

# Site Green Belt Assessment and Sustainability Assessment: Final Report

London Borough of Havering

Prepared by LUC, March 2018

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# Site Green Belt Assessment and Sustainability Assessment

London Borough of Havering

Prepared by LUC  
March 2018

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# Contents

<b>1</b>	<b>Executive Summary</b>	<b>1</b>
<b>2</b>	<b>Introduction</b>	<b>2</b>
	Objectives of the study	2
	Structure of this report	2
<b>3</b>	<b>Background to the Study</b>	<b>4</b>
	Green Belt within Havering	4
	National Green Belt policy	6
	Housing White Paper	7
	Green Belt guidance and case law	8
	Local Plan context	9
	Assessment sites	10
	Part 1 Green Belt Study	14
	Sustainability Assessment	16
<b>4</b>	<b>Methodology</b>	<b>17</b>
	Green Belt study	17
	Sustainability assessment	23
<b>5</b>	<b>Findings</b>	<b>28</b>
	Introduction	28
	Green Belt	28
	Sustainability assessment	34
<b>6</b>	<b>Conclusions</b>	<b>39</b>
<b>Appendix 1</b>		<b>40</b>
	Part 2 Green Belt Assessment Findings	40

# 1 Executive Summary

## Background and context

- 1.1 This report presents the findings of the site Green Belt assessment and sustainability assessment that has been carried out by LUC for the London Borough of Havering. The purpose of the study is to assess 84 sites that have been submitted to the Council for potential release from the Green Belt through the Local Plan process. Each site has been assessed in terms of the potential harm to the Green Belt that would result from its release and in terms of the sustainability of the site's location.

## Method

- 1.2 The Green Belt assessment involved four key elements of work:
- Review of the 84 potential development sites and their sub-division (where appropriate) into smaller parcels of land to facilitate assessment.
  - Assessment of the strength of potential alternative Green Belt boundaries.
  - Assessment of the contribution that each site makes to each of the Green Belt purposes identified in the National Planning Policy Framework (NPPF).
  - Assessment of the potential harm the release of land would have on the Green Belt taking account of its contribution to Green Belt purposes, effect on the wider integrity of the Green Belt and strength of revised boundaries.
- 1.3 A desk-based assessment was carried out, followed by site visits.
- 1.4 For the sustainability assessment, each site was rated as red, amber or green against 13 different sustainability criteria, which include environmental, economic and social topics. The ratings were based on GIS analysis which assessed the distance of each site from constraints (i.e. biodiversity designations) as well as features such as schools, GPs and employment centres.

## Findings

- 1.5 Out of a total of 84 sites assessed (with a total area of 849ha):
- 46 sites (total area of 682ha, which is 80.3% of the total area of the 84 sites) rated as 'high' in terms of harm to Green Belt resulting from release.
  - 21 sites (120ha, 14.1%) rated as 'moderate-high' in terms of harm to Green Belt resulting from release.
  - 9 sites (24ha, 2.9%) rated as 'moderate' in terms of harm to Green Belt resulting from release.
  - 4 sites (17ha, 2%) rated as 'low-moderate' in terms of harm to Green Belt resulting from release.
  - 4 sites (6ha, 0.7%) rated as 'low' in terms of harm to Green Belt resulting from release.
- 1.6 Where sites have been assessed as having low harm on the Green Belt if they were to be released, this does not necessarily mean that those sites should be released.
- 1.7 The sustainability assessment highlighted a wide range of red, amber and green ratings for the sites. Most of the sites scored 'red' in relation to the population and community criterion, as most of the sites are located some distance from the nearest town, district or local centres. Similarly most sites scored 'red' in relation to both the land and soil criteria, as most of the sites are on greenfield land that is potentially of high agricultural quality.

## 2 Introduction

- 2.1 LUC was commissioned by the London Borough of Havering in November 2017 to undertake a Part 2 Green Belt Study, comprising a Green Belt assessment and a sustainability assessment. This study will form an important piece of evidence feeding into the preparation of the new Local Plan which is currently underway.
- 2.2 The Part 2 study builds on the Part 1 study<sup>1</sup> that was carried out in 2016 by the Council in association with Peter Brett Associates and Enderby Associates. The Part 1 study assessed the contribution that 24 land parcels make to the Green Belt purposes, although it did not recommend alterations to the Green Belt boundaries.
- 2.3 The purpose of the Part 2 study is to undertake an independent, robust and transparent assessment of 84 sites that have been submitted to the Council for potential release through the Local Plan process. This includes an assessment of the performance of the sites in relation to the purposes that the Green Belt designation is expected to fulfil and an assessment of the sustainability of their location.

### Objectives of the study

- 2.4 The detailed objectives of the two key elements of the study are:

#### Green Belt Assessment

- Appraise the sites against the **nationally defined purposes of the Green Belt** as set out in the NPPF, ensuring consistency with the Part 1 Green Belt assessment.
- Identify where **defensible Green Belt boundaries** could be drawn (in line with national policy and guidance) if the proposed sites were removed from the Green Belt.
- Provide clear conclusions on the potential degree of harm that may occur if the sites were released from the Green Belt, taking into account the contribution of the sites to the Green Belt purposes, the potential impact on the wider integrity of the Green Belt and the **strength of revised boundaries**.

#### Sustainability Assessment

- Identify the **environmental constraints** to development and assess the sustainability of the sites in relation to these constraints.
  - Assess the **accessibility of the sites** in terms of proximity to key services and facilities e.g. education, transport, health, retail and leisure services.
- 2.5 It is not the purpose of this report to identify potential sites of suitability for housing development, rather to present the evidence in relation to Green Belt and sustainability factors for the Council to consider as part of the preparation of the Local Plan.

### Structure of this report

- 2.6 The remainder of this report is structured as follows:
  - **Chapter 3** provides more detail about the background to and context for this study.

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<sup>1</sup> Havering Local Plan 2016-2031 Green Belt Study (2016).

- **Chapter 4** describes the assessment methodology.
- **Chapter 5** summarises the findings of the study.
- **Chapter 6** sets out recommendations and explains the next steps.

2.7 **Appendix 1** provides the Green Belt assessment findings of this Part 2 study.

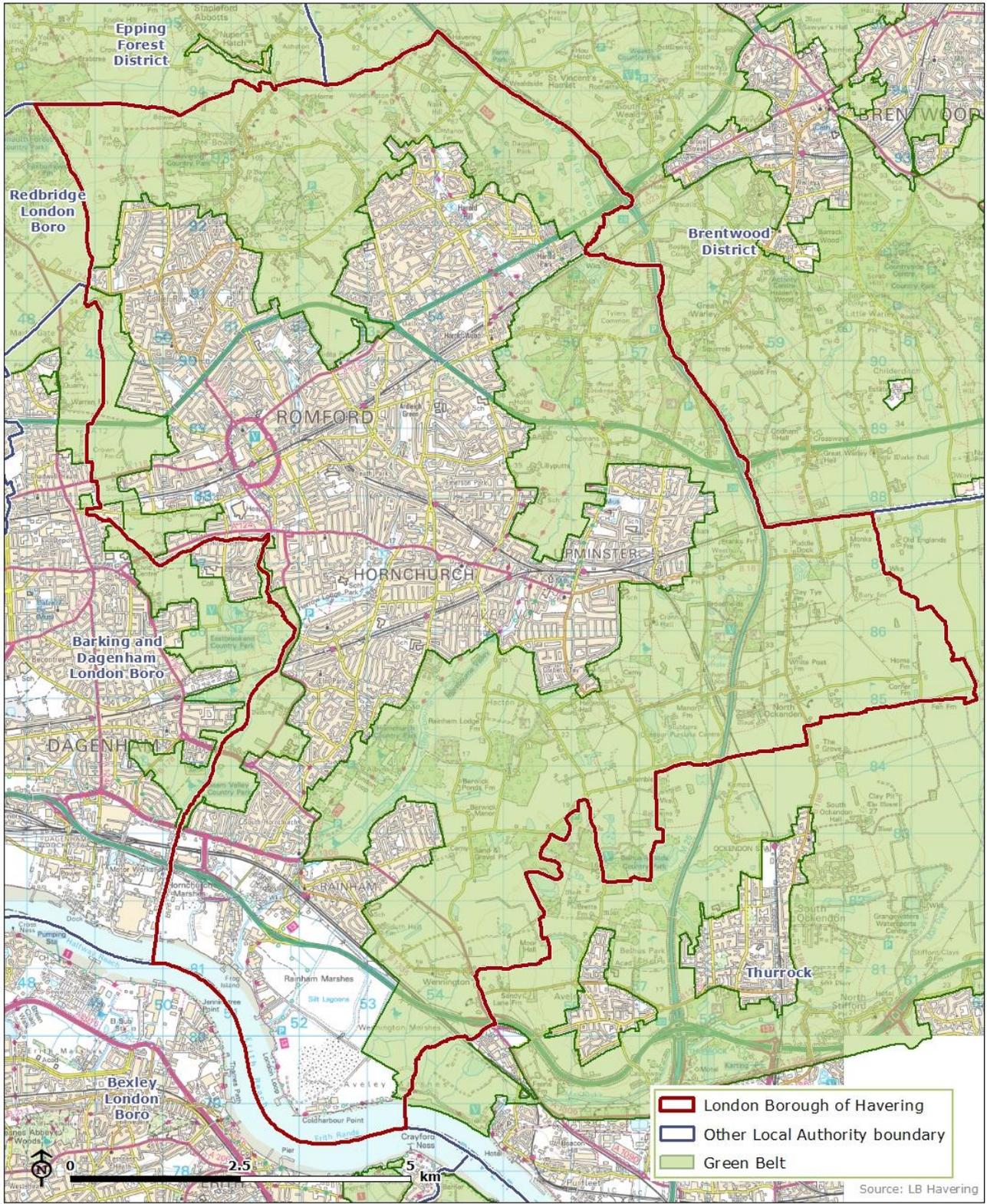
## 3 Background to the Study

- 3.1 This chapter sets out the context for the study in terms of origin and extent of the Metropolitan Green Belt. This is followed by a review of the National Green Belt policy and practice guidance which has shaped the approach to the assessment.

### Green Belt within Havering

- 3.2 56% of the London Borough of Havering lies within the Metropolitan Green Belt, as shown in **Figure 3.1** at the end of this section. It has played a key role in preventing urban sprawl, and in particular preventing east London from merging with urban areas in Essex and more locally protecting the Dagenham corridor. The Part 1 Green Belt study provided a description of the Green Belt in Havering and its history, summarised below.
- 3.3 The Green Belt was designated in 1938 by the London County Council as part of the creation of a Green Belt around London. The Green Belt within Havering has been altered twice since the 1957 Initial Development Plan. This first alteration was a result of the Council taking full account of the housing supply and demand issues. It was considered there were exceptional circumstances that justified the revision of the Green Belt Boundary and in 1993, as part of Havering's Unitary Development Plan, the boundary was amended to include five additional sites within the Green Belt. The second revision, which took place in 2008 as part of the Local Development Framework, involved the removal of three sites from the Green Belt following the Council considering there to be exceptional circumstances.
- 3.4 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. 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.

**Figure 3.1: Extent of GB within the Borough**



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## National Green Belt policy

- 3.6 The principle of maintaining a ring of open country around cities can be traced back to the 16th century when Elizabeth I forbade any building on new sites within three miles of the city gates of London. This was motivated by public health reasons, to prevent the spread of the plague, and to ensure a constant supply of food for the metropolis.
- 3.7 The importance of these considerations was later recognised by Ebenezer Howard, a pioneer of British town planning, in his 1898 book *Tomorrow: a Peaceful Path to Real Reform* in which he referred to “*an attractive setting within the town could develop and which would maintain, close at hand, the fresh delights of the countryside - field, hedgerow and woodland*”.
- 3.8 The only mechanism available at the time to realise this vision, however, was the acquisition of land by public authorities. In 1935 the London County Council Regional Planning Committee therefore put forward a scheme “*to provide a reserve supply of public open spaces and of recreational areas and to establish a Green Belt or girdle of open space lands, not necessarily continuous, but as readily accessible from the completely urbanised area of London as practicable*”. This arrangement was formalised by the 1938 Green Belt (London and Home Counties) Act.
- 3.9 In 1955, Government Circular 42/55 codified Green Belt provisions and extended the principle beyond London. This was replaced by Planning Policy Guidance 2 in 1988 and in 2012, the Government replaced PPG2 with paragraphs 79–92 of a new National Planning Policy Framework (NPPF). This has since been supplemented by relevant National Planning Policy Guidance (NPPG).
- 3.10 Paragraph 79 of the NPPF states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”. This is elaborated in NPPF paragraph 80, which states that Green Belts should serve five purposes, as set out in **Box 3.1** below. The NPPF does not infer that any differential weighting should be applied to the five purposes.

### **Box 3.1: The Purposes of Green Belt (Paragraph 80 of the NPPF)**

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 special character of historic towns.

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 3.11 Paragraph 82 of the NPPF indicates that, if proposing a new Green Belt, local planning authorities should:
- demonstrate why normal planning and development management policies would not be adequate;
  - set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
  - show what the consequences of the proposal would be for sustainable development;
  - demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
  - show how the Green Belt would meet the other objectives of the Framework.
- 3.12 The NPPF emphasises in paragraph 83 that Local Planning Authorities should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. It goes on to state that:

*"Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period".*

- 3.13 Paragraph 84 of the NPPF states that when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. In particular, they should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
- 3.14 The NPPF also states in para 85 that when defining boundaries, local planning authorities should:
- *"ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
  - *not include land which it is unnecessary to keep permanently open;*
  - *where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
  - *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
  - *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."*
- 3.15 Current guidance therefore makes it clear that the Green Belt is a strategic planning tool designed primarily to prevent the spread of development and the coalescence of urban areas. To this end, land should be designated because of its position, rather than its landscape quality or recreational use. However, the NPPF states that:
- "local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land" (Paragraph 81).*
- 3.16 Neither the NPPF nor the NPPG provides any specific advice regarding the methodology for undertaking Green Belt Assessments.

## Housing White Paper

- 3.17 As part of its recent White Paper on housing policy (*Fixing our broken housing market*, February 2017), the Government has proposed amendments to the NPPF to make the circumstances in which Green Belt boundaries can be amended more 'transparent'. It makes no reference to Green Belt assessments in this context. Local authorities will only be able to alter Green Belt boundaries after they have *"examined fully all other reasonable options for meeting their identified development requirements"*. In particular, they will have to give consideration to suitable brownfield sites, estate regeneration, underused and public sector land, and whether their development needs can be met by neighbouring authorities. At the time of writing, the draft revised NPPF has been published for consultation and the proposed new paragraph 136 sets out this requirement.
- 3.18 If local authorities are able to meet these conditions, they will also be required to 'offset' the removal of land from the Green Belt by way of *"compensatory improvements to the environmental quality or accessibility of remaining Green Belt land"*. This refers to the wider benefits that Green Belts can deliver e.g. for access, sport, recreation, flood alleviation, ecology,

landscape and visual amenity etc. This requirement is set out in the proposed new paragraph 137 of the draft revised NPPF.

- 3.19 The White Paper also proposes that national policy will make it clear that when carrying out a Green Belt Review, local planning authorities should look first at using any Green Belt land which has been previously used and/or which surrounds transport hubs. This requirement is reflected in the proposed new paragraphs 136 and 137 of the draft revised NPPF.

## Green Belt guidance and case law

- 3.20 As noted above, neither the NPPF nor National Planning Practice Guidance provides guidance on how to undertake Green Belt reviews. A recent Planning Advisory Service (PAS) Advice Note<sup>2</sup> and another produced by the Planning Officers Society<sup>3</sup> provide useful discussion of some of the key issues associated with assessing Green Belt.
- 3.21 The PAS Guidance<sup>2</sup> considers the way in which the five purpose of Green Belt should be addressed, as follows:
- **Purpose 1: To Check the Unrestricted Sprawl of large built up areas** – this should consider the meaning of the term 'sprawl' and how this has changed from the 1930s when Green Belt was conceived.
  - **Purpose 2: To Prevent Neighbouring Towns from merging into one another** - assessment of this purpose will be different in each case and a 'scale rule' approach should be avoided. The identity of a settlement is not determined just by the distance to another settlement; instead the character of the place and the land between settlements must be acknowledged. Landscape Character Assessment is therefore a useful analytical tool to use in undertaking this purpose.
  - **Purpose 3: To assist in safeguarding the countryside from encroachment** - the most useful approach for this purpose is to look at the difference between the urban fringe and open countryside. As all Green Belt has a role in achieving this purpose, it is difficult to apply this purpose and distinguish the contribution of different areas.
  - **Purpose 4: Preserving the Setting and Special Character of Historic Towns** – this applies to very few places within the country and very few settlements in practice. In most towns, there is already more recent development between the historic core and the countryside.
  - **Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land** – the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. The value of various land parcels is unlikely to be distinguished by the application of this purpose.
- 3.22 It also states that the assessment of the performance of Green Belt should be restricted to the Green Belt purposes and not consider other planning considerations, such as landscape, which should be considered in their own right as part of the appraisal and identification of sustainable patterns of development.
- 3.23 The Planning Advisory Service has updated its 'Plan Making Question and Answer' advice with regard to the assessment of Green Belt within Local Plans<sup>4</sup>. It advises that Green Belt Reviews should be considered in the context of its strategic role. This indicates that Green Belts should not necessarily be just reviewed for each authority, and could include a joint methodology.

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<sup>2</sup> Planning on the Doorstep: The Big Issues – Green Belt, Peter Brett for Planning Advisory Service (February 2015).

<sup>3</sup> Approach to Review of the Green Belt, Planning Officers Society (March 2015).

<sup>4</sup> <http://www.pas.gov.uk/pm-q-a-green-belt#Q>: When should you carry out a Green Belt review?

3.24 The Planning Officers Society guidance<sup>3</sup> states:

- As per Paragraph 79 of the NPPF “*the essential characteristics of Green Belts are their openness and their permanence*”. Although Green Belts will contain land which is of high quality in terms of valued landscapes its purpose is not to protect such features but to keep land within that designation permanently open. The guidance identifies that openness within the Green Belt should not be confused with landscape character of that area.
- Parcels of land around the inner edge of the Green Belt should be identified and delineated for assessment. To the greatest extent possible, each should have clearly defined boundaries using recognisable features.
- Any review of the Green Belt should be taken in line with the aims of the NPPF with specific emphasis on the delivery of sustainable development and supportive infrastructure. Any land which is removed from the Green Belt for development will be in locations in which the case for sustainable development outweighs the assessment of this land in terms of the five Green Belt purposes. Sustainability of these areas will need to be addressed in terms of social (e.g. local open space provisions), economic (e.g. transport capacity) and environmental (e.g. impacts on biodiversity and efficient land use) considerations. From the consideration of these elements a new Green Belt area will emerge and this may require expansions of the original established boundaries of the designation to compensation for any development sites which are released.

3.25 It is also considered appropriate that relevant Inspector’s reports (from the Independent Examination of Local Plans) and case law should be used to inform the approach used to a Green Belt Review or Assessment. For example, Inspectors have commented that:

- Green Belt studies should be “*fair, comprehensive and consistent with the Core Strategy’s aim of directing development to the most sustainable locations*”. Green Belt reviews should be ‘comprehensive’ rather than ‘selective’.<sup>5</sup>
- Green Belt studies should make clear “how the assessment of ‘importance to Green Belt’ has been derived” from assessments against the individual purposes of Green Belt.<sup>6</sup> Such assessments against the purpose should form the basis of any justification for releasing land from the Green Belt.<sup>7</sup>
- In reviewing land against the purposes, Green Belt studies should consider the reasons for a Green Belt’s designation as they are related to the purposes.<sup>8</sup>

3.26 Green Belt studies should “take account of the need to promote sustainable patterns of development, as required by paragraph 85 of the NPPF [even if] such an exercise would be carried out through the SEA/SA process.”<sup>9</sup>

## Local Plan context

3.27 The Council is currently preparing a new Local Plan for the London Borough of Havering which, when adopted, will replace the Core Strategy and Development Control Policies document which was adopted in 2008 as part of the Council’s Local Development Framework (LDF). Consultation on the most recent Proposed Submission (Regulation 19) version of the new Local Plan took place between August and September 2017.

3.28 The first part of the Local Plan sets out the overall spatial strategy for the Borough, but it does not allocate specific sites for development. Site allocations will instead be included in the forthcoming Site Specific Allocations Local Plan. The 84 sites that are assessed in this study have all been put forward by promoters wishing them to be considered for allocation in the Local Plan. All of the sites considered in this study are located within the Green Belt.

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<sup>5</sup> Inspector’s report (A Thickett) to Leeds City Council (September 2014).

<sup>6</sup> Inspectors’ Letter (L Graham) to Cambridge City and South Cambridgeshire Councils (May 2015).

<sup>7</sup> Inspector’s interim findings (H Stephens) to Durham City Council (November 2014).

<sup>8</sup> Inspector’s interim findings (H Stephens) to Durham City Council (November 2014).

<sup>9</sup> Inspectors’ Letter (L Graham) to Cambridge City and South Cambridgeshire Councils (May 2015).

## Assessment sites

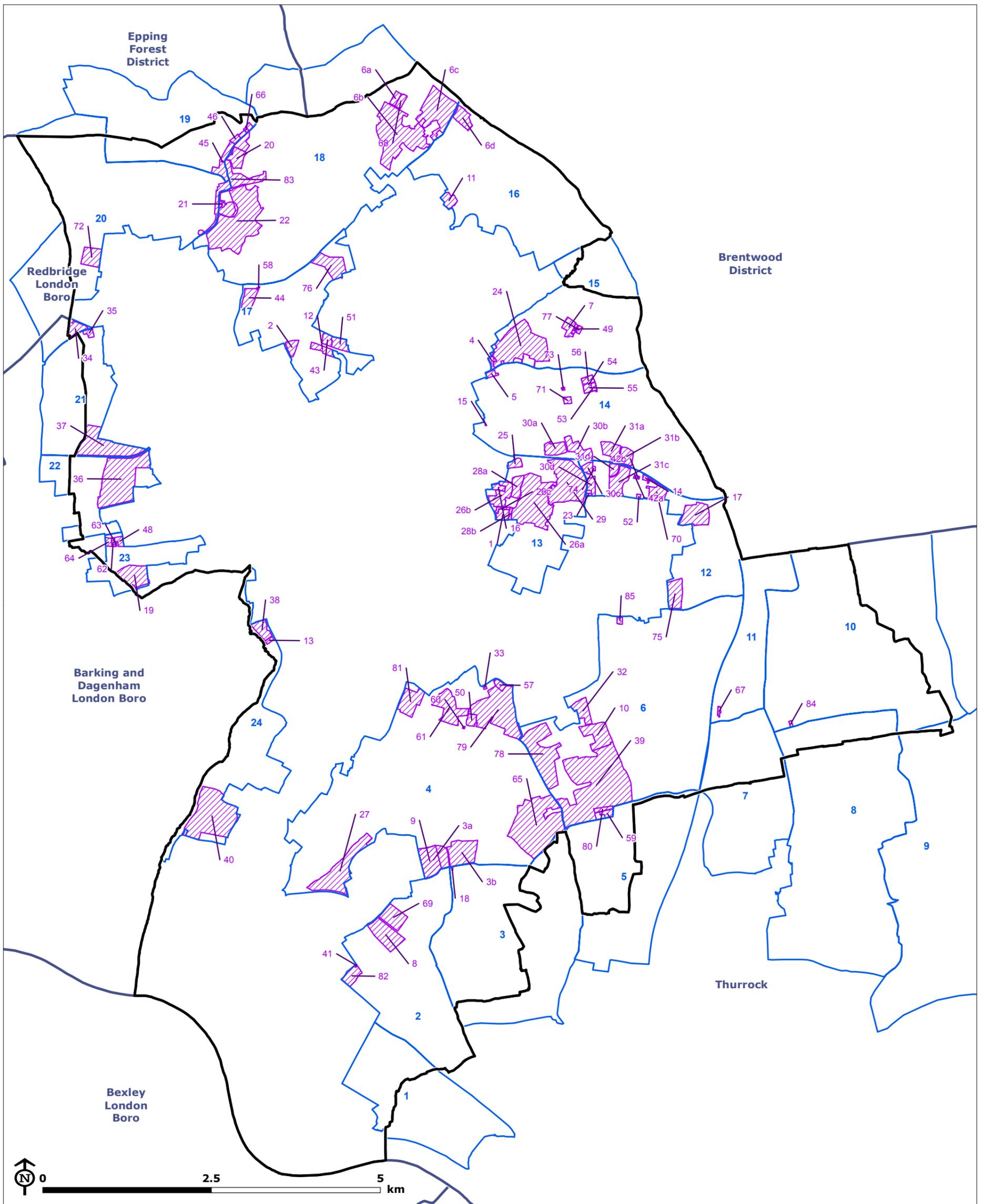
3.29 **Table 3.1** below lists the 84 sites that are the subject of the Part 2 Green Belt and sustainability assessment. Their locations are mapped in **Figure 3.** at the end of this section. The sites are all located within the Green Belt and have been put forward for a variety of uses, mainly residential development. Please note there is no GB47 as this site has been withdrawn.

**Table 3.1 Sites included in this assessment**

Green Belt sites	Location	Size (ha)	Proposed use
GB1	Lillyputts Farm, Hornchurch	2.73	Housing (30-80 dwellings)
GB2	Land off Heath Drive	2.93	Residential
GB3	Manor Fields, Rainham	29.21	Mineral Extraction/Reclamation and Restoration back to agriculture
GB4	Squirrels Heath Road (North)	1.22	Retain Parcel A as informal grassland but with enhancements to existing pedestrian access routes
GB5	Squirrels Heath Road (South)	1.29	Housing (60 dwellings) and Public Open Space
GB6	Land at Hill Farm	68.12	Housing and Employment Land
GB7	Upminster Garden Centre	3.51	Residential (75 dwellings), Retail, Office, Leisure, Warehousing, Industrial, Cultural and Community
GB8	South Hall Farm	12.65	Residential, Leisure (300 - 400 dwellings)
GB9	Berwick Ponds Farm	11.08	Residential, leisure
GB10	Great Sunnings Farm	11.4	Residential, Leisure (300-400 dwellings)
GB11	Quarles Campus, Havering College	3.75	Residential (85 - 125 dwellings), Leisure
GB12	Land North of Romford Golf Club	3.09	Housing, education, employment
GB13	Upper Rainham Road	0.71	Residential
GB14	Doriston, Southend Arterial Road	0.52	Housing (14 two-bedroom sheltered or affordable homes)
GB15	Plot 231, Prospect Road	0.04	Housing
GB16	Land at Copthorne Gardens	1.54	Housing (30 dwellings)
GB17	Land east of Moor Lane	11.78	Mixed use, Residential, Cultural and Community (100 dwellings)
GB18	Redbrick Cottages, Warwick Lane	0.06	Limited infilling
GB19	Wood Lane, Rush Green	11.29	Residential (385 dwellings)
GB20	North Road, Havering-atte-Bower	5.4	Residential (10 -15 dwellings)
GB21	Orange Tree Farm	0.45	Leisure, residential (5-7 dwellings), cultural community
GB22	Orange Tree Hill	47.27	Leisure, cultural community
GB23	Hall Lane, Upminster	0.28	Housing
GB24	Little Paddocks Farm	33.68	Housing (over 500 dwellings), Leisure, cultural and community, public open space
GB25	Lincoln Close, Hornchurch	2.33	Residential (66 dwellings)
GB26	Parcels to the East of Hornchurch	42.29	Residential (210 homes)
GB27	New Road, Rainham	22.9	Mixed use- 50% Residential (200 - 300 homes)
GB28	Land at Lillyputts Farm	5.17	Residential

Green Belt sites	Location	Size (ha)	Proposed use
GB29	Chapmans Farm, Upminster	28.23	Residential (849 dwellings)
GB30	Land at Chapmans Farm	16.59	Residential (495 dwellings)
GB31	Chapmans Farm (Site 3)	21.45	Residential (642 dwellings)
GB32	Land north of Ockendon Road	6.44	Housing (175 dwellings)
GB33	Gaynesborough, Little Gaynes Lane	0.21	Residential
GB34	Collier Row Road (North)	4.01	Residential (55 dwellings)
GB35	Gobions Farm	1.32	Residential (40- 55 dwellings)
GB36	London Road (North)	36.92	Leisure, Residential (600- 700 dwellings)
GB37	Land North of A12	22.54	Residential (360 dwellings)
GB38	Upper Rainham Road (West)	4.84	Residential (250 dwellings)
GB39	Bush Farm Corbets Tey	79.91	Housing, with the potential to include a new school and/or other community facilities (1,186 dwellings)
GB40	Land at Mardyke Farm	38.55	Housing (1,500 homes)
GB41	Wennington Road	0.04	Housing
GB42	Brookmans Park Drive	0.26	Gypsy and Traveller Site
GB43	Land at Meadow Farm	2.24	Residential - 150 dwellings
GB44	Risebridge Chase (West)	4.87	Residential
GB45	South of Dame Tipping Primary School	0.06	Residential
GB46	North Road (West)	1.1	Residential
GB48	West of Crowlands Yard	1.47	Industrial/residential
GB49	Tudor Oak, Nags Head Lane	0.53	Building and Residential use
GB50	Park Corner Farm Hacton	2.28	E.g. Affordable housing, school, hospital, medical centre
GB51	Eastern Avenue East (North)	3.85	Residential and leisure
GB52	Oak Royal Nurseries	0.36	Residential
GB53	Tomkyns Manor (South East of Site)	0.84	Residential (1 dwelling)
GB54	Tomkyns Manor (Complete Site)	4.24	Residential (10-12 dwellings), Leisure
GB55	Tomkyns Manor (South of Site)	2.43	Residential (6-8 dwellings), Leisure
GB56	Tomkyns Manor, (North of Site)	1.81	Residential (4-6 dwellings), Leisure
GB57	Little Gaynes Lane, Upminster	1.73	Residential
GB58	Rear of 74 Lower Bedfords Road	0.09	Residential
GB59	Bramble Farm, Bramble Lane	1.69	Residential
GB60	Car Park White Hart House	0.1	No immediate plans to build / Residential
GB61	Land at Hacton Lane	13.71	Mineral Extraction /Residential (flexible)
GB62	198 Crow Lane	0.64	Residential
GB63	188a Crow Lane	0.14	Residential
GB64	Land adjacent Raven Close	1.11	Residential (110 dwellings)
GB65	Damyns Hall Aerodrome	47.89	No immediate plans to build / Residential
GB66	Home Farm, North Road	0.3	Residential, 2-3 dwellings
GB67	Old Coach House, Ockendon Road	0.55	Residential
GB68	Orange Tree Kennels	1.94	Residential
GB69	Lambs Lane North (South East)	8.64	Residential
GB70	Old Gailey Park, RM14 1TJ	4.97	Residential
GB71	Great House, Hall Lane	1.11	Residential

Green Belt sites	Location	Size (ha)	Proposed use
GB72	Lodge Lane (West)	7	Residential (care village)
GB73	Long Meadow Farm	0.16	Residential
GB74	Bird Lane (North)	0.27	Residential
GB75	St Mary's Lane	8.67	Residential
GB76	Upper Bedfords Farm	10.72	Residential
GB77	Tylers Hall Farm	0.66	Residential
GB78	Harwood Livery	27.46	Any development
GB79	Little Gaynes Lane (South)	35.6	Residential
GB80	Bush Farm, Bramble Lane	1.5	Residential or recreational
GB81	St. Georges Hospital	10.01	Residential
GB82	Wennington Road (West)	4.62	Residential
GB83	Havering-Atte-Bower Village	32.53	Village proposal
GB84	Fen Lane (East)	0.36	Residential
GB85	Land to the south of St Mary's Lane	0.76	Residential (care village)



- London Borough of Havering
- Other Local Authority boundary
- Green Belt
- Green Belt parcel (Stage 1)
- Assessment site

**LB HAVERING  
GREEN BELT  
STAGE 2 REVIEW**

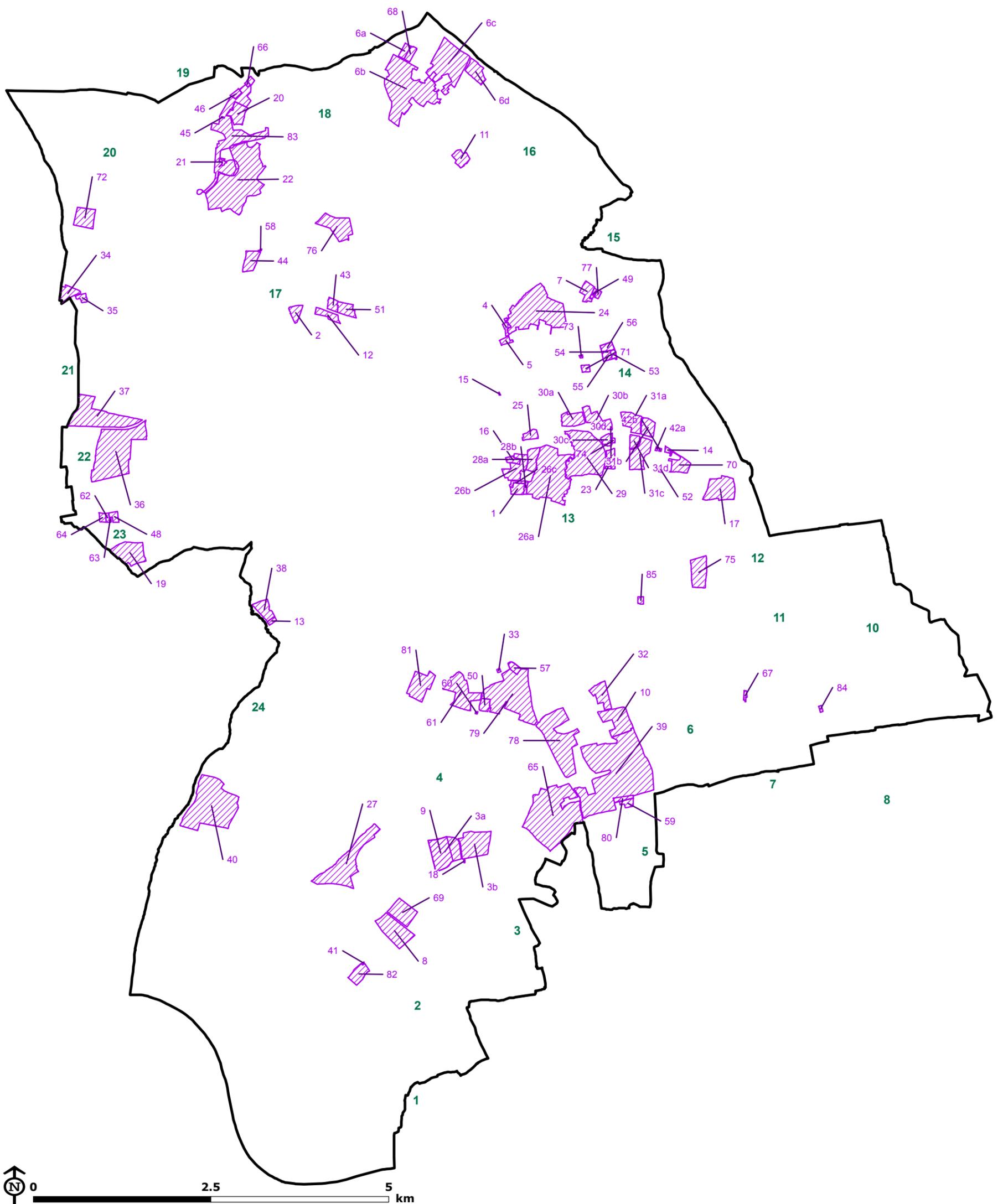
**Figure 3.2: Location of Sites**

Source: LB Havering, DCLG

Map Scale @A3: 1:55,000

## Part 1 Green Belt Study

- 3.30 A Part 1 Green Belt study was undertaken by the Council and published in 2016. The Part 1 study aimed to assess whether the Green Belt is fit for purpose, in order to inform decisions in the Local Plan. It assessed the full extent of the Green Belt in the borough.
- 3.31 Although all five purposes of the Green Belt were looked at as a starting point, the Part 1 study assessed the first three purposes in more detail. This does not reduce the validity of the study – the fourth purpose was not a key feature of the assessment because the Borough does not contain historic towns, and the fifth purpose cannot be assessed on a site-by-site basis. To aid the assessments, the Green Belt in the borough was divided into 24 strategic parcels. The parcels were assessed based on a desk-based review and site visits. A performance value was attributed to the parcels for each purpose, based on predefined criteria. These criteria were used to establish whether development would fundamentally, substantially or significantly impact on the Green Belt purpose. The overall value to the Green Belt was 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.
- 3.32 The study found that all 24 parcels make a contribution to Green Belt purposes, with 19 of the 24 Green Belt parcels making a fundamental contribution to the Green Belt purposes. A further four parcels were found to make a high or moderate/high contribution and only one parcel was found to make a low contribution. However, this parcel provides valuable recreational uses in line with the objectives of the Green Belt. The Part 1 study did not make recommendations regarding alterations to the Green Belt.
- 3.33 This Part 2 study builds on the Part 1 study. The Part 1 study was a strategic analysis of the performance of the Green Belt, while this Part 2 study is a detailed appraisal of the potential harm of removing specific sites from the Green Belt.
- 3.34 The findings of the Part 1 study are shown in **Figure 3.3** overleaf. The results of the Part 1 study are overlaid with the 84 sites considered in his assessment.



- London Borough of Havering
- Assessment site

**Overall Green Belt value (Purpose 1-3)**

- Fundamental
- High
- High/Moderate
- Low

Note:  
Map based on Map 1 of the 'Green Belt Study 2016' report.  
Source: LB Havering

**LB HAVERING  
GREEN BELT  
STAGE 2 REVIEW**

**Figure 3.3: Findings of Stage 1  
Green Belt Assessment**

Map Scale @A3: 1:55,000

## Sustainability Assessment

- 3.35 As part of this Part 2 Green Belt Study, a sustainability assessment of the 84 sites has been carried out. The methodology used for this part of the study is described in **Chapter 4**. The purpose of the sustainability assessment is to help inform the Council's response to consultees proposing sites within the Green Belt.
- 3.36 This sustainability assessment differs from the formal Sustainability Appraisal (SA) that is being carried out in relation to the emerging Local Plan and does not seek to address the requirements of the Strategic Environmental Assessment (SEA) Regulations. The sustainability assessment provides high level information about the environmental constraints affecting each site and about the level of access that each site provides to services and facilities such as schools, GPs and employment centres. If any of the 84 sites are considered by the Council to be 'reasonable' options for allocation in the forthcoming Site Specific Allocations Local Plan, they will need to be subject to a formal SA (incorporating SEA) process as part of the SA/SEA of that Plan.
- 3.37 The methodology used for the formal Local Plan SA is expected to differ from this sustainability assessment, as it will have a wider scope (also covering the policy options being considered for the Local Plan) and because it must meet the specific requirements of the Strategic Environmental Assessment Regulations. Therefore, the findings of this assessment may differ from the findings of any future SA work in relation to these site options. However, the approach taken to the sustainability assessment in this study has been designed with the SA in mind to ensure consistency where possible (as described in **Chapter 4**).

## 4 Methodology

- 4.1 This chapter describes the approach that has been used to undertake the Green Belt Study and the sustainability assessment. There is no defined approach set out in national guidance as to how Green Belt assessments should be undertaken. The approach that has been taken to this study is based on LUC's extensive experience of undertaking Green Belt assessments for numerous authorities in different parts of the country, many of which have been tested through Examination and found to be robust.

### Green Belt study

- 4.2 This Green Belt study involved four key elements of work, as follows:
- 1) Review of the 84 identified potential development sites and their sub-division (where appropriate) into smaller parcels of land to facilitate assessment.
  - 2) Assessment of the strength of potential alternative Green Belt boundaries.
  - 3) Assessment of the contribution that each site makes to each of the Green Belt purposes identified in the NPPF.
  - 4) Assessment of the potential harm the release of land would have on the Green Belt taking account of its contribution to Green Belt purposes, effect on the wider integrity of the Green Belt and strength of revised boundaries.
- 4.3 The key assessment elements and the format of the outputs are explained in more detail below.

#### 1: Subdivision of Assessment Sites

- 4.4 Some sites submitted to the Council were made up of multiple sites. Where this was the case, each sub-site has been given a separate reference number (for example a, b, c or d). In addition, where initial analysis found significant variations within a site in terms of the relationship between settlement(s) and countryside, resulting in distinctions in terms of contribution to Green Belt purposes and the degree of potential harm to the Green Belt, this is made clear in the commentary but an overall rating is given assuming that the whole site is released from the Green Belt.

#### 2: Assessment of Potential Alternative Boundaries

- 4.5 The nature of a boundary in comparison to the existing Green Belt edge, or potential alternative boundaries within or outside of the site is a consideration when determining whether a site boundary is "*readily recognisable and likely to be permanent*" (NPPF paragraph 85), and will in turn affect the impact that release of the site might have on adjacent Green Belt.
- 4.6 Features considered to constitute strong potential Green Belt boundaries include natural features such as substantial watercourses and water bodies, and man-made features such as motorways, A and B roads and railway lines. Less prominent or less permanent features such as walls, hedgerows, tree lines, streams and ditches are considered to constitute moderate strength boundaries, and edges lacking any clear definition on the ground form weaker boundaries.
- 4.7 The suitability of an alternative Green Belt boundary also depends on its relationship with existing boundaries in terms of the resulting form. An overly extended or convoluted shape is likely to cause greater harm than a simpler, more direct alignment in terms of its impact on the relationship between built development and open countryside. For each of the sites, commentary is provided on the nature of the existing boundary and any potential alternatives.

### 3: Assessment of Green Belt Contribution

- 4.8 The assessment analysed how each of the identified sites perform against each of the Green Belt purposes, with the exception of the fifth purpose - the encouragement of recycling of derelict and other urban land to assist in urban regeneration.
- 4.9 The fifth purpose was not assessed as part of this study as measuring accurately the extent to which individual sites contribute to this process of recycling of derelict and other urban land is problematic. While it would be possible to undertake a spatial analysis of the supply brownfield land relative Green Belt parcels (at conurbation, authority, settlement, Housing Market Area or Strategic Green Belt Areas scales), there are significant concerns about the validity of any judgements based on the results. It is not possible to identify and measure a causal link between the policy restraint in a particular Green Belt site and the recycling of urban land elsewhere, in part reflecting the complexity of the development process, the locational requirements of different types of development and variations in the property market over time. The approach taken in this study, of therefore not assessing sites against the fifth Green Belt purpose, has been taken widely elsewhere and accepted by Planning Inspectors.
- 4.10 This Study therefore acknowledges that Purpose 5 is important and should be afforded equal weight with Purposes 1-4, but that it is not possible to assess the performance of Purpose 5 on a site by site basis.
- 4.11 All four assessed Green Belt purposes are considered to relate to the relationship between the land area in question, developed land and the countryside. This relationship is influenced by the location of the site, the extent of openness within it and the role of physical elements, including boundary features, in either separating the site from, or connecting it to, built-up areas and the wider countryside. A summary of the key criteria considered for each respective purpose are summarised in the following tables. The assessment criteria used to undertake the assessment of contribution to the Green Belt purposes are broadly consistent with the assessment approach used for the Part 1 Green Belt review, albeit the scope of the two studies differ. The Part 1 study provides a review of the performance of the whole of the Green Belt (assessed in individual parcels) against the NPPF purposes. This Part 2 study assesses the contribution of *individual* sites to the Green Belt purposes and the *potential harm of their release*.

#### **Purpose 1: Checking the unrestricted sprawl of large built-up areas**

- 4.12 It is possible to argue that all Green Belt prevents the unrestricted sprawl of large built up urban areas, because that is its principal purpose as a strategic planning designation. However, the Study requires one area to be distinguished from another in terms of the extent to which they perform this purpose. This requires a detailed, site specific assessment against this strategic purpose.

#### *Definition of 'Sprawl'*

- 4.13 There is no clear definition of what constitutes urban sprawl. The PAS guidance states in relation to Purpose 1:
- "The terminology of 'sprawl' comes from the 1930s when Green Belt was conceived. Has this term changed in meaning since then? For example, is development that is planned positively through a local plan, and well designed with good masterplanning, sprawl?"*
- 4.14 The guidance emphasises the variable nature of the term 'sprawl' and questions whether positively planned development constitutes 'sprawl'. The RTPi Research Briefing No. 9 (2015) on Urban Form and Sustainability is also not definitive on the meaning of sprawl:
- "As an urban form, sprawl has been described as the opposite of the desirable compact city, with high density, centralised development and a mixture of functions. However, what is considered to be sprawl ranges along a continuum of more compact to completely dispersed development. A variety of urban forms have been covered by the term 'urban sprawl', ranging from contiguous suburban growth, linear patterns of strip development, leapfrog and scattered development."*

- 4.15 Urban sprawl is defined according to the Oxford Dictionary as “*spreading out of built form over a large area in an untidy or irregular way*”. Given this definition, land immediately adjacent to the large built up area is likely to contribute to this purpose, as it provides the boundary and zone of constraint to urban expansion. Nevertheless it should be recognised that sprawl as described can be equally damaging to the overall integrity of the Green Belt, wherever it may arise.
- 4.16 Whilst definitions of sprawl vary, the implication of the terminology is that planned development may not contravene this purpose. However, in assessing the contribution land makes to preventing sprawl, no assumptions about the form of possible future development can be made, so the role a land area plays will be dependent on its relationship with a large built-up area.

*Assessment criteria*

- 4.17 The land needs to have a relationship with a large built-up area to make a contribution to this purpose. Where land has a relationship with the edge of a large built-up area, the strength of its contribution will be greater if it has a stronger relationship with the surrounding countryside than with the urban area, and lacks urbanising influences. Conversely a site will make a weaker contribution to this purpose if it: has a stronger relationship with the adjacent large built-up area than with the wider countryside; lacks proximity to the built-up area; or is already developed.
- 4.18 In line with the methodology used in the Part 1 Green Belt Study, the large built up areas considered within the assessment of Purpose 1 included:
- Havering – including Romford and adjacent settlements
  - Brentwood
  - Barking and Dagenham
  - Thurrock built-up area
- 4.19 Key questions asked in relation to purpose 1, the prevention of sprawl of large, built-up areas, are:
- Does the site lie in adjacent to, or in close proximity to the large built up area?
  - To what extent does the site contain existing urban sprawl?
  - To what extent does the site exhibit the potential for sprawl? i.e. Does land relate sufficiently to a large built-up area for development within it to be associated with that settlement or vice versa?
  - Does land have a strong enough relationship with the large built-up area, and a weak enough relationship with other Green Belt land, to be regarded more as infill than expansion?

<b>Purpose 1: Check the unrestricted sprawl of large built up areas</b>	
Development/land-use: less development = stronger contribution	
Location: closer to settlement = stronger contribution	
Separating features: stronger relationship with countryside than settlement = stronger contribution	
Connecting features: weaker relationship between settlement and countryside = stronger contribution	
<p>Stronger Contribution</p> 	<p>The site is adjacent to the large built-up area but relates strongly (both physically and visually) to the wider countryside – development would represent significant expansion of the large built-up area into countryside.</p> <p>The site is adjacent to the large built-up area and relates strongly to the urban area; or</p> <p>The site is not adjacent to the large built-up area and</p>

### Purpose 1: Check the unrestricted sprawl of large built up areas

Weaker Contribution

development here would not constitute sprawl from the large built up area

### *Purpose 2: to prevent neighbouring towns from merging into one another*

- 4.20 Land that is juxtaposed between towns will make a contribution to this purpose, and the stronger the relationship between the towns, the stronger the contribution of any intervening open land will be. Physical proximity is the initial consideration but both built and natural landscape elements can act to either decrease or increase perceived separation – e.g. a direct connecting road link or shared landform may decrease perceived separation whereas a barrier feature such as a woodland block or motorway may increase the perception of separation. Land that lacks a strong sense of openness, due to the extent of existing development that has occurred, will also make a weaker contribution.
- 4.21 In line with the methodology for Part 1 Green Belt Study, the towns considered in the assessment of Purpose 2 included:
- Brentwood
  - Chadwell Heath
  - Collier Row
  - Cranham
  - Dagenham
  - Emerson Park
  - Hainault
  - Harold Hill
  - Harold Wood
  - Hornchurch
  - Purfleet
  - South Hornchurch
  - South Ockendon
  - Rainham
  - Romford
  - Thurrock built-up area
  - Upminster
- 4.22 Key questions asked in relation to purpose 2, preventing the coalescence of towns, are:
- Does the site lie directly between two settlements being considered under Purpose 2?
  - How far apart are the towns being considered?
  - Is there strong intervisibility between the towns?
  - How do the gaps between smaller settlements affect the perceived gaps between towns?

## Purpose 2: Prevent neighbouring towns from merging

Development/land-use: less development = stronger contribution

Location: juxtaposed between towns = stronger contribution

Separating features: lack of features between towns = stronger contribution

Connecting features: stronger relationship between towns = stronger contribution

<p>Stronger Contribution</p>  <p>Weaker Contribution</p>	<p>The site plays an essential role in preventing the merging or erosion of the visual or physical gap between towns. Development of this site would result in the physical or visual coalescence of neighbouring towns, or a significant narrowing of the physical gap with no physical elements to preserve separation</p>
	<p>Development of the site would result in little or no perception of the narrowing of the gap between settlements</p>

## Purpose 3: to assist in safeguarding the countryside from encroachment

- 4.23 The contribution a site makes to safeguarding the countryside from encroachment can be directly related to the extent to which it displays the characteristics of countryside – i.e. a lack of dense and urbanising development, and land uses associated with countryside – and the extent to which it relates to the adjacent settlement and to the wider countryside.
- 4.24 PAS guidance states that:
- “The most useful approach is to look at the difference between urban fringe – land under the influence of the urban area - and open countryside, and to favour the latter in determining which land to try and keep open, taking into account the types of edges and boundaries that can be achieved.”*
- 4.25 It is important to recognise that Green Belt does not function as a series of isolated sites: the assessment of a defined site will reflect the nature of landscape elements or characteristics within that site but must also reflect its relationship with the wider Green Belt.
- 4.26 Key questions asked in relation to Purpose 3 are:
- To what extent does the land exhibit the characteristics of the countryside and is open?
  - Disregarding the condition of land, are there urbanising influences within or adjacent which reduce the sense of it being countryside?
  - Does land relate more strongly to settlements or to the wider countryside?

**Purpose 3: Assist in safeguarding the countryside from encroachment**

Development/land-use: less urbanising land use and more openness = stronger contribution

Location: further from settlement or from urban encroachment in neighbouring land = stronger contribution

Separating features: stronger relationship with countryside than settlement = stronger contribution

Connecting features: weaker relationship between settlement and countryside = stronger contribution

<p>Stronger Contribution</p>  <p>Weaker Contribution</p>	<p>The land displays the characteristics of the countryside (strong unspoilt rural character), is open and there is little or no sense of urban encroachment from either within the site, or from neighbouring land. The land relates strongly to the wider countryside and has a sense of separation from the settlement. Development would represent encroachment into the countryside</p> <p>The site is too lacking in openness to be considered countryside, or has few countryside characteristics within it to be perceived to be part of open countryside.</p>
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**Purpose 4: to preserve the setting and special character of historic towns**

4.27 Whilst many settlements have historic elements, this Green Belt purpose is only relevant to settlements of a certain size – i.e. towns – which retain a historic character connected to surrounding landscape elements. In line with the methodology for Part 1 Green Belt Study, there are no towns in the Borough which may be regarded as having a ‘special historic’ character or where such character is particularly derived from or complemented by its landscape setting. As noted in the Part 1 Green Belt Study, the Borough contains a number of Conservation Areas but in the main these are parts of smaller settlements and are not considered to constitute ‘historic towns’ for the purpose of the assessment of Purpose 4 in this assessment.

**Purpose 5: to assist in urban regeneration**

4.28 As outlined above, no specific assessment of the fifth purpose has been undertaken for this study, as although it is acknowledged that Purpose 5 is important and should be afforded equal weight with Purposes 1-4, it is not possible to identify specific differences between the performances of the sites in relation to Purpose 5. This is consistent with the approach adopted in the Part 1 Green Belt Study.

**4: Assessment of Harm to Green Belt**

4.29 With reference to the size, shape and location of the site, the nature of its boundaries, and its relationship with other elements that form boundaries, judgements were made concerning the impact that the release of the site would have on the contribution (or integrity) of adjacent Green Belt. Combining this judgement with the assessment of the site’s contribution to Green Belt purposes, and taking into consideration boundary strength, a rating was given for the level of harm that can be expected to result from the release of the site.

- 4.30 Harm was rated using a 5-point scale (of low, low-moderate, moderate, moderate-high and high) using professional judgement to weigh up the site assessment comments. Absolute definitions equating Green Belt harm to suitability for release cannot be given. However, where a high degree of potential harm to the Green Belt has been identified, this relates to land which makes a strong contribution to the Green Belt purposes and/or its release for development would have a significant effect on the integrity of the surrounding Green Belt and/or it would lead to a significant weakening of the Green Belt boundary. Vice versa, where a low potential for harm to occur has been identified, this relates to land which does not make a strong contribution to the Green Belt purposes and its release would not have a significant effect on the integrity of the surrounding Green Belt or weaken the Green Belt boundary. Detailed commentary is provided in the assessment on how the judgements relating to the level of harm have been made to fully justify the ratings given.
- 4.31 The assessment considers the potential harm from the release of the sites from the Green Belt. In some cases, the sites are very small and are located between existing built development, or have been previously developed. Para 89 of the NPPF allows for limited infilling, or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings). This is only in cases where the development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Some of the infill sites or developed sites considered in this study may fit within this category of 'appropriate use' and their development may not compromise the sense of openness or the NPPF purposes and as such they may not require release from the Green Belt (i.e. they could remain washed over). This has not however been assessed in this study. This study has only assessed sites in terms of the potential harm to the Green Belt if they were released (i.e. inset into the Green Belt).

## Sustainability assessment

- 4.32 A sustainability assessment framework was developed, which could be applied using GIS to rate each site as red, amber or green in relation to a range of sustainability criteria. The assessment framework is shown in **Table 4.1** at the end of this section.
- 4.33 As a starting point, the Sustainability Appraisal (SA) objectives that are being used for the SA of the Local Plan were reviewed, and assessment criteria were developed in relation to most of the same themes covered by the SA objectives. The assessment criteria draw from the GIS datasets that were available and all can be measured spatially. For consistency in the assessment, distances were measured in straight lines from the nearest point of each Green Belt site to the feature in question, although it is recognised that in some cases (particularly access to services and facilities) actual walking distances will be longer.
- 4.34 The relevant datasets, including the location of the Green Belt sites, were compiled into a Published Map File and the assessment was carried out using GIS and reported in an Access database.

## Data limitations

- 4.35 A number of data limitations exist in relation to the sustainability assessment:
- Noise has not been included in the assessment. Noise effects could be experienced either as a result of short-term construction noise affecting existing nearby sensitive receptors, or as a result of residents of new housing being affected by nearby roads, railway lines etc. However, it was not possible to reliably and consistently measure the likelihood of noise impacts occurring using GIS; therefore noise impacts have not been rated.
  - The whole of the Borough of Havering has been declared an Air Quality Monitoring Area (AQMA); therefore it is not possible to differentiate between the sites in terms of the extent to which they would direct more traffic to an AQMA. However, air quality is assessed indirectly through the assessment criterion relating to sustainable transport.
  - At this level of assessment, it is not possible to take into account capacity issues at services such as schools and GP surgeries. The sustainability assessment considers the proximity of

sites to features such as these as an initial indicator, but it is recognised that they may not always have capacity to accommodate increased use. It is also possible that capacity increases may be able to be achieved.

- GIS data that distinguishes between Grade 3a and 3b agricultural land was not available. Therefore, taking a precautionary approach, all land that is classed as Grade 3 was treated as potentially being high quality land (i.e. Grade 3a).
- Employment opportunities can be provided in any number of locations across the Borough; however in order to enable the sites to be assessed consistently using GIS, the only employment sites taken into account were Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS)).
- Data on landscape sensitivity was not available; therefore only impacts on townscape were assessed. As the assessment needed to be undertaken spatially, only impacts on defined Policy Areas (Emerson Park and Hall Lane Policy Areas) were rated. It is recognised that impacts on landscape and townscape are difficult to assess spatially and will depend on factors such as the design of any new development.

4.36 As described earlier in this chapter, a small number of the sites that were assessed in this study are fragmented, comprising two or more parts. For the sustainability assessment, distances were measured from the nearest part of each site to the feature in question, using 'as the crow flies' straight line distances. For the sites that are fragmented, the findings from the GIS-based assessment were reviewed in order to ensure that if there were any cases where the findings of the assessment would differ significantly if one part of the site were not to be included, this could be explained in the findings (see **Chapter 5**).

4.37 Some GIS datasets were only available for the London Borough of Havering; therefore where Green Belt sites are within close proximity of the Borough boundary, there may be environmental constraints or nearby facilities that were not picked up in the assessment because they are across the authority boundary. This was the case for the following datasets:

- SINCS
- Conservation Areas
- Locally Listed Buildings
- Areas of Special Townscape or Landscape Character
- Town, district and local centres
- GP surgeries
- Open space (including sport and recreation facilities)
- Bus stops (covering Transport for London area)
- Designated employment areas
- Primary and secondary schools

4.38 For the health criterion, proximity to hospitals was not included and the assessment only considers distance to GPs. This is because most people make use of hospitals far less frequently than GP surgeries; therefore it was considered more useful to focus the assessment on proximity to GPs.

4.39 For further information on the datasets used in the sustainability assessment, please refer to **Table 4.1** below.

**Table 4.1: Sustainability assessment framework**

Sustainability theme	GIS dataset(s) used	Assessment criteria
1. Biodiversity	SSSIs SINCs Local Nature Reserves Ancient Woodland Inventory	Sites that intersect with national designations would score <b>red</b> .  Sites that do not intersect with, but are within 400m of, national designations, or that intersect with local designations, would score <b>amber</b> .  All other sites would score <b>green</b> .
2. Flood risk	Flood zones (zones 2 and 3) Flood zones (zones 3a and 3b)	<b>Sites proposed for 'highly vulnerable uses' including Gypsy and Traveller sites:</b> Sites that are outside of flood zones, or that are entirely or more than 90% within Flood Zone 1 would score <b>green</b> .  Sites that are more than 10% within Flood Zone 2 would score <b>amber</b> .  Sites that are more than 10% within Flood Zone 3a or 3b would score <b>red</b> .  <b>Sites proposed for 'more vulnerable uses' including residential development:</b> Sites that are outside of flood zones, or that are entirely or more than 90% within Flood Zones 1 and 2 would score <b>green</b> .  Sites that are more than 10% within Flood Zone 3a would score <b>amber</b> .  Sites that are more than 10% within Flood Zone 3b would score <b>red</b> .  <b>Sites proposed for 'less vulnerable uses' including employment/industrial uses:</b> Sites that are outside of flood zones, or that are entirely or more than 90% within Flood Zones 1, 2 and 3a would score <b>green</b> .  Sites that are more than 10% within Flood Zone 3b would score <b>red</b> .  <b>Sites proposed for 'water compatible development' such as open space:</b> Sites in any location would score <b>green</b> .
3. Land	OS basemap	Sites that are mainly on greenfield land would score <b>red</b> .  Sites that are mainly on brownfield land would score <b>green</b> .
4. Soil	BMV land	Greenfield sites entirely or partially on Grade 1, 2 or 3 agricultural land would score <b>red</b> .

Sustainability theme	GIS dataset(s) used	Assessment criteria
		Greenfield sites not on Grade 1, 2 or 3 agricultural land, and brownfield sites, would score <b>green</b> .
5. Water resources	Source Protection Zones	Sites that intersect with SPZ1 would score <b>red</b> .  Sites that intersect within SPZ2 or SPZ3 would score <b>amber</b> .  All other sites would score <b>green</b> .
6. Historic environment	Conservation Areas Listed Buildings Scheduled Monuments Buildings of Local Heritage Interest Registered Parks and Gardens	Sites that are entirely or mainly within a Conservation Area, or that include a designated heritage feature would score <b>red</b> .  Sites that are within 1km of a heritage feature (but that do not have a heritage feature within the site boundary) would score <b>amber</b> .  Sites more than 1km from a heritage feature would score <b>green</b> .
7. Townscape	Areas of Special Townscape or Landscape Character	Sites that are within an Area of Special Townscape or Landscape Character would score <b>red</b> .  Sites that are not within, but that are within 500m of, an Area of Special Townscape or Landscape Character would score <b>amber</b> .  Sites that are more than 500m from an Area of Special Townscape or Landscape Character would score <b>green</b> .
8. Population and community	Town centres District centres Local centres	Sites within 800m of a metropolitan or district centre would score <b>green</b> .  Sites that are more than 800m from a metropolitan or district centre but that are within 400m of a local centre would score <b>amber</b> .  Sites that are more than 800m from a metropolitan or district centre and that are more than 400m from a local centre would score <b>red</b> .
9. Access to healthcare	GP surgeries	Sites that are within 800m of a GP surgery would score <b>green</b> .  Sites that are within 800m-1.2km from a GP surgery would score <b>amber</b> .  Sites that are more than 1.2km from a GP surgery would score <b>red</b> .
10. Access to open space	Open spaces	Sites within 800m of an area of open space would score <b>green</b> .  Sites within 800m-1.2km from an area of open space would score <b>amber</b> .

Sustainability theme	GIS dataset(s) used	Assessment criteria
		Sites that are more than 1.2km from an area of open space would score <b>red</b> .
11. Transportation	Railway stations Bus stops	<p>Sites that are within 1km of a railway station and 400m of at least one bus stop would score <b>green</b>.</p> <p>Sites that are within either 1km of a railway station or 400m of a bus stop (but not both) would score <b>amber</b>.</p> <p>Sites that are more than 1km from a railway station and more than 400m from a bus stop would score <b>red</b>.</p>
12. Economy	Designated employment areas (Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS))	<p>Sites that are within 1km of an employment area would score <b>green</b>.</p> <p>Sites that are within 1-2km of an employment area would score <b>amber</b>.</p> <p>Sites that are more than 2km from an employment area would score <b>red</b>.</p>
13. Education	Primary schools Secondary schools	<p>Sites that are within 800m of a primary school and 1km of a secondary school would score <b>green</b>.</p> <p>Sites that are within either 800m of a primary school or 1km of a secondary school (but not both) would score <b>amber</b>.</p> <p>Sites that are more than 800m from a primary school and more than 1km from a secondary school would score <b>red</b>.</p>

# 5 Findings

## Introduction

5.1 This chapter sets out the findings of the Green Belt assessment and sustainability assessment.

## Green Belt

5.2 The assessment findings for the Green Belt Assessment are presented in **Appendix 1** on a site by site basis. For each site the following information is provided:

- The site reference number, name and size.
- A map of the site.
- An aerial photograph of the site, to illustrate the nature of land cover.
- A representative photograph of the site.
- A brief description of the site in terms of its land use and relationship with defined urban areas (i.e. settlements outside of Green Belt, or inset within but excluded from it).
- Comments on the relationship between the site, settlements and countryside, to support the judgements made in the assessment of contribution to Green Belt.
- Findings of the Part 1 Green Belt Study – i.e. for the parcel(s) within which the site falls.
- Text assessing the strength of any potential alternative Green Belt boundaries – either the site boundaries or sub-divisions within it – with reference to any relevant boundary features outside of the site that are relevant to its relationship with settlements or with the wider Green Belt.
- Text assessing the contribution of the site to each of the Green Belt purposes.
- Judgement of the level of harm that would result from the removal of the site, or any strategic subdivision of it, from the Green Belt, taking into consideration the contribution to the Green Belt purposes, the impact on the integrity of the adjacent Green Belt and the strength of potential revised Green Belt boundaries. An overall rating is provided assuming release of the whole site.

5.3 A summary of the assessment findings for each site is provided in **Table 5.1** at the end of this section and illustrated on **Figure 5.1**.

5.4 Out of a total of 84 sites assessed (with a total area of 849ha):

- 46 sites (total area of 682ha, which is 80.3% of the total area of the 84 sites) rated as 'high' in terms of harm to Green Belt resulting from release.
- 21 sites (120ha, 14.1%) rated as 'moderate-high' in terms of harm to Green Belt resulting from release.
- 9 sites (24ha, 2.9%) rated as 'moderate' in terms of harm to Green Belt resulting from release.
- 4 sites (17ha, 2%) rated as 'low-moderate' in terms of harm to Green Belt resulting from release.
- 4 sites (6ha, 0.7%) rated as 'low' in terms of harm to Green Belt resulting from release.

5.5 It is important to note that this site-based assessment does not consider the cumulative impact of the release of multiple sites on the Green Belt as a whole.

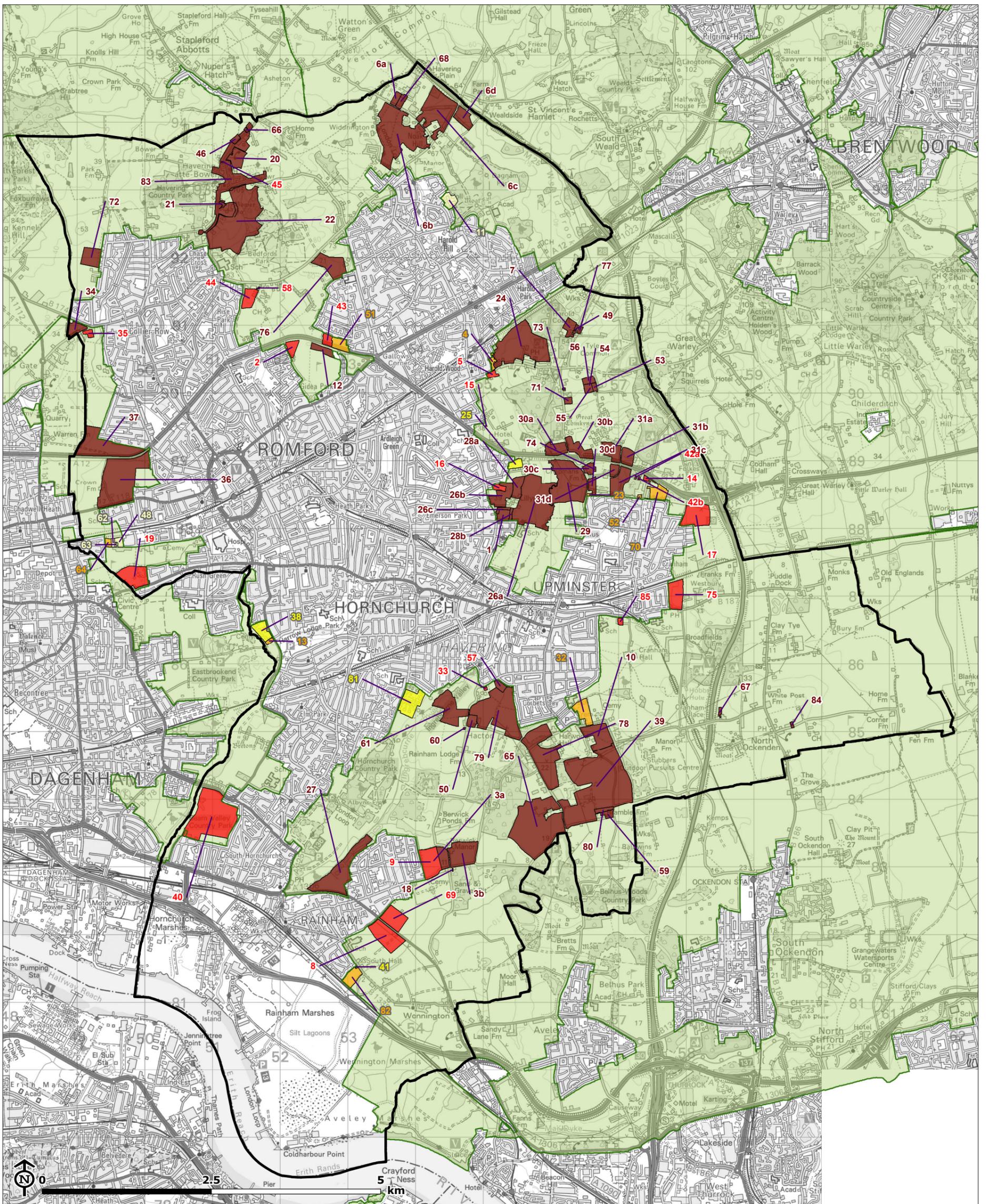
- 5.6 Where sites have been assessed as having low harm on the Green Belt if they were to be removed from the Green Belt, this does not necessarily mean that those sites should be. Any release of Green Belt land requires consideration of the 'exceptional circumstances' justifying its release. The relatively poor performance of the land against Green Belt purposes is not, of itself, an exceptional circumstance that can justify release of the land from the Green Belt. Other factors, such as the ability to meet development needs outside of the Green Belt need to be taken into consideration. This is explained further in **Chapter 6**.

**Table 5.1: Green Belt Assessment of Harm Ratings for Release of Whole Site**

Site Reference:	Location	Site Size:	Rating of Assessment of Harm for Release of Whole Site
<b>GB1</b>	Lillyputts Farm, Hornchurch	2.73	<b>High</b>
<b>GB2</b>	Land off Heath Drive	2.93	<b>Moderate High</b>
<b>GB3</b>	Manor Fields, Rainham	29.21	<b>High</b>
<b>GB4</b>	Squirrels Heath Road (North)	1.22	<b>Moderate</b>
<b>GB5</b>	Squirrels Heath Road (South)	1.29	<b>Moderate High</b>
<b>GB6</b>	Land at Hill Farm	68.12	<b>High</b>
<b>GB7</b>	Upminster Garden Centre	3.51	<b>High</b>
<b>GB8</b>	South Hall Farm	12.65	<b>Moderate High</b>
<b>GB9</b>	Berwick Ponds Farm	11.08	<b>Moderate High</b>
<b>GB10</b>	Great Sunnings Farm	11.40	<b>High</b>
<b>GB11</b>	Quarles Campus, Havering College	3.75	<b>Low</b>
<b>GB12</b>	Land North of Romford Golf Club	3.09	<b>High</b>
<b>GB13</b>	Upper Rainham Road	0.71	<b>Moderate</b>
<b>GB14</b>	Doriston, Southend Arterial Road	0.52	<b>Moderate High</b>
<b>GB15</b>	Plot 231, Prospect Road	0.04	<b>Moderate High</b>
<b>GB16</b>	Land at Copthorne Gardens	1.54	<b>Moderate High</b>
<b>GB17</b>	Land east of Moor Lane	11.78	<b>Moderate High</b>
<b>GB18</b>	Redbrick Cottages, Warwick Lane	0.06	<b>High</b>
<b>GB19</b>	Wood Lane, Rush Green	11.29	<b>Moderate High</b>
<b>GB20</b>	North Road, Havering-atte-Bower	5.40	<b>High</b>
<b>GB21</b>	Orange Tree Farm	0.45	<b>High</b>
<b>GB22</b>	Orange Tree Hill	47.27	<b>High</b>
<b>GB23</b>	Hall Lane, Upminster	0.28	<b>Moderate</b>
<b>GB24</b>	Little Paddocks Farm	33.68	<b>High</b>
<b>GB25</b>	Lincoln Close, Hornchurch	2.33	<b>Low - Moderate</b>
<b>GB26</b>	Parcels to the East of Hornchurch	42.29	<b>High</b>
<b>GB27</b>	New Road, Rainham	22.90	<b>High</b>
<b>GB28</b>	Land at Lillyputts Farm	5.17	<b>High</b>
<b>GB29</b>	Chapmans Farm, Upminster	28.23	<b>High</b>
<b>GB30</b>	Land at Chapmans Farm	16.59	<b>High</b>
<b>GB31</b>	Chapmans Farm (Site 3)	21.45	<b>High</b>
<b>GB32</b>	Land north of Ockendon Road	6.44	<b>Moderate</b>
<b>GB33</b>	Gaynesborough, Little Gaynes Lane	0.21	<b>Moderate High</b>
<b>GB34</b>	Collier Row Road (North)	4.01	<b>High</b>
<b>GB35</b>	Gobions Farm	1.32	<b>Moderate High</b>
<b>GB36</b>	London Road (North)	36.92	<b>High</b>

Site Reference:	Location	Site Size:	Rating of Assessment of Harm for Release of Whole Site
GB37	Land North of A12	22.54	High
GB38	Upper Rainham Road (West)	4.84	Low - Moderate
GB39	Bush Farm Corbets Tey	79.91	High
GB40	Land at Mardyke Farm	38.55	Moderate High
GB41	Wennington Road	0.04	Low - Moderate
GB42	Brookmans Park Drive	0.26	Moderate High
GB43	Land at Meadow Farm	2.24	Moderate High
GB44	Risebridge Chase (West)	4.87	Moderate High
GB45	South of Dame Tipping Primary School	0.06	Moderate High
GB46	North Road (West)	1.10	High
GB48	West of Crowlands Yard	1.47	Low
GB49	Tudor Oak, Nags Head Lane	0.53	High
GB50	Park Corner Farm Hacton	2.28	High
GB51	Eastern Avenue East (North)	3.85	Moderate
GB52	Oak Royal Nurseries	0.36	Moderate
GB53	Tomkyns Manor (South East of Site)	0.84	High
GB54	Tomkyns Manor (Complete Site)	4.24	High
GB55	Tomkyns Manor (South of Site)	2.43	High
GB56	Tomkyns Manor, (North of Site)	1.81	High
GB57	Little Gaynes Lane, Upminster	1.73	Moderate High
GB58	Rear of 74 Lower Bedfords Road	0.09	Moderate High
GB59	Bramble Farm, Bramble Lane	1.69	High
GB60	Car Park White Hart House	0.10	High
GB61	Land at Hacton Lane	13.71	High
GB62	198 Crow Lane	0.64	Low
GB63	188a Crow Lane	0.14	Low
GB64	Land adjacent Raven Close	1.11	Moderate
GB65	Damyns Hall Aerodrome	47.89	High
GB66	Home Farm, North Road	0.30	High
GB67	Old Coach House, Ockendon Road	0.55	High
GB68	Orange Tree Kennels	1.94	High
GB69	Lambs Lane North (South East)	8.64	Moderate High
GB70	Old Gailey Park, RM14 1TJ	4.97	Moderate
GB71	Great House, Hall Lane	1.11	High
GB72	Lodge Lane (West)	7.00	High
GB73	Long Meadow Farm	0.16	High
GB74	Bird Lane (North)	0.27	High

Site Reference:	Location	Site Size:	Rating of Assessment of Harm for Release of Whole Site
<b>GB75</b>	St Mary's Lane	8.67	<b>Moderate High</b>
<b>GB76</b>	Upper Bedfords Farm	10.72	<b>High</b>
<b>GB77</b>	Tylers Hall Farm	0.66	<b>High</b>
<b>GB78</b>	Harwood Livery	27.46	<b>High</b>
<b>GB79</b>	Little Gaynes Lane (South)	35.60	<b>High</b>
<b>GB80</b>	Bush Farm, Bramble Lane	1.50	<b>High</b>
<b>GB81</b>	St. Georges Hospital	10.01	<b>Low - Moderate</b>
<b>GB82</b>	Wennington Road (West)	4.62	<b>Moderate</b>
<b>GB83</b>	Havering-Atte-Bower Village	32.53	<b>High</b>
<b>GB84</b>	Fen Lane (East)	0.36	<b>High</b>
<b>GB85</b>	Land to the south of St Mary's Lane	0.76	<b>Moderate High</b>



- London Borough of Havering
- Green Belt
- Stage 2 review rating**
- High
- Moderate - High
- Moderate
- Low - Moderate
- Low

Source: LBH, LUC

**LB HAVERING  
GREEN BELT  
STAGE 2 REVIEW**

**Figure 5.1: Green Belt Assessment of Harm Ratings for Release of Whole Site**



Map Scale @A3: 1:55,000

## Sustainability assessment

- 5.7 The findings of the sustainability assessment are shown in **Table 5.2** at the end of this section. The findings show that the majority of the sites have a broad range of red, amber and green ratings for the sustainability criteria.
- 5.8 The sites that were found to be least sustainable, i.e. that were rated 'red' for the highest number of sustainability criteria (seven out of 13) are:
- GB22: Orange Tree Hill
  - GB59: Bramble Farm, Bramble Lane
  - GB65: Damyns Hall Aerodrome
  - GB68: Orange Tree Kennels
  - GB80: Bush Farm, Bramble Lane
- 5.9 Almost all of the 84 sites scored 'red' for the land and soil criteria, reflecting the fact that most of the sites are on greenfield land and are on land that is potentially high agricultural quality (i.e. Grade 1, 2 or 3a). However, as noted in **Chapter 4** it was not possible to distinguish between Grade 3a and Grade 3b land in the GIS-based assessment. As Grade 3b land is not classed as high agricultural quality, it is possible that some of the sites that score as 'red' in relation to the soil criterion would be downgraded to score 'green' if that data was available. Almost all of the sites also scored 'red' in relation to the population and community criterion, due to their distance from the nearest town, district and local centres.
- 5.10 The following sites scored 'red' in relation to the historic environment criterion, and so the Council should take additional advice from its internal heritage experts:
- GB2: Land off Heath Drive
  - GB3: Manor Fields, Rainham
  - GB6: Land at Hill Farm
  - GB21: Orange Tree Farm
  - GB22: Orange Tree Hill
  - GB35: Gobions Farm
  - GB36: London Road (North)
  - GB38: Upper Rainham Road (West)
  - GB45: South of Dame Tipping Primary School
  - GB78: Harwood Livery
  - GB79: Little Gaynes Lane (South)
  - GB81: St Georges Hospital
  - GB83: Havering-Atte-Bowater Village
  - GB85: Land to the south of St Mary's Lane
- 5.11 The site that appears in the assessment to be the most sustainable, i.e. that was rated 'green' for the highest number of sustainability criteria (11 out of 13) was GB38: Upper Rainham Road (West). A further eight sites were rated 'green' against nine of the 13 criteria:
- GB4: Squirrels Heath Road (North)
  - GB5: Squirrels Heath Road (South)
  - GB13: Upper Rainham Road
  - GB48: West of Crowlands Yard
  - GB57: Little Gaynes Lane, Upminster

- GB63: 188a Crow Lane
  - GB79: Little Gaynes Lane (South)
  - GB81: St Georges Hospital
- 5.12 However, the fact that GB38: Upper Rainham Road (West) scores as 'green' in relation to so many of the criteria could be at least partly attributed to the fact that it lies close to the border of the Borough and (as explained in **Chapter 4**), many of the GIS datasets were not available for other neighbouring boroughs. If that data were to be included in the assessment it is possible that proximity to constraints within the neighbouring London Borough of Barking and Dagenham may result in more amber and red scores for GB38. The same applies to GB48: West of Crowlands Yard and GB63: 188a Crow Lane which both also score well in the sustainability assessment but are very close to the Borough boundary.
- 5.13 Almost all of the sites scored 'green' for the flood risk, water resources, townscape and access to open space criteria.
- 5.14 However, the sites that scored as being the most sustainable are not necessarily suitable for development. The sustainability assessment provides an initial high-level snapshot of the sustainability of each site in relation to various topics. Numerous factors will influence the actual effects of developing any of these sites, including:
- Mitigation that may be designed into development proposals.
  - More detailed information that could be obtained through more detailed in-depth assessment, which may increase or reduce the sustainability rating of a site.
  - Actual travel distances to features (as described in Chapter 4, walking distances from sites to features such as GP surgeries are likely to be longer than the straight line distances measured in this assessment).

### Fragmented sites

- 5.15 As noted in **Chapter 4**, some of the Green Belt sites are fragmented and comprise two or more separate parts. This is the case for the following sites:
- GB3: Manor Fields, Rainham
  - GB6: Land at Hill Farm
  - GB26: Parcels to the East of Hornchurch
  - GB28: Land at Lillyputts Farm
  - GB30: Land at Chapmans Farm
  - GB31: Chapmans Farm (Site 3)
  - GB42: Brookmans Park Drive
- 5.16 The sustainability assessment has been undertaken by measuring the distance from the nearest point of each site to the various constraints and features considered in the assessment; therefore it is possible that some of the 'red' ratings for these sites relate to only one fragment of the above sites and that if the assessment was to be based only on the other fragments of those sites, the ratings would be different. The ratings for the fragmented sites have therefore been reviewed to identify whether there are any particular ratings that could be affected in this way. Most of the 'red' ratings given to the fragmented sites apply to the whole of the site areas; for example in relation to the land criterion, most of the fragmented sites are entirely or almost entirely on greenfield land and so the rating is not attributable to only one fragment of the sites.
- 5.17 However, GB3: Manor Fields, Rainham and GB6: Land at Hill Farm were both rated 'red' in relation to the historic environment criterion. In the case of GB3, this is because the eastern fragment of the site includes a locally listed building, and in the case of GB6, the largest western fragment of the site includes a Grade II listed building. Therefore, in those cases the rating of the site against the historic environment criterion would be improved if those fragments of the sites were not included.

5.18 The findings of the sustainability assessment for all sites are illustrated in **Table 5.2** overleaf. For ease of reference, the final column of **Table 5.2** repeats the findings of the Green Belt Assessment for each site (shown earlier in this chapter in **Table 5.1**).

**Table 5.2 Sustainability Assessment Findings**

Site	Biodiversity	Flood risk	Land	Soil	Water resources	Historic environment	Townscape	Population and community	Access to healthcare	Access to open space	Transport	Economy	Education	Rating of Assessment of Green Belt Harm for Release of Whole Site
GB1	Green	Green	Red	Red	Green	Amber	Amber	Red	Red	Green	Amber	Red	Amber	High
GB2	Amber	Green	Red	Red	Green	Red	Green	Red	Amber	Green	Red	Amber	Amber	Moderate - High
GB3	Amber	Green	Red	Red	Green	Red	Green	Red	Green	Green	Amber	Red	Amber	High
GB4	Amber	Green	Red	Green	Green	Amber	Green	Amber	Green	Green	Green	Green	Green	Moderate
GB5	Green	Red	Red	Green	Green	Amber	Green	Amber	Green	Green	Green	Green	Green	Moderate - High
GB6	Amber	Green	Red	Red	Green	Red	Green	Red	Red	Green	Amber	Amber	Red	High
GB7	Amber	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Green	Red	High
GB8	Amber	Amber	Red	Red	Green	Amber	Green	Red	Green	Green	Amber	Amber	Green	Moderate - High
GB9	Amber	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Amber	Red	Amber	Moderate - High
GB10	Amber	Green	Red	Red	Green	Amber	Green	Red	Amber	Green	Amber	Red	Amber	High
GB11	Red	Green	Green	Green	Green	Amber	Green	Red	Green	Green	Amber	Amber	Green	Low
GB12	Amber	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Red	Green	Amber	High
GB13	Amber	Green	Red	Green	Green	Amber	Green	Green	Green	Green	Green	Amber	Green	Moderate
GB14	Green	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Red	Red	Amber	Moderate - High
GB15	Green	Green	Red	Green	Green	Amber	Green	Red	Amber	Green	Amber	Amber	Green	Moderate - High
GB16	Green	Green	Red	Red	Green	Amber	Amber	Red	Red	Green	Amber	Amber	Green	Moderate - High
GB17	Amber	Green	Red	Red	Green	Amber	Green	Red	Amber	Green	Red	Red	Amber	Moderate - High
GB18	Green	Green	Red	Green	Green	Amber	Green	Red	Amber	Green	Red	Red	Red	High
GB19	Green	Green	Red	Green	Green	Amber	Green	Red	Amber	Green	Amber	Green	Amber	Moderate - High
GB20	Amber	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Amber	Red	Amber	High
GB21	Amber	Green	Green	Green	Green	Red	Green	Red	Red	Green	Amber	Red	Green	High
GB22	Red	Green	Red	Red	Green	Red	Green	Red	Red	Green	Amber	Red	Green	High
GB23	Green	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Amber	Red	Amber	Moderate
GB24	Amber	Green	Red	Red	Green	Amber	Green	Amber	Green	Green	Green	Green	Green	High
GB25	Amber	Green	Red	Green	Green	Amber	Amber	Red	Red	Green	Amber	Amber	Green	Low - Moderate
GB26	Amber	Green	Red	Red	Green	Amber	Amber	Red	Amber	Green	Amber	Amber	Green	High
GB27	Red	Red	Red	Red	Green	Amber	Green	Green	Green	Green	Green	Green	Green	High
GB28	Green	Green	Red	Red	Green	Amber	Amber	Red	Red	Green	Amber	Amber	Green	High
GB29	Amber	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Amber	Amber	Green	High
GB30	Amber	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Amber	Amber	Amber	High
GB31	Amber	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Amber	Red	Green	High
GB32	Amber	Green	Red	Red	Green	Amber	Green	Green	Green	Green	Amber	Red	Amber	Moderate
GB33	Green	Green	Green	Green	Green	Amber	Green	Red	Green	Green	Red	Red	Amber	Moderate - High
GB34	Green	Green	Red	Red	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	High
GB35	Green	Green	Green	Green	Green	Red	Green	Green	Amber	Green	Amber	Amber	Amber	Moderate - High
GB36	Green	Green	Red	Red	Green	Red	Green	Amber	Green	Green	Amber	Green	Green	High
GB37	Green	Green	Red	Red	Green	Amber	Green	Amber	Green	Green	Amber	Green	Green	High
GB38	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Amber	Green	Low - Moderate
GB39	Green	Green	Red	Red	Green	Amber	Green	Red	Amber	Green	Amber	Red	Amber	High
GB40	Amber	Green	Red	Green	Red	Amber	Green	Red	Green	Green	Amber	Green	Green	Moderate - High
GB41	Amber	Amber	Red	Red	Green	Amber	Green	Red	Amber	Green	Amber	Amber	Green	Low - Moderate
GB42	Green	Green	Green	Green	Green	Amber	Green	Red	Green	Green	Red	Red	Amber	Moderate - High
GB43	Green	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Red	Green	Red	Moderate - High

Site	Biodiversity	Flood risk	Land	Soil	Water resources	Historic environment	Townscape	Population and community	Access to healthcare	Access to open space	Transport	Economy	Education	Rating of Assessment of Green Belt Harm for Release of Whole Site
GB44	Green	Green	Red	Green	Green	Amber	Green	Red	Red	Green	Amber	Amber	Amber	Moderate - High
GB45	Green	Green	Green	Green	Green	Red	Green	Red	Red	Green	Amber	Red	Amber	Moderate - High
GB46	Amber	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Amber	Red	Amber	High
GB48	Green	Green	Green	Green	Green	Amber	Green	Red	Red	Green	Amber	Green	Green	Low
GB49	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Green	Red	High
GB50	Green	Green	Red	Red	Green	Amber	Green	Red	Amber	Green	Red	Red	Amber	High
GB51	Green	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Amber	Green	Amber	Moderate
GB52	Green	Green	Green	Green	Green	Amber	Green	Red	Green	Green	Amber	Red	Amber	Moderate
GB53	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Amber	Red	High
GB54	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Amber	Red	High
GB55	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Amber	Red	High
GB56	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Amber	Red	High
GB57	Green	Green	Red	Red	Green	Amber	Green	Green	Green	Green	Green	Red	Green	Moderate - High
GB58	Green	Green	Green	Green	Green	Amber	Green	Red	Red	Green	Amber	Amber	Amber	Moderate - High
GB59	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Red	Red	High
GB60	Green	Green	Green	Green	Green	Amber	Green	Red	Red	Green	Red	Red	Red	High
GB61	Amber	Green	Red	Red	Green	Amber	Green	Red	Amber	Green	Green	Red	Green	High
GB62	Amber	Green	Green	Green	Green	Amber	Green	Red	Red	Green	Amber	Green	Green	Low
GB63	Green	Green	Green	Green	Green	Amber	Green	Red	Red	Green	Amber	Green	Green	Low
GB64	Amber	Green	Red	Green	Green	Amber	Green	Red	Red	Green	Amber	Green	Green	Moderate
GB65	Amber	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Red	Red	High
GB66	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Amber	Red	Amber	High
GB67	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Amber	Red	Red	High
GB68	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Red	Red	High
GB69	Green	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Amber	Amber	Green	Moderate - High
GB70	Amber	Green	Green	Green	Green	Amber	Green	Red	Green	Green	Amber	Red	Amber	Moderate
GB71	Amber	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Amber	Red	High
GB72	Green	Green	Red	Red	Green	Amber	Green	Green	Green	Green	Amber	Red	Amber	High
GB73	Amber	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Amber	Amber	Red	High
GB74	Amber	Green	Red	Red	Green	Amber	Green	Red	Amber	Green	Amber	Red	Red	High
GB75	Amber	Green	Red	Red	Green	Amber	Green	Red	Green	Green	Amber	Red	Green	Moderate - High
GB76	Amber	Green	Red	Red	Green	Amber	Green	Green	Green	Green	Amber	Green	Amber	High
GB77	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Red	Green	Red	High
GB78	Green	Green	Red	Red	Green	Red	Green	Red	Green	Green	Amber	Red	Amber	High
GB79	Green	Green	Red	Red	Green	Red	Green	Green	Green	Green	Green	Red	Green	High
GB80	Green	Green	Red	Green	Green	Amber	Green	Red	Red	Red	Red	Red	Red	High
GB81	Green	Green	Green	Green	Green	Red	Green	Red	Amber	Green	Green	Red	Green	Low - Moderate
GB82	Amber	Red	Red	Red	Green	Amber	Green	Red	Amber	Green	Amber	Amber	Green	Moderate
GB83	Amber	Green	Green	Green	Green	Red	Green	Red	Red	Green	Amber	Red	Green	High
GB84	Green	Green	Red	Red	Green	Amber	Green	Red	Red	Green	Amber	Red	Red	High
GB85	Green	Green	Red	Red	Green	Red	Amber	Green	Green	Green	Green	Red	Green	Moderate - High

## 6 Conclusions

- 6.1 As noted in **Chapter 4**, the NPPF requires changes to the Green Belt to be made through the Local Plan process.
- 6.2 If such changes are made, this should include:
- demonstration of exceptional circumstances; and
  - consideration of the need to promote sustainable patterns of development, such as a range of settlement specific, local, regional and national issues such as economic growth, housing need, health and wellbeing, accessibility and biodiversity, cultural heritage and climate change resilience, as well as an assessment against Green Belt purposes.
- 6.3 A common interpretation of the policy position is that, where necessitated by development requirements, plans should identify the most sustainable locations for growth. This policy position should be maintained unless outweighed by adverse effects on the overall integrity of the Green Belt according to an assessment of the whole of the Green Belt based around the five purposes. In other words, the relatively poor performance of the land against Green Belt purposes is not, of itself, an exceptional circumstance that would justify release of the land from the Green Belt.
- 6.4 In developing an 'exceptional circumstances' case it will be necessary to look at the objectively assessed needs for development, the need to promote sustainable patterns of development, whether these needs can be accommodated without releases from the Green Belt. These considerations should be balanced against an assessment of whether the release of land from the Green Belt would provide sustainable development options that have significant potential to attract investment and stimulate growth and which are not available in other neighbouring areas.
- 6.5 The Housing White Paper (2017) sets out a series of measures that Local Authorities have to demonstrate have been considered before proposing to amend their Green Belt boundaries comprising:
- making effective use of suitable brownfield sites or any opportunities offered by estate regeneration;
  - the potential offered by land which is currently underused, including surplus public sector land where appropriate;
  - optimising the proposed density of development; and
  - exploring whether other authorities can help to meet some of the identified development requirement.
- 6.6 Should the London Borough of Havering decide to release land from the Green Belt at any point in the future, outline policy guidance or masterplans should be prepared as part of or following on from the Local Plan process. Masterplans should draw on the findings of this Green Belt Assessment and any future Green Belt Review to indicate precise development areas, new defensible Green Belt boundaries (existing or new features) and appropriate considerations for the layout and design of new developments so as to mitigate harm to the wider Green Belt.

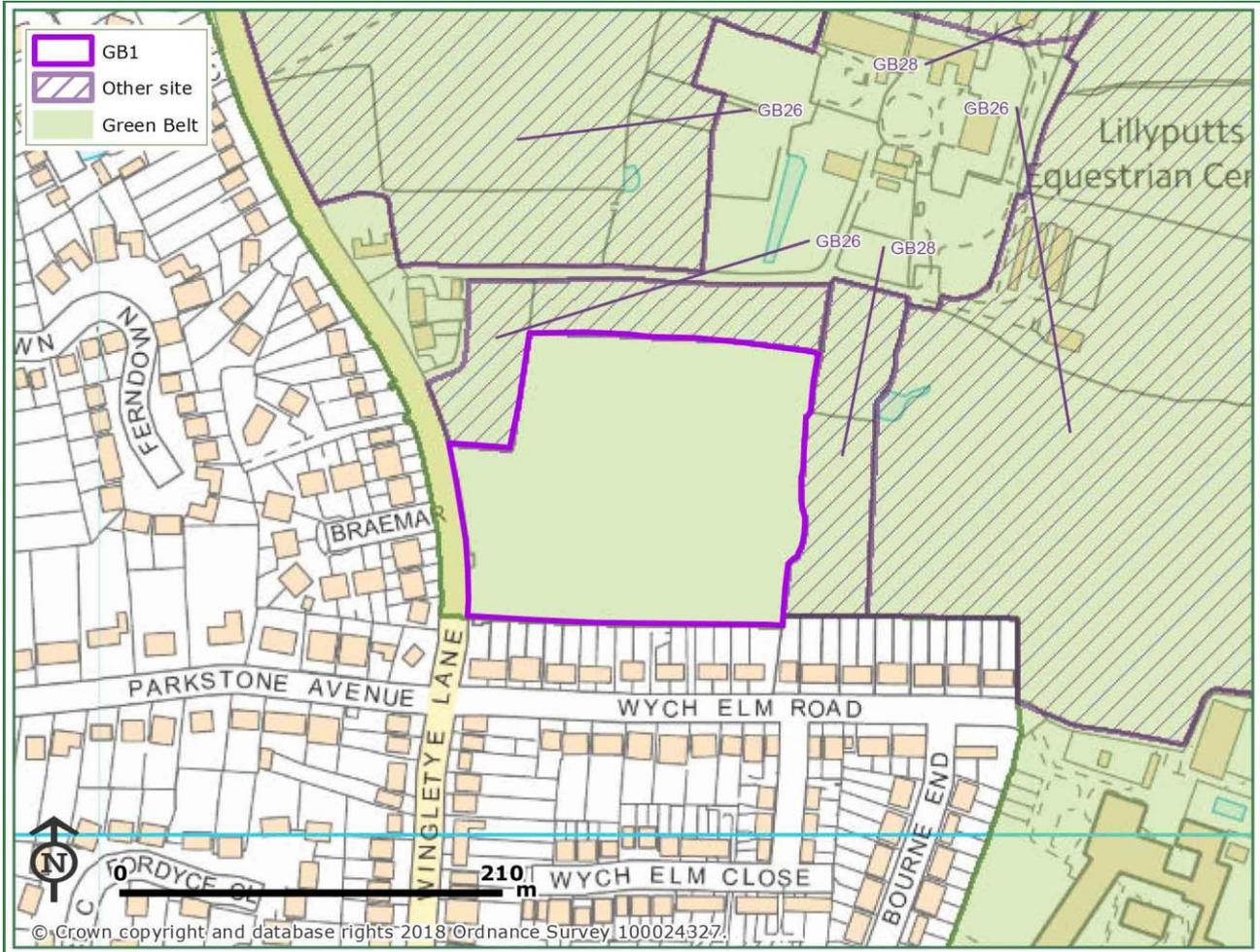
LUC  
March 2018

# Appendix 1

## Part 2 Green Belt Assessment Findings

# GB1 - Lillyputts Farm, Hornchurch

2.7ha





View of Site from the east looking towards residential properties on Wych Elm Road

## Site Description

The Site comprises an agricultural field, located on the eastern edge of the inset settlement of Emerson Park.

## Relationship Between Site, Settlement and Countryside

The Site is bound to the south by residential properties and to the west by Wingletye Lane, with residential properties beyond. The north and east of Site are bound by hedgerows and trees, which provide limited separation between the Site and the wider countryside to the east. The Site is open and undeveloped, with a stronger association to the wider countryside than the adjacent settlement.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P13)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b> <b>Paramount</b>	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 Upminster) 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'.
<b>P2: Preventing the merger of neighbouring towns</b> <b>Major</b>	The parcel provides separation between the northern part of Upminster at Cranham and development at Emerson Park on the eastern edge of Romford.
<b>P3: Safeguarding the countryside from encroachment</b> <b>Major</b>	A surprisingly largely intact area of countryside, comprising part of the Ingrebourne Valley, which forms a 'wedge' of countryside extending northwards from Upminster between existing areas of development on the eastern edge of Romford and western edge of Cranham.

## Potential Alternative Green Belt Boundaries

The settlement edge to the south of the Site represents a relatively weak existing Green Belt boundary and Wingletye Lane to the west of the Site, with the settlement edge behind, represents a stronger existing boundary. Release of the Site would lead to the creation of a weaker Green Belt boundary, as defined by hedgerows and trees along the north and east of the Site. The farm track approximately 30m north of the Site could provide a slightly stronger alternative northern boundary; however there are no clear alternative stronger eastern Green Belt boundaries, within or beyond the Site that could be used.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site lies adjacent to the large built-up area of Havering but relates to the wider countryside – development would represent expansion of the large built-up area into the open countryside.

**Purpose 2:** The Site lies between the settlements of Emerson Park and Cranham to the east. The settlements are in close proximity (within 1km) and the release of the Site could lead to the perception of narrowing the gap between them.

**Purpose 3:** The Site is rural in character and clearly displays the characteristics of the countryside, with limited urbanising influence from the adjacent roads and settlement edge. Development of the Site would lead to the encroachment of the countryside.

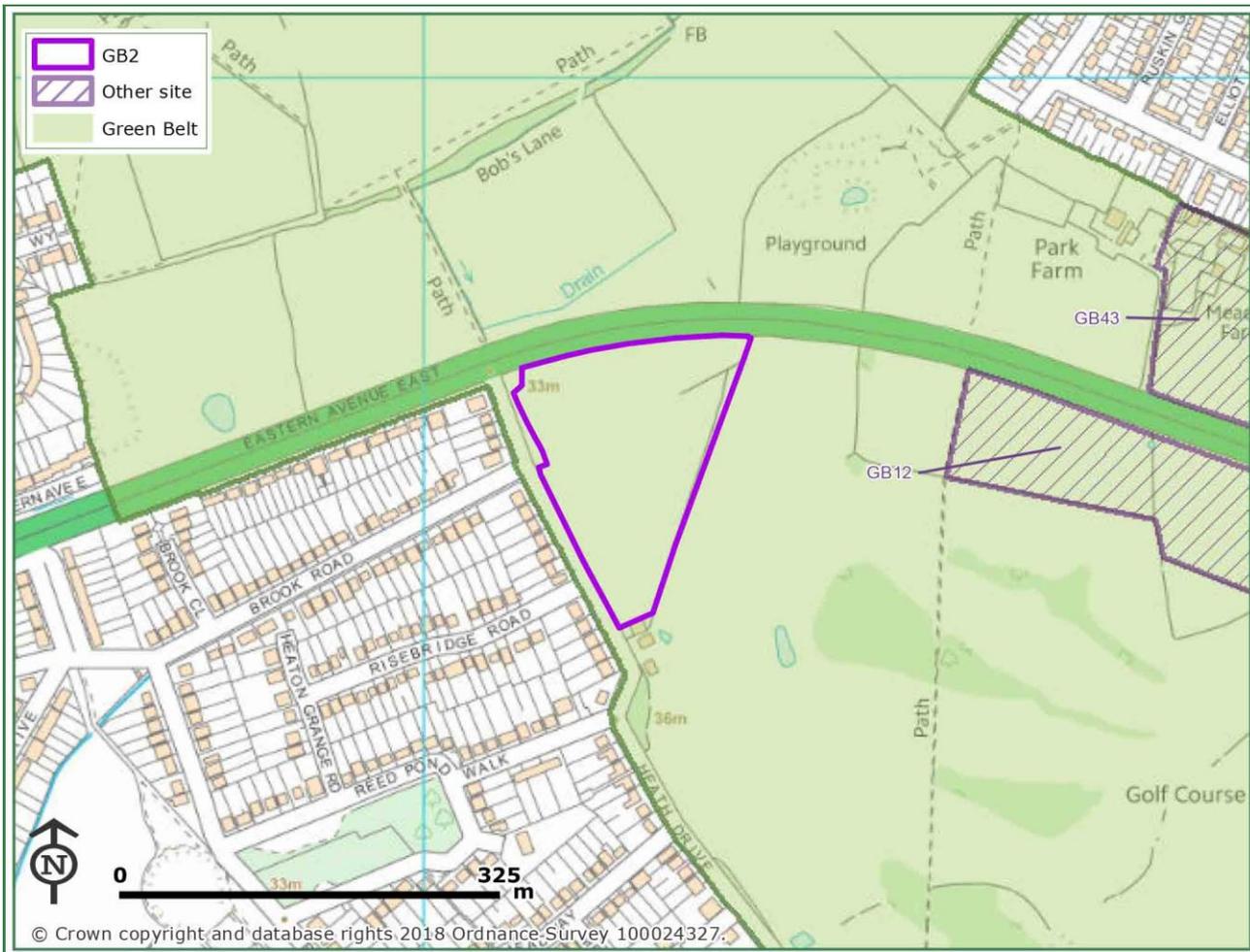
Development of the Site would cause the neighbouring Green Belt land to the north to be enclosed by development on three sides and would limit its performance in physically and visually separating the settlements of Emerson Park and Cranham. This would lead to a sense of encroachment and lead to a visual and physical narrowing of the gap between the two settlements, weakening the land's contribution to the Green Belt. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

**Rating of Assessment of Harm for Release of Whole Site**

**High**

GB2 - Land off Heath Drive

2.9ha





View looking east towards Site from Heath Drive

## Site Description

The Site comprises a single pasture field containing some dispersed vegetation, located on the northern edge of Romford within close proximity to Collier Row.

## Relationship Between Site, Settlement and Countryside

The A12 forms the northern boundary of the Site whilst Heath Drive forms the western boundary of the Site, beyond which lies the settlement of Collier Row. A line of tall trees define the eastern edge of the Site which restricts the Site's physical and visual relationship with Romford Golf Course located to the east. The western edge of the Site is relatively open to the inset settlement of Collier Row which exerts urbanising influences over the Site. This in turn creates a stronger relationship between the Site and the settlement.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P17)
<p><b>P1: Checking the unrestricted sprawl of large, built-up areas</b></p> <p><b>Paramount</b></p>	<p>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.</p>
<p><b>P2: Preventing the merger of neighbouring towns</b></p> <p><b>Major</b></p>	<p>The parcel contributes to this purpose as it provides clear separation between the towns of Collier Row and Harold Hill.</p>
<p><b>P3: Safeguarding the countryside from encroachment</b></p> <p><b>Moderate</b></p>	<p>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</p>

## Potential Alternative Green Belt Boundaries

The current Green Belt boundary of Heath Drive represents a strong boundary. Release of the Site would lead to a weakening of the boundary as defined by the line of tall trees along the eastern edge of the Site. There are no potential alternative Green Belt boundaries.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site lies adjacent to the large built-up area of Havering. Although the presence of the A127 prevents sprawl to the north, release of the Site would result in sprawl to the east.

**Purpose 2:** The Site lies between the settlements of Romford and Harold Hill. Development of the Site would therefore lead to the erosion of the gap between the two settlements, particularly when travelling along the A127.

**Purpose 3:** The Site’s association with the built-up area and its containment by the A127 and a line of tall trees means that it is not perceived as open countryside and has a clear association with the built-up area.

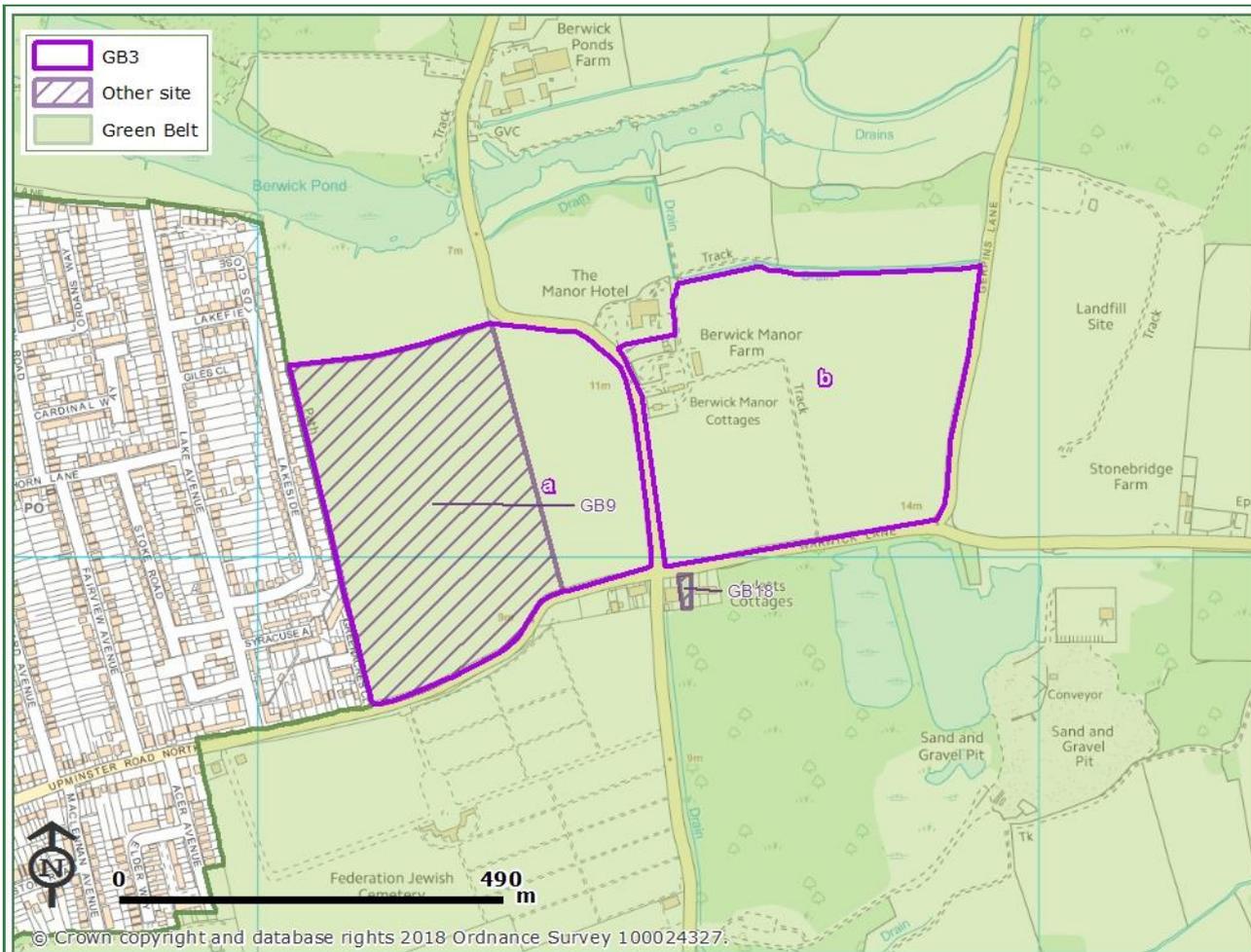
Release of this Site would harm the contribution of the adjacent Green Belt land to the east, which contains the Romford Golf Course. However, the tall trees located along the eastern edge of the Site help minimise the impact release of this Site would have on the wider Green Belt. Development would however lead to the significant narrowing of the gap between Romford and Harold Hill. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

**Rating of Assessment of Harm for Release of Whole Site**

**Moderate High**

# GB3 - Manor Fields, Rainham

29.2ha





View of GB3a looking south-west from Berwick Pond Road

## Site Description

The Site is comprised of two parts; GB3a and GB3b. GB3a comprises three agricultural fields, located on the eastern edge of the inset settlement of Rainham. GB3b is located adjacent to the east of GB3a and comprises agricultural fields. It also contains Berwick Manor Farm in the northwest of the Site. GB3b is located approximately 400m to the east of the inset settlement of Rainham.

## Relationship Between Site, Settlement and Countryside

GB3a is adjacent to residential dwellings on the urban edge of Rainham, separated by a line of hedgerows and trees. It is bordered by Berwick Pond Road to the east, Upminster Road North to the south, with a small area of residential properties beyond this to the southeast, and Berwick Pond Road with a hotel beyond this to the northeast. These provide some separation between GB3a and the wider countryside. The remainder of the north of the Site is bordered by hedgerow, providing limited separation between GB3a and the wider countryside. GB3b is predominantly adjacent to other agricultural fields and the wider countryside, bordered to the north by hedgerows, trees and a stream. The southern, eastern and western edges of GB3b are bordered by Upminster Road North, Gerpins Lane, and Berwick Pond Road respectively. Overall, the Site is open and relates more strongly to the countryside.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P4)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b>	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.
<b>Paramount</b>	
<b>P2: Preventing the merger of neighbouring towns</b>	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.
<b>Slight/Negligible</b>	
<b>P3: Safeguarding the countryside from encroachment</b>	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.
<b>Major</b>	

## Potential Alternative Green Belt Boundaries

GB3a lies adjacent to the urban edge. The existing Green belt boundary comprises of the trees, hedgerows and settlement edge to the west of GB3a, and is a relatively weak existing Green Belt boundary. Release of the GB3a and GB3b would lead to the creation of a similar strength boundary, as defined by Upminster Road North to the south, Gerpins Lane to the east, the urban edge/hedgerow to the west and hedgerows to the north. There are no alternative stronger boundaries within or outside of the Site.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** GB3a lies adjacent to the urban edge and GB3b lies approximately 400m east of the large built-up area of Havering, however both relate to the wider countryside. As such, development within either part of the larger Site would represent expansion of the large built-up area into the open countryside.

**Purpose 2:** Both parts of the larger Site do not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

**Purpose 3:** Both parts of the larger Site are rural in character and clearly display the characteristics of the countryside, with limited urbanising influence from the adjacent settlement edge and roads. Development of the Site would lead to the encroachment of the countryside.

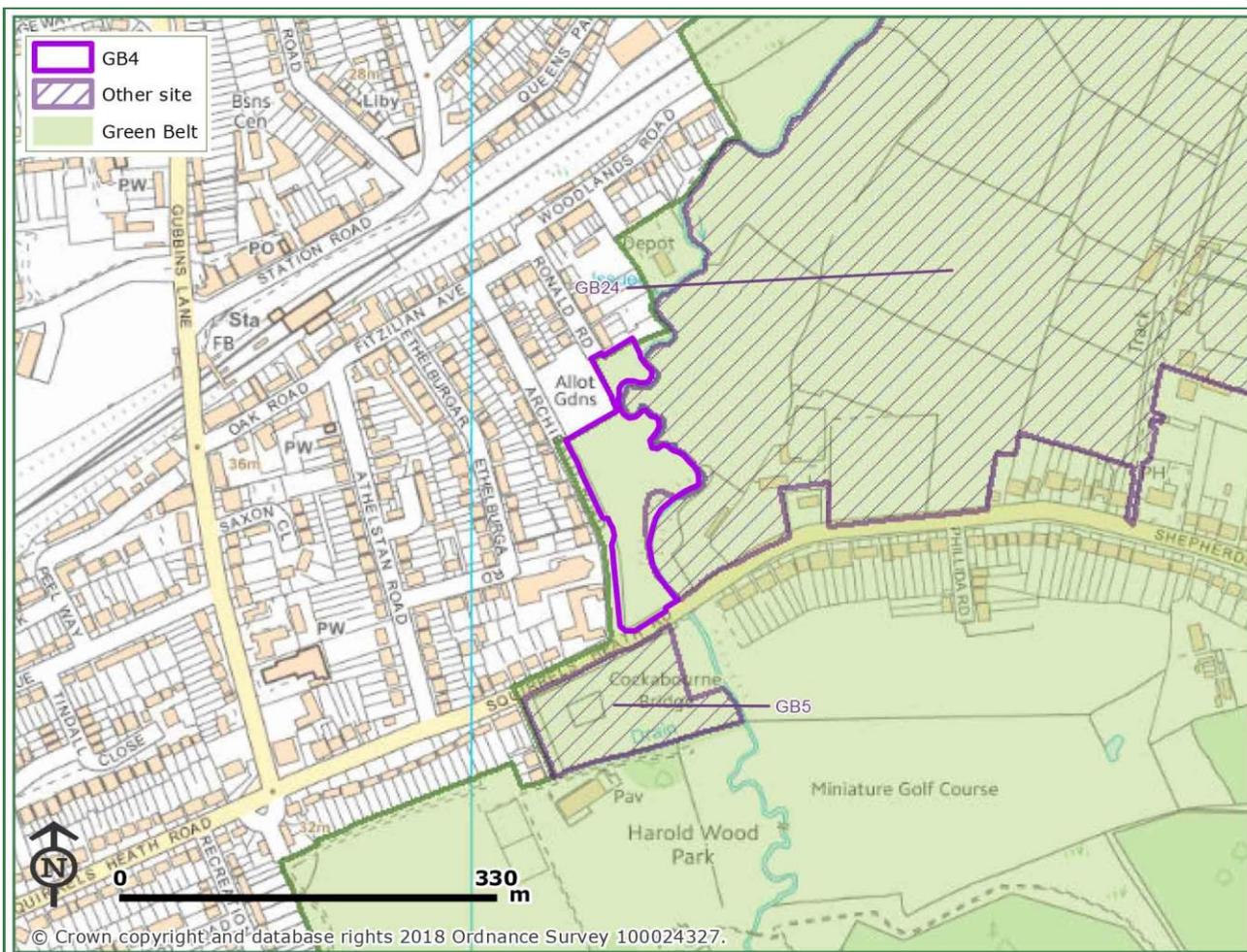
Development within the GB3a would lead to the Green Belt land to the north being enclosed on two sides and would lead to some sense of encroachment on the adjacent Green Belt areas to the north, south and east. The Site would however be contained by Berwick Pond road to the east. The harm to the Green Belt resulting from the release of GB3a would therefore be *Moderate-High*. GB3b is located approximately 400m from the urban edge and its release would lead to the creation of a more continuous area of weak Green Belt boundary to the north and protrusion of the built up area further into the heart of the open countryside. The harm to the Green Belt resulting from release of GB3b would therefore be *High*. Overall the harm to the Green Belt resulting from release of this Site would therefore be *High*.

**Rating of Assessment of Harm for Release of Whole Site**

**High**

# GB4 - Squirrels Heath Road (North)

1.2ha





View from the south-eastern corner of the site

## Site Description

The Site is located on the eastern edge of the inset settlement of Harold Wood and is composed of scrub grassland and thick vegetation.

## Relationship Between Site, Settlement and Countryside

Ingrebourne River borders the eastern edge of the Site, whilst Shepherds Hill Road and Archibald Road border the Site to the south and west, respectively. Residential dwellings located beyond these roads add an urbanising influence to the Site. A hedgerow is present at the northern boundary of the Site beyond which lies an allotment field. Although there are some urbanising influences from the adjacent urban area, the Site is characteristic of the countryside and has a relationship with both the urban area to the west and north and the rural fields to the east.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P14 and 15)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b> <b>Paramount</b>	<b>P14</b> 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.  <b>P15</b> Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.
<b>P2: Preventing the merger of neighbouring towns</b> <b>Major</b>	<b>P14 (Slight/Negligible)</b> 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.  <b>P15 (Major)</b> 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.
<b>P3: Safeguarding the countryside from encroachment</b> <b>Paramount</b>	<b>P14 (Paramount)</b> 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).  <b>P15 (Major)</b> 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.

## Potential Alternative Green Belt Boundaries

The current Green Belt boundary along Archibald Road and the settlement edge marked by the rear gardens of residential properties represents a relatively strong Green Belt boundary. Release of the Site would lead to the creation of strong Green Belt boundary as defined by the River Ingrebourne. There are no potential alternative Green Belt boundaries.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site lies adjacent to the large built-up area of Havering. Development would therefore represent expansion of the large built-up area into the open countryside.

**Purpose 2:** The Site lies between Harold Wood and the south-western side of Brentwood. However, there are nearly 4km apart at this point and the Site does not play a role in eroding the perceptual or visual gap between these settlements.

**Purpose 3:** The Site displays the characteristics of the countryside. Development of the Site would therefore lead to encroachment of the countryside.

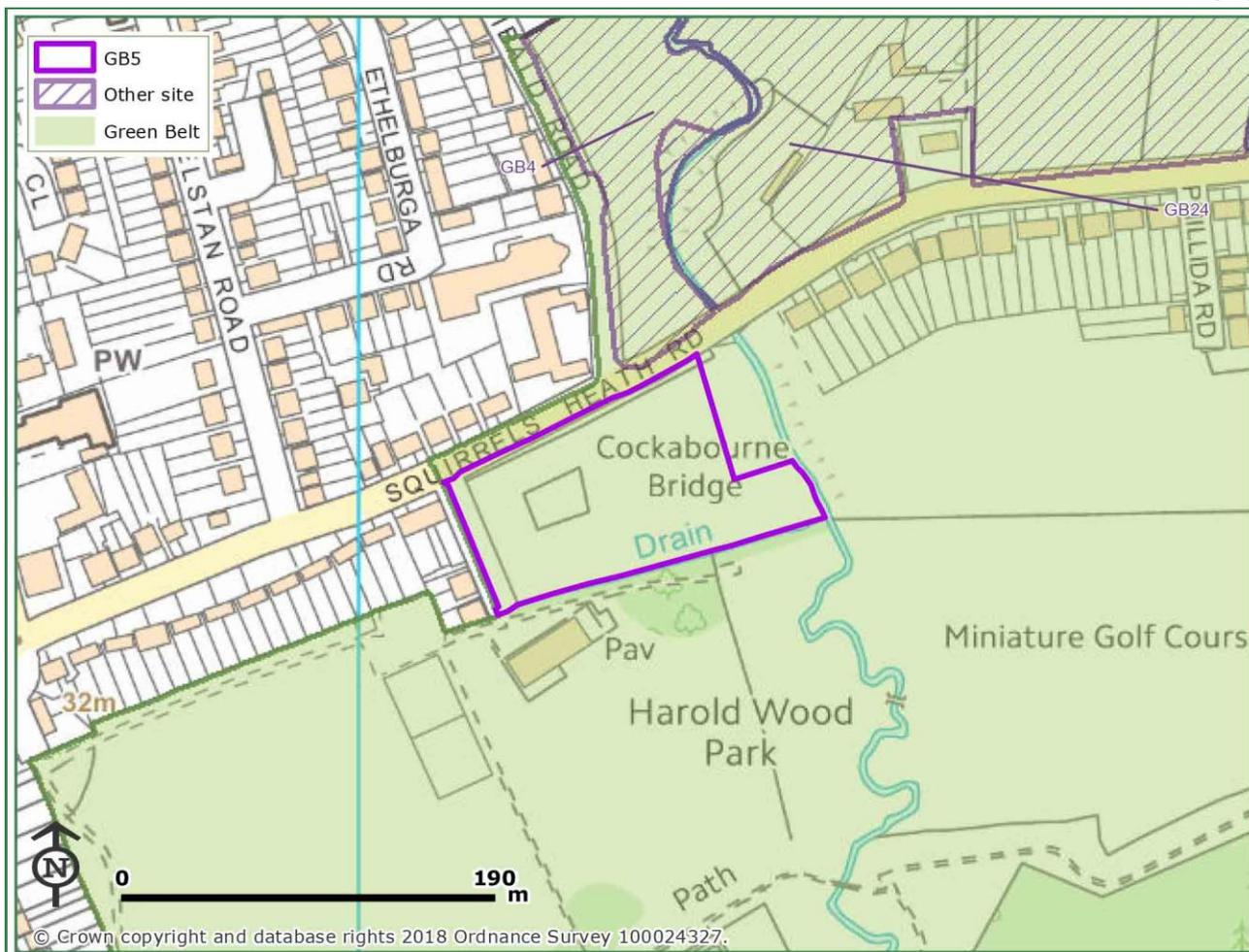
Release of this Site result in the loss of open land but it would have strong Green Belt boundaries due to the presence of the River Ingrebourne to the East and Squirrels Heath road to the south, development would therefore be relatively contained. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate*.

**Rating of Assessment of Harm for Release of Whole Site**

**Moderate**

# GB5 - Squirrels Heath Road (South)

1.3ha





View towards Site from the south-east. Cricket club located to the left of the image

## Site Description

The Site is located on the eastern edge of the inset settlement of Harold Wood. It is composed of scrub grassland, thick vegetation and some temporary structures.

## Relationship Between Site, Settlement and Countryside

Squirrels Heath Road borders the north-western edge of the Site whilst Brinsmead Road borders the western edge of the Site. Residential properties are present beyond these roads at the north-west and west. The remainder of the Site is marked by a hedgerow and trees, beyond which lies a cricket club to the south and a small area of woodland and some residential dwellings to the east. Urbanising influences from the adjacent urban area and buildings associated with the cricket club to the south mean that the Site has an association with the urban area. Furthermore, thick vegetation and trees located in the south-eastern corner of the Site reduce any visual relation with the open rural fields to the south-east.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P14)
<p><b>P1: Checking the unrestricted sprawl of large, built-up areas</b></p> <p><b>Paramount</b></p>	<p>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.</p>
<p><b>P2: Preventing the merger of neighbouring towns</b></p> <p><b>Slight/Negligible</b></p>	<p>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.</p>
<p><b>P3: Safeguarding the countryside from encroachment</b></p> <p><b>Paramount</b></p>	<p>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)</p>

## Potential Alternative Green Belt Boundaries

The current Green Belt boundary along Squirrels Heath Road and Brinsmead Road represents a strong Green Belt boundary. Release of the Site would lead to the creation of a weaker Green Belt boundary as defined by hedgerows along the Site’s eastern and southern edges. There are no potential alternative Green Belt boundaries.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site lies adjacent to the large built-up area of Havering. Development would therefore represent expansion of the large built-up area into open countryside.

**Purpose 2:** The Site lies between the settlement of Harold Wood and Cranham and Emerson Park. However, due to the size of the Site and the distance between them, development of the Site would lead to no perception of narrowing the gap between the settlements

**Purpose 3:** The Site displays the characteristics of the countryside. Development of the Site would therefore lead to encroachment of the countryside.

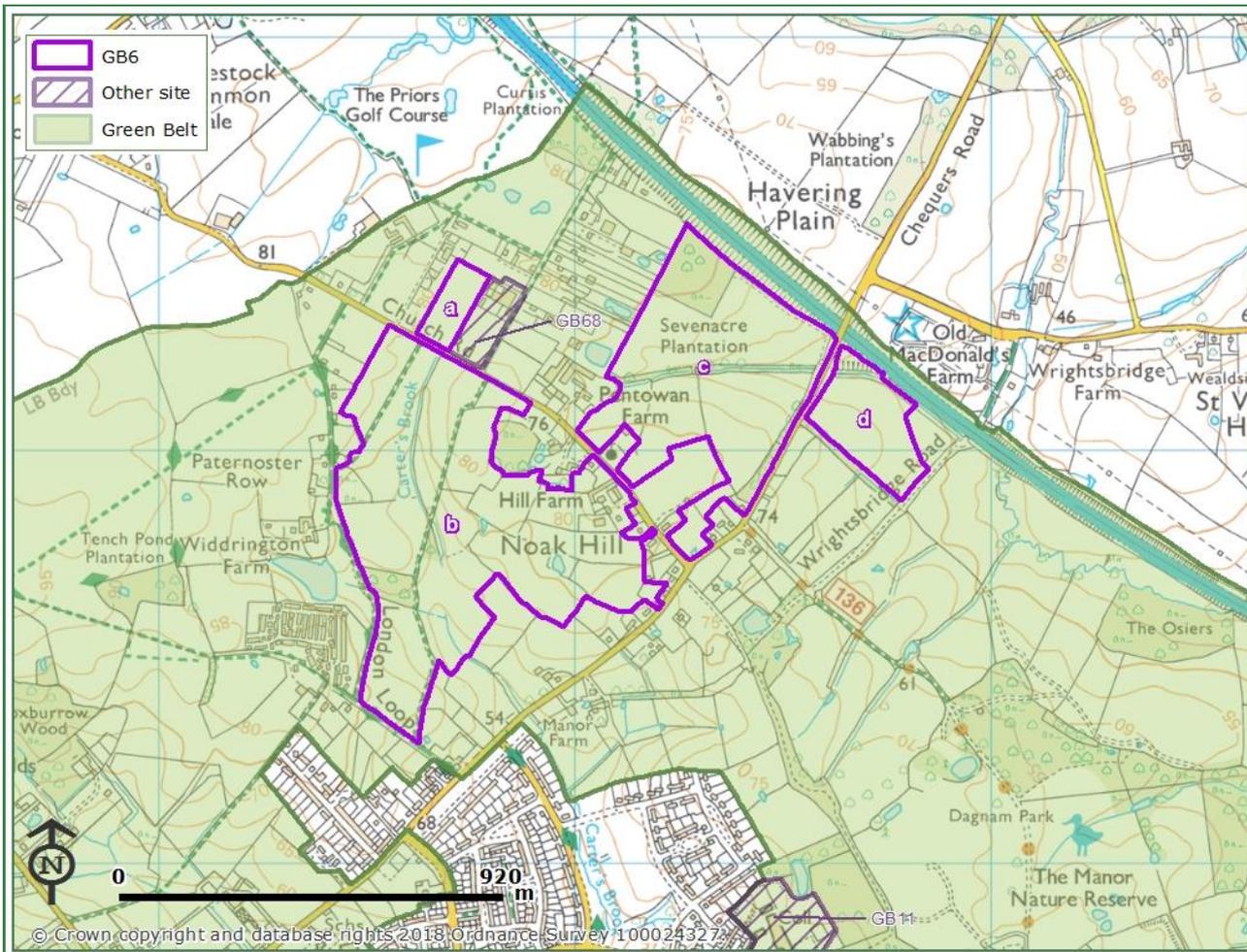
Release of this Site would lead to some sense of encroachment in the adjacent Green Belt area to the east and south. However, this is likely to be fairly limited and would not substantially undermine the contribution the wider Green Belt is making. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

**Rating of Assessment of Harm for Release of Whole Site**

**Moderate High**

# GB6 - Land at Hill Farm

68.1ha





View looking north-west into GB6a from Church road

## Site Description

The Site is comprised of four parts: GB6a, GB6b, GB6c and GB6d. GB6a consists of a single pasture field located 1km north of the inset settlement of Harold Hill and within the village of Naok Hill. GB6b is comprised of twelve agricultural fields with two small blocks of woodland and is located approximately 50m to the north of Harold Hill. Its northern and north-eastern edges adjoin the village of Naok Hill. GB6c is comprised of five large agricultural fields and a block of woodland and is located 0.6km north of Harold Hill. Its southern edge adjoins the village of Naok Hill. A small building, some hardstanding, a swimming pool and a tennis court associated with a holiday club are located within the block of woodland in the north-west of this part of the Site. GB6d is comprised of a single agricultural field approximately 780m north-east of Harold Hill and 450m north-east of the village Naok Hill. The Site comprises an agricultural field with thick vegetation located in its north-western corner.

## Relationship Between Site, Settlement and Countryside

GB6a is bounded in its entirety by hedgerow and trees. A number of informal dwellings adjoin GB6a to the west, while a residential dwelling and dog kennels are located to its north-east. These together exert some urbanising influence. However, this part of the Site is open and undeveloped and relates significantly to the agricultural fields to the south, east and west of the Site, and to a lesser extent the golf course to the north.

GB6b forms part of the open countryside. It is bound in its entirety by hedgerow and hedgerow trees. A mobile home park lies adjacent to the south-western corner of this part of the Site while a number of residential properties lie to its west along Paternoster Row, beyond which are open agricultural fields further west. A number of open fields lie between the east of this part of the Site and the edge of Harold Hill. There are a number of agricultural buildings, as well as informal dwellings between the north of GB6b and the M25. GB6b lacks urbanising influences and relates more strongly to the countryside than the urban area.

GB6c forms part of the open countryside and is bounded by hedgerows and trees. A farmstead and commercial dwellings are located to the south-west of this part of the Site, while a number of informal dwellings are located to its west. Chequers Road adjoins the east of GB6c, beyond which are a number of open fields. Church Road adjoins the south of GB6c, beyond which lies a mixture of residential, community and commercial buildings. Neither these adjoining features nor the holiday club within woodland in the north-west corner of this part of the Site exert a significant urbanising influence and while the M25 provides some separation from the wider countryside to the north, GB6c relates strongly to open fields to the east.

GB6d forms part of the open countryside. Metal fencing marks the north-eastern boundary of GB6d, beyond which lies the M25 to the north. A small children's amusement park is located on the other side of the motorway. Thick hedgerow borders the remainder of GB6d, as well as Lower Noke Close and Chequers Road which border this part of the Site to the south-east and north-west, respectively. The agricultural fields located to the north-west, south-west and south-east of GB6d mean that it has a stronger association with the countryside than with the urban area. However, the Site GB6d slopes downwards towards the M25 and children's amusement park, which have an urbanising influence on the Site.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P18 and P16)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b>	<b>P16</b> Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.
<b>Paramount</b>	<b>P18</b> 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.
<b>P2: Preventing the merger of neighbouring towns</b>	<b>P16 (Major)</b> 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.
<b>Major</b>	<b>P18 (None)</b> 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.
<b>P3: Safeguarding the countryside from encroachment</b>	<b>P16</b> 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.
<b>Paramount</b>	<b>P18</b> 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.

## Potential Alternative Green Belt Boundaries

All four parts of the Site are located within open countryside washed over by Green Belt. As such, release of any in isolation would constitute a new Green Belt boundary. Alignment of the Green Belt around GB6a and GB6b would constitute a weak boundary due to lack of distinction between inset and washed over settlement, as well as lack of separating features. Release of either GB6c and GB6d in isolation would constitute a weak boundary along the eastern, western and southern edges of these parts of the Site due to a lack of distinction between inset and washed over settlement and lack of strong separating features. The M25 running along the northern edges of GB6c and GB6d would however form a strong new Green Belt boundary.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** GB6a, GB6c, GB6d do not lie adjacent to the large built-up area of Havering. As such, they make no contribution to preventing sprawl. GB6b, however, lies adjacent to the large built-up area of Havering and relates strongly to the wider countryside – development of GB6b in particular would represent significant sprawl of the large built-up area.

**Purpose 2:** All four parts of the Site lie between the built-up area of Harold Hill on the north-eastern side of Romford and the south-western side of Brentwood. Although the M25 forms a significant barrier between both settlements, development of this Site would lead to the erosion of the gap between both settlements.

**Purpose 3:** All four parts of the Site are rural in character and clearly display the characteristics of the countryside. Development of the Site would lead to encroachment of the countryside.

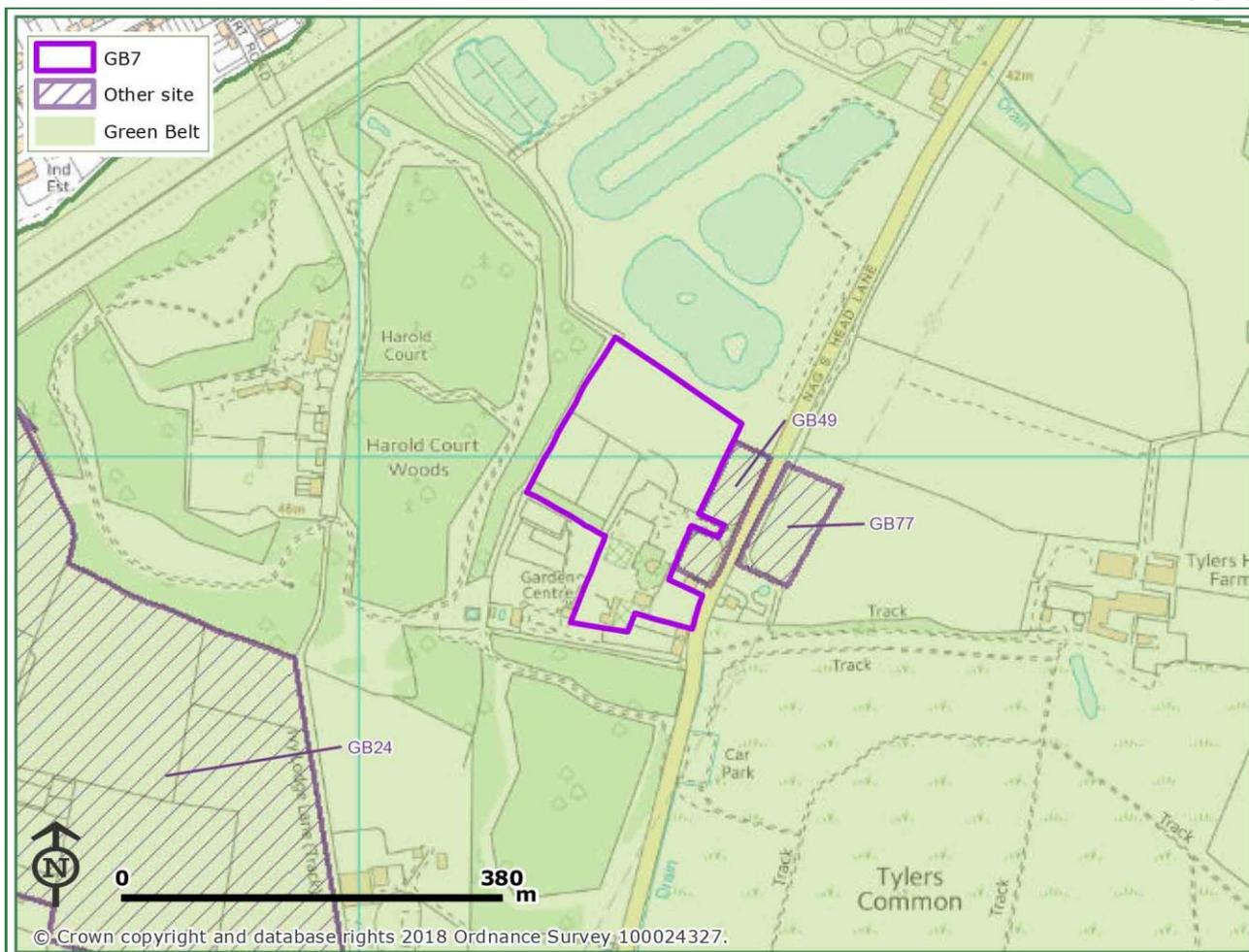
Release of either GB6a, GB6b, GB6c GB6d would result in a lack distinction between inset and washed over settlement calling into question the washed over status of Noak Hill. It would also weaken the contribution of undeveloped land around each part of the Site to Purpose 3 due to a sense of encroachment. The harm to the Green Belt resulting from the release of this Site would therefore be *high*.

**Rating of Assessment of Harm for Release of Whole Site**

**High**

# GB7 - Upminster Garden Centre

3.5ha





View from within Site from the south

## Site Description

Located within open countryside approximately 440m south-east of Harold Wood, the Site consists of the buildings and car park associated with Upminster Garden Centre, as well as some pasture fields and scrub grassland located in a slight dip in the northern half of the Site.

## Relationship Between Site, Settlement and Countryside

Hedgerow borders the majority of the Site, which lies adjacent to Harold Court Woods to the north-west and a sewage works to the north. Woodland is also located to the south and south-east of the Site whilst agricultural fields lie to its east. There are urbanising influences within the southern half of the Site while the northern half is open countryside; the Site has a strong relationship with the woodland and fields surrounding it.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P15)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b>	Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.
<b>Paramount</b>	
<b>P2: Preventing the merger of neighbouring towns</b>	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.
<b>Major</b>	
<b>P3: Safeguarding the countryside from encroachment</b>	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.
<b>Major</b>	

## Potential Alternative Green Belt Boundaries

The Site is located in open countryside washed over by Green Belt. As such, release of this Site would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this Site would constitute a weak boundary as there are no strong physical features. An alternative Green Belt boundary could include releasing GB49 and other land up to the edge of Nag's Head Lane and the adjacent residential properties and stables. This would however lead to the creation of an inset area of development not linked to any existing settlement.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site does not lie adjacent to the large built-up area of Havering. As such, the Site makes no contribution to preventing sprawl.

**Purpose 2:** The Site lies between the built-up area of Harold Wood on the north-eastern side of Romford and the south-western side of Brentwood. Although the M25 forms a significant barrier between both settlements, development of this Site would lead to erosion of part of the gap between the settlements.

**Purpose 3:** The Site is rural in character and clearly displays the characteristics of the countryside. Development of the Site would lead to encroachment of the countryside.

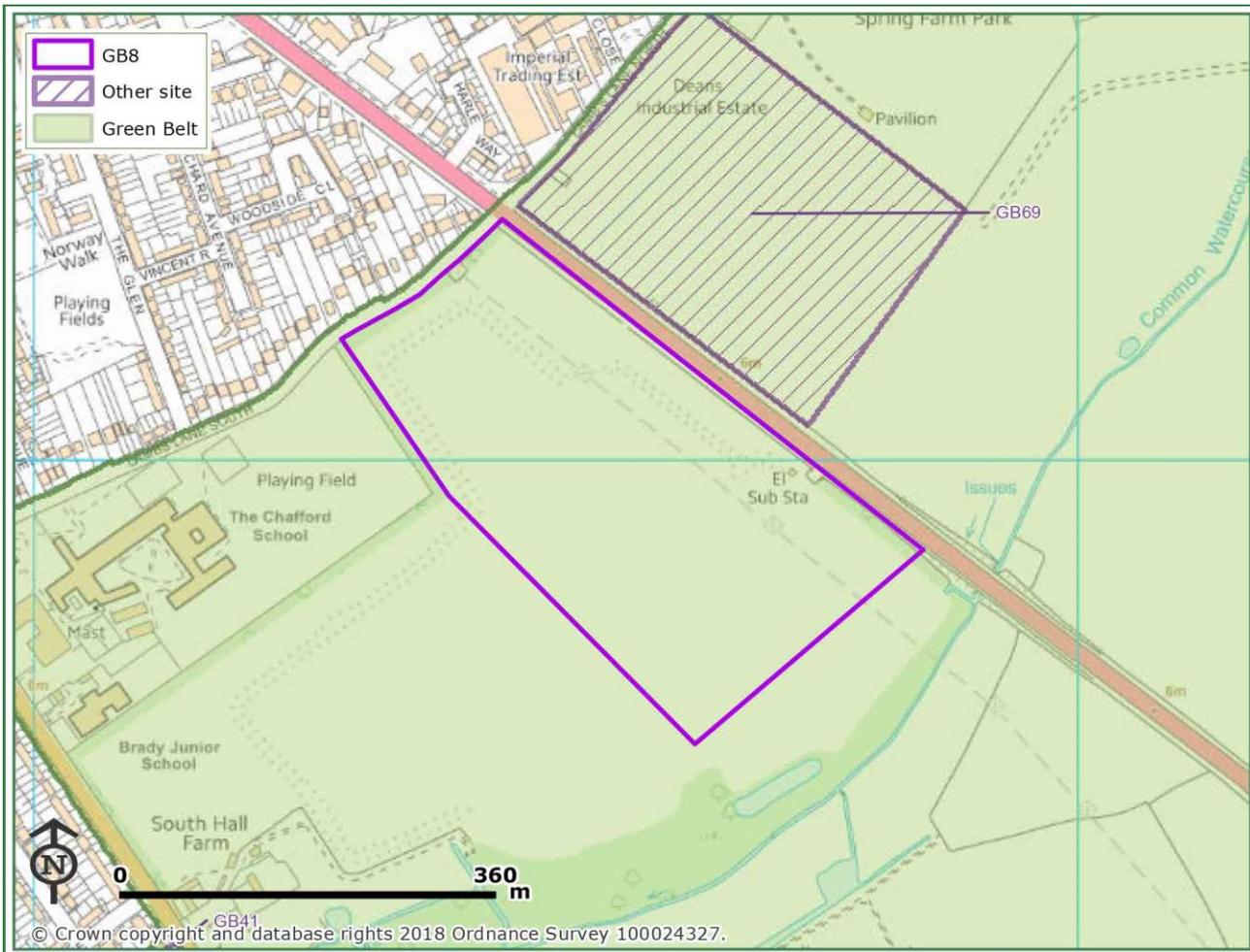
Release of this Site from the Green Belt would result in the creation of a weak Green Belt boundary. Its release could also weaken the Green Belt contribution of neighbouring undeveloped land around the Site by encroaching on the open countryside. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

**Rating of Assessment of Harm for Release of Whole Site**

**High**

# GB8 - South Hall Farm

12.6ha





View looking south from the northern corner of the Site

## Site Description

The Site is comprised of agricultural fields, containing no development with the exception of a farm track. The Site is located on the south eastern edge of the inset settlement of Rainham.

## Relationship Between Site, Settlement and Countryside

The Site is adjacent to Lambs Lane South to the north west with a number of residential dwellings on the urban edge beyond a line of hedgerows and trees in this direction. These features provide a limited degree of separation between the Site and its surroundings. New Road to the northeast provides some separation between the Site and the wider countryside. The southwest and southeast boundaries of the Site are not defined by physical features . The Site is open and predominantly unconstrained, with a strong association with the surrounding countryside.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P2)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b>	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).
<b>Paramount</b>	
<b>P2: Preventing the merger of neighbouring towns</b>	Parcel provides a significant contribution to this purpose by preventing outward growth of Rainham and Purfleet on either side of parcel.
<b>Major</b>	
<b>P3: Safeguarding the countryside from encroachment</b>	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.
<b>Major</b>	

## Potential Alternative Green Belt Boundaries

The current Green Belt boundary comprises of Lambs Lane South. Release of the Site would lead to the creation of a weaker Green Belt boundary defined by the A1036 New Road to the northeast, the hedgerow boundary to the north west and no existing defined boundary to the south west and south east. There are no clear alternative stronger Green Belt boundaries, within or beyond the Site that could be used.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site lies adjacent to the large built-up area of Havering but relates to the wider countryside – development would represent expansion of the large built-up area into the open countryside.

**Purpose 2:** The Site lies between the settlements of Rainham and Purfleet. The settlements are not in close proximity (over 3km away) and the release of the Site would not lead to any significant perception of narrowing the gap between them, even when travelling between the towns along New Road.

**Purpose 3:** The Site is rural in character and clearly displays the characteristics of the countryside, with limited urbanising influence from the adjacent road and settlement edge. Development of the Site would lead to the encroachment of the countryside.

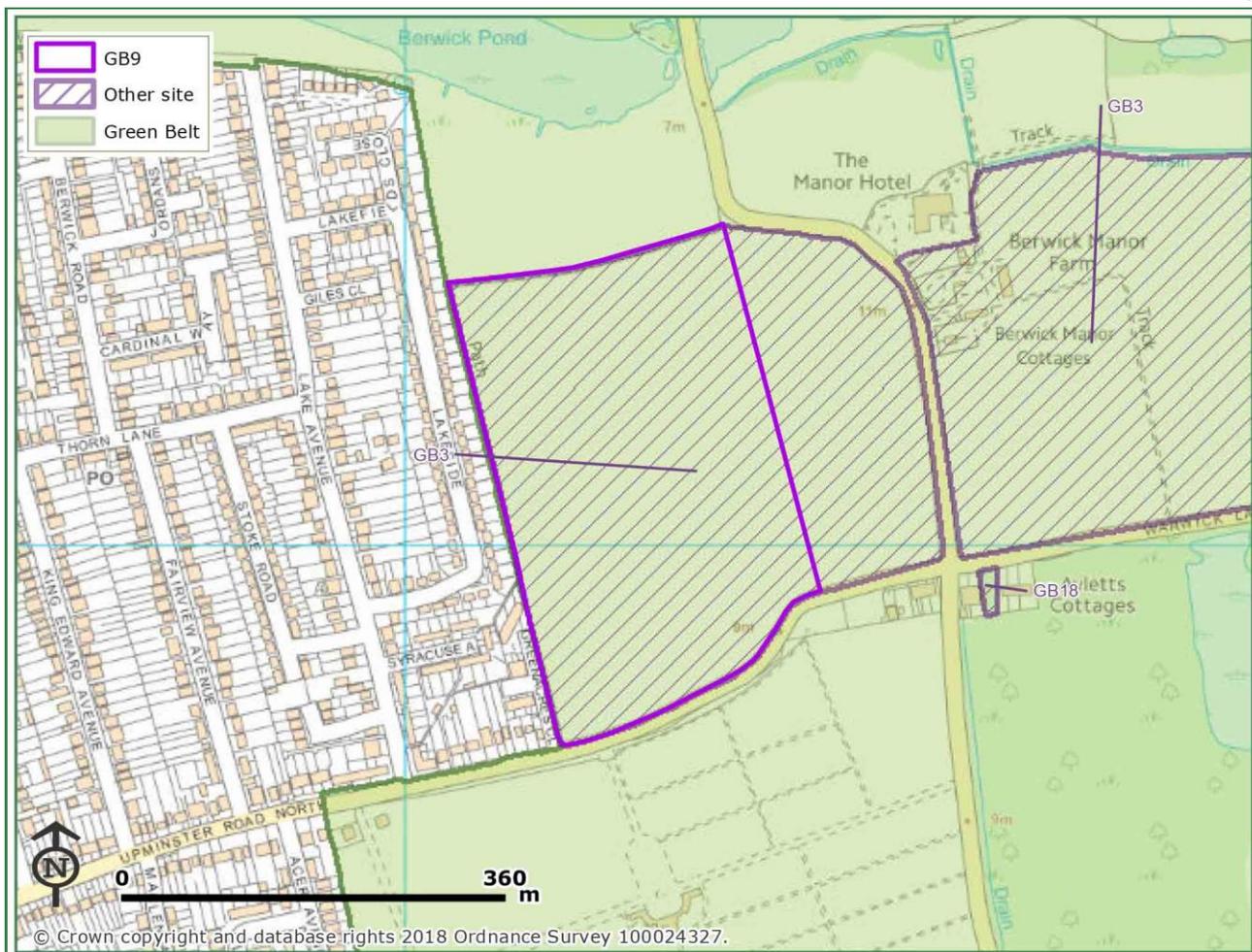
Development of the Site would cause the neighbouring Green Belt land to the west to be enclosed by development on three sides. This would lead to a sense of encroachment, weakening its contribution to the Green Belt. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

**Rating of Assessment of Harm for Release of Whole Site**

**Moderate High**

# GB9 - Berwick Ponds Farm

11.1ha





View of Site from Berwick Pond Road

## Site Description

The Site comprises two agricultural fields, located on the eastern edge of the inset settlement of Rainham.

## Relationship Between Site, Settlement and Countryside

The Site is adjacent to residential dwellings on the urban edge of Rainham to the west, separated from this development by a line of hedgerows and trees. Upminster Road North is adjacent to the south of Site, providing some separation between the Site and the wider countryside. The Site is bordered to the north by hedgerow and is unconstrained to the east. The Site is open and predominantly unconstrained, with a strong association with the surrounding countryside to the north, south and east.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P4)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b>	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.
<b>Paramount</b>	
<b>P2: Preventing the merger of neighbouring towns</b>	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.
<b>Slight/Negligible</b>	
<b>P3: Safeguarding the countryside from encroachment</b>	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.
<b>Major</b>	

## Potential Alternative Green Belt Boundaries

The trees and hedgerows to the west, with the settlement edge behind, represent a relatively weak existing Green Belt boundary. Release of the Site would lead to the creation of a weaker Green Belt boundary, as defined by Upminster Road North to the south, hedgerow to the north and no existing defined boundary to the east. A stronger alternative Green Belt boundary could be formed along the edge of Berwick Pond Road, located approximately 150m east of the Site.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site lies adjacent to the large built-up area of Havering but relates to the wider countryside – development would represent expansion of the large built-up area into the open countryside.

**Purpose 2:** The Site does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

**Purpose 3:** The Site is rural in character and clearly displays the characteristics of the countryside, with limited urbanising influence from the adjacent road and settlement edge. Development of the Site would lead to the encroachment of the countryside.

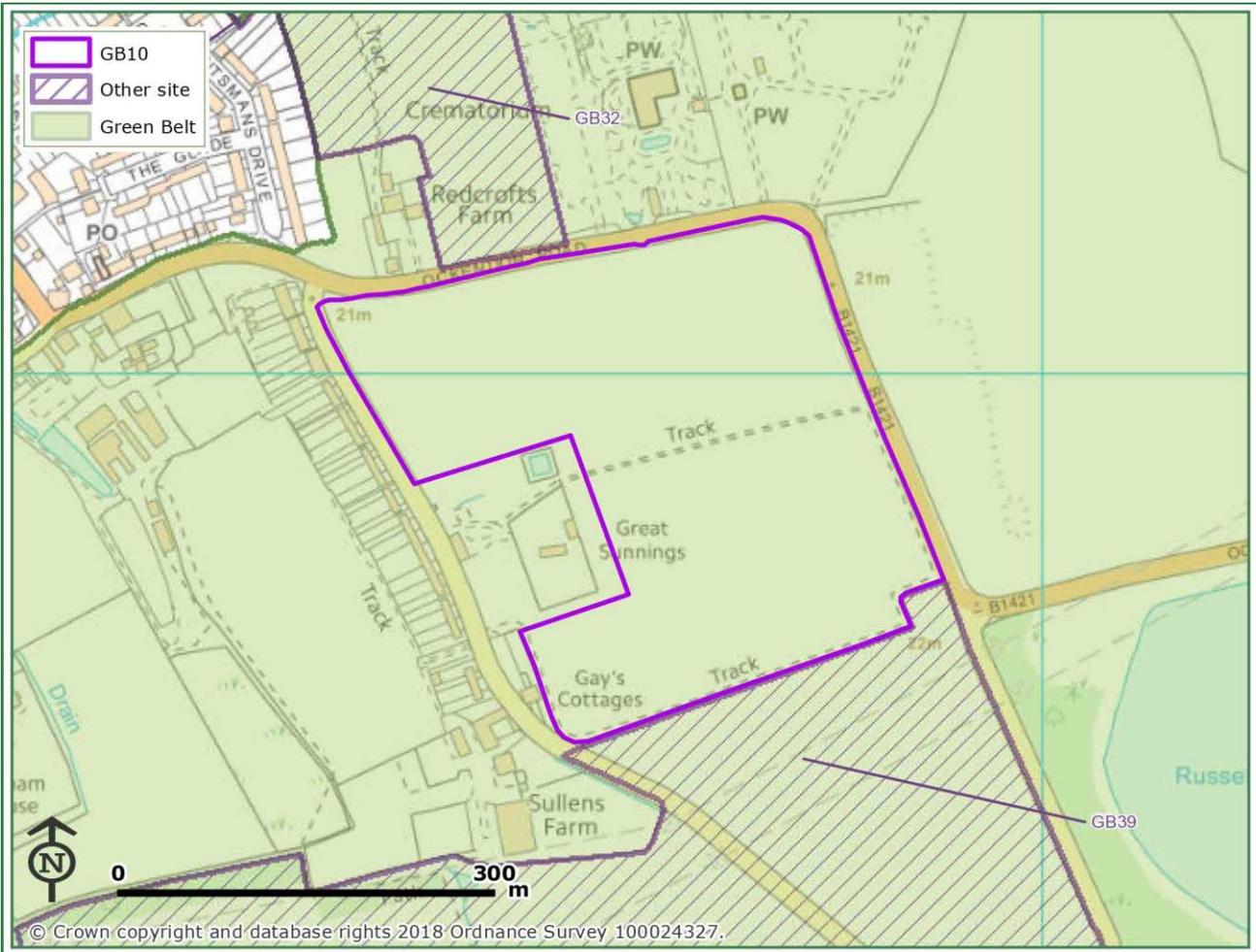
Development within the Site, would lead to some sense of encroachment on the adjacent Green Belt area to the north, south and east. The Site is bounded by Upminster Road North providing a defensible boundary to the south. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

**Rating of Assessment of Harm for Release of Whole Site**

**Moderate High**

# GB10 - Great Sunnings Farm

11.4ha





View looking towards Sunnings Lane from the north of the Site

## Site Description

The Site comprises agricultural fields, located approximately 50m southeast of the inset settlement of Upminster at its closest point.

## Relationship Between Site, Settlement and Countryside

The northwest, north and east of Site are bound by Sunnings Lane and Ockendon Road, which provide separation between the Site and the wider Countryside. The south of Site is bounded by hedgerow, which provides limited separation between the Site and the wider countryside to the south. The western edge of Site is adjacent to a farmstead and residential properties which line Sunnings Lane. These provide some separation between the Site and the countryside to the west. The Site is open with a stronger association to the surrounding countryside than the settlement.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P6)
<p><b>P1: Checking the unrestricted sprawl of large, built-up areas</b></p> <p><b>Paramount</b></p>	<p>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).</p>
<p><b>P2: Preventing the merger of neighbouring towns</b></p> <p><b>Slight/Negligible</b></p>	<p>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.</p>
<p><b>P3: Safeguarding the countryside from encroachment</b></p> <p><b>Major</b></p>	<p>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.</p>

## Potential Alternative Green Belt Boundaries

The Site is located in close proximity (within 50m) of the inset settlement of Upminster but is not contiguous with it. Therefore, release of the Site would form a new inset development within the Green Belt. The boundaries to the northwest, north and east of Site, as defined by Sunnings Lane and Ockendon Road, would create relatively strong Green Belt boundaries. However, weaker boundaries would be created along the south of the Site, as defined by hedgerow, and to the west, where no existing boundary is defined. An alternative stronger western Green Belt boundary could be defined along the length of Sunnings Lane to the west of the Site.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

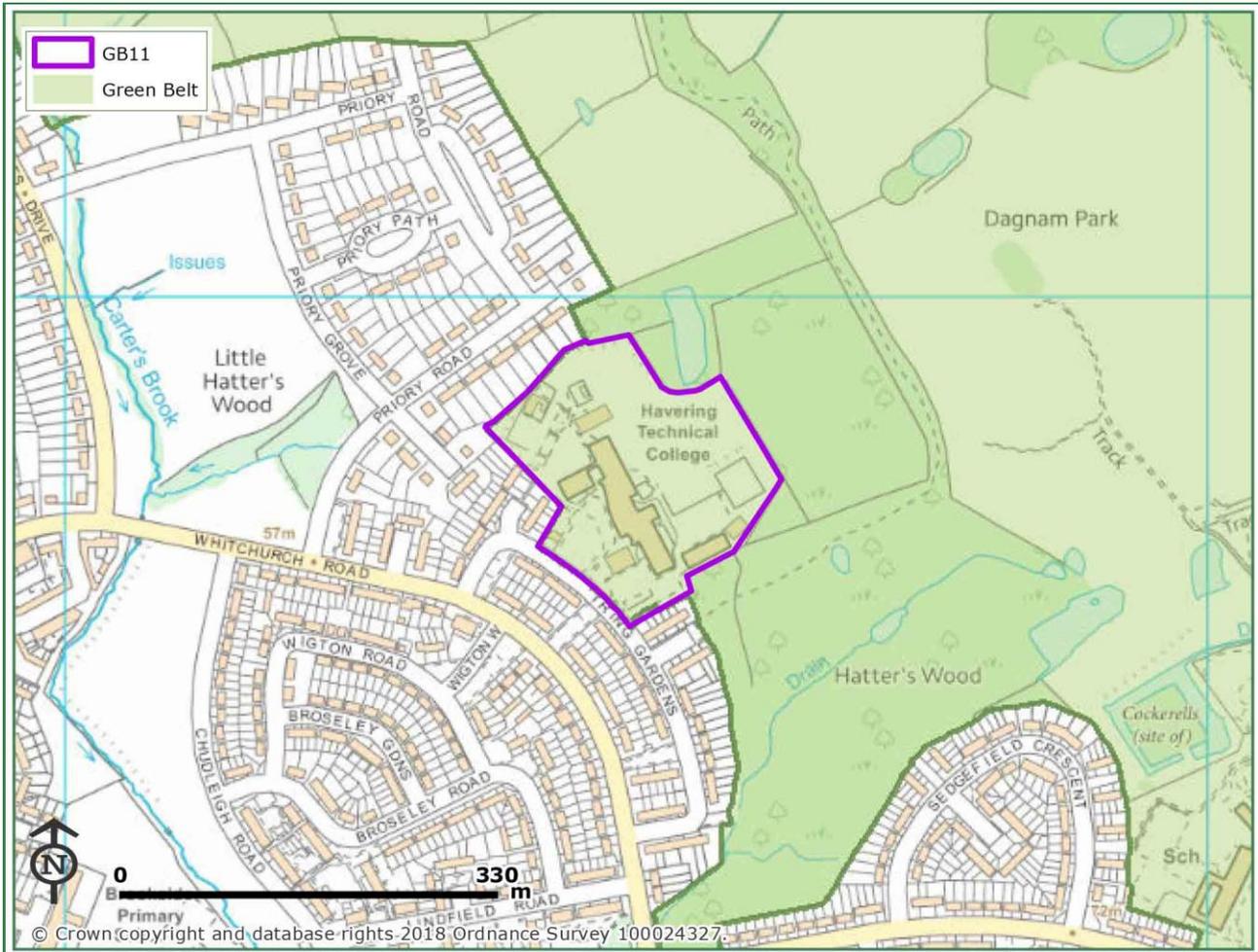
- Purpose 1:** The Site lies in close proximity (within 50m) to the large built-up area of Havering but relates to the wider countryside – development would represent expansion of the large built-up area into the open countryside.
- Purpose 2:** The Site lies between the settlements of Upminster and South Ockendon to the southeast. The settlements are not in close proximity (over 3km away) and the release of the Site would not lead to any perception of narrowing the gap between them.
- Purpose 3:** The Site is rural in character and clearly displays the characteristics of the countryside, with limited urbanising influence from the adjacent roads and settlement edge. Development of the Site would lead to the encroachment of the countryside.

Development of the Site would cause the neighbouring Green Belt land to the north to be enclosed by development on three sides. This would lead to a sense of encroachment, weakening its contribution to the Green Belt. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

<p><b>Rating of Assessment of Harm for Release of Whole Site</b></p>	<p><b>High</b></p>
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# GB11 - Quarles Campus, Havering College

3.8ha





View towards Site from Tring Gardens

## Site Description

The Site consists of the buildings, hard surfaces and sports pitches of the Quarles Campus of Havering College of Further and Higher Education, located on the eastern edge of the inset settlement of Harold Hill.

## Relationship Between Site, Settlement and Countryside

The Site directly adjoins residential dwellings on the urban edge to the south, east and north-east. To the north and west, it is strongly contained by Hatter's Wood, which separates it from the wider countryside. The built development within the Site, and the associated use of the remaining open space, mean that it has a much stronger association with the urban area than with the countryside.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P16)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b> <b>Paramount</b>	Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.
<b>P2: Preventing the merger of neighbouring towns</b> <b>Major</b>	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.
<b>P3: Safeguarding the countryside from encroachment</b> <b>Paramount</b>	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.

## Potential Alternative Green Belt Boundaries

The current Green Belt boundary does not represent a strong boundary. The edge of Hatter’s Wood, which already forms the Green Belt boundary to the south and immediately to the north of the Site, would constitute a stronger boundary.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The capacity for preventing urban sprawl is minimal, given the extent of existing development within the Site and the boundary to further expansion provided by Hatter’s Wood.

**Purpose 2:** The Site does not provide any significant contribution to the separation between Harold Hill (which is part of the large built up area of Havering) and Brentwood which is over 2.5km to the east.

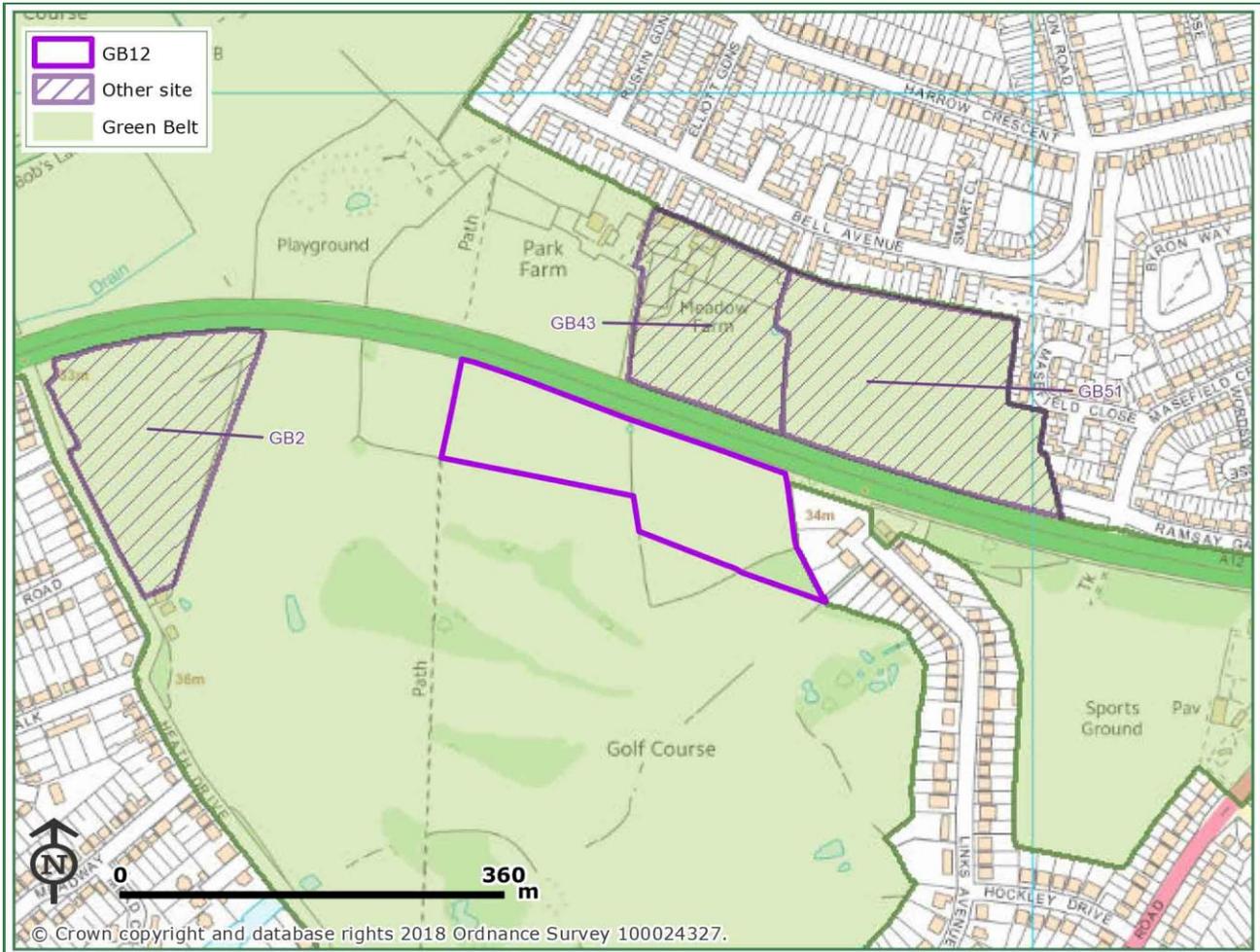
**Purpose 3:** The Site’s strong association with the built up area and its containment by woodland mean that it is not perceived as open countryside and therefore does not play a role safeguarding the countryside from encroachment.

Release of this Site would not weaken the contribution of the adjacent woodland Green Belt. The harm to the Green Belt resulting from release of this Site would therefore be *Low*.

<b>Rating of Assessment of Harm for Release of Whole Site</b>	<b>Low</b>
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GB12 - Land North of Romford Golf Club

3.1ha





View looking south towards Site from Eastern Avenue (A12)

## Site Description

The Site is composed of scrub grassland, located on the northern edge of Romford within close proximity to Harold Hill.

## Relationship Between Site, Settlement and Countryside

The A12 defines the northern edge of the Site whilst Romford Golf Course is located to the south and west of the Site. Although the edge of Romford adjoins the Site to the east, it has a strong relationship with the countryside to the south and west.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P17)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b> <b>Paramount</b>	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.
<b>P2: Preventing the merger of neighbouring towns</b> <b>Major</b>	The parcel contributes to this purpose as it provides clear separation between the towns of Collier Row and Harold Hill.
<b>P3: Safeguarding the countryside from encroachment</b> <b>Moderate</b>	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

## Potential Alternative Green Belt Boundaries

The current Green belt boundary to the east is weak and formed by the end of gardens of residential properties. Release of the Site would lead to a further weakening of the Green Belt boundary, with no strong alternative boundaries available to mark the edge of the south of the Site. The north of the Site would have a strong boundary in the form of the edge of the A12.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

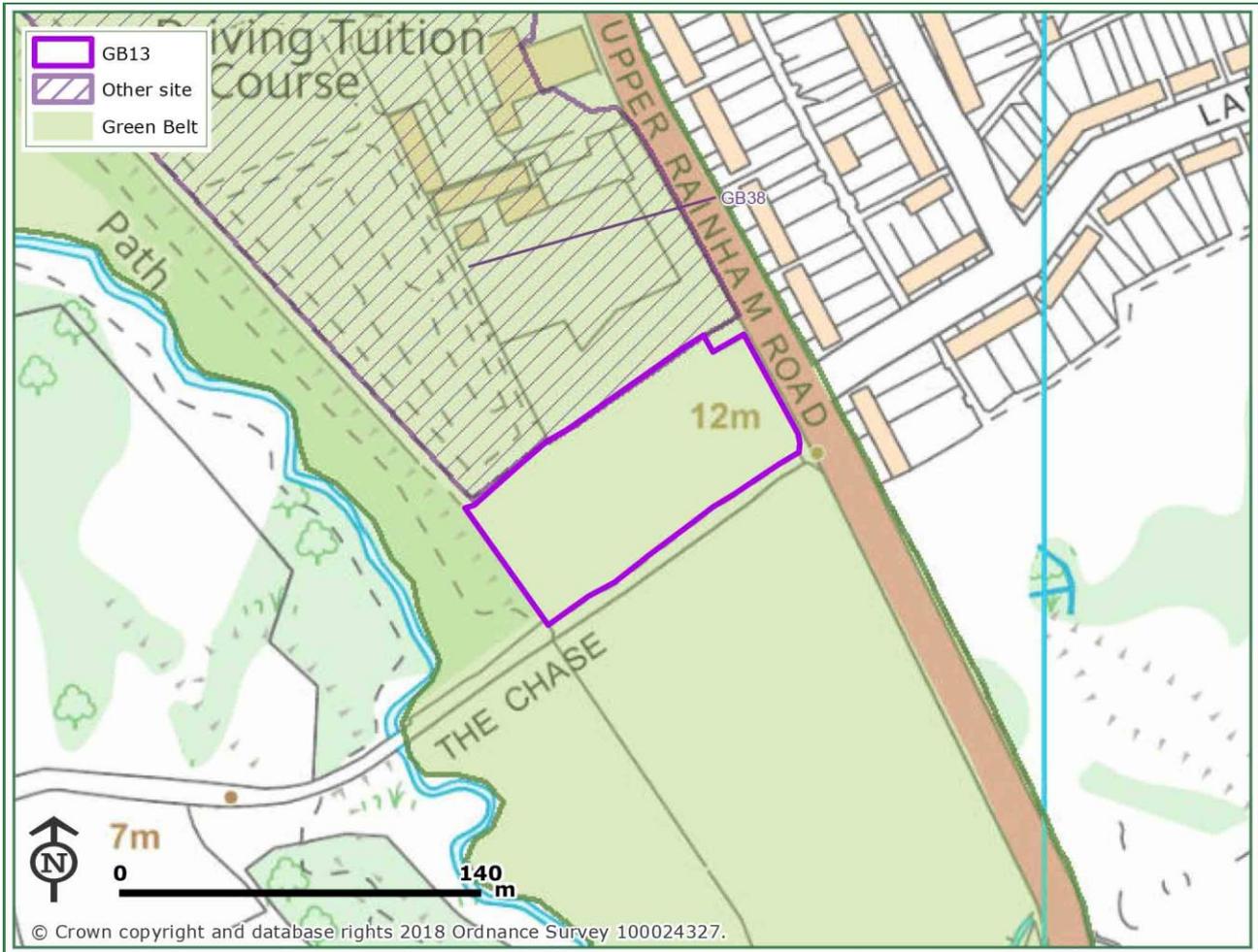
- Purpose 1:** The Site adjoins the large built-up area of Havering but relates more strongly to the wider countryside located to the south of the Site. Development would therefore represent expansion of the large built-up area.
- Purpose 2:** The Site lies between the settlements of Romford and Harold Hill. Development of the Site would lead to significant erosion of the gap between the two settlements, particularly when travelling along the A12.
- Purpose 3:** The Site is rural in character and displays the characteristics of the countryside. Development of the Site would lead to encroachment of the countryside.

Release of this Site would weaken the contribution of adjacent Green Belt land to the south and west (Golf Course) and it would become further enclosed by development. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

<b>Rating of Assessment of Harm for Release of Whole Site</b>	<b>High</b>
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GB13 - Upper Rainham Road

0.7ha





View towards Site from Upper Rainham Road

## Site Description

The Site comprises an area of scrub vegetation and trees, located on the south eastern edge of the inset settlement of Romford.

## Relationship Between Site, Settlement and Countryside

The eastern edge of Site is bordered by Upper Rainham Road, with residential properties present beyond this. The west of Site is bounded by a band of woodland, which contains the Site from the wider countryside to the west. The south of Site is bounded by The Chase lane, which provides some separation between the Site and the wider countryside to the south. The north of Site lies adjacent to a driving school test track, skate park, car parking area and informal buildings, as well as a substation building. These and the adjacent Upper Rainham Road have some urbanising influence upon the Site, however overall the Site is open and associated with the countryside to the south.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P24)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b> <b>Paramount</b>	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.
<b>P2: Preventing the merger of neighbouring towns</b> <b>Major / Slight/Negligible</b>	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 adjacent 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.
<b>P3: Safeguarding the countryside from encroachment</b> <b>Major/Moderate</b>	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.

## Potential Alternative Green Belt Boundaries

Upper Rainham Road to the east represents a strong existing Green Belt boundary. Release of the Site would lead to the creation of a weaker Green Belt boundary, as defined by the band of woodland to the west of Site, The Chase land to the south and no existing defined boundary to the north. A stronger alternative boundary could be formed along the trees, hedgerows and settlement edge approximately 300m to the north of the Site - ie incorporating GB38 into the area of release.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site lies adjacent to the large built-up area of Havering and relates to the wider countryside – development in these parts would represent expansion of the large built-up area into the open countryside.

**Purpose 2:** The Site lies between the settlements of Romford and Dagenham and between the settlements of Romford and Hornchurch. As the settlement of Romford extends further west towards Dagenham and south towards Hornchurch than the Site, the release of the Site would not lead to any significant perception of narrowing the gap between these settlements and Romford.

**Purpose 3:** The Site is rural in character and clearly displays the characteristics of the countryside, with limited urbanising influence from the adjacent road and development. Development of the Site would lead to the encroachment of the countryside.

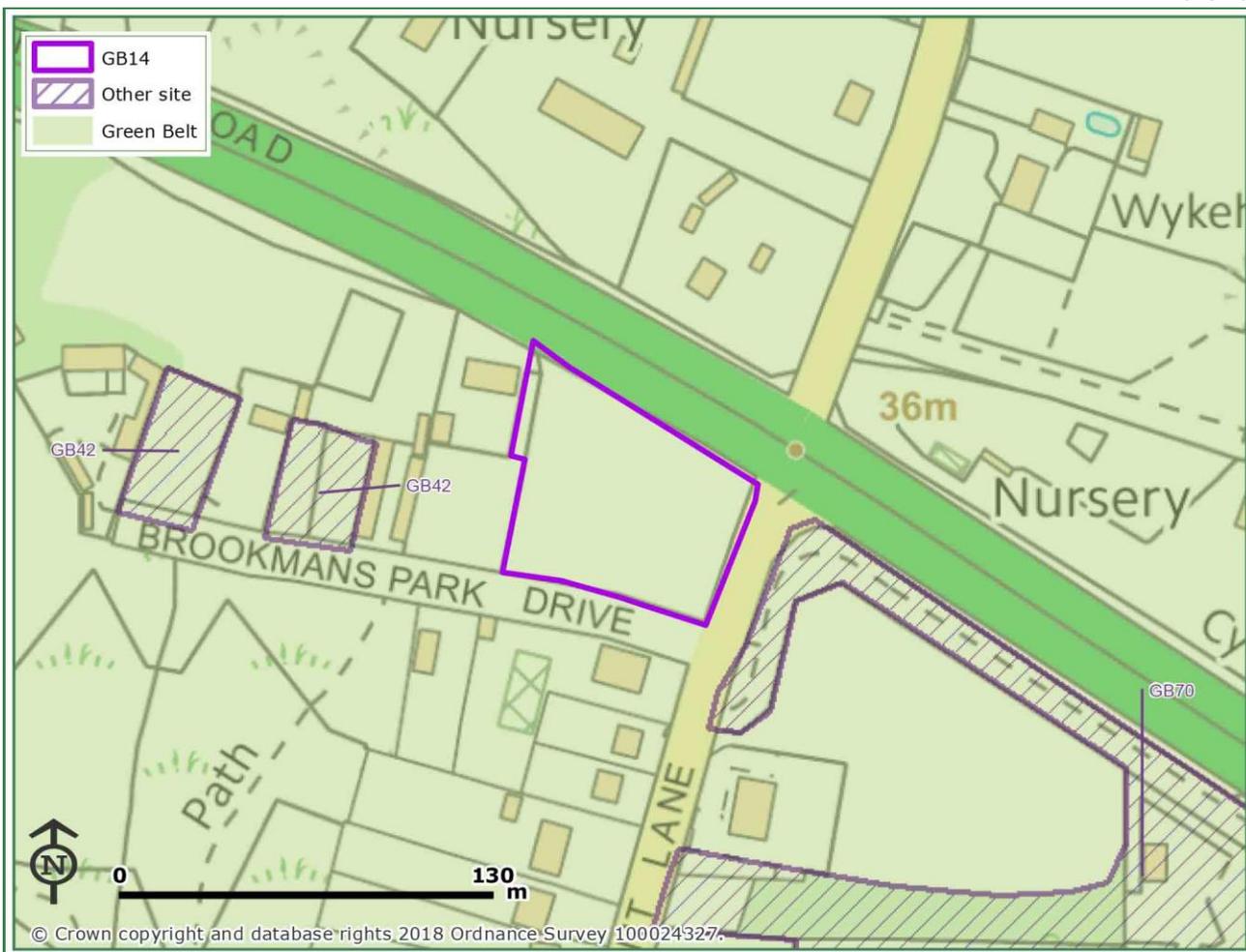
Development of the Site would cause the neighbouring Green Belt land to the north to be enclosed by development on three sides and would lead to a sense of encroachment, weakening its contribution to the Green Belt, albeit much of this land is already developed. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate*.

**Rating of Assessment of Harm for Release of Whole Site**

**Moderate**

GB14 - Doriston, Southend Arterial Road

0.5ha





View of Site from A127

## Site Description

This Site comprises an area of scrub vegetation, located approximately 250m north of the inset settlement of Cranham.

## Relationship Between Site, Settlement and Countryside

The Site is contained to the west by a residential property and area of hard standing, which appears to be in use as a parking area, to the south by Brookmans Park Drive with residential properties beyond. The Site is also bounded by Front Lane to the east and by the A127 dual carriageway to the north. This Site is relatively small in size and the dual carriageway is visible across it and this feature therefore has an urbanising influence upon the Site. Overall however, the Site is more associated with the countryside than the urban area approximately 250m to the south.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P12)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b> <b>Paramount</b>	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.
<b>P2: Preventing the merger of neighbouring towns</b> <b>Slight/Negligible</b>	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.
<b>P3: Safeguarding the countryside from encroachment</b> <b>Major</b>	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.

## Potential Alternative Green Belt Boundaries

The Site is located within the Green Belt and is not adjacent to any inset settlements. Release of this Site would therefore lead to the creation of new inset development and new Green Belt boundaries. As the Site is well contained, these boundaries would be relatively strong overall, as defined by a residential property and area of hard standing to the west, Brookmans Park Drive to the south, Front Lane to the east and the A127 to the north. If this Site was to be released from the Green Belt, a stronger boundary could be formed by revising the Green Belt boundary to remove residential properties to the south and development to the west, with the revised boundary comprising the edge of the woodland band to the west, Front Lane to the east and the A127 to the north.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site is located approximately 250m away from the large built-up area of Havering. Therefore, the Site makes a limited contribution to preventing urban sprawl.

**Purpose 2:** The Site does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

**Purpose 3:** The Site is relatively small in size and effectively contained by existing development. Therefore, it makes limited contribution to safeguarding the countryside from encroachment.

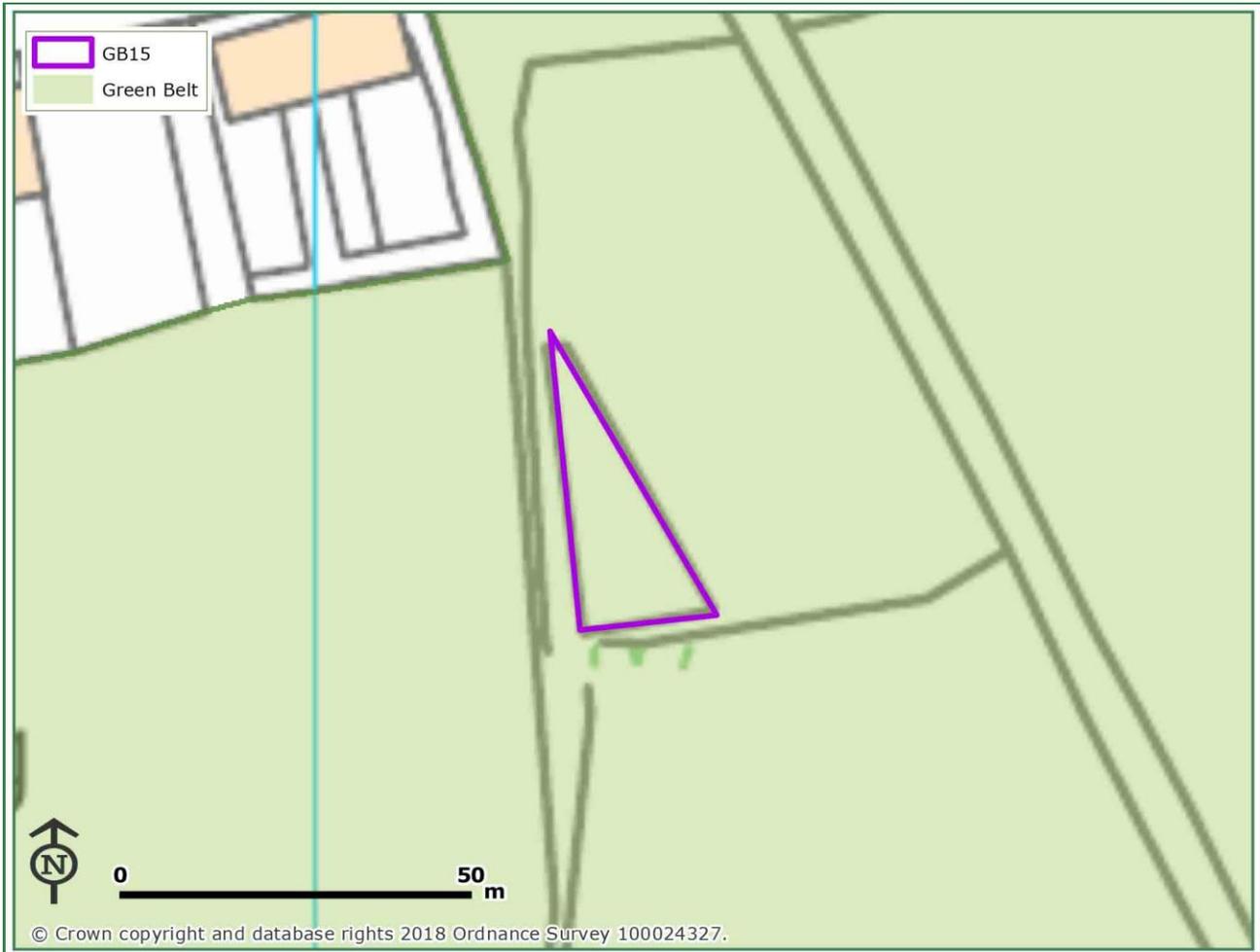
The Site is located approximately 250m from any existing Green Belt boundaries. If released, this would lead to the creation of new inset development, calling into question the justification for retaining the washed over status of other adjacent development within the Green Belt. This would have an impact upon the strategic integrity of the surrounding Green Belt land and weakening its contribution to the Green Belt. The Site however is well contained and its release could form relatively strong Green Belt boundaries. Therefore, the harm to the Green Belt resulting from release of this Site would be *Moderate-High*.

Rating of Assessment of Harm for Release of Whole Site

Moderate High

GB15 - Plot 231, Prospect Road

0ha





View of treebelt located to the east of the site

## Site Description

A strip of rough scrub and trees located on the south-eastern edge of Harold Wood.

## Relationship Between Site, Settlement and Countryside

The existing inset settlement of Harold Wood is located to the north and west of this Site, but does not adjoin it. Some playing fields lie to the west of the Site whilst an agricultural field lies to its east. As such, the Site is considered part of the open countryside.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P14)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b> <b>Paramount</b>	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.
<b>P2: Preventing the merger of neighbouring towns</b> <b>Slight/Negligible</b>	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.
<b>P3: Safeguarding the countryside from encroachment</b> <b>Paramount</b>	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)

## Potential Alternative Green Belt Boundaries

The current Green Belt boundary to the north and west is weak and formed by a hedgerow and the rear gardens of some residential properties. Release of this Site would lead to a further weakening of the Green Belt boundary, with no strong alternative boundaries available to mark the edge of the Site. An alternative release scenario could involve the release of the Site in conjunction with the adjacent playing fields to the west. This would create a more logical amendment to the Green Belt Boundary.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site lies within close proximity of the large built-up area of Havering but relates more strongly to the wider countryside. However, due to the Site's small size, development would not represent significant expansion of the large built-up area.

**Purpose 2:** The Site lies between the built-up area of Harold Wood on the eastern side of Romford and the south-western side of Brentwood. Although the M25 forms a significant barrier between both settlements, development of this Site would lead to erosion of part of the gap between the settlements. However, in isolation this small Site can only be considered to make a very limited contribution to preventing the merging of both settlements.

**Purpose 3:** The Site is rural in character and displays the characteristic of the countryside. Development of the Site would lead to encroachment of the countryside.

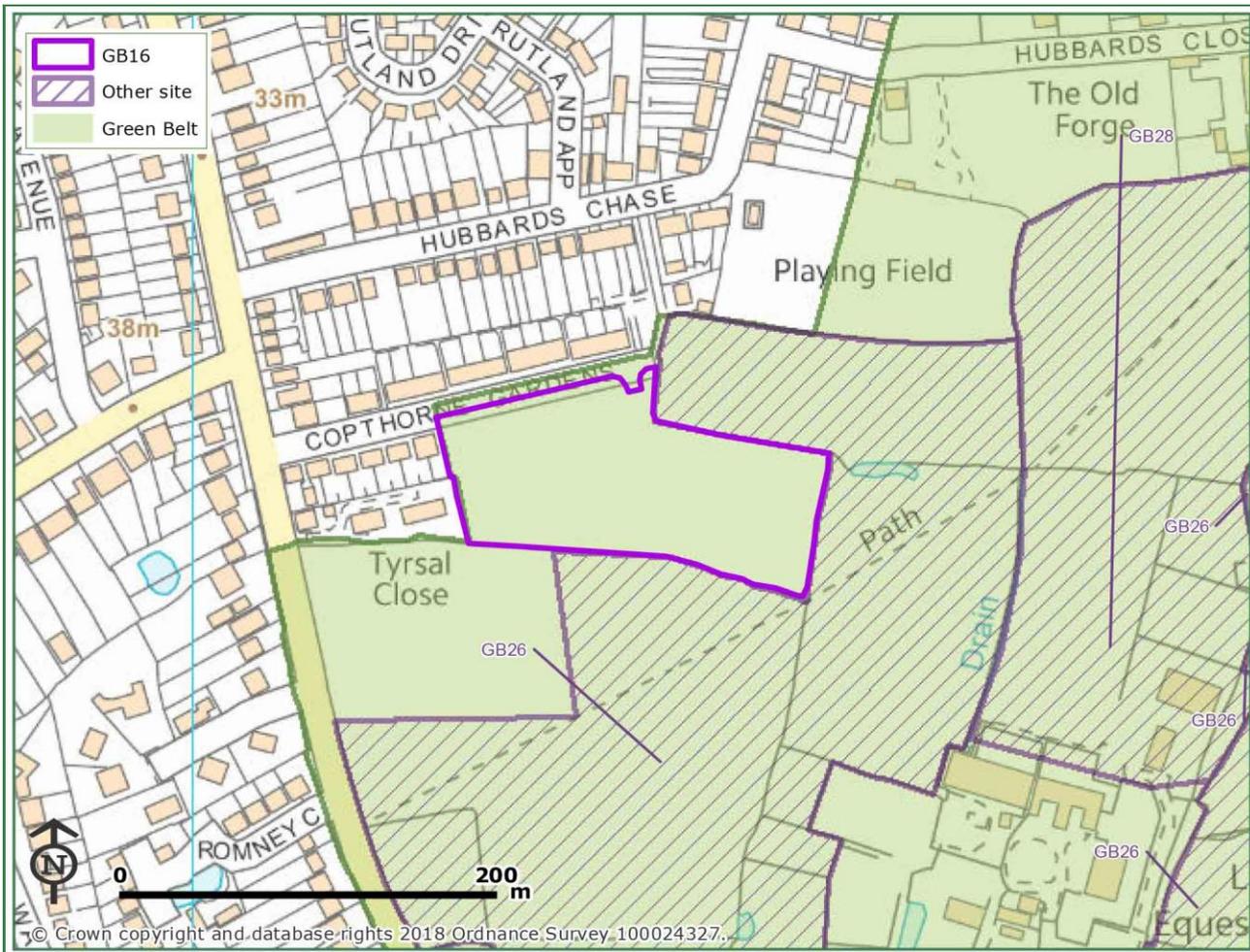
Although the Site is small, release of this Site from the Green Belt would call in to question the designation of the neighbouring Green Belt land to the west and north and would lead to encroachment on the countryside. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

**Rating of Assessment of Harm for Release of Whole Site**

**Moderate High**

# GB16 - Land at Cophorne Gardens

1.5ha





View of northern Site boundary along Copthorne Gardens

## Site Description

The Site comprises scrub vegetation and woodland, located on the eastern edge of the inset settlement of Emerson Park.

## Relationship Between Site, Settlement and Countryside

The Site is bordered to the northwest and west by residential properties. The north, south and east of the Site are bordered by hedgerows and trees, which provide limited separation between the Site and the wider countryside. The Site is open and undeveloped, with a strong association to the wider countryside.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P13)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b> <b>Paramount</b>	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 Upminster) 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'.
<b>P2: Preventing the merger of neighbouring towns</b> <b>Major</b>	The parcel provides separation between the northern part of Upminster at Cranham and development at Emerson Park on the eastern edge of Romford.
<b>P3: Safeguarding the countryside from encroachment</b> <b>Major</b>	A surprisingly largely intact area of countryside, comprising part of the Ingrebourne Valley, which forms a 'wedge' of countryside extending northwards from Upminster between existing areas of development on the eastern edge of Romford and western edge of Cranham.

## Potential Alternative Green Belt Boundaries

The settlement edge to the northwest and west of the Site represent relatively weak existing Green Belt boundaries. Release of the Site would lead to the creation of a similar Green Belt boundary, as defined by hedgerows and trees along the north, south and east of the Site. There are no clear alternative stronger Green Belt boundaries, within or beyond the Site that could be used.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site lies adjacent to the large built-up area of Havering but relates to the wider countryside – development would represent expansion of the large built-up area into the open countryside.

**Purpose 2:** The Site lies between the settlements of Emerson Park and Cranham to the east. The settlements are in close proximity (within 1km) and the release of the Site could lead to a limited narrowing of the gap between them.

**Purpose 3:** The Site is rural in character and clearly displays the characteristics of the countryside, with limited urbanising influence from the adjacent settlement edge. Development of the Site would lead to the encroachment of the countryside.

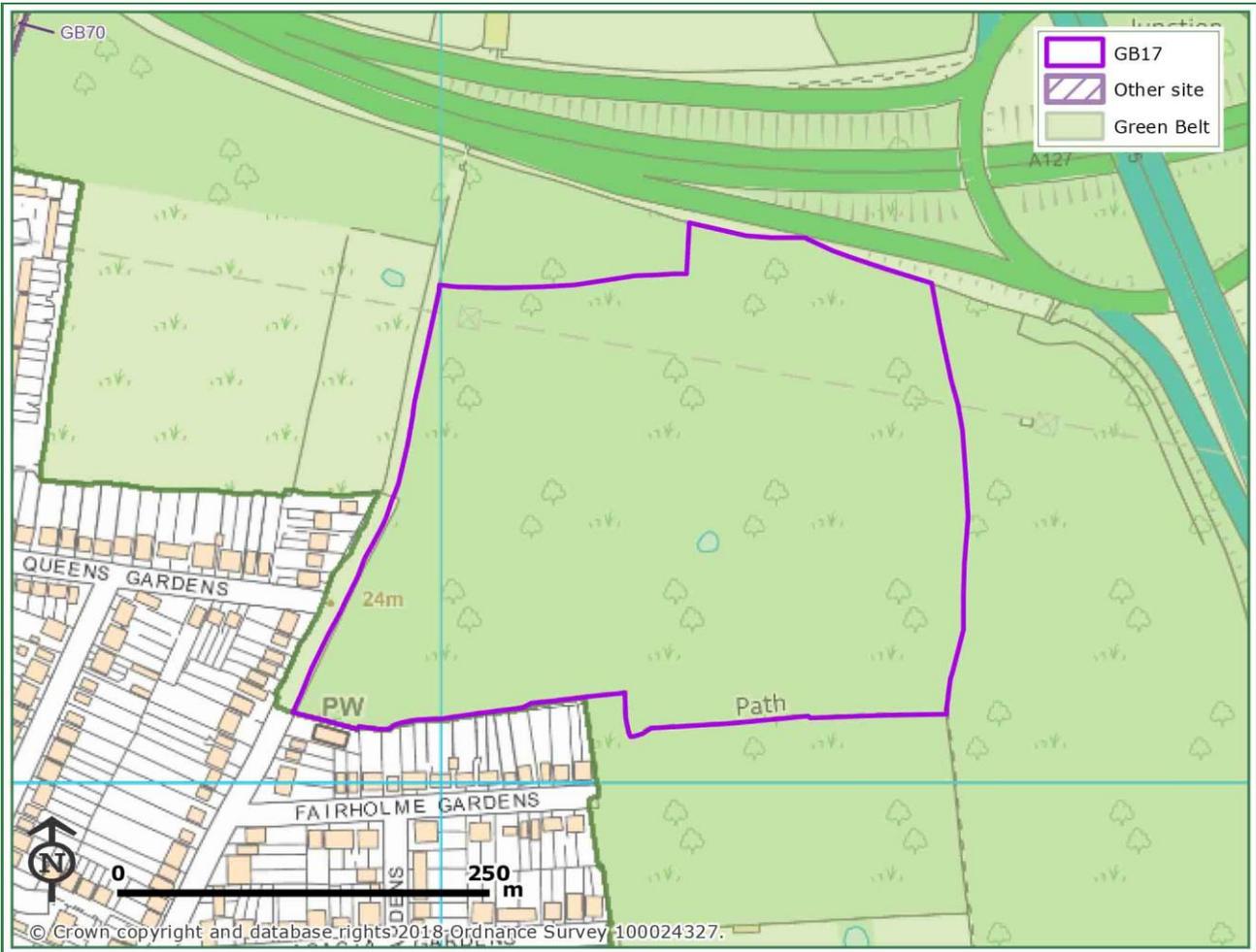
Development of the Site would cause the neighbouring Green Belt land to the northeast and south to be enclosed by development on two or three sides and would lead to a sense of encroachment, weakening its Green Belt contribution. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

**Rating of Assessment of Harm for Release of Whole Site**

**Moderate High**

# GB17 - Land east of Moor Lane

11.8ha





View looking westwards towards Site from adjacent field to the east

## Site Description

The Site comprises woodland, located on the north eastern edge of the inset settlement of Cranham.

## Relationship Between Site, Settlement and Countryside

The southwest of the Site is bounded by residential properties and a church, and to the west by Moor Lane, with further residential properties beyond this. At the northwest of the Site Moor Lane acts as the boundary, with woodland beyond. These areas of woodland and roads provide separation between the Site and the wider countryside to the west and north. The northeast of the Site is bounded by the A127 and M25 junction, separated by a line of trees. This separates the Site from the wider countryside to the north. The southeast of Site is bound by woodland to the south. The east of the Site is also bounded by a line of trees with an agricultural field beyond this. These trees provide some separation between the Site and the wider countryside to the east. The Site contains no development and is open and rural in character. Overall, the Site is associated more strongly with the wider countryside than the adjacent developments.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P12)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b> <b>Paramount</b>	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.
<b>P2: Preventing the merger of neighbouring towns</b> <b>Slight/Negligible</b>	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.
<b>P3: Safeguarding the countryside from encroachment</b> <b>Major</b>	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.

## Potential Alternative Green Belt Boundaries

The trees and hedgerows to the south of the Site, with the settlement edge behind, represent a relatively weak existing Green Belt boundary and Moor Lane to the west of the Site, with the settlement edge behind, represents a stronger existing boundary. Release of the Site would lead to the creation of a similar Green Belt boundary, as defined by Moor Lane and a block of woodland to the northwest, the A127 junction to the northeast, a block of woodland to the south and a line of trees adjacent to an agricultural field to the east. A stronger alternative eastern boundary could be the M25 motorway, located approximately 150m east of the Site.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site lies adjacent to the large built-up area of Havering but relates to the wider countryside. As such development of the Site would represent expansion of the large built-up area into the open countryside.

**Purpose 2:** The Site lies between the settlements of Cranham and Brentwood to the north east. The settlements are not in close proximity (over 3km away) and the release of the Site would not lead to any significant perception of narrowing the gap between them.

**Purpose 3:** The Site is rural in character and clearly displays the characteristics of the countryside, with limited urbanising influence from the adjacent roads and the settlement edge. Development of the Site would lead to the encroachment of the countryside.

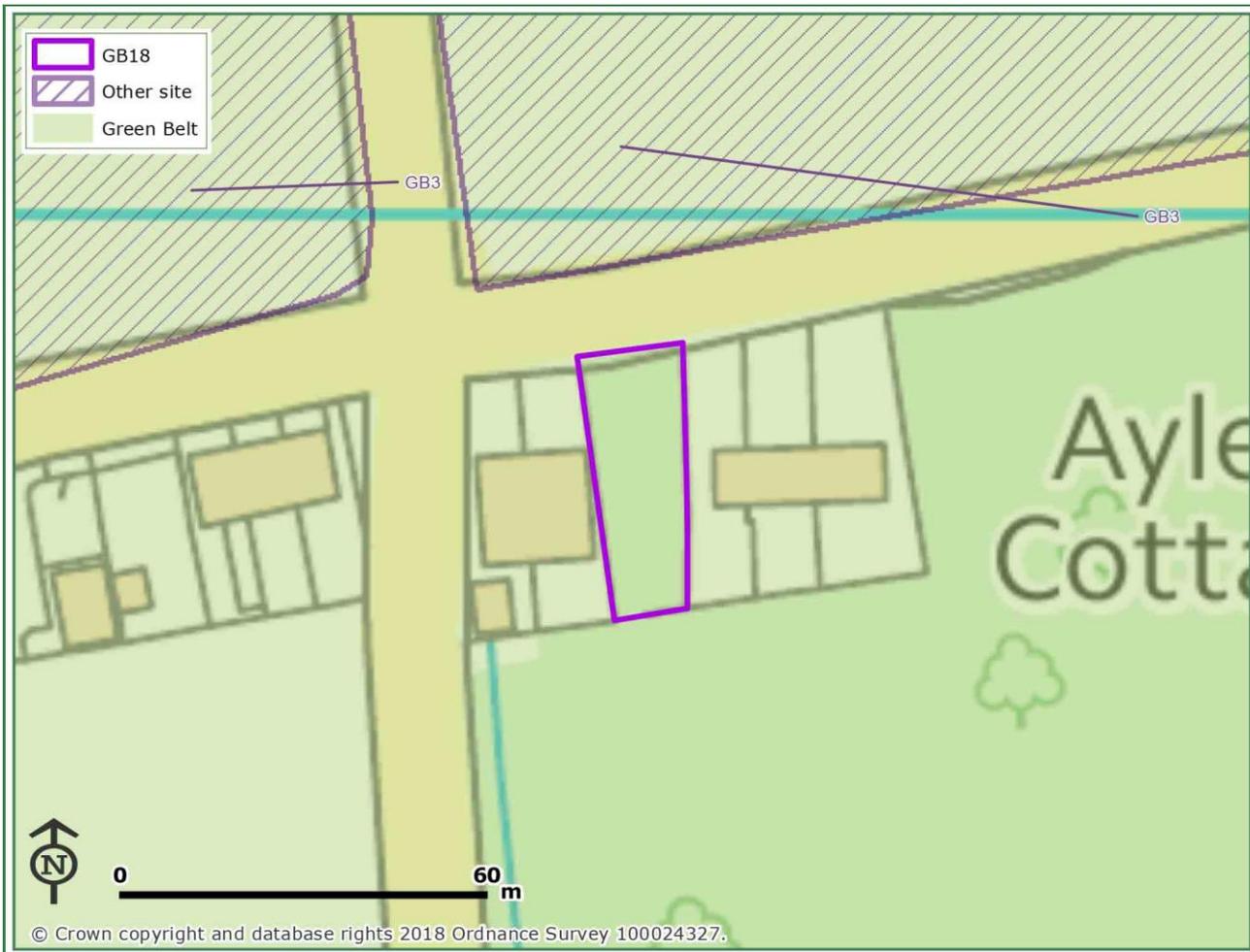
Development of the Site would cause the neighbouring Green Belt land to the north west to be enclosed by development on three sides. This would lead to a sense of encroachment, weakening its contribution to the Green Belt. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

**Rating of Assessment of Harm for Release of Whole Site**

**Moderate High**

GB18 - Redbrick Cottages, Warwick Lane

0.1ha





View of Site from Warwick Lane

## Site Description

The Site comprises a small field, located within open countryside, approximately 400m east of the inset settlement of Rainham.

## Relationship Between Site, Settlement and Countryside

The Site is tightly contained to the east and west by residential properties washed over by the Green Belt, as well as Warwick Lane to the north. These provide separation between the Site and the wider countryside. The Site boundary to the south does not follow any notable physical features. The Site is associated with the adjacent residential properties in this direction.

## Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P3)
<b>P1: Checking the unrestricted sprawl of large, built-up areas</b> <b>Slight/Negligible / None</b>	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.
<b>P2: Preventing the merger of neighbouring towns</b> <b>None</b>	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.
<b>P3: Safeguarding the countryside from encroachment</b> <b>Major/Moderate</b>	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.

## Potential Alternative Green Belt Boundaries

The Site lies between two rows of residential properties which have been built approximately 400m to the west of the edge of Rainham in the Green Belt. If this Site was to be released from the Green Belt, the Green Belt boundary should be revised to remove the two neighbouring rows of properties, with the revised boundary comprising the edge of the westernmost and easternmost properties and the end of the gardens of all properties to the south. This would however constitute a weak Green Belt boundary if inset into the Green Belt as it is not associated with any existing settlement edge.

## Harm to Green Belt Resulting from Release of Whole Site or Sub-Area of Site

**Purpose 1:** The Site is contained by development on two sides, with Warwick Lane to the north. It therefore makes no contribution to preventing urban sprawl.

**Purpose 2:** The Site does not play any role in preventing the merging or erosion of the visual and physical gap between any of the surrounding towns.

**Purpose 3:** The Site is small and is contained by development on two sides. It makes no contribution to safeguarding the countryside from encroachment.

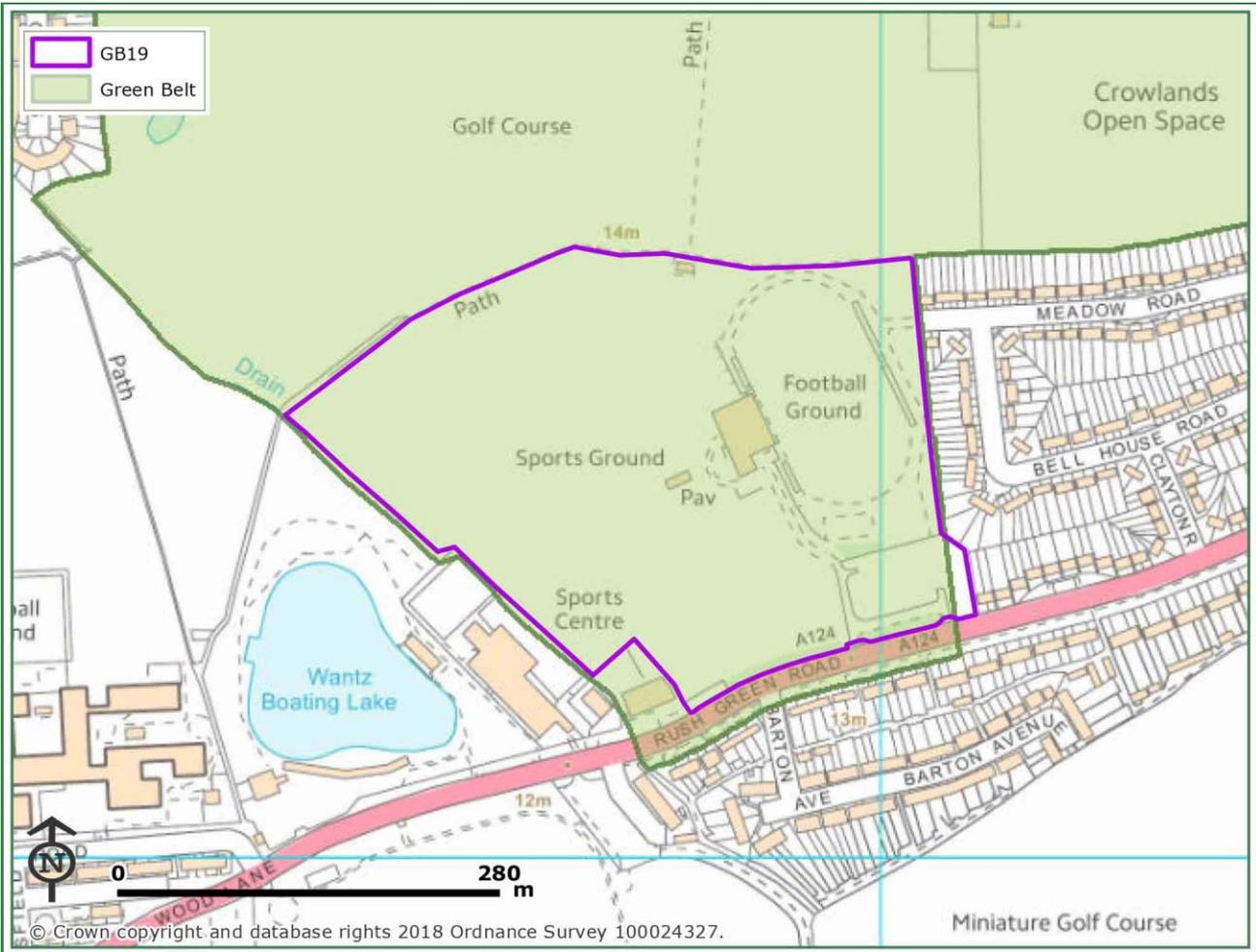
The Site itself would not have an impact on the integrity of the adjacent Green Belt land due to its containment by existing development. However release of the Site and the adjacent residential properties would create a new inset area of development within the Green Belt, not linked to any existing settlement edge. This wider release could have an impact on the strategic integrity of the Green Belt. The harm to the Green Belt resulting from release of this Site (in conjunction with the neighbouring properties) would therefore be *High*.

**Rating of Assessment of Harm for Release of Whole Site**

**High**

GB19 - Wood Lane, Rush Green

11.3ha





View towards Site from Rush Green Road (A124)

## Site Description

Located on the western edge of Romford, the Site consists of buildings, football pitches and areas of hardstanding including a large car park, associated with West Ham United's Rush Green Training Ground. The buildings are located in the centre of the Site whilst the large car park is located in the south-eastern corner of the Site.

## Relationship Between Site, Settlement and Countryside

A tall hedgerow marks the boundary of this entire Site with the exception of its south-eastern corner which contains a large concrete car park separated from the rear gardens of a number of residential properties by metal fencing. The A124 runs along the Site's southern edge, beyond which lies some additional residential dwellings. Crowlands Golf Course is located to the north, a boating lake and associated buildings is located to the west and a block of apartments is located to the south-west of the Site. The built development within the Site and its containment on two sides means that it has a stronger association with the urban area than with the countryside.