



Havering

L O N D O N B O R O U G H

**CABINET MEETING
19th JULY 2017**

**HAVERING LOCAL PLAN
GREEN BELT STUDY 2016**

Green Belt Study

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Executive summary

Background and context

This reports presents the conclusions of the strategic assessment of Havering's Green Belt. The Green Belt study has been formed by the Council in association with Peter Brett Associates and Enderby Associates. The purpose of the study is to assess if the Green Belt is fit for purpose, to inform decisions in the Local Plan.

The full extent of the Green Belt in the borough has been assessed to determine its contribution to Green Belt purposes as defined in the National Planning Policy Framework (NPPF).

Table .1 Green Belt Purposes (NPPF Paragraph 80)

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and spatial character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Method

Although all five purposes of the Green Belt have been looked at as a starting point, it was agreed based on best practice that the study assesses the first three purposes in more detail. To aid the assessments, the Green Belt in the borough has been divided into strategic parcels. The parcels have been assessed based on a desk based review and site visits. A performance value has been contributed to the parcels for each purpose, based on predefined criteria. The overall value to the Green Belt has been defined by the highest scoring purpose as all purposes are of equal value and could be a reason for Green Belt inclusion in their own right.

Findings

A total of 24 parcels have been identified. All parcels are found to make a contribution to Green Belt purposes. Despite that there is a variation on performance of the parcels to individual purposes, it was found that 19 of the parcels make a fundamental contribution. A further 4 parcels make a high or moderate/high contribution. Only one parcels makes a low contribution. However, this parcel provides valuable recreational uses in line with the objectives of the Green Belt.

The findings of this study will together with other evidence be used to inform decisions in the Local Plan. In line with the NPPF exceptional circumstances will need to be demonstrated to alter Green Belt boundaries.

1 Background and context

1.1 Purpose of the Green Belt Study

- 1.1.1** The Green Belt study forms part of the evidence base supporting the Havering Local Plan. Its purpose is to review the extent of the Green Belt to make sure its designation is fit for purpose. This informs decisions in the Local Plan.
- 1.1.2** This study is lead and initiated by the Council, and performed in co-operation with Peter Brett Associates (PBA) and Enderby Associates. The method was jointly developed by the Council and PBA. Enderby Associates performed the parcel assessments. The final report has been written by the Council and critically reviewed by PBA to make sure its findings are robust. The working arrangements are clearly set out in the method section.

1.2 National Planning Policy Framework

- 1.2.1** National policy on Green Belts is set out in the National Planning Policy Framework (NPPF) published in March 2012. This Green Belt Study is undertaken in the context of national policy. There is no published guidance on how a Green Belt Study should be undertaken. Green Belt is a strategic policy tool which has been used to restrict development around and between towns and cities. The NPPF establishes five purposes for including land within the Green Belt. These are:

Table 1.1 Green Belt Purposes (NPPF Paragraph 80)

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and spatial character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

1.3 The London Plan

- 1.3.1** The London Plan was altered in March 2015 with the 'Further Alterations to the London Plan' adoption, which was followed by the adoption of 'Minor Alterations to the London Plan' in March 2016. The London Plan sets out the policy framework for the Mayor's own decisions on the strategic planning applications referred to him and sets out the strategic, London-wide policy context within which boroughs should set their detailed local planning policies. Borough Local Plans should be in general conformity with the London Plan.
- 1.3.2** The London Plan emphasises that the Mayor strongly supports the current extent of London's Green Belt, its extension in appropriate circumstances and its protection from inappropriate development (Policy 7.16). In line with this the London Plan strategy to increase housing supply (Policy 3.3) is focused on releasing brownfield housing capacity through the existing spatial structure.

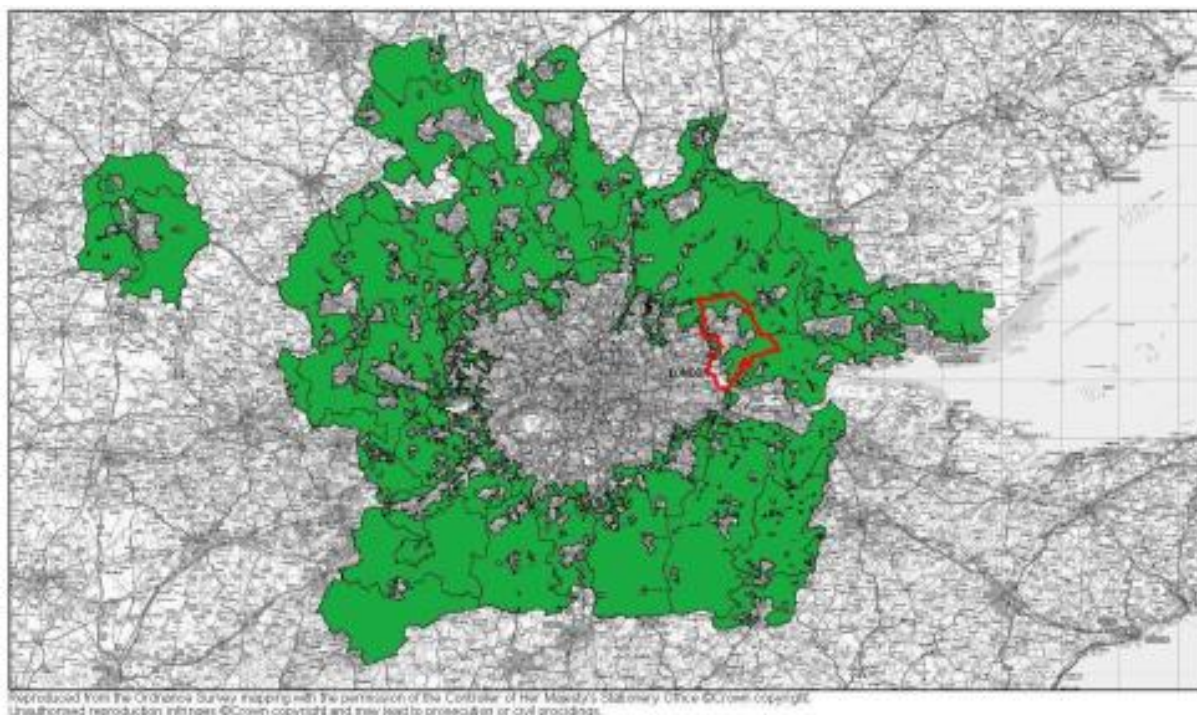
1.4 The Havering Local Plan

- 1.4.1** The London Borough of Havering is preparing a new Local Plan to replace the 2008 Local Development Framework. A Detailed Sites Local Plan will be prepared separately and at a later stage.
- 1.4.2** As part of this process the Council is undertaking a Green Belt Study which will form part of the evidence base used to support the Local Plan and its policies. The preparation of the new Local Plan presents the opportunity to review the Green Belt boundary to ensure that it is appropriate for the next 15 years and beyond.
- 1.4.3** The spatial strategy of the Havering Local Plan will direct the majority of growth to the Rainham and Beam Park area and Romford Town Centre, and a set of regeneration sites. The strategy for the rest of the borough will be based on maintaining and enhancing of existing communities.

1.5 The London Metropolitan Green Belt

- 1.5.1** The Green Belt is regarded as a central tenet of spatial planning in London. It was introduced in 1938 by the London County Council (LCC), who proposed the creation of a Green Belt around London. Implementation started with the passing of the Green Belt (London and Home Counties) Act where land encircling London was bought by the LCC and safeguarded from development. Following this, the 1947 Town and Country Planning Act, allowed authorities across the country to include Green Belts in their development plans, and the first Green Belts were designated in 1955.

Figure 1 Havering in respect to wider Metropolitan Green Belt



- 1.5.2** The original vision of the London Metropolitan Green Belt was to act as a barrier to London's expansion. Even if Green Belt land was neither green nor particularly attractive scenically, the essential function of the Green Belt was to stop further urban development. Thus Green Belt land is strictly protected from development. As such, London's Metropolitan Green Belt has restricted the supply of land for development such as housing for more than two generations.

1.6 Havering's Green Belt

- 1.6.1** Havering is located on the north eastern edge of London. It is the third largest borough in Greater London at around 40 square miles. More than half of the borough lies within the Metropolitan Green Belt, as shown in Annex A. It has proved effective in preventing urban sprawl, particularly preventing London from merging with urban areas in Essex. Havering's Green Belt has helped stop the urban areas within the Borough merging with both London and Essex urban areas. The Green Belt accommodates a network of pathways and bridleways that form 'green chains' throughout the countryside. The Green Belt has helped maintain a valuable recreational resource on the metropolitan edge, particularly through Country Parks and the Thames Chase Community Forest.
- 1.6.2** Not all of Havering's Green Belt is green, nor does it have a single character or use. Land within the Green Belt can vary from open countryside to poor-quality scrubland, and uses within the Green Belt vary greatly. They include agriculture and recreational uses which account for a large proportion of Green Belt land, an airfield, water treatment works, active and former mineral extraction sites, unused hospitals and golf courses. Within these locations the diversity of landscape and wildlife is considerable. Additionally not all Green Belt land in Havering is accessible to the public, much of it is privately owned by a range of landowners.

1.6.3 Following the 1957 Initial Development Plan, Havering's Green Belt has been altered twice. The first alteration was in 1993 as part of Havering's Unitary Development Plan. The Council took full account of housing supply and demand issues, and considered there to be exceptional circumstances that justified the revision of the Green Belt boundary to include five additional sites within the Green Belt.

1.6.4 The last alteration to Havering's Green Belt was in 2008 as part of the Local Development Framework. The Council considered there to be exceptional circumstances which warranted the removal of three sites from the Green Belt.

1.7 Working across local authority boundaries

1.7.1 Havering's (lower tier, where applicable) neighbouring local authorities are:

- Brentwood Borough Council;
- Epping Forest District Council;
- London Borough of Barking and Dagenham;
- London Borough of Redbridge; and
- Thurrock Council.

1.7.2 Each of the neighbouring authorities are undertaking Green Belt Assessment studies and are at various stages of production and have different reasons for undertaking their studies, as summarised below:

Table 1.2 Status of Green Belt studies neighbouring local authorities as of October 2016

Local Authority	Status of Green Belt study	Purpose of Green Belt study
Brentwood Borough Council	Draft 'Assessment of Housing, Employment and Mixed Use sites in the Green Belt' (working draft published March 2016).	The Draft Local Plan looks to release sites in the Green Belt for residential, employment and mixed-use development.
Epping Forest District Council	High level (Stage 1) Green Belt review published in Sept. 2015, Stage 2 published as part of Draft Local Plan in October 2016 .	The Draft Local Plan proposes sites for release from the Green Belt to provide for sustainable development, largely informed by the Stage 2 report.
London Borough of Barking and Dagenham	Green Belt review is currently ongoing.	tbc
London Borough of Redbridge	Various stages of Green Belt review have been completed and published. Review completed in 2010.	Release of sites in the Green Belt are proposed in the proposed-submission Local Plan 2016
Thurrock Council	Green Belt study currently in progress.	As part of preparation of the new Local Plan sites for urban extensions in the Green Belt are sought.

1.7.3 Havering Council has co-operated with each of the above authorities to inform the Green Belt Study. Its relationship between neighbouring authorities, in relation to the Metropolitan Green Belt issue is therefore carefully considered.

1.7.4 The Council has also engaged with Essex County Council and the Great London Authority (GLA) regarding the Green Belt.

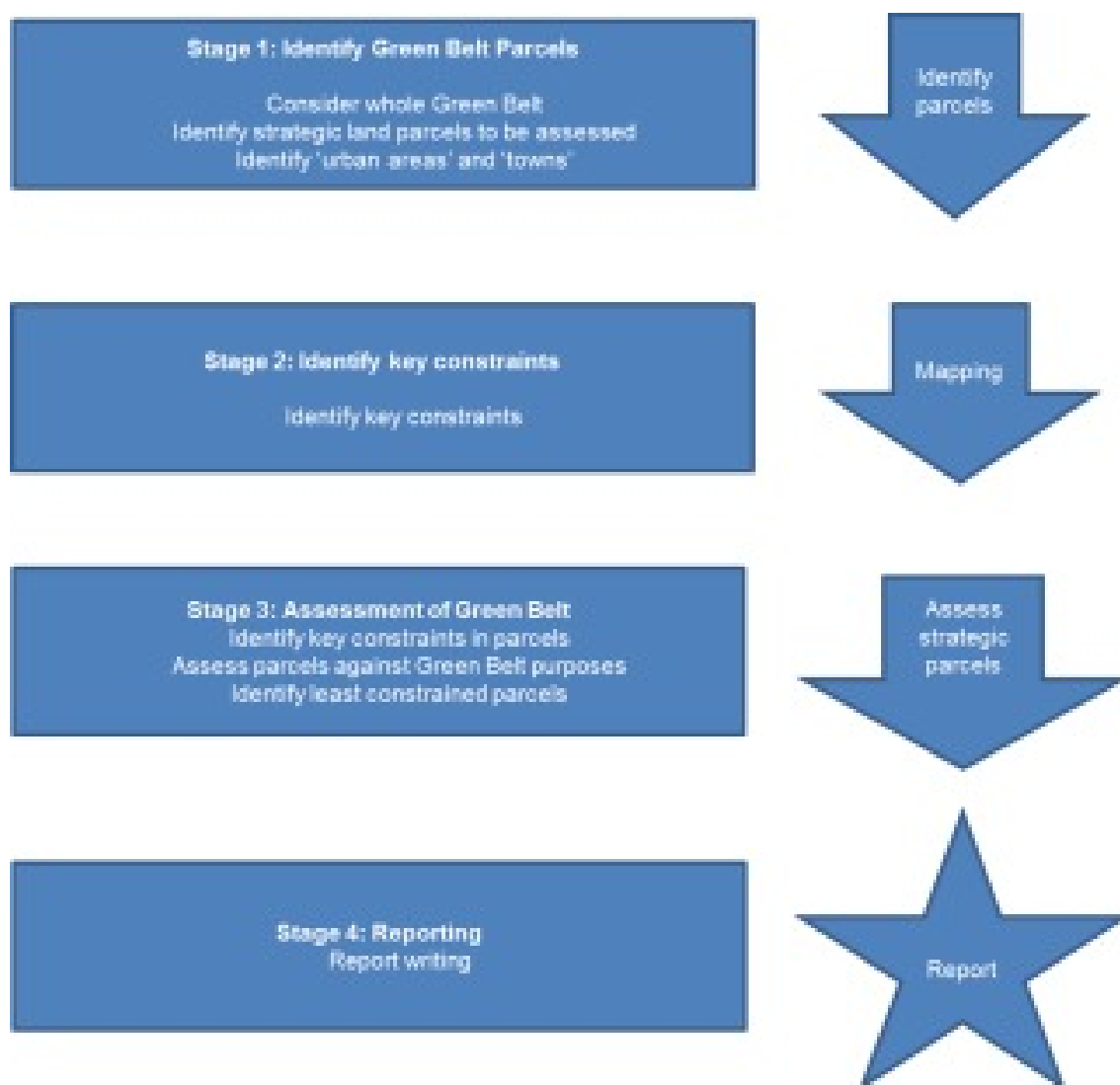
2 How the study was done

2.1 Introduction

2.1.1 There is no set method for performing a Green Belt study. This section sets out the methodology for the strategic Green Belt Assessment and reflects recognised good practice. It has been prepared in conjunction with PBA drawing on their experience with Green Belt studies.

2.1.2 The Green Belt Assessment is carried out in a number of stages, resulting in a selection of areas of land with the least contribution to Green Belt purposes. The stages of the study are outlined in the diagram below.

Figure 2 Green Belt Study stages



2.2 Area of Study - Havering's settlements

2.2.1 The urban area of Havering has evolved over the years by the merging of settlements and by urban extensions. The original settlements of Romford, Hornchurch, Upminster, Cranham and Rainham have, due to development, merged into one large urban area, while keeping their distinct character. For the purpose of this study the urban area of Havering is therefore considered as a single 'large built-up area'. Havering has several smaller settlements located in the Green Belt, most notably Havering-atte-Bower and Noak Hill but these are not 'towns' for the purposes of the assessment.

2.2.2 In each of the neighbouring local authorities large built-up areas can be distinguished. These are largely separated from the Havering urban area by Green Belt land. The Barking and Dagenham urban area is located west of Havering. The urban areas of Havering and Barking and Dagenham come together in the London Riverside area in the south of the borough. The Hainault urban area, in the London Borough of Redbridge, is located to the northwest of Havering. The Thurrock urban area to the southeast of Havering includes the separate settlements north of the A13, including the separate town of South Ockendon. The Brentwood urban area is located northeast of Havering, and is classified as a main town (Brentwood Draft Local Plan, 2016). The urban area and towns in Epping Forest are located to the north of the borough, but are not in close enough proximity to be considered relevant in this study.

2.2.3 A map showing the classification of large built-up areas, towns and other settlements as used for this study is included in Annex B.

2.3 Identify parcels of assessment

2.3.1 Areas have been broken down into identifiable strategic parcels and each of these parcels has been assessed in terms of their contribution to Green Belt purposes as defined in the NPPF. This identifies parcels considered to be most and least suitable for further study if required.

2.3.2 The identification of these strategic parcels of land has been informed through desk based review and site survey work. The identification of the parcels has been based on the following;

- Broad landscape characteristics; and
- Features on the ground which could provide boundaries that are 'readily recognisable and likely to be permanent' (consistent with the requirements of NPPF para 85), as identified from site work and from the use of mapping information.

2.3.3 In considering which parcels should be assessed, it was appropriate to look across administrative borough boundaries because Green Belt issues do not necessarily respect these sometimes artificial lines. However, where the administrative boundaries are based on clearly defined natural or manmade features, these have been used.

2.3.4 The whole of the Green Belt within Havering Borough has been assessed against the purposes of the Green Belt notwithstanding the fact that significant areas are constrained by 'high level' constraints (such as flood risk). Therefore the whole Green Belt has been divided into parcels.

2.3.5 As part of the desk based review the Land of the Fanns Landscape Character Assessment (February 2016) has been used to inform the assessment of the landscape character of the parcels. This has been initiated by the Land of the Fanns Landscape Partnership, which covers a large extend of Havering's countryside.

2.4 Consider key constraints

2.4.1 This stage identified key constraints which would normally exclude certain areas from development. These key constraints have been discussed with neighbouring local planning authorities. Key constraints considered are as follows:

- Conservation Area
- Country Park
- Flood Zone 3
- Local Nature Reserve
- National Nature Reserve
- Nature Improvement Areas
- Ramsar Site
- Registered Parks and Gardens
- Scheduled Monuments

- Sites of Special Scientific interest
- Special Area of Conservation

2.4.2 Earlier on was mentioned that the above constraints have not been used to exclude areas from parcels. Instead have they been used in the parcel assessments to identify if (parts of) parcels are constrained from development.

2.5 Assessment of the Green Belt

2.5.1 After the parcels have been identified, each has been assessed in terms of its performance in fulfilling Green Belt purposes. The parcel assessments have been performed by Enderby Associates, as specialist landscape architect services were required to assure robust assessments.

2.5.2 The starting point was to consider all five Green Belt purposes and whether they are applicable to Havering. It has been agreed in line with best practice that the first three purposes are applicable to Havering, with the last two purposes not applicable, as set out below.

2.5.3 The study examines the parcels by using the first three of the Green Belt purposes for including land in the Green Belt set out in the NPPF:

1. to restrict the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns from merging into one another; and
3. to assist in safeguarding the countryside from encroachment.

2.5.4 The fourth purpose of Green Belts is to 'preserve the setting and special character of historic towns'. There are no towns in the Borough which may be regarded as having a particularly 'special' historic character or where such character is particularly derived from or complemented by its landscape setting (such as is the case, for example, at Oxford or York, which are both historic towns surrounded by Green Belt which contributes to their special historic character and setting). The Borough contains a number of Conservation Areas but, in the main, these are parts of smaller settlements. Whilst there may be a noticeable relationship between such areas and their surroundings which contributes to their local character and setting, these areas within such settlements are not considered relevant to the strategic nature of this Green Belt purpose. However, where distinct relationships between Conservation Areas and Green Belt land beyond are noted this will be referred to in the consideration of the third Green Belt purpose in the context of the protection that this purpose provides in safeguarding such countryside from inappropriate development and hence maintain this relationship.

2.5.5 The purpose 'to assist in urban regeneration, by encouraging the recycling of derelict land', is not used at all in the assessment. If there is any effect at all in this respect, it is the overall restrictive nature of having Green Belt policy that encourages regeneration and the re-use of previously used land by stifling the supply of other land. That said, the modern evidence-based planning system is intended to deal with the supply of land primarily through positive provision in a development plan rather than through the piecemeal consideration of planning applications for development proposals. Either way it is generally not possible to judge how any given parcel of land would contribute to the fulfilment of this purpose, or to distinguish between different parcels on this basis.

2.5.6 Annex D provides the sample parcel assessment sheet which has been used within the Green Belt Parcel assessment.

2.5.7 The tables below outline the criteria against which the parcels have been assessed in respect of the Green Belt purposes used in the assessment. The assessment is based on whether development would fundamentally, substantially or significantly impact on the Green Belt purpose. These terms are defined below through the identified characteristics which provide the basis for categorising different parcels of land against the different Green Belt purposes. After the individual parcels have been assessed against each of the three purposes, an assessment was undertaken to provide an overall judgement of the contribution they make to the Green Belt.

Purpose 1 – To check the unrestricted sprawl of large built-up areas

Table 2.1 Green Belt Purpose 1 - To check the unrestricted sprawl of large built-up areas

Criteria	Fulfilment of Green Belt Purpose	
Land where strategic level of development would conflict <u>fundamentally</u> with Green Belt purpose. - The land provides a distinct, well-defined area that contains the large built up area and provides strong containment that prevents the perception of 'sprawl'. - There may be/is no alternative strong physical/landscape boundary(s) further from the edge of the large built-up area that would perform a similar role in containing growth and ensuring a 'good fit' for development - strategic level of development may lead to perception of uncontained growth. - The land may/may not be affected already by the existing physical/visual presence of the large built up area and may have a varied character.	Paramount importance to Green Belt Purpose Continued inclusion within Green Belt of paramount importance	Paramount
Land where strategic level of development would conflict <u>substantially</u> with Green Belt purpose. - The land contains/contributes to the containment of the large built up area (although its character may be influenced by it). - Strategic level of development has potential to create perception of poorly contained growth, although other physical/landscape boundaries may exist further from the edge of the large built up area that could define and contain growth and prevent the perception of 'sprawl' (although these may require reinforcement to achieve a well-defined limit to development and a new Green Belt boundary).	Major importance to Green Belt Purpose Continued inclusion within Green Belt of major importance	Major
Land where strategic level of development would conflict <u>significantly</u> with Green Belt purpose. The land provides some containment of the large built up area although it is significantly influenced by its presence and related features/land uses leading to a poorly defined edge, or it may be slightly removed from the edge of the large built up area and therefore contribute less to the purpose (other land closer to the edge performs the function of containment).	Moderate importance to Green Belt Purpose Continued inclusion within Green Belt of moderate importance	Moderate
Land where strategic level of development would have <u>negligible</u> impact on this purpose of Green Belt. - The land may be physically <u>and</u> visually related to the large built up area and already perceived to be part of/or closely related to the built up area, giving a poorly defined edge and possibly the perception of 'sprawl'; or is an area that has very little relationship to the large built up area and of little importance to containing 'sprawl' (land closer to the built up area fulfils this function to a greater degree). - Development may allow opportunities for enhancement of degraded land and the definition of a stronger long-term Green Belt boundary, or there are other strong boundaries that would contain development.	Slight/Negligible importance to Green Belt Purpose Continued inclusion within Green Belt of minor/negligible importance	Slight/Negligible
Land where strategic level of development would have <u>no</u> impact on this purpose of Green Belt.	No importance to Green Belt Purpose	None

Criteria	Fulfilment of Green Belt Purpose	
- Land is largely contained by existing development and already forms part of, and is perceived as, part of the large built up area ; or - Land is unrelated/has no significant relationship with a large built up area.	Continued inclusion within Green Belt of no importance	

Purpose 2 – To prevent neighbouring towns from merging into one another

Table 2.2 Green Belt Purpose 2 - To prevent neighbouring towns from merging into one another (see Note 1 below)

Criteria	Fulfilment of Green Belt Purpose	
Land that is fundamental to physical separation of neighbouring towns. Any significant reduction in extent would result in physical coalescence, or a perception of merging that would erode the distinct separate identity and character of the towns.	Paramount importance to Green Belt Purpose Continued inclusion within Green Belt of paramount importance	Paramount
Land that provides substantial contribution to separation between neighbouring towns. Some development may be possible without causing merger or perception of merging between the towns.	Major importance to Green Belt Purpose Continued inclusion within Green Belt of major importance	Major
Land that provides significant contribution to separation between neighbouring towns. - Land may be part of a substantial gap (3km or more) between neighbouring towns with separate identities. - Land where well planned strategic level of development unlikely to result in merger or a perception of merging as a consequence of inter-visibility (although intervening smaller settlements within Green Belt may be affected significantly by reduction of separation, merger or inter-visibility).	Moderate importance to Green Belt Purpose Continued inclusion within Green Belt of moderate importance	Moderate
Land does not lie between towns or makes negligible contribution to separation; or land does not provide strategic level of separation. - Strategic level of development would have little impact on this Green Belt purpose, although smaller settlements may be affected by reduction in separation, merger, or inter-visibility depending on their proximity to the existing edge of the town. - Other strong/well-defined boundary(s) may exist to restrain growth/prevent merging. - Width of Green Belt may already be narrower at an adjacent location.	Slight/Negligible importance to Green Belt Purpose Continued inclusion within Green Belt of minor/negligible importance	Slight/ Negligible
Land does not lie between towns and makes no contribution to separation. It may lie between parts of the same town and fulfil a local purpose of maintaining the separation/identity of communities.	No importance to Green Belt Purpose	None

Criteria	Fulfilment of Green Belt Purpose	
	Continued inclusion within Green Belt of no importance	

Purpose 3 – To assist in safeguarding the countryside from encroachment

Table 2.3 Green Belt Purpose 3 - To assist in safeguarding the countryside from encroachment

Criteria	Fulfilment of Green Belt Purpose	
Countryside is fundamental to the purpose of retaining land within Green Belt. Land possesses a strong, unspoilt rural character which Green Belt designation protects.	Paramount importance to Green Belt Purpose Continued inclusion within Green Belt of paramount importance	Paramount
Countryside is of substantial importance to the purpose of retaining land within the Green Belt. - Land possesses a predominantly rural character. - There may be other constraints (such as a noticeable landscape feature) that would limit encroachment but the Green Belt provides valuable protection.	Major importance to Green Belt Purpose Continued inclusion within Green Belt of major importance	Major
Countryside is of significant importance to the purpose of retaining land within the Green Belt. - There may already be a perception of significant encroachment by development (or other uses, such as large scale mineral extraction) and land may possess a semi-rural character. - There may be other constraints to further encroachment.	Moderate importance to Green Belt Purpose Continued inclusion within Green Belt of moderate importance	Moderate
Countryside is of negligible importance to the purpose of retaining land within the Green Belt. - Land may possess a semi-urban character and is no longer perceived to be part of the open countryside. - It may contain degraded land that provides opportunities for enhancement.	Slight/Negligible importance to Green Belt Purpose Continued inclusion within Green Belt of minor/negligible importance	Slight/ Negligible
Countryside is no importance to this purpose of Green Belt. - Land forms very narrow area between existing parts of an urban area or other strong boundary. - Such areas may be protected by other policies/designations (such as open space or Green Wedge).	No importance to Green Belt Purpose Continued inclusion within Green Belt of no importance	None

Overall contribution of assessed parcels to Havering's Green Belt

- 2.5.8** The assessment of parcels against individual purposes is then combined to give an overall judgement of the performance of each parcel to the Green Belt. All purposes are considered to be of equal importance, and could on their own justify inclusion in the Green Belt. The overall judgement for each parcel is therefore based on the highest performance on the three purposes instead of cumulative or combined scoring. This is consistent with best practice.

Table 2.4 Contribution of parcels to Green Belt based upon assessment of Green Belt purposes 1-3

Criteria	Overall contribution to Green Belt
One or more Green Belt purpose(s) is considered to be of Paramount importance.	Fundamental contribution to Green Belt
One or more Green Belt purpose(s) is considered to be of Major importance; there are no purposes that are of Paramount importance.	High contribution to Green Belt
One or more Green Belt purpose(s) is considered to be of Moderate importance; there are no purposes that are of Paramount or Major importance.	Moderate contribution to Green Belt
One or more Green Belt purpose(s) is considered to be of Slight/Negligible importance; there are no purposes that are of Paramount, Major or Moderate importance.	Low contribution to Green Belt

3 Findings of the study

3.1 Introduction

- 3.1.1** For the purpose of this study the Green Belt in the borough has been divided into 24 parcels. A map showing the parcels and parcel numbers can be found in Annex C. In some instances the parcels cross the borough boundary as this is not always made up of recognisable features on the ground. However, the results of this study only apply to the areas of land within Havering.
- 3.1.2** This is especially the case in Thurrock, where several parcels overlap. Thurrock Council has performed a Green Belt study at the same time as Havering. Parcel boundaries have therefore been agreed between Havering and Thurrock. As the parcel assessments in Thurrock have also been performed by Enderby/PBA, these have been based on the same methodology which ensured consistency in approach and results.
- 3.1.3** In the following sections the results of the parcel assessments against the first three purposes of the Green Belt as defined in the NPPF will be presented. Firstly, an overview of the performance of each of the parcels against the Green Belt purposes will be presented. This will be followed by a summary of the performance of parcels against the individual purposes.
- 3.1.4** For the detailed scoring of the individual parcels is referred to Annex F, which contains the parcel assessment forms.

3.2 Overall contribution to Green Belt and overview

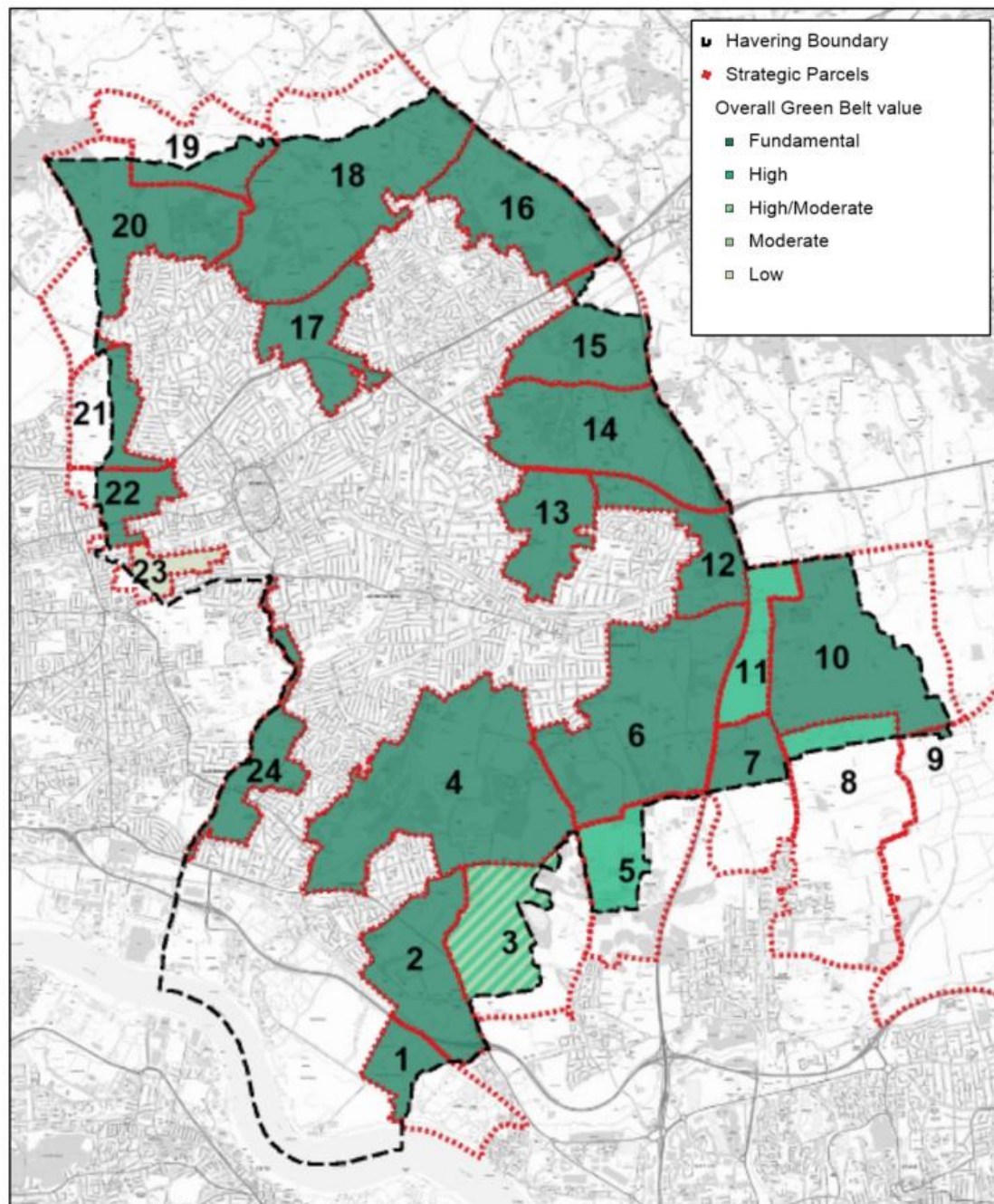
- 3.2.1** Table 3.1 'Overview table parcel assessments Green Belt Study' presents the findings of the parcel assessments for each purpose. Additionally, a column has been added which presents the overall contribution of the parcels to the Green Belt.
- 3.2.2** The assessments of the Green Belt parcels in the borough have shown that all of Havering's Green Belt contribute to purposes of the Green Belt as provided by the NPPF. Nineteen of the parcels make a fundamental contribution to the Green Belt. Three parcels, 5, 8 and 11, make a high contribution due to their countryside qualities.
- 3.2.3** The contribution of the land within parcel 3 varies between high and moderate, which is largely due to the mineral extraction/landfilling in the area which adversely affects the character of the countryside. However, the more rural appearance is expected to be re-established via restoration upon cessation of use.
- 3.2.4** Only one parcel is found to provide a low contribution to Green Belt purposes; parcel 23. It makes a limited contribution to two purposes. It plays a role in preventing the merging of towns with its location in the corridor between Romford and Dagenham. In addition, the parcel is fulfilling an objective of the Green Belt by providing valuable open and recreational space in the Green Belt.
- 3.2.5** Map 1 'Overall contribution to Green Belt' displays the overall Green Belt contribution as presented in Table 3.1 'Overview table parcel assessments Green Belt Study'. Maps showing the performance of the parcels against the individual purposes can be found in Annex D.

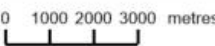
Table 3.1 Overview table parcel assessments Green Belt Study

Parcel number	Purpose 1: To check the unrestricted sprawl of large built-up areas	Purpose 2: To prevent neighbouring towns from merging into one another	Purpose 3: To assist in safeguarding the countryside from encroachment	Overall contribution to Green Belt
1	Major	Slight/Negligible	Paramount	Fundamental
2	Paramount	Major	Major	Fundamental
3	Slight/Negligible	None	Major/Moderate	High/moderate
4	Paramount	Slight/Negligible	Major	Fundamental
5	None	None	Major	High
6	Paramount	Slight/Negligible	Major	Fundamental
7	None	None	Paramount	Fundamental
8	None	None	Major	High
9	None	None	Paramount	Fundamental
10	None	None	Paramount	Fundamental
11	None	None	Major	High
12	Paramount	Slight/Negligible	Major	Fundamental
13	Paramount	Major	Major	Fundamental
14	Paramount	Slight/Negligible	Paramount	Fundamental
15	Paramount	Major	Major	Fundamental
16	Paramount	Major	Paramount	Fundamental
17	Paramount	Major	Moderate	Fundamental
18	Paramount	None	Paramount	Fundamental
19	Slight/Negligible	None	Paramount	Fundamental
20	Paramount	Major	Major	Fundamental
21	Major	Paramount	Moderate	Fundamental
22	Major/None	Paramount	Moderate	Fundamental
23	None	Slight/Negligible	Slight/Negligible	Low
24	Paramount	Major and Slight/Negligible	Major/Moderate	Fundamental

Note: Some parcels have a mixed performance on a purpose. The colouring of these parcels in the above table is therefore indicative, and tends to be based on the average or lower score in case of mixed performance.

Map 1 Overall contribution to Green Belt



Green Belt Study 2016	Overall Green Belt Value	N
  	Scale: 1:80000 Date: 07 November 2016	
	London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343	© Crown copyright and database rights 2016 Ordnance Survey 100024327

3.3 Purpose 1 - To check the unrestricted sprawl of large built-up areas

- 3.3.1** The parcels closest to the large built-up areas of Havering, Thurrock or Barking and Dagenham have a more paramount contribution checking the unrestricted sprawl than parcels further away from these built-up areas. No parcels are directly adjoining or affecting the Brentwood or Redbridge built-up areas. The land east of the M25 is not related to any built-up area and therefore does not contribute to this purpose.
- 3.3.2** Three parcels in the 'Dagenham corridor' to the west of Romford make a lower contribution to limiting urban sprawl. Parcel 21 has a slight/negligible contribution to this purpose due to the close existing relationship between the built-up areas of Romford and Dagenham where there is already a perception of sprawl. Parcel 22 has a mixed contribution towards this purpose. While the wider northern part of the parcel makes a major contribution, the narrow southern part provides no contribution towards this purpose as it has a close existing relationship with the two built up areas where there is already a perception of sprawl. Parcel 23 is almost entirely enclosed by existing development and therefore makes no contribution to this purpose.

3.4 Purpose 2 - To prevent neighbouring towns merging into one another

- 3.4.1** All parcels adjoining the built-up area of Romford except towards the north have at least a slight/negligible contribution to preventing towns from merging. Areas of land farther away from the built-up area do not have any contribution to this purpose as distances to nearby towns are generally too large, although development would often result in a decrease of the gap between towns.
- 3.4.2** Parcel 2 provides a major contribution by preventing the outward growth of Rainham and Purfleet on either side of the parcel. Also of major contribution are parcel 13 which provides separation between the northern part of Upminster at Cranham and Emerson Park at the eastern edge of Romford, and parcel 17 which prevents the merging of Collier Row and Harold Hill. Parts of parcels 15 and 16 form part of the narrowest gap between Romford and Brentwood and therefore have a major contribution towards purpose 2. A major contribution is also provided by parcel 20 which separates the north western edge of Romford from the eastern part of Hainault.
- 3.4.3** A paramount contribution to this purpose is provided by parcels 21 and 22, which separate the towns of Collier Row and Chadwell Heath which are in close proximity to each other. While located in the same corridor, parcel 23 has a slight/negligible contribution to the merging of Romford and Chadwell Heath as the towns are already almost entirely connected in parcel 23. Parcel 24 has a mixed contribution towards this purpose; while the narrow wedges of land in the northern and southern part provide a slight/negligible local contribution to the retention of open land, the wider central part (in conjunction with Green Belt land within the adjoining borough) provides a major contribution to preventing towns from merging.

3.5 Purpose 3 - To assist in safeguarding the countryside from encroachment

- 3.5.1** Most of the parcels in the borough are found to be playing a paramount or major role in protecting the countryside from encroachment: 8 parcels make a paramount contribution and 9 parcels fulfil a major contribution.
- 3.5.2** Parcels 3 and 24 have a major/moderate contribution as the countryside within the parcels varies in quality. Moderate scores are awarded to parcels 21 and 22 as they contain some characteristics of countryside, with some examples of encroachment or non-countryside uses. Parcel 23 is not considered to be open countryside, but contains recreational uses which are beneficial uses in the Green Belt. It therefore makes a slight/negligible contribution.
- 3.5.3** The land within parcel 24 has a mixed performance against this purpose. Small areas are characteristic of 'normal' countryside, with most of the parcel consisting of recreational land with natural assets. Therefore the parcel has a moderate to major contribution to safeguarding the countryside from encroachment.

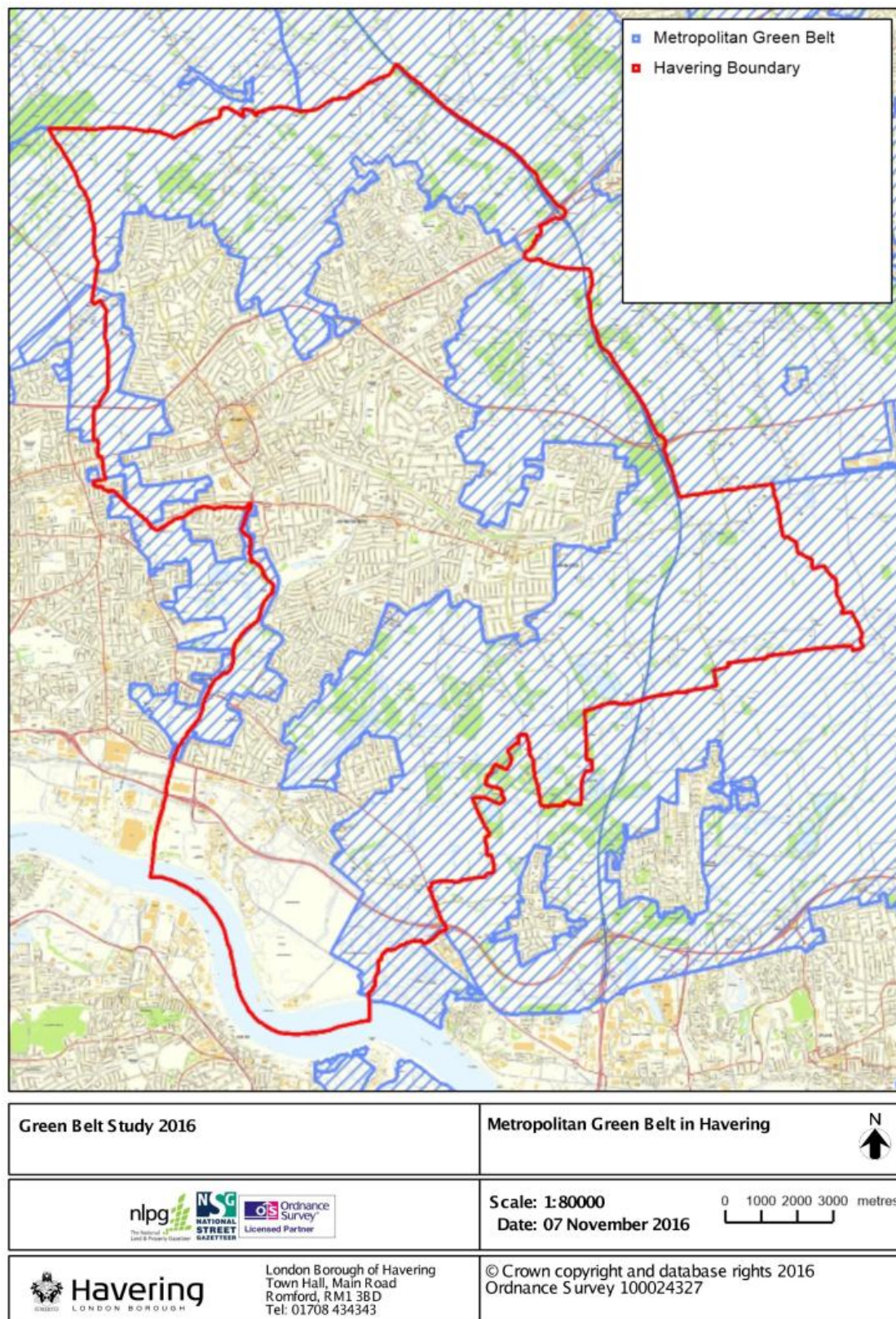
3.6 Conclusions

- 3.6.1** This section sets out the conclusions and recommendations of the Green Belt Study building upon the findings presented in the previous sections of this report.
- 3.6.2** This study provides evidence on how the land in the Green Belt in Havering is performing in relation to the purposes of the Green Belt as defined in the NPPF. For the purpose of this study the Green Belt in Havering has been divided into strategic parcels, which have been assessed against the first three purposes only, as justified in this report. These are:
1. to restrict the unrestricted sprawl of large built-up areas;
 2. to prevent neighbouring towns from merging into one another; and
 3. to assist in safeguarding the countryside from encroachment.
- 3.6.3** The assessments of the Green Belt parcels in the borough have found that all of the Green Belt in Havering has value when considered against the purposes of the Green Belt. The majority of the parcels have been found to be of paramount or high value to the Green Belt. One parcel has a moderate/high performance, which is likely to improve over time due to site restoration works. Another parcel has a low performance, with limited contributions against two purposes. This parcel also benefits from other policy constraints which restrain development.
- 3.6.4** There is found to be a variation in the performance of parcels against the different Green Belt purposes and in some instances there are also differences in performance within a parcel. These are largely due to the location in respect of large built-up areas and towns. However, some parcels have been found to have a semi-urban character, already contain limited sprawl, or simply do not possess many countryside qualities. To improve the performance of these parcels and the Green Belt as a whole, it is therefore recommended that improvements to the quality and objectives of the Green Belt are made, in line with the NPPF.
- 3.6.5** Modifications to the Green Belt boundary can only be made through the Local Plan, when very special circumstances have been identified. This study does therefore not conclude if Green Belt boundaries need to be changed. Instead it provides a strategic assessment of the performance of Green Belt parcels in the borough against the purposes identified in the NPPF, which can together with other evidence be used to inform decisions in the Local Plan. Parcels could be considered for further study, if very special circumstances can be demonstrated.

Annexes

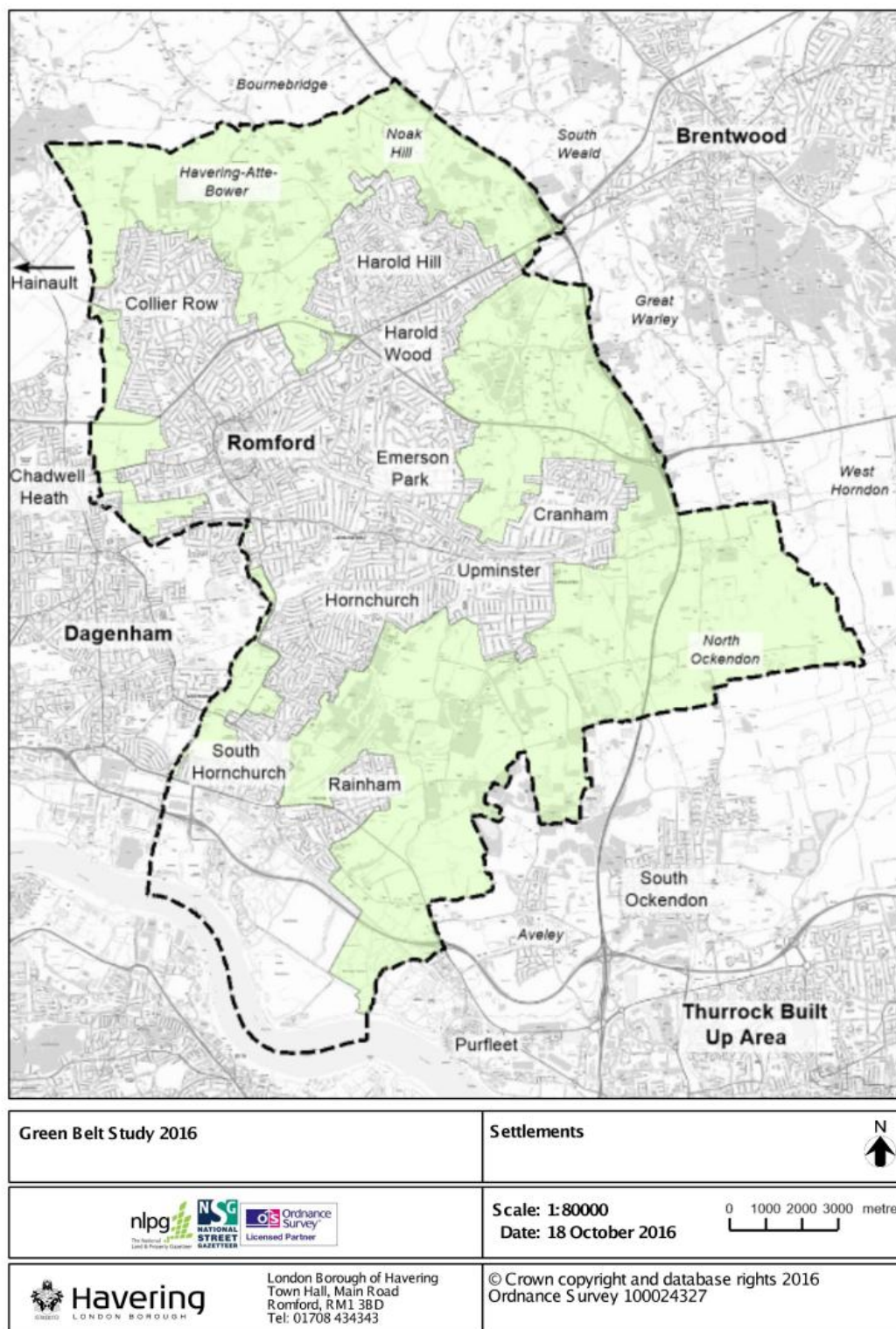
Annex A: Map of Havering's Green Belt

Map 2 Green Belt in Havering



Annex B: Map of Havering's and nearby settlements

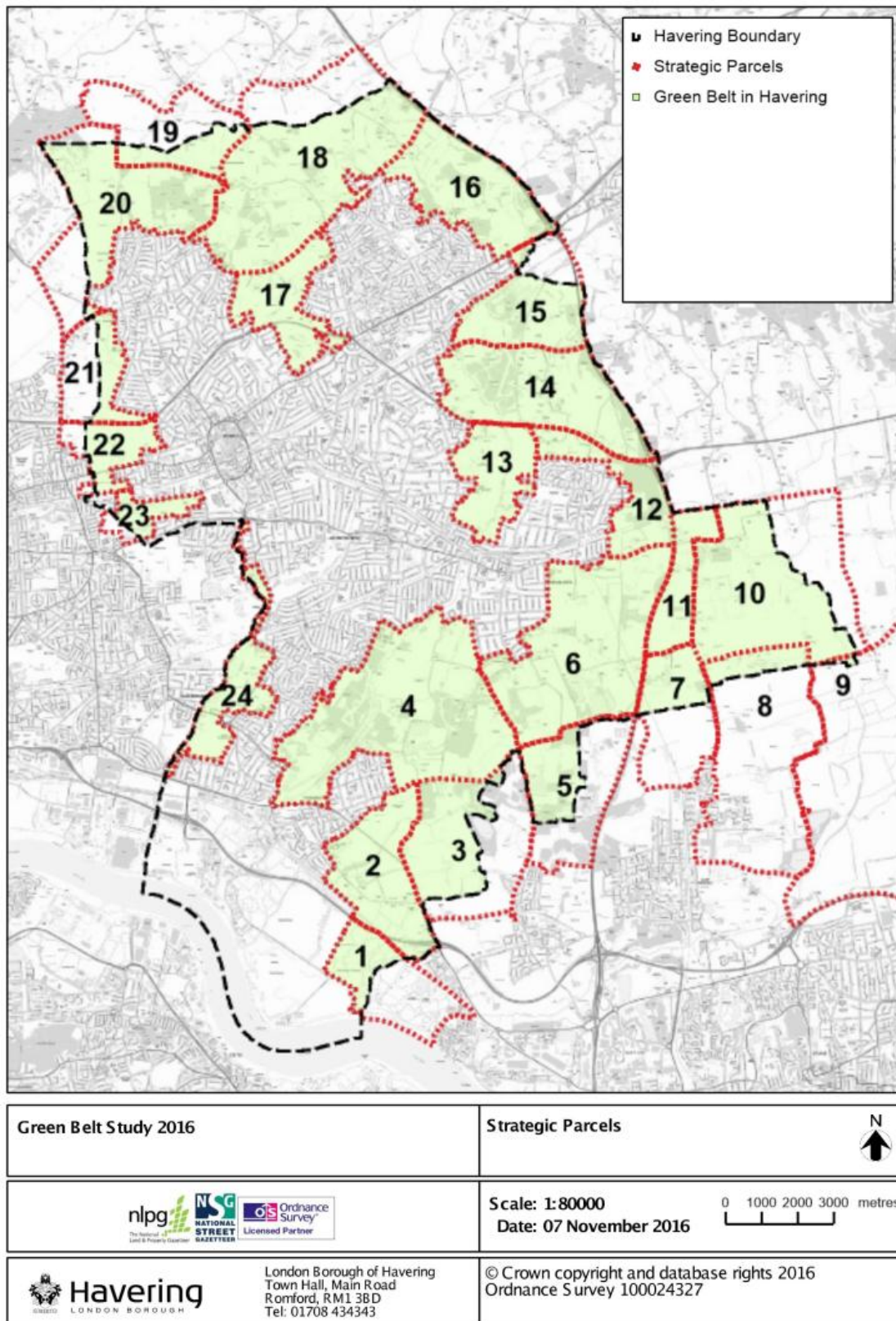
Map 3 Settlements



Key: Large built-up areas; Towns; other settlements

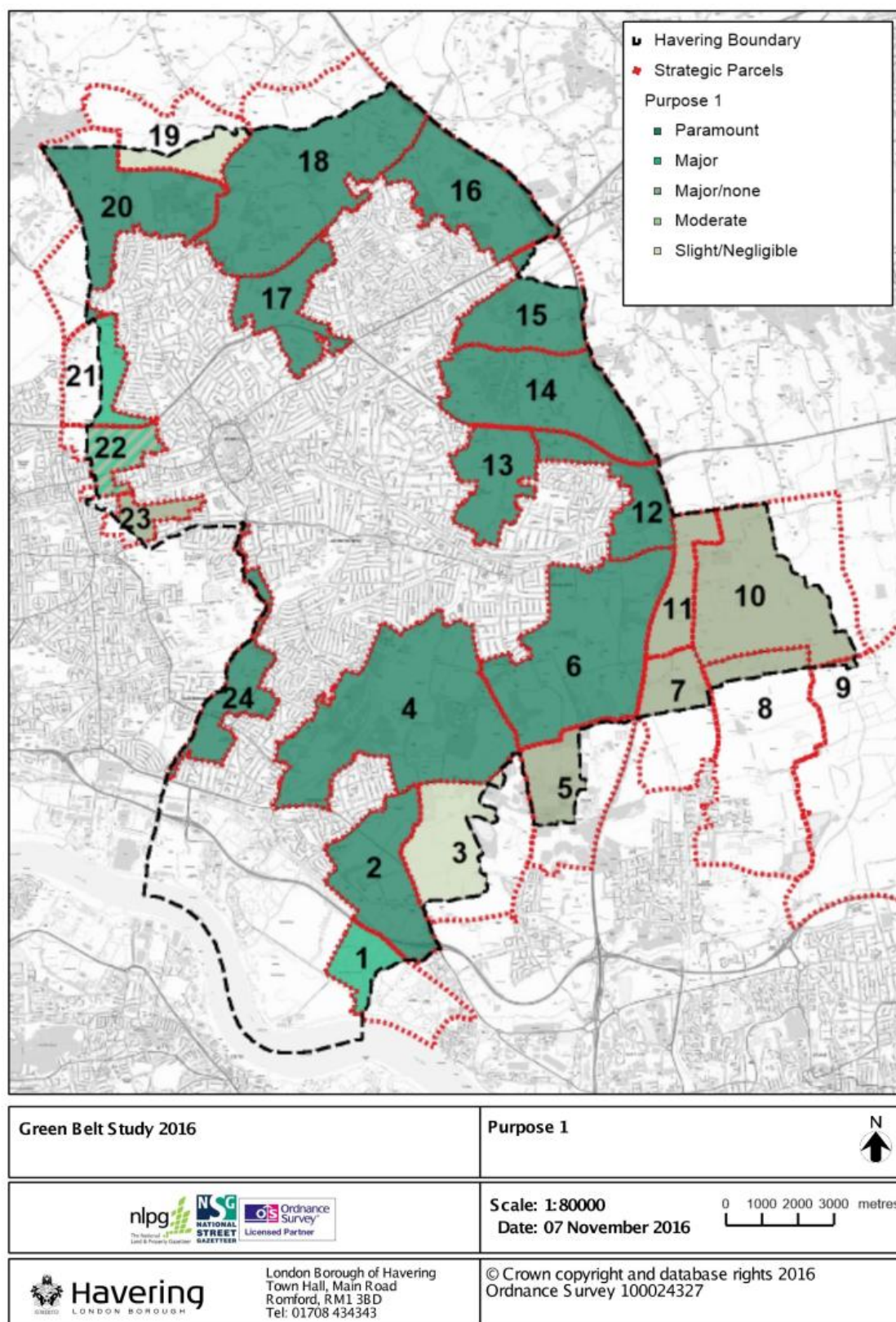
Annex C: Map of strategic parcels

Map 4 Strategic parcels

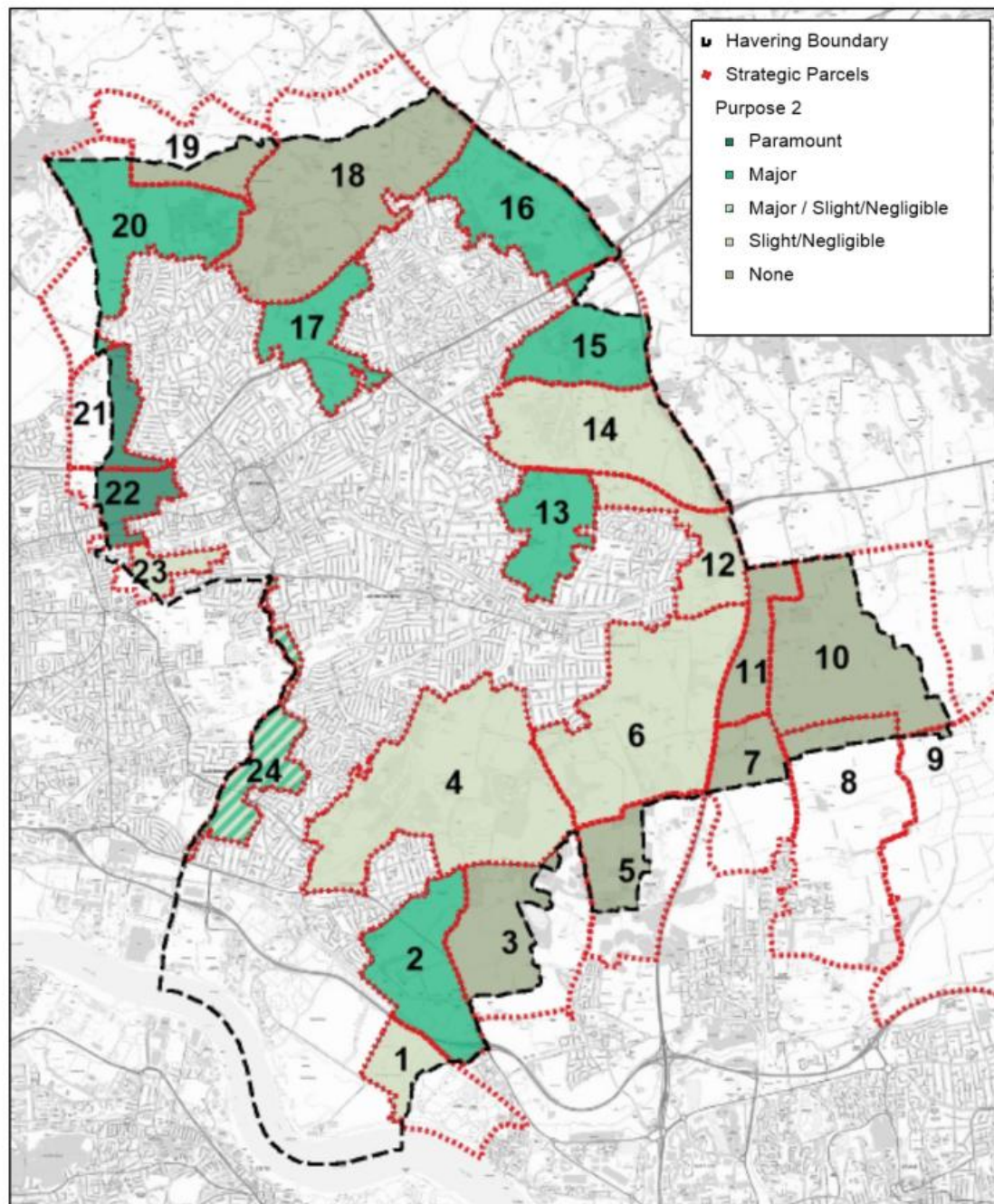


Annex D: Purpose maps

Map 5 Purpose 1

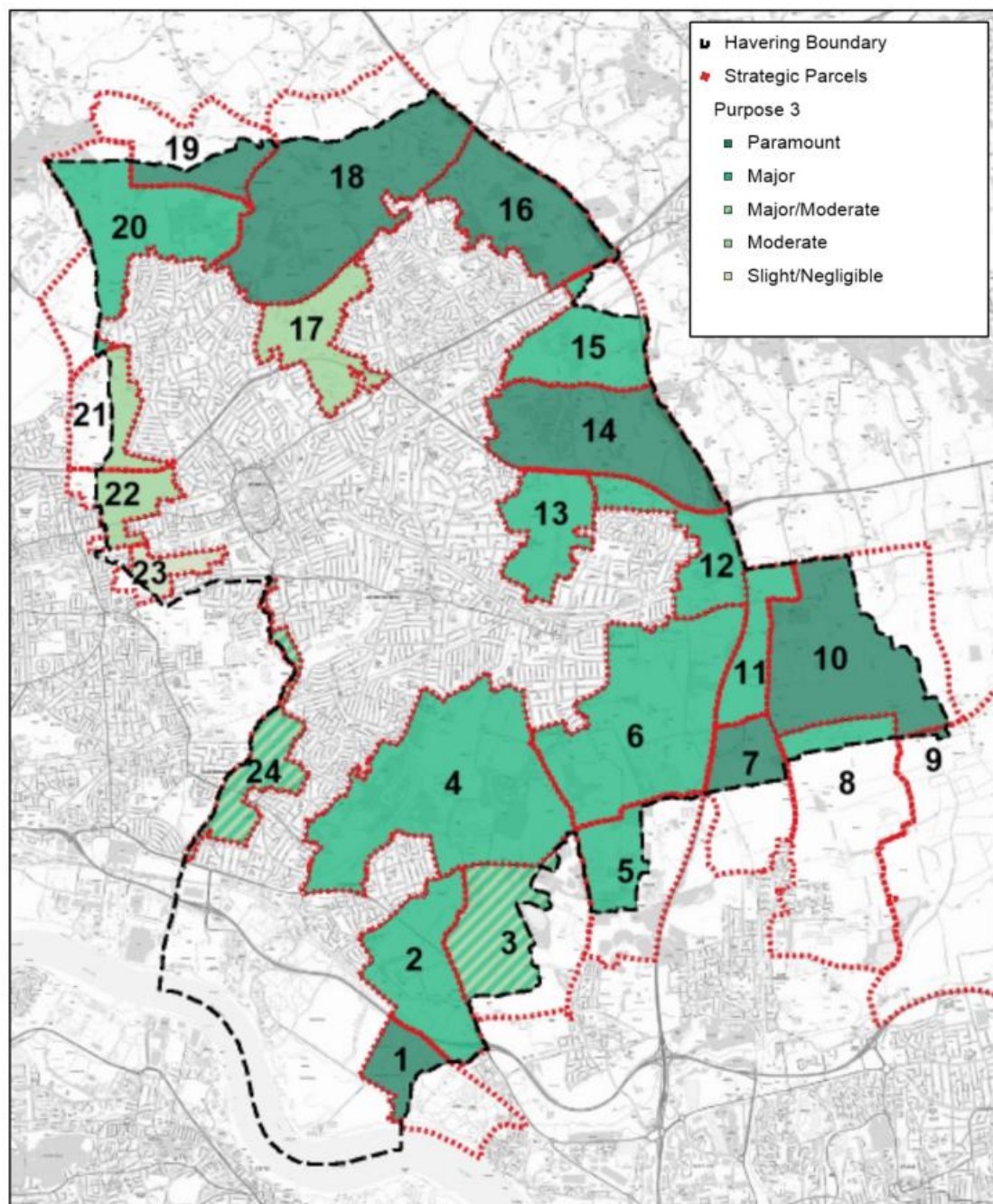


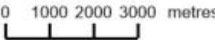
Map 6 Purpose 2



Green Belt Study 2016	Purpose 2	N
	Scale: 1:80000 Date: 07 November 2016	0 1000 2000 3000 metres
	London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343	© Crown copyright and database rights 2016 Ordnance Survey 100024327

Map 7 Purpose 3



Green Belt Study 2016	Purpose 3	N
  	Scale: 1:80000 Date: 07 November 2016	
 Havering LONDON BOROUGH	London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343	© Crown copyright and database rights 2016 Ordnance Survey 100024327

Annex E: Example assessment form

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No.							
GREEN BELT PURPOSES	ASSESSMENT						
Purpose 1: To check the unrestricted sprawl of large built up areas	<table border="1"> <thead> <tr> <th>IMPORTANCE TO GREEN BELT PURPOSE</th> </tr> </thead> <tbody> <tr><td>Paramount</td></tr> <tr><td>Major</td></tr> <tr><td>Moderate</td></tr> <tr><td>Slight/Negligible</td></tr> <tr><td>None</td></tr> </tbody> </table>	IMPORTANCE TO GREEN BELT PURPOSE	Paramount	Major	Moderate	Slight/Negligible	None
IMPORTANCE TO GREEN BELT PURPOSE							
Paramount							
Major							
Moderate							
Slight/Negligible							
None							
Purpose 2: To prevent neighbouring towns from merging into one another	<table border="1"> <thead> <tr> <th>IMPORTANCE TO GREEN BELT PURPOSE</th> </tr> </thead> <tbody> <tr><td>Paramount</td></tr> <tr><td>Major</td></tr> <tr><td>Moderate</td></tr> <tr><td>Slight/Negligible</td></tr> <tr><td>None</td></tr> </tbody> </table>	IMPORTANCE TO GREEN BELT PURPOSE	Paramount	Major	Moderate	Slight/Negligible	None
IMPORTANCE TO GREEN BELT PURPOSE							
Paramount							
Major							
Moderate							
Slight/Negligible							
None							
Purpose 3: To assist in safeguarding the countryside from encroachment	<table border="1"> <thead> <tr> <th>IMPORTANCE TO GREEN BELT PURPOSE</th> </tr> </thead> <tbody> <tr><td>Paramount</td></tr> <tr><td>Major</td></tr> <tr><td>Moderate</td></tr> <tr><td>Slight/Negligible</td></tr> <tr><td>None</td></tr> </tbody> </table>	IMPORTANCE TO GREEN BELT PURPOSE	Paramount	Major	Moderate	Slight/Negligible	None
IMPORTANCE TO GREEN BELT PURPOSE							
Paramount							
Major							
Moderate							
Slight/Negligible							
None							

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)		Very apparent
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)		Contained
		Partial
		Open/extensive
		Well defined
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)		Partially defined
		Ill-defined
		Open
		Very evident
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)		Evident
		Limited
		Not evident
		Strong rural
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
		Substantial constraints over much of area
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)		Moderate level of constraints
		Few/no constraints
		High
		Moderate
SENSITIVITY TO DEVELOPMENT		Low
		Little/None

Annex F: Assessment forms

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 01 (Thurrock parcel 38)		
GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Whilst not adjoining southern edge of Romford built up area land within parcel restricts the westward sprawl of Thurrock urban area towards Rainham; whilst Purfleet already extends towards Rainham the western part of this parcel extends beyond and closer to the edge of the Greater London built up area.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	Prevents westward expansion of Purfleet towards Rainham although a gap of around 800m exists between the edge of the parcel and Rainham with other intervening Green Belt land.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Adjoining western edge of Purfleet quite well defined by infrastructure and any development beyond these limits would be perceived as a clear encroachment into wide open expanse of Rainham Marshes. Development within Rainham marshes within Havering Borough would be an isolated encroachment.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Strong sense of openness. Broad open marshland with wide and expansive views, including across estuary and to urban areas beyond parcel to west and north west. Devoid of inappropriate development.	Very apparent
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Expansive and beyond district boundary, including across estuary.	Contained
		Partial
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined to north (railway) and south (estuary). South east boundary reasonably well defined along Mar Dyke although area of similar land has been excluded creating poorly defined boundary. No clearly defined feature along borough boundary so this parcel has been extended into Thurrock to the edge of Green Belt at Purfleet.	Open /extensive
		Well defined
		Partially defined
		Ill-defined
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	Eastern side defines edge of Purfleet and separates 'arm' of employment land north of railway (very evident) from western edge of town (generally well contained by vegetation). No obvious relationship with Rainham evident to north west due to distance and containment provided by significant area of raised landfill between parcel and town.	Open
		Very evident
		Evident
		Limited
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Broad expanse of exposed open marshland with strong association with estuary within Rainham Aveley and West Thurrock Marshes LCA. Strong character with some external influences from infrastructure, employment development on north west edge of Purfleet, and landfill operations beyond to west.	Not evident
		Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Flood Zone 3 and RAMSAR/SSSI constraints. Much of area is RSPB Rainham Marshes Reserve.	Urban fringe/semi urban
		Substantial constraints over much of area
		Moderate level of constraints
SENSITIVITY TO DEVELOPMENT	Remnant area of open marshland landscape highly sensitive to change from development.	Few/no constraints
		High
		Moderate
		Low

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 02

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Designation prevents south eastward encroachment of Romford built up area at Rainham. Also constrains expansion of existing pockets of inappropriate development within parcel which may otherwise be difficult to resist in this highly accessible location. Also contributes to restricting north westerly extension of Purfleet (part of Thurrock built up area).	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	Parcel provides a significant contribution to this purpose by preventing outward growth of Rainham and Purfleet on either side of parcel.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	Designation provides valuable protection to further encroachment from inappropriate development into area of open productive farmland (notably in southern part) and remnant marshland, within a strategically attractive location.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Generally a level primarily fenland landscape with clear perception of openness across marshes south of Wennington Road, and broadly open mainly arable land to north of the road. Clusters of development along Wennington Road create perception of encroachment, although much of this development appears to pre-date designation. Encroachment apparent with development and storage uses associated with farmsteads at junction of Wennington Road and A1306 and at East Hall Farm. Prominent block of industrial buildings, and extensive storage yards and car sales are a clear encroachment in the parcel just north of A13/A1306 junction. School building complex at Chafford School extends edge of Rainham into parcel. Area north of A3106 is significantly affected by mineral works/landfill and former workings; large cemetery in northern corner which affects perception of openness.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Generally open views across much of area, although vegetation along Common Watercourse limits views in this area and softens views towards edge of Rainham. Much of parcel inter-visible with land rising up towards Aveley (Thurrock parcel 19). Road and rail infrastructure limits views to south although views possible over much of parcel from raised A13 crossing marshes. Vegetation along A3106 visually divides the parcel in local views.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Clearly defined by Channel Tunnel railway along south west side; A1306 on eastern side and Launders Lane and ribbon of vegetation along north east side. Northern end defined by Uppminster Road North. Lambs Lane South and belt of vegetation forms a strong edge to south east side of Rainham, with school grounds within parcel also contained by strong tree belt. Weaker edge along back gardens on edge of Rainham south of Wennington Road. The parcel could be subdivided further along A1306 of Wennington Road. The small area adjoining Purfleet Industrial Park is separated from rest of parcel by A13. Otherwise there are no other clear internal boundaries.	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (I.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Direct relationship with south eastern edge of Rainham, although this edge is generally discreet from wider parcel. South eastern end of parcel abuts Purfleet Industrial Park which forms north west edge of Purfleet.	Very evident Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Southern part of parcel lies within Rainham Aveley and West Thurrock Marshes LCA, an open landscape affected detrimentally by significant infrastructure with longer distance views to south where not prevented by elevation of A13. Much of this southern part appears to be actively farmed (mainly arable), with a depleted field pattern, with grazing on the southern marshland. Northern part within edge of Belhus Lowland Quarry Farmland which has a more fragmented character due to different uses (cemetery, landfill; recreation). Overall, the area has a generally open rural character but is fragmented to varying degrees by infrastructure and various other uses and this engenders a sense of a landscape 'under pressure'.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Area between Wennington Road and railway and along Common Watercourse is within Flood Zone 3; cemetery; local nature site along Common Watercourse; open space.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	Due to its generally open nature this area has a high visual sensitivity to change, where any significant development is likely to be particularly prominent and increase the perception of encroachment that already exists within parts of the parcel. The area south of the A1306 is particularly sensitive due to its relationship with the important remaining marshes.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 03 (Thurrock parcel 19)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Parcel lies approx. midway between large built up areas of Romford on edge of Greater London and Thurrock urban area. Other intervening land on the periphery of those urban areas (parcels 2 and 4 in Havering and parcel 22 in Thurrock) provide this constraint, although the edge of Romford at Rainham is less than 400m from the north west edge of the parcel and the adjoining part of the parcel does make some contribution to containing the outward growth of that built up area.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	Parcel lies approx. midway between towns of Purfleet and Lakeside/West Thurrock, and Romford towns of Upminster and Rainham. Lies approx. midway between South Ockendon and Rainham. Separation between these towns is in excess of 3km. Strategic level of development in this parcel could reduce separation between Aveley village and Rainham where existing separation is approx. 2.6-3km.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	Approx. 50% of the parcel (much of which is within Havering) is or has been subject to mineral extraction/landfilling with a consequential adverse effect on the character of the countryside although it is to be expected that restoration upon cessation of use will re-establish a more rural appearance to these areas. The remaining undisturbed parts (primarily within Thurrock) have a strong rural character which designation assists in safeguarding.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Strong perception of openness in most parts as very little encroachment except from active/disused mineral workings (not inappropriate development).	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Variable. Contained/limited in most eastern parts due to high level of vegetation cover. Visually exposed with open views in western part across lower lying land and mashes beyond.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined along roads extending into Havering, as no alternative boundaries exist within parcel.	Well defined Partially defined Ill-defined Open Very evident Evident Limited
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	No clear relationship. South east corner adjoins Aveley but generally well contained from it. The edge of Rainham is less than 400m from the north west edge of the parcel where the intervening land is occupied by a large cemetery within the northern part of parcel 2.	Not evident Strong rural Principally rural with some limited urban influences Rural with significant urban influences
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Two distinct areas of differing character within parcel although all within the Belhus Lowland Quarry farmland LCA. Strongly wooded and rural in north eastern part (part of Thames Chase Community Forest) where there is Open Access. Much of exposed sloping western half of parcel is open degraded land with no landscape structure, due to past or quarrying, much of which is restored or being restored. Immature golf course on part of restored landfill.	Urban fringe/semi urban Substantial constraints over much of area Moderate level of constraints Few/no constraints
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Some areas of nature conservation value. Thames Chase Open Access land. Flood Zone 3 along upper reach of Common Watercourse.	High Moderate Low
SENSITIVITY TO DEVELOPMENT (as informed by the Landscape Character Assessment)	High throughout area, although degraded land is of low landscape sensitivity it is of high visual sensitivity, although elevated areas are visually highly sensitive due to exposure to far reaching external views.	

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 04

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel provides strong containment of the easterly and southerly expansion of the Romford built up area and the northern expansion of the built up area at Rainham.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	The country park and Ingrebourne valley provide a strong level of constraint to the expansion of Romford (at South Hornchurch) and northern side of Rainham. The Green Belt designation fulfils a supporting role in preventing expansion that could lead to merging of these parts of the Romford towns in this area (although they are already connected to the south). Land within the rest of the parcel provides no real contribution to the purpose due to the considerable separation between the Romford towns and South Ockendon and the Thurrock towns to the south east.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	The country park and Ingrebourne corridor in the western part of the parcel prevents encroachment of development along the adjoining edge of Hornchurch. In the rest of the parcel the designation provides a strong level of protection to varied and quite rural areas of countryside. Designation also provides a constraint to further encroachment of existing inappropriate development at the farmsteads.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Parcel is substantially free of inappropriate development and therefore there is a strong perception of openness throughout most of the area with localised intrusions from uses (light industrial, recycling, waste transfer, caravan storage, etc.) based primarily within/around what appears to be most farmsteads, mostly within the eastern and northern parts where access is from lanes (Berwick Pond Road and Park Farm Road which defines the eastern boundary of the parcel). Hornchurch Country Park occupies the majority of the western part of the parcel and is free of roads. St Georges Hospital comprises a large building complex in the north west corner and appears to be available for redevelopment (major developed site within Green Belt).	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Views are variable throughout the parcel. Within the country park there are local high points which facilitate long distance panoramic views over the surroundings including towards the City and North Downs. In lower parts developing woodland provides significant containment and this will increase as woodland develops. Outside the park viewing opportunities are limited to lanes where intermittent roadside vegetation prevents most wider views. In the eastern part there are extensive areas of new woodland some associated with mineral working restoration/landfill sites, where there is also public access.	Contained Partial Open/extended
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	South eastern and eastern boundary well defined by roads (Warwick Lane and Park Farm Road). Northern boundary by rear gardens and estate roads on southern edge of Upminster. On the western side by clearly defined estate roads and residential property boundaries adjoining the country park; in the north western part the Ingrebourne corridor reinforces this edge. On the southern boundary the A3106 defines the boundary together with the residential area of north Rainham where the boundary is partly integrated by vegetation along the boundary of the park. Whilst Park Farm Road and Hacton Lane provide well-defined physical features within the parcel on the south western edge of Upminster the existing boundary is already well defined in this location.	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Direct relationship to southern part of Hornchurch/Upminster where country park defines much of the edge, also northern edge of Rainham on southern boundary. Rest of area has no clear relationship with principal settlements.	Very evident Evident Limited
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Country Park is based around the Ingrebourne Valley LCA which provides a distinctive yet significantly re-modelled landscape with some marshland and ponds in the southern part; there is a surprising sense of relative remoteness in some areas despite the proximity of the urban area. This is an accessible recreational landscape with a high proportion of developing woodland. The others parts, within the Behus Lowland Quarry Farmland LCA, are distinctly different, traversed by tree and hedge lined lanes. The northern part has pronounced rural open farmland character with geometric fields (mainly arable with some horse paddocks), often with hedges removed. In the eastern part quarrying has affected the landscape with areas now largely restored (although there is evidence of some activity east of Gerpins Lane) and there are areas of developing woodland and with public access. An active airfield (Damyns Hal Aerodrome) is located in the south east corner and is a source of noise and activity.	Not evident Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Large area of open space with public access (Country Park); SSSI, SNCIs and Flood Zone 3 associated with Ingrebourne; Local Nature Reserve.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	Landscape is very sensitive to change from strategic level of development given the existing recreational uses that prevail. The Ingrebourne is an important part of the green infrastructure of Thames Chase. The central and northern parts display strong rural characteristics despite the quite close relationship to the built up area and provides a rural edge extending up to the edge of Upminster. Whilst in the eastern part there is evidence of some disturbance, this area is removed from the built up area and within open countryside.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 05 (Thurrock parcel 24)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Parcel is quite remote (approx. 2.6km) from northern edge of Thurrock urban area, but lies closer to edge of Romford on edge of built up area of Greater London (1.3km from Upminster and 2 km from Rainham). As such it provides a negligible contribution to constraining the outward expansion of Greater London as other intervening land within Havering (parcels 3, 4 and 6) fulfils this function, and no contribution to checking the growth of Thurrock urban area (and Aveley intervenes).	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	Parcel located between, but separated from, South Ockendon, Rainham and Upminster. Strategic level of development would not lead to merging of these towns, although it would reduce separation.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	Parcel comprises extensive area of countryside parts of which have been modified significantly by quarrying/landfill operations. These areas have been restored and the landscape forms an attractive complex mosaic of existing and developing woodlands interspersed with fields. A significant central southern part forms part of Belhus Woods Country Park (including Thames Chase Community Woodland). South eastern part of parcel contains northern part of Belhus Park (Park and Garden of Special Historic Interest). There is some encroachment by development (haulage yard, storage and light industrial uses) along Romford Road. Whilst significant constraints apply in some areas Green Belt designation provides protection.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Very little development and clear sense of physical openness (visual openness limited by substantial woodland cover).	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Views within and out of parcel limited by vegetation cover.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined on three sides by roads (extending beyond borough boundary). Southern boundary along clear bridleway route. No obvious internal boundaries.	Well defined Partially defined Ill-defined Open Very evident Evident Limited
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	No relationship.	Not evident Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Located within Belhus Lowland Quarry Farmland LCA and possesses a rural character with extensive woodland forming part of Country Park/Thames Chase.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Belhus Chase Country Park and Open Access land; nature conservation sites (Borough and local value); former landfill. Ancient woodland and part of Registered Park & Garden within Thurrock.	High Moderate Low
SENSITIVITY TO DEVELOPMENT	A predominantly rural area with much of southern part within Havering defined as a country park with a mosaic of woodlands and widespread access. Northern part comprises more open fields and has generally strong rural character.	

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 06

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The north western part of the parcel adjoins the south eastern edge of the Romford built up area at Upminster; as such this part of the parcel acts to restrict the expansion of the built up area in this direction (although the two Conservation Areas that define much of the land within the edge of this parcel are a significant constraint in their own right). The parcel, in association with the eastern part of parcel 12 to the north, defines the eastern limit of the Metropolitan built up area and, as such, plays a particularly important role in containing the eastward expansion of the Metropolitan area (although the M25 to the east would provide a robust boundary to any further eastward expansion).	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	Whilst the parcel lies between Upminster and South Ockendon within Thurrock the two towns are separated by a substantial gap (approx. 3km wide) within which lies the substantial barrier of the M25.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	Whilst there is evidence of some encroachment of inappropriate development within the parcel, the parcel has a predominantly rural character which is safeguarded by the designation.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a strong perception of openness in this parcel and very limited evidence of encroachment by inappropriate development. Existing development is limited primarily to development extending southwards from the southern edge of Upminster at Corbets Tey (equestrian centre, care home, and ribbon of houses along Sunnings Lane). Some farmsteads show evidence of other uses such as caravan storage at Sullens Farm; paintballing at Bush Farm and outdoor pursuits centre at Russell's Lake. Upminster cemetery and two school sites lie within the northern part of the parcel.	Very apparent
		Recognisable
		Limited
NATURE OF VIEWS (Including intervisibility with adjoining areas)	The topography is gently undulating and this, combined with areas of woodland, hedgerows and hedgerow trees limit views throughout much of the area. Where views are possible they are generally over short to medium distances. Views from roads and lanes across the parcel are, in the main, limited by roadside vegetation. The M25 which is on embankment along most of the eastern boundary of the parcel prevents views intervisibility with the land to the east. Development and vegetation along St Marys Lane to the north, and along Park Farm Road and Bramble Lane/Dennises Lane that form the western and eastern parcel boundaries respectively curtails intervisibility with adjoining parcels.	Negligible/none
		Contained
		Partial
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges are clearly defined by roads except on the southern edge of Upminster at Corbets Tey where rear garden boundaries of residential properties (sometimes reinforced by notable vegetation) form the Green Belt boundary. Other roads within the parcel could form alternative Green Belt boundaries should realignment of the Green Belt boundary be considered appropriate.	Open/extensive
		Well defined
		Partially defined
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The north west side of the parcel adjoins the south eastern and eastern side of Upminster. Vegetation along and within the vicinity of this edge assists with 'softening' the interface between built development and countryside within the parcel, except along Argyle Gardens where the built edge is more prominent. There are no other smaller settlements within the parcel.	Ill-defined
		Open
		Very evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	All but the northern edge of the parcel lies within the Belhus Lowland Quarry Farmland LCA, with the northern edge within the Thurrock Reclaimed Fens LCA although there is no obvious differentiation between the two apparent on the ground. The area comprises a mosaic of agricultural land, woodlands, and other uses (mentioned above) and golf course. Mineral extraction has created a number of water bodies although there is little evidence of large scale extraction and landfilling within this part of the Belhus LCA. Whilst there are pockets and small ribbons of development these are generally reasonably well integrated into the landscape such that the predominant character is rural. Cranham Hall in the northern part of the parcel forms the centre of an extensive Conservation Area defining the south eastern edge of Upminster; parkland surrounds the immediate environs of the hall but the much of the beyond arable within amalgamated fields. The edge of Corbets Tey is also defined by a Conservation Area. A railway line cuts across the 'grain' of the landscape and together with the elevated M25 forms a source of noise and movement. Two Conservation Areas defining much of the parcel's edge with Upminster. Significant number of quite extensive nature conservation sites (valued at a metropolitan, borough and local level). Very small areas of Flood Zone 3.	Evident
		Limited
		Not evident
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Strong rural	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
SENSITIVITY TO DEVELOPMENT	This broadly rural area has a generally high sensitivity to strategic development due to its reasonably intact nature and significant level of environment of constraints.	Urban fringe/semi urban
		Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
		High
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 07 (Thurrock parcel 16)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Parcel lies 1.9km from Upminster on eastern edge of built up area of Rainham and over 3km from northern edge of Thurrock urban area. As such it provides No contribution to constraining the outward expansion of Greater London as other intervening land (primarily parcel 6) fulfil this function within Havering.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	Provides No contribution to preventing the merger of the northern edge of South Ockendon with Upminster due to the significant separation which exists, and the boundary provided by the M25.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	Parcel comprises an expansive, broadly level, open/semi open and largely unspoilt area of productive farmland, with a notable field pattern. Existing development is confined to small clusters of residential development in northern part which is generally well assimilated within the landscape. Designation provides valuable protection in an area where there are no other high level constraints.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Strong perception of openness throughout area with little encroachment by development.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Flat landscape with limited vegetation cover allows open views across area. Inter-visible with adjacent part of parcel 8 (parcel 15 within Thurrock).	Contained Partial Open /extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Very well defined by roads on all sides, including section of M25. Railway forms an alternative boundary in south western part although it is not a significant feature in the landscape.	Well defined Partially defined Ill-defined Open Very evident Evident Limited Not evident
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	Physical and visual relationship with development on northern edge of South Ockendon.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Within Belhus Lowland Quarry Farmland LCA. Productive, level, primarily arable farmland with generally weak field boundaries, with largely unspoilt rural character; absence of quarrying. Whilst southern edge within Thurrock adjoins north side of South Ockendon, development does not exert a strong influence on this character.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Small area of former landfill south of North Ockendon where there is also a Conservation Area. Nature Conservation sites (important at Borough level).	High Moderate Low
SENSITIVITY TO DEVELOPMENT	A generally rural open landscape where any development is likely to have significant effects on the surroundings and the setting of the North Ockendon Conservation Area.	

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 08 (Thurrock parcel 15)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Large parcel that is separated from the Thurrock urban area (by parcel 17 within Thurrock study; minimum distance of approx. 800m between southern edge of parcel and north edge of Grays/Stifford Clays), and by some 2.9km minimum from the Greater London/Romford built up area by parcel 7 (Thurrock parcel 16) and substantial area of other intervening land within Havering. Only northern part of parcel lies within Havering. As such the parcel provides No contribution to this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
Purpose 2: To prevent neighbouring towns from merging into one another	Parcel located beyond north east edge of South Ockendon on west side of large gap (over 8km wide) between the town and Basildon to the north east; strategic level of development would have no effect on merging of these two towns. Development in southern part of parcel (outside Havering) would not lead to merging with towns making up Thurrock urban area.	None
		Paramount
		Major
		Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	All but the northern edge of the parcel lies within Thurrock. The southern part of the parcel within Thurrock contains significant encroachment from residential development off Sycamore Way (a Major Developed Site in Green Belt). Gypsy and Traveller development (north of Buckles Lane) and other small incidental developments. Mineral extraction sites (partly restored) lie within the central and southern parts of the parcel (within Thurrock). All but the southern part (assessed as making a Moderate contribution to this purpose in the Thurrock assessment) has a generally pronounced rural, largely open character with productive farmland and distinct sense of openness and is adjudged as making a Major contribution to this purpose in the Thurrock assessment. The small northern part of the parcel that lies within Havering comprises arable fields and a golf course (possibly based on former land of the open countryside which adjoins this part of the parcel and this land makes a similar contribution (Major) to the purpose as land within Thurrock to the south.	Slight/Negligible
		None
		Paramount
		Major
		Moderate
		Slight/Negligible
		None
		None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Northern half largely open with no significant intrusion by development. Major development site in Green Belt on north east edge of South Ockendon does not contribute to openness and warrants removal from Green Belt. Southern part contains significant encroachment by gypsy and traveller sites.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Varied views – expansive/long distance in northern part due to elevated topography falling away to fenland to east from which there are views of chimneys and tall buildings in Thurrock urban area to south. Woodlands and tree belts in area east of South Ockendon create a more contained landscape.	Contained Partial Open /extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Erratic boundary along western side coexistent with Green Belt boundary/settlement edge. North west, north and south boundaries defined by roads/lanes. Eastern boundary along tracks (mainly associated with past/present quarry/landfill sites) which are often flanked by notable vegetation. No other alternative clearer internal boundaries exist. Mar Dyke could form an alternative eastern boundary. Parts inter-visible with parcel 9 (Thurrock parcel 14) and Thurrock parcels 16 and 17.	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	Direct physical and visual relationship between southern part of parcel with edge of South Ockendon (built up area at Sycamore Lane falls within Green Belt). No relationship in northern part.	Very evident Evident Limited
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Parcel straddles two LCAs – Belhus Lowland Quarry Farmland LCA and Thurrock Reclaimed Fens LCA. Principally strong rural character with much arable land in northern half. Settlement primarily focused on higher ground along B186 with small group of dwellings at North Ockendon. Prevailing degraded urban fringe and residential character in southern part adjoining South Ockendon. Some mineral workings and landfill sites (some possibly still active) have affected character of some parts.	Not evident Strong rural Principally rural with some limited urban influences Rural with significant urban influences
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Extensive areas of landfill (including historic landfill sites) and Flood Zone 3 along Mar Dyke (within Thurrock).	Urban fringe/ semi urban Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	High sensitivity in areas away from intrusion and influence of development on edge of South Ockendon due to open rural character of fen/ten edge landscape which is largely devoid of development. Small area within Havering within wholly rural and open surroundings. Low sensitivity where significant development within Thurrock has extended beyond edge of South Ockendon and eroded landscape character.	High Moderate Low

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 09 (Thurrock parcel 14)		
GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Very small part of parcel lies within Havering. All but southern edge of parcel is remote from large built up areas and therefore provides no contribution to this purpose. Southern boundary defined by A13, with narrow parcel 27 separating the road/parcel boundary from the northern edge of Grays/Stifford Clays. Thurrock parcel 27 and this major infrastructure contains the Thurrock built up area.	Paramount
		Major
		Moderate
		Slight/Negligible
Purpose 2: To prevent neighbouring towns from merging into one another	Very small part of parcel lies within Havering. The parcel is reasonably well separated from towns by other parcels such that strategic level of development would not lead to merging.	None
		Paramount
		Major
		Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Very small part of parcel lies within Havering. Designation safeguards an expansive, low lying open fenland landscape with a very strong sense of openness with little encroachment of inappropriate development, except for historic residential development on southern edge of Bulphan (core of settlement is excluded from Green Belt). Green Belt designation provides valuable protection to this distinctive fenland countryside.	Slight/Negligible
		None
		Paramount
		Major
		Moderate
		Slight/Negligible
		None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Very strong with very limited encroachment.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Generally expansive and far-ranging; slightly more enclosed around Bulphan. Inter-visible with all adjoining parcels, except most of Thurrock parcel 41.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined along roads except around north side of Orsett where coexistent with Green Belt boundary along rear gardens, and tracks along western side where Mar Dyke could form alternative parcel boundary.	Well defined Partially defined Ill-defined Open Very evident Evident Limited
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	Northern edge of parcel almost all of which lies within Thurrock, has been defined along Fen Lane within Havering as the administrative boundary follows weak field boundary within Thurrock. Southern boundary extends close to northern edge of Grays/Stifford Clays but is separated from it by A13 and parcel 27. Adjoins small village of Orsett, set on higher ground adjoining south eastern edge of parcel, and Bulphan on north east corner of parcel.	Not evident Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Located within Thurrock Reclaimed Fens LCA, an expansive, low lying open fenland landscape, primarily in arable use with a low level of vegetation cover. Settlement limited primarily to farms with some other uses (industrial/storage) apparent south of Bulphan.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel?)	Some areas of Flood Zone 3 within Thurrock. Part within Havering falls within Countryside Conservation Area.	High Moderate Low
SENSITIVITY TO DEVELOPMENT	A distinctive open fenland landscape that is highly sensitive to change from built development.	

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 10 (Thurrock parcel 13)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Parcel not directly related to edge of Greater London at Upminster on the edge of Romford built up area, the edge of which is some 1.4km to the west and is separated from it by other land which, together with the M25, constrains the outward growth of the built up area. Almost 4km separates the southern edge of the parcel from the northern edge of the Thurrock urban area; over 5km separates it from the nearest edge of Basildon to the east. As such other land adjoining these large urban areas fulfils this purpose.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	As purpose 1. The separation of this parcel from other towns, including South Ockendon means that any strategic level of development would not lead to merging, although separation would be reduced to some extent.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	A broad expansive fenland landscape with a strong sense of openness and long distance views with development limited primarily to farmsteads and small areas of development along roads on north, west and east sides; greater incidence of scattered development at North Ockendon creating some sense of encroachment. Designation provides high level of protection against piecemeal encroachment or inappropriate development, particularly adjoining existing development.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Very strong perception of openness, with development mainly limited to farmsteads; some sporadic development along St Mary's Lane and B186 which creates some sense of encroachment.	Very apparent
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Expansive and long distance, including to hills to north and north east, and rising ground to west. More enclosed in north west part where vegetation cover is slightly more significant. Mainly inter-visible with Thurrock parcels 12, 14 and northern edge of 15, and Havering parcel 11.	Contained
		Partial
		Open /extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined along roads, with much of parcel extending into Havering as no alternative boundary within Thurrock. Railway forms northern boundary to ensure consistency with Thurrock parcels 03 and 12, although St Mary's Lane forms an alternative northern boundary.	Well defined
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	No apparent relationship.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Majority of parcel lies within Thurrock Reclaimed Fens LCA, and open level fenland landscape rising up to south west. Geometric largely open arable and pasture fields with low level of vegetation cover, more fragmented/smaller scale through North Ockendon area where suburban development and varied land uses evident. Utility features (sewage works, sub station and associated overhead infrastructure) present.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Areas of Flood Zone 2 and 3 within northern part. Extensive areas of nature conservation value (at Borough level). Much of area within Havering falls within Countryside Conservation Area. South west edge adjoins North Ockendon Conservation Area.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
		High
SENSITIVITY TO DEVELOPMENT	Northern part of extensive area of open fenland landscape which extends south through parcels 8 and 9 towards the Thurrock built up area; as such the landscape is highly sensitive to intrusion from development.	Moderate
		Low

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 11

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The western edge of the parcel at its closest point is just over 1km from the eastern edge Cranham on the eastern edge of the Romford built up area. The northern boundary is also around 3.75km from Warley on the southern edge of the Brentwood built up area. The parcel therefore does not contribute to this purpose.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel lies within an area of land between Upminster and Basildon which is over 7km wide. It therefore makes no discernible contribution to this purpose.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	Green Belt designation provides protection to the countryside within the parcel where there is already some development within reasonably sized plots at North Ockendon that could be otherwise susceptible to piecemeal encroachment by 'infilling' and where there are no other significant constraints (other than normal countryside protection policy) to constrain such development.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The perception of openness within this parcel is variable. The southern part north of Ockendon Road forms the summit of Clay Tye Hill and is elevated and exposed to the north where the land falls away. There is significant encroachment from development within the parcel with a collection of redundant farm (?) buildings and group of dwellings on the north side of Ockendon Road and ribbon of development within deep plots (likely to pre-date Green Belt designation) on the west side of Clay Tye Road, including an area of caravan storage, along the eastern edge of the parcel forming part of the straggling settlement of North Ockendon.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Views generally limited due to lack of public vantage points although there are views across the parcel from parts of the adjoining M25 and up the rising ground to the south. Views from Clay Tye Road are limited primarily to glimpses where development and roadside vegetation permits. Whilst southern part of parcel is elevated the appreciation of the wider views available from this elevated area are not readily appreciated due to the containment provided by roadside vegetation, although the area is exposed to views from the countryside north of the borough. The area of developing woodland in the central western part of the parcel has public access from the Thames Chase Forest Centre on the other side of the M25. There is an open view south over the parcel from St Marys Lane on the northern boundary.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined on all sides by roads with no obvious internal boundaries.	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Separate from principal settlements. No apparent relationship with Upminster to the west due to separation provided by barrier of M25 and northern part of parcel 03. Contains western part of straggling settlement of North Ockendon.	Very evident Evident Limited
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Southern elevated part and associated slopes lie within Belhus Lowland Quarry Farmland LCA and comprises regular sided level to sloping arable fields. Small regular sided partially enclosed fields of rough grassland lie in the northern part within the Thurrock Reclaimed Fens LCA where no obvious fenland character remains with the area apparently separated from the wider character area to the east within parcel 10 (Thurrock parcel 13) and remnant fenland area to the west (northern part of parcel 06) by the M25. The elevated section of the M25 forms an intrusive element along much of the western edge and the discontinuous ribbon of development along Clay Tye Road creates a disjointed and undistinguished character.	Not evident Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Conservation Area at North Ockendon, just beyond southern boundary of parcel (within Havering parcel 7). Area of open space as part of Thames Chase Community Forest (including ForestCentre).	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	Although a landscape of diminished quality, a strategic level of development would be unrelated to a built-up area or significant settlements and erode the dispersed nature of the settlement of North Ockendon. The sloping and elevated southern part is most sensitive to change due to its visual prominence as part of the higher land rising above the reclaimed fenland landscape.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 12

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel extends around the eastern edge of the built up area of Romford at Cranham and therefore provides an immediate constraint to the expansion of the built up area. Much of this edge contains nature conservation sites valued at borough level, and an area of open space which also provides constraint.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel provides a negligible contribution to this purpose as it lies on the southern edge of an area of countryside which is around 3km wide that separates the northern/north eastern edge of Upminster at Cranham from the south western edge of Brentwood.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	Designation provides additional protection to an area of countryside with a predominantly rural character which provides a buffer between the edge of the built up area and major roads. The high level of woodland cover provides very substantial physical and visual containment of the adjoining built up area.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a strong perception of openness within the eastern part of the parcel where woodlands, small fields and an area of arable land are free of encroachment. In the northern part there is some encroachment from existing development in the form of a ribbon of houses along Front Lane, which is perceived as a northern 'extension' of Cranham and a large caravan storage area between the northern edge of Cranham and the A127; whilst this is generally quite well contained it is perceived as an encroachment in limited views from the main road. There also appears to be some encroachment in small plots on Brookmans Park Drive. In the southern part there is some evidence of encroachment/urban fringe activity east of Cranham Court.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Views are generally enclosed and, where available, limited to short distances due to the high level of vegetation throughout the parcel. There are occasional short distance views into the edge of the parcel from Hall Lane on the western edge of the parcel. There are a number of footpaths within the parcel which allows views from within the area. Woodland provides strong containment of the adjoining urban edge.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The inner boundary adjoining the residential development at Cranham if defined mainly by rear garden boundaries which are reinforced by woodland, except north of St Mary's Lane where the tree belt west of Cranham Court forms a more robust boundary than the rear garden boundaries of properties along the east edge of Winchester Avenue. The outer edges of the parcel are well defined by roads (St Mary's Lane to the south; M25 to the east; A127 to the north; Hall Lane to the west. Well defined internal boundaries can also be found along the defined outer edge of woodland to the east, the railway which crosses the southern part of the parcel,	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Immediate relationship to the northern and eastern edge of Upminster at Cranham.	Very evident Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Northern part lies on southern edge of Brentwood Wooded Hills LCA where land begins to rise northwards. Eastern side lies within the edge of the Thurrock Reclaimed Fen LCA but separated from the wider fen landscape by the M25. Overall the area has a predominantly rural character with limited evidence of urban influences. The woodland provides an attractive well-defined wooded context to the northern end eastern edge of the built up area.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	A number of borough and local nature conservation sites, primarily relating to woodlands on the northern and eastern edges of Cranham.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	This area possesses a strong landscape structure and provides a valuable buffer of attractive countryside on the north eastern edge of the Metropolitan built up area where there is likely to be pressure for development within the generally well contained small fields east of Hall Lane and north of St Mary's Lane.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 13

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Land within the parcel contains the outward growth of the Romford built up area (i.e. eastwards from development at Emerson Park; northwards and westwards from the edge of Uppminster) into the Ingrebourne valley. Given the visually exposed elevated nature of the valley sides any development extending into this area is likely to be perceived as 'sprawl'.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel provides separation between the northern part of Uppminster at Cranham and development at Emerson Park on the eastern edge of Romford.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	A surprisingly largely intact area of countryside, comprising part of the Ingrebourne Valley, which forms a 'wedge' of countryside extending northwards from Uppminster between existing areas of development on the eastern edge of Romford and western edge of Cranham.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Strong sense of openness throughout area, enhanced by the perception that the land provides physical and visual separation as part of the Ingrebourne valley extending between existing areas of development. Perception of openness is enhanced by the views available across and along the valley. Given the proximity of the built up area on three sides surprisingly the parcel shows little evidence of encroachment from inappropriate uses except in the north west corner where there is a concentration of inappropriate uses including gypsy/traveller development, collection of buildings, yards and storage areas; retention of this area in the Green Belt is likely to assist control of further development in this area.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Where not shielded by vegetation views are available along and across the Ingrebourne valley from the valley sides and along the valley from within. Views to land to the north (parcel 7) are interrupted at lower levels by the A127 cutting across the valley. There is intervisibility between this parcel and land to the north in views from more elevated locations. Views are more open on the western valley side due to the reduced level of vegetation.	Contained Partial Open/ extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges reasonably defined in places although pockets of development projecting from adjoining urban edges create irregular parcel boundary with boundaries defined by rear gardens of residential properties; a number of these boundaries are reinforced by adjoining woodland which assist with reducing the visual impact of this development on the valley. Whilst the watercourse could be used as a boundary to sub-divide the parcel this would serve little purpose and not reflect the fact that the valley is a single landscape 'unit'. Piecemeal 'inappropriate' development at Hubbards Close compromises the openness of this small area although no better alternative boundary exists.	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Immediate relationship with eastern side of Romford and northern parts of Upminster.	Very evident Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Parcel comprises southern part of the northern section of the Ingrebourne valley with an obvious valley landform. Much of the land is in agricultural use (arable and pasture) with some horse grazing extending right up to the built up area; a golf course occupies the south eastern part. A number of footpaths provide access through parts of the valley. The steeper eastern valley side supports more vegetation in the form of small woodlands and copses linked to the riparian vegetation along the course of the river. Vegetation assists with assimilating the urban edges. Emersons Park Academy and related playing fields extend eastwards into the central part of the valley. Surprising level of tranquillity in some parts despite proximity of built up areas.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Sites of nature conservation importance at Metropolitan level along Ingrebourne River, local nature conservation site north of Hubbards Close. Area of open space at golf course.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	An area that is particularly sensitive to change given its reasonably intact valley character, visual prominence and the separation that it provides between areas of development.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 14

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The western half of the parcel adjoins the north eastern part of the Romford built up area at Harold Wood; the southern edge of the eastern part of the parcel extends close to the northern edge of the built up area at Cranham, although separated from it by the A127 and narrow area of land within the northern part of parcel 5. As such the parcel contributes to the containment of this outer edge of the Metropolitan built up area.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel makes a limited contribution to the separation of the north eastern edge of the Romford towns, which the western boundary adjoins at Harold Wood, from the south western edge of Brentwood which is some 2km from the north east edge of the parcel.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	The area has a generally strong rural character, although it does contain scattered development along roads and lanes. The mosaic of small fields and vegetation creates a distinctive landscape that the designation safeguards from encroachment (such as the piecemeal expansion of existing development and introduction of inappropriate uses within the small plots and small holdings)	Paramount
		Major
		Moderate
		Slight/Negligible
		None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a strong perception of openness throughout most of this area with some localised exceptions. The western half of the parcel (west of Hall Lane) contains some small areas of development and storage (notably on the A127) and development at farms beyond Prospect Road. A ribbon of houses extends east along Shepherds Hill from the adjoining edge of Harold Wood. Large properties which have expanded within the contained small scale field pattern are strung out along Tomkyns Lane in the eastern part of the parcel and create a perception of leafy suburbia. A pocket of development adjoins the A127 in the south eastern part of the parcel which, together with other development along the road corridor, creates a perception of encroachment. Farmsteads on Folkes Lane now contain various uses including caravan storage.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Due to the high level of vegetation that characterises much of this area (including extensive areas of new woodland at Pages Wood and tree belts along the boundaries of small fields with the eastern part of the parcel) views are generally restricted to short distance with little inter-visibility with adjoining parcels. Some longer distance views are possible from more elevated areas but overall views are generally contained.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges well defined by roads to the north (Shepherds Hill and Warley Road), east (M25), and south (A127). The western edge is less distinct with an irregular edge formed by development on the edge of Harold Wood. The parcel could be subdivided along Hall Lane.	Well defined Partially defined Ill-defined Open Very evident
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Western part has an immediate relationship with the eastern edge of Romford at Harold Wood although vegetation in the adjoining landscape assimilates the built up edge. The parcel separated from the south western edge of Brentwood by the M25 and intervening land beyond.	Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The western edge of the parcel forms part of the upper reach of the Ingrebourne river valley (within the Ingrebourne Valley LCA) and is characterised by narrow valley topography and small pastoral fields which retain a distinctly rural feel to the area. The eastern side of the valley merges into the extensive area of Pages Wood which has good public access as the land rises up to Hall Lane. The eastern half of the parcel lies within the edge of the Brentwood Hills LCA and is characterised by an undulating topography and distinctive mosaic of small regular sided, tree lined fields with an extensive area of woodland with public access (Folkes Lane Woodland) towards the M25. Due to the level of containment provided by the patchwork of vegetation to the pockets of development that exists within some parts of the parcel, the over-riding perception is that of a distinctly rural area with a sense of remoteness from the built up area, although road noise affects tranquility.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Extensive areas of well-used woodland open space. Some local sites of nature conservation importance. Countryside Conservation Area covering large area east of Hall Lane.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	Overall, this area has a high sensitivity to change from strategic development due to the extensive accessible recreation areas forming part of Thames Chase, the integrity of the Ingrebourne valley, and the generally intact rural character of the landscape.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 15

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel forms part of the undeveloped land (in conjunction with the southern part of parcel 16) that separates the north eastern side of Romford from the south western side of Brentwood, although the M25 forms a significant barrier passing through the centre of this area. The northern part of the parcel lies within the narrowest part of this gap (around 700m wide) and therefore contributes most to this purpose.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	Designation protects countryside that has a generally strong rural character, much of which is accessible for recreation, and is a constraint to 'inappropriate' development at the farmsteads and other building complexes that lie within the area.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The parcel retains a generally strong level of openness with the only conflicting elements being the ribbons of historical development along the north side of Shepherds Hill and north end of Nags Head Lane (just beyond borough boundary), and the sewage works complex (a major developed site within Green Belt) between the lane and railway line. There appears to be some ancillary uses of buildings at some of the few farmsteads located within the parcel. A garden centre lies towards the southern end of Nags Head Lane. A gypsy and traveller site lies on the northern boundary with the A12.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Views throughout the area are generally limited due to the combination of the high level of vegetation cover and varied topography. Views from roads/lanes are generally contained by roadside vegetation.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges well defined by roads to north (A12), east (M25), and south (Shepherds Hill/Warley Road). Whilst the western and north western edges are less well defined along the edges of development at Harold Park, the Ingrebourne river defines the edge of the built up area along the narrow strip of land between development and the railway and vegetation assist with strengthening boundary definition. The parcel could be subdivided along Nags Head Lane and the railway line.	Well defined Partially defined Ill-defined Open Very evident
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The western/north western part of the parcel has a strong relationship with the edge of development on the north eastern edge of Romford at Harold Park/Harold Wood with the northern part (together with the adjoining land within Brentwood Borough) contributing to the retention of separation between this built up area and the south western edge of Brentwood (although the M25 provides a strong barrier in this area). The riparian vegetation along the combined river and railway corridor on the southern edge of Harold Park provides a strong buffer on the edge of the built up area. The eastern part of the parcel has no relationship with the built up area.	Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The majority of the parcel lies within the Brentwood Wooded Hill LCA, with a small part in the western part forming the upper reach of the Ingrebourne Valley LCA. Overall the area has a generally strong rural character with some remnant field patterns in the west and north east corners, with most of the rest of the area defined by extensive areas of woodland with recreation access (Harolds Court Wood and Tylers Common). There is a large complex of fishing of ponds (Tylers Common Fishery) south of the sewage works which has a more open modified character with views of development at Harold Park on rising ground beyond. The remaining pockets of farmland appear to be well managed. There is a notable area of land in use for horse grazing associated with Tylers Hall Farm which appears to be an equestrian centre.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Significant areas are identified as open space and there are a number of nature conservation sites important at local and Metropolitan level.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	This largely intact landscape with distinct rural qualities and significant areas of accessible open space has a high sensitivity to change to strategic level of development.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 16

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	The southern part of the parcel (in conjunction with the northern part of parcel 15) forms part of the undeveloped land (around 700m wide) that separates the north eastern side of Romford from the south western side of Brentwood, although the M25 forms a significant barrier passing through the centre of this area.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	The area has a rural character with little evidence of encroachment from inappropriate development. Green Belt designation provides important protection to the countryside and supports the Havering Ridge Area of Special Character designation.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Strong sense of openness throughout the parcel which contains very little development; that which does exist is limited to a small number of properties along the southern side of Noak Hill Road on the northern edge of the parcel, an area of buildings and yards in the south east corner adjoining J28 of the M25, and three school/education complexes on the north eastern edge of Harold Hill (one of which is identified as a major developed site within Green Belt).	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	The area supports a significant level of vegetation and this, combined with the varied topography, restricts views generally to short and medium distances. Some longer distance views are likely to be possible from the slopes of the western side of Harold Hill. There is little to no inter-visibility with adjoining parcels.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges are clearly defined to the north (Chequers Road), east (M25) and south (A12). The eastern edge is more varied being formed by an irregular pattern of development on the north eastern edge of the residential area of Harold Hill, although reinforced in many places by significant woodland.	Well defined Partially defined Ill-defined Open Very evident
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Immediate relationship to the north eastern built up edge of Romford at Harold Hill. Falls within the western side of a tract of countryside that extends east of the M25 to the northern edge of Brentwood at Pilgrims Hatch some 3km beyond the motorway. The southern part comprises part of the narrower area of land that separates development at Harold Park from Brook Street on the western side of Brentwood which is around 1.5km wide (and bisected by the motorway). The relationship of the development on the edge of Harold Hill to Brentwood is not evident on the ground.	Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel lies wholly within the north western part of the Brentwood Wooded Hills LCA and forms an elevated part of Harold Hill and associated slopes falling to the west into a valley that the M25 follows. There is a generally intact landscape pattern of regular sided tree and hedgerow bounded small fields interspersed with woodlands. The pattern has been eroded slightly within the golf course that occupies the south eastern part of the parcel. Vestiges of a parkland landscape remain evident at Dagnam Park. Overall the area has a strong predominantly rural character with limited localised intrusions.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	The entire parcel falls within the Havering Ridge Area of Special Character. Most of the parcel is covered by some designation(s) including areas of public access/open space and nature conservation areas (valued at local or Metropolitan level). Most of the parcel is identified as a Countryside Conservation Area.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	This mainly intact accessible landscape with a strong rural character and number of valued features is highly sensitive to change from a significant development.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 17

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Whilst the parcel is contained on three sides by existing development the land does constrain the outward growth of these areas into an area that provides clear separation between the adjoining parts of the built up area and where development may be perceived as sprawl, although the A127 which cuts across the southern part would act as a northern limit to any development within that part, consequently containing the perception of unlimited growth. There are other significant designations and land uses that also act as a constraint to development.	Paramount
		Major
		Moderate
		Slight/Negligible
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel contributes to this purpose as it provides clear separation between the towns of Collier Row and Harold Hill.	None
		Paramount
		Major
		Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	The parcel possesses some countryside qualities. Although much of the parcel is modified by golf course development this use is consistent with the objective of enhancing the beneficial use of land within the Green Belt	Slight/Negligible
		None
		Paramount
		Major
		Moderate
		Slight/Negligible
		None
		Paramount
		Major
		Moderate
		Slight/Negligible
		None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The parcel provides separation between areas of development on three sides; whilst development is often locally prominent this accentuates the sense of openness between developments with the land being perceived as a wedge of undeveloped land extending southwards towards the centre of Romford. There is little inappropriate development with the exception of a loose cluster in the north west corner where historic residential ribbon development has provided opportunities for other activities (such as gypsy and traveller, storage and retail uses) to creep in within the larger plots reducing openness.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Views throughout most of the area are restricted by surrounding development and vegetation except in the north eastern part which is more elevated and from where there are limited views from Lower Bedfords Road southwards, across the open grassland of covered reservoirs and over the built up area beyond to the hills south of the Thames estuary in the distance.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The parcel is subdivided into two parts by the A12 with all edges defined by residential estate roads or rear gardens except the north where Lower Bedfords Road forms the parcel boundary.	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The parcel has an immediate relationship with the built up area of Romford, providing an open wedge of land that separates the residential areas of on the edge of the towns of Collier Row and Harold Hill.	Very evident Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel lies within the southern part of the Havering Wooded Hills LCA. It is primarily a recreational landscape containing the modified landscapes of two golf courses (either side of the A12), allotments, playing fields, parks and other open spaces. There is little of the rural landscape pattern remaining and there is no perception of 'open countryside', but a perception of an area of open landscape. The partially developed area in the north west corner has an unattractive urban fringe character. The golf course at Gidea Park contributes to the setting of the Gidea Park Conservation Area. Overall the area has an urban fringe character.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel?)	The southern part of the parcel is identified as the Gidea Park Special Character Area, with the related Conservation Area extending into the western part of the adjoining golf course which contributes to its setting. The golf course is also an SSSI. North of the A12 much of the area is identified as open space with some nature conservation sites of value (at a local and borough wide level).	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	The southern part is highly sensitive to development due to designations that apply. The northern part is less sensitive to change due to the prevalence of the modified golf course landscape but is constrained by open space designation. In the north east part the reservoirs preclude development within the most visually exposed part of the parcel. The north western part is the least sensitive to development given the prevalence of existing uses but does contribute to the continuity of the Green Belt with the land beyond. The area overall is a valuable recreational resource close to a large population.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 18

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Those parts of the parcel adjoining the northern edge of the built up area fulfil this purpose by preventing the growth of development on the north eastern side of the Metropolitan area at Romford.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	Whilst the south western part lies between the northern edges of the towns of Collier Row and Harold Hill, overall the parcel provides no contribution to this purpose.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	Most of the parcel is considered to be highly sensitive to change and designation therefore provides valuable protection from encroachment (some of which is already evident within the parcel). The hills are important landscape features within the wider context of the Metropolitan area and identified as the Havering Ridge Area of Special Character.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a recognisable sense of openness throughout much of the parcel, although this is compromised despite encroachment by significant pockets of development and inappropriate uses - notably at Broxhill Road, the area of residential development at The Mount, mobile home park off Cummings Hall Lane, a dense area of plotland development between Church Road and the M25, sporadic plotland development and storage uses along Tyesea Hill/Horseman Side on the northern boundary (outside the borough boundary) and diversified farmsteads.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Views are variable throughout the area. Vegetation cover is more pronounced in the south western part and land more open in arable areas to the north and east leading to variations in enclosure and views. The wooded hills and slopes in the south western part around Bedford Park, extending up to Havering-atte-Bower, provide a wooded backdrop in views from the area to the south of the parcel and there are occasional far-reaching southerly views from parts of this area. Views from the lanes and roads are generally contained by roadside vegetation.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges are defined along roads, with the northern boundary of the parcel being extended beyond the borough boundary (into the districts of Brentwood and Epping Forest) to Tysea Hill road as the administrative boundary does not follow defined features on the ground. The south eastern side is defined by Lower Bedfords Road, western side by Havering Road and Orange Tree Hill through Havering-atte-Bower and north eastern side by the M25. Broxhill Road and Church Road pass through the parcel and could be used to sub-divide the parcel further.	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The southern part of the parcel abuts the northern edge of Romford at Collier Row and Harold Hill. The western parcel boundary passes through the small settlement of Havering-atte-Bower which is linked to Collier Row by an almost continuous ribbon of roadside development (within Green Belt). The rest of the parcel has no clear relationship with these areas of development or principal settlements beyond the borough (Brentwood being several kilometres to the east), although the north west part of the parcel adjoins the edge of Bournebridge within Epping Forest Borough.	Very evident Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Most of the parcel lies within the Havering Wooded Hills LCA which has a varied topography and contains areas with a strong parkland character (Bedfords Park) and allow occasional long distance views to the south over London from the higher land. The character assessment recognises the detrimental influence that plotlands and piecemeal development has on the character of parts of this area. The adjoining part of the parcel contributes to the setting of the Havering-atte-Bower Conservation Area which extends somewhat south of the built up area of the village (considered to have a 'typical Essex village form').	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	The entire parcel falls within the Havering Ridge Area of Special Character. Conservation Area at Havering-atte-Bower. Extensive area of open space and site of nature conservation importance (at Metropolitan level) at Bedfords Park. Several local sites of nature conservation importance. Countryside Conservation Area at Noak Hill.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	The Land of the Fanns character assessment identifies the area as forming part of an area considered to have high landscape value and have a high sensitivity to change (this excluded the degraded area north of Church Road).	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 19

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel is separated from the built up area of Romford by parcel 20 which fulfils this role to a greater degree.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel makes no contribution to this purpose as it does not lie between towns.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	The majority of the parcel comprises farmland with a strong rural character which is protected by designation. Designation also safeguards the area from encroachment by piecemeal development within the southern part of the linear settlement of Bournebridge (within Epping Forest District) and west side of Havering-atte-Bower which lies within the north eastern and south eastern edges of the parcel respectively. The Havering part of the parcel falls within the Havering Ridge Area of Special Character.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a strong sense of openness throughout most of this parcel, except where development within parts of the old linear settlements of Bournebridge (within Epping Forest District) and Havering-atte-Bower fall within the edge of the parcel.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	A moderately open landscape of undulating farmland which allows attractive medium to longer distance views across rolling countryside with some limited inter-visibility with adjoining northern parts of parcel 13 and visual connections to the landscape north of the borough. Views more contained along developed edges of the parcel.	Contained Partial Open /extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Due to the lack of any defined features along the administrative boundary the parcel has been defined along Bournebridge Lane which is the next clear feature beyond within the Epping Forest District. The eastern boundary follows Oak Hill Road the B175 through Havering-atte-Bower; the southern boundary along Bower Farm Road and the track continuing west before turning north to follow the track, field boundaries defined by hedgerows and trees, and a woodland edge before re-joining Bournebridge Road.	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (I.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The parcel has no physical or visual relationship with principal towns, being separated from the northern edge of Romford by land within parcel 20. There is a direct relationship with the smaller settlements of Bournebridge and Havering-atte-Bower, parts of which fall within the edge of the parcel.	Very evident Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel lies within an open elevated part of the Havering Wooded Hills LCA where arable and pasture uses, within mainly medium sized fields, prevails. Vegetation cover is limited to some hedgerows, linear tree belts and copses; the openness has been increased with the depletion of field boundaries. Smaller pockets of land and paddocks create a small scale landscape context to the fringe of settlement at Bournebridge. Long linear rear plots extend west from some of the linear development at Havering-atte-Bower.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Within Havering constraints include the Havering Ridge Area of Special Character, a small area of open space and some small local sites of nature conservation interest.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	This landscape has a high sensitivity to change reflected by the Havering Ridge Area of Special Character designation.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 20

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Parcel extends around the northern side of the Romford built up area and constrains growth of this outer edge of the Metropolitan area and is therefore fundamental to this purpose.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	The western part of the parcel forms approximately half of the open area (approx. 1.8km wide overall) that separates the north western edge of Collier Row from the eastern part of Hainault (within Redbridge Borough). The designation therefore provides a substantial contribution to this purpose.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	Although there is some limited encroachment designation provides important protection to the countryside, much of which forms part of the Havering Ridge Area of Special Character.	Paramount Major Moderate Slight/Negligible None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a clear perception of openness throughout most of the parcel, with only limited encroachment from non-rural uses, the most notable being at Lower Park Farm and north end of Clockhouse Lane in the area directly north of the residential area of Havering Park within the southern central part of the parcel. Redevelopment is underway of previously developed plotland at Five Oaks Lane (within the parcel but within the Borough of Redbridge).	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Views across the area are variable due to variations in topography but are generally partially contained or open and expansive where land is elevated and vegetation is limited. There are long distance views available across the area to the Havering Wooded Hills to the north which form a backdrop.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The parcel boundaries are reasonably well defined running along the edge of a large area of woodland at Hainault Forest Country Park to the north and following the administrative boundary defined by a tree belt across Hainault Golf Course from where it follows Five Oaks Lane to join and follow the A1112 until its junction with Collier Row Road and the along Green Belt boundary following the edge of the built up area on the northern edge of Collier Row. There are no other clear opportunities to sub-divide the parcel internally along logical well-defined robust boundaries within the borough.	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The southern edge of the parcel adjoins the northern edge of Romford at Collier Row. The western edge runs close to the eastern edge of Hainault. The southern part of the parcel lies within the relatively narrow gap that separates these two built up areas. The eastern part adjoins Havering-atte-Bower.	Very evident Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel has a reasonably diverse character being characterised by a golf course and wooded and open spaces at Hainault Forest Country Park, the wooded Havering Country Park on the hills at Havering-atte-Bower (which contributes to the setting of the settlement and related Conservation Area), areas of farmland and significant areas of woodland. Some areas have an urban fringe character engendered by overgrazing and poor land management where there is evidence of scrub encroachment (most notably north of Havering Park). The country parks provide distinctive well used recreational areas close to a large number of people. The eastern part lies within the western edge of the Havering Wooded Hills LCA.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Most of the area within the parcel lies within the Havering Ridge Area of Special Character. There is open space at the Havering Country Park and some local and Metropolitan sites of nature conservation interest. The Havering-atte-Bower Conservation Area extends into the north eastern edge of the parcel. Land to the north beyond Five Oaks Lane within Redbridge is identified as a site of nature conservation importance.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	The area is considered to have a high sensitivity to change reflected by the Havering Ridge Area of Special Character designation which extends over most of the parcel that lies within the borough.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 21

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel comprises a wedge of land, around 800m-1km wide, between the edges of the built up areas of Romford and the north side of Dagenham at Chadwell Heath. Although there is a close existing relationship between these two built up areas, which have generally weakly defined edges and are almost linked by development along Collier Row Road which gives the perception of 'sprawl', the parcel overall makes a substantial contribution to this purpose. .	Paramount
		Major
		Moderate
		Slight/Negligible
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel separates Collier Row and Chadwell Heath which are in close proximity (although the ribbon of almost continuous development along Collier Row Road on the northern edge of the parcel almost links the two settlements).	None
		Paramount
		Major
		Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Whilst there is encroachment of development along the northern edge of the parcel with an absence of 'countryside' characteristics, the rest of parcel primarily contains farmland and a mineral working (presumably to be restored). Designation contributes to the protection of this area which provides a 'wedge' of semi-rural countryside between the urban areas on each side.	Slight/Negligible
		None
		Paramount
		Major
		Moderate
		Slight/Negligible
		None
		Paramount

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The openness of the area is compromised to some degree by the mineral working on the west side and ribbon of development along Collier Row Road on the northern boundary, otherwise the area has an open nature the perception of which is accentuated by the proximity of development on either side. With the exception of the development along Collier Row Road and roadside development at Marks Gate on the north west side, there is little evidence of encroachment from inappropriate development (mineral workings not being 'inappropriate' within Green Belt) and there is a clear perception of openness.	Very apparent
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	The area is generally contained by surrounding development and vegetation along the outer edges of the parcel and this restricts views across it. Footpaths provide access within the parcel in various locations and these allow views along/across it. The parcel has no clear relationship with parcel 20 to the north due to the development along Collier Row Road or to parcel 22 to the south owing to the A12 and raised land within the mineral works immediately beyond.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The western and northern boundaries are defined by the A112 and Collier Row Road although development along these routes creates a fragmented edge to the parcel. The eastern boundary is defined by the rear of housing forming the western edge of Collier Row; the southern boundary by the A12. The administrative boundary follows weak field boundaries through the centre of the parcel. There are no well-defined boundaries within the parcel.	Well defined
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (What are the principal land uses and landscape characteristics that are evident?)	There is a very strong relationship with the adjoining towns, with the land lying between the western edge of Romford and eastern edge of Dagenham at Chadwell Heath.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel forms the northern part of the Dagenham Corridor LCA which is identified as a 'highly valued landscape' as a 'green lung for surrounding populations' and contains the upper reach of the River Rom. The area is semi-rural in character; the significant area of farmland engenders a countryside character but this is eroded by the visibility of surrounding development; encroachment of development and urban fringe uses along the north/north western edge where there are signs of piecemeal encroachment into adjoining land; the large mineral workings and areas of unmanaged rough grassland/scrub. Nevertheless it provides an important 'break' between development and has public access, although limited. Vegetation cover is limited.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Local sites of nature conservation importance along watercourse in north eastern part and north of mineral workings. Conservation Area covering WWII features within mineral working site (within Barking and Dagenham Borough).	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	Despite its varied character and condition the parcel has a high sensitivity to further change. It forms a valuable open break between adjoining built up areas and an integral northern part of the Dagenham corridor which runs north-south between the two boroughs. Given its limited width it is particularly vulnerable to erosion by piecemeal/incremental development.	High
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 22

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel comprises an area varying in width between 2km on the northern side to 400m in the south, between the edges of the built up areas of Romford and the north side of Dagenham at Chadwell Heath. The wider northern part of the parcel (north of the A118 High Road) makes a substantial contribution to the fulfilment of this purpose (in conjunction with parcel 21 to the north). The narrow southern part (south of High Road has a very close existing relationship between these two built up areas and there is already a perception of 'sprawl'; this area therefore provides no contribution to this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel maintains the physical separation of the towns of Romford and Chadwell Heath which are in close proximity (as little as 400m in the southern part).	None
		Paramount
		Major
		Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	The central and western parts of the parcel are in recreational use, with the north eastern part in agricultural use and where some recognisable characteristics of countryside remain. The playing field in the southern part, whilst not countryside, does prevent encroachment into this narrow area. This use is consistent with the objective of achieving the beneficial use of land within the Green Belt.	Slight/Negligible
		None
		Paramount
		Major
		Moderate
		Slight/Negligible
		None
		None

HAVERING GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The parcel is largely free of inappropriate development and provides openness. This perception of openness is enhanced by the fact that the land provides a very significant undeveloped break between extensive urban development which is particularly apparent from the A12.	Very apparent Recognisable Limited Negligible/none
NATURE OF VIEWS (Including intervisibility with adjoining areas)	Public views across the area are generally limited, except for users of the recreational facilities. There are views from parts of the A12 where there is an appreciation of the connectivity with open land to the north (parcel 21). The raised landform of the golf course and mineral working in the north western part restricts some local views. Views in the southern part (south of the A118 High Road) are contained by surrounding development and the railway line along the southern edge; hedgerows along High Road prevent visual connectivity between the playing field and rest of the parcel to the north. There are views to taller buildings within the adjoining built up areas.	Contained Partial Open/extensive
NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges are defined by development (primarily rear gardens) on the eastern and western sides, the A12 to the north and railway line to the south. The A118 provides a clear internal boundary.	Well defined Partially defined Ill-defined Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	There is a very strong relationship with the adjoining towns, with the land lying between the western edge of Romford and eastern edge of Dagenham at Chadwell Heath.	Very evident Evident Limited Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel forms a section of the northern part of the Dagenham Corridor LCA which is identified as a 'highly valued landscape' as a 'green lung for surrounding populations'. The area has a semi-rural to urban fringe character. The area of farmland in the north east (centred on Crown Farm) has a remnant countryside character but is affected by the visibility of adjoining development. With the exception of the mineral workings the rest of the area has a recreational character of playing fields, a golf course on raised land, and allotments. Vegetation cover is particularly limited.	Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Constraints are limited and of a local nature, including open space and a local nature conservation site in the south east corner.	Substantial constraints over much of area Moderate level of constraints Few/no constraints
SENSITIVITY TO DEVELOPMENT	Whilst much of the landscape is not sensitive to development due to modified uses, the parcel forms a valuable open break between adjoining built up areas and an integral northern part of the Dagenham corridor which runs north-south between the two boroughs. Given its limited width it is particularly vulnerable to erosion by piecemeal/incremental development. Designation helps to safeguard the remnant agricultural character of the north eastern part of the parcel.	High Moderate Low Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 23

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel comprises an area varying in width (west/east) between 2.2km in the central part to 250m on the northern edge, and as narrow as 200m in a north/south direction, lying between the western edge of Romford and the east side of Dagenham at Chadwell Heath. The parcel makes no contribution to this purpose due to the fact that it is almost entirely enclosed by existing development, where there is already a perception of urban 'sprawl' and there is significant encroachment. Essentially the area comprises open space/recreational land within the urban area.	Paramount Major Moderate Slight/Negligible None
Purpose 2: To prevent neighbouring towns from merging into one another	The two towns are already almost entirely connected by existing development, and perceived to be connected. The parcel forms an open area that is contained within the built form of the towns and provides a negligible contribution to this purpose.	Paramount Major Moderate Slight/Negligible None
Purpose 3: To assist in safeguarding the countryside from encroachment	The parcel does not contain countryside, it comprises recreational land and a cemetery and some development and therefore makes no contribution to this purpose, although it does prevent encroachment of development into this narrow area. Recreational uses are consistent with the objective of achieving the beneficial use of land within the Green Belt.	Paramount Major Moderate Slight/Negligible None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The area possesses a degree of openness but is contained by surrounding development; as such there is no apparent relationship to other open land. There are extensive buildings in the southern part (school, leisure centre, and sports centre) all of which compromise openness. In the narrow northern part there is an area of industrial and residential development either side of Crow Lane which is contiguous with and indistinguishable from development within the built up area to the east; the separation of the built up area is only 250m wide at this location.	Very apparent
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views within the parcel are contained by surrounding development. There is no clear visual relationship with land within parcel 22 to the north.	Contained
		Partial
		Open/extensive
		Well defined
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The edges of the parcel are irregular and follow the Green Belt boundary around the parcel; these boundaries follow rear garden boundaries and roads and are confusing due to the encroachment of significant buildings and other development that encroaches into the parcel.	Partially defined
		Ill-defined
		Open
		Very evident
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	There is an immediate relationship between the parcel and the adjoining towns (which are effectively joined by existing development within and outside the Green Belt). The parcel is perceived as open space within the urban area.	Evident
		Limited
		Not evident
		Strong rural
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel forms a central section of the Dagenham Corridor LCA which is identified as a 'highly valued landscape' as a 'green lung for surrounding populations'. It has an urban fringe character engendered by the predominance of recreational uses, cemetery, leisure and educational buildings, residential and industrial development.	Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/ semi urban
		Substantial constraints over much of area
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Open space designation applies to most of the area. The cemetery is a local site of nature conservation importance.	Moderate level of constraints
		Few/no constraints
		High
		Moderate
SENSITIVITY TO DEVELOPMENT	In landscape and visual terms the majority of the parcel has very limited sensitivity to development. However, it is valued and well used open space, forming part of the north/south green infrastructure of the Dagenham Corridor LCA, and therefore an accessible community asset that is valued highly at a local level.	Low
		Little/None

Strategic Parcel No. 24

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel contributes to varying degrees, together with adjoining Green Belt land within Barking and Dagenham Borough, to containing the growth of the built up areas of Romford and Dagenham. The wider central parts of the area fulfil the purpose to the greatest degree as these areas are less influenced by existing 'sprawl' of the built up areas; on this basis the parcel is considered to be of paramount importance to the purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The towns of Romford and Dagenham are effectively already merged to the north (on the A124) and Rainham with Dagenham to the south (south of the A1306). The narrow wedges of land within the northern and southern parts of the parcel (in conjunction with land within the adjoining borough) therefore provide a limited local contribution to the retention of open land between the intervening parts of the adjoining towns. However the wider central part (in conjunction with Green Belt land within the adjoining borough), provides a much more significant contribution to this purpose. Most of the area is largely protected by other land use and policy constraints.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	The parcel contains only small areas characteristic of 'normal' countryside as it mainly comprises various forms of recreational land, and some small areas of development. Most of the area forms a valued recreational resource and contains natural assets and prevents encroachment of development. Recreational uses are consistent with the objective of achieving the beneficial use of land within the Green Belt.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The parcel forms a linear green corridor of variable width extending along the course of the Rivers Rom and Beam between adjoining development on the edges of Romford and Dagenham. The administrative boundary follows the rivers. The parcel contains little development except for school buildings, Breton Hall, and an area of residential development. It is therefore principally open and there is a variable sense of openness that is dependent upon the proximity and intrusion of nearby development. The openness of the corridor is interrupted by development flanking the north side of the A1112.	Very apparent
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views are variable according to the relationship of the parcel with development and vegetation cover. The corridor widens out at Eastbrookend Country Park beyond the administrative boundary within Borough of Barking and Dagenham) and views in places are more expansive particularly where there are open areas of playing fields (such as near Bretons Hall). There are visual relationships with similar land within the adjoining section of the corridor within the neighbouring authority area. Where vegetation provides enclosure areas are secluded and the adjoining built up areas, even though they may be nearby, are concealed.	Contained
		Partial
		Open/extensive
		Well defined
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The western edge of the parcel follows the administrative boundary along the watercourse. The eastern boundary follows the Green Belt boundary along the western edge of Hornchurch, defined by rear gardens of residential development and the A125 in places. A railway line bisects the centre of the parcel and the A112 crosses the southern part; both of these features provide robust internal boundaries.	Partially defined
		Ill-defined
		Open
		Very evident
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	As the parcel lies between the built up edges of Dagenham and southern Romford on the western edge of Hornchurch it has a direct relationship to Romford (with the land to the west of the parcel, within the same corridor, defining the edge of Dagenham). Where the corridor is wider (such as at Eastbrookend Country Park) the apparent relationship of the parcel with Dagenham is barely evident.	Evident
		Limited
		Not evident
		Strong rural
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel forms the southern section of the Dagenham Corridor LCA which is identified as a 'highly valued landscape' as a 'green lung for surrounding populations'. The parcel, whilst defined along the administrative boundary (the river), essentially forms part of the wider corridor which includes the land west of the river within Barking and Dagenham Borough. The whole area has a variable semi-rural to urban fringe character with the land being primarily in recreational uses, ranging from a mosaic of natural areas, informal open space and playing fields, although there is a quarry occupying an area of land south of the A112. There appears to be no actively farmed land within the parcel. There is widespread public access. A combination of reasonably level topography and high level of vegetation (including much new woodland planting) creates areas within that are surprisingly discreet given the proximity of built up areas.	Principally rural with some limited urban influences Rural with significant urban influences
		Urban fringe/ semi urban
		Substantial constraints over much of area
		Moderate level of constraints
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Much of the land is identified as open space and there are sites of nature conservation interest (of value at local and Metropolitan level) along the watercourse corridor.	Few/no constraints
		High
		Moderate
		Low
SENSITIVITY TO DEVELOPMENT	The parcel has a high sensitivity to change, being highly valued as a recreational asset accessible to the large surrounding population. It also forms a key part of the Dagenham Corridor LCA, an important corridor of green infrastructure which runs between large built up areas.	Little/None