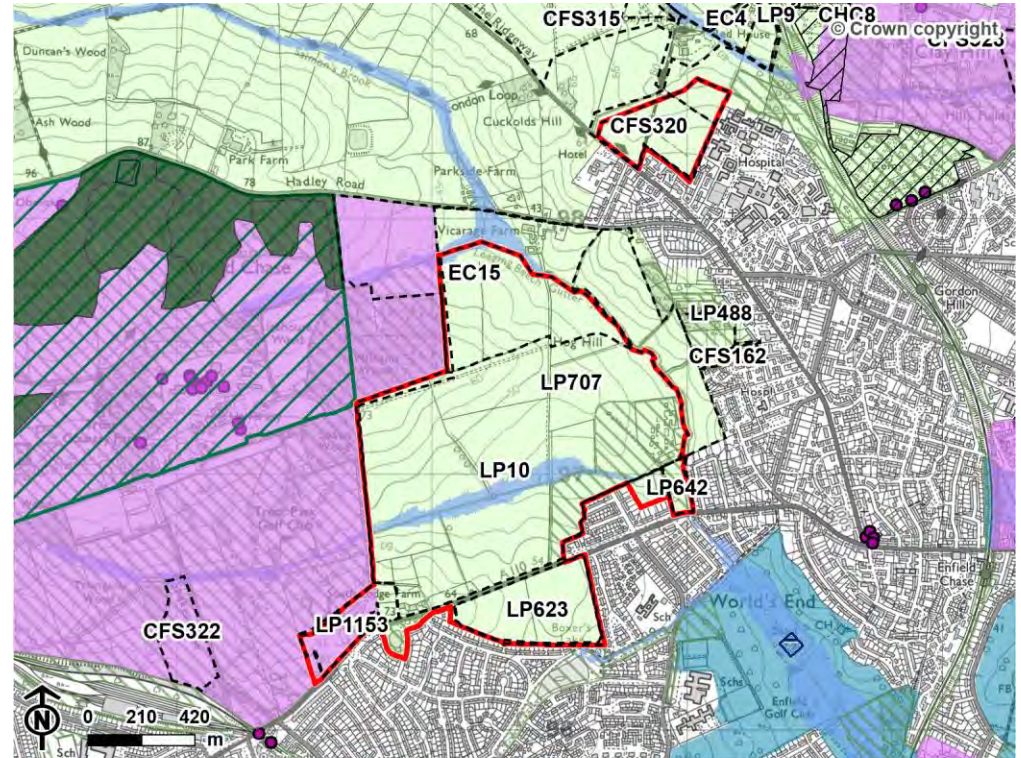


LP10_ext

149.52ha



 Site boundary
 LP10_ext
 Green Belt
 MOL



 LP10_ext
 Site boundary
 Green Belt
 MOL

Absolute constraints:

 Scheduled monument
 Ancient Woodland Inventory
 Cemetery
 Registered Park & Garden

Additional potential constraints:

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

LP10_ext

149.52ha

Site Assessment Location and Boundaries

Site LP10 is comprised of two pockets of Green Belt: one north and one south of the Ridgeway and Hadley Roads. The much larger of the two pockets to the south stretches a significant distance from the existing urban edge as far north as Legging Beech Gutter Brook, which also forms the eastern boundary of the site. Trent Park Registered Park and Garden and the associated Conservation Area lie directly to the west. The larger pocket also includes land to the south of Bramley Road/Enfield Road, also assessed separately for isolated release as sites LP642 and LP623. The release of the site would create isolated Green Belt land to the south of the site. Therefore, the harm of releasing this site has only been assessed in combination with the release of the remaining Green Belt land within previously assessed parcels EN12, EN13 and EN15. Furthermore, the south western corner of the site has been redefined to follow the clearer more readily recognisable edge of Bramley Road/Enfield Road (A110), incorporating the dwelling in its south western corner. The smaller pocket of land to the north in between the Ridgeway to the west and Chase Farm Hospital to the east must be released in combination with the larger southern pocket to ensure the viability of the site, which is why the two pockets have only been assessed for release together. The northern boundary of the isolated northern pocket does not follow a clear readily recognisable boundary, i.e., it cuts through the three open fields which make up this portion of the site. However, given the close proximity of the existing field boundaries to the north west of the site's outer boundary, it is assumed that the site's release would result in the strengthening of this existing field boundary. Furthermore, the proposed partial release of the northern field confines containment of the adjacent Green Belt land to the east to the land immediately north of Chase Farm Hospital, which makes a lower contribution to the Green Belt purposes the land to the north, which is considered reasonable in Green Belt terms.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The area is largely comprised of open agricultural fields. There are some small pockets of woodland along the field boundaries within the site. Although there are a few clusters of buildings within the area, none are considered to be of a scale or have a significant enough relationship with the existing urban edge to significantly compromise the openness of the Green Belt.

Distinction

The vast majority of the land within site LP10 has strong distinction from the existing urban edge of Greater London to the south and east. The extent of site LP10's distance from the built-up area limits its urbanising influence. The treelined Bramley Road/Enfield Road to the south and Legging Beech Gutter Brook/Salmon's Brook to the east represent relatively strong features that maintain separation and mark distinction from the existing urban area. Furthermore, the landform slopes away from the existing urban edge into the site, increasing distinction further and facilitating views that are dominated by the open countryside. Although the treelines and residential gardens at the edge of the isolated northern pocket of the site provide little separation from the urban area, the site extends a reasonable distance from the inset edge and has strong views of the open countryside. Therefore, this area also has strong distinction from the urban area. The land to the south of Bramley Road/Enfield Road that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary have lower distinction from the urban area than the land within site LP10.

Summary of contribution to each Green Belt purpose

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

The area is adjacent to the large built-up area of Greater London and is open. The vast majority of the land within site LP10 also has strong distinction from the urban area and therefore make a strong contribution to this purpose. Some of the land near the southern edge of site LP10, north and south of Bramley Road/Enfield Road has lower distinction from the urban area and therefore makes a lower contribution to this purpose due to the increased visibility and containment of the existing urban edge in these areas.



Purpose 2 - Prevent neighbouring towns merging into one another

The larger southern area of site LP10 lies in a gap between parts of Greater London, Hadley Wood to the west, Cockfosters to the south west and Enfield to the northeast and east, although Trent Park Registered Park and Garden maintains separation. However, the land in this portion of the site is open and the vast majority of it has strong distinction from the urban area and therefore makes a moderate contribution to this purpose. Some of the land near the southern edge of site LP10, north and south of Bramley Road/Enfield Road has lower distinction from the urban area and therefore makes a weaker contribution to this purpose due to the increased visibility and containment of the existing urban edge in these areas. The smaller isolated northern pocket of site LP10, in between the Ridgeway to the west and Chase Farm Hospital to the east, is open with strong distinction. The site lies in the gap between Greater London and Potters Bar to the north, connected by the Ridgeway at the southern edge of the site. There are some separating features such as the M25 Motorway

LP10_ext

149.52ha

and woodland blocks, so, on balance, this portion of site LP10 is considered to make a relatively strong contribution to this purpose.



Purpose 3 - Assist in safeguarding the countryside from encroachment

The area contains open countryside and the majority of it has strong distinction from the urban area. Some of the land near the southern edge of site LP10, north and south of Bramley Road/Enfield Road has lower distinction from the urban area and therefore makes a lower contribution to this purpose due to the increased visibility and containment of the existing urban edge in these areas.



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

The westernmost part of site LP10 falls within the Trent Park Conservation Area, which directly adjoins the urban area of historic London. The Trent Park Conservation Area Appraisal notes: "The open nature of the park and agricultural landforms are an important part of the wider landscape of the Green Belt" as well as "the important role of the park as a backdrop. To the north, the park provides an important backdrop to the formal landscape and gardens surrounding the mansion, particularly in terminating long vistas." This small portion of the much larger site LP10 therefore makes a strong contribution to this purpose. The rest of the site does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character.



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

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



Harm of release

Impact on distinction of adjacent Green Belt land

The expansion of the existing urban edge of Greater London into the larger southern portion of site LP10 would also require release of the areas of lower contribution to the south. Release of the site and the southern areas in between the site and the existing urban edge of Greater London would result in a major impact on the adjacent Green Belt land to the north east and east of Legging Beech Gutter Brook/Salmon's Brook. This remaining Green Belt would become a significantly more contained relatively thin strip of Green Belt close to urban edges to the west, south, east and also partially to the north, increasing views of the urban area and removing the majority of this area's open views and therefore relationship with the wider Green Belt to the west and north west. There would also be a moderate impact on adjacent Green Belt land to the west. To the west, the Trent Park Golf Course would become contained to the south and east by inset development. The treelined golf course and woodlands forming the western edge of the site would provide only moderate distinction from the new inset settlement edge. To the north of the larger southern portion of the site, up to Hadley Road and beyond, the remaining Green Belt land would become contained on two sides, but this is somewhat mitigated by the topography of the Green Belt in this direction which continues to slope up to Hadley Road and beyond where extensive views of the wider open countryside would remain. Release of the smaller isolated northern portion of the site would have a minor impact on the adjacent Green Belt land to the north given the existing visibility of the urban area and the fact that open views of the wider Green Belt to the north and northeast would remain strong. Therefore, the release of site LP10 is considered to have a combination of minor, moderate and major impacts on the distinction of adjacent Green Belt land, so a major impact on the distinction of adjacent Green Belt land is recorded overall.



Harm

The vast majority of site LP10 makes a strong contribution to Green Belt purposes 1 and 3 and a moderate contribution to purpose 2. In addition, the isolated smaller northern portion of the site makes a relatively strong contribution to purpose 2 and the westernmost portion of the larger southern portion makes a strong contribution to purpose 4. The combined release of the site and the Green Belt land to the south of it, in between the site and the existing urban edge, would have a major impact on the distinction of adjacent Green Belt land. Therefore, overall, release of this area is likely to result in very high Green Belt harm.

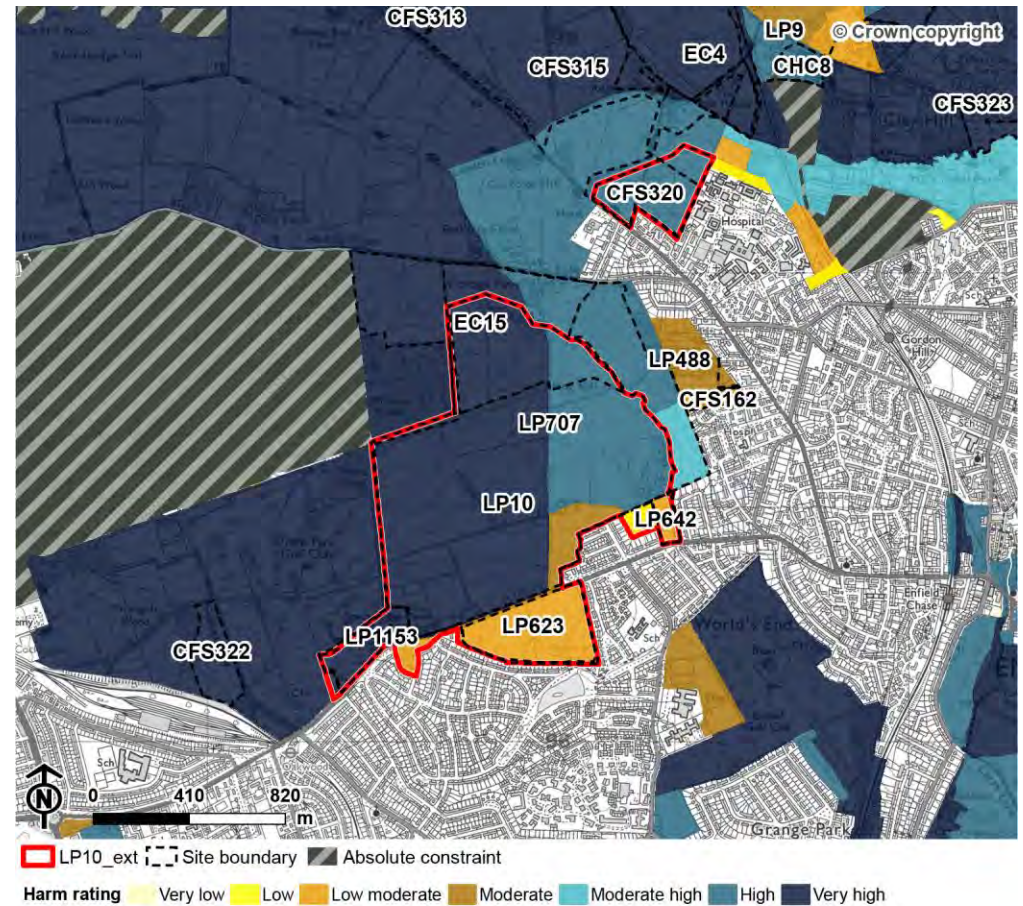


LP10_ext

149.52ha

Opportunities to minimise harm to Green Belt

Significantly reducing the size of the area of release within site LP10 represents the best opportunity to minimise harm to the Green Belt in this location. Notable opportunities include confining release to the northern isolated portion of the site in between the Ridgeway and Chase Farm Hospital, where harm could be minimised to no more than high harm. If Green Belt release was confined to the land south of Bramley Road/Enfield Road and the allotments and grazing paddocks north of the Jolly Farmers pub, Green Belt harm would be reduced to a low-moderate level. Finally, releasing these sites in combination with the field north west of Trentwood Side Road would limit Green Belt harm to a moderate level. Regardless of the scale and pattern of Green Belt release, the open undulating nature of the Green Belt within this location and the high potential for adverse impacts on the distinction of remaining Green Belt land, particularly to the east of the southern portion of the site, highlight to importance of finding and/or creating clear, permanent alternative Green Belt boundaries that protect what remains of the wider Green Belt in the long term.

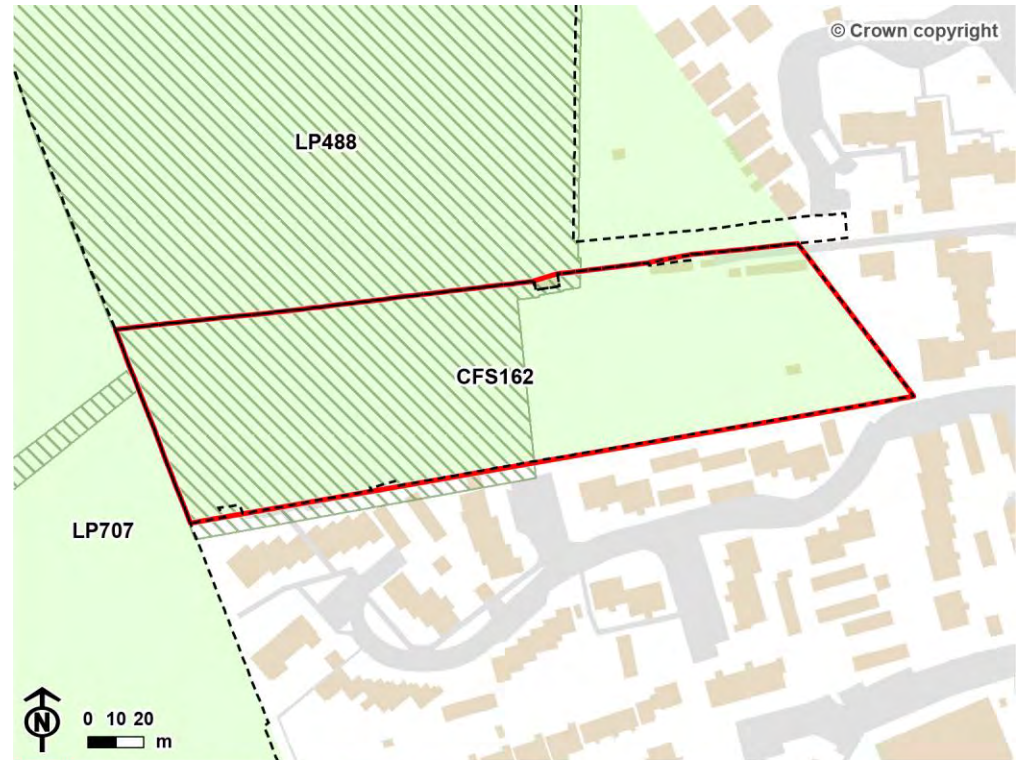


CFS162

1.67ha



Site boundary CFS162
Green Belt



CFS162 Site boundary Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation

CFS162

1.67ha

Site Assessment Location and Boundaries

The site is located west of Gordon Hill and The Ridgeway at the southern end of a rectangular area of Green Belt land contained on three sides by the inset urban edge. The site is adjacent to inset urban area to the south and east. Mature trees line its western and northern boundaries. The isolated release of the site would create a narrow strip of Green Belt land to the east and south of the site's boundaries. Therefore, the harm of releasing this site has only been assessed in combination with the release of site CFS162 to the south and the Green Belt land that would be isolated directly to the east in between the site's eastern edge and the existing urban area.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed predominantly of woodland and scrubland.

Distinction

The site is comprised of open woodland and scrubland in close proximity to the existing urban edge. Mature trees screen most views of the existing urban area which contains the site to the east and south and, at a greater distance, to the north. Consequently, neither the urban area nor the countryside dominates views. The eastern and south western edge of the site are bordered by residential gardens visible through breaks in the trees. Therefore, overall, there is weak distinction between the site and the urban area.

Summary of contribution to each Green Belt purpose

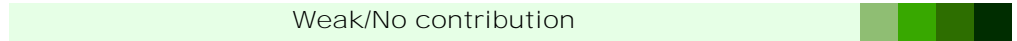
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

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



Purpose 3 - Assist in safeguarding the countryside from encroachment

The site contains open countryside; however, there is weak distinction between it and the urban area.



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

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



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

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



CFS162

1.67ha

Harm of release

Impact on distinction of adjacent Green Belt land

The woodland and slope of the land to the west of the site limit the impact of release in this direction, although this adjacent land, retained by Salmon's Brook to the west, would be closer to the built-up area and potentially more visible. However, this is mitigated by the existing urban edge directly to the south of the site, the short length of the sites western edge and its line of mature trees screening wider views of the adjacent Green Belt. Similarly the land to the north of the site would become marginally more contained; however, given the wider area is already contained on three sides by the existing urban edge and the northern edge of the site borders a woodland which screens views of the wider countryside and the urban area, the influence of the release of the site on the land to the north is considered to be relatively minor.



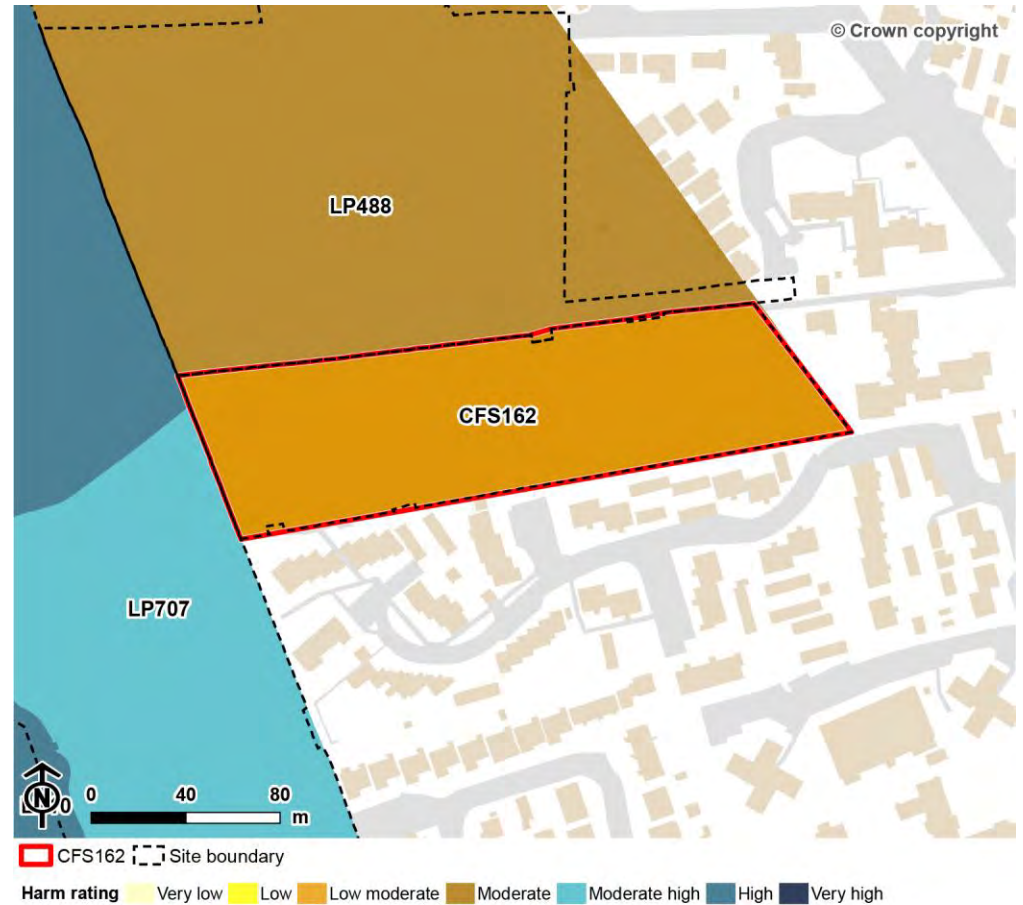
Harm

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



Opportunities to minimise harm to Green Belt

The site already represents a relatively small proportion of the wider area of contained Green Belt land. Furthermore, the mature trees at its northern and western edges screen views of the wider countryside. Therefore, there is little scope to minimise harm to the Green Belt.

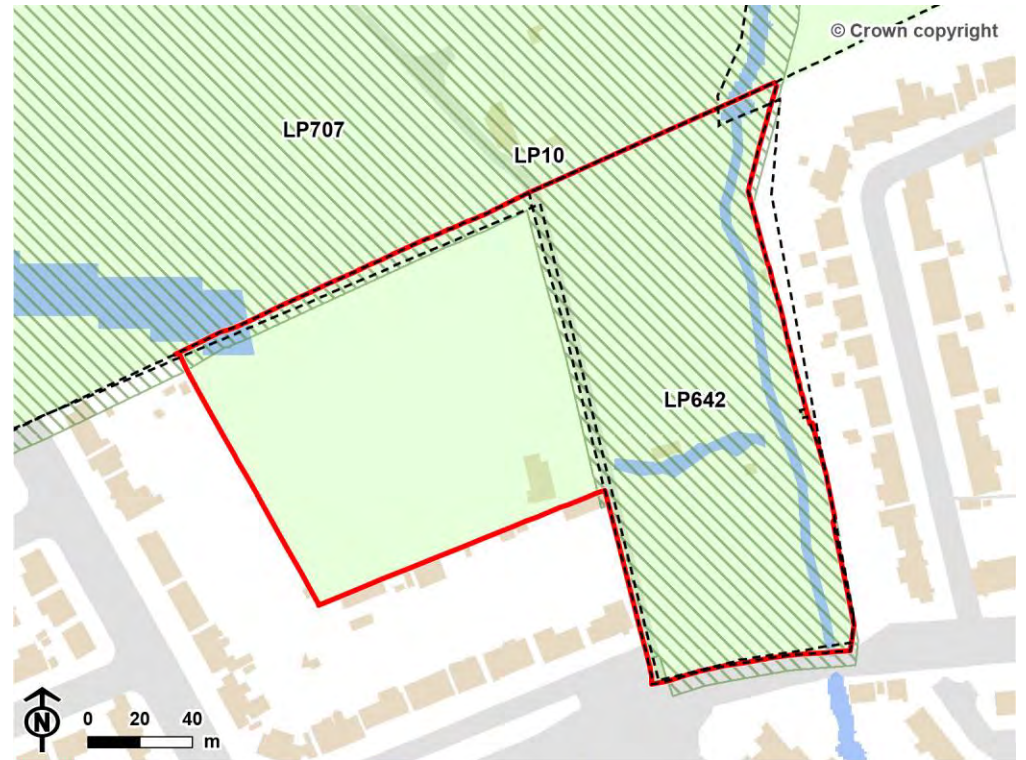


LP642_ext

3.21ha



Site boundary LP642_ext
Green Belt



LP642_ext Site boundary Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3

LP642_ext

3.21ha

Site Assessment Location and Boundaries

The site is located north of Enfield Road (A110) opposite the Jolly Farmers pub. Allotments lie immediate to the west of the site in the same contained area of the Green Belt. Salmon's Brook flows along the eastern edge of the site, forming the eastern boundary with the inset urban edge. The isolated release of the site would create a narrower strip of Green Belt land to the west of the site's boundaries, containing the allotments that make a weaker contribution to the Green Belt purposes. Given that releasing the allotments alongside the site would create a more regular, readily recognisable boundary and would not be more harmful than releasing site LP642 in isolation, the harm of releasing both areas has been assessed in combination.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The site is open, being formed of two small fields. The allotments directly to the west of the site are also open.

Distinction

The site sits in close proximity to the urban area. It is part of a contained area, contained by urban development to the east, south and west. Therefore, the views between the trees that line the site's edges are generally of the urban area rather than the open countryside. Furthermore, the landform and landcover of the site do not notably increase distinction. The site is bordered by the treelined Salmon Brook to the east, Enfield Road to the south and a track to the west. These boundaries are stronger than the residential garden boundaries of the allotments to the west, but the urban area is still clearly visible, particularly in the southern field. Therefore, there is generally weak distinction.

Summary of contribution to each Green Belt purpose

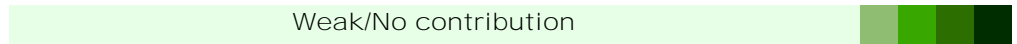
Purpose 1 - Check the unrestricted sprawl of large built-up areas

The site is adjacent to the large built-up area of Greater London and is open; however, there is weak distinction.



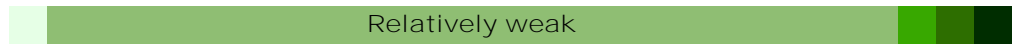
Purpose 2 - Prevent neighbouring towns merging into one another

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



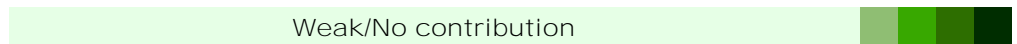
Purpose 3 - Assist in safeguarding the countryside from encroachment

The site contains two fields consistent with the open countryside to the north, but the rest of the land within this relatively small, contained area of Green Belt is covered by allotments which have a stronger relationship with the urban area than the open countryside. Furthermore, there is weak distinction between the area and the inset urban area. Therefore, the allotments make a relatively weak contribution to this purpose and the fields make a moderate contribution.



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

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



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

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



LP642_ext

3.21ha

Harm of release

Impact on distinction of adjacent Green Belt land

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

No/Negligible

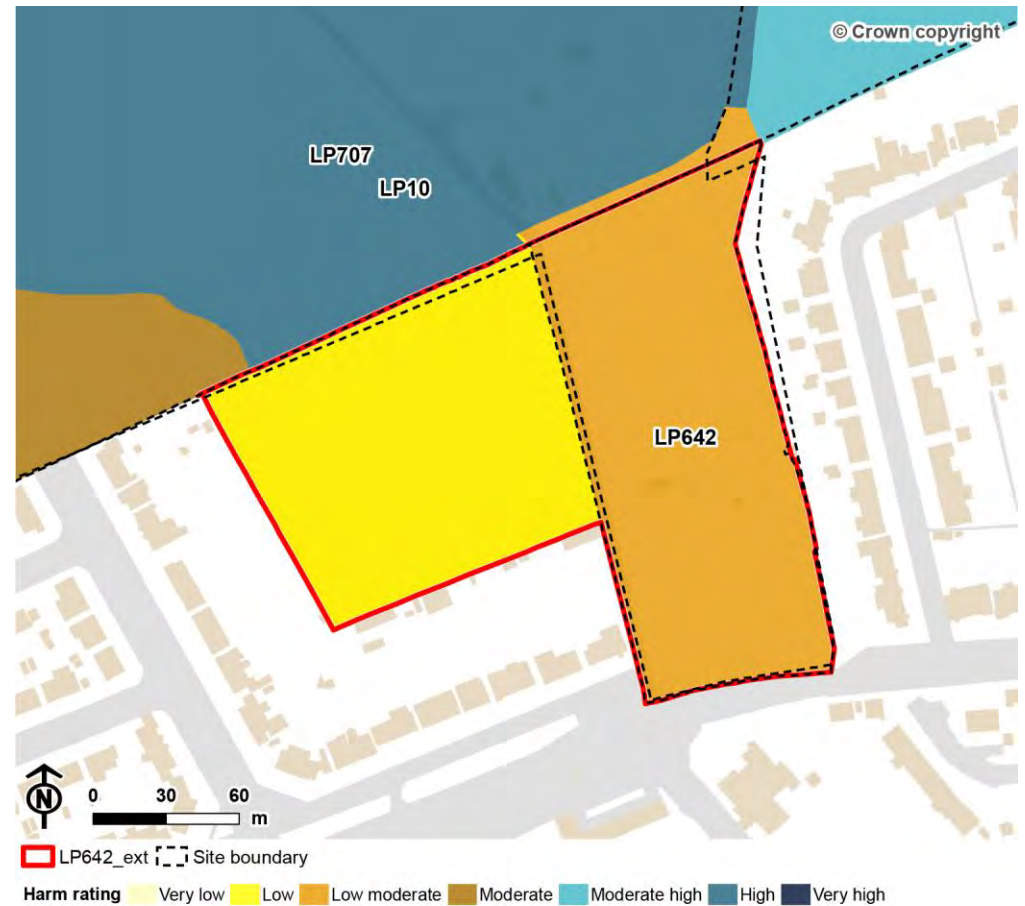
Harm

The site makes a moderate contribution to purpose 1 and 3, but the allotments within the wider contained area make a relatively weak contribution to purpose 3. The release of the site and the allotments to the west would have a negligible impact on the distinction of adjacent Green Belt land. Therefore, overall release of the area is likely to result in low-moderate Green Belt harm.

Low-Moderate

Opportunities to minimise harm to Green Belt

Harm would be minimised by confining release to the smaller southern field in the site, where the existing urban area is more visible, and strengthening the northern edge of this field, as well as along the edge of the allotments to the west, with additional tree planting. This would reduce the scale release to the most contained and urbanised portions of the site and minimise the urbanising influence of the remaining contained area to the north.



LP623_ext

13.56ha



Site boundary LP623_ext
Green Belt



LP623_ext Site boundary Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3

LP623_ext

13.56ha

Site Assessment Location and Boundaries

The site is located north of Boxer's Lake and south of Enfield Road (A110). The release of site LP623 in isolation would leave a thin strip of Green Belt land to the west, south of Enfield Road. Given that releasing all the land south of Enfield Road in this location would create a clearer, readily recognisable boundary and would not be more harmful than releasing the site LP642 in isolation, the harm of releasing both areas has been assessed in combination.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The site is open being formed of two agricultural fields.

Distinction

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

Summary of contribution to each Green Belt purpose

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

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



Purpose 2 - Prevent neighbouring towns merging into one another

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

Oakwood.



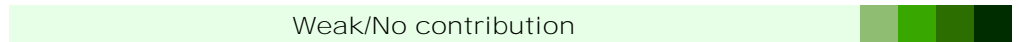
Purpose 3 - Assist in safeguarding the countryside from encroachment

The land in the site is open countryside; however, there is weak distinction between it and the urban area.



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

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



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

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



LP623_ext

13.56ha

Harm of release

Impact on distinction of adjacent Green Belt land

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



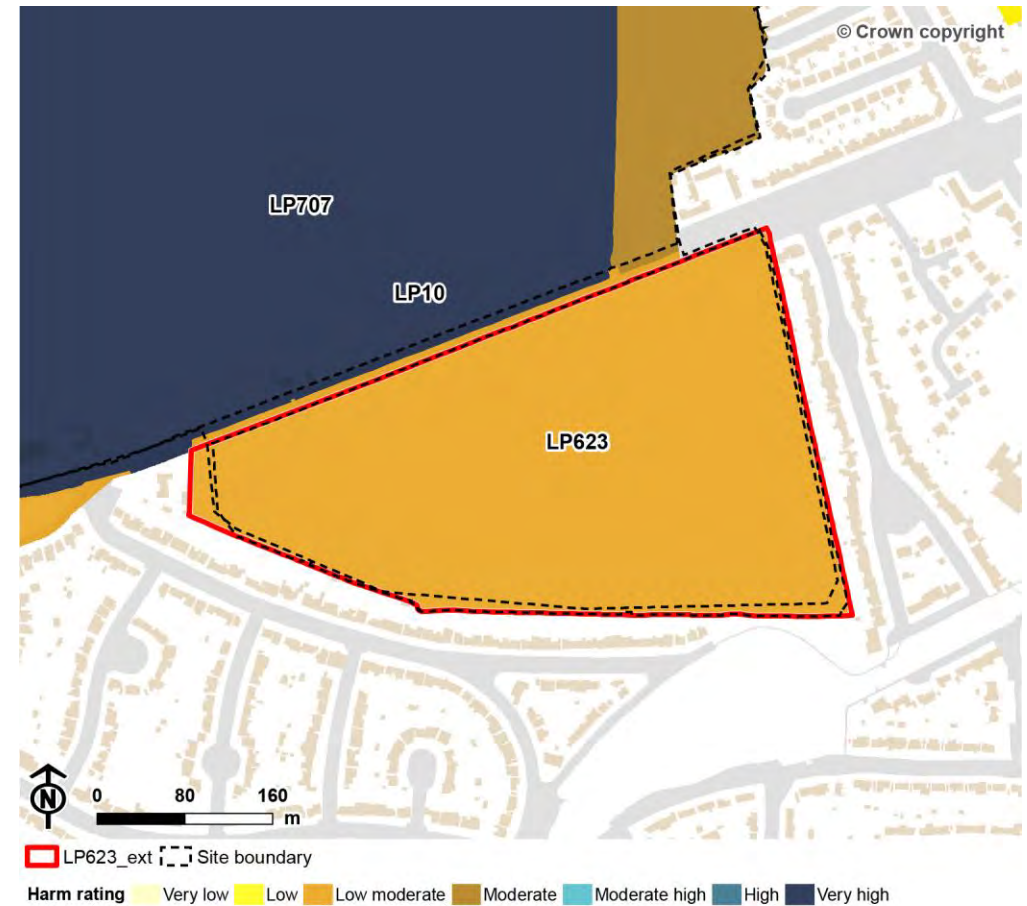
Harm

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



Opportunities to minimise harm to Green Belt

The containment of the site combined with its relatively strong northern boundary combine to offer little scope to minimise harm to the Green Belt.

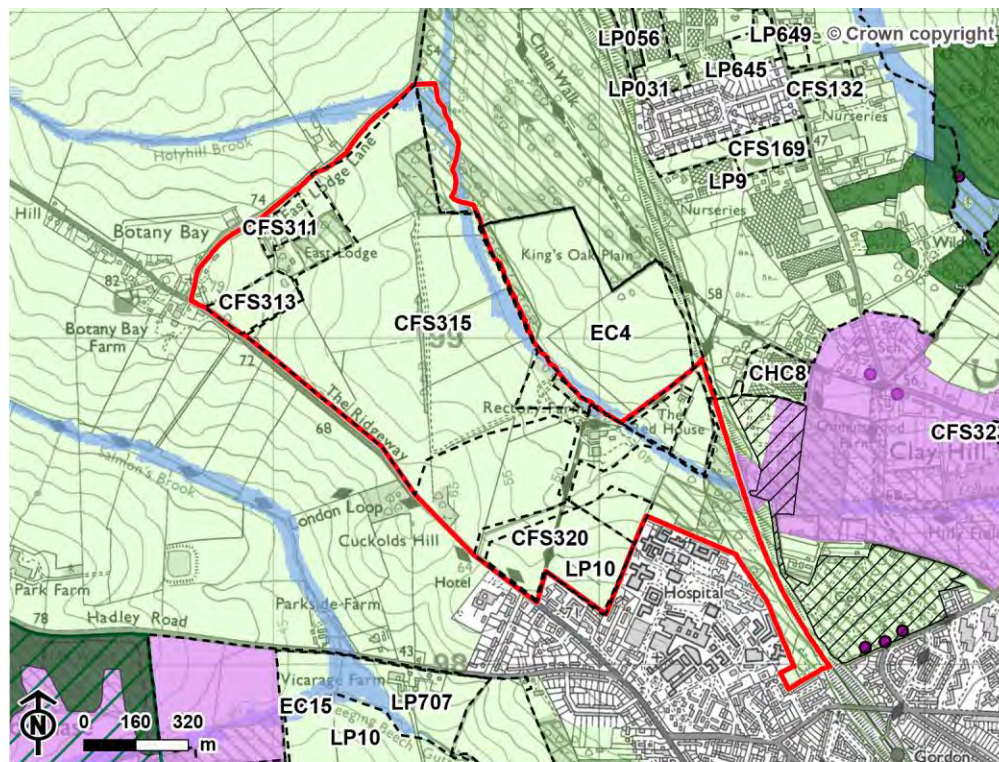


RFC1 - Rectory Farm Cluster 1

117.86ha



 Site boundary
 RFC1 - Rectory Farm Cluster 1
 Green Belt



 RFC1 - Rectory Farm Cluster 1
 Site boundary
 Green Belt

Absolute constraints:

- Ancient Woodland Inventory
- Cemetery
- Registered Park & Garden

Additional potential constraints:

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

RFC1 - Rectory Farm Cluster 1

117.86ha

Site Assessment Location and Boundaries

Sites CFS311 and CFS313 are located to the north of The Ridgeway some distance from the urban area of Greater London. Site CFS315 is much larger, covering much of the land in between the two smaller more remote sites and Kings Oak Hospital in the urban area of Greater London. The isolated release of these three neighbouring sites (collectively or separately) would create new isolated inset areas in close proximity to the existing urban area of Greater London to the south east and a very irregular Green Belt boundary that would completely surrounding a triangular-shaped field south of Strayfield Road and contain a cluster of fields in between the urban area, the sites and The Ridgeway Road. Therefore, the harm of releasing these three neighbouring sites has only been assessed in combination with the release of site CFS320 and all the Green Belt land directly between them and the existing urban area of Enfield. Furthermore, the outer boundaries of this site cluster have been extended slightly to follow more readily recognisable boundaries, including East Lodge Lane to the northwest, Turkey Brook to the northeast and the railway line to the east.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being predominately formed of agricultural fields and pockets of woodland. A collection of appropriate farm buildings is located in the southern central portion of the area. There is a concentration of more inappropriate buildings in the northwestern corner of the area along East Lodge Lane, including dwellings, a small school, a cricket club and a small business park on the edge of the washed over settlement of Botany Bay. Although these buildings impact the openness of the Green Belt in their immediate vicinity, they are spread out along East Lodge Lane, separated by mature trees and open spaces, maintaining a sense of openness and limiting their impact on the wider Green Belt.

Distinction

The land within the parcel slopes away from The Ridgeway to the north, towards Turkey Brook, maintaining a sense of distinction from the urban area to the east. Although the trees and residential gardens provide little separation at the urban area, the land extends a significant distance from the inset edge and has strong views of the open countryside. Therefore, there is a strong distinction between the parcel and the urban area.

Summary of contribution to each Green Belt purpose

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

The area is generally in close proximity to the large built-up area of Greater London. The land is generally open, being formed of agricultural fields and woodland and there is a strong distinction between it and the urban area. The land immediately north of Kings Oak and Chase Park Hospital and the narrow strip of land to the southeast in between the urban edge of Greater London and the railway line have less distinction and therefore make a more moderate or relatively strong contribution to this purpose. The outskirts of Botany Bay directly south of East Lodge Lane are more associated with Botany Bay than the large built-up area and therefore make a relatively strong rather than a strong contribution to this purpose.



Purpose 2 - Prevent neighbouring towns merging into one another

The majority of the area lies in the gap between Greater London and Potters Bar to the northwest and the gap between two areas of Greater London, Hadley Wood to the west and Enfield to the southeast. The land is open and there is generally a strong distinction between the parcel and the urban area. The only exception is the land immediately north of Kings Oak and Chase Park Hospital and the narrow strip of land to the southeast in between the urban edge of Greater London and the railway line, which do not fall within the gaps and therefore make a weak/no contribution to this purpose.



Purpose 3 - Assist in safeguarding the countryside from encroachment

The area is predominantly formed of open fields and woodland and so is countryside and there is generally a strong distinction between the open land and the urban area.

RFC1 - Rectory Farm Cluster 1

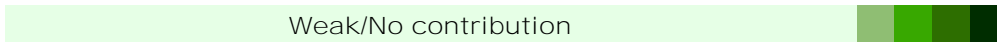
117.86ha

The only exception is the land immediately north of Kings Oak and Chase Park Hospital and the narrow strip of land to the southeast in between the urban edge of Greater London and the railway line, which have less distinction and relationship with the wider countryside and therefore make a more moderate or relatively weak contribution to this purpose.



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

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



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

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



Harm of release

Impact on distinction of adjacent Green Belt land

Release of the area would result in a significant expansion of ribbon development along the high ground of The Ridgeway, significantly narrowing the gap between the urban area of Greater London and the washed over settlement of Botany Bay and Greater London and the inset urban area of Crews Hill to the north-east. The treelined Turkey Brook to the north and The Ridgeway to the south represent relatively strong alternative Green Belt boundaries, as does East Lodge Lane to the northwest just to a lesser extent. However, the prominence of the ridge and its upper slopes means that release beyond the immediate vicinity of the existing urban edge of Greater London would have a significant urbanising influence on the open countryside to the northeast in between Turkey Brook and the railway line where views of the open countryside are dominated by the land within this area. There would also be greater urbanising influence on the south of The Ridgeway and northeast of Lodge Lane, but it would be to a lesser degree in these directions where wide open views of the countryside would be maintained in other directions. Overall, release of the parcel would have a major impact on the distinction of adjacent Green Belt land.



Harm

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



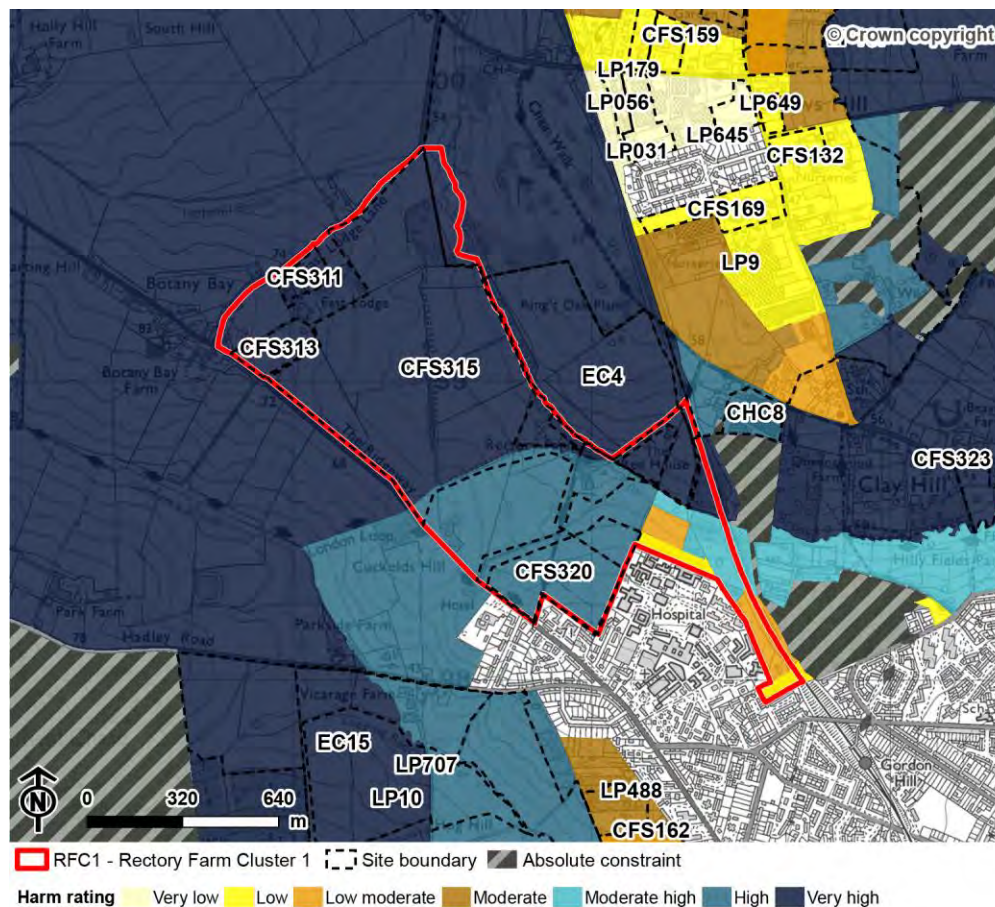
Opportunities to minimise harm to Green Belt

Restricting release to the land already influenced by the inset urban edge of Greater London, including site CFS320 and adjacent fields in between Turkey Brook, The Ridgeway and the railway line would limit harm from Very High to High. Release along the prominent high ground at the northern edge of the Ridgeway would adversely affect the distinction of adjacent Green Belt land to the northwest farther along The Ridgeway and south of The Ridgeway; however, the large open fields in these directions would maintain wider views of the open countryside mitigating the

RFC1 - Rectory Farm Cluster 1

117.86ha

influence of the extended urban edge. Turkey Brook to the north represents a relatively strong alternative Green Belt boundary, limiting the impact of release in this direction. Restricting release to the land immediately southeast of site CFS315 immediately north of Kings Oak and Chase Park Hospital and the narrow strip of land to the southeast in between the urban edge of Greater London and the railway line would limit harm to Low-Moderate or Moderate-High, depending on whether release included the thicker woodland immediately south of Turkey Brook or not.



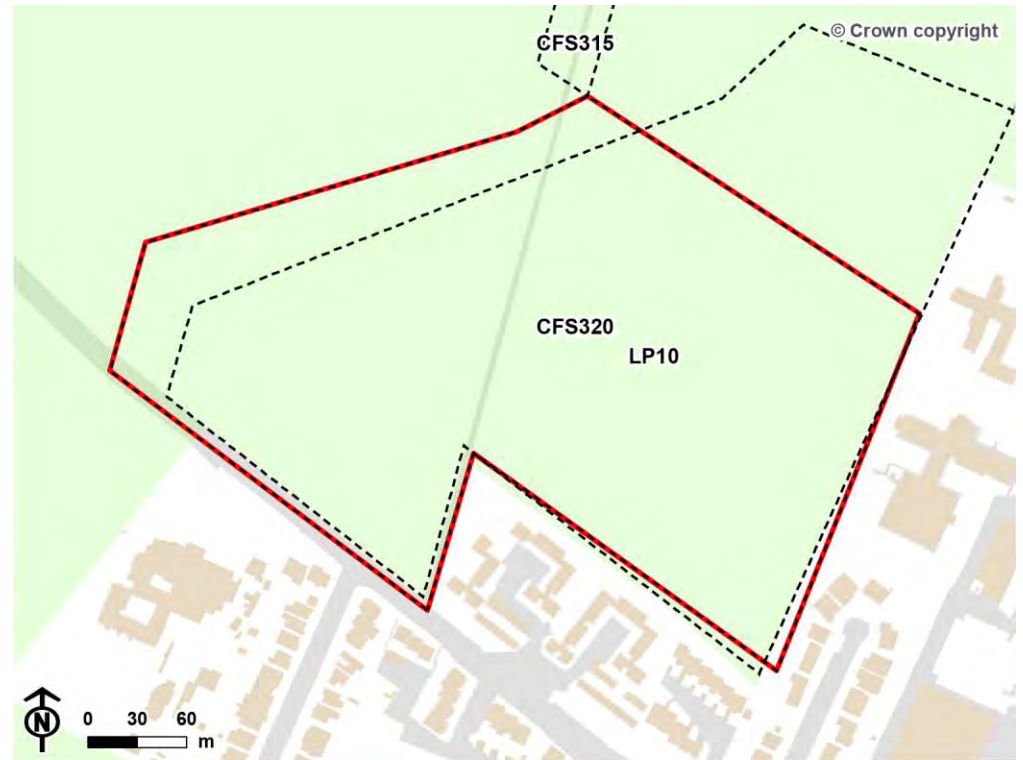
CFS320

9.78ha



Site boundary CFS320

Green Belt



CFS320 Site boundary Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation

CFS320

9.78ha

Site Assessment Location and Boundaries

The site is located north of The Ridgeway next to Kings Oak Hospital.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of two agricultural fields.

Distinction

The land within the site slopes away from The Ridgeway to the south, towards Turkey Brook to the north, maintaining a sense of distinction from the urban area to the south. Although the site is predominantly contained by the urban edge of Greater London to the south and east where broken tree lines provide little separation from the multistorey buildings in the urban area, the fields have strong views of the open countryside to the north and northwest. Therefore, there is a strong distinction between the site and the urban area.

Summary of contribution to each Green Belt purpose

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

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



Purpose 2 - Prevent neighbouring towns merging into one another

Land lies in the gap between Greater London and Potters Bar to the north, but there are some separating features such as the M25 Motorway and woodland blocks. The land is open and there is a strong distinction between the site and the urban area.



Purpose 3 - Assist in safeguarding the countryside from encroachment

The site is formed of open fields and so is the countryside and there is a strong distinction between the site and the urban area.



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

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



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

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



CFS320

9.78ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the site would result in a minor impact on the distinction of adjacent Green Belt land to the north due to the large open fields in this direction with wider views of the open countryside mitigating the influence of the urban edge. Release of the site would increase the containment of the Green Belt land to the north; however, this land is already influenced by the densely developed existing urban edge of Greater London, limiting the influence of further urban containment. Overall, release of the site would have a minor impact on the distinction of adjacent Green Belt land.



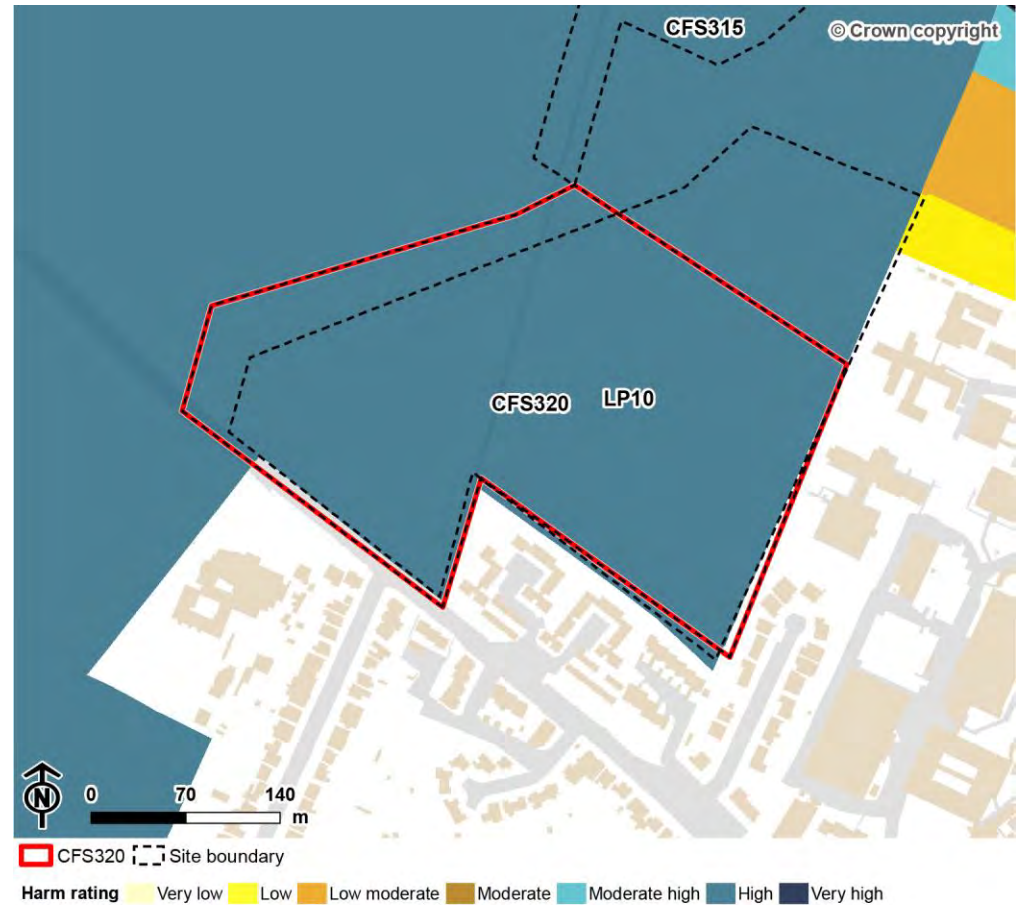
Harm

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



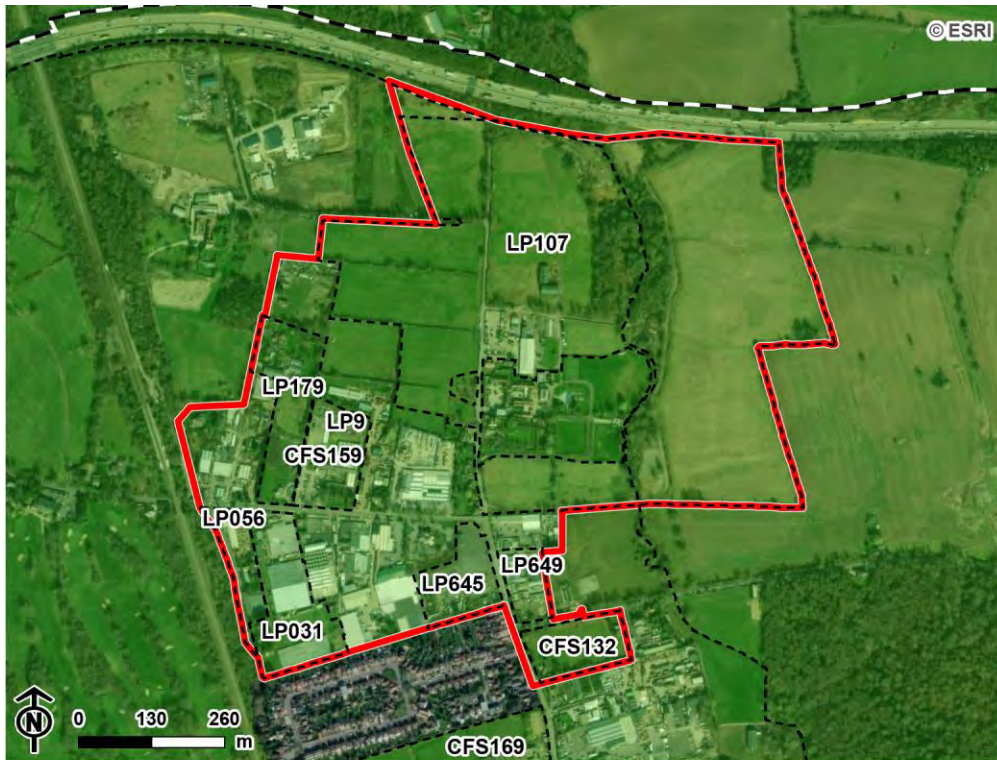
Opportunities to minimise harm to Green Belt

More limited release within the site would still result in the loss of open Green Belt land making a strong contribution to multiple Green Belt purposes. There are therefore no notable opportunities to minimise the harm of release below high harm to the Green Belt in this location.

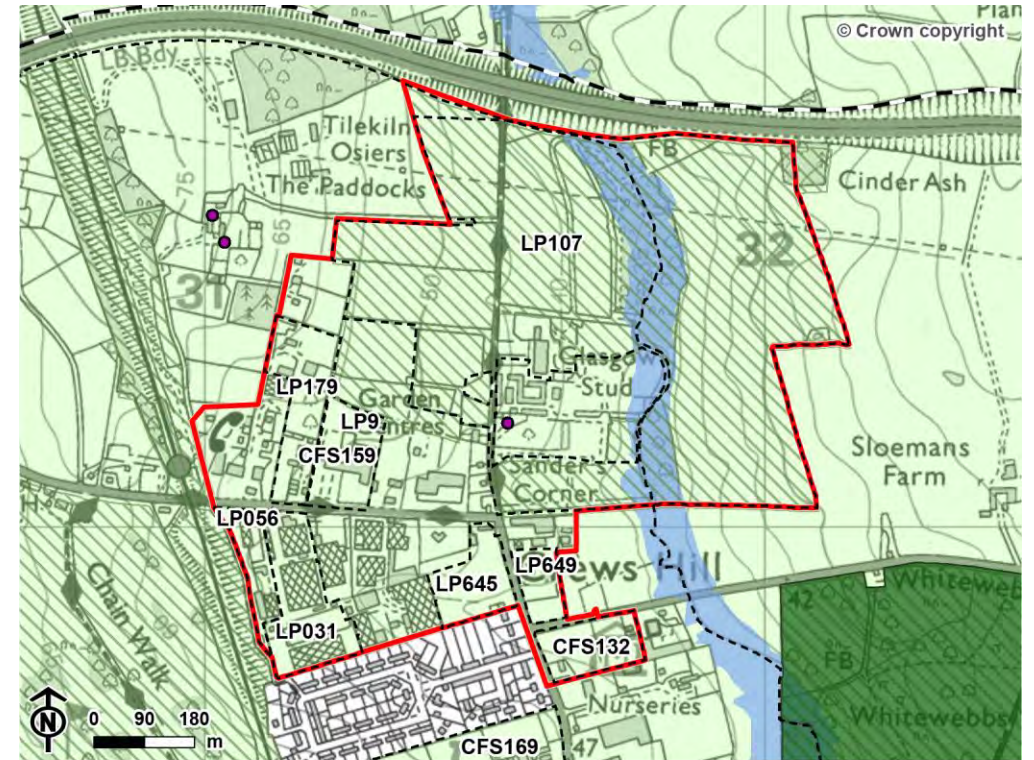


CHC1 - Crews Hill Cluster 1

77.05ha



 Site boundary
 CHC1 - Crews Hill Cluster 1
 Local Authority boundary
 Green Belt



 CHC1 - Crews Hill Cluster 1
 Site boundary
 Green Belt
 Local Authority boundary

Absolute constraints:
 Ancient Woodland Inventory

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

CHC1 - Crews Hill Cluster 1

77.05ha

Site Assessment Location and Boundaries

Site LP107 is located to the north east of the small inset settlement of Crews Hill. It does not directly abut the inset edge west of Theobalds Park Road. The isolated release of this site would create a new inset area and isolate two pockets of Green Belt in the centre of the site from the wide Green Belt. Furthermore, it would create a large urban area in close proximity to the existing urban areas of Crews Hill to the south and west, some of which are washed over by the Green Belt designation and one area inset within it. The majority of the land in between the site and the inset urban area of Crews Hill has already been developed and includes several other promoted sites on Green Belt land judged to make a lower contribution to the Green Belt purposes. Therefore, the harm of releasing this site has only been assessed in combination with the release of sites LP056, LP031, LP179, CFS159, LP645, LP649 and CFS132, and all the Green Belt land directly between this distinct cluster of sites. The boundaries of this area follow clear, readily recognisable boundaries, such as Cuffley Brook to the east, wooded field boundaries to the east and the inset urban area of Crews Hill to the south.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The vast majority of the land within site LP107 is undeveloped and open countryside. The notable exception is the central southern portion around Burntfarm Ride which contains a hotel a couple of dwellings and an office / warehouse and compromise the openness of the Green Belt within their immediate vicinity.

Distinction

Although the landform and landcover within site LP107 does not increase distinction from the inset area, the site lies a significant distance from the inset urban area of Crews Hill and also extends a significant distance beyond the washed over development within the central and southern portions of the site and beyond to the south west. Burntfarm Ride and Cuffley Brook also maintain some separation from the inset area to the southwest. Therefore, the countryside dominates views and the majority of the land within site LP107 has strong distinction from Crews Hill. The land in and around the south eastern corner of site LP107, as well as to the south and west of this area, that would need to be released in combination with site LP107 in order to create a clear, readily recognisable Green Belt boundary have

lower distinction from the urban area.

Summary of contribution to each Green Belt purpose

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

The land does not lie in close proximity to the large built-up area of Greater London; however it is close enough to have some relevance to Purpose 1. The majority of site LP107 has strong distinction from the inset urban area of Crews Hill to the south west. Therefore, the majority of site LP107 makes a relatively strong contribution to this purpose. The land in and around the south eastern corner of site LP107, as well as to the south and west of this area, that would need to be released in combination with site LP107 in order to create a clear, readily recognisable Green Belt boundary make a lower contribution to this purpose.

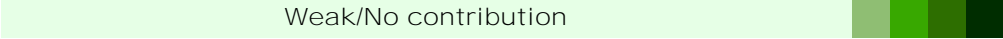
Relatively strong



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns. The land in and around the south eastern corner of site LP107, as well as to the south and west of this area, that would need to be released in combination with site LP107 in order to create a clear, readily recognisable Green Belt boundary make the same contribution to this purpose.

Weak/No contribution



Purpose 3 - Assist in safeguarding the countryside from encroachment

The majority of the land within site LP107 is predominantly open countryside and has strong distinction from the inset urban area of Crews Hill to the south west. Therefore, the majority of site LP107 makes a strong contribution to this purpose. The land in and around the south eastern corner of site LP107, as well as to the south and west of this area, that would need to be released in combination with site LP107 in order to create a clear, readily recognisable Green Belt boundary make a lower contribution to this purpose.

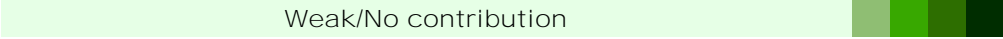
Strong



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

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

Weak/No contribution



CHC1 - Crews Hill Cluster 1

77.05ha

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

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



Harm of release

Impact on distinction of adjacent Green Belt land

The release of site LP107 would also require the release of sites LP056, LP031, LP179, CFS159, LP645, LP649 and CFS132, and all the Green Belt land directly between this distinct cluster of sites and the existing inset urban area of Crews Hill in order to create a clear, readily recognisable alternative Green Belt boundary. Release of this area would have a negligible impact on the distinction of adjacent Green Belt land to the south of site CFS132 due to the presence of considerable urbanising development in this direction, and the lands existing lack of distinction from the inset edge. However, release of this area would significantly increase containment of the remaining Green Belt land to the west in between sites LP107 and LP179, the M25 and railway line, and the land to the south of site LP107 and east of site LP649 up to the Cuffley Brook, having at least a moderate impact on the distinction of the Green Belt in these locations. Furthermore, release beyond Cuffley Brook up to the eastern edge of site LP107, formed by a relatively weak field boundary, would also bring urbanising influences in closer proximity to a significant area of land to the east. Overall, release of site LP107 in combination with the land to the south west is likely to at least moderately affect the distinction of adjacent Green Belt land in three directions. In combination, this is considered to represent a major impact on adjacent Green Belt land.



Harm

The majority of the land within site LP107 makes a relatively strong contribution to Green Belt purpose 1 and a strong contribution to purpose 3. In addition, the sites release in combination with the land to the south west would have a major impact on the distinction of adjacent Green Belt land. Therefore, overall, release of this area is likely to result in very high Green Belt harm.



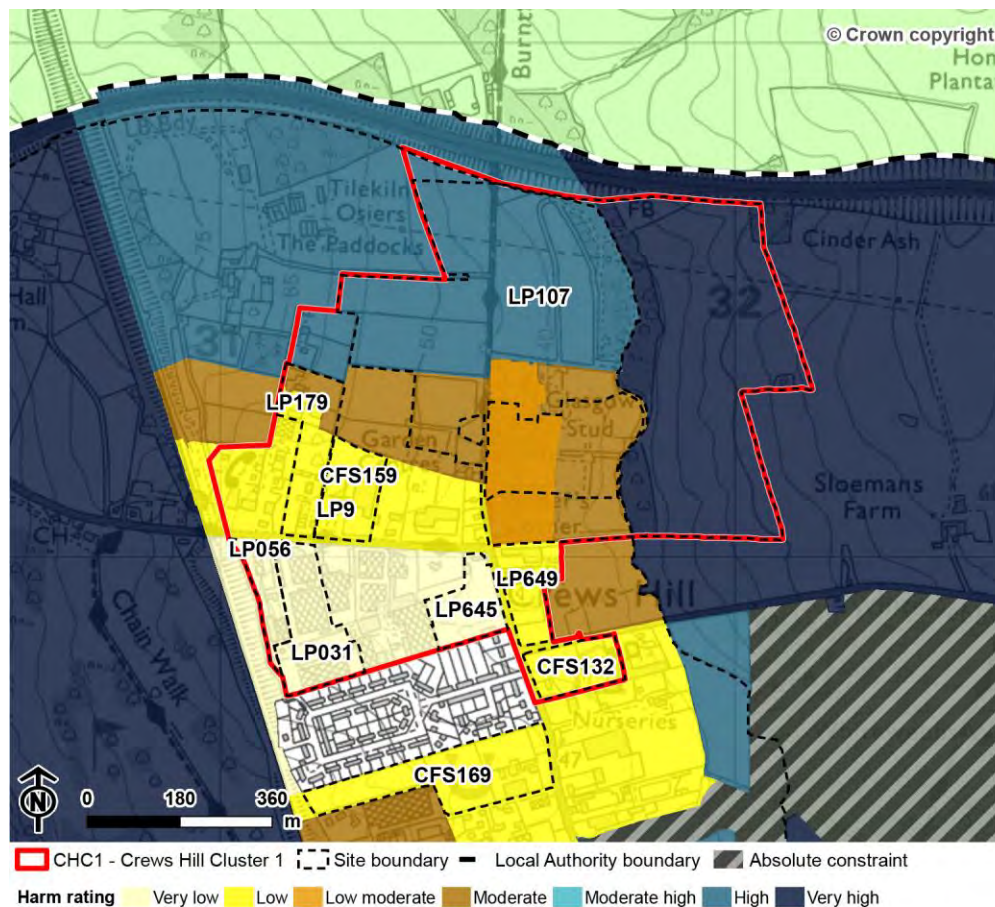
Opportunities to minimise harm to Green Belt

The variations in Green Belt harm identified within the area highlight the spatial opportunities to minimise Green Belt harm within the area. Confining release out from the inset urban edge of Crews Hill to the area south of Cattlegate Road and west of Theobalds Park Road (including sites LP056, LP031 and LP645) would limit Green Belt harm to a very low level. Releasing this very low harm area with the land immediately north and east of Cattlegate Road and Theobalds Park Road (including sites LP179, CFS159, LP649 and CFS132) would limit Green Belt harm to a low level. Releasing these very low and low harm areas in combination with an extra one field's length north as well as all the remaining land eastwards up to the relatively strong alternative Green Belt boundary of Cuffley Brook would limit Green

CHC1 - Crews Hill Cluster 1

77.05ha

Belt harm to a moderate level. Finally, restricting release to the Green Belt land north of Crews Hill and east of Cuffley Brook up to the M25 would have a relatively minor/negligible impact on the distinction of the adjacent Green Belt land due to the presence of strong boundary features – the railway line to the west, the M25 to the north and the treelined Cuffley Brook to the east – limiting Green Belt harm to a high level.

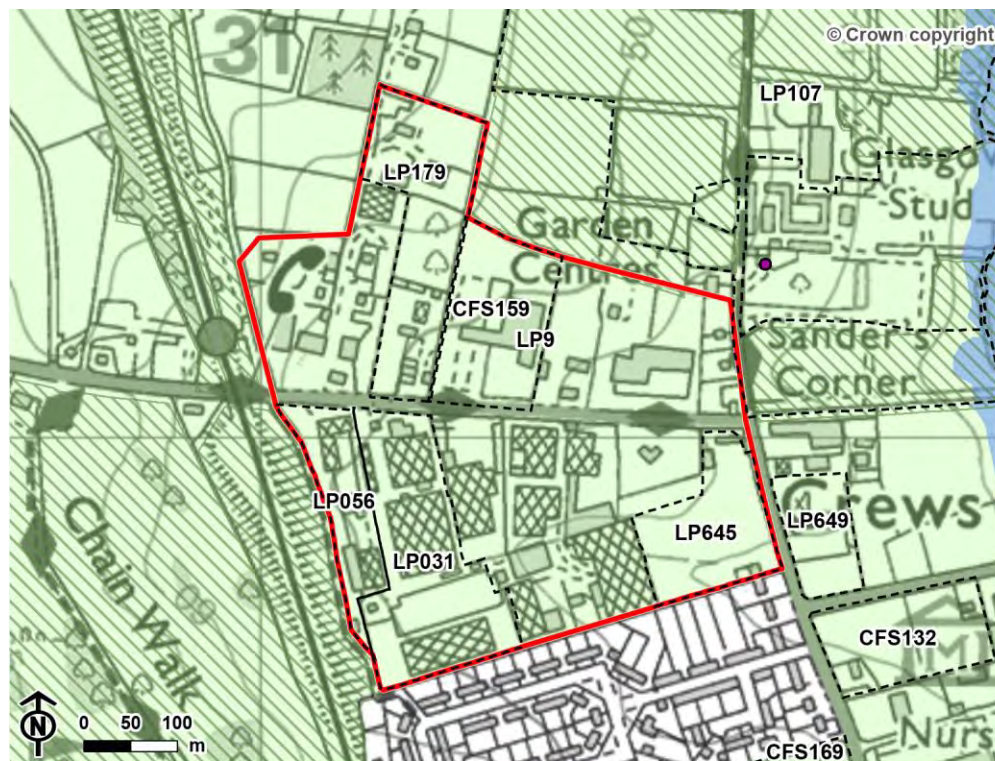


CHC2 - Crews Hill Cluster 2

21.65ha



 Site boundary
 CHC2 - Crews Hill Cluster 2
 Green Belt



 CHC2 - Crews Hill Cluster 2
 Site boundary
 Green Belt

Absolute constraints:

Additional potential constraints:

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

CHC2 - Crews Hill Cluster 2

21.65ha

Site Assessment Location and Boundaries

Sites LP179 and CFS159 are located north of the small inset settlement of Crews Hill. The sites do not directly abut the inset urban edge of Crews Hill, which is located to the south of Cattlegate Road. Therefore, the isolated release of these two neighbouring sites (collectively or separately) would create an new inset area in relative in close proximity to the existing urban areas of Crews Hill. The majority of the land in between the sites and the inset urban area of Crews Hill has already been developed and includes three other promoted sites judged to make a lower contribution to the Green Belt purposes. Therefore, the harm of releasing these two neighbouring sites has only been assessed in combination with the release of sites LP056, LP031, LP179 and LP645 and all the Green Belt land directly between them. The boundaries of this site cluster in between the promoted site boundaries follow readily recognisable boundaries: field boundaries to the north, woodland to the west, the inset urban area of Crews Hill to the south and a road to the east.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Although the isolated glasshouses used for growing crops are an appropriate land use in the Green Belt in planning terms and do not have an impact on its openness, the land is relatively developed with a significant amount of urbanising development in the form of warehouses, shops and food services. There are small pockets of more open land in between these urbanising influences, although they have much greater association with the urbanised areas than the wider countryside. The land immediately to the south, east and west of sites LP179 and CFS159 is also predominantly developed and urbanised.

Distinction

The landcover north of Cattlegate Road does not increase distinction from the inset area. However, the road and land to the south provide a moderate boundary feature which creates some separation from the inset area to the south. Sites LP179 and CFS159 and wider area are contained urban development to the south and east, as well as being largely developed in their own right. Therefore, neither the countryside nor the urban area dominates views and there is, overall, only moderate distinction between the land north of Cattlegate Road and the inset urban area to the south. The land immediately to the east, west, and south of sites LP179 and CFS159 that would need to be released in combination with them in order to

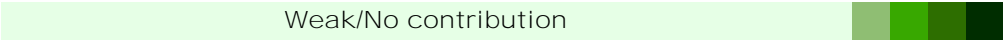
create a clear, readily recognisable Green Belt boundary have the same or lower distinction from the urban area than the land within sites LP179 and CFS159.

Summary of contribution to each Green Belt purpose

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

The land immediately to the north of Cattlegate Road including sites LP179 and CFS159 is a combination of developed and open urbanised land. There are pockets of more open land within the area, although they have greater association with the urbanising influences than the wider countryside. The land immediately to the, east, west, and south of sites LP179 and CFS159 that would need to be released in combination with them in order to create a clear, readily recognisable Green Belt boundary make the same contribution to this purpose.

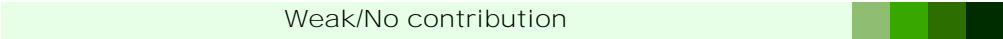
Weak/No contribution



Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns. The land immediately to the, east, west, and south of sites LP179 and CFS159 that would need to be released in combination with them in order to create a clear, readily recognisable Green Belt boundary make the same contribution to this purpose.

Weak/No contribution



Purpose 3 - Assist in safeguarding the countryside from encroachment

The land immediately to the north of Cattlegate Road including sites LP179 and CFS159 is a combination of developed and open urbanised land. There are pockets of more open land within the area, although they have greater association with the urbanising influences than the wider countryside. There is moderate distinction between the land north of Cattlegate Road and the inset urban area to the south. The land immediately to the, east, west, and south of sites LP179 and CFS159 that would need to be released in combination with them in order to create a clear, readily recognisable Green Belt boundary make the same or a weaker contribution to this purpose.

Relatively weak



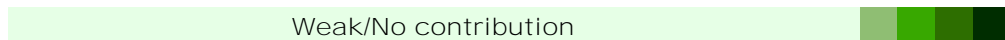
Purpose 4 - Preserve the setting and special character of historic towns

The area does not have a physical or visual relationship with historic London, including historic assets recorded as making a contribution to its setting and special character. The land immediately to the, east, west, and south of sites LP179 and CFS159 that would need to be released in combination with them in order to create a clear, readily recognisable Green

CHC2 - Crews Hill Cluster 2

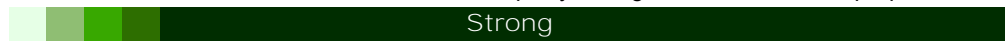
21.65ha

Belt boundary make the same contribution to this purpose.



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

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



Harm of release

Impact on distinction of adjacent Green Belt land

The release of sites LP179 and CFS159 would also require release of the land immediate to the east, west and south in order to avoid the creation of a new isolated inset area. Release of the area in conjunction with this land would have a negligible impact on the distinction of adjacent Green Belt land to the west due to the woodlined railway line. The impact on the distinction of land to the east of Burntfarm Ride would be minor. Although release would bring the inset urban edge closer and in clearer view of this area, this is limited by the road boundary and the lands existing containment by washed over development to the east, north and south. The impact on the open Green Belt land to the north would be more moderate. The land would become more contained by the irregular pattern of development in the area, both from the south and the washed over development to the east. The northern boundary of the area is predominantly formed by field boundaries which would provide little distinction and allow views of the urban edge. Furthermore, the relatively compact fields which lie just beyond the northern boundary of the area would lie closer to the urban area than they do currently. Despite this, it is also noted that the majority of this impact has already happened due to the existing presence of urbanising development within the area. Therefore, the implications of release in this location in combination with the land to the south of Cattlegate Road would be minor.



Harm

Sites LP179 and CFS159 and the land immediately to the east and west make a relatively weak contribution to purpose 3. Their release in combination with the land to the south of Cattlegate Road, which generally makes a weak contribution to the Green Belt purposes would have a minor impact on the distinction of adjacent Green Belt land. Therefore, overall, this release is likely to result in low harm.

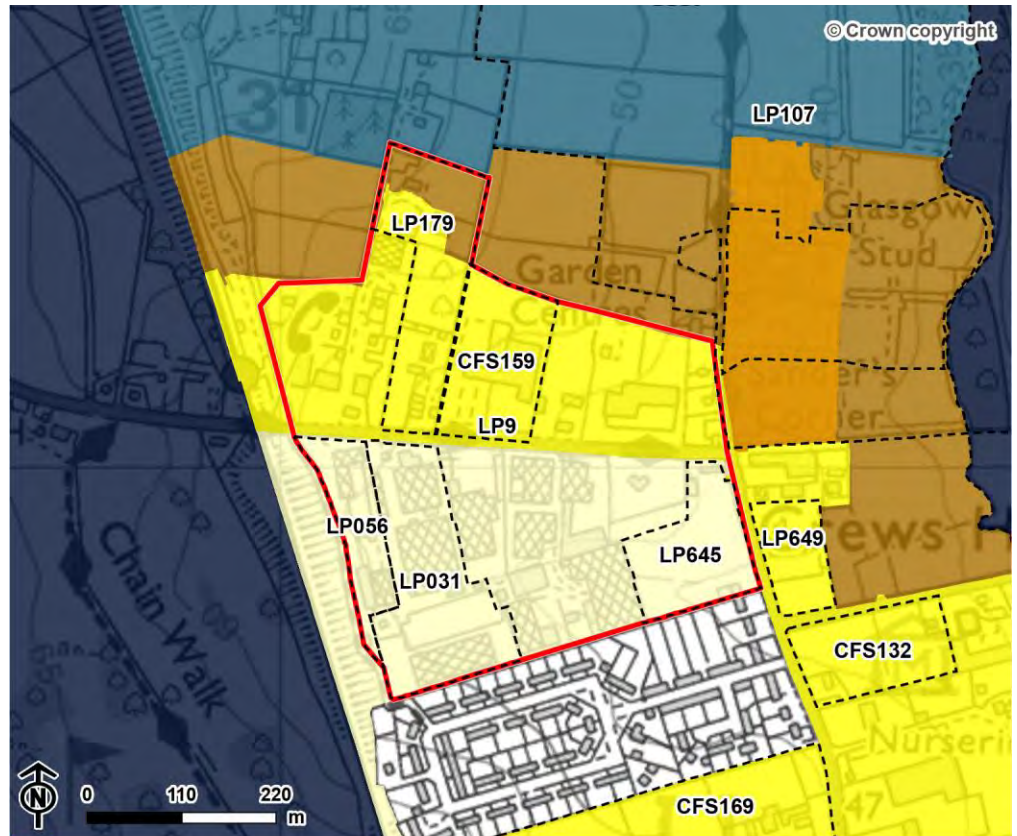


Opportunities to minimise harm to Green Belt

The northern portion of site LP179 makes a more moderate contribution to purpose 1 and a relatively strong contribution to purpose 3 by virtue of the fact that this land is less contained by surrounding urbanising influences and is only comprised of a single dwelling and associated garden. Although this represents a relatively small proportion of the wider area in between the sites, the inset urban edge of Crews Hill and clear, readily recognisable alternative Green Belt boundaries, the retention of this land as Green Belt would help to minimise the impact of release within this area on the distinction of the Green Belt land to the north.

CHC2 - Crews Hill Cluster 2

21.65ha



CHC2 - Crews Hill Cluster 2 Site boundary

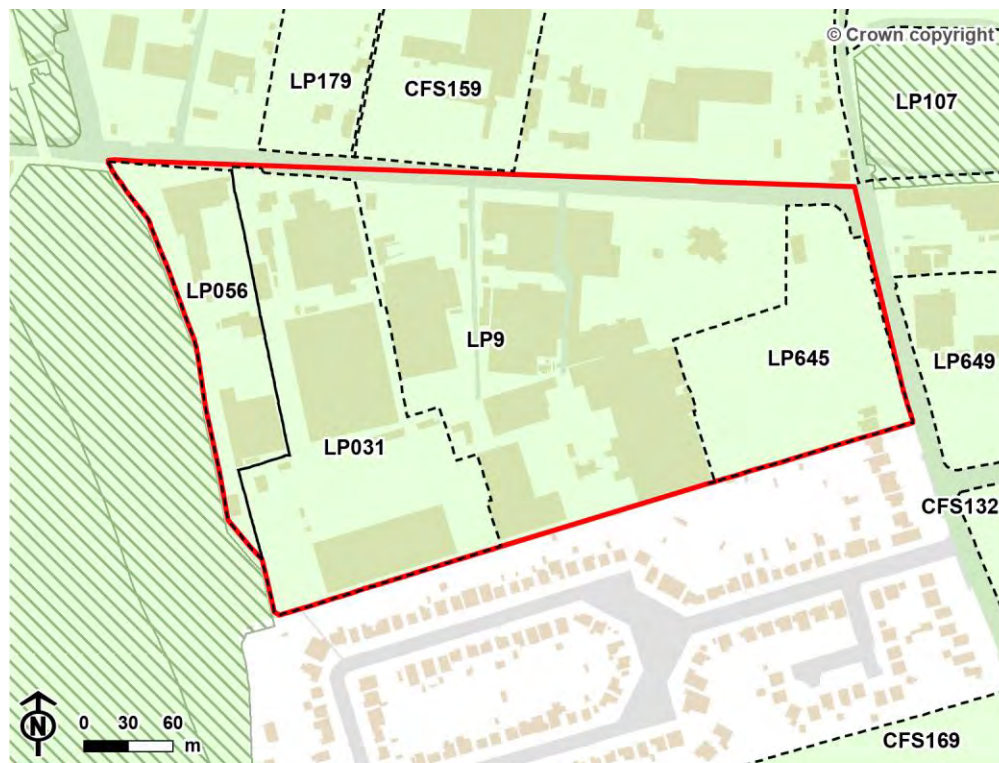
Harm rating Very low Low Low moderate Moderate Moderate high High Very high

CHC3 - Crews Hill Cluster 3

11.12ha



 Site boundary
 CHC3 - Crews Hill Cluster 3
 Green Belt



 CHC3 - Crews Hill Cluster 3
 Site boundary
 Green Belt

Absolute constraints:

Additional potential constraints:

 Site of Importance for Nature Conservation

CHC3 - Crews Hill Cluster 3

11.12ha

Site Assessment Location and Boundaries

This area is located along the northern edge of the small inset settlement of Crews Hill. The isolated release of neighbouring sites LP056, LP031 and LP645 (collectively or separately) would contain the developed Green Belt land between them. Therefore, the harm of releasing these three sites has only been assessed in combination with the release of the Green Belt land directly between them south of Cattlegate Road, which forms a clear readily recognisable northern boundary alongside the woodland to the west, the inset urban area of Crews Hill to the south and the road to the east.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

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

Distinction

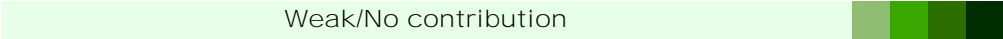
The land within the area is in close proximity to the inset area of Crews Hill. It is largely contained by urban development with the inset area to the south and washed over relatively developed land to the north and east. Residential gardens provide only a weak boundary feature with the inset residential core of Crews Hill to the south, creating little separation from it. Given the sites and land between them is relatively developed the land cover does not increase distinction from the inset area and this means that views are dominated by urban development. Therefore, there is weak distinction between the site and the urban area.

Summary of contribution to each Green Belt purpose

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

The area is relatively developed and has a significant amount of urbanising development within it. There is weak distinction between the sites and the urban area.

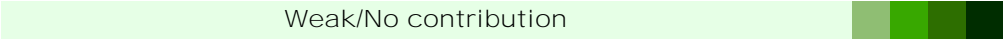
Weak/No contribution



Purpose 2 - Prevent neighbouring towns merging into one another

The area does not lie between neighbouring towns.

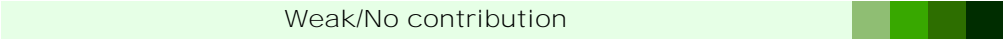
Weak/No contribution



Purpose 3 - Assist in safeguarding the countryside from encroachment

The area is relatively developed and has a significant amount of urbanising development within it. There is weak distinction between the sites and the urban area.

Weak/No contribution



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

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

Weak/No contribution



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

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

Strong



CHC3 - Crews Hill Cluster 3

11.12ha

Harm of release

Impact on distinction of adjacent Green Belt land

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

No/Negligible

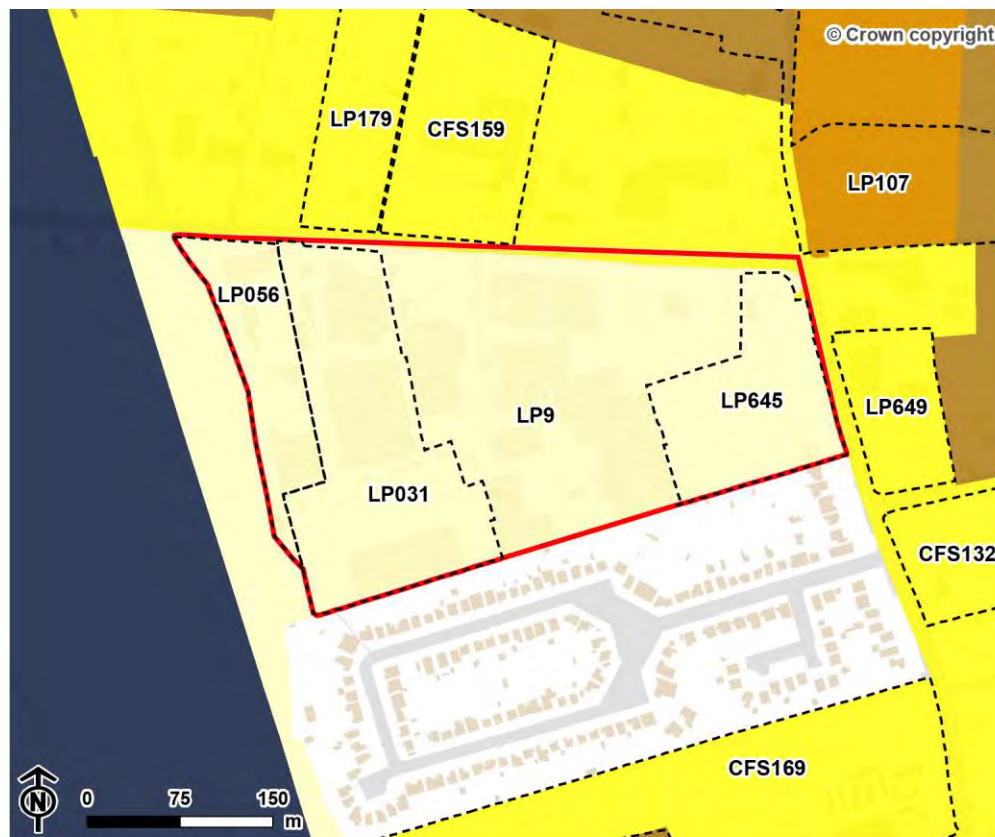
Harm

The area makes a weak contribution to all of the Green Belt purposes and would have a negligible impact on the distinction of adjacent Green Belt land. Therefore release of the sites and intervening land is likely to result in very low Green Belt harm.

No/Very Low

Opportunities to minimise harm to Green Belt

The extent of development and other urbanising influences within the sites and in between the sites and the relatively strong alternative Green Belt boundaries of Cattlegate Road to the north and Theobalds Park Road to the east combine to offer little scope to minimise harm to the Green Belt.



CHC3 - Crews Hill Cluster 3 Site boundary

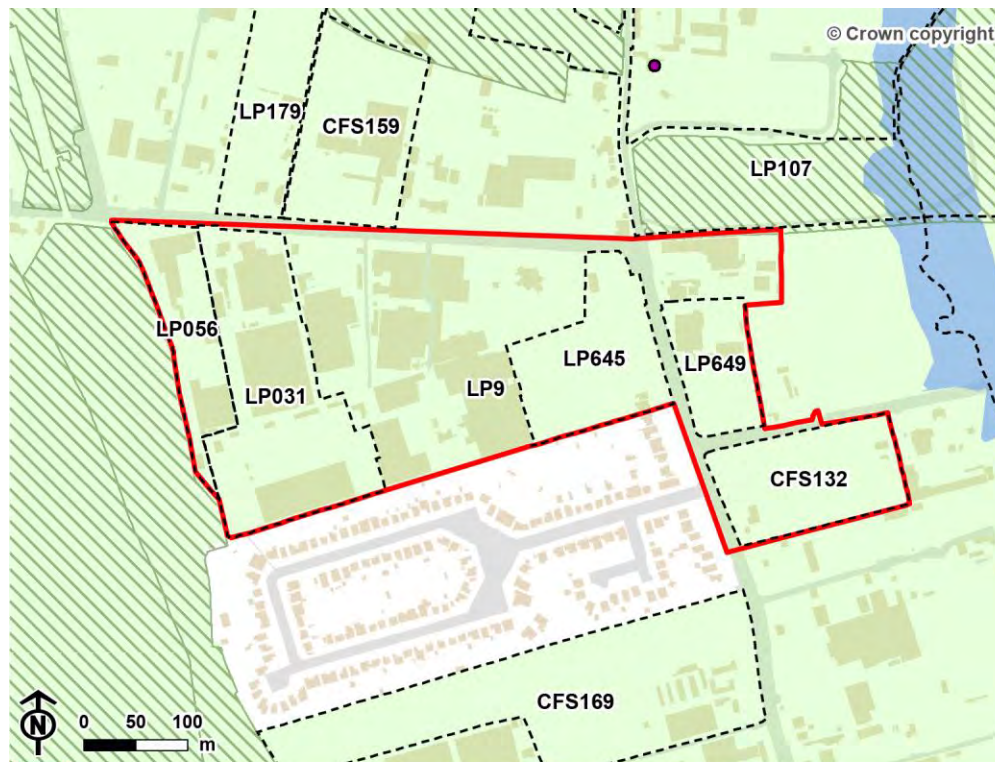
Harm rating Very low Low Low moderate Moderate Moderate high High Very high

CHC4 - Crews Hill Cluster 4

15.07ha



--- Site boundary **CHC4 - Crews Hill Cluster 4**
Green Belt



CHC4 - Crews Hill Cluster 4 --- Site boundary Green Belt

Absolute constraints:

Additional potential constraints:

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

CHC4 - Crews Hill Cluster 4

15.07ha

Site Assessment Location and Boundaries

Sites LP649 and CFS132 are located directly to the east of the small inset settlement of Crews Hill. The release of these two neighbouring sites would represent an eastward expansion of the existing inset urban area of Crews Hill east of Theobalds Park Road. The boundaries of the southern site (CFS132) are relatively clear being formed of treelined property boundaries to the south and east and Whitewebbs Road to the north. However, the northern boundary of the northern site (LP649) is less clear and permanent, being formed of an open car park. Therefore, the northern and eastern boundaries of site LP649 have been extended to incorporate the built development to the north associated with Jollyes Petfood Superstore. This eastward expansion of Crews Hill would contain the lower performing Green Belt to the west of Theobalds Park Road and south of Cattlegate Road. It has therefore been assumed that the release of sites LP649 and CFS132 would also include the release of sites LP056, LP031 and LP645 and the land in between them.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Site LP649 and the land immediately to the north is relatively developed and has a significant amount of urbanising development within it, in the form of shops and warehouses. Site CFS132 is relatively open, consisting of a small field and a small building.

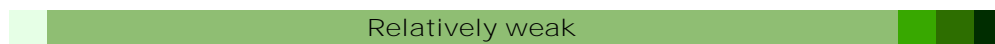
Distinction

Both sites are in close proximity to the inset urban edge of Crews Hill on the other side of Theobalds Park Road. The landform and landcover within the sites, a combination of buildings and open land do not increase distinction from the inset area. However, Theobalds Park Road represents a moderate boundary feature creating separation from the inset area; however, the Road has been breached by washed over development in the sites and to the north and south limiting its significance as a separating feature. Site CFS132 is contained by urban development, with the inset area to the west and washed over development to the north, south and east. Site LP649 is contained by development to the north and west, which would likely be released in combination with the site. On balance, across both sites, there is minor distinction between them and the inset urban area. The land to the west of site LP649 has lower distinction from the inset urban area of Crews Hill.

Summary of contribution to each Green Belt purpose

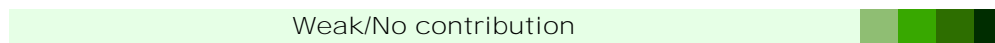
Purpose 1 - Check the unrestricted sprawl of large built-up areas

The land does not lie in close proximity to the large built-up area of Greater London; however, it is close enough to have some relevance to Purpose 1. On balance, across both sites, there is minor distinction between them and the inset urban area. The land to the west of site LP649 makes a lower contribution to this purpose.



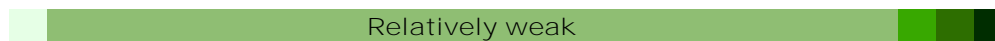
Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns. The land to the west of site LP649 makes an equally low contribution to this purpose.



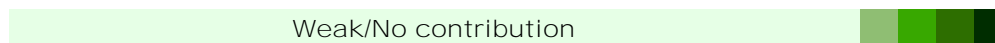
Purpose 3 - Assist in safeguarding the countryside from encroachment

Site LP649 is largely developed and site CFS132 is largely contained by development. Consequently, both are influenced by urbanising development. On balance, across both sites, there is minor distinction between them and the inset urban area. The land to the west of site LP649 makes a lower contribution to this purpose.



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

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



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

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



CHC4 - Crews Hill Cluster 4

15.07ha

Harm of release

Impact on distinction of adjacent Green Belt land

The release of sites LP649 and CFS132 is also likely to result in the release of the land to the west of Theobalds Park Road and south of Cattlegate Road which would become more contained and contains significant washed over urbanising development. The release of this area in conjunction with the sites would have a negligible impact on adjacent Green Belt to the west due to the presence of the treelined railway line. While the land to the north of the area would lie closer to the urban edge and become slightly more contained, the existing urbanising development in area limits further impact on distinction in this direction. Similarly, the areas to the south and east also have poor distinction from urbanising influences and the inset urban edge. Release of site LP649 and the developed land immediately to the north would have a minor effect on the distinction found immediately to the east; however, it is noted that the majority of this impact has already occurred due to the existing presence of significant washed over development in the site. Release of site CFS 132 would have a negligible impact on the distinction of the adjacent Green Belt land to the south and east due to the presence of existing urbanising development in both of these directions. The open land to the north of site CFS132 and east of site LP649 would become more contained; however, the treelined Whitewebbs Road would screen this containing influence and the washed over urbanising development to the north of Whitewebbs Road already influences the distinction of the open land in this direction. On balance, across the area, the implication of releasing the sites and the neighbouring land to the north and west is considered to be minor.



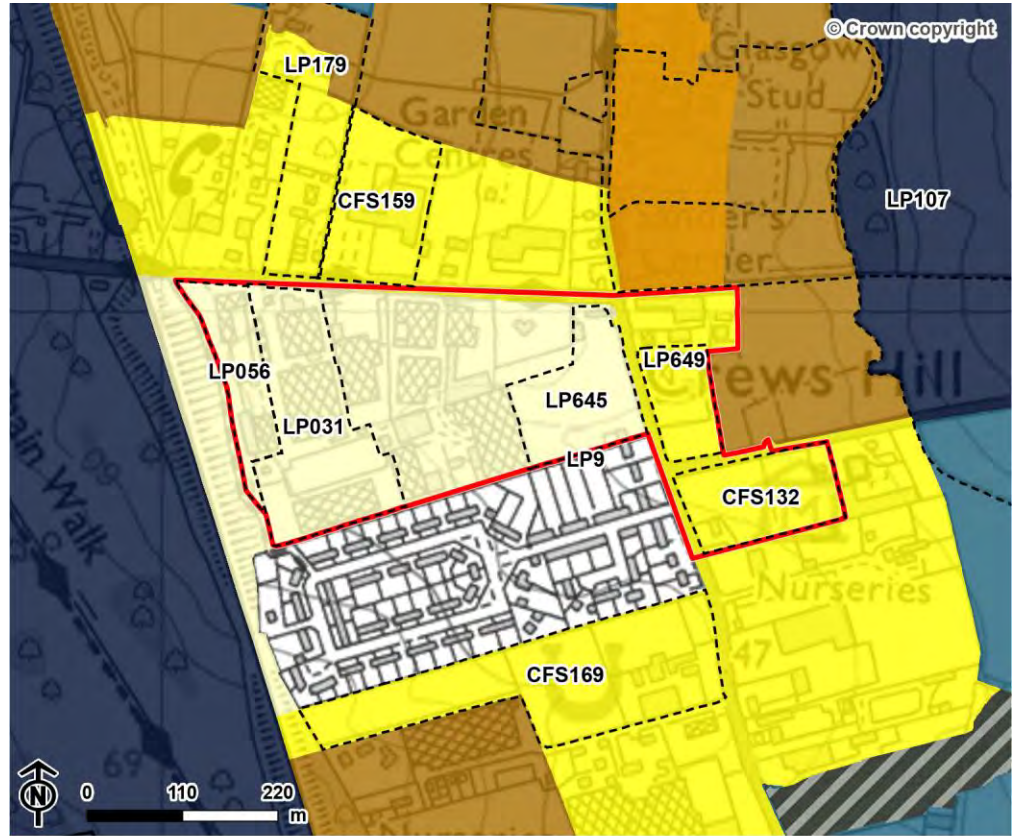
Harm

Overall, the area makes a relatively weak contribution to Green Belt purposes 1 and 3 and its release would have a minor impact on the distinction of adjacent Green Belt land. Therefore, overall, release of the area is likely to result in low Green Belt harm.



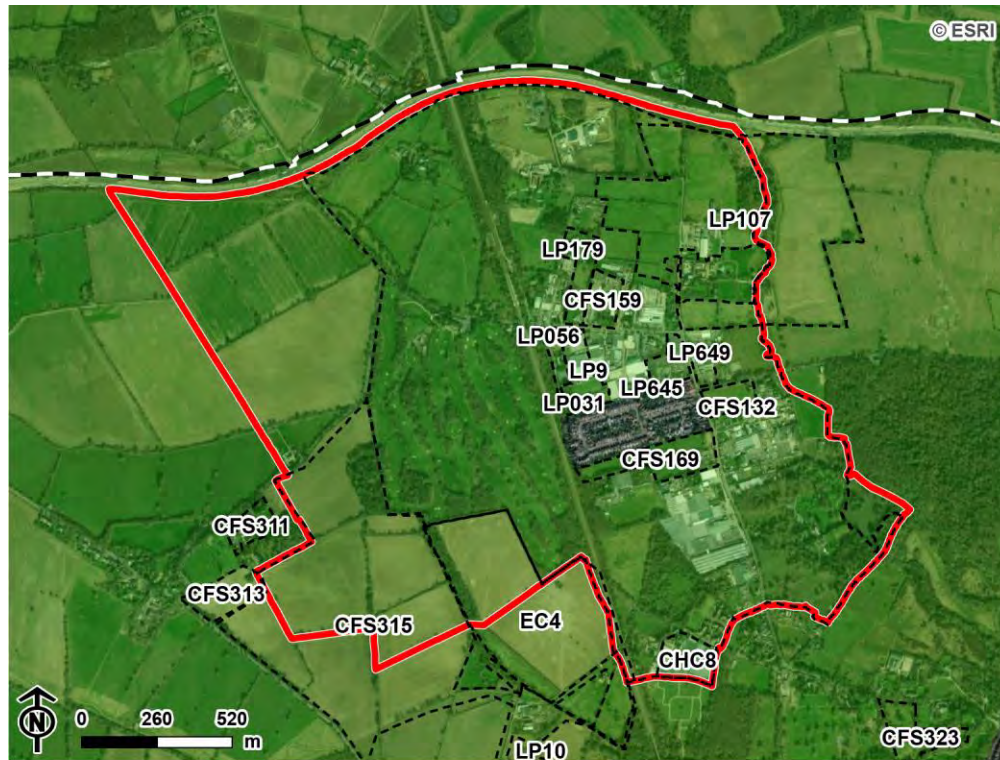
Opportunities to minimise harm to Green Belt

The extent of development and other urbanising influences within and adjacent to the sites limits the scope to minimise harm to the Green Belt.

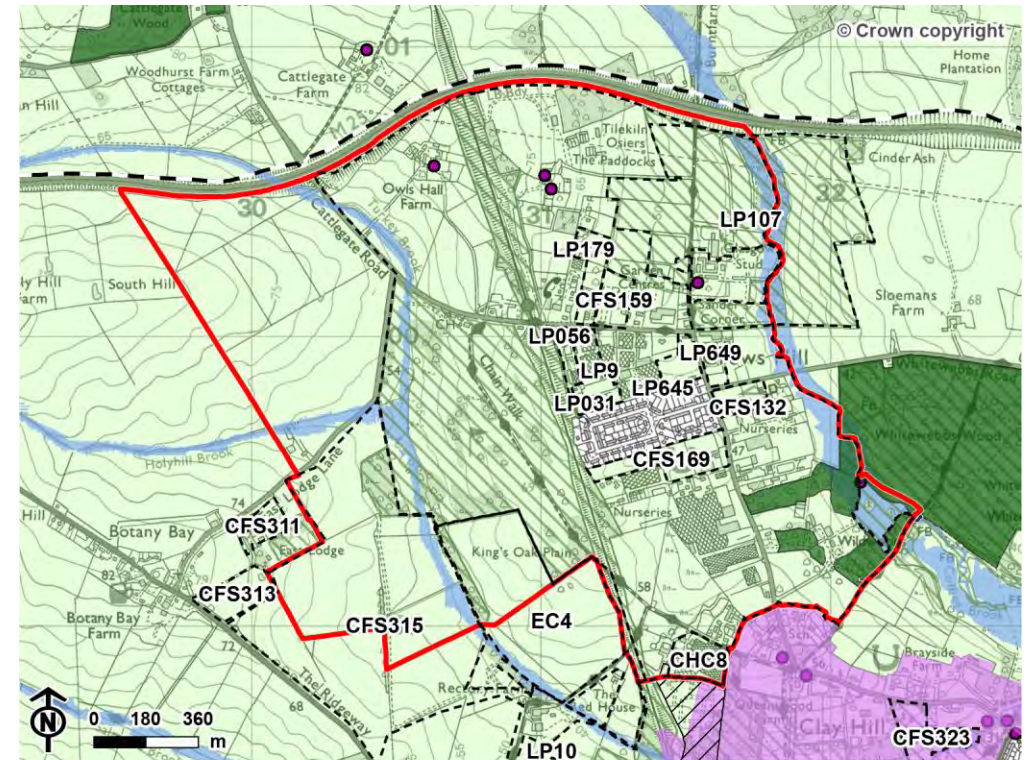


CHC5 - Crews Hill Cluster 5

350.27ha



 Site boundary
 CHC5 - Crews Hill Cluster 5
 Local Authority boundary
 Green Belt



 CHC5 - Crews Hill Cluster 5
 Site boundary
 Green Belt
 Local Authority boundary

Absolute constraints:

- Scheduled monument
- Ancient Woodland Inventory
- Cemetery

Additional potential constraints:

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

CHC5 - Crews Hill Cluster 5

350.27ha

Site Assessment Location and Boundaries

Site CFS160 surrounds the inset urban area of Crews Hill to the north, east, south and west. Its release would extend the inset area of Crews Hill significantly in all directions: up to the M25 to the north; the edge of the washed over settlement of Botany Bay to the west; the edge of the washed over settlement of Clay Hill to the south; and the wooded western bank of Cuffley Brook to the east. The site excludes several pockets of land in between these outer boundaries and the inset urban area of Crews Hill, to the extent that its isolated release would almost create a new inset area to the west of Crews Hill Golf Club, containing the golf course and a field on the northeastern side of Cattlegate Road. It would also isolate several pockets of the Green Belt east of the railway line in the centre of the Crews Hill area from the wide Green Belt. The majority of the land in between CFS160 and the inset urban area of Crews Hill has already been developed or falls within promoted site LP9. Therefore, the harm of releasing CFS160 has only been assessed in combination with the release of site LP9. The release of these two expansive neighbouring and overlapping sites would contain three rectangular fields west of Cattlegate Road on the eastern slope of South Hill sloping down to Turkey Brook, and two large, isolated dwellings off East Lodge Lane. It would also contain the Cuffley Brook waterbody surrounded by the Whitewebbs Park woodland at the eastern edge of the site. Therefore, the harm of releasing these sites has only been assessed in combination with the release of the three rectangular fields, the two large, isolated dwellings and the Cuffley Brook up to the main wooded edge of Whitewebbs Park. The boundaries of this area follow the clearer, more readily recognisable boundaries.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Together the two sites cover all the developed land in and around the inset urban area of Crews Hill, including the Theobalds Park Industrial Estate and surrounding businesses and dwellings washed over by the Green Belt designation. The site also includes a much wider area of the open hinterland surrounding Crews Hill, including

the open fields to the north (south of the M25), Crews Hill Golf Course and the surrounding open fields to the west, the open land in between Theobalds Park Industrial Estate up to Lavender Hill and Strayfield Cemetery and the historic core of Clay Hill to the south and the open wooded slope to the east down to the Cuffley Brook. So, although a significant proportion of the site is developed and/or under significant urbanising influence, the majority of the land within the two sites is undeveloped and open countryside.

Distinction

The site extends a significant distance from the inset urban area of Crews Hill, and the development washed over by Green Belt beyond, in all directions. The farther the distance from the developed areas, the greater the Green Belt's distinction from them, and the greater the Green Belt's relationship with the wider open countryside. The greatest distinction from the Crews Hill developed area within the site area can be found to the west of the railway line where a combination of this strong boundary, the sloping topography and mature tree cover screen Crews Hill from view and facilitate open views of the countryside to the west. This area represents the largest area of the Green Belt with strong distinction in the site. The developed and urbanised areas east of the railway line and west of Cuffley Brook, have the lowest distinction from the urban area, with the more open undeveloped pockets bordering the urban areas to the north and south, where there are clear views of both the urban areas and the open countryside, falling somewhere in between.

Summary of contribution to each Green Belt purpose

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

Although all the land within the two sites is close enough to Greater London to have some relevance to Purpose 1, most of the land within the sites does not lie in close proximity. The open countryside in the south-western corner of site CFS160 which lies in between the large built-up area and the washed over settlement of Botany Bay is the only area within the two sites that is considered to make a strong contribution to this purpose. Still, most of the land has a strong distinction from the developed urban areas of Crews Hill at its centre and so the majority of the land within the sites makes a relatively strong contribution to this purpose. The developed and urbanised land in and around Crews Hill in the centre of the sites makes a lower contribution to this purpose, ranging from moderate to weak.



CHC5 - Crews Hill Cluster 5

350.27ha

Purpose 2 - Prevent neighbouring towns merging into one another

The land within the sites to the west of the railway line lies at the eastern end of a moderate gap between Greater London and the town of Potters Bar to the north. Although there are some significant separating features such as the M25 Motorway and woodland blocks, this area is wholly open and there is strong distinction between the parcel and the urban area. Therefore, this portion of the sites makes a relatively strong contribution to this purpose. The remainder of the sites to the east of the railway are not considered to lie between neighbouring towns and therefore makes a weak/no contribution to this purpose.



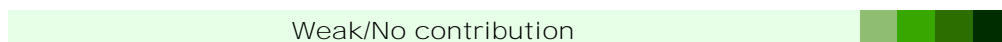
Purpose 3 - Assist in safeguarding the countryside from encroachment

The majority of the land within the sites is predominantly open countryside and has a strong distinction from the urban area of Crews Hill to their centre. Therefore, the majority of the land makes a strong contribution to this purpose. The developed and urbanised land in and around Crews Hill in the centre of the sites makes a lower contribution to this purpose, ranging from relatively strong to weak.



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

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



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

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



Harm of release

Impact on distinction of adjacent Green Belt land

The release of the sites would result in the expansion of the inset area of Crews Hill in all directions. Release would reach up to the M25 to the north. This strong alternative Green Belt boundary is likely to protect the distinction of Green Belt land to the north, resulting in a negligible impact in this direction. Release of the golf course and the open fields to the northwest, west and south would have at least a moderate impact on the distinction of the Green Belt land to the west, due to the relatively weak hedge-lined field boundaries that mark the western and southwestern edges of the sites. However, the high ground to the west and southwest on South Hill and The Ridgeway would still maintain open views of the wider countryside. Release of the land to the west of the railway line would contain the Green Belt land to the south in between the new inset urban edge, Greater London and the railway line. Despite some mature tree cover, it is likely that the urban edge of would become more visible, not to mention considerably closer to urbanising influences. Therefore, the impact on the distinction of the Green Belt land to the south is considered to be at least moderate, bordering on major north of The Ridgeway. Release of the site would have a minor impact on the distinction of land to the east. The majority of the treelined Cuffley Brook represents a relatively strong Green Belt boundary, limiting impact on distinction of the land to the east, particularly where the brook abuts Whitewebbs Park wood, but breaks in the tree line farther north do not reduce this to a negligible degree, just minor. The development in the southern end of the sites is significant in so far as the impact of release within the immediate vicinity of this built development has to a large extent already occurred, limiting the significance of further impact on the distinction of adjacent Green Belt land in Clay Hill village. Release of the southwestern corner of the sites up to Strayfield Road Cemetery would have a relatively minor/negligible impact on the distinction of the adjacent Green Belt land due to the presence of strong boundary features – notably a railway line to the west, and the cemetery to the south – and the presence of existing inappropriate development associated with the washed over settlement of Clay Hill to the east. Release of the southeastern corner of the area east of Theobalds Park Road and the Theobalds Park Industrial Estate in between the pockets of ancient woodland of Whitewebbs Park beyond would have a relatively minor impact on the distinction of the adjacent Green Belt land to the east due to the presence of strong boundary features – notably the surrounding pockets of ancient woodland and the treelined floodplain of Cuffley Brook to the east. However, the southern boundaries of this area are not strong, formed of the small access road

CHC5 - Crews Hill Cluster 5

350.27ha

Flash Lane and some sparse development. Release of the southeastern field in between the access road to Wildwoods House and Flash Lane would have a more significant containing influence on the Green Belt land to the southwest, which would become contained on three sides. Although this field, which sits within the historic core of Clay Hill, is partially screened from view by sparse tree cover and existing development associated with the washed over settlement of Clay Hill at the southern border of the site, release of the site would have a moderate impact on its distinction through a combination of increased urbanising influence and the removal of what remains of the broken views of the open countryside to the east. Overall, a combination of multiple moderate and minor impacts on the distinction of adjacent Green Belt land around the site is cumulatively considered to result in a major impact.



Harm

The majority of the land within the two sites makes a relatively strong contribution to Green Belt Purpose 1 and a strong contribution to Purpose 3. In addition, the land to the west of the railway line makes a relatively strong contribution to Purpose 2. The release of the sites would have a major impact on the distinction of adjacent Green Belt land. Therefore, overall, release of this area is likely to result in very high Green Belt harm.



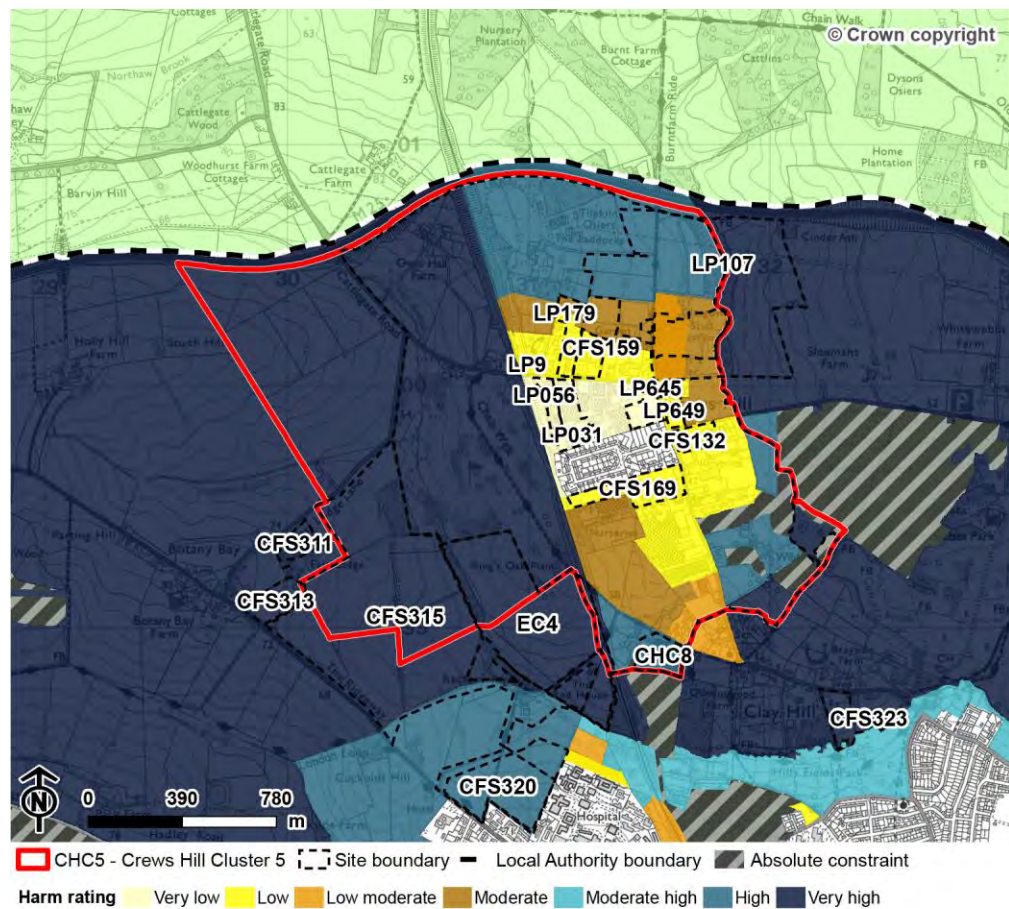
Opportunities to minimise harm to Green Belt

The variations in Green Belt harm identified within the area highlight the spatial opportunities to minimise Green Belt harm within the area. Confining release out from the inset urban edge of Crews Hill to the area south of Cattlegate Road and west of Theobalds Park Road (including separately assessed sites LP056, LP031 and LP645) would limit Green Belt harm to a very low level. Releasing this very low harm area with the land immediately north and east of Cattlegate Road and Theobalds Park Road (including separately assessed sites LP179, CFS159, LP649 and CFS132) south to include separately assessed site CFS169 and the Theobalds Park Industrial Estate would limit Green Belt harm to a low level. Releasing these very low and low harm areas in combination with an extra one field's length north, the remaining land eastwards up to the relatively strong alternative Green Belt boundary of Cuffley Brook and the open Green Belt land west and southwest of

Theobalds Park Industrial Estate would limit Green Belt harm to a moderate level. Finally, restricting release to the Green Belt land east of the railway line up to the M25 to the north, Cuffley Brook to the east and a combination of Strayfield Road Cemetery, Clay Hill and the access road to Wildwoods House to the south would limit impact on the distinction of adjacent Green Belt land to a relatively minor impact and limiting Green Belt harm to a high level. This is due to the presence of the named strong boundary features and a reduction in the containment of the open field to the south of the sites in between Flash Lane and Theobalds Park Road.

CHC5 - Crews Hill Cluster 5

350.27ha

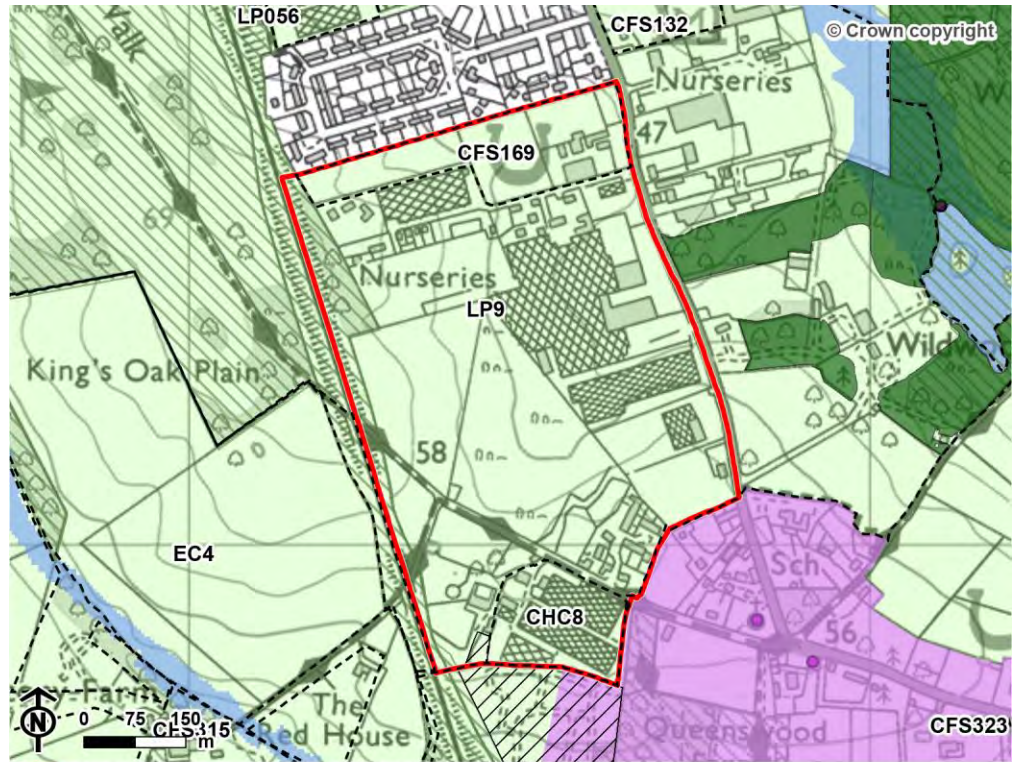


CHC6 - Crews Hill Cluster 6

37.52ha



 Site boundary
 CHC6 - Crews Hill Cluster 6
 Green Belt



 CHC6 - Crews Hill Cluster 6
 Site boundary
 Green Belt

Absolute constraints:

- Ancient Woodland Inventory
- Cemetery

Additional potential constraints:

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

CHC6 - Crews Hill Cluster 6

37.52ha

Site Assessment Location and Boundaries

Site CHC8 is comprised of farm buildings and large glasshouses located south of Strayfield Road south of the washed over village of Clay Hill. Its isolated release would create a new inset area to the south of the washed over settlement of Clay Hill south of Crews Hill and north of the urban area of Greater London. The majority of the land in between CHC8 and the inset urban area of Crews Hill has already been developed or falls within promoted sites CFS169 and southern portion of site LP9. Therefore, the harm of releasing CHC8 has only been assessed in combination with the release of all land between the site and the southern inset urban area of Crews Hill, including site CFS169 and the portion of site LP9 the lies in between Crews Hill, the railway line to the west and Theobalds Park Road to the east. In addition, the outer boundaries of this site cluster have also been extended to follow the more readily recognisable boundaries of the railway line to the west and Theobalds Park Road to the east.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The eastern and southeastern half of the area is largely developed and the western and northwestern half is largely undeveloped open countryside used as pasture or woodland. Not all development within the developed half of the area is considered to be inappropriate, including the farm buildings and the glasshouses within site CHC8, which are considered to be appropriate uses in the Green Belt and therefore do not affect openness. The most notable blocks of inappropriate development that affect the openness of the Green Belt include Theobalds Park Industrial Estate and the northeastern end of the washed over village of Clay Hill.

Distinction

The area extends a significant distance to the south of the inset urban area of Crews Hill to reach site CHC8. The farther the distance from the inset urban area of Crews Hill, the greater the Green Belt's distinction, and the greater the Green Belt's

relationship with the wider open countryside, although distinction is markedly less in the eastern half of the parcel which is largely developed. The greatest distinction from Crews Hill can be found in the southwestern corner south of Strayfield Road where site CHC8 is located, where the tree-lined road and mature tree cover screen Crews Hill, Theobalds Park Industrial Estate and Crays Hill from view. Site CFS169 sandwiched between the inset urban area and Theobalds Park Industrial Estate has the lowest distinction from the urban area.

Summary of contribution to each Green Belt purpose

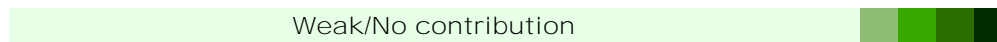
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Site CHC8 and the open land to the west makes a strong contribution to this purpose by virtue of its openness and relatively close proximity to the large built-up area of Greater London to the south. Conversely, the washed over Theobalds Park Industrial Estate and Clay Hill village make a weak contribution due to their developed and urbanised nature. The open countryside to west and northwest of these developed areas make a greater contribution to this purpose by virtue of their openness but are influenced by the adjacent urbanising development and therefore only make a relatively weak or moderate contribution to this purpose.



Purpose 2 - Prevent neighbouring towns merging into one another

The land within the area is not considered to lie between neighbouring towns and therefore makes a weak/no contribution to this purpose.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Site CHC8 and the open land to the west makes a strong contribution to this purpose by virtue of its openness and general lack of urbanising influences. Conversely, the washed over Theobalds Park Industrial Estate and Clay Hill village make a weak and relatively weak contribution, respectively, due to their developed and urbanised nature. The open countryside to west and northwest of these developed areas make a greater contribution to this purpose by virtue of their openness but are influenced by the adjacent urbanising development and therefore only make a moderate or relatively strong contribution to this purpose.

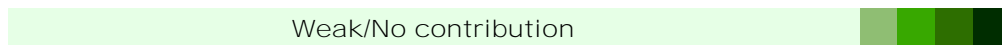


CHC6 - Crews Hill Cluster 6

37.52ha

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

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



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

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



Harm of release

Impact on distinction of adjacent Green Belt land

The release of site CHC4 and the land to the north in between the site and the inset area of Crews Hill would have a relatively minor/negligible impact on the distinction of the adjacent Green Belt land due to the presence of strong boundary features – notably the railway line to the west, and the cemetery to the south – and the presence of existing inappropriate development associated with the washed over Theobalds Park Industrial Estate and the settlement of Clay Hill.



Harm

Site CHC8 and the open land to the west makes a strong contribution to purposes 1 and 3; however, its release in combination with the Green Belt land to the north up to the southern edge of Crews Hill would have a relatively minor/negligible impact on the distinction of the adjacent Green Belt land due to the presence of strong boundary features – notably the railway line to the west, and the cemetery to the south – and the presence of existing inappropriate development associated with the washed over Theobalds Park Industrial Estate and the settlement of Clay Hill. Therefore, overall, release of this area is likely to result in high Green Belt harm.

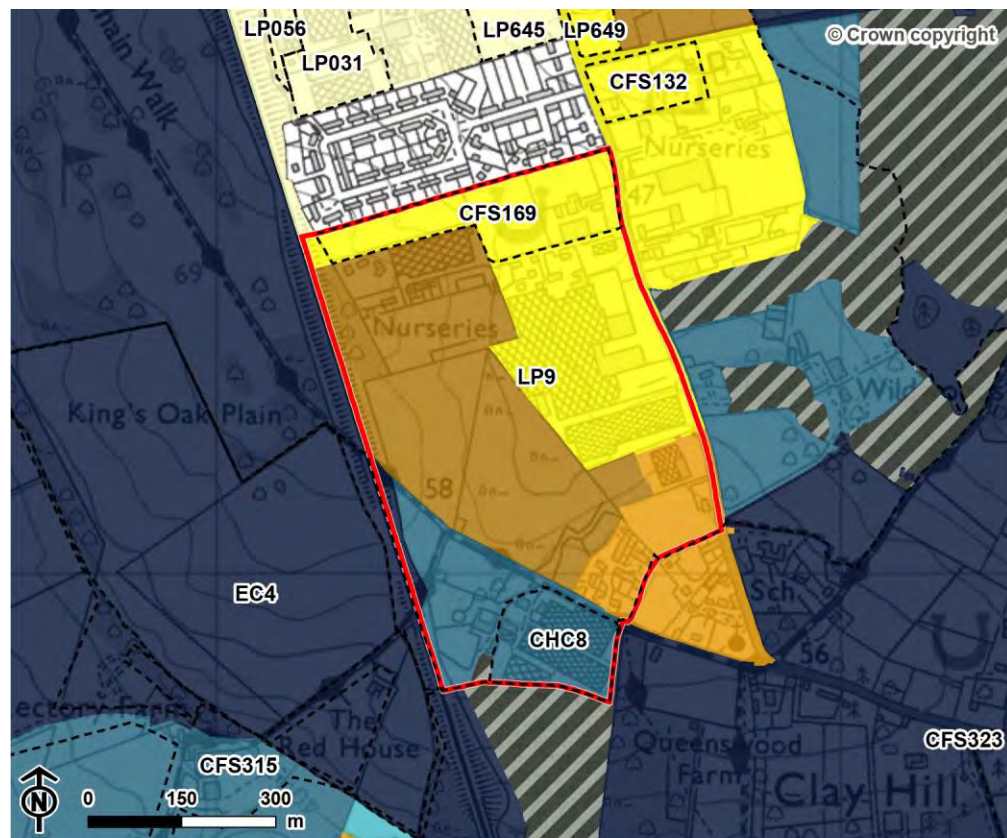


Opportunities to minimise harm to Green Belt

The variations in Green Belt harm identified within the area highlight the spatial opportunities to minimise Green Belt harm within the area. Confining release out from the inset urban edge of Crews Hill to include separately assessed site CFS169 and the Theobalds Park Industrial Estate would limit Green Belt harm to a Low level. Extending this area a little farther south to include the northeastern end of the washed over village of Clay Hill would only increase the level of harm to Low-Moderate harm. Releasing these Low and Low-Moderate harm areas in combination with the contained open land to the west would limit Green Belt harm to a Moderate level.

CHC6 - Crews Hill Cluster 6

37.52ha

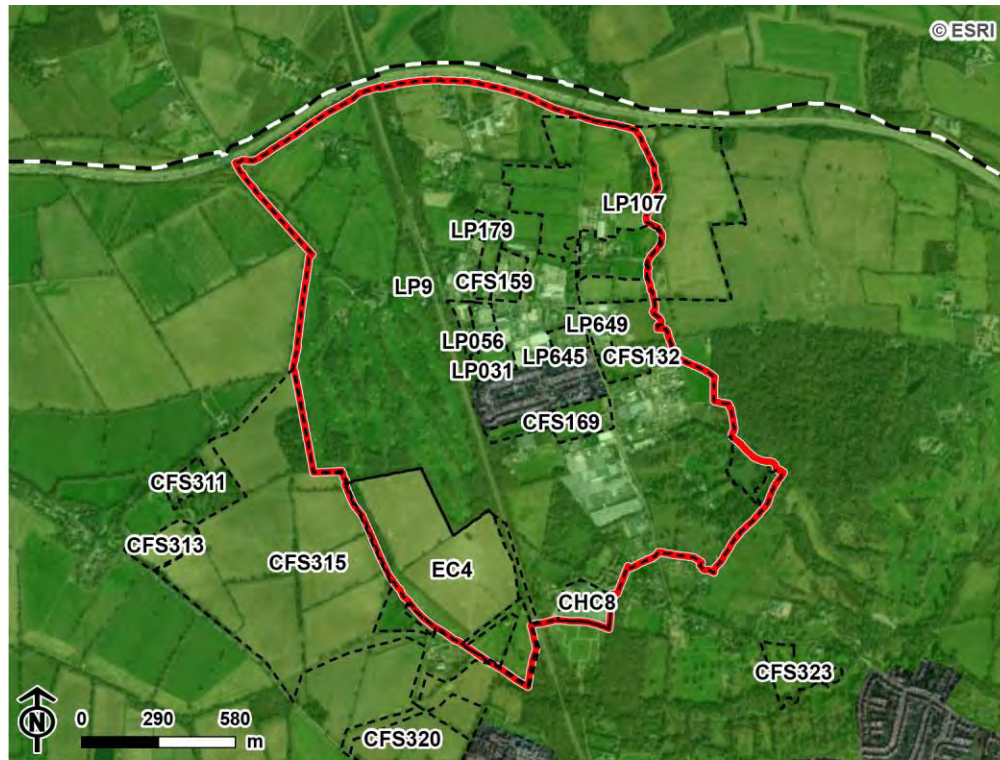


CHC6 - Crews Hill Cluster 6 Site boundary Absolute constraint

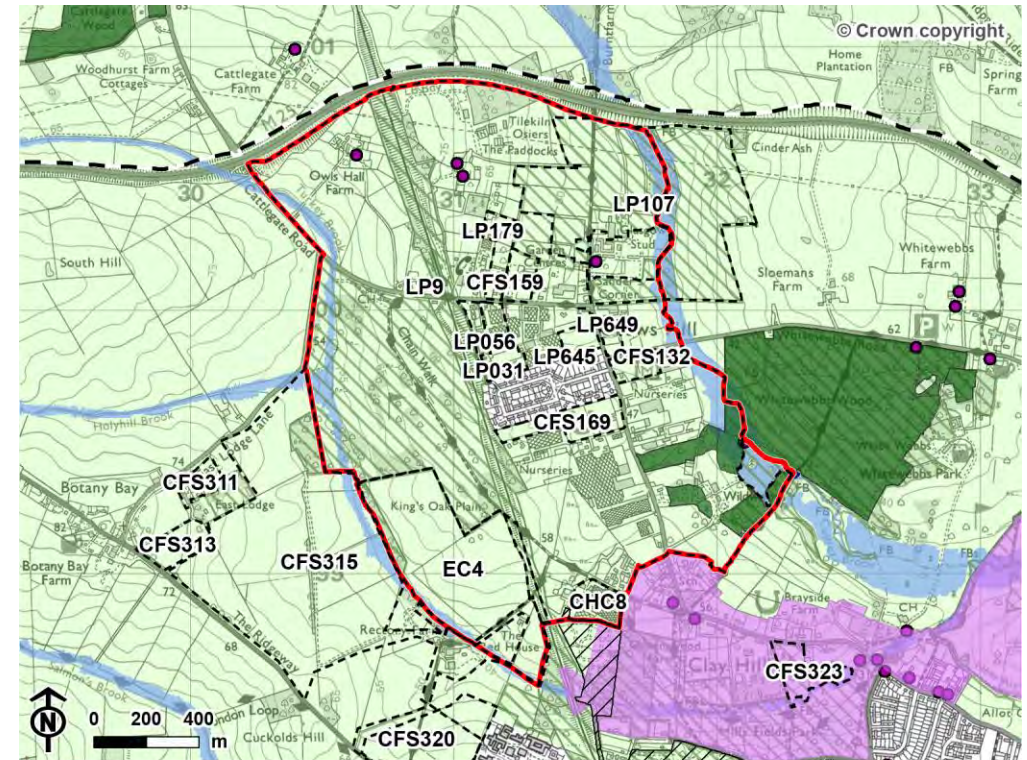
Harm rating Very low Low Low moderate Moderate Moderate high High Very high

CHC7 - Crews Hill Cluster 7

249.84ha



 Site boundary
 CHC7 - Crews Hill Cluster 7
 Local Authority boundary
 Green Belt



 CHC7 - Crews Hill Cluster 7
 Site boundary
 Green Belt
 Local Authority boundary

Absolute constraints:

Scheduled monument
 Ancient Woodland Inventory
 Cemetery

Additional potential constraints:

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

CHC7 - Crews Hill Cluster 7

249.84ha

Site Assessment Location and Boundaries

Site LP9 surrounds the existing inset urban area of Crews Hill. Its release in combination with site EC4 to the south west (south of Crews Hill Golf Course) would extend the inset area of Crews Hill significantly in all directions: up to the M25 to the north; a combination of Turkey Brook, the western edge of Crews Hill Golf Course and Cattlegate Road to the west; a combination of a farm track, the Lavender Hill and Strayfield Cemetery, the historic core of the village of Clay Hill and Flash Lane to the south; and the wooded western bank of Cuffley Brook to the east. The of these two sites would contain the Cuffley Brook waterbody surrounded by the Whitewebbs Park woodland at the eastern edge of the site. Therefore, the harm of releasing the sites has only been assessed in combination with the release of Cuffley brook up to its wooded eastern bank at the edge of Whitewebbs Park.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Site LP9 is comprised of all the developed land in and around Crews Hill, including the inset urban area, the Theobalds Park Industrial Estate and surrounding businesses and dwellings washed over by the Green Belt designation. Site LP9 and site EC4 to the south west also includes a much wider area of the open hinterland surrounding Crews Hill, including the open fields to the north (south of the M25), Crews Hill Golf Course and the open fields to the south and east in between Theobalds Park Industrial Estate, up to the Turkey Brook and Lavender Hill and Strayfield Cemetery, the historic core of the village of Clay Hill and Whitewebbs Park. So, although a significant proportion of the site is developed and/or under significant urbanising influence, the majority of the land within the two sites is undeveloped and open countryside.

Distinction

The sites extend a significant distance from the inset urban area of Crews Hill, and the development washed over by development beyond, in all directions. The farther the distance from the developed areas, the greater the Green Belt's distinction from them, and the greater the Green Belt's relationship with the wider open countryside. The greatest distinction from the Crews Hill developed area within the site area can be found to the west of the railway line where a combination of this strong boundary, the sloping topography and mature tree cover screen Crews Hill from view and facilitate open views of the countryside to the west. This

area represents the largest area of the Green Belt with strong distinction. The developed and urbanised areas east of the railway line and west of Cuffley Brook have the lowest distinction from the urban area, with the more open undeveloped pockets bordering the urban areas to the north and south, where there are clear views of both the urban areas and the open countryside, falling somewhere in between.

Summary of contribution to each Green Belt purpose

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

Site LP9 does not lie in close proximity to the large built-up area of Greater London; however, it is close enough to have some relevance to Purpose 1. The majority of site LP9 has strong distinction from the developed urban areas of Crews Hill at its centre. Therefore, the majority of site LP9 makes a relatively strong contribution to this purpose. The developed and urbanised land in and around Crews Hill in the centre of site LP9 makes a lower contribution to this purpose, ranging from moderate to weak. Site EC4 to the south west lies closer to the large built-up area of Greater London directly to the south of Turkey Brook, which forms its southwestern edge. This portion of assessed area therefore makes a strong contribution to inhibiting the sprawl of Greater London.



Purpose 2 - Prevent neighbouring towns merging into one another

The land within the sites to the west of the railway line lies at the eastern end of a moderate gap between Greater London and the town of Potters Bar to the north. Although there are some significant separating features such as the M25 Motorway and woodland blocks, this area is wholly open and there is strong distinction between the parcel and the urban area. Therefore, this portion of site LP9 and the entirety of EC4 make a relatively strong contribution to this purpose. The remainder of site LP9 to the east of the railway is not considered to lie between neighbouring towns and therefore makes a weak/no contribution to this purpose.



Purpose 3 - Assist in safeguarding the countryside from encroachment

The majority of the land within the sites is predominantly open countryside and has a strong distinction from the urban area of Crews Hill to the centre of the site. Therefore, the majority of sites makes a strong contribution to this purpose. The developed and urbanised land in and around Crews Hill in the centre of site LP9 makes a lower contribution to this purpose, ranging from relatively strong to weak.



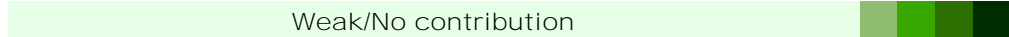
CHC7 - Crews Hill Cluster 7

249.84ha

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

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

Weak/No contribution



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

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

Strong



Harm of release

Impact on distinction of adjacent Green Belt land

The release of the sites would result in the expansion of the inset area of Crews Hill in all directions. Release would reach up to the M25 to the north. This strong alternative Green Belt boundary is likely to protect the distinction of Green Belt land to the north, resulting in a negligible impact in this direction. Release of the golf course and the land to the north and south would have a relatively minor impact on the distinction of most the Green Belt land to the west of the treelined Turkey Brook, although the sloping fields north west and south of the golf course and west of Cattlegate Road slope towards the edge of the sites and partially containing, offering the potential for a more moderate impact on distinction. Release of the golf course and site EC4 would also contain the Green Belt land to the south in between the new inset urban edge, Turkey Brook and the railway line. Despite some mature tree cover, it is likely that the urban edge of would become more visible, not to mention considerably closer to urbanising influences. Therefore, the impact on the distinction of the Green Belt land to the south is considered to be at least moderate. Release of the sites would have a minor impact on the distinction of land to the east. The majority of the treelined Cuffley Brook represents a relatively strong Green Belt boundary, limiting impact on distinction of the land to the east, particularly where the brook abuts Whitewebbs Park wood, but breaks in the treeline farther north do not reduce this to a negligible degree, just minor. The development in the southern end of the site LP9 is significant in so far as the impact of release within the immediate vicinity of this built development has to a large extent already occurred, limiting the significance of further impact on the distinction of adjacent Green Belt land in Clay Hill village. Release of the south western corner of site LP9 up to Strayfield Road Cemetery would have a relatively minor/negligible impact on the distinction of the adjacent Green Belt land due to the presence of strong boundary features – notably a railway line to the west, and the cemetery to the south – and the presence of existing inappropriate development associated with the washed over settlement of Clay Hill to the east, although the land immediately beyond the railway line to the west would be weakened by the release of site EC4. Release of the southern eastern corner of site LP9 east of Theobalds Park Road and the Theobalds Park Industrial Estate in between the pockets of ancient woodland of Whitewebbs Park beyond would have a relatively minor impact on the distinction of the adjacent Green Belt land to the east due to the presence of strong boundary features – notably the surrounding pockets of ancient woodland and the treelined floodplain of Cuffley Brook to the east. However, the southern boundaries of this area are not strong of the small access road Flash Lane and some sparse development. Release of the southeastern field in between the access road to Wildwoods House and Flash Lane would have a more significant containing influence on the Green Belt land to the southwest, which would become contained on three sides. Although this field, which sits within the historic core of Clay Hill, is partially screened from view by sparse tree cover and existing development associated with the washed over settlement of Clay Hill at the southern border of site LP9, release of the site would have a moderate impact on its distinction through a combination of increased

CHC7 - Crews Hill Cluster 7

249.84ha

urbanising influence and the removal of what remains of the broken views of the open countryside to the east. Overall, a combination of multiple moderate and minor impacts on the distinction of adjacent Green Belt land around the sites is cumulatively considered to result in a major impact overall.



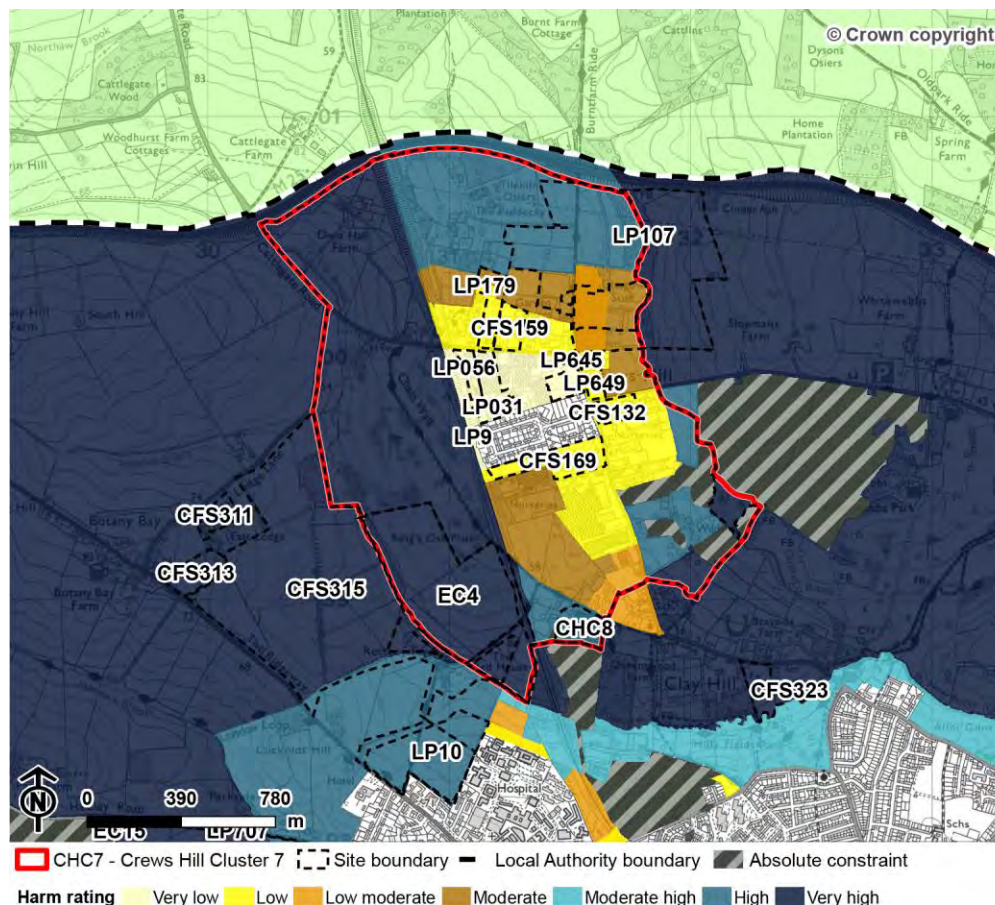
Harm

Site EC4 makes a strong contribution to purpose 1 and 3. The majority of the land within site LP9 makes a relatively strong contribution to Green Belt purpose 1 and a strong contribution to purpose 3. In addition, the land to the west of the railway line makes a relatively strong contribution to purpose 2. The release of the site would have a major impact on the distinction of adjacent Green Belt land. Therefore, overall, release of this area is likely to result in very high Green Belt harm.



Opportunities to minimise harm to Green Belt

The variations in Green Belt harm identified within the area highlight the spatial opportunities to minimise Green Belt harm within the area. Confining release out from the inset urban edge of Crews Hill to the area south of Cattlegate Road and west of Theobalds Park Road (including separately assessed sites LP056, LP031 and LP645) would limit Green Belt harm to a very low level. Releasing this very low harm area with the land immediately north and east of Cattlegate Road and Theobalds Park Road (including separately assessed sites LP179, CFS159, LP649 and CFS132) south to include separately assessed site CFS169 and the Theobalds Park Industrial Estate would limit Green Belt harm to a low level. Releasing these very low and low harm areas in combination with an extra one field's length north, the remaining land eastwards up to the relatively strong alternative Green Belt boundary of Cuffley Brook and the open Green Belt land west and south west of Theobalds Park Industrial Estate would limit Green Belt harm to a moderate level. Finally, restricting release to the Green Belt land east of the railway line up to the M25 to the north, Cuffley Brook to the east and a combination of Strayfield Road Cemetery, Clay Hill and the access road to Wildwoods House the south would limit impact on the distinction of adjacent Green Belt land to a relatively minor impact and limiting Green Belt harm to a high level. This is due to the presence of the named strong boundary features and a reduction in the containment of the open field to the south of the site in between Flash Lane and Theobalds Park Road.

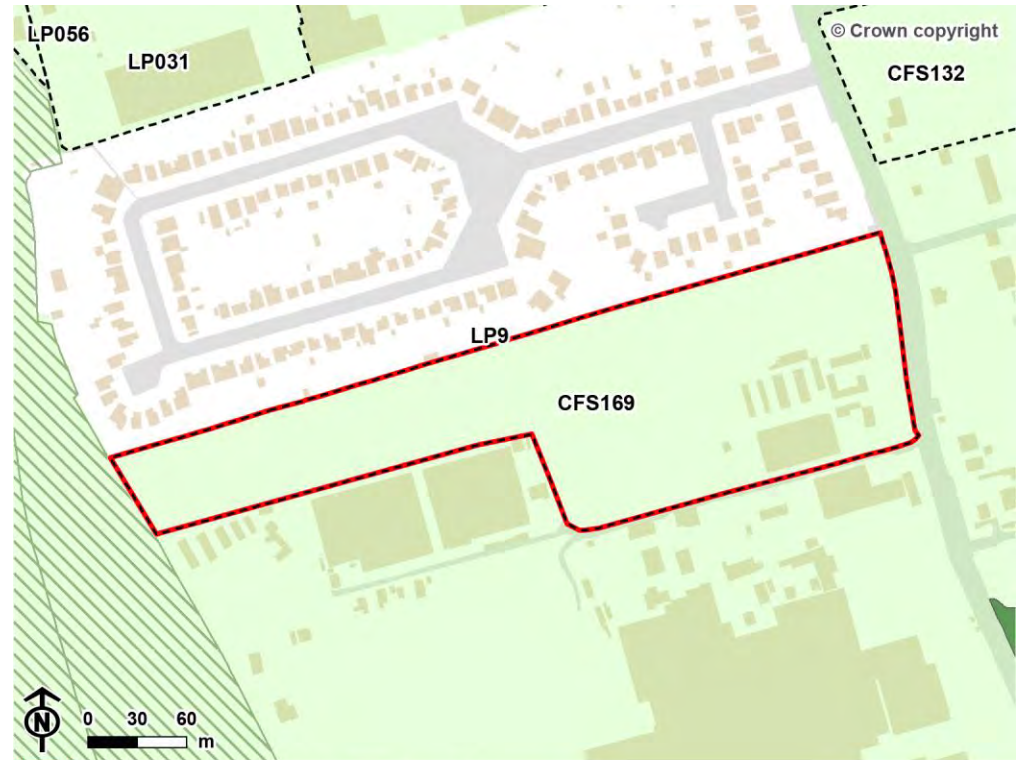


CFS169

4.24ha



--- Site boundary CFS169
 Green Belt



CFS169 Site boundary Green Belt

Absolute constraints:

Ancient Woodland Inventory

Additional potential constraints:

Site of Importance for Nature Conservation

CFS169

4.24ha

Site Assessment Location and Boundaries

Site CFS169 is located directly south of the Crews Hill adjacent to inset urban area and has clear readily recognisable woodland and road boundaries.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The site is predominantly open being largely comprised of three small fields. The Kings Oak Equestrian Centre, comprised of stables, a large barn building and adjoining block are agricultural in character and form, limiting their influence on the openness of the Green Belt in the north eastern corner of the site.

Distinction

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

Summary of contribution to each Green Belt purpose

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

The site does not lie in close proximity to the large built-up area of Greater London; however, it is close enough to have some relevance to Purpose 1. There is weak distinction between the site and the urban area.

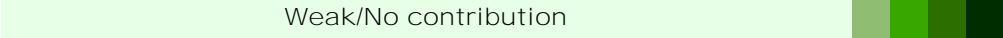
Relatively weak



Purpose 2 - Prevent neighbouring towns merging into one another

The site does not lie between neighbouring towns.

Weak/No contribution



Purpose 3 - Assist in safeguarding the countryside from encroachment

The majority of the land within the site is open countryside; with the exception of the north eastern corner of the site which contains the Kings Oak Equestrian Centre. There is weak distinction between the area and the urban area.


Moderate



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

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

Weak/No contribution



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

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

Strong



CFS169

4.24ha

Harm of release

Impact on distinction of adjacent Green Belt land

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

No/Negligible

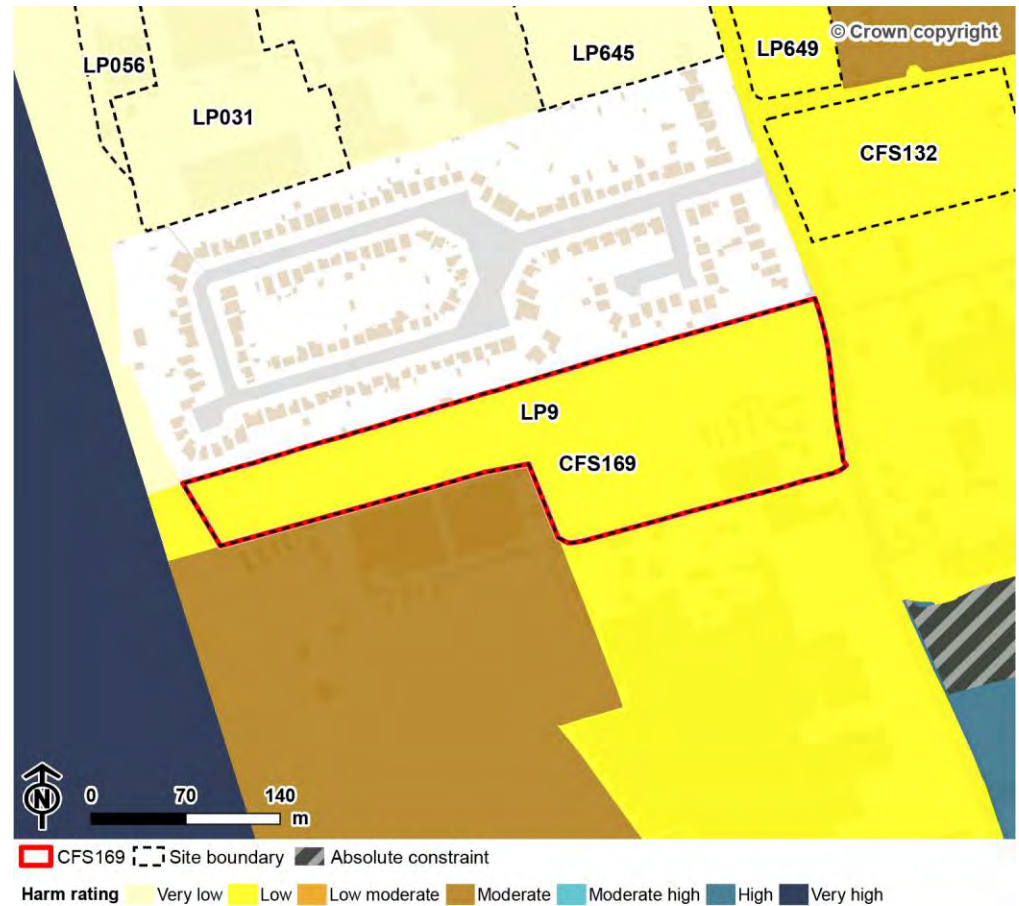
Harm

The site makes a moderate contribution to Green Belt purpose 3 and a relatively weak contribution to purpose 1. Its release would have a negligible impact on the distinction of adjacent Green Belt land and therefore, overall, the harm of releasing the area on the Green Belt is likely to be low.

Low

Opportunities to minimise harm to Green Belt

The relatively small size of the site combined with its location in a relatively contained area of the Green Belt and clear, readily recognisable boundaries combine to offer little scope to minimise harm to the Green Belt.

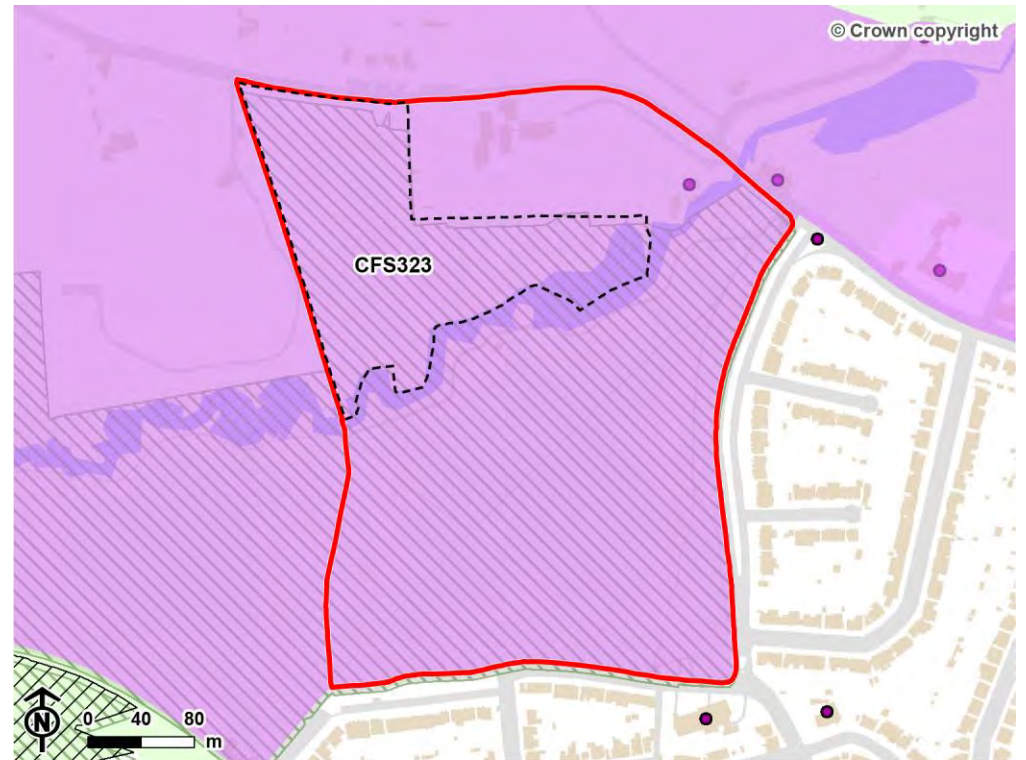


CFS323_ext

13.84ha



--- Site boundary CFS323
 Green Belt



CFS323 Site boundary Green Belt

Absolute constraints:

Cemetery

Additional potential constraints:

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

CFS323_ext

13.84ha

Site Assessment Location and Boundaries

The site is located north of Turkey Brook and Hilly Fields Park and south of Clay Hill Road to the east of the washed over settlement of Clay Hill. The site's isolated release would create a new inset area in close proximity to the existing urban area of Greater London. Therefore, the harm of releasing CFS323 has only been assessed in combination with the release of all land between the site and the existing urban area of Greater London. In addition, the outer boundaries of the site have also been extended to follow the more readily recognisable boundary of Clay Hill Road to the north.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, formed of scrubland and mature trees.

Distinction

The site has strong distinction from the inset urban edge of Greater London by virtue of the fact that the treelined Turkey Brook and wooded Hilly Fields Park separate them. The land slopes down towards Turkey Brook opening up broken views of the existing urban area along Browning Road.

Summary of contribution to each Green Belt purpose

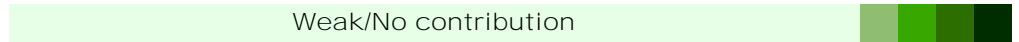
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

The site does not lie between neighbouring towns.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Land is comprised of open scrubland and mature trees and there is a strong distinction between the site and the urban area.



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

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



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

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



CFS323_ext

13.84ha

Harm of release

Impact on distinction of adjacent Green Belt land

Release of the site and the eastern end of Hilly Fields Park in between the site and the existing urban area would result in a moderate impact on the distinction of adjacent Green Belt land to the west. The land to the west would become more contained by the inset area, increasing views of the urban area north of Turkey Brook. The treelined Clay Hill Road to the north which forms the northern boundary of the area is an equally strong alternative Green Belt boundary to the existing Browning Road and Phipps Hatch Lane, and existing urbanising influences along Clay Hill Road mean that release would have a negligible impact to the north.



Harm

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



Opportunities to minimise harm to Green Belt

More limited release within the site would still represent a fundamental breach of the Turkey Brook as an important separating feature between Greater London and the open countryside. There are therefore no notable opportunities to minimise the harm of release to the Green Belt in this location.



LP637_ext

1.32ha



--- Site boundary **LP637_ext**
Green Belt



LP637_ext --- Site boundary Green Belt

Absolute constraints:

Additional potential constraints:

Site of Importance for Nature Conservation

LP637_ext

1.32ha

Site Assessment Location and Boundaries

The site is located north of Goat Lane south east of Forty Hill. Worcesters Primary School and the Clockhouse Nursery lie in close proximity, to the west and north respectively. The isolated release of the site would create a thin strip of contained Green Belt land in between the site's eastern edge and the existing urban area to the east. Therefore, the harm of releasing this site has only been assessed in combination with the thin strip of land to the east, creating a clearer Green Belt boundary.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The site is comprised of an open track emanating from the existing urban area out to an isolated rectangular area of open scrubland. Both the track and scrubland area surrounded by mature trees. The land in between the site and the existing urban edge contains a small derelict building surrounded by mature trees and an old water pumping station building adjacent to the New River.

Distinction

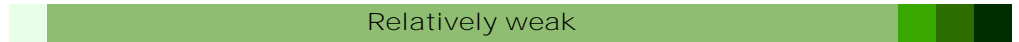
The site sits in a larger area of Green Belt containing washed over development and contained by the inset urban area to the east and south. The washed over development, in the form of Worcesters Primary School and some of the buildings in the Clockhouse Nursery also contain the site from the west and north respectively. The treelined New River to the east maintains some distinction with the urban edge to the east. However, the pumping station, Worcesters Primary School and Clockhouse Nursery effectively represent breaches of this boundary. Mature tree cover at the northern and western edges of the site screen most views of wider countryside. Therefore, overall, there is weak distinction between the site and the urban area.

Summary of contribution to each Green Belt purpose

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

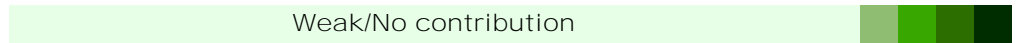
The site adjacent to the large built-up area of Greater London. Although the land within the site is largely open and free from development, there is weak distinction between the area

and the urban area.



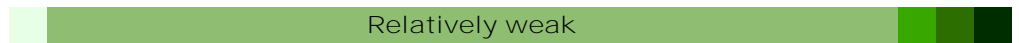
Purpose 2 - Prevent neighbouring towns merging into one another

Land does not lie between neighbouring towns.



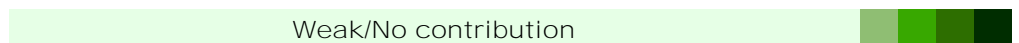
Purpose 3 - Assist in safeguarding the countryside from encroachment

The site is open but surrounded by urbanising development emanating out from the inset urban edge. Furthermore, the land uses immediately to the west of the site, such as the allotments and school open spaces are associated more with the urban area than the open countryside, diminishing the extent to which some of the more open areas around the site are perceived as countryside. Therefore, the site makes a relatively weak contribution to this purpose.



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

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



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

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



LP637_ext

1.32ha

Harm of release

Impact on distinction of adjacent Green Belt land

Due to the fact that the much of the land immediate north and west of the site are already developed or at least influenced by urbanising development, the impact of the release of the site on the distinction of adjacent Green Belt land would be minor, marginally increasing containment of the Green Belt land to the north and west.



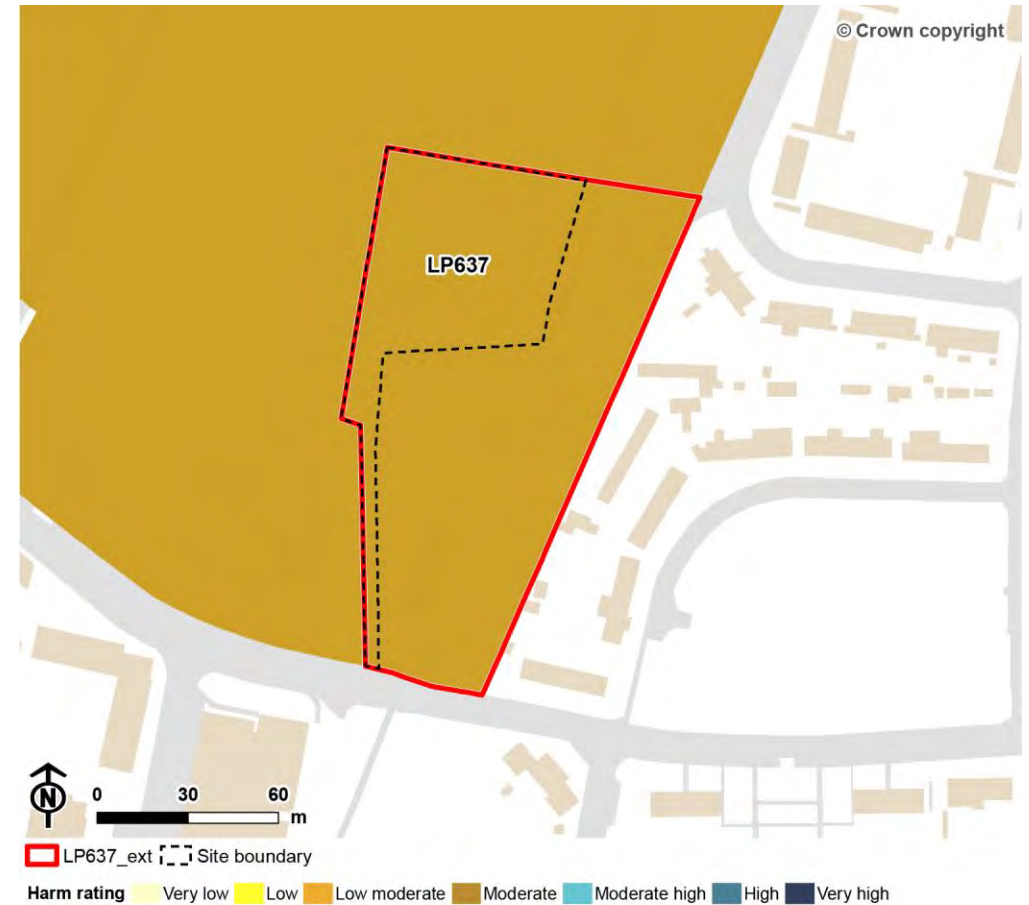
Harm

The site and the land to its east in between it and the existing urban area make a relatively weak contribution to purposes 1 and 3. Their release would only have a minor impact on the distinction of the remaining Green Belt land, resulting in low-moderate Green Belt harm overall.



Opportunities to minimise harm to Green Belt

The relatively small size and irregular shape of the site combined with its location in a relatively contained area of the Green Belt combine to offer little scope to minimise harm to the Green Belt.

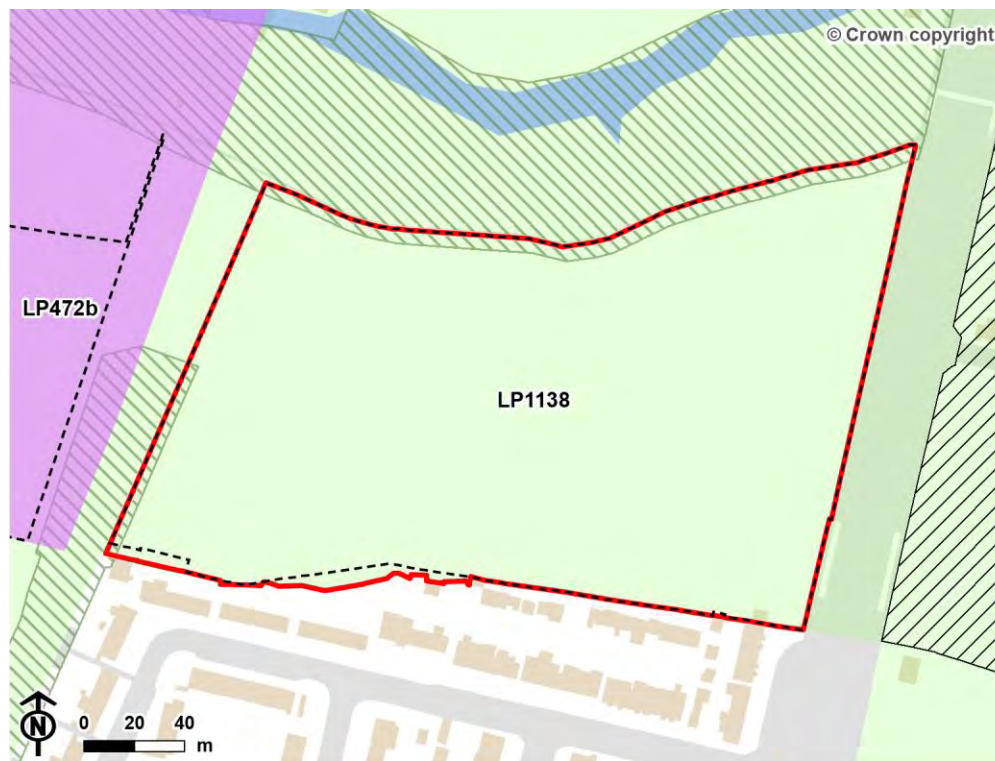


LP1138

4.12ha



Site boundary LP1138
Green Belt



LP1138 Site boundary Green Belt

Absolute constraints:

Cemetery

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3 Conservation Area

LP1138

4.12ha

Site Assessment Location and Boundaries

The site is located east of the New River and west of Enfield Cemetery and the Great Cambridge Road. Site is isolated, adjacent to inset urban area and has clear readily recognisable woodland and road boundaries.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

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

Distinction

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

Summary of contribution to each Green Belt purpose

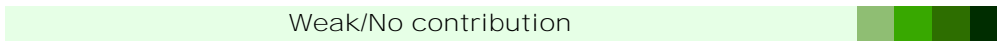
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

The site does not lie between neighbouring towns.



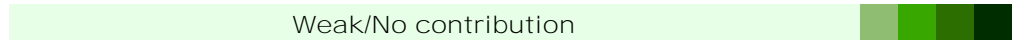
Purpose 3 - Assist in safeguarding the countryside from encroachment

The site is in open countryside and there is moderate distinction between the site and the urban area.



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

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



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

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



LP1138

4.12ha

Harm of release

Impact on distinction of adjacent Green Belt land

The release of the site would increase containment of the Green Belt land to the north and east. However, these areas are already significantly contained. The land to east already has weak distinction from the existing urban area and the tree-lined Turkey Brook to the north would help maintain what remains of the minor-moderate distinction to the north of the site. The release of the site would have a negligible impact on the distinction of adjacent Green Belt to the west due to the existing containment around the site and the regularity of its partially raised and wooded western boundary following the New River. Therefore, overall, release of the site would have a negligible impact on the distinction of the adjacent Green Belt land.

No/Negligible

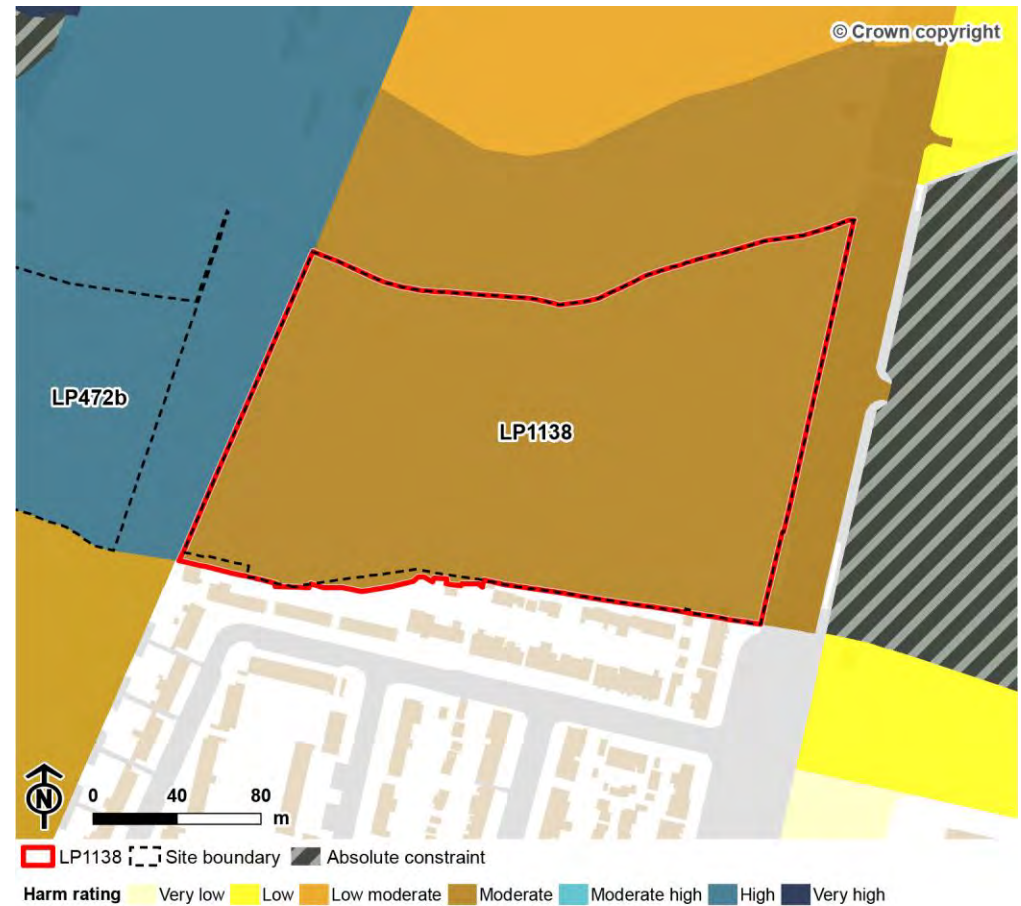
Harm

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

Moderate

Opportunities to minimise harm to Green Belt

There are no notable opportunities to minimise the harm of release to the Green Belt in this location.

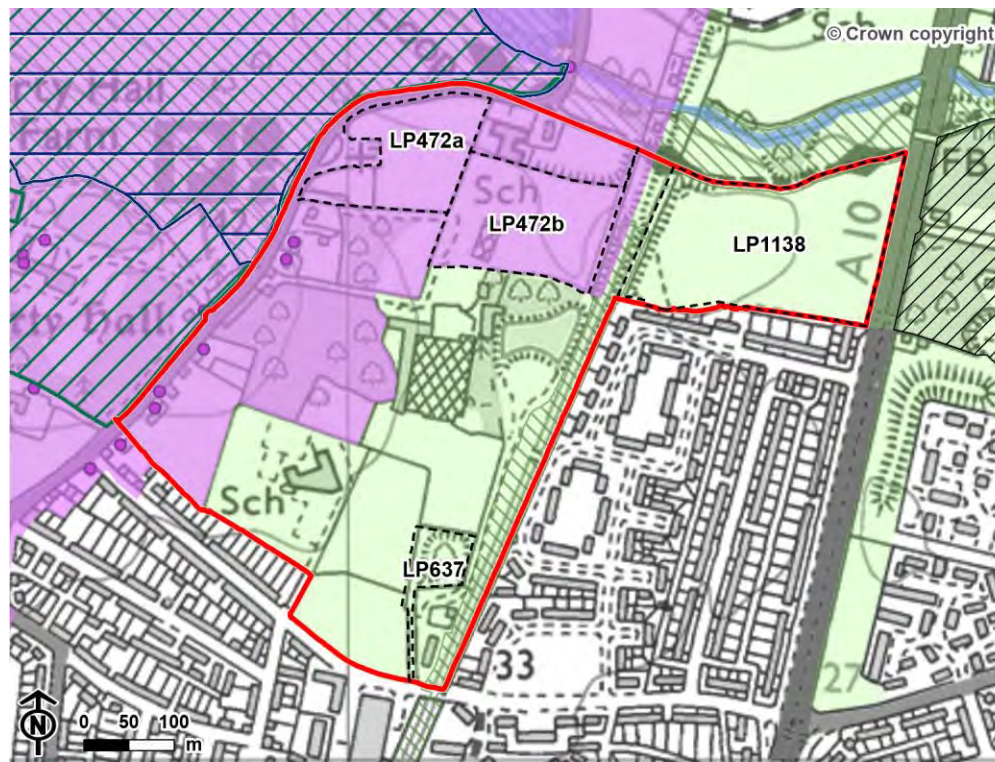


FHC1 - Forty Hill Cluster 1

27.12ha



 Site boundary
 FHC1 - Forty Hill Cluster 1
 Green Belt



 FHC1 - Forty Hill Cluster 1
 Site boundary
 Green Belt

Absolute constraints:

Scheduled monument
 Cemetery
 Registered Park & Garden

Additional potential constraints:

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

FHC1 - Forty Hill Cluster 1

27.12ha

Site Assessment Location and Boundaries

Site LP472a is located south of Forty Hill Road and north west of the Clockhouse Nursery within the curtilage of Jesus Christ Church. The isolated release of the site would create a new inset area within the Green Belt very close to the existing urban edge. Its isolated release would also increase the containment of two adjacent areas of Green Belt, specifically, sites LP472b and LP1138 to the east and the land directly to the south in between the large buildings along Forty Hill Road and the existing urban area, containing the Clockhouse Nursery, Worcesters Primary School, the allotments of Goat Lane and site LP637. Therefore, the harm of releasing this site has only been assessed in combination with the release of sites LP472b and LP1138 to the east and all the land to the south in between the site, Forty Hill Road and the existing urban edge. Furthermore, the western edge of site LP472a has been extended to incorporate Jesus Christ Church and create a clearer, readily recognisable western Green Belt boundary along Forty Hill Road.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The site is comprised of an open field surrounded by mature trees, a small proportion of which is used to park cars visiting Jesus Christ Church. The wider area also likely to be release in combination with the site contains school buildings, dwellings and commercial buildings associated with the Clockhouse Nursery. These developed areas significantly reduce the openness of the Green Belt land upon which they sit. These areas of low openness are separated from one another and the inset urban edge by a combination of woodland and scrubland, allotments and school playing fields, all of which are open.

Distinction

Site LP472a's landform and landcover do not significantly increase distinction from the inset urban area, but the site is a reasonable distance from the urban edge and it is not contained by the existing inset urban area. Although Jesus Christ Church is clearly visible, in isolation it does not have a significant urbanising influence and views are dominated by the open countryside. Furthermore, the woodland to the south and treelined New River to the east maintain strong separation from the inset urban area. Therefore, the site has strong distinction from the urban area. With the exception of site LP472b directly to the east of site LP472a, the land to the south and east of the site that would need to be released in

combination with the site in order to create a clear, readily recognisable Green Belt boundary have lower distinction from the urban area than the land within the site.

Summary of contribution to each Green Belt purpose

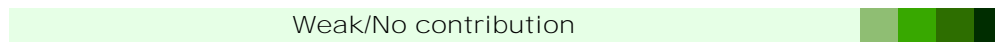
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Site LP472a is located in close proximity to the large built-up area of Greater London. Furthermore, the site is open and there is strong distinction between it and the urban area. With the exception of site LP472b directly to the east of site LP472a, the land to the south and east of the site that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary make a lower contribution to this purpose.



Purpose 2 - Prevent neighbouring towns merging into one another

Site LP472a does not lie between neighbouring towns. Nor does the land to the south and east of the site that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Site LP472a is open countryside and there is strong distinction between the area and the urban area. With the exception of site LP472b directly to the east of site LP472a, the land to the south and east of the site that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary make a lower contribution to this purpose.



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

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



FHC1 - Forty Hill Cluster 1

27.12ha

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

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



Harm of release

Impact on distinction of adjacent Green Belt land

The release of the site would contain the more developed land to the south, sandwiching it between the site and inset urban area to the south and east. Therefore, in order to create a clearer and more readily recognisable Green Belt boundary, it would make sense to release the site in combination with the land to the south and east. The treelined Forty Hill/Bulls Cross Road and thick band of woodland to the north largely screen views of the wider Green Belt helping to limit the impact of release on the distinction of adjacent Green Belt land to the north. It is also noted that Forty Hall Registered Park and Garden lies to the west. The presence of this designation prohibits significant development to the west helping to limit the impact of release within the site in this direction. Therefore, overall, release of the site in combination with the Green Belt land to the south and east would have a minor impact on the distinction of adjacent Green Belt land.



Harm

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

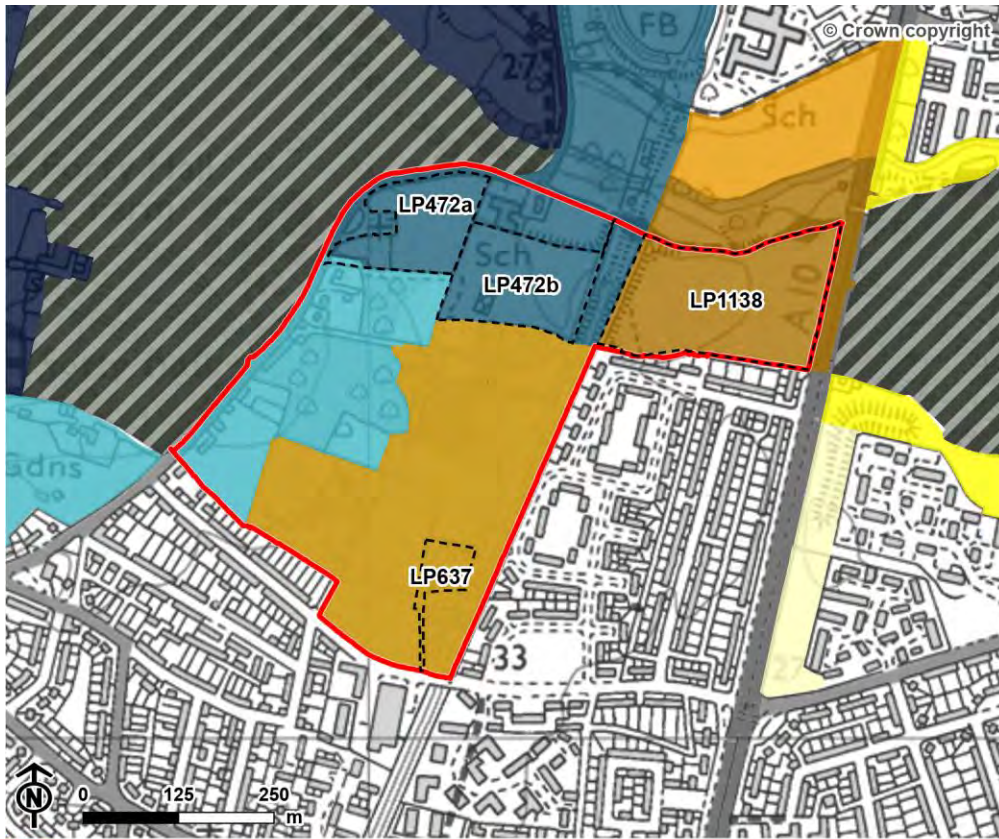


Opportunities to minimise harm to Green Belt

The location of the site and the location of Forty Hill/Bulls Cross Road as the clear alternative readily recognisable boundary limits the scope to minimise the harm of release to the Green Belt in this location.

FHC1 - Forty Hill Cluster 1

27.12ha



■ FHC1 - Forty Hill Cluster 1 - - - Site boundary ▨ Absolute constraint

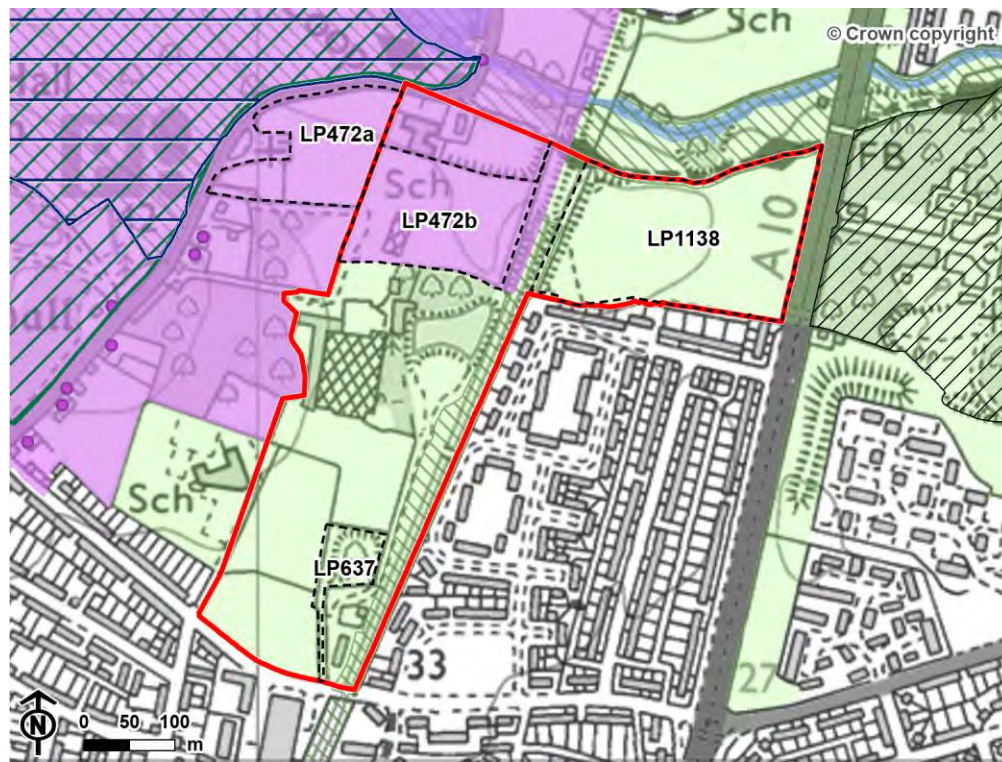
Harm rating Very low Low Low moderate Moderate Moderate high High Very high

FHC2 - Forty Hill Cluster 2

17.11ha



 Site boundary
 FHC2 - Forty Hill Cluster 2
 Green Belt



 FHC2 - Forty Hill Cluster 2
 Site boundary
 Green Belt

Absolute constraints:

 Scheduled monument
 Cemetery
 Registered Park & Garden

Additional potential constraints:

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

FHC2 - Forty Hill Cluster 2

17.11ha

Site Assessment Location and Boundaries

Site LP472b is located north of the Clockhouse Nursery in Forty Hill, directly west of the New River. The isolated release of the site would create a new inset area within the Green Belt very close to the existing urban edge. Its isolated release would also increase the containment of two adjacent areas of Green Belt judged to make a lower contribution to the Green Belt purposes, specifically site LP1138 to the east and the land directly to the south containing the Clockhouse Nursery, site LP637 and the allotments off Goat Lane. Therefore, the harm of releasing this site has only been assessed in combination with the release of site LP1138 to the east, the majority of the Clockhouse Nursery directly to the south and the land beyond in between Worcesters Primary School buildings and the existing urban edge, including site LP637 and the allotments of Goat Lane. Furthermore, the northern edge of site LP472b has been extended to incorporate Forty Hill Church of England Primary School and create a more consistent northern Green Belt boundary along Forty Hill Road and the wooded footpath south of Turkey Brook.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The site is comprised of an open field surrounded by mature trees, a small proportion of which contains glasshouses and polytunnels. The wider area also likely to be release in combination with the site contains school buildings and commercial buildings associated with the Clockhouse Nursery. These developed areas significantly reduce the openness of the Green Belt land upon which they sit. These areas of low openness are separated from one another and the inset urban edge by a combination of woodland and scrubland, allotments and school playing fields, all of which are open.

Distinction

The site's landform and landcover do not significantly increase distinction from the inset urban area, but the site is a reasonable distance from the urban edge and it is not contained by the existing inset urban area. Although the neighbouring commercial buildings of the Clockhouse Nursery and the Forty Hill Church of England Primary School are visible through breaks in the trees, their urbanising influence is limited and views are dominated by the open countryside. Furthermore, the treelined New River to the east maintains strong separation from the inset area. Therefore, the site has strong distinction from the urban area. The land

to the south and east of the site that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary have lower distinction from the urban area than the land within the site.

Summary of contribution to each Green Belt purpose

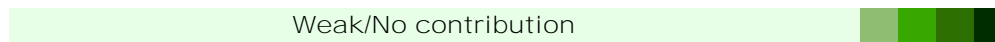
Purpose 1 - Check the unrestricted sprawl of large built-up areas

Site LP472b is located in close proximity to the large built-up area of Greater London. Furthermore, the site is open and there is strong distinction between it and the urban area. The land to the south and east of the site that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary make a lower contribution to this purpose.



Purpose 2 - Prevent neighbouring towns merging into one another

Site LP472b does not lie between neighbouring towns. Nor does the land to the south and east of the site that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary.



Purpose 3 - Assist in safeguarding the countryside from encroachment

Site LP472b is open countryside and there is strong distinction between the area and the urban area. The land to the south and east of the site that would need to be released in combination with the site in order to create a clear, readily recognisable Green Belt boundary make a lower contribution to this purpose.



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

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



FHC2 - Forty Hill Cluster 2

17.11ha

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

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



Harm of release

Impact on distinction of adjacent Green Belt land

The release of the site would contain the more developed land to the south, sandwiching it between the site and inset urban area to the south and east. Therefore, in order to create a clearer and more readily recognisable Green Belt boundary, it would make sense to release the site in combination with the land to the south and east. The treelined Forty Hill/Bulls Cross Road and thick band of woodland to the north largely screen views of the wider Green Belt helping to limit the impact of release on the distinction of adjacent Green Belt land to the north (assuming the school and associated grounds north of the site are released in combination). However, the land to the west of the site, specifically site LP472a and the land directly south of it up to the existing inset urban area, would be closer to the inset urban edge, separated only by the trees on the western edge of the site rather than the New River and making Forty Hill/Bulls Cross Road a more significant retaining feature. Furthermore, the land to the west would be more contained by the new inset urban edge at site LP472b's western edge in combination with the washed over development along the eastern side of Forty Hill Road. Therefore, overall, release of site LP472a in combination with the Green Belt land to the south and east would have a minor to moderate impact on the distinction of adjacent Green Belt land to the west.



Harm

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

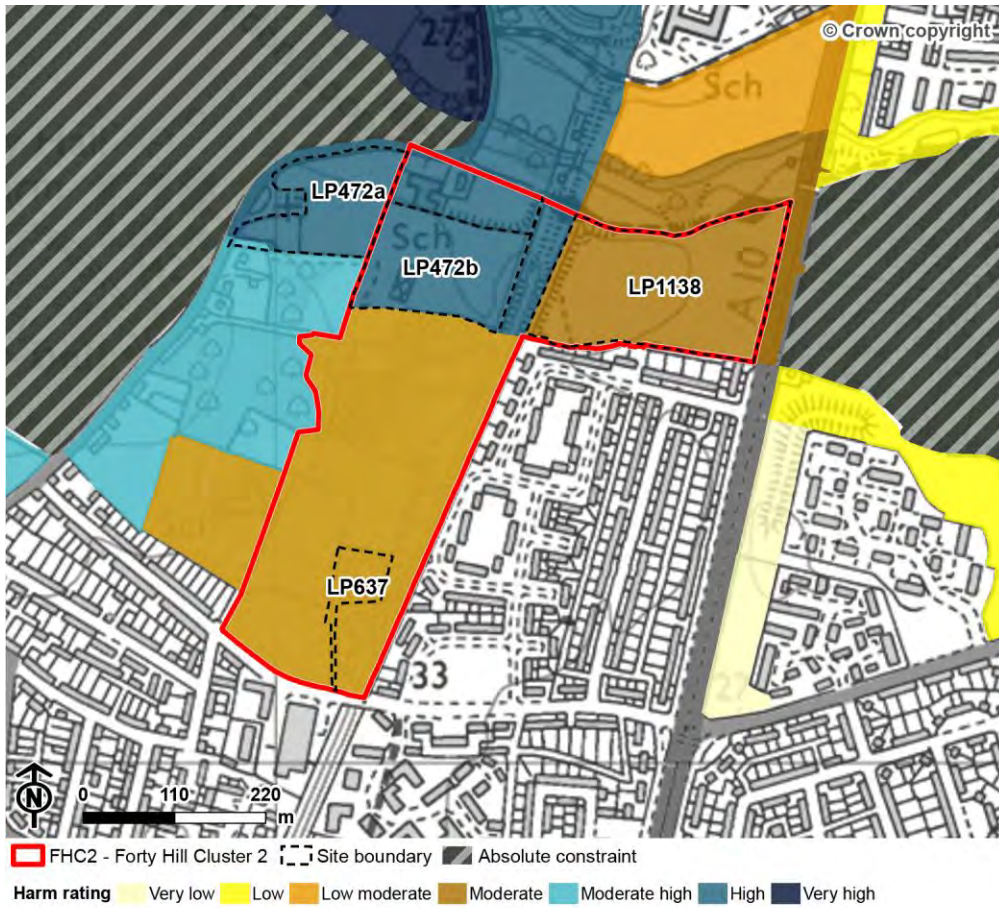


Opportunities to minimise harm to Green Belt

The location of the site and the location of Forty Hill/Bulls Cross Road as the clear alternative readily recognisable boundary limits the scope to minimise the harm of release to the Green Belt in this location.

FHC2 - Forty Hill Cluster 2

17.11ha

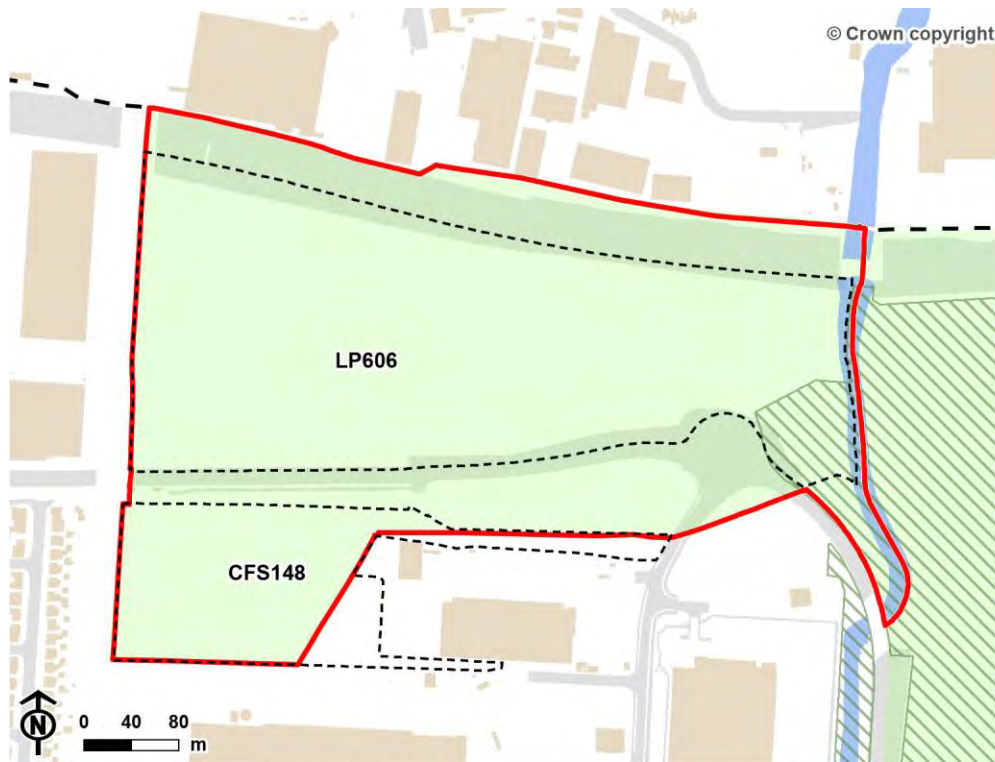


IPC1 - Innova Park Cluster 1

20.62ha



Site boundary **IPC1 - Innova Park Cluster 1** Local Authority boundary
Green Belt



IPC1 - Innova Park Cluster 1 Site boundary Green Belt Local Authority boundary
Absolute constraints:

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

IPC1 - Innova Park Cluster 1

20.62ha

Site Assessment Location and Boundaries

Site LP606 is located in the north east of the Borough in the Lee Valley between the M25 to the north and the Innova Business Park to the south. The isolated release of site LP606 would result in a thin strip of Green Belt land to the south of Mollison Avenue and to the north covering the M25. Therefore, the harm of releasing site LP606 has only been assessed in combination with the release of the land directly to the south in between Mollison Avenue and the existing urban area, which includes site CFS148, and the strip of the M25 directly to the north. The Small River Lee to the east represents a clear readily recognisable boundary that aligns neatly with Mollison Avenue to the south.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

Land is open, being formed of a large area of open scrubland split in two by Mollison Avenue.

Distinction

Land is largely contained by the inset area to the north, south and west and is generally in close proximity to it. There are strong boundary features formed by the railway line to the west and M25 to the north creating separation from the inset area in these directions. The southern boundary of site CFS148 with the Innova Business Park to the south is weaker being formed of generally sparsely vegetated scrubland. Mollison Avenue maintains a greater sense of separation from the inset urban edge for site LP606 in the northern two thirds of the area and screens the southern third from the wider Green Belt to the north and east. Landform and landcover do not increase distinction from the urban area, which dominates the views to the west and south. The well treed Small River Lee flowing along the eastern boundary of the area screens short range views into and out of the area. The lack of mature vegetation within parts of site LP606 maintains some longer ranging views of the wider countryside to the east. Therefore, there is weak distinction between the two sites and the urban area.

Summary of contribution to each Green Belt purpose

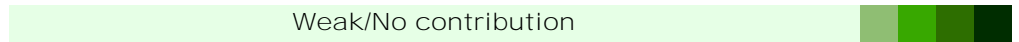
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

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



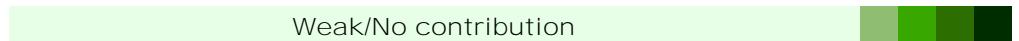
Purpose 3 - Assist in safeguarding the countryside from encroachment

The sites cover open countryside and there is moderate distinction between the sites and the urban area.



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

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



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

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



IPC1 - Innova Park Cluster 1

20.62ha

Harm of release

Impact on distinction of adjacent Green Belt land

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

No/Negligible

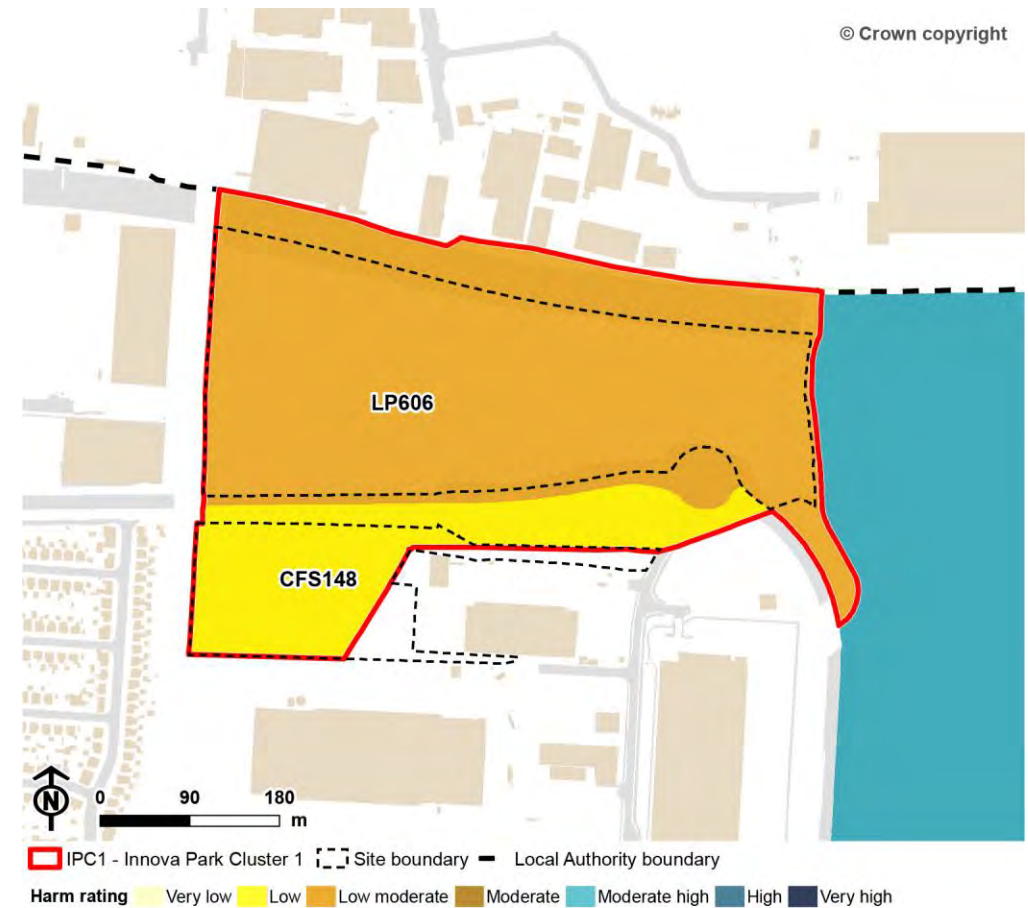
Harm

In combination the sites make a moderate contribution to Green Belt purposes 1 and 3 but their release would result in a negligible impact on the distinction of adjacent Green Belt land to the east. Therefore, overall, the release of the sites is likely to result in low-moderate Green Belt harm.

Low-Moderate

Opportunities to minimise harm to Green Belt

The mature trees south of Mollison Avenue screen site CFS148 from the wider Green Belt to the north and east. Release of site CFS148 in isolation would retain the strong boundary features enjoyed by the land to the north and have a negligible impact on the distinction of the remaining Green Belt land – due to its current lack of distinction from the inset area. Release of site CFS148 would therefore result in low Green Belt harm.

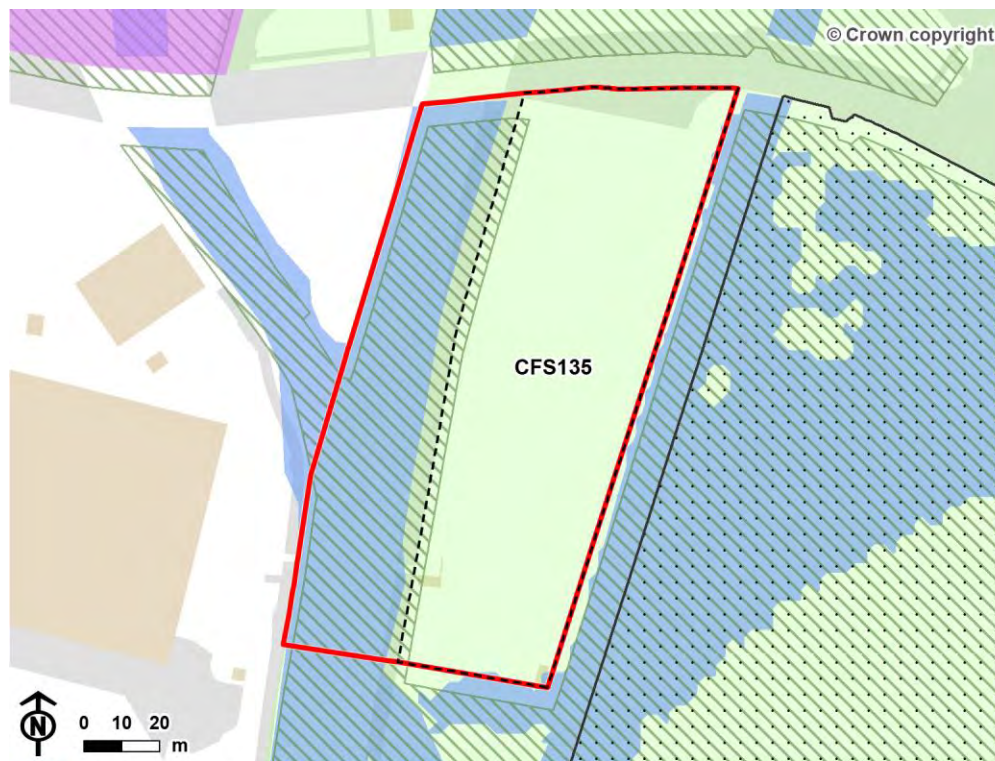


CFS135_ext

1.21ha



Site boundary CFS135_ext
Green Belt



CFS135_ext Site boundary Green Belt

Absolute constraints:

Site of Special Scientific Interest

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3 Conservation Area

CFS135_ext

1.21ha

Site Assessment Location and Boundaries

The area is located south of Wharf Road in between the Lee Navigation, King George's Reservoir to the north and William Girling Reservoir to the south. The isolated release of the site would create a thin strip of contained Green Belt land in between the site's western edge and the existing urban area to the east. This strip only covers a section of open water on the River Lee Navigation and therefore is highly unlikely to be developed. However, in the interests of creating a clear, readily recognisable Green Belt boundary it would make sense to release this small section in combination with the site. Therefore, the harm of releasing this site has only been assessed in combination with the thin strip of the River Lee Navigation to the west. The eastern and southern boundaries are also formed of channels of the River Lee Navigation, representing clear and readily recognisable alternative Green Belt boundaries.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The land is comprised of an open car park on the eastern bank of the River Lee Navigation.

Distinction

The site is not contained by urban development but is retained strong boundary features in the form of the Lee Valley Navigation to the west and its associated channels to the south and west. Furthermore, William Girling Reservoirs lies directly beyond the western channel to the east in very close proximity to the inset urban edge. The River Lee Navigation to the west represents a strong separating feature from the inset urban edge to the west, and the steep banks of the reservoirs to the east maintain strong physical and visual separation from the wider countryside. Therefore, overall, there is moderate distinction between the site and the urban area.

Summary of contribution to each Green Belt purpose

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

The site is adjacent to the large built-up area of Greater London. There is moderate distinction between the site and the urban area, although the site is very close to the inset

urban edge and tightly retained by the reservoir to the east, which maintains separation from the wider countryside. Therefore, the site makes a moderate contribution to Purpose 1.



Moderate

Purpose 2 - Prevent neighbouring towns merging into one another

The site lies in a gap which maintains separation between two parts of Greater London, Ponders End to the west and Chingford to the east. The Lee Valley's waterways and waterbodies maintain a strong sense of separation, limiting the role of the site in maintaining separation. Furthermore, there is moderate distinction between the area and the urban edge.



Relatively weak

Purpose 3 - Assist in safeguarding the countryside from encroachment


The sites use as a car park gives it more association with the urban area than the majority of the east Bank of the River Lee Navigation to the north and south of the site within the Borough, diminishing the extent to which it is perceived as countryside. There is moderate distinction between the site and the urban area, although the site is very close to the inset urban edge and tightly retained by the reservoir to the east, which maintains separation from the wider countryside. Therefore, the site makes a relatively weak contribution to purpose 3.



Relatively weak

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

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



Weak/No contribution

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

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



Strong

CFS135_ext

1.21ha

Harm of release

Impact on distinction of adjacent Green Belt land

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



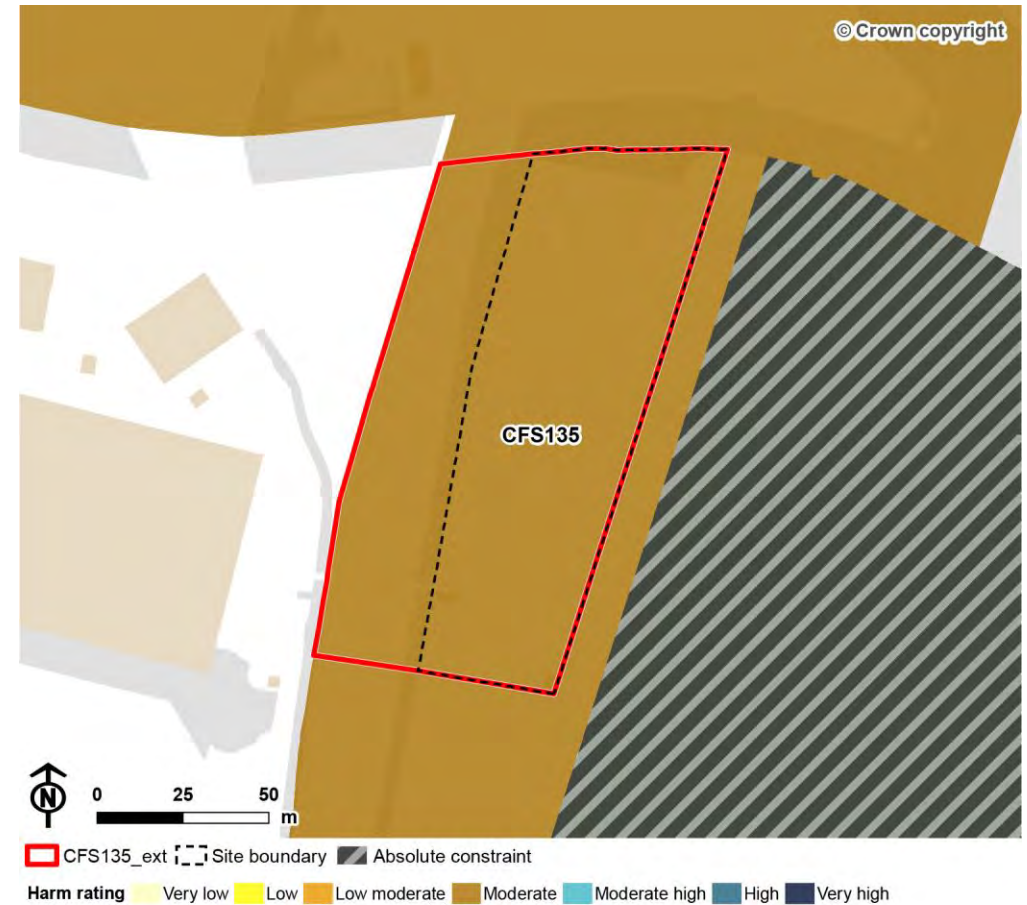
Harm

The site makes a moderate contribution to Green Belt purpose 1 and a relatively weak contribution to purposes 2 and 3. Its release would have a minor impact on the distinction of adjacent Green Belt land. However, its isolated release would still represent a breach of the strong consistent boundary of the Lee Navigation to the west. Therefore, its isolated release would still result in moderate Green Belt harm.



Opportunities to minimise harm to Green Belt

More limited release within the site would still represent a fundamental breach of the River Lee Navigation. There are therefore no notable opportunities to minimise the harm of release to the Green Belt in this location.



LP675_ext

6.9ha



--- Site boundary **LP675_ext**
Green Belt



LP675_ext --- Site boundary Green Belt

Absolute constraints:

--- Site of Special Scientific Interest

Additional potential constraints:

Site of Importance for Nature Conservation Flood Zone 3

LP675_ext

6.9ha

Site Assessment Location and Boundaries

The site is located in the Lee Valley Leisure Complex east of Meridian Way and west of the Lee Navigation. Deephams Sewage Treatment Works lies to the south and the Lee Valley Golf Course to the north and east. Site is isolated and adjacent to inset urban area and has clear, readily recognisable boundaries to the north and south. However, the eastern boundary of the site cuts through the Lee Valley Athletics Centre. This eastern boundary has therefore been extended to incorporate the whole building.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The site contains three large buildings associated with the Lee Valley Cinema and Athletics Centre; however, their distribution set back from one another and away from the inset urban edge maintain a moderate sense of openness. The rest of the site is comprised of open car parking facilities and public realm, largely in between the buildings and the existing urban edge.

Distinction

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

Summary of contribution to each Green Belt purpose

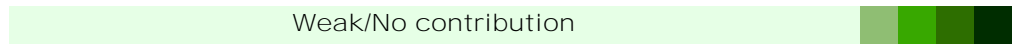
Purpose 1 - Check the unrestricted sprawl of large built-up areas

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



Purpose 2 - Prevent neighbouring towns merging into one another

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



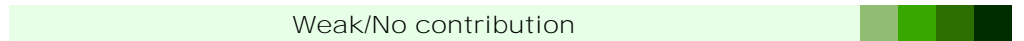
Purpose 3 - Assist in safeguarding the countryside from encroachment

The site is partially developed and so only has moderate openness. Furthermore, its land uses, a combination of large car parks, a cinema and athletics centre are more associated with the urban area than the wider countryside and to the north and east and therefore diminish the extent to which the land within the site is perceived as countryside. Furthermore, there is moderate distinction between the site and the urban area.



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

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



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

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



LP675_ext

6.9ha

Harm of release

Impact on distinction of adjacent Green Belt land

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



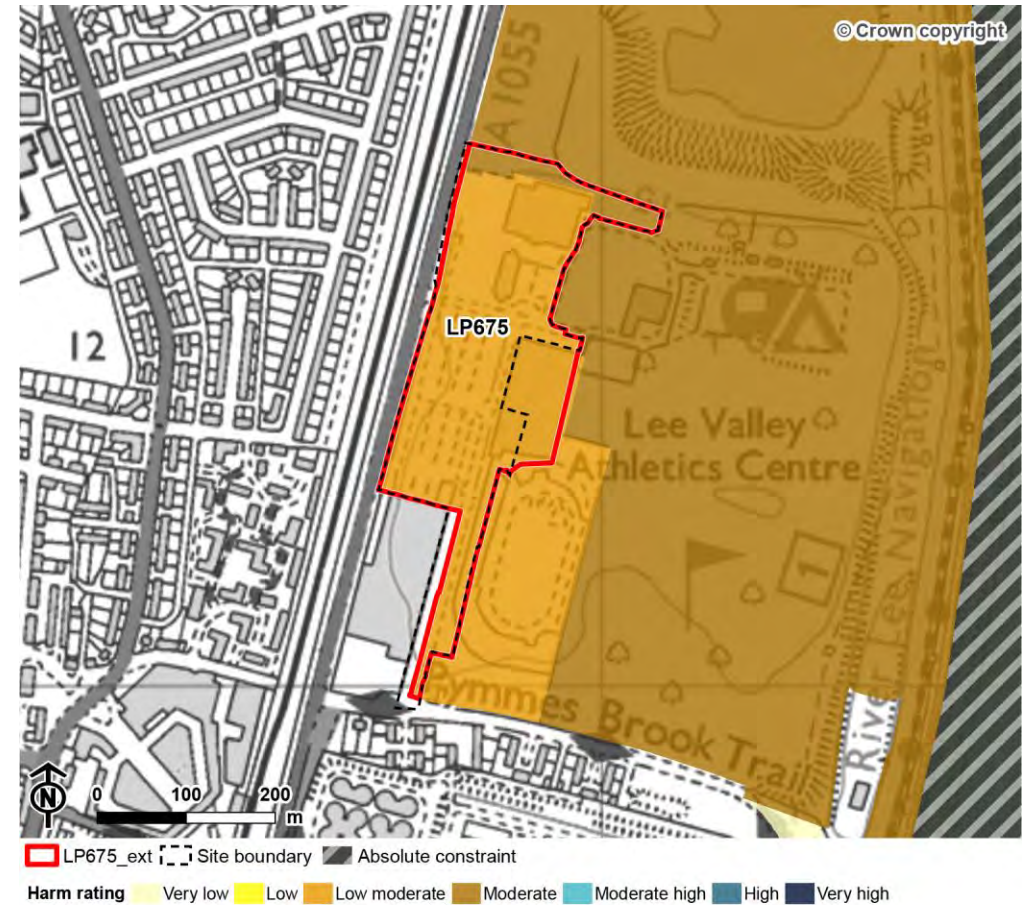
Harm

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



Opportunities to minimise harm to Green Belt

Retaining as much of the open land to the east of the existing buildings as Green Belt as possible, such as the car park to the east of the cinema, would minimise the area of release and ensure the creation of more regular, readily recognisable Green Belt boundary. Furthermore, additional mature tree planting along this eastern edge of the site, particularly east of the cinema building would serve to strengthen this alternative Green Belt boundary and the distinction between built and open designated land. However, the height of the existing buildings within the site limit the potential of these measures to significantly improve the distinction of the remaining Green Belt land. Therefore, low-moderate harm is still likely with these measures.

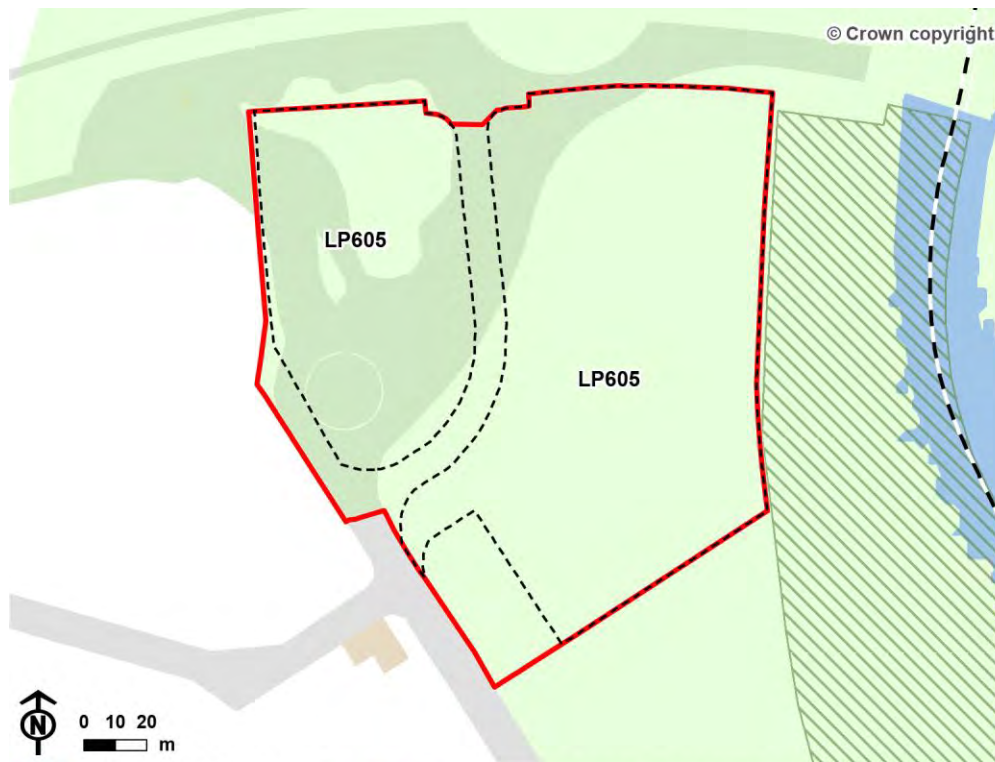


LP605_ext

2.38ha



--- Site boundary **LP605_ext** --- Local Authority boundary
Green Belt



LP605_ext --- Site boundary Green Belt --- Local Authority boundary
Absolute constraints:

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

LP605_ext

2.38ha

Site Assessment Location and Boundaries

The site is located on a junction of Angel Road and Harbet Way/Lee Park Way to the west of the River Lee Diversion and east of Harbet Road. The Edmonton Energy from Waste facility lies to the north west. The isolated release of the site would create a thin strip of contained Green Belt land in between the two pockets of the site. Furthermore, two thin strips of Green Belt would remain, contained in between the released sites and the existing urban area. Therefore, the harm of releasing this site has only been assessed in combination with the thin strips of Green Belt land in between the site pockets and in between the site's western edge and the existing urban area.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The site is comprised of open road infrastructure and scrubland.

Distinction

The site sits within a relatively narrow part of the Lee Valley where the inset urban edge of Chingford in neighbouring Waltham Forest lies in relatively close proximity and therefore has a moderate containing influence alongside the urban edge of Edmonton to the north west and south. However, the combination of Shadbolt Avenue and the two channels of the River Lee to the east maintain a strong sense of separation with the urban area to the east. Conversely, Edmonton Energy from Waste facility to the north west represents a particularly significant urbanising influence. The raised roads and junction infrastructure to the north represent a physical and visual barrier to the wider Green Belt to the north; however, Harbet Road which cuts through the centre of the site and follows its southern boundary represents a more moderate boundary, having been breached by urbanising land uses directly to the south of the eastern half of the site. The Lee Navigation to the west represents a strong separating feature, but it has been breached by historic and forthcoming development to the south making it less significant in this direction. Therefore, overall, there is weak distinction between the site and the urban area.

Summary of contribution to each Green Belt purpose

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

The site is adjacent to the large built-up area of Greater London; however, there is weak distinction between the site and the urban area.



Purpose 2 - Prevent neighbouring towns merging into one another

The site lies in the narrowest portion of the gap between Edmonton to the west and Chingford to the east and separating features are limited to two minor roads and two narrow channels of the River Lea. There is weak distinction between the site and the urban area.



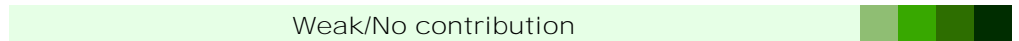
Purpose 3 - Assist in safeguarding the countryside from encroachment

The site is open but has weak distinction from the urban area. The junction in the western half is associated with the urban area and is not perceived as countryside and therefore makes a weak contribution; whereas the scrubland in the eastern half of the site beyond Harbet Road is less urbanised and makes a moderate contribution.



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

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



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

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



LP605_ext

2.38ha

Harm of release

Impact on distinction of adjacent Green Belt land

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



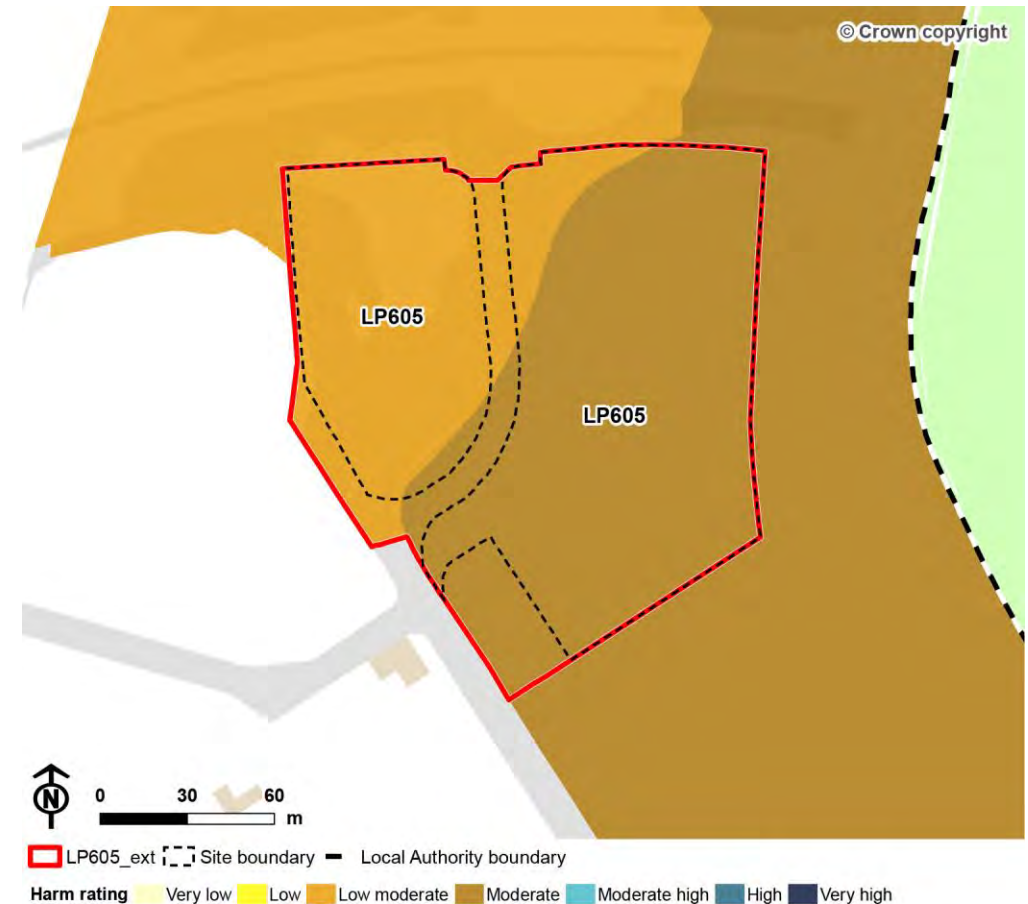
Harm

Approximately two thirds of the site makes a moderate contribution to Green Belt purposes 1, 2 and 3. Furthermore, the release of the site has the potential to have a minor impact on the distinction of the adjacent Green Belt to the east. Therefore, overall, release of the site is likely to result in moderate Green Belt harm. The noted harm of releasing this site is contingent on what would remain of the fragile open gap between Edmonton and Chingford in neighbouring Waltham Forest being retained as Green Belt in perpetuity to maintain some separation between the neighbouring towns.



Opportunities to minimise harm to Green Belt

The land uses in the western half of the site are more associated with the urban area than the rest of the site, resulting in it making a weaker contribution to purpose 3. Therefore, its isolated release would be less harmful, resulting in low-moderate harm to the designation. If release was restricted to this portion of the site, the realigned road infrastructure in this part of the site would be the most appropriate alternative Green Belt boundary.

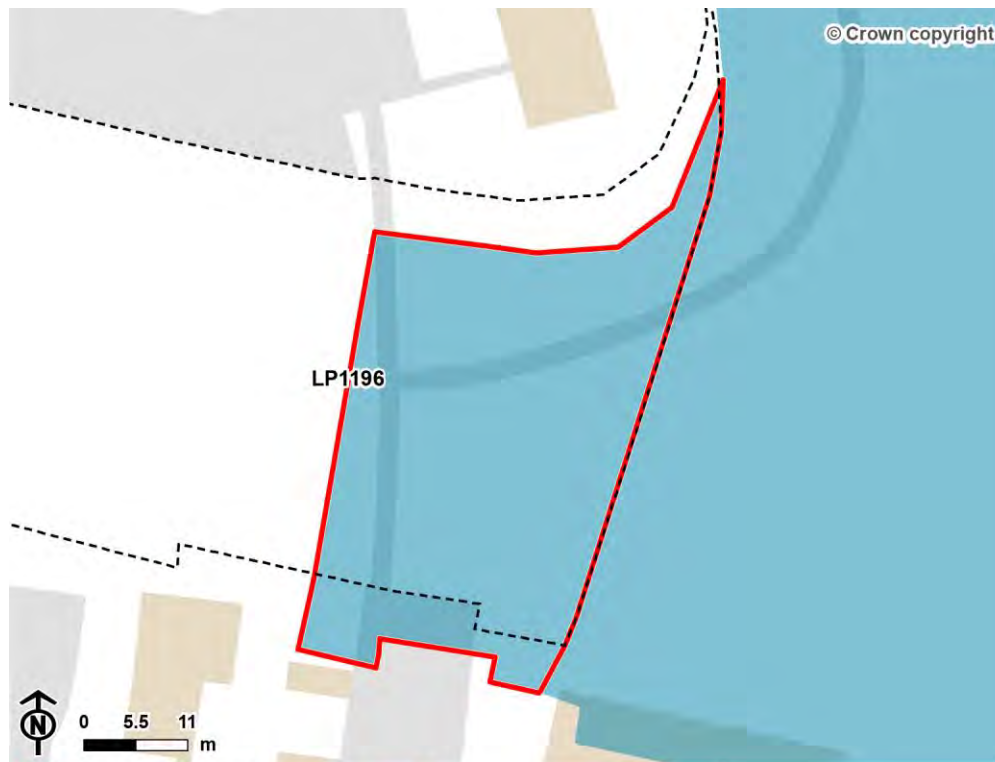


LP1196_ext

0.14ha



Site boundary LP1196_ext
MOL



LP1196_ext Site boundary MOL

Absolute constraints:

Additional potential constraints:

LP1196_ext

0.14ha

Site Assessment Location and Boundaries

The site is partially located in MOL in the east of the Borough, south of the Exeter Road Estate. The land is comprised of open scrubland and regularly mown grass. The site does not have a clear readily recognisable boundary at its eastern edge with the wider MOL; however, this edge is consistent with the existing urban edge to the north and south and so forms a clear alternative boundary. The southern edge of the site would create a thin strip of MOL land in between the site's southern boundary and the existing urban edge. Therefore, the harm of releasing this site has only been assessed in combination with the thin strip to the south in between the site's southern edge and the existing urban area.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness


The site is free from development and open.

Distinction

Summary of contribution to each Green Belt purpose


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

The site has weak distinction from the built-up area due to the scale of development at the built-up edge, particularly to the north associated with the Exeter Road Estate. There is a lack of any significant boundary features marking a distinction between the MOL and the built-up area to the north.

Weak/No contribution 


Purpose 2 - Prevent neighbouring towns merging into one another

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

Weak/No contribution 


Purpose 3 - Assist in safeguarding the countryside from encroachment

Both the MOL within the site is not considered to be functionally linked to any designations of national or metropolitan significance. Therefore the MOL within the site is considered to make a weak/no contribution to this criterion.

Weak/No contribution 

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

Both the site and the wider MOL within which the site sits 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 

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

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

Strong 

LP1196_ext

0.14ha

Harm of release

Impact on distinction of adjacent Green Belt land



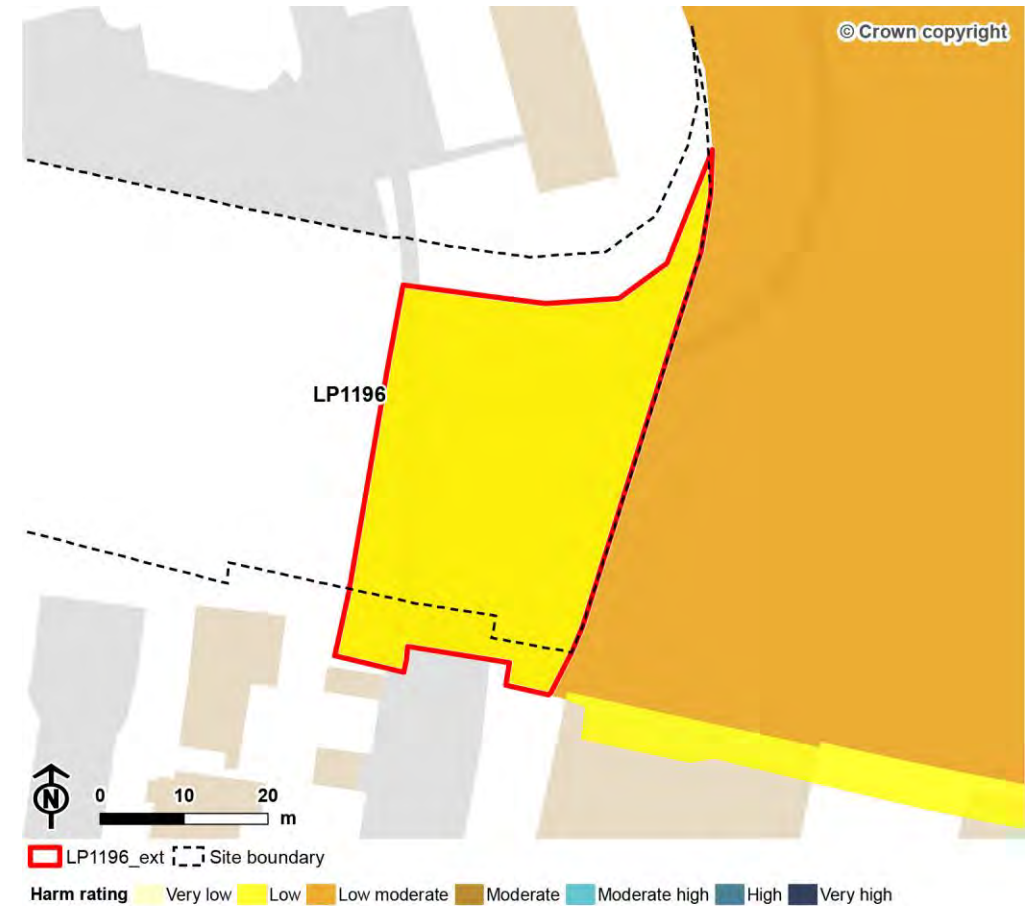
Harm

The MOL within and directly adjacent to the site make a weak/no contribution to all four MOL criteria and could be released without affecting the distinction or functionality of adjacent MOL, largely due to the existing strong influences of the tall buildings close to the edge of the existing built-up area. Restricting release to MOL south of the Exeter Road Estate would also limit the narrowing of the MOL to the east, maintaining the open land between the Alma Road Open Space and Allotment and Durants Park. Release of the site would therefore result in low MOL harm.



Opportunities to minimise harm to Green Belt

The release of the site from the MOL would represent a very modest loss of weakly performing MOL. Therefore, there is little opportunity to reduce harm to the designation further through a smaller area of release. The creation of a stronger MOL boundary at the site's eastern edge, through tree planting would serve to increase the distinction of the remaining MOL from the large built-up area; however, the significance of this boundary feature is somewhat limited by the height of the buildings on the edge of the large built-up area.

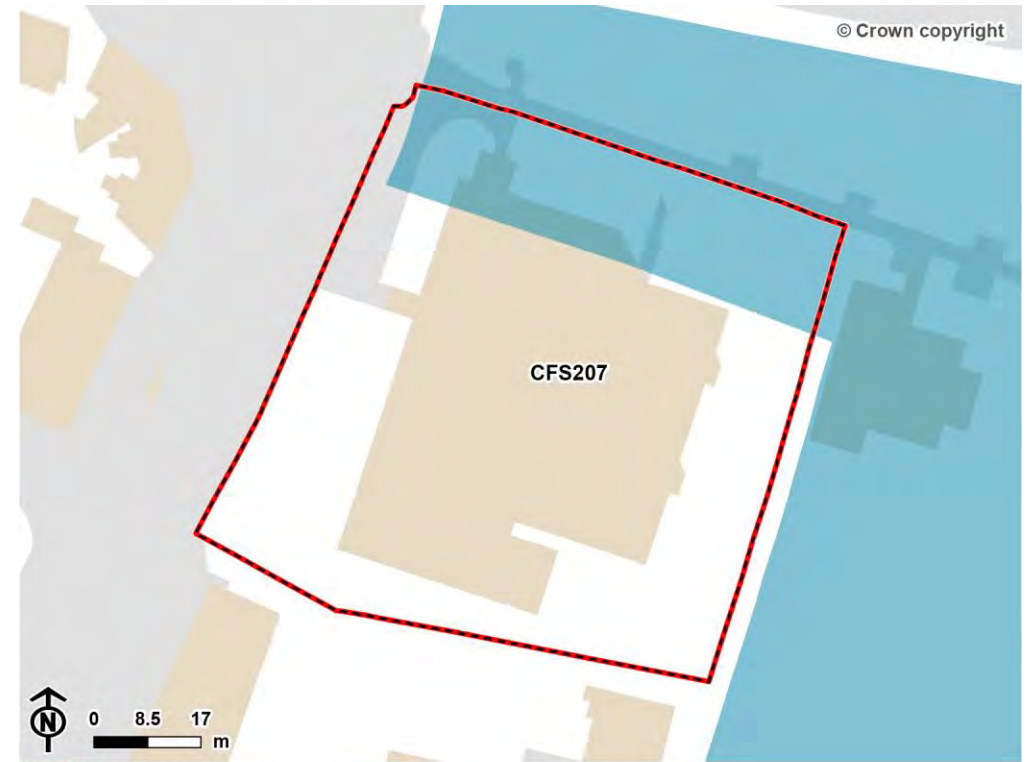


CFS207

0.63ha



Site boundary CFS207
MOL



CFS207 Site boundary MOL

Absolute constraints:

Additional potential constraints:

CFS207

0.63ha

Site Assessment Location and Boundaries

The site is partially located in MOL in the east of the Borough and is comprised of the northern corner of the Albany Leisure Centre building at the neighbouring open grass verge. The site has a clear readily recognisable boundaries with the wider MOL to the north, in form of a footpath, and to the east, in the form of mature trees and an adjacent building washed over by the MOL designation. The site is partially located in MOL in the east of the Borough and is comprised of the northern corner of the Albany Leisure Centre building at the neighbouring open grass verge. The site has a clear readily recognisable boundaries with the wider MOL to the north, in form of a footpath, and to the east, in the form of mature trees and an adjacent building washed over by the MOL designation.

Contribution to Green Belt purposes

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

Relevance

Assessed under each Green Belt Purpose heading below.

Openness

The contains the corner of the Albany Leisure Centre, that vast majority of which sits outside the MOL, and the neighboring open grass verge to the north, within the curtilage of the centre up to the edge of the footpath that provides access to the wider MOL to the east.

Distinction

Summary of contribution to each Green Belt purpose

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

The site has weak distinction from the built-up area due to it partially containing part of the Albany Leisure Centre and the remaining area of the site forming a thin strip of open grass verge within the shadow of the building. The footpath at the northern edge of the site represents an appropriate alternative MOL boundary. Furthermore, the small building at the eastern boundary of the site, screens the wider MOL from view within the site and compromises the openness of the MOL in the site and in the immediate vicinity.

Weak/No contribution



Purpose 2 - Prevent neighbouring towns merging into one another

The wider MOL within which the site sits is less than 60ha in area and so is not considered to be large enough to be of metropolitan significance. Therefore, both the site and the wider MOL is considered to perform weakly against the criterion.

Weak/No contribution



Purpose 3 - Assist in safeguarding the countryside from encroachment

The London Loop walking route (part of the TFL walk London Network) follows the Turkey Brook which flows along the northern edge of Albany Park at the northern edge of the wider MOL to the north east of the site. The site is not visible from the London Loop walking route but is readily accessible via the footpath through the MOL, which forms the northern boundary to the site. Although the open grass verge within the site has the potential to be used as open space by users of the London Loop walking route and thus contribute to its metropolitan significance, it is located the farthest distance from the MOL's main access point and visual connection to the route. Furthermore, the open spaces and recreation facilities in the rest of the MOL represent far more valuable resources to passing walkers than the narrow grass verge within the site. Therefore, the site is considered to make a weak contribution to this criterion.

Weak/No contribution



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

The wider MOL is connected to the Turkey Brook link to the north; however, the MOL within the site makes a weak contribution to the other three MOL criteria. Therefore, overall, the site makes a weak contribution to criterion 4.

Weak/No contribution



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

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

Strong



CFS207

0.63ha

Harm of release

Impact on distinction of adjacent Green Belt land



Harm

The MOL within the site makes a weak/no contribution to all four MOL criteria could all be released without affecting the distinction or functionality of adjacent MOL to the north and east, largely due to the existing strong influence of the centre building and the building to the east, both of which have little distinction from the MOL within the site. Restricting release to MOL south of the footpath and the site's northern boundary will maintain this important western access point into the MOL. Release of the site would therefore result in low MOL harm.



Opportunities to minimise harm to Green Belt

The release of the site from the MOL would represent a very modest loss of weakly performing MOL. Therefore, there is little opportunity to reduce harm to the designation further through a smaller area of release. The creation of a stronger MOL boundary at the site's northern and eastern edge, through tree planting would serve to increase the distinction of the remaining MOL from the large built-up area; however, the significance of this boundary feature is somewhat limited by the narrowness of the MOL in this location and the height of the Leisure Centre.

