

London Borough of Redbridge

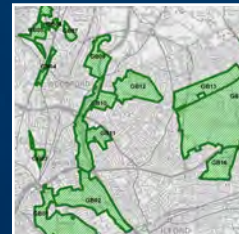
Green Belt Review

May 2010

Stage 3: PPG2 Assessment

Colin Buchanan
in association with

Wardell Armstrong
University College London



TRANSPORT
TRAFFIC
DEVELOPMENT
PLANNING
URBAN DESIGN
ECONOMICS
MARKET RESEARCH

London Borough of Redbridge

Redbridge Green Belt Review

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Redbridge Green Belt Review

Stage 3 - PPG2 Assessment

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1 Introduction

- 1.1.1 Colin Buchanan, in association with Wardell Armstrong and Professor Nick Gallent (University College London) have been commissioned by the London Borough of Redbridge to undertake a Green Belt Review study.
- 1.1.2 This study is aimed at informing the first revision of the Core Strategy adopted in 2008. Despite changes taking place in the borough and neighbouring areas, a Green Belt Review has not been undertaken since 1990. Therefore, a new assessment is now required to inform and support the current vision and development strategy for Redbridge.
- 1.1.3 The main purpose of this study is to identify Green Belt land which might not fulfil PPG2 Green Belt purposes. Where this is the case, land might then be released from the Green Belt.
- 1.1.4 As discussed in more detail in Section 2 below, this draft final report covers Stage 3 of the study which is the PPG2 Assessment. It comprises two tasks including a desk-based assessment (Stage 3A) and site visits (Stage 3B).

1.2 Structure

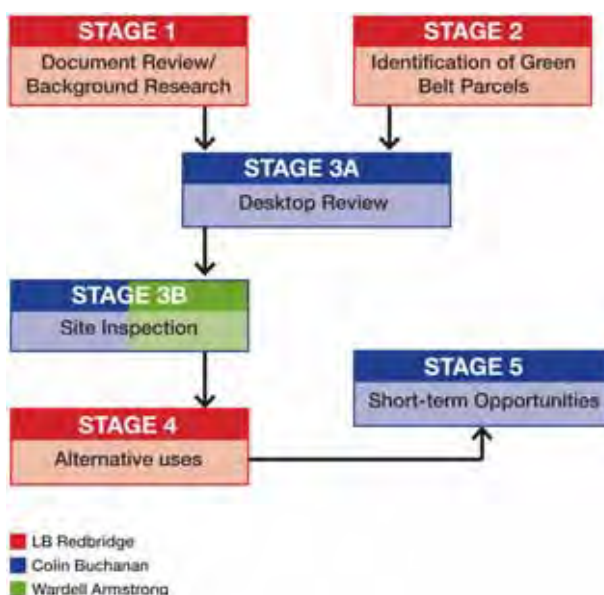
- 1.2.1 This report is structured as follows:
- Methodology
 - Redbridge Green Belt Role and Purposes
 - PPG2 Assessment
 - Recommendations

2 Methodology

2.1 Context

2.1.1 The methodology for the study was set out by the LB of Redbridge in the study brief. This breaks down the analytical framework into five discrete stages. While Stage 1, 2 and 4 were undertaken in-house by the Council, Stage 3 and 5 were the responsibility of the consultant team. A brief description of the tasks undertaken in each stage and related outputs is provided below.

Figure 2.1: Methodology



2.2 Stage 1: Context and Background

2.2.1 Stage 1 and 2 aimed to set the scene and provide the context for the analysis. More specifically, Stage 1 aimed at identifying the full extent of Green Belt in Redbridge, its relationship to Green Belt in adjoining boroughs and its significance as part of the Greater London Green Belt. It briefly examined the history of Green Belts and how the borough has changed since its introduction, describing current and future development pressures, policy constraints and new thinking in relation to the purpose and function of Green Belts.

Outputs:

- Background evidence
- Map(s) identifying Green Belt in Redbridge in relation to adjoining boroughs and the whole of London (see Appendix 3)

2.3 Stage 2: Existing Green Belt in Redbridge

2.3.1 At this stage the LB of Redbridge divided its Green Belt land into 16 parcels and provided the consultant team with information relating to each parcel (see Appendix 2). This information included:

- Land area
- Ownership (public/private and freehold/leasehold)
- Current use
- Planning history
- Other significant policy constraints (identified at Stage 1) or physical constraints (e.g. contamination).

Outputs:

- Series of MapInfo layers recording this baseline information
- Table/spreadsheet recording baseline information

2.4 Stage 3A: Desk-based PPG2 Assessment of Green Belt

2.4.1 Colin Buchanan and Professor Nick Gallent (University College London) have worked together in Stage 3A. The assessment methodology is based upon the following:

- Review of Stage 1 and 2 data – to understand local context, planning policy framework and parcels of Green Belt land identified
- Review of other Green Belt studies – best practice review to understand different approaches adopted
- Desktop review assessing each of the 16 parcels of Green Belt land against PPG2 Green Belt purposes.

2.4.2 Each parcel of land has been assessed in light of the following national purposes:

1. Check the unrestricted sprawl of large built-up areas
2. Prevent neighbouring towns from merging into one another
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of historic towns
5. Assist in urban regeneration by encouraging the recycling of derelict / other urban land (PPG2, Para 1.5).

2.4.3 A detailed breakdown of the assessment criteria and associated key issues, is set out in Chapter 3.

2.4.4 This study considered all purposes apart from the fifth one, as all Green Belt land was deemed capable of potentially assisting urban regeneration. This is because the task of identifying a direct *causal* link between development restrictions in the Green Belt and the recycling of derelict land is impracticable. The presence of land recycle activity in the borough cannot be tied directly to the presence of green belt, though the existence of green belt may have the general effect of increasing the likelihood of recycling as opposed to development on previously undeveloped land.

2.4.5 The remaining four PPG2 purposes have been considered in terms of their overarching national objective, as well as how they relate to local circumstances.

2.4.6 Where required, the assessment has considered the wider context, including the Green Belt of adjoining London Boroughs and other local authorities. The assessment has also utilised aerial photographs and data from the MAGIC (Multi-Agency Geographic Information for the Countryside) database.

2.4.7 Where relevant, constraints maps have been referred to. One example concerns how conservation areas relate to the various parcels of land. However, in accordance with national policy, the location and presence of constraints has not influenced the PPG2 assessment.

Constraints Mapping

- 2.4.8 GIS layers (provided by the client from Stages 1 and 2) have been mapped over the Green Belt. Layers comprise primary and secondary constraints.
- 2.4.9 Primary constraints are considered to be insurmountable constraints, whereas secondary constraints are considered to be constraints to development that may be circumvented through mitigation measures, careful implementation of development, the potential to compensate for environmental, or amenity losses.
- Primary constraints considered include:
 - High risk fluvial flood plains (Zones 3a and b)
 - European nature conservation sites (e.g. (c)SPA's (c)SAC's, Ramsar)
 - National Nature conservation sites (e.g. SSSI's)
 - Registered parks and gardens
 - Ancient woodland
 - Scheduled Ancient Monuments
 - Metropolitan Open Land
 - Safeguarded mineral zones
 - Safeguarded land
 - Cemeteries
 - Grade 1 agricultural land
 - Ground Water Protection Zone – Grade 1.
 - Secondary constraints considered include:
 - Sites of Nature Conservation Importance (Metropolitan and Borough Grades)
 - Local Nature Reserves (LNR's)
 - Heritage Land
 - Green corridors
 - Listed buildings and conservation areas
 - Archaeology priority zones
 - Public open space
 - Playing fields
 - Allotments.
- 2.4.10 The constraints maps are set out in Appendix 5. Primary constraints are also shown in the maps contained in the Parcel Worksheets.
- 2.4.11 Green Belt land will be considered having potential for release on the basis of the PPG2 assessment, not upon whether it is covered by a constraint. However, this mapping has been used to inform the analysis of potential sub-division of parcels (see below).

Refining the Search

- 2.4.12 It has been assumed that parcels which do not achieve any of the national PPG2 purposes or local interpretation could potentially be completely removed from the Green Belt. Of the remaining parcels, where the assessment has deemed appropriate, certain parcel areas have been sub-divided to be considered for Green Belt release.
- 2.4.13 During this stage, the consultant team has also identified any areas where the Green Belt boundary could be redrawn. This process has been based upon the PPG2 guiding principles that weak boundaries are those that are drawn “excessively tightly around built-up areas” or not “clearly defined using recognisable features” (Paras 2.8 and 2.9).

Recommendations for redrawing Green Belt boundaries were discussed with the client group.

- 2.4.14 Areas of land which have been identified as suitable for sub-division were further assessed as part of Stage 3B (see Appendix 4).

Output

- Worksheet showing the initial categorisation and the ranking of potential sites.

2.5 Stage 3B: Site Inspection

- 2.5.1 Stage 3B comprised site visits over a period of three days (26th to 28th January 2010). This task was undertaken jointly by Colin Buchanan and Wardell Armstrong.

- 2.5.2 The site inspection provided a detailed qualitative and quantitative assessment of the sixteen parcels of Green Belt land to complement work done in Stage 3A. Stage 3B enhanced the analysis of the PPG2 assessment, particularly in relation to understanding and assessing sprawl; merger, countryside encroachment and setting and character of conservation areas.

- 2.5.3 This also addressed the following landscape characteristics which informed the analysis of potential sub-divisions:

- Landscape and vegetation structure: landscape structure; adjacent development; the possibility of settlement coalescence; and determination of vegetation cover (hedgerows, trees and woodland cover) which may influence the landscape capacity of the "site" to accommodate development
- Topography: important in considering local and wider impacts on key views
- Biodiversity: considered broadly at this stage but would include nature conservation status of site and main habitat types present.

- 2.5.4 The key findings from the site inspection can be found in the second part of parcel worksheets in Section 5. Section 5 also includes details of the checklists compiled on-site and of the photo-based diagrams for each parcel.

Output:

- Assessment Framework for each site, encompassing all information gathered including the desktop score chart, on-site assessment checklist, photographic evidence and diagrams, and supporting text.

2.6 Stage 4: Possible Alternative Uses

- 2.6.1 If stage 3 does identify parcels of land which do not fulfil Green Belt purposes, this stage will canvass the potential alternative uses for land which demonstrates little merit for its current designation as Green Belt.

- 2.6.2 Most Green Belt land is subject to other policy constraints. Some of these constraints (especially those relating to national or regional policy) may effectively rule out development of the land, even if it were to be excluded from the Green Belt.

- 2.6.3 In Stage 4, the LB of Redbridge will:

- For each of the sites identified in Stage 3B, consider the extent to which other significant policy constraints (identified in Stage 2) limit the potential of the site for alternative uses.

- In light of the above, identify suitable alternative uses for the land (if any), based on the area and dimensions of the land and the nature and scale of surrounding land use.
- Where housing is identified as a suitable alternative use, estimate likely yield based on the area of the site and the density ranges set out in Borough Wide Primary Policy BD3.

2.7 Stage 5: Development Opportunities (if any)

2.7.1 Stage 5 will review the potential of sites or land parcels (if any) that might be released from the Green Belt for short term development opportunities. The consultant team will produce strategic masterplanning as the means of identifying the most appropriate uses and capacity for this land.

2.7.2 The Sustainability Appraisal (SA) process will accompany the strategic masterplan approach, so that a robust selection of potential sites can be made. The SA will assess high level criteria that are closely related to the objectives within the Core Strategy Sustainability Appraisal Framework.

2.7.3 Each strategic masterplan option will address key planning and development issues that would need to inform any subsequent development proposals, including:

- Opportunity for development to provide essential infrastructure that can be enjoyed by the nearby communities – for example a new school, or play pitches, or transport infrastructure;
- Opportunity for development to optimise existing social and physical infrastructure that is already in place;
- Locations that are easier to serve by public transport and other sustainable modes of transport;
- Neighbourhoods where development can provide strong integration and support local identity;
- Areas where higher densities are appropriate and land take can be reduced;
- Locations where provision of open space in the Green Belt and access to the countryside can be maximised;
- Developments that naturally lend themselves to mixed use and that have the potential to successfully integrate employment and creation of new jobs;
- Larger sites are likely to bring forward an additional range of infrastructure to support new communities as well as existing settlements.

2.7.4 Stage 5 results are not included in this document and will be published in a standalone report

3 Redbridge Green Belt Role and Purposes

3.1 National Policy relevance to Redbridge

3.1.1 The wording contained in national policy appears to apply more easily to discrete settlements (completely enveloped by a Green Belt) rather than to areas within wider conurbations that contain patches of green belt land or a partially bounded by larger green belt parcels.

3.1.2 Accordingly, PPG2 attaches greatest weight to the openness of the Green Belt and the role that this performs in safeguarding the countryside from encroachment. Redbridge's Green Belt is atypical in terms of distribution and size in comparison to the type of Green Belt portrayed in PPG2. Redbridge's Green Belt comprises Green Belt which is more similar to green wedges and corridors, or metropolitan open land, which also provide alternative uses such as floodplain or open space, rather than being open countryside which is "several miles wide" (Para 2.9).

3.1.3 PPG2 does not refer to local characteristics, however for the purposes of this assessment it is considered that local issues and characteristics need to be taken in account when applying national policy to Redbridge.

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

3.1.4 The national objective is "to check the unrestricted sprawl of large built-up areas".

3.1.5 Key Issues for Redbridge are as follows:

- Need to consider land in adjoining local authorities in order to establish the role played by Green Belt land in Redbridge in restricting sprawl
- Sprawl is a radial, outward growth concept. This means that where parts of the Green Belt are surrounded (or largely surrounded) by urban development, such Green Belt land is not preventing sprawl. Also, there may be sites onto which development has previously encroached and which therefore are not restricting sprawl.

3.1.6 Hence, the local interpretation of this purpose is that the Green Belt should check sprawl into locally important open space.

2. To prevent neighbouring towns from merging into one another

3.1.7 The national objective is "to prevent neighbouring towns from merging into one another".

3.1.8 Key Issues for Redbridge are as follows:

- "Towns" referred to are London and nearby settlements. Different Redbridge suburbs centred on specific town centres can not be described as truly separate "towns". They are all contiguous parts of the greater urban area of London and part of a single local authority. As a result, this criterion may have limited relevance to the borough.

3.1.9 Therefore the local interpretation of this purpose is the Green Belt should prevent merging and coalescence of local centres (within the existing conurbation).

3. To assist in safeguarding the countryside from encroachment

3.1.10 The national objective is "to assist in safeguarding the countryside from encroachment".

3.1.11 Key Issues for Redbridge are as follows:

- Safeguarding the countryside from encroachment needs to be considered in relation to land uses in adjoining local authorities
- Given the Redbridge countryside is considered to be different to the definition of the countryside set out in PPG2, in that it should be “open” and “several miles wide” it has been necessary to update this interpretation. If present, the term “countryside in and around towns” (CIAT) has been applied. This term has recently been developed by Natural England and refers to land at the urban fringe which performs against a number of ostensibly ‘countryside’ functions (such as food growing, carbon sink, recreation and leisure). This criteria has been used to give the PPG2 purpose clearer and direct relevance.

3.1.12 The local interpretation of this purpose is that the Green Belt should safeguard locally important open space.

4. To preserve the setting and special character of historic towns

3.1.13 The national objective is “to preserve the setting and special character of historic towns”.

3.1.14 Key Issues for Redbridge are as follows:

- “Towns” referred to are London and nearby settlements. Different Redbridge suburbs centred on specific town centres can not be described as truly separate “towns”. They are all contiguous parts of the greater urban area of London and part of a single local authority. As a result, this criterion may have limited relevance to the borough
- Redbridge does not contain any historic towns
- Some Conservation Areas are framed by Green Belt land. However these areas are afforded their own (separate) policy protection. It is not the purpose of the Green Belt to protect Conservation Areas and this criterion may have limited relevance to Redbridge.

3.1.15 The local interpretation of this purpose is the Green Belt should preserve the setting and character of conservation areas.

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

3.1.16 The national objective is “to assist in urban regeneration by encouraging the recycling of derelict and other urban land”.

3.1.17 Key Issues for Redbridge are as follows:

- Almost 100% of new development in Redbridge is built on previously developed land
- All non-Green Belt previously developed land has been considered as part of the Strategic Housing Land Availability Assessment. There is strong policy support for developing this land and it is unlikely that this will be undermined by release of Green Belt land.

3.1.18 As a result, it is considered that all of the Green Belt contributes equally to fulfilling this purpose. Each parcel, by its nature and designation, encourages development within the urban area. Therefore this purpose has been excluded from the scoring process.

4 PPG2 Assessment

4.1 Summary of Assessment

4.1.1 A summary of scores is shown below. The national objectives have been assigned greater weight than the local objectives because they directly reflect the policy's primary objective. Therefore, national objectives score 3 points, whereas the local interpretations score 1 point.

Table 4.1: PPG2 Assessment: Score Summary

ID	Parcel Name	Total Score	PPG2 Purposes Score	Local Interpretation Score
GB01	Wanstead Flats	7	3	4
GB02	Wanstead Park	7	3	4
GB03	Snaresbrook Crown Court and Walthamstow Forest	7	3	4
GB04	Woodford Green	7	3	4
GB05	Epping Forest Hatch and Woodford Golf Course	7	3	4
GB06	Reed's Forest	4	3	1
GB07	Knighton Wood	6	3	3
GB08	Ray Park	9	6	3
GB09	Roding Valley Park	7	3	4
GB10	Roding Lane North Sports Grounds	7	3	4
GB11	Roding Hospital	2	0	2
GB12	Claybury Hospital	7	3	4
GB13	Hainault Fields	12	9	3
GB14	Fairlop Plain	12	9	3
GB15	Hainault Forest	11	9	2
GB16	King George / Goodmayes Hospitals	4	0	4

4.1.2 Overall, 2 out of the 16 parcels meet none of the PPG2 national purposes while 10 parcels meet one of the purposes. No parcel meets all four national purposes assessed but all parcels met at least one local interpretation of national policy and 8 parcels meet all four local interpretations.

4.1.3 When considering Table 5.1 it is important to note that in spite of a parcel of land performing well against PPG2 purposes, this might still be considered for partial release. Where appropriate, this has taken place through the sub-division of parcels. An example of this has occurred in GB13 and GB14, where the majority of the parcels perform well against PPG2 purposes. However, small parcel areas to the west do not meet PPG2 purposes so are recommended for release.

4.1.4 The spread in scores illustrates that the Green Belt's ability to fulfil PPG2 purposes varies greatly within the borough. This reflects the varied nature and character of the Green Belt in Redbridge.

4.1.5 To summarise, the best performing parcels are located to the east. These include GB13, GB14 and GB 15, which are all connected to Fairlop Plain, which is the most open part of

the Green Belt. Given that PPG2 states that openness is the most important attribute of Green Belts, this result is to be expected.

- 4.1.6 The remaining Green Belt parcels form parts of contiguous fingers of land which extend south from the edge of the wider metropolitan Green Belt (to the north) into the London conurbation. There are two such corridors of land. Firstly, GB03 to GB06, which is connected to the Green Belt in Waltham Forest, and secondly, GB01 to GB02 and GB08 to GB12 which follows the path of the River Roding and M11.
- 4.1.7 The next section presents worksheets for each individual parcel. The following information is included:
- Parcel Description / Information – including parcel information, ownership, land use, planning application history, planning policies, primary and physical constraints
 - Map of parcel – showing primary constraints
 - Desk-based PPG2 Assessment and Initial Recommendations (Stage 3A)
 - Site-based PPG2 Assessment and Final Recommendations (Stage 3B)
 - Map of sub-division (if relevant)
 - Photo Diagrams
 - Site Assessment Sheets – including landscape analysis
- 4.1.8 A range of additional maps are set out in the Appendices, as follows:
- Appendix 2 – Study Area
 - Appendix 3 – Wider Metropolitan Green Belt
 - Appendix 4 – Sub-Division
 - Appendix 5 – Constraints Mapping, including:
 - Primary Constraints
 - Environmental Constraints
 - Ancient Woodland
 - Agricultural Land
 - Conservation Areas and Listed Buildings
 - Open Space
 - Flood Zones
 - Metropolitan and District Centres
 - Major and Housing Development Sites
 - Major Planning Applications
 - Other Constraints.
- 4.1.9 A glossary is provided in Appendix 1.

5 Individual Parcel Assessment Worksheets

5.1 GB01: Wanstead Flats

GB01: WANSTEAD FLATS

Parcel Information

Location SW – Aldersbrook Road, Wanstead
Area 176 hectares

Ownership

Public Freehold – Wanstead Flats (City of London Corporation)
Private Unknown – Quaker Meeting House and Burial Ground

Land Use

Non-residential Wanstead Quakers Meeting House
Residential Bushwood Lodge; 32/ 34 Blake Hall Road; Park Keeper's House
Sports facilities Football Pitches with car parking and changing rooms
Cemetery Quaker Meeting House Burial Ground
Greenspace Grassland; Woodland; Ponds

Major Planning Application History

Summary N/A

Planning Policies

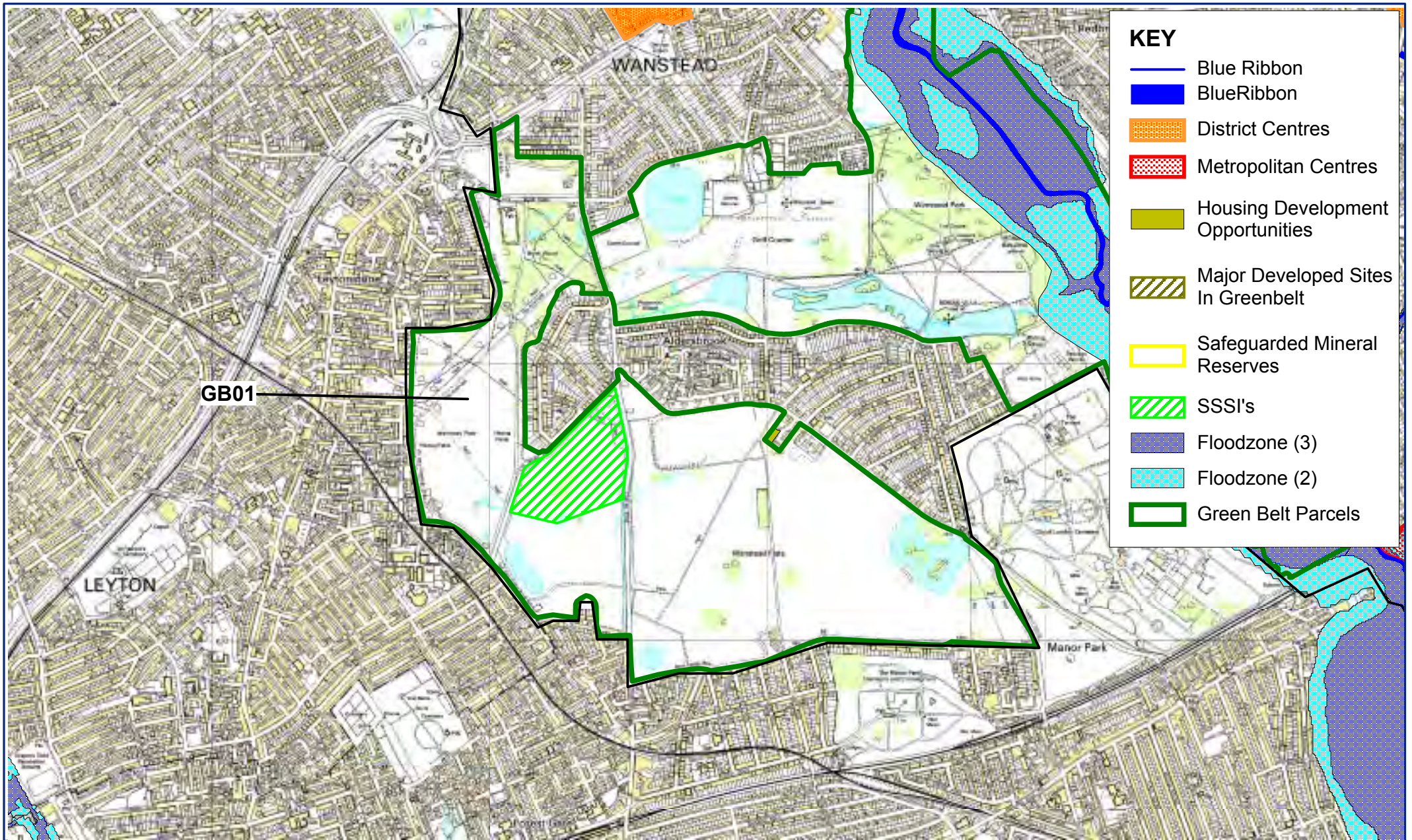
- SSSI (BWPP: E2) – small part of parcel, centrally located.
- Sites of Nature Conservation Importance (BWPP: E2) – Metropolitan
- Green Corridor (BWPP: E2)
- Heritage Land (BWPP: E2)
- Historic Parks and Gardens (BWPP: E3)

Constraints

Primary SSSI – Approval of development which would adversely affect such land would be highly unlikely.

Physical

- Cemetery or Graveyard
- Waste disposal – unknown filled ground (pit, quarry etc/ pond, marsh, stream)
- Made/ Worked Ground (BGS)
- Production – brickfields
- Other – prefabricated houses



KEY

- Blue Ribbon
- BlueRibbon
- District Centres
- Metropolitan Centres
- Housing Development Opportunities
- Major Developed Sites In Greenbelt
- Safeguarded Mineral Reserves
- SSSI's
- Floodzone (3)
- Floodzone (2)
- Green Belt Parcels

Drawing Title <h2 style="text-align: center;">Primary Constraints - GB01</h2>	Client <p style="text-align: center;">London Borough of Redbridge</p>	10 Eastbourne Terrace Paddington London W2 6LG	Scale: 1:18,000	Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown copyright 2007. All rights reserved. Licence Number: 100017967
	Job Title <p style="text-align: center;">Redbridge Green Belt Review</p>	T 020 7053 1300 F 020 7053 1301 www.cbuchanan.co.uk	<div style="background-color: #003366; color: white; padding: 5px; text-align: center;"> COLIN BUCHANAN </div>	

GB01: WANSTEAD FLATS

DESK-BASED ASSESSMENT (STAGE 3A)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas check sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 0
3	To assist in safeguarding the countryside from encroachment safeguard locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns preserve of character and setting of conservation areas	0 1
Total score		6
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		3

Desk-based Analysis

1 – Wanstead Flats does not prevent sprawl. In spite of forming the lower part of a finger of contiguous green belt, GB01 is predominantly surrounded by urban development. Wanstead Flats, and GB02 to the north, represent locally important open space, albeit generally surrounded by urban development. Its local importance is possibly of greater value than its role as a strategic barrier.

2 – GB01 clearly does not prevent merging of neighbouring towns. The parcel is predominantly surrounded by urban development. GB1 does not prevent merging of existing centres. It may keep neighbourhoods and residential areas apart, this is not considered in the assessment.

3 – GB01 safeguards the countryside from encroachment. It forms part of a finger of contiguous green belt (extending north to south) that links to the wider Green Belt. It is considered significant CIAT element in Redbridge. If this land is considered 'countryside' then its designation as Green Belt is preventing possible development encroachment. Any land performing against the national objective will be playing an important local role especially, as in this case, when the land under designation is bounded by development.

4 – Redbridge does not contain any environments deemed to be historic towns. GB01 preserves the setting of the Aldersbrook conservation area, which sits between GB01 and GB02. Clearly these two areas of green belt have a potentially significant role to play in protecting that setting.

Initial Recommendation

GB01 meets one PPG2 purpose and we would recommend it is retained within the Green Belt. It forms the southern element of a contiguous corridor and Green Belt through Redbridge. It also provides locally important open space and playing fields. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO
Potential for sub-division: NO

GB01: WANSTEAD FLATS
SITE-BASED ASSESSMENT (STAGE 3B)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas check sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguard locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns preserve of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Site-based Analysis

The site visit further highlighted that Wanstead Flats does help prevent neighbouring centres from merging into one another. It prevents the merging of Wanstead, Redbridge and Aldersbrook (to the north) with Stratford and Upton Park (to the south). This highlights the local importance of the parcel and therefore a point has been awarded to the local criteria on preventing merging. However, these areas are part of the existing London conurbation and therefore do not alter assessment in respect of PPG2 purposes.

It is also noted that the northwest point of the parcel passes over the A11 (Holly Bush Road) however this section forms part of the wider Green Belt into Waltham Forest and therefore should remain.

Final Recommendation

No change to desk-based assessment.

GB01 meets one PPG2 purpose and we would recommend it is retained within the Green Belt. It forms the southern element of a contiguous corridor and Green Belt through Redbridge. It also provides locally important open space and playing fields. Therefore, we would recommend against its sub-division.

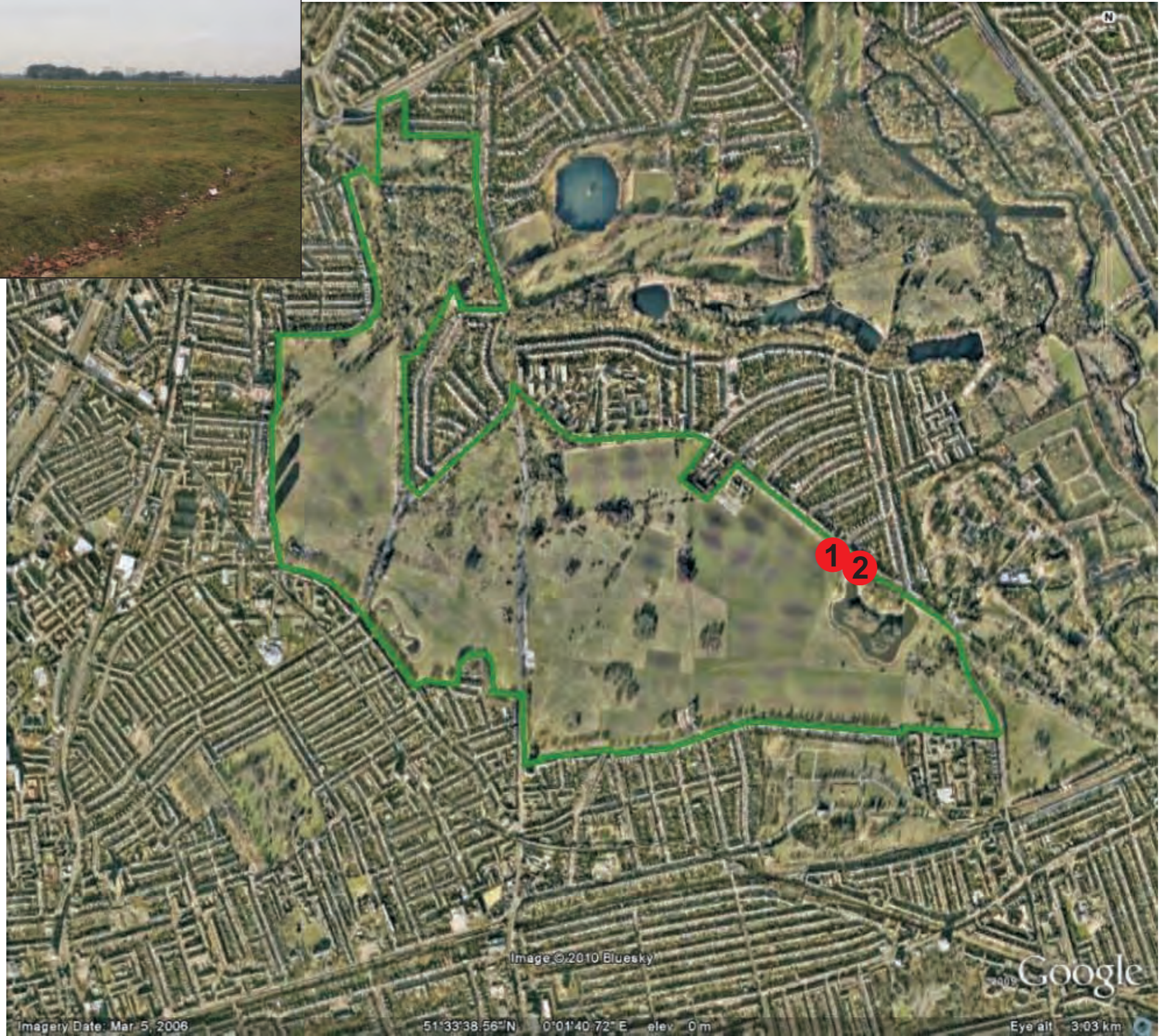
Total release from Green Belt: NO
Potential for sub-division: NO



1. Wanstead Flats looking south-west



2. Pond area within Wanstead Flats looking south-east



GB01: Wanstead Flats

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:

Wanstead Flats

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
Large expanse of flat land corresponding to Wanstead Flats.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
The GB parcel has tree lined boundaries and there is extensive woodland to the north, as a consequence the majority of the GB is open and more enclosed to the north.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
To the centre of the GB parcel there is a large area that is designated SSSI. The whole of GB01 is a locally designated SNCI with ancient and semi-natural woodland occurring to the north of the GB parcel which connects to GB02. There are ponds and ditches scattered throughout the GB parcel which will enhance biodiversity.

FLOOD RISK: Area within Zone 3: Zone 2: (A = all site within, B = site partially within)

Comments:
The GB parcel does not fall within flood zones 2 or 3.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
The site is visually prominent and there is a well defined settlement edge to GB01 to at least 3 sides, including the conservation area of Aldersbrook to the north east. There are also connections to GB02 to the north east and Manor Park to the south east. The site prevents the coalescence of Aldersbrook and other developed areas to the west and south of the GB parcel.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
The whole of GB01 is classed as heritage land. The GB parcel is also located adjacent to the conservation areas of Aldersbrook and Wanstead Park (GB02). There is also an APZ adjacent to GB01 corresponding to the whole of GB02, GB09 and the majority of GB08.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/Semi improved grassland:
 Woodland: Marshland: Brownfield:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: _____

Summary:-

GB01 consists of a large expanse of flat land which corresponds to Wanstead Flats and the majority of this GB parcel has tree lined boundaries and extensive woodland to the north.

Conservation of this GB parcel is necessary, due to its SSSI and SNCI designations, ancient and semi-natural woodlands and its network of ponds and ditches that are all important in contributing to the wider GB and the GB01's visual and biodiversity importance.

GB01 contributes to the setting of the adjacent Conservation Areas of Aldersbrook and Wanstead Park and prevents their coalescence. There are also links through to GB02 and the wider GB including Manor Park to the south.

5.2 GB02: Wanstead Park and surrounding Green Belt

GB02: WANSTEAD PARK AND SURROUNDING GREEN BELT

Parcel Information

Location SW – West of A406 North Circular Road and South of A12 Eastern Avenue
Area 182.1 hectares

Ownership

Redbridge Freehold – Redbridge Lane West Allotments; Wanstead Park Road Allotments; Wanstead Park Recreation Ground
Leasehold – Ilford Golf Course; Empress Avenue Allotments; Kearley and Tonge Sports Ground; Aldersbrook Riding School
Unknown – Blake Hall Sports and Leisure Club

Public Freehold – Wanstead Park (City of London Corporation); Former Sewage Farm (City of London Corporation).

Private Freehold – Water Works (Thames Water)
Unknown – Wanstead Golf Course; Wanstead and Snaresbrook Cricket Ground; St Mary's Church; Warren Lawn and Linkside Lawn Tennis Clubs

Land Use

Non-residential St Mary's Church; The Temple
Residential Keeper's Lodge; Water Works Cottage
Parks / gardens Wanstead Park
Sports facilities Kearley and Tonge Sports Ground including tennis courts; Blake Hall Sports and Leisure Club; Wanstead Park Recreation Ground; Aldersbrook Riding School; Warren Lawn and Linkside Lawn Tennis Clubs

Golf Course Ilford and Wanstead Golf Courses
Cemetery St Mary's Churchyard
Allotments Empress Avenue; Redbridge Lane West; Wanstead Park Road (Reserve)
Greenspace Woodland; Ponds; Lakes; River Roding
Utilities Former Sewage Farm; Water Works/ Pumping Station; Gas Station

Major Planning Application History

Summary N/A

Planning Policies

- SSSI and Blue Ribbon Network (London Plan) – along eastern edge.
- Green Corridor (BWPP: E2) and Heritage Land (BWPP: E2)
- Major Developed Sites (BWPP: E1)
- Historic Parks and Gardens (BWPP: E3) and Allotments (BWPP: CR2)
- Conservation Area (BWPP: E3) – Wanstead Park.
- Locally and Statutory Listed Buildings (BWPP: E3)
- Sites of Nature Conservation Importance (BWPP: E2) – Empress Avenue; Redbridge Lane West; Wanstead Park Road (Reserve).
- Archaeological Priority Zone (BWPP: E4)
- Flood Zone 3a (High Risk) – Ilford Golf Course; East section of Wanstead park; Wanstead Park Allotments; Kearley and Tonge Sports Ground including tennis courts; Wanstead Golf Course.
- Flood Zone 3b (Functional Floodplain) and Flood Zone 2 (Medium Risk)

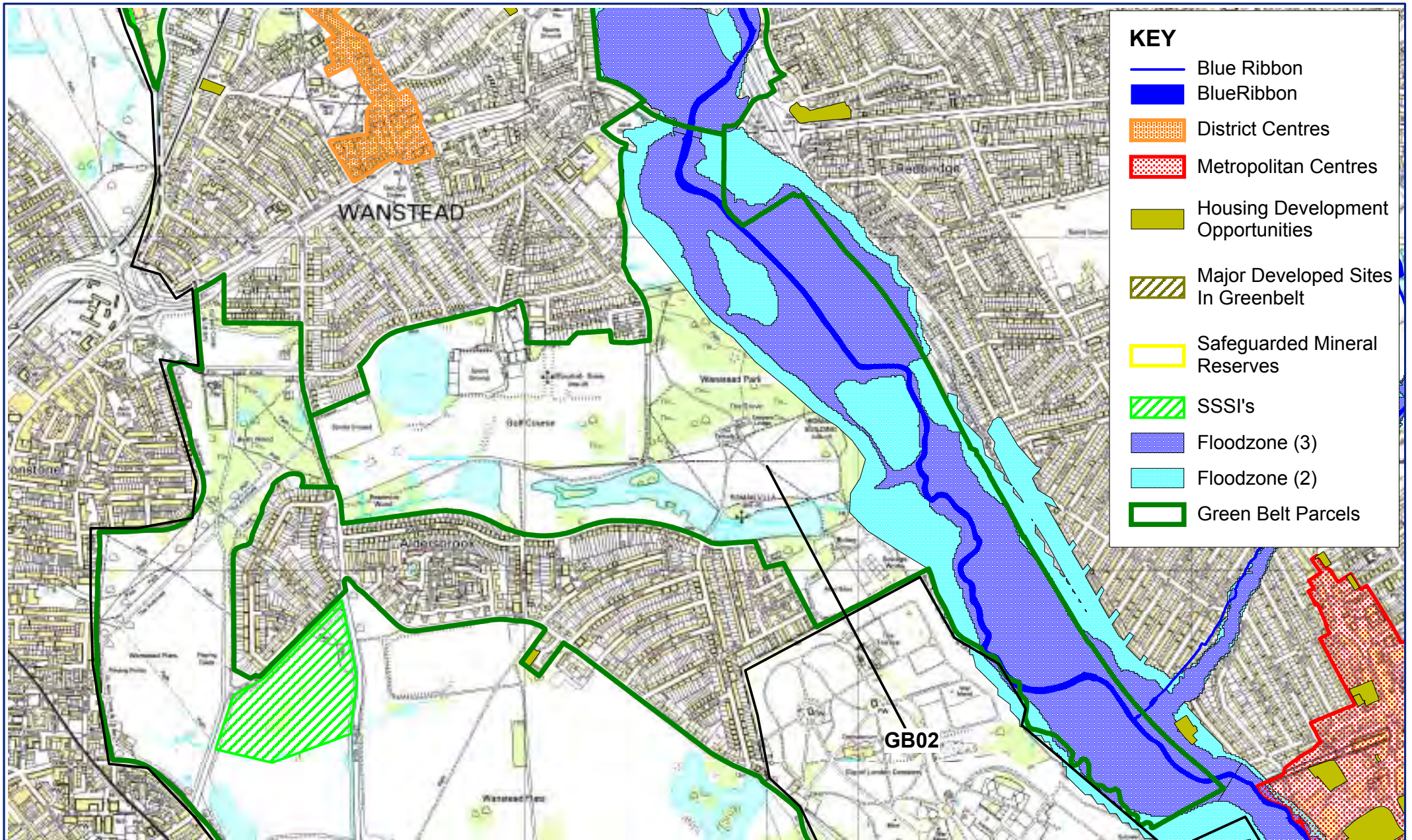
Constraints

Primary Blue Ribbon Network. Flood Zone 3 requires Flood Risk Assessment. Only water compatible uses permitted in Zone 3B.

Physical

- Cemetery or Graveyard, Hospital
- Waste disposal – unknown filled ground (pond, marsh, stream etc)
- Sewage, Extractive Industry - sand/ clay/ gravel pits

- Engineering and Manufacturing Processes and Worked Ground (BGS)



Drawing Title
Primary Constraints - GB02

Client
 London Borough of Redbridge

Job Title
 Redbridge Green Belt Review

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1st Issued: January 2010

Job No: 17859-01-1

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**GB02: WANSTEAD PARK AND SURROUNDING GREEN BELT
 DESK-BASED ASSESSMENT (STAGE 3A)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Desk-based Analysis

1 – Wanstead Park does not prevent sprawl. Like GB01, it forms part of a finger of Green Belt through Redbridge. However, GB02 is predominantly surrounded by urban development. GB02 is a significant parcel of open land, partnering GB01 to the south and, with the City of London Cemetery to the south east, it represents locally important open space. Its local importance is possibly of greater value than its role as a strategic barrier.

2 – GB02 does not prevent merging of neighbouring towns. The parcel is predominantly surrounded by urban development. GB02, especially if considered with GB01 and the City of London Cemetery, represents a barrier between Ilford to the east and Leyton to the west. Locally, it is reasonable to suggest that GB02 has a role in preventing coalescence.

3 – GB02 safeguards the countryside from encroachment. The parcel is part of contiguous green belt (extending north to south) that links to the wider Metropolitan Green Belt. It is considered part of a significant CIAT in Redbridge. If this land is considered 'countryside', then its designation as green belt is preventing possible development encroachment. Any land performing against the national objective will be playing an important local role especially, as in this case, when the land under designation is bounded by development.

4 – Redbridge does not contain any environment deemed an historic town. GB02 preserves the character and setting of the Wanstead Park conservation area, which is located within the parcel. It also contains 4 listed buildings and bounds the Aldersbrook conservation area to the immediate south.

Initial Recommendation

GB02 meets one PPG2 purpose and we would recommend that it is retained within the Green Belt. It part of the southern element of a contiguous corridor and Green Belt through Redbridge. It also provides locally important open space and playing fields, as well as containing allotments and being part of the floodplain. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO
Potential for sub-division: NO

**GB02: WANSTEAD PARK AND SURROUNDING GREEN BELT
 SITE-BASED ASSESSMENT (STAGE 3B)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Site-based Analysis

The site visit further highlighted that Wanstead Park does help prevent neighbouring centres from merging into one another. It prevents merging of Wanstead and Redbridge (to the north) with Aldersbrook (to the south). This highlights the local importance of the parcel. However, these areas are part of the existing London conurbation and therefore do not alter the assessment in respect of PPG2 purposes.

Final Recommendation

No change to desk-based assessment.

GB02 meets one PPG2 purposes and we would recommend that it is retained within the Green Belt. It part of the southern element of a contiguous corridor and Green Belt through Redbridge. It also provides locally important open space and playing fields, as well as containing allotments and being part of the floodplain. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO
Potential for sub-division: NO



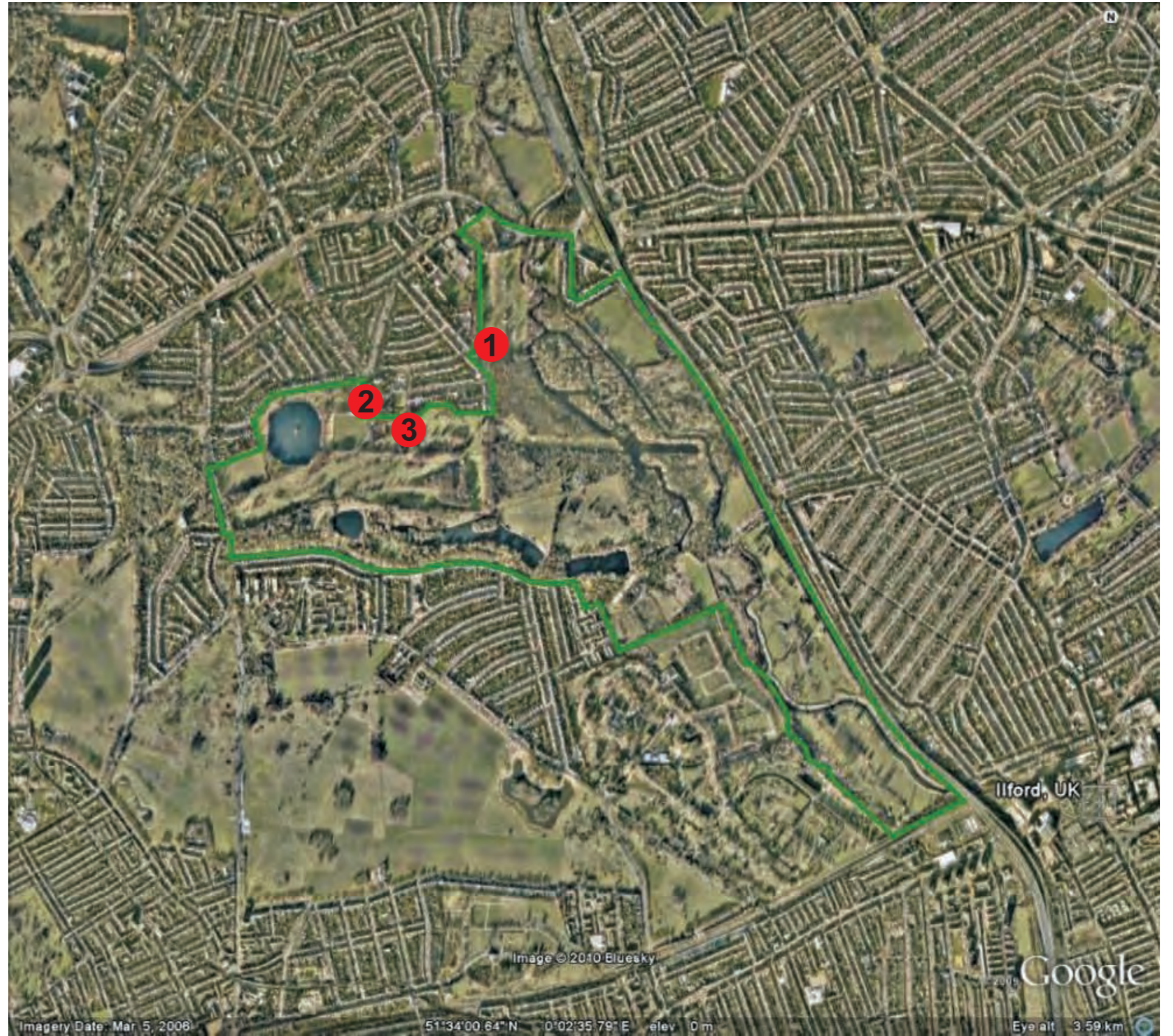
1. View from Aldersbrook looking east



2. Wanstead Park looking south



3. Wanstead Golf Course looking south



GB02: Wanstead Park and surrounding Green Belt

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:
Wanstead Park and Surrounding Green Belt

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
Undulating, sloping eastwards towards the Roding River Valley.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
There are extensive tree groups and fragmented areas of woodland scattered throughout, with larger areas of woodland further eastwards towards the Roding River Valley. This leads to a strong sense of enclosure over much of the parcel.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
There is ancient and semi-natural woodland to the west of the border of GB02 (within GB01). The ponds and ditches scattered throughout the GB parcel will enhance biodiversity.

FLOOD RISK: Area within Zone 3: B Zone 2: (A = all site within, B = site partially within)

Comments:
Flood risk zones extend over into Wanstead Park adjacent to the river.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
There is a river valley located to the east of the GB parcel that contains a waterway forming part of the Blue Ribbon network. There are links to GB01 to the west of the GB parcel and the wider GB to the south. The GB parcel prevents the coalescence of the towns: Aldersbrook, Wanstead and Leytonstone. There are also links to GB08, GB10, GB11 and GB12 through the large GB corridor of GB09. The south east border of GB02 is adjacent to the Metropolitan Centre of Ilford.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
 The majority of GB02 is classed as heritage land and is within the conservation area of Wanstead Park. There are two statutory and three locally listed buildings within this GB parcel. GB02 also has an APZ running throughout the whole of the site which continues on through to GB09.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/ Semi improved grassland:
 Woodland: Marshland: Brownfield:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: **Golf course x2 (Wanstead and Ilford)**

Summary:-

GB02 is a large GB parcel mainly consisting of mainly undulating topography, sloping eastwards towards the Roding River Valley. There are fragmented areas of woodland, extensive tree groups and scattered and denser areas of woodland further eastwards towards the Roding River Valley. This leads to strong sense of enclosure over much of the GB parcel.

Ancient and semi-natural woodland is adjacent to the western border of GB02 (in GB01) along with the many ponds and ditches that are scattered throughout; enhancing the biodiversity of this GB parcel.

GB02 provides a setting to the Conservation Areas of Wanstead Park and the Aldersbrook. GB02 provides visual coalescence to GB01 and the wider GB.

The river valley to the east of the GB02 contains a waterway forming part of the Blue Ribbon network. Both zones of flood risk are apparent within GB02, extending onto Wanstead Park. The Roding River Valley provides links to GB09 and GB08 (therefore GB10, GB11 and GB12) and the wider GB into Essex.

The west border of GB02 is linked with GB01 and the wider GB through the Roding River Valley to the east of the GB parcel.

5.3 GB03: Snaresbrook Crown Court and Walthamstow Forest

GB03: SNARESBROOK CROWN COURT AND WALTHAMSTOW FOREST

Parcel Information

Location NW – Snaresbrook Road
Area 16.06 hectares

Ownership

Redbridge Freehold – Walthamstow Forest
Public Freehold – Snaresbrook Crown Court (Crown)
Private Freehold – Land to the south of Snaresbrook Crown Court (Mr Bales)
 Unknown – Sports Ground

Land Use

Non-residential Snaresbrook Crown Court
Sports facilities Section of Sports Ground
Greenspace Eagle Pond; Walthamstow Forest
Utilities Electricity Sub Station

Major Planning Application History

Summary N/A

Planning Policies

Policies

- SSSI (BWPP: E2) – Walthamstow Forest (northern part of parcel)
- Green Corridor (BWPP: E2)
- Locally and Statutory Listed Buildings (BWPP: E3)
- Sites of Nature Conservation Importance (BWPP: E2)

Constraints

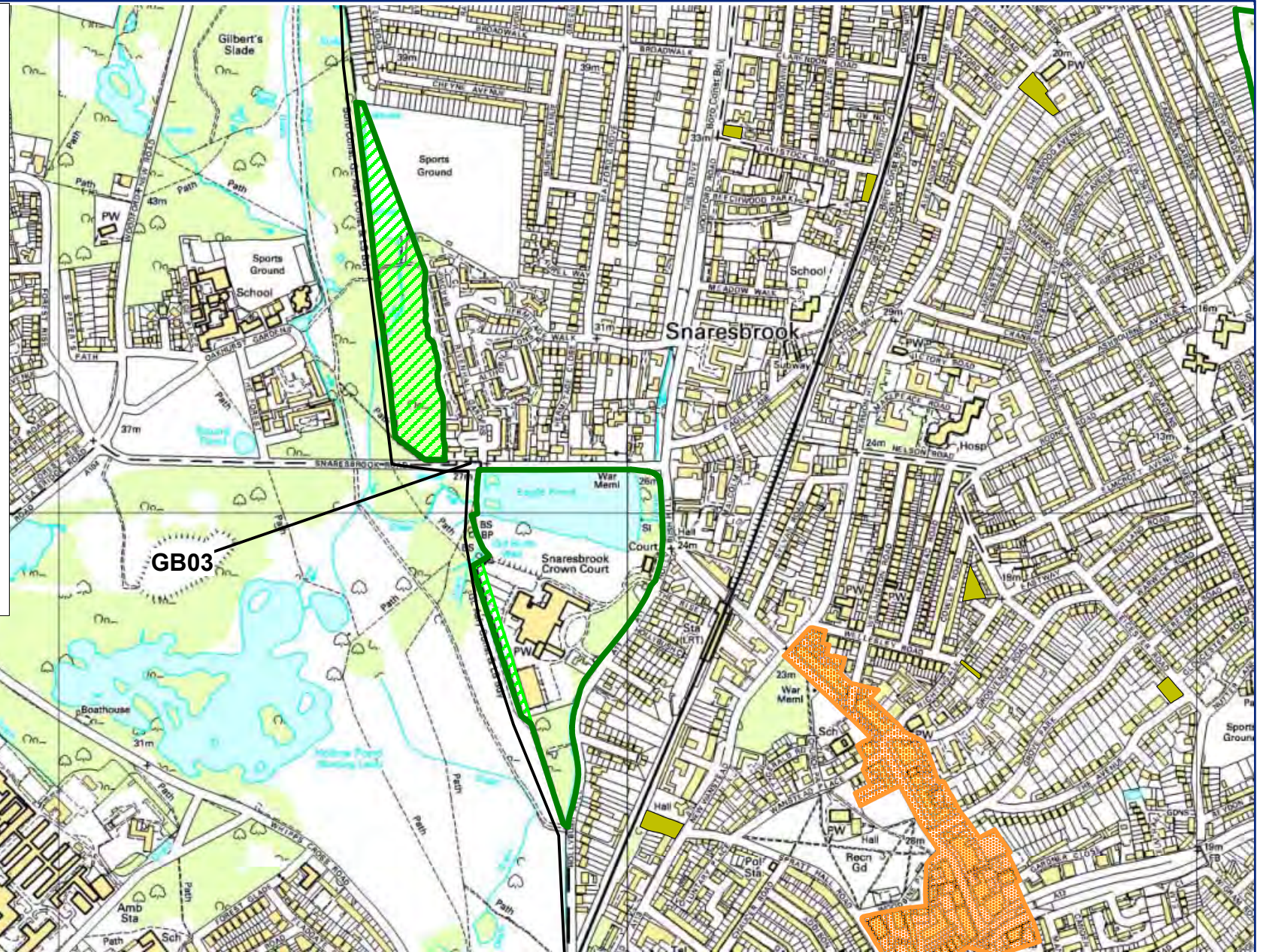
Primary SSSI: Approval of development which would adversely affect such land would be highly unlikely.

Physical

- Hospital
- Engineering and Manufacturing Processes – military land
- Energy Industry – electricity production & distribution (including large transformers)

KEY

-  Blue Ribbon
-  BlueRibbon
-  District Centres
-  Metropolitan Centres
-  Housing Development Opportunities
-  Major Developed Sites In Greenbelt
-  Safeguarded Mineral Reserves
-  SSSI's
-  Floodzone (3)
-  Floodzone (2)
-  Green Belt Parcels



Drawing Title
Primary Constraints - GB03

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Job No: 17859-01-1

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**GB03: SNARESBROOK CROWN COURT AND WALTHAMSTOW FOREST
DESK-BASED ASSESSMENT (STAGE 3A)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Desk-based Analysis

1 – Snaresbrook Crown Court and Walthamstow Forest does not prevent sprawl. It is a relatively small parcel of land on the edge of Redbridge. To the east, it is surrounded by urban development. To the west, it is connected to the wider Green Belt which is surrounded by urban development. GB03, in the context of its connection to the wider Green Belt, represents locally important open space. Its local importance is possibly of greater value than its role as a strategic barrier.

2 – GB03 does not prevent merging of neighbouring towns. This is mainly due to its small size. However, it might be considered, with the wider Green Belt to the west to be providing a gap between Walthamstow to the west and Wanstead to the east. GB03, at the local level helps to preserve the gap between Walthamstow and Wanstead.

3 – GB03 safeguards the countryside from encroachment. It is connected to the wider Green Belt. Albeit small in size, it is considered CIAT and its Green Belt designation is preventing development. Any land performing against the national objective will be playing an important local role especially, as in this case, when the land under designation is bounded by development.

4 – Redbridge does not contain any environment deemed to be historic towns. GB03 preserves the character of Snaresbrook conservation area, which is located in the southern part of the parcel. It also contains 1 listed building.

Initial Recommendation

GB03 meets one PPG2 purpose and we would recommend it is retained within the Green Belt. It is part of the wider Green Belt, including the edge of Walthamstow Forest.

Total release from Green Belt: NO

Potential for sub-division: NO

**GB03: SNARESBROOK CROWN COURT AND WALTHAMSTOW FOREST
 SITE-BASED ASSESSMENT (STAGE 3B)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Site-based Analysis

The site visit further highlighted that Snaresbrook Crown Court does help prevent merging of neighbourhoods. It prevents merging of Wanstead (to the east) into Walthamstow (to the west). This highlights the local importance of the parcel. However, these areas are part of the existing London conurbation and therefore do not alter assessment in respect of PPG2 purposes.

Final Recommendation

No change to desk-based assessment.

GB03 meets one PPG2 purpose and we would recommend it is retained within the Green Belt. It is part of the wider Green Belt, including the edge of Walthamstow Forest.

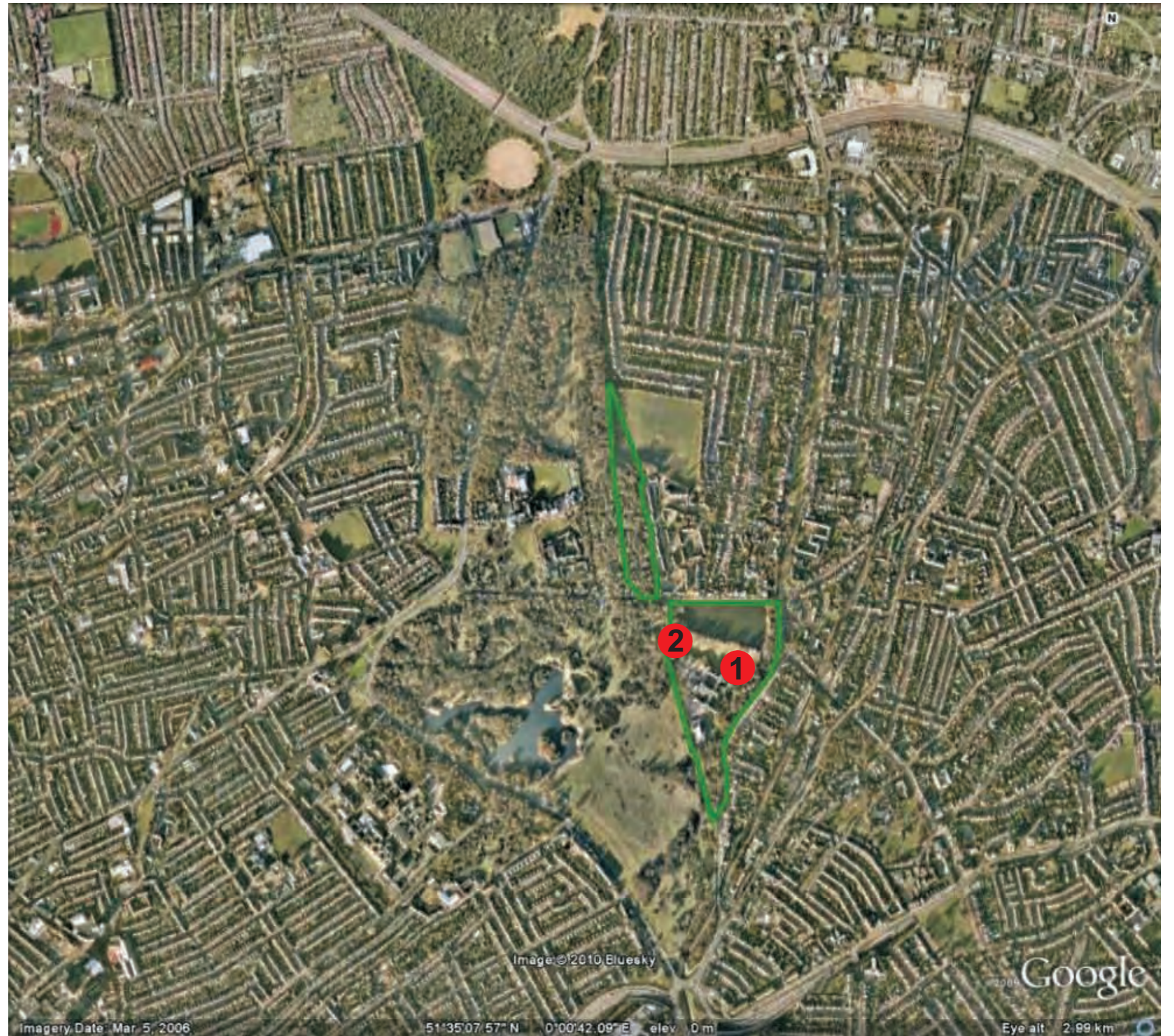
Total release from Green Belt: NO
Potential for sub-division: NO



1. View to pond area from Snaresbrook Crown Court looking north



2. View from Snaresbrook Crown Court to Walthamstow Forest looking west



GB03: Snaresbrook Crown Court and Walthamstow Forest

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:
Snaresbrook Crown Court and Walthamstow Forest

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
 The land is flat where the development of the Crown Court is situated, sloping to the north west and there is a dip in the topography, (where the pond is located) in the north of the GB parcel.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
 GB03 comprises of two sections: Snaresbrook Crown Court is enclosed by woodland (the south of the GB parcel) and to the north section there is dense woodland and this continues through to the west of the GB parcel where there is a visual connection with Walthamstow Forest.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
 There is a SSSI located in the northern part of the GB parcel (Walthamstow Forest). There is a large pond area within the Crown Court grounds which will contribute to the biodiversity value of the GB parcel.

FLOOD RISK: Area within Zone 3: Zone 2: (A = all site within, B = site partially within)

Comments:
The GB parcel does not fall within flood zones 2 or 3.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: **Crown Court (legal building)**

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
The site is of medium visual prominence. The potential for visual coalescence is not clear, as the GB parcel is separated from other GB parcels within the Borough by the town of Snaresbrook. Visual coalescence could occur with settlement outside the borough to the west through the link into Walthamstow Forest.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
There is one statutory listed building within this GB parcel (Snaresbrook Crown Court). The majority of GB03 is within the conservation area of Snaresbrook.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/Semi improved grassland:
 Woodland: Marshland: Brownfield:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: _____

Summary:-

The majority of GB03 is flat including Snaresbrook Crown Court; however there is a small dip in the topography where the pond is located. The separate section of GB03 (to the north) slopes to the northwest. This is mainly a wooded area with a river tributary flowing through the centre and comprises part of a sports ground adjacent to the very north eastern border of the GB parcel.

Snaresbrook Crown Court grounds are enclosed by woodland (south parcel) and the north parcel is wooded throughout; this contributes to a strong sense of enclosure.

The presence of a SSSI to the north (Walthamstow Forest) and the pond within Snaresbrook Crown Court grounds both contribute to the biodiversity value of the green belt parcel.

The site is of medium visual prominence. The potential for visual coalescence is not clear, as the GB parcel is separated from other GB parcels within the Borough and also by the town of Snaresbrook. However, visual coalescence could occur however through the linkage into Walthamstow Forest.

5.4 GB04: Woodford Green

GB04: WOODFORD GREEN

Parcel Information

Location NW – High Road Woodford Green
Area 17.47 hectares

Ownership

Redbridge Freehold – Chestnut Links Pond
Public Unknown – Woodford Green (City of London Corporation)

Land Use

Non-residential Public Conveniences
Parks / gardens Woodford Green
Sports facilities Cricket Ground and Pavilion
Greenspace Pond; Woodland

Major Planning Application History

Summary N/A

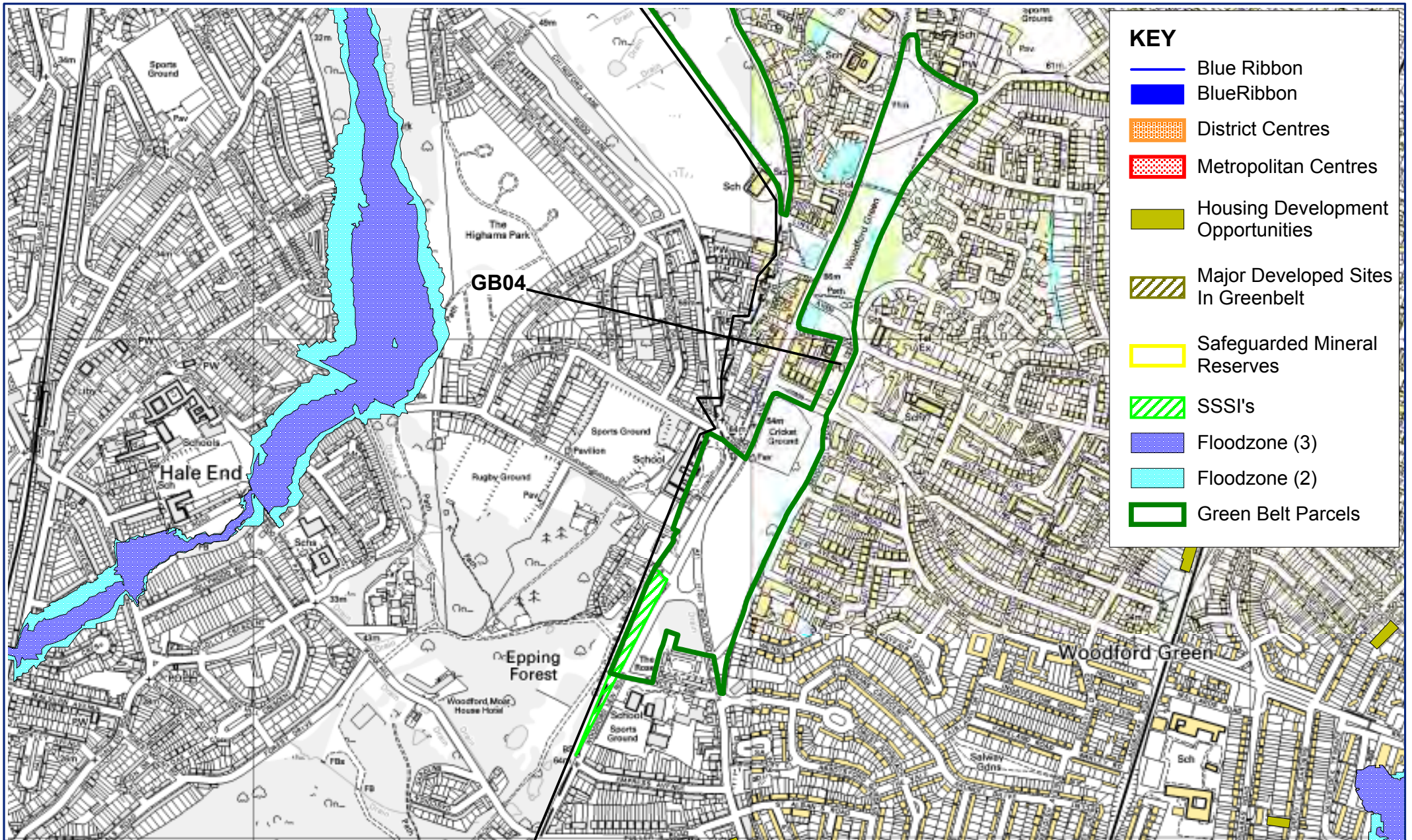
Planning Policies

Policies

- SSSI (BWPP: E2)
- Heritage Land (BWPP: E2)
- Locally and Statutory Listed Buildings (BWPP: E3)
- Sites of Nature Conservation Importance (BWPP: E2) – Borough: II

Constraints

Primary SSSI: Approval of development which would adversely affect such land would be highly unlikely.
Physical - Waste disposal – unknown filled ground (pond, marsh, stream etc)



Drawing Title
Primary Constraints - GB04

Client
 London Borough of Redbridge

Job Title
 Redbridge Green Belt Review

10 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Scale: 1:10,000
 Designed by: TP
 Drawn by: TP
 Chkd/Appd: RB
 1st Issued: January 2010
 Job No: 17859-01-1

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GB04: WOODFORD GREEN

DESK-BASED ASSESSMENT (STAGE 3A)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Desk-based Analysis

1 – Woodford Green does not prevent sprawl. It is a relatively small parcel of land on the edge of Redbridge. It is predominately surrounded by urban development, however its southern element is connected to the wider Metropolitan Green Belt. The southern element of Woodford Green represents locally important open space. However, the northern element is more of a dividing avenue. Its local importance is possibly of greater value than its role as a strategic barrier which does not prevent sprawl.

2 – GB04 does not prevent merging of neighbouring towns. The parcel is very small and is predominantly surrounded by urban development. Although connected to the wider Green Belt, its contribution, due to size is however considered minimal. GB04, at the local level, is considered to help preserve the gap between Chingford to the west and Woodford to the east.

3 – GB04 safeguards the countryside from encroachment. Only its southern element is connected to the wider Green Belt. Any land performing against the national objective will be playing an important local role especially, as in this case, when the land under designation is bounded by development.

4 – Redbridge does not contain any environment deemed an historic town. GB04 preserves the character and setting of Woodford Green conservation area, which is located within the Green Belt. The site also contains and borders a number of listed buildings.

Initial Recommendation

GB04 meets one PPG2 purpose and we would recommend it is retained within the Green Belt. However we recommend that the northern strip of land, which is not connected to the wider Green Belt, is considered for sub-division and potential removal from the Green Belt.

Total release from Green Belt: NO

Potential for sub-division: YES

GB04: WOODFORD GREEN
SITE-BASED ASSESSMENT

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Site-based Analysis

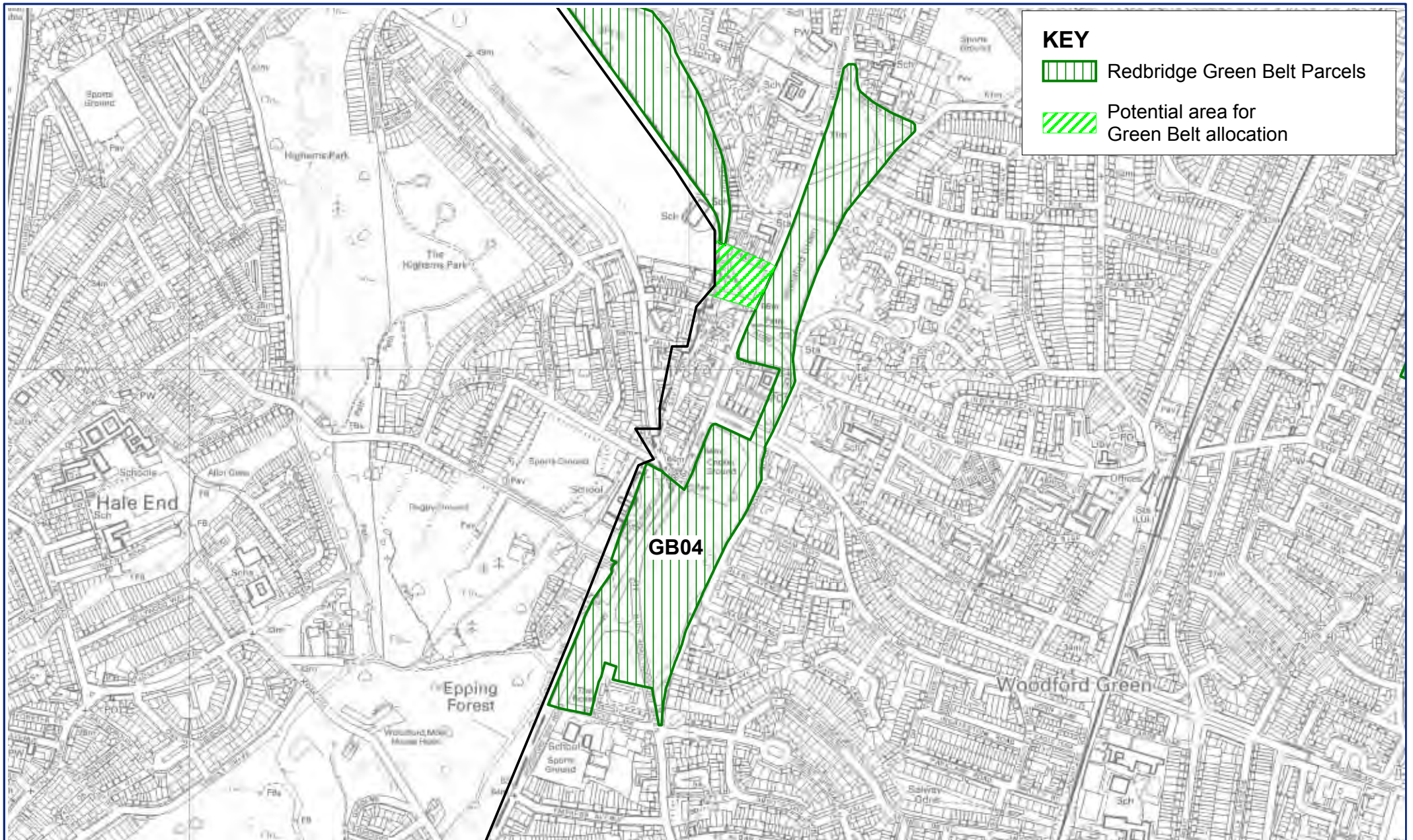
In addition to the desk-based analysis, the site visit highlighted a small parcel of land adjoining GB04 to the Waltham Forest Green Belt, which is not allocated as Green Belt. This parcel is located to the west of the southern part of the northern strip of GB04. It is shown in the second image on Photo Diagram (see overleaf).

The site visit also further highlighted the important local role the parcel plays in preserving the setting and character of Woodford Green Conservation Area, which covers the GB04.



Final Recommendation

GB04 meets one PPG2 purpose and we would recommend it is retained within the Green Belt. This allocation could be further strengthened if the small parcel of land (described above) is included within the Green Belt. This would also further preserve the conservation area.

Total release from Green Belt: NO
Potential for sub-division: NO
Potential for further Green Belt allocation: YES



KEY

-  Redbridge Green Belt Parcels
-  Potential area for Green Belt allocation

Drawing Title

Sub-division - GB04

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

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Scale: n/a

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1. View extending into Epping Forest looking west from potential additional area for inclusion in GB



2. Possible additional area for inclusion looking north-west



3. View across roundabout through to Epping Forest looking north-west from GB04A



GB04: Woodford Green



4. View across GB04B looking north



5. View across GB04B looking south-west



6. View across southern parcel (GB04A) looking north

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:

Woodford Green

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
The land is flat and surrounded by a road network.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
The GB parcel is not enclosed by boundaries or fencing and boundaries are formed by existing roads and development. Views range from open to semi-enclosed. There are two distinct areas within GB04: these comprise of a southern section and northern section.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
There is a SSSI and SNCI located adjacent to the GB parcel to the south west, which includes ancient and semi-natural woodland within Epping Forest which have a high biodiversity value. There are small ponds within the northern section of GB04.

FLOOD RISK: Area within Zone 3: Zone 2: (A = all site within, B = site partially within)

Comments:
The GB parcel does not fall within flood zones 2 or 3.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: **School and small local shops**

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: **None** Blue Ribbon: **None**

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
GB04 is of high visual prominence. The northern section of the GB parcel is separated from the southern section by a road and buildings. There is therefore a very weak linkage between these two areas. The southern section GB04 has a visual link with Epping Forest to the south west.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
GB04 is within Woodford Green Conservation area. There are two statutory listed buildings adjacent to the southern section of the site and there are numerous locally designated buildings on the border of the GB parcel.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/Semi improved grassland:
 Woodland: Marshland: Brownfield:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: _____

Summary:-

GB04 is flat throughout and boundaries are formed by roads and development. There are two distinct sections to this GB parcel:

1. Southern section of GB04 only has a weak link with the northern part of the GB parcel. The parcel is dissected by Woodford New Road and Woodford Green High Road. However, there is a connection both physically and visually with Epping Forest to the south west. The southern section of GB04 has a SSSI designation and local designation of SNCI at the link through to Epping Forest.

2. Northern section of the GB04 – This section of the GB parcel is completely surrounded by settlement and separated from the southern section by a road and buildings.

The northern section of GB04 is linked in with the wider green belt (Epping Forest). There is a tenuous link to the southern section which is surrounded by development.

However, there is a small area of land to the west of the northern section of GB04B that could possibly be included within this GB parcel that would provide a linkage to the wider GB.

5.5 GB05: Epping Forest Hatch and Woodford Golf Course

GB05: EPPING FOREST HATCH AND WOODFORD GOLF COURSE

Parcel Information

Location NW – Whitehall Road
Area 49.41 hectares

Ownership

Public Unknown – Epping Forest Hatch and Woodford Golf Course (City of London Corporation)

Land Use

Residential Caravan Park, The Retreat
Golf Course Woodford Golf Course
Greenspace Pond; Woodland

Major Planning Application History

Summary N/A

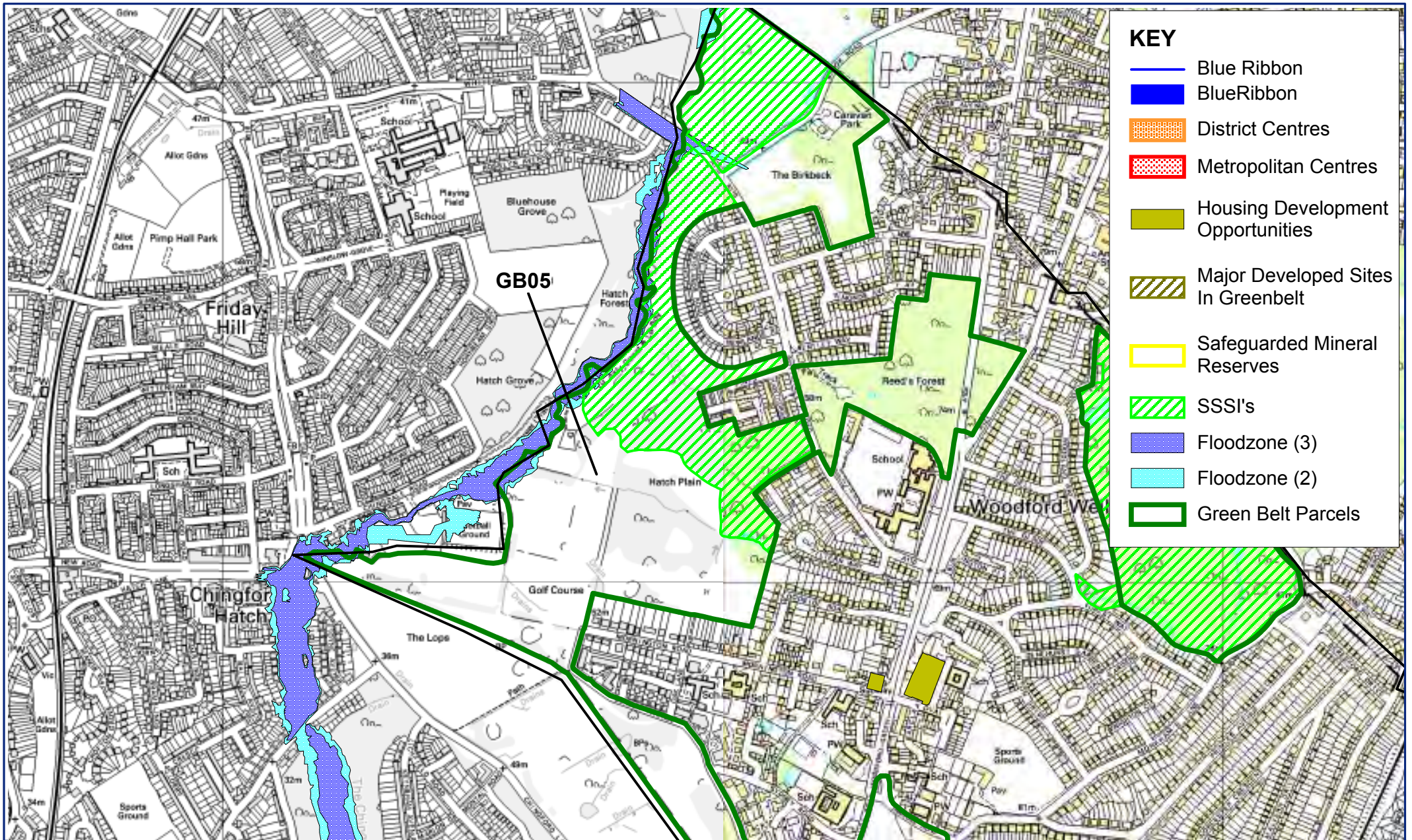
Planning Policies

Policies

- SSSI (BWPP: E2)
- EU Special Areas of Conservation (SACs)
- Green Corridor (BWPP: E2)
- Heritage Land (BWPP: E2)
- Sites of Nature Conservation Importance (BWPP: E2) - Metropolitan
- Flood Zone 3a (High Risk) – small sliver east of River Ching
- Flood Zone 2 (Medium Risk)

Constraints

Primary SSSI / SAC: Approval of development which would adversely affect such land would be highly unlikely.
Physical - Waste disposal – sewage



Drawing Title
Primary Constraints - GB05

Client
 London Borough of Redbridge

Job Title
 Redbridge Green Belt Review

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1st Issued: January 2010

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**GB05: EPPING FOREST HATCH AND WOODFORD GOLF COURSE
 DESK-BASED ASSESSMENT (STAGE 3A)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Desk-based Analysis

1 – Epping Forest Hatch and Woodford Golf Course connects to the wider Green Belt outside Redbridge. However, whilst the area to the north appears to be a strong barrier against radial sprawl, its total role is more doubtful as it is bounded and encroached into by urban development. It penetrates into the built up area rather than forming a dividing line against sprawl. GB05 is well connected to the wider Green Belt, however its local importance is possibly of greater value than its role as a strategic barrier to sprawl.

2 – GB05 does not prevent merging of neighbouring towns. The parcel is small and is predominantly surrounded by urban development. Although connected to the wider Green Belt, its contribution, due to size is however considered minimal. GB05, at the local level, is considered to contribute to the gap between Chingford to the west and Woodford to the east.

3 – GB05 safeguards the countryside from encroachment. It is a larger than GB03 and GB04 and is more connected to the wider Metropolitan Green Belt to the west and north. It is reasonable to suggest that it forms part CIAT and is afforded protection by its Green Belt designation. It is locally significant by virtue of the connection with the wider Green Belt. Parcels performing against the national objective will be playing an important local role.

4 – Redbridge does not contain any environment deemed to be historic towns. GB05s horse-shoe shape helps preserves the setting of Woodford Green conservation area, which adjoins the south and west border of the Green Belt.

Initial Recommendation

GB05 meets one PPG2 purpose and we would recommend it is retained within the Green Belt. This is because it is well connected to and forms part of the wider Green Belt. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO
Potential for sub-division: NO

**GB05: EPPING FOREST HATCH AND WOODFORD GOLF COURSE
 SITE-BASED ASSESSMENT (STAGE 3B)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Site-based Analysis

The site visit further highlighted that Epping Forest Hatch and Woodford Golf Course does help prevent local neighbourhoods from merging into one another. It prevents merging of Chingford (to the north) with Woodford (to the south). This highlights the local importance of the parcel, however, these areas are part of the existing London conurbation and therefore do not alter the assessment in respect of PPG2 purposes.

The site visit also further highlighted the important local role the parcel plays in preserving the setting and character of Woodford Green Conservation Area, which is adjacent to GB05.

Final Recommendation

No change to desk-based assessment.

GB05 meets one PPG2 purpose and we would recommend it is retained within the Green Belt. This is because it is well connected to and forms part of the wider Green Belt. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO

Potential for sub-division: NO



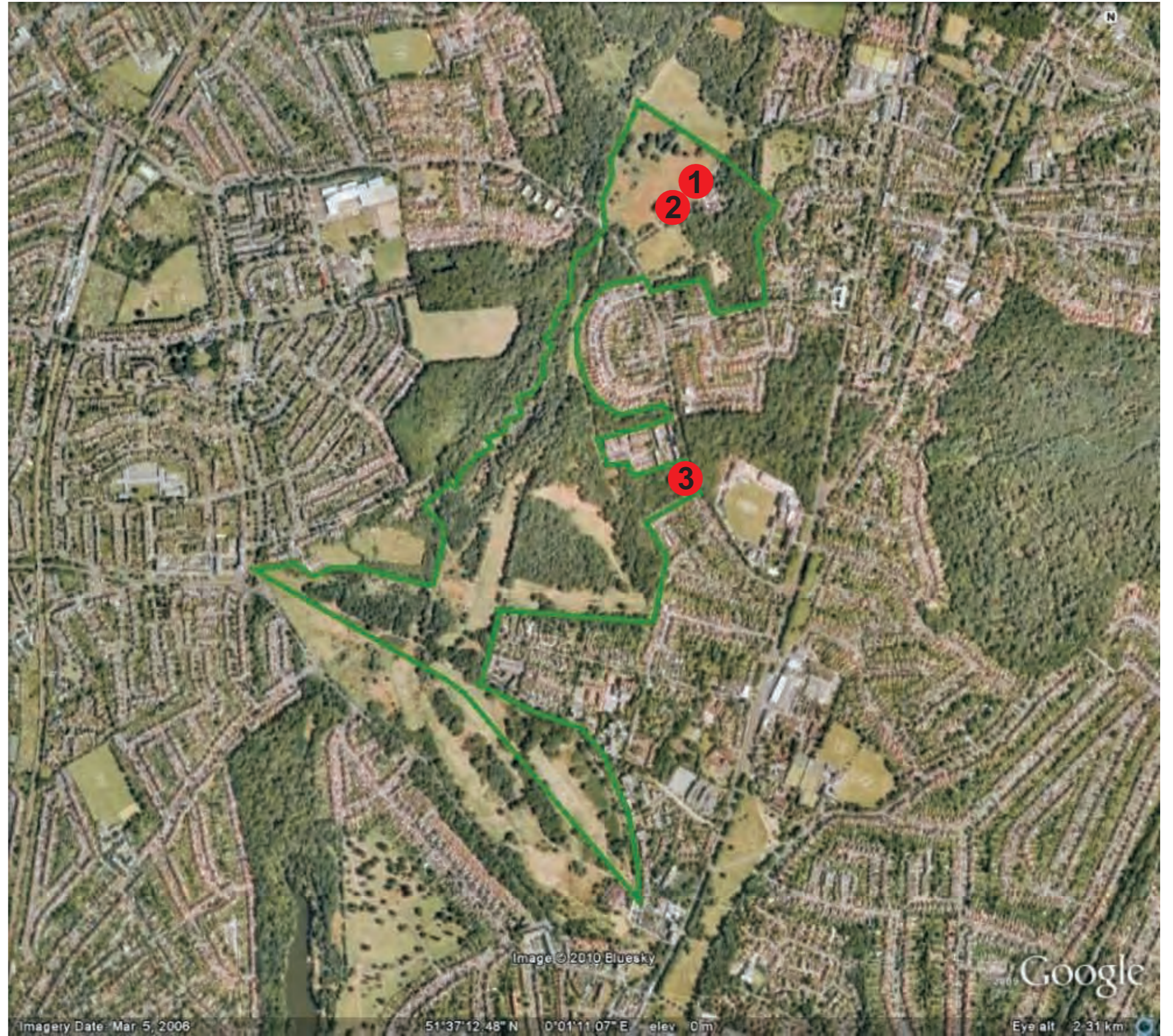
1. The Birkbeck looking north



2. The Birkbeck looking south-west



3. Forest Road looking north-west



GB05: Epping Forest Hatch and Woodford Golf Course

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:
Epping Forest Hatch and Woodford Golf Course

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
Undulating and sloping westwards.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
**No boundary enclosure to the site other than the settlement edge.
 Extensive woodland provides visual enclosure.**

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
A small section of SSSI is located in the north section of the GB parcel and the GB parcel is designated as a SAC. There is ancient and semi-natural woodland located adjacent to the parcel to the east, within GB06.

FLOOD RISK: Area within Zone 3: B Zone 2: B (A = all site within, B = site partially within)

Comments:

The river valley to the west of the GB parcel contains small sections of both zones of flood risk within the flood plain.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon: None

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:

The site is visually prominent due to the surrounding undulating topography. There is a well defined vegetated settlement edge which defines the GB parcel. There are links to GB06 to the east of the GB parcel. A waterway forming part of the Blue Ribbon network, although not located within the GB parcel, follows the eastern boundary of GB05.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
All of GB05 is heritage land. The majority of GB05 is located adjacent to the conservation areas of Woodford Wells and Woodford Green which have numerous local and statutory listed buildings.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/ Semi improved grassland:
 Woodland: Marshland: Brownfield:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: **Golf course (Woodford)**

Summary:-

GB05 is a large GB parcel that undulates and slopes towards the west. This site is visually prominent due to the surrounding undulating topography and there is a well defined vegetated settlement edge which defines this GB parcel.

The GB parcel borders on Epping Forest and therefore there is dense woodland in places that are dispersed by grasslands e.g. Epping Forest Hatch. There is both a physical and visual connection with the wooded areas of GB06 from GB05.

There is a small section of designated SSSI land located within the north section of the GB parcel and there is ancient and semi-natural woodland located adjacent to the eastern border within GB06. These contribute to both the biodiversity and the setting of adjacent locally designated Conservation Areas (Woodford Wells and Woodford Green) and also with the wider GB to the north.

The river valley follows the western border of the GB parcel and flood zones 2 and 3 are present within this area.

5.6 GB06: Reed's Forest

GB06: REED'S FOREST

Parcel Information

Location NW – Whitehall Road
Area 8.615 hectares

Ownership

Public Unknown – City of London Corporation

Land Use

Greenspace Pond; Woodland

Major Planning Application History

Summary N/A

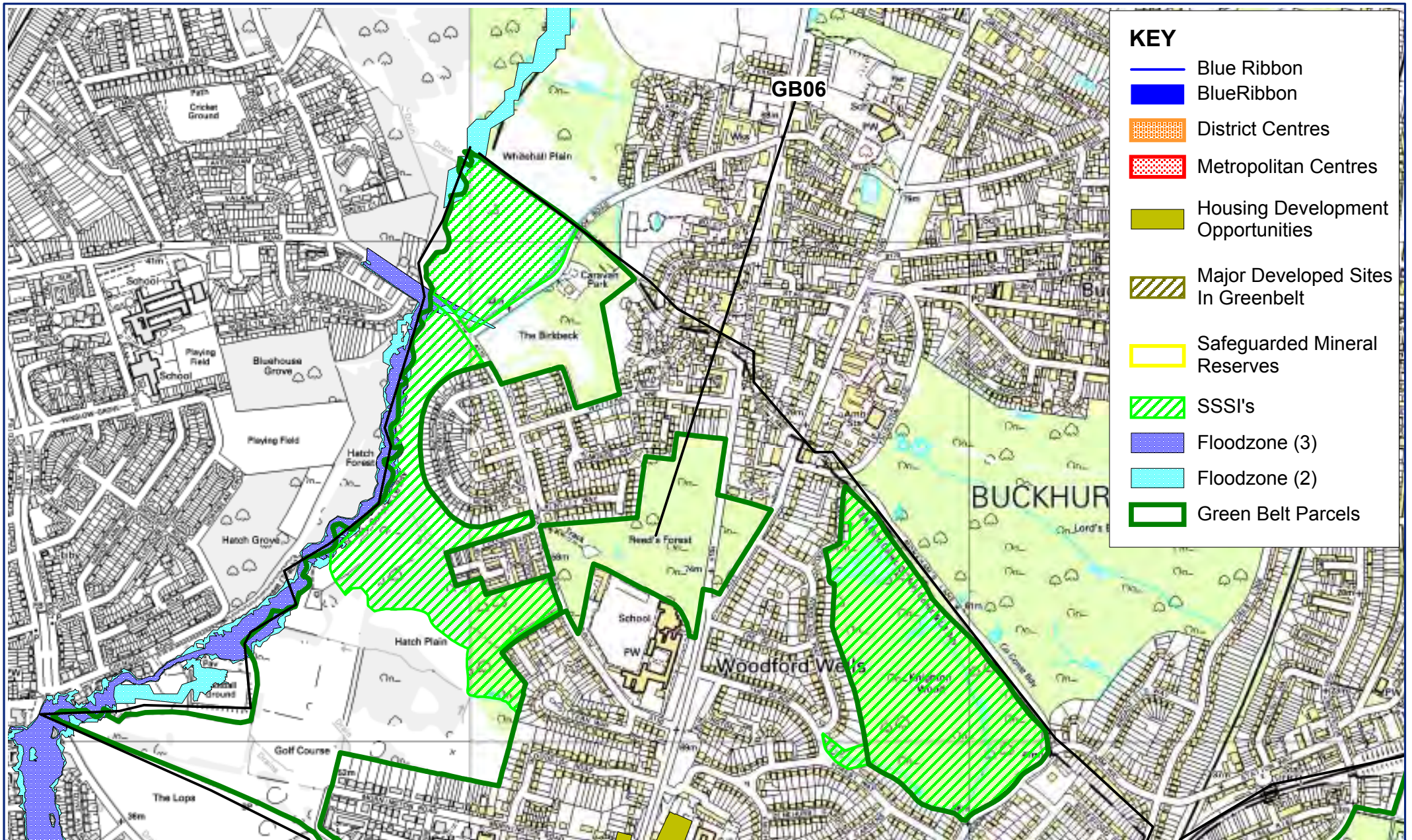
Planning Policies

Policies

- EU Special Areas of Conservation (SACs)
- Heritage Land (BWPP: E2)
- Historic Parks and Gardens (BWPP: E3)
- Conservation Area (BWPP: E3) – Woodford Wells
- Sites of Nature Conservation Importance (BWPP: E2) – Metropolitan

Constraints

Primary SAC: Approval of development which would adversely affect such land would be highly unlikely.



KEY	
	Blue Ribbon
	BlueRibbon
	District Centres
	Metropolitan Centres
	Housing Development Opportunities
	Major Developed Sites In Greenbelt
	Safeguarded Mineral Reserves
	SSSI's
	Floodzone (3)
	Floodzone (2)
	Green Belt Parcels

Drawing Title
Primary Constraints - GB06

Client
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Job Title
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GB06: REED'S FOREST

DESK-BASED ASSESSMENT (STAGE 3A)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 0
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 0
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	0 0
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		0
Total score against PPG2 Purposes		0
Total score against local interpretation of national policy		1

Desk-based Analysis

1 – Reeds Forest does not prevent sprawl. It is essentially an annex to GB05, to which it connects at two points, with the parcels divided by a road. Therefore, GB06 is not considered integral to GB05 and is predominantly surrounded by urban development. It is not a barrier to sprawl, or a parcel of significant green belt land in its own right. Reeds Forest is not considered to be a locally important open space. It includes land between and adjacent to a fork in a principal road. Its local importance is possibly of greater value than its role as a strategic barrier.

2 – GB06 does not prevent merging of neighbouring towns. It is very small and predominantly surrounded by urban development. GB06 does not perform a local role in preventing coalescence, mainly due to its size and location.

3 – GB06 does not safeguard the countryside from encroachments. It is a very small site and is weakly connected to a wider Green Belt. That is not to say that it is not an important local resource. Encroachment onto GB06 might be prevented by the Green Belt designation, however such encroachment might be more accurately defined as potential infill development.

4 – Redbridge does not contain any environment deemed to be historic towns. GB06 preserves the character and setting of Woodford Wells conservation area, which lies within the eastern edge of the Green Belt.

Initial Recommendation

GB06 meets none of the PPG2 purposes and we would recommend it is considered for removal from the Green Belt.

Total release from Green Belt: YES
Potential for sub-division: NO

GB06: REED'S FOREST

SITE-BASED ASSESSMENT (STAGE 3B)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 0
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 0
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 0
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		4
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		1

Site-based Analysis

The site visit highlighted the connection between GB06 and GB05. Reeds Forest is considered to be an extension of Epping Forest Hatch and therefore is considered to be one parcel. The two parcels are bisected by the Whitehall Road (A110) however this road is not considered to separate this generally continuous wave of woodland. Therefore, GB06 is considered to assist GB05 in safeguarding the countryside from encroachment.

Final Recommendation

GB06 meets one PPG2 purpose and we would recommend it is retained as part of the Green Belt.

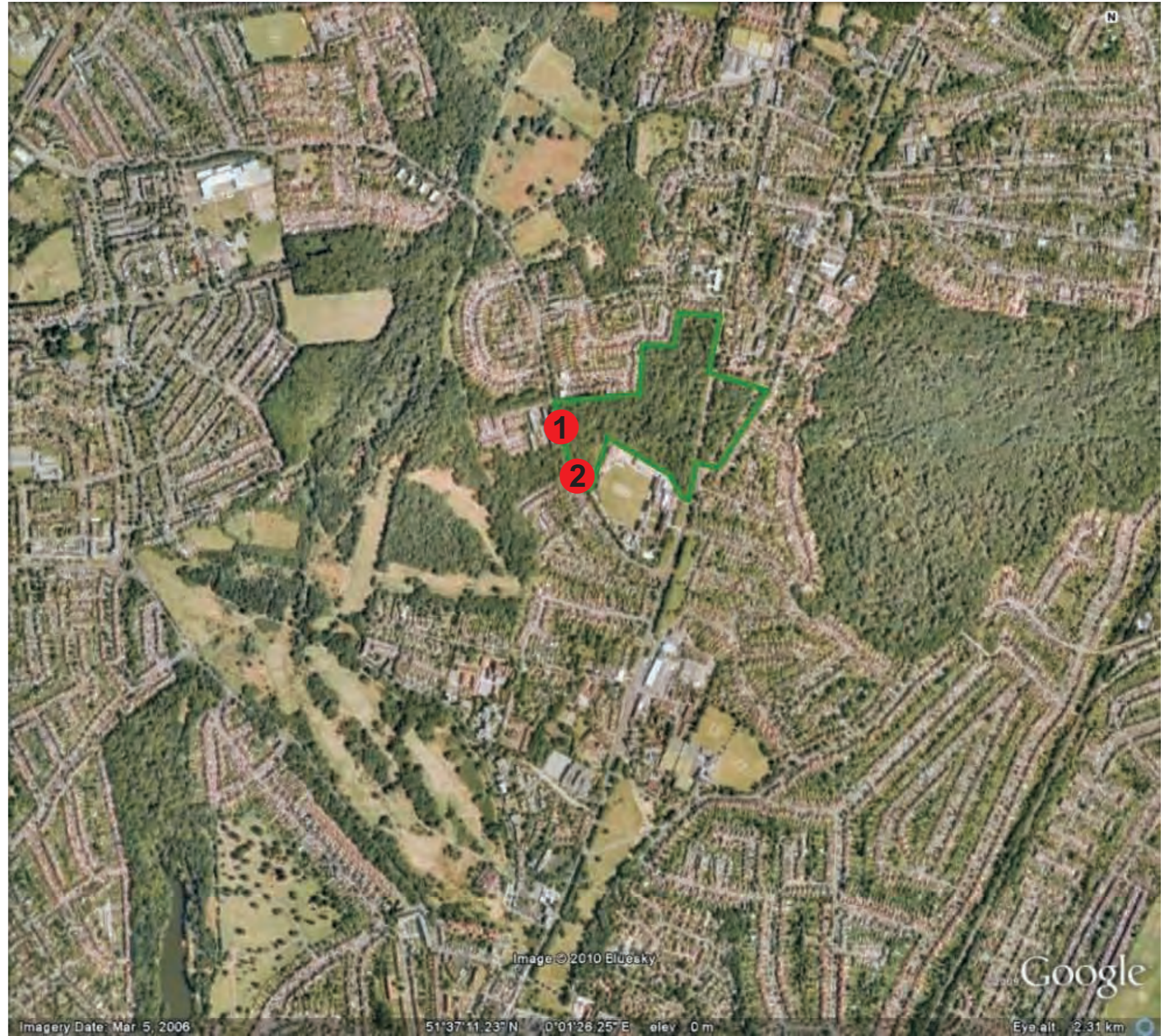
Total release from Green Belt: NO
Potential for sub-division: NO



1. Extent of Reeds Fores looking eastt



2. Road separating parcel looking north



GB06: Reed's Forest

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:

Reed's Forest

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
Expanse of woodland that undulates and slopes to the east.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
The GB parcel has tree lined boundaries and consists of extensive woodland. Although GB06 is dissected by a main road (running north to south), it still retains its visual linkages between the east and western sections of the parcel. GB06 is also visually connected to GB05 to the south west.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
The whole of GB06 is a locally designated SNCI and a SAC. The GB parcel includes SSSI status within the ancient and semi-natural woodland occurring within the majority of the GB parcel and the SSSI status extends further west into GB05.

FLOOD RISK: Area within Zone 3: Zone 2: (A = all site within, B = site partially within)

Comments:
The GB parcel does not fall within flood zones 2 or 3.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: **School located to the south of the GB parcel**

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
There is a well defined settlement edge to the north of GB06 and a school forms an edge to the south. There is a small link to GB05 to the west of the GB parcel (across a road) but is visually strong.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
All of GB06 is classed as heritage land. It includes the Conservation Area of Woodford Wells on the eastern boundary.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/
 Woodland: Marshland: Brownfield: Semi improved
 Allotments: Ruderal grassland: Horticulture: grassland:
 Quarrying: Landfill: Parkland: Playing fields:
 Informal Open Space: Other: _____

Summary:-

GB06 is an expanse of woodland that undulates and slopes to the east. It has tree lined boundaries and consists of extensive woodland. Although GB06 is dissected by a main road (running north to south); it still retains strong visual linkages between both the eastern and western sections of the parcel.

The GB parcel's densely wooded area has ancient and semi-natural woodland and is designated a SSSI, SAC and locally designated SNCI. This contributes to both the biodiversity value and the setting of Woodford Wells Conservation Area adjacent to the eastern boundary of the GB parcel.

There is a strong visual connection to GB05 to the south west even though the GB parcels are dissected by a main road.

5.7 GB07: Knighton Wood

GB07: KNIGHTON WOOD

Parcel Information

Location NW – Forest Way
Area 14.63 hectares

Ownership

Public Unknown – City of London Corporation

Land Use

Residential 1 Woodland Close
Greenspace Pond; Woodland

Major Planning Application History

Summary N/A

Planning Policies

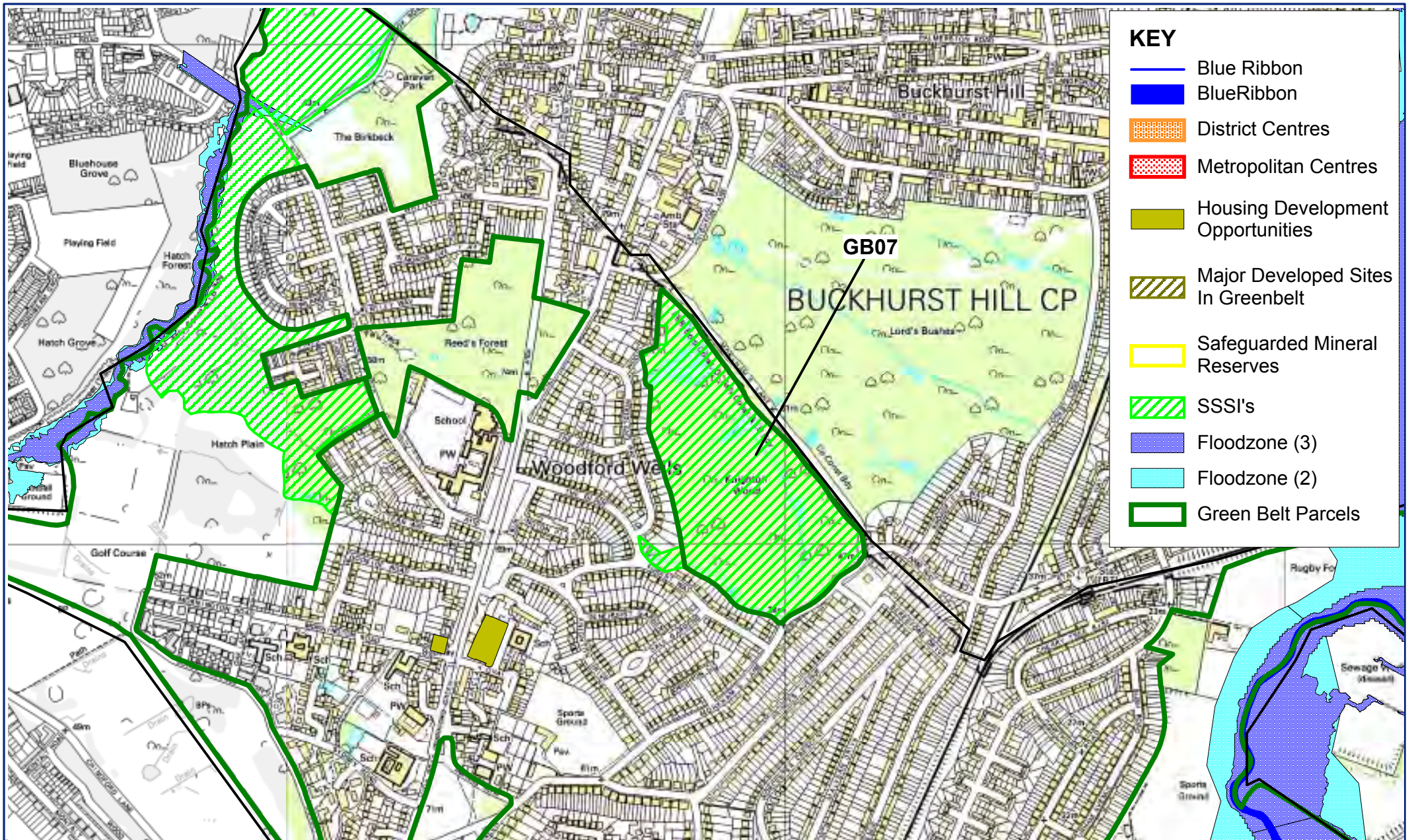
Policies

- SSSI (BWPP: E2) – whole parcel
- EU Special Areas of Conservation (SACs)
- Heritage Land (BWPP: E2)
- Historic Parks and Gardens (BWPP: E3)
- Sites of Nature Conservation Importance (BWPP: E2) – Metropolitan

Constraints

Primary SSSI/ SAC: Approval of development which would adversely affect such land would be highly unlikely.

Physical - Made/ Worked Ground (BGS)



Drawing Title
Primary Constraints - GB07

Client
 London Borough of Redbridge

Job Title
 Redbridge Green Belt Review

10 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Scale: 1:10,000
 Designed by: TP
 Drawn by: TP
 Chkd/Appd: RB
 1st Issued: January 2010
 Job No: 17859-01-1

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GB07: KNIGHTON WOOD

DESK-BASED ASSESSMENT (STAGE 3A)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 0
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		6
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		3

Desk-based Analysis

1 – Knighton Wood does not prevent sprawl. It represents the southwest corner of Buckhurst Hill, principally located outside of Redbridge, which is wholly surrounded by urban development. Buckhurst Hill is a locally important open space. Its local importance is possibly of greater value than its role as a strategic barrier.

2 – GB07 does not prevent merging of neighbouring towns. Considering it with its northern element located outside of Redbridge it is completely surrounded by development. GB07, and Buckhurst Hill is integral to the character of Woodford Wells. Development on GB07 might well alter the character of this area. However, it is difficult to identify another centre that would potentially coalesce with Woodford Wells if GB07 was not designated Green Belt.

3 – GB07 safeguards the countryside from encroachment. It has to be considered as part of Buckhurst Hill which represents urban countryside in need of protecting. Irrespective of other designations, its status as green belt appears warranted in this respect. Any land performing against the national objective will be playing an important local role especially, as in this case, when the land under designation is bounded by development.

4 – Redbridge does not contain any environment deemed to be historic towns. GB07 preserves the setting of protected areas. There are no adjacent conservation areas, though there are 2 listed buildings on the edge of the hill. The setting of these buildings is expected to owe much to the Green Belt designation.

Initial Recommendation

GB07 meets one PPG2 purpose and we would recommend it is retained within the Green Belt. This is because the site forms part of Buckhurst Hill. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO
Potential for sub-division: NO

GB07: KNIGHTON WOOD

SITE-BASED ASSESSMENT (STAGE 3B)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 0
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		6
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		3

Site-based Analysis

The site visit highlights how Knighton Wood is connected to Buckhurst Hill, a larger parcel of Green Belt in Epping Forest. Although it is not connected to the wider Green Belt, understanding the parcel from this strategic position (in considering it with Knighton Wood) reinforces its importance as acting as a barrier to safeguard the countryside from encroachment.

Final Recommendation

No change to desk-based assessment.

GB07 meets one PPG2 purpose and we would recommend it is retained within the Green Belt. This is because the site forms part of Buckhurst Hill. Therefore, we would recommend against its sub-division.

However, if it was to be removed from the Green Belt, this discussion would need to take place with Epping Forest, in which the remainder of Buckhurst Hill is situated.

Total release from Green Belt: NO

Potential for sub-division: NO



1. Edge of Knighton Wood on Borough boundary looking south-west



2. Knighton Wood looking south. GB07 is located to the right of the access track



GB07: Knighton Wood

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:
Knighton Wood

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
Expanse of woodland that undulates and slopes to the south.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
The boundary of GB07 is the settlement edge. The remainder of the connecting GB is to the north west of the boundary line of the Borough of Redbridge.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
The whole of GB07 is a locally designated SNCI and has SSSI and SAC status with ancient and semi-natural woodland occurring within the whole of the GB parcel. This woodland extends to the north of the parcel to the wider green belt over the boundary of Greater London into Essex.

FLOOD RISK: Area within Zone 3: Zone 2: (A = all site within, B = site partially within)

Comments:
The GB parcel does not fall within flood zones 2 or 3.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
GB07 is generally of low-medium visual prominence.
There is a well defined settlement edge to the south of GB07.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
The whole of GB07 is classed as heritage land and has two locally listed buildings adjacent to the eastern boundary of the GB parcel.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/
 Woodland: Marshland: Brownfield: Semi improved
 Allotments: Ruderal grassland: Horticulture: grassland:
 Quarrying: Landfill: Parkland: Playing fields:
 Informal Open Space: Other: _____

Summary:-

GB07 is a densely wooded site with ancient and semi-natural woodland that undulates and slopes to the south. This GB parcel has SSSI and SAC status and is therefore an important biodiversity asset.

The boundary of GB07 is the settlement edge and the remainder of the connecting GB is to the north west of the boundary line of the Borough of Redbridge.

The site is generally of low-medium visual prominence and the GB parcel is part of Buckhurst Hill and therefore is part of the wider GB.

Although, this GB parcel could be classed as just a forest fragment within the Borough of Redbridge it does continue north as Brockhurst Hill and therefore forms part of the wider GB into Essex.

5.8 GB08: Ray Park and surrounding playing fields

GB08: RAY PARK AND SURROUNDING PLAYING FIELDS

Parcel Information

Location N – Snakes Lane East
Area 69.51 hectares

Ownership

Redbridge Freehold – Whitbread and Co Sports Ground; Ray Park; Ashton Playing Fields
Public Freehold – Bancroft School Sports Ground (Bancroft School)
Private Unknown – British Gas Holder Station (British Gas); Bancroft Rugby FC

Land Use

Non-residential Ray House
Playing field Bancroft School
Parks / gardens Ray Park
Sports facilities Bancroft Rugby Football Club; Whitbread and Co Sports Ground; Ashton Playing Fields
Greenspace River Roding; Woodland
Utilities Gas Holder Station

Major Planning Application History

Withdrawn 0861/04 Ashton Playing Fields – erection of new sports hall.

Planning Policies

Policies

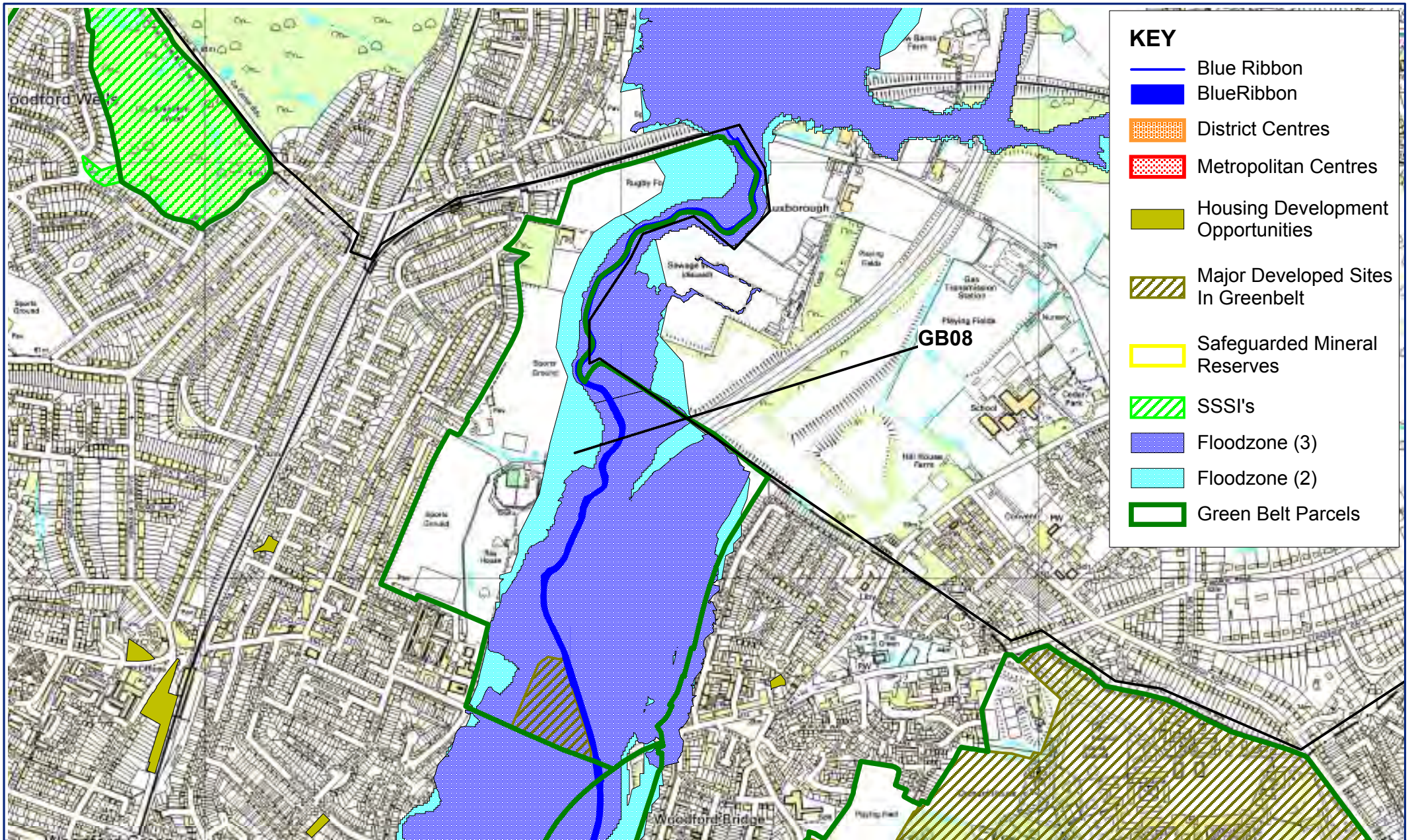
- Green Corridor (BWPP: E2)
- Major Developed Sites (BWPP: E1) – Gas Holder Station, Snakes Lane East
- Conservation Area (BWPP: E3) – Woodford Bridge
- Locally and Statutory Listed Buildings (BWPP: E3)
- Sites of Nature Conservation Importance (BWPP: E2) – Metropolitan and Borough:ll
- Archaeological Priority Zone (BWPP: E4)
- Flood Zone 3a (High Risk) – Gas Holder Station and Ashton Playing Fields; area either side of the River Roding; east of Ray Park
- Flood Zone 3b (Functional Floodplain) – Gas Holder Station; east of Ray Park; area east and west of River Roding
- Flood Zone 2 (Medium Risk)
- Blue Ribbon Network (London Plan)
- Cultural and Recreational (CR1.3) – Ashton Playing Fields (need identified for additional spectator seating and the widening of running track. Also potential for a new sports hall on the site).

Constraints

Primary SFRA – Ashton Playing Fields: FRA required. Future development on this site must be restricted to "water compatible" or "less vulnerable uses".

Physical

- Waste Disposal – treating, keeping, depositing or disposing of waste; Unknown filled ground (pond, marsh, stream etc); Sewage treatment.
- Extractive Industry – oil, petroleum, gas and refining and storage
- Made/ Worked Ground (BGS) – landfill
- Production – brickfield



KEY

- Blue Ribbon
- BlueRibbon
- District Centres
- Metropolitan Centres
- Housing Development Opportunities
- Major Developed Sites In Greenbelt
- Safeguarded Mineral Reserves
- SSSI's
- Floodzone (3)
- Floodzone (2)
- Green Belt Parcels

Drawing Title

Primary Constraints - GB08

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

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Designed by: TP

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Chkd/Appd: RB

1st Issued: January 2010

Job No: 17859-01-1

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**GB08: RAY PARK AND SURROUNDING PLAYING FIELDS
DESK-BASED ASSESSMENT (STAGE 3A)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	3 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 0
Total score		9
Total score against PPG2 Purposes		6
Total score against local interpretation of national policy		3

Desk-based Analysis

1 – Ray Park and surrounding playing fields does prevent sprawl. It provides a critical link between the wider Green Belt to the north of Redbridge and the green finger extending southwards to Wanstead Flats. This is a piece of open land of significant size which is bordered by urban development to the east and west. Ray Park and surrounding playing fields is open in character and considered to be a locally important open space. The Green Belt designation acts as a brake on development.

2 – Although GB08 is part of a dividing line between Woodford to the west and Ilford to the east, it does not appear integral to the separation of these centres. Rather, these are kept apart by the M11 and by the flood risk associated with the Blue Ribbon. It is difficult to conclude that GB08 is delivering against this national objective. GB08, at the local level, can be reasoned (together with GB09 and GB02) to provide part of a barrier between local centres - Woodford, Redbridge, Chigwell and Ilford.

3 – GB08 safeguards the countryside from encroachment. It is connected to the wider Green Belt to the north and is a contiguous piece of larger green belt which is regarded as important CIAT. Any land performing against the national objective will be playing an important local role especially, as in this case, when the land under designation is bounded by development.

4 – Redbridge does not contain any environment deemed to be historic towns. Woodford Bridge conservation area is located to the east of the Green Belt and very small part of it enters the parcel. However, there is housing between GB08 and this area. It is difficult to conclude that this parcel is protecting any special character or setting. The site also contains listed buildings.

Initial Recommendation

GB08 meets two PPG2 purposes and we would recommend it is retained within the Green Belt. This is because it is well connected to and forms part of the wider Green Belt. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO
Potential for sub-division: NO

**GB08: RAY PARK AND SURROUNDING PLAYING FIELDS
 SITE-BASED ASSESSMENT (STAGE 3B)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	3 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 0
Total score		9
Total score against PPG2 Purposes		6
Total score against local interpretation of national policy		3

Site-based Analysis

The site visit further highlighted that Ray Park and surrounding playing fields do help prevent local neighbourhoods from merging into one another. It prevents merging of Woodford (to the south) to Buckhurst Hill and Chigwell (to the north). This highlights the local importance of the parcel, however, these areas are part of the existing London conurbation and therefore do not alter the assessment in respect of PPG2 purposes.

The site includes a Gas Holder site, which occupies a strategically significant location in the wider Green Belt. It is part of an important defensible boundary along Snakes Lane and helps separate Woodford from Woodford Bridge to the east. If it were to be released from the Green Belt, the corridor of Green Belt north of Snakes Lane would be reduced to strips of land either side of the site, with Ray Park to the west and the River Roding, the M11 embankment and the Ashton Playing Fields to the east.

Final Recommendation

GB08 meets two PPG2 purposes and we would recommend it is retained within the Green Belt. This is because it is well connected to and forms part of the wider Green Belt. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO
Potential for sub-division: NO



1. View from housing looking east into Ray Park



2. Playing fields on hill (Ray Park) looking east



3. View from Bancroft school onto playing fields looking north



4. Gas holder station and road beyond looking east

GB08: Ray Park and Surrounding Playing Fields

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:
Ray Park and Surrounding Playing Fields

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
GB08 slopes down from the east to the west and flattens out at Ashton Playing fields and Bancroft School Sports Ground.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
The landscape structure of the site is generally open with tree belts and the boundary is enclosed by settlement to the east, west and south. The majority of the GB parcel has a well defined settlement edge (east and west) with a more open boundary to the north extending along the Roding Valley. Development could lead to visual coalescence of settlements.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
GB08 is a locally designated SNCI. It is connected both physically and visually to GB09 and therefore forms GB corridor.

FLOOD RISK: Area within Zone 3: B Zone 2: B (A = all site within, B = site partially within)

Comments:
The majority of GB08 is within both flood risk zones of 2 and 3 north east to south (mainly through the centre of the GB parcel).

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
The gas works to the south of the site adjacent to the border of GB09 has been classed as a major development site within the GB. There is a waterway forming part of the Blue Ribbon network located north east to south.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
The majority of GB08 is has an APZ (the centre and southern section of the GB parcel) which follows a Blue Ribbon and includes GB09, part of GB11 and GB02. There is one locally listed building and one statutory listed building within the GB parcel. The boundary of GB08 with GB09 is within the Conservation Area of Woodford Bridge. The Conservation Area of Claybury is located to the east.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/
 Woodland: Marshland: Brownfield: Semi improved/
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: _____

Summary:-

GB08 slopes down from the east to the west and flattens out at Ashton Playing fields and Bancroft School Sports Ground.

Although the majority of GB08 has an urbanised settlement edge this is semi-wooded in parts forming screening of settlements from the GB parcel.

GB08 is a locally designated SNCI and is connected both physically and visually to GB09 and therefore forms a GB corridor that spreads out to the wider GB in Essex; here the land changes from non agricultural to grade 4 agricultural land.

GB08 is also linked both physically and visually with GB09 and therefore GB10, GBGB11, GB02 and GB01. It therefore links to the wider countryside.

5.9 GB09: Roding Valley Park and surrounding Green Belt

GB09: RODING VALLEY PARK AND SURROUNDING GREEN BELT

Parcel Information

Location East and West of River Roding; A406/ M11
Area 108.4 hectares

Ownership

Redbridge Freehold – Roding Valley Park; Redbridge Lane North Allotments; Nightingale Recreation Ground; Wanstead Youth Centre Games Court
Leasehold – Eastern Avenue Nursery; ELWA Depot; Roding Lane South Allotments; Little Montessorians Pre School
Public Leasehold – Roding Farm Allotments (LB Waltham Forest leased to Leytonstone Allotment Association)
Private Freehold – Tesco (Tesco)
Unknown – Eaton Manor Rugby Ground

Land Use

Non-residential Tesco; Little Montessorians Pre-School
Residential Redbridge House
Playing field Little Montessorians Pre-School
Parks / gardens Roding Valley Park
Sports facilities Play Areas; Eaton Manor Rugby Ground; Nightingale Recreation Ground; Wanstead Youth Centre Games Court
Allotments Redbridge Lane North; Roding Lane South; Roding Farm
Greenspace River Roding; Grassland
Utilities Pumping Station; ELWA Depot
Other Nursery

Major Planning Application History

Approved 1695/02 Civic Amenity Site, Chigwell Road – redevelopment of recycling centre.
0376/94 Land to the east of M11 – retail food store.

Planning Policies

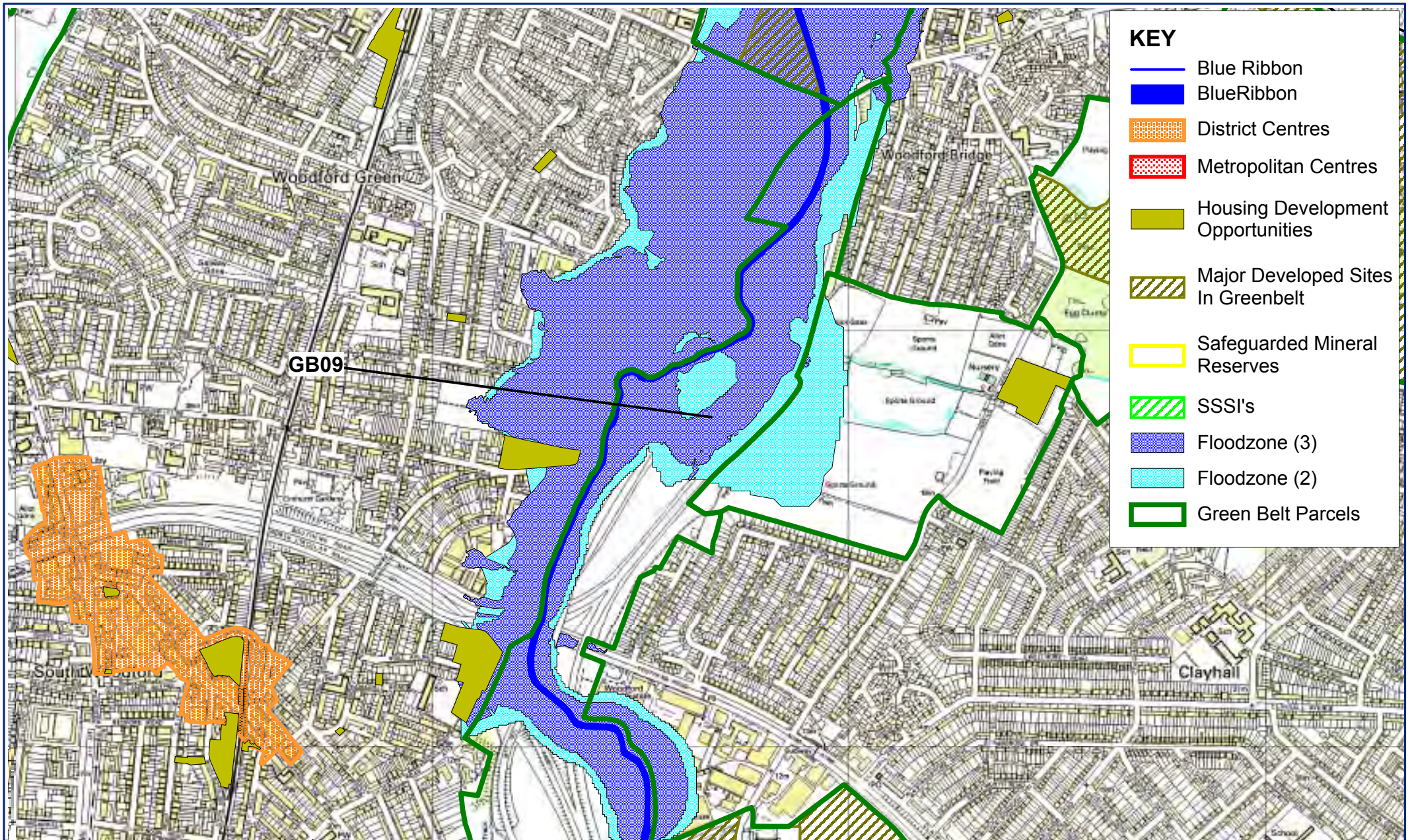
Policies

- Green Corridor (BWPP: E2)
- Locally and Statutory Listed Buildings (BWPP: E3)
- Allotments (BWPP: CR2) – Redbridge Lane North; Roding Lane South; Roding Farm
- Sites of Nature Conservation Importance (BWPP: E2) – Metropolitan and Borough:II
- Archaeological Priority Zone (BWPP: E4)
- Flood Zone 2 (Medium Risk), Flood Zone 3a (High Risk) and Flood Zone 3b (Functional Floodplain) – Roding Farm Allotments; Eaton Manor Rugby Ground; Nightingale Recreation Ground; Redbridge Lane North Allotments; Roding Lane South Allotments; Little Montessorians Pre School and Playing Fields; sections of Roding Valley Park.
- Blue Ribbon Network (London Plan)
- Cultural and Recreational (CR1.4): The River Roding; enhancements to the riverside environment, including Roding Valley Way foot and cycle paths.

Constraints

Primary SFRA – River Roding: FRA required; the use of the river corridor as a means of flood resilience and adaption to climate change impacts.
Physical

- Waste Disposal – unknown filled ground (pond, marsh, stream etc); Sewage; Landfill
- Engineering and Manufacturing Processes – electrical engineering works
- Infrastructure – coach body works
- Made / Worked Ground (BGS) and Other – factory or works



KEY	
	Blue Ribbon
	BlueRibbon
	District Centres
	Metropolitan Centres
	Housing Development Opportunities
	Major Developed Sites In Greenbelt
	Safeguarded Mineral Reserves
	SSSI's
	Floodzone (3)
	Floodzone (2)
	Green Belt Parcels

Drawing Title Primary Constraints - GB09	Client London Borough of Redbridge	10 Eastbourne Terrace Paddington London W2 6LG	Scale: 1:12,000	Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown copyright 2007. All rights reserved. Licence Number: 100017967
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			Drawn by: TP	
			Chkd/Appd: RB	
			1st Issued: January 2010	
			Job No: 17859-01-1	

**GB09: RODING VALLEY PARK AND SURROUNDING GREEN BELT
 DESK-BASED ASSESSMENT (STAGE 3A)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	0 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
	Total score	4
	Total score against PPG2 Purposes	0
	Total score against local interpretation of national policy	4

Desk-based Analysis

1 – Roding Valley Park does not prevent sprawl. It is a sliver of open land straddling the M11 between GB08 and GB02, and is bordered by urban development to the east and west. Given the shape of this parcel it is difficult to conclude that the green belt is preventing sprawl. Roding Valley Park is however considered a locally important corridor (albeit containing the M11) and part of a broader zone of flood risk. Green Belt designation may play a part in preventing unwanted development and sprawl into this space. Its local importance is possibly of greater value than its role as a strategic barrier.

2 – Although GB09 is part of a dividing line between Woodford to the west and Ilford to the east, it does not appear integral to the separation of these centres. Rather, these are kept apart by the M11 and by the flood risk associated with the Blue Ribbon. It is difficult to conclude that GB08 is delivering against this national objective. GB09, at the local level, can be reasoned (together with GB08 and GB02) to provide part of a barrier between local centres - Woodford, Redbridge, Chigwell and Ilford.

3 – GB09 does not prevent the countryside from encroachment. The shape and nature of this parcel results in it not being considered as CIAT. It is a road fringe with flood risk. If development was possible, this would probably constitute infill (however opportunities are few). Parts of GB09, however, seem to provide locally significant open spaces that might require protection from encroachment.

4 – Redbridge does not contain any environment deemed to be historic towns. GB09 preserves the setting of conservation areas. Wanstead Park is connected to the south and Woodford Bridge to the north. The site also contains listed buildings.

Initial Recommendation

GB09 meets none of the PPG2 purposes. However, we would recommend that it should be retained as Green Belt because it plays an important role by linking the wider Green Belt (to the north) to Wanstead Park and Wanstead Flats (to the south). In spite of this, we recommend that certain elements, particularly the eastern side of the parcel should be considered for sub-division and potential removal from the Green Belt.

Total release from Green Belt: NO
Potential for sub-division: YES

**GB09: RODING VALLEY PARK AND SURROUNDING GREEN BELT
 SITE-BASED ASSESSMENT (STAGE 3B)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Site-based Analysis

The site visit confirmed that the parcel should be categorised as CIAT, due to its the scale and relative openness in spite of the M11. Therefore it is considered a safeguard from encroachment.

The site visit also further highlighted that Roding Valley Park does prevent local neighbourhoods from merging into one another. It prevents merging of Woodford (to the west) with Redbridge (to the east). This highlights the local importance of the parcel. But since these areas are part of the existing London conurbation, they do not alter the assessment in respect of PPG2 purposes.

Final Recommendation

GB09 meets one of the PPG2 purposes. However, we would recommend that it should be retained as Green Belt because it plays a crucially important role by linking the wider Green Belt (to the north) to Wanstead Park and Wanstead Flats (to the south), and preventing encroachment and local merging.

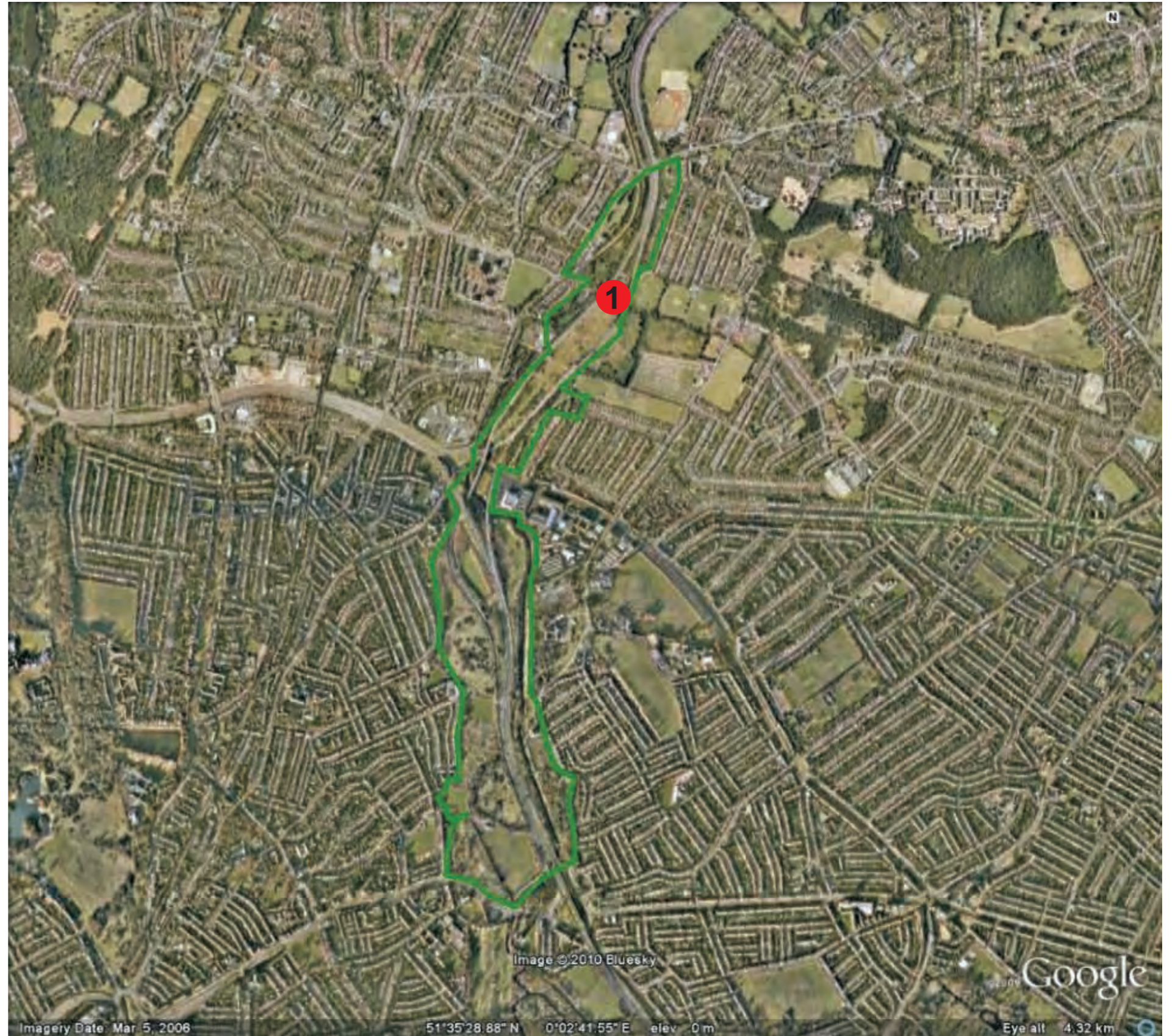
The parcel is not recommended for sub-division as its edges are well defined, and any infill (as initially recommended) would lead to encroachment into CIAT.

Total release from Green Belt: NO

Potential for sub-division: NO



1. Roding Valley Park intersected by roads looking south-west



GB09: Roding Valley Park and Surrounding Green Belt

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:
Roding Valley Park and Surrounding Green Belt

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
Flat flood plain of the Roding Valley landscape to the east and west of the River Roding.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
The vegetation of this GB parcel comprises mainly scrub and fragmented scrub woodland.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
The majority of GB09 is classed as a SNCI. This GB parcel has a corridor structure, forming an important biodiversity linkage through the Roding River Valley connecting GB08, GB12 and GB10 to the north and GB11, GB02 through to GB01 in the south.

FLOOD RISK: Area within Zone 3: Zone 2: **A/B** (A = all site within, B = site partially within)

Comments:

The majority of GB09 is within a flood plain environment (zones 2 and 3).

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:

There is a variable nature to the settlement edge. In addition, this GB parcel is dissected by the A406 and the M11. There are urban edges formed mainly by housing. The parcel forms part of has a waterway located to the western edge which forms part of the Blue Ribbon network. Development of the parcel would lead to visual coalescence of settlements.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
 This GB parcel is situated adjacent to Wanstead Grove Conservation Area to the south west and Woodford Bridge Conservation Area to the north; both have a cluster of statutory and locally listed buildings. Within GB09, there are two locally listed buildings to the south east boundary and one further locally listed building near the north west boundary of the GB parcel.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/
 Woodland: Marshland: Brownfield: Semi improved grassland:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: **waste disposal and fishing ponds**

Summary:-

GB09 is within the flat flood plain of the Roding Valley landscape to the east and west of the River Roding. The majority of GB09 is classed as a SNCI and therefore the biodiversity potential of this GB parcel is high, especially as this GB parcel enhances linkages with other GB parcels and provides enhancement of the river corridor. It links GB08 and GB10 which both physically and visually create a larger GB corridor.

This GB parcel is situated adjacent to Wanstead Grove Conservation Area to the south west and Woodford Bridge Conservation Area to the north; both have a cluster of statutory and locally listed buildings.

There is limited development within this GB parcel as the flood plain runs north to south through the centre of the site and prevents the merging of settlements. Development of the parcel would lead to visual coalescence of settlements. The river corridor also forms a physical barrier that limits the sprawl of built up areas.

5.10 GB10: Roding Lane North and surrounding Green Belt

GB10: RODING LANE NORTH SPORTS GROUNDS AND SURROUNDING GREEN BELT

Parcel Information

Location Roding Lane North
Area 36.81 hectares

Ownership

Redbridge Freehold – Wensleydale Avenue Playing Field
 Leasehold – Wanstead Rugby Club; South Woodford Cricket Sports Club;
 Roding Valley Cemetery; South Woodford Cricket Club; Uplands Allotments;
 Roding Lane North Allotments; Roding Lane Nurseries
Private Unknown – The Cottage; Roding Lane Works/ Clayhall Services Depot (Belford Estates Ltd & Insigniacorp Ltd); Land between M11 and Wanstead Rugby Club; ELHAP Playground

Land Use

Non-residential Clayhall Service Depot; Roding Lane Works
Residential Cottages
Sports facilities ELHAP Playground; Wanstead Rugby Club; South Woodford Cricket Sports Club; Wensleydale Playing Field
Cemetery Roding Valley Cemetery
Allotments Uplands Allotments; Roding Lane North Allotments
Utilities Electricity Sub Station
Other Roding Lane Nurseries

Major Planning Application History

Refused 0932/05 Site at Roding Lane North – demolition and 52 new residential units.
Withdrawn 0005/09 Roding Lane Works – demolition and 38 new residential units.
 0878/03 Former Ray Powell Site – redevelopment for residential uses.

Planning Policies

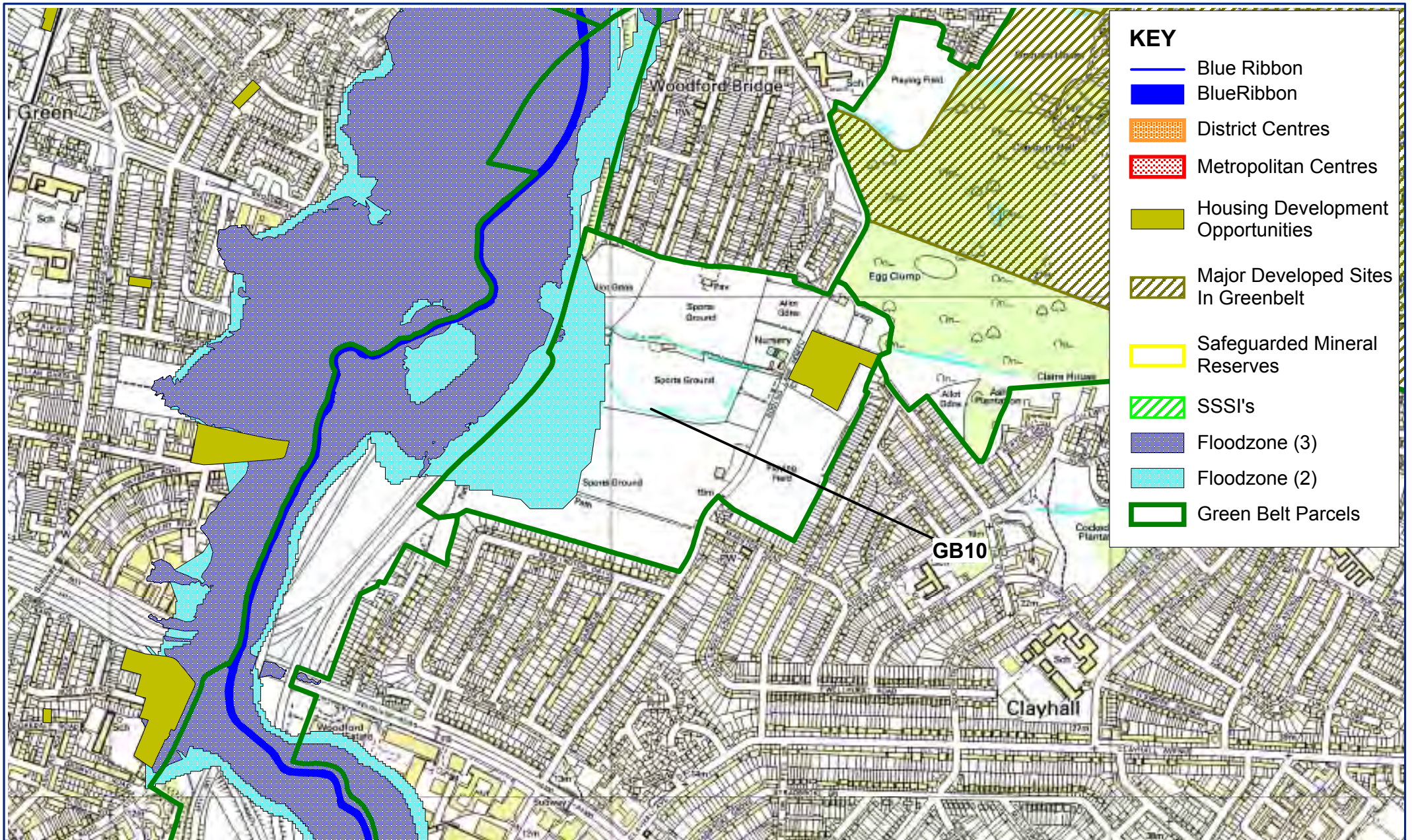
Policies

- Green Corridor (BWPP: E2)
- Allotments (BWPP: CR2) – Uplands Allotments; Roding Lane North Allotments
- Sites of Nature Conservation Importance (BWPP: E2) – Borough:l
- Archaeological Priority Zone (BWPP: E4)
- Flood Zone 2 (Medium Risk) – West section of the parcel through Uplands allotments; Wanstead Rugby Club.
- Development Sites with housing capacity without planning permission.

Constraints

Primary N/A
Physical

- Graveyard / Cemetery
- Waste Disposal – sewage / refuse
- Infrastructure – road haulage
- Other – factory or works



Drawing Title
Primary Constraints - GB10

Client
 London Borough of Redbridge

Job Title
 Redbridge Green Belt Review

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 1st Issued: January 2010
 Job No: 17859-01-1

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**GB10: RODING LANE NORTH SPORTS GROUNDS AND SURROUNDING GREEN BELT
DESK-BASED ASSESSMENT (STAGE 3A)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total national PPG2 score		3
Total local score		4

Desk-based Analysis

1 – Roding Lane North Sports Ground does not prevent sprawl. It provides a link between GB09 and GB12, although it is mainly surrounded by urban development. Roding Lane North Sports Ground is considered to be locally important open space, especially when viewed with GB12. Its local importance is possibly of greater value than its role as a strategic barrier.

2 – GB10 does not prevent merging of neighbouring towns. It is difficult to attribute this function to this parcel, though it may have local significance in the face of possible coalescence. GB10 seems to be helping maintain the distance between Woodford Green to the east and the various neighbourhoods to the north of Ilford. It also forms part of a barrier to Chigwell in the north.

3 – GB10 safeguards the countryside from encroachment. Particularly when considered with GB12, it acts as important CIAT towards the northern edge of Redbridge preventing encroachment towards the wider Green Belt. Any land performing against the national objective will be playing an important local role especially, as in this case, when the land under designation is bounded by development.

4 – Redbridge does not contain any environment deemed to be historic towns. GB10 preserves the setting of Woodford Bridge conservation area. Together with part of GB08, GB09 and GB12, it completely encircles this area.

Initial Recommendation

GB10 meets one PPG2 purpose and we would recommend that it is retained as Green Belt. The site, with GB12, forms barrier against countryside encroachment northwards. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO

Potential for sub-division: NO

**GB10: RODING LANE NORTH SPORTS GROUNDS AND SURROUNDING GREEN BELT
 SITE-BASED ASSESSMENT (STAGE 3B)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total national PPG2 score		3
Total local score		4

Site-based Analysis

The site visit further highlighted that Roding Lane Sports Grounds does prevent local neighbourhoods from merging into one another. With GB09, it helps prevent merging of Woodford (to the west) with Redbridge (to the east). This highlights the local importance of the parcel, however, these areas are part of the existing London conurbation and therefore do not alter the assessment in respect of PPG2 purposes.

The site visit also highlighted the important role the parcel plays in connecting GB09 with GB12, thus forming a finger of Green Belt running from west to east. This helps prevent encroachment into CIAT.

Final Recommendation

No change to desk-based assessment.

GB10 meets one PPG2 purpose and we would recommend that it is retained as Green Belt. The site, with GB12, forms barrier against countryside encroachment northwards. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO

Potential for sub-division: NO



1. View from boundary of GB09 looking east



2. View from boundary of GB09 looking south-east



3. Sports Grounds looking north-east



4. Wanstead Rugby club and outlook to GB09 looking north-east



5. Roding Lane North looking north-east

GB10: Roding Lane North Sports Ground and Surrounding Green Belt

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:

Roding Lane North Sports Grounds and Surrounding Green Belt

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
Flat land adjacent to the Roding Valley flood plain.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
The majority of vegetation on this site comprises scrub and hedgerows with numerous gaps. There is woodland coverage to the north east similar to that of GB 12 (east of Roding Lane North).

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
The west part of GB10 is a SNCI. Ponds and ditches provide further biodiversity value. Woodland to the east of Roding Lane North also links to GB12.

FLOOD RISK: Area within Zone 3: Zone 2: **B** (A = all site within, B = site partially within)

Comments:
The western part of the GB parcel lies within a zone 2.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: **Sports facility, garden centre and cemetery**

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon: **None**

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
GB10 is bounded to the north, south and generally the east by a well defined urbanised settlement edge. There is an identified housing development opportunity from the local plan within the GB parcel, located to the east of Roding Lane North on the site of an existing light industrial area. Additional development would lead to visual coalescence of settlements.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
The GB parcel is situated adjacent to GB12 which is heritage land and a Conservation Area. There are no listed buildings within this GB parcel, although there is one locally listed building along the boundary of the GB parcel next to Roding Lane North. There is an APZ within the GB parcel which corresponds to Roding Lane North linking to GB12, GB11 and GB09.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: <input type="checkbox"/>	Improved grassland: <input checked="" type="checkbox"/>	Bracken/Scrub: <input checked="" type="checkbox"/>	Unimproved/ Semi improved grassland: <input checked="" type="checkbox"/>
Woodland: <input checked="" type="checkbox"/>	Marshland: <input type="checkbox"/>	Brownfield: <input type="checkbox"/>	
Allotments: <input checked="" type="checkbox"/>	Ruderal grassland: <input checked="" type="checkbox"/>	Horticulture: <input checked="" type="checkbox"/>	Playing fields: <input checked="" type="checkbox"/>
Quarrying: <input type="checkbox"/>	Landfill: <input type="checkbox"/>	Parkland: <input type="checkbox"/>	
	Informal Open Space: <input type="checkbox"/>	Other: Fishing ponds	

Summary:-

GB10 is a flat GB parcel adjacent to the Roding Valley flood plain consisting of fragmented woodland (linking to GB12), scrub and playing fields. The west part of GB10 is a SSSI and the ponds and ditches within this GB parcel provide biodiversity value. The western side of this GB parcel continues through to GB09 and therefore forms a physical and visual GB corridor/linkage from GB12 to the north east to GB09 to the south west.

There are no listed buildings within this GB parcel, although there is one locally listed building along the boundary of the GB parcel next to Roding Lane North. There is an APZ within the GB parcel which corresponds to Roding Lane North linking to GB12, GB11 and GB09.

The GB parcel is bounded to the north, south and generally the east by a well defined urbanised settlement edge, but is linked via a wooded/scrub area to GB12 (north east corner of the parcel), a conservation area and heritage land. There is an identified housing development opportunity from the local plan within the site located to the east of Roding Lane North on the site of an existing light industrial area. Additional development would lead to visual coalescence of settlements.

5.11 GB11: Roding Hospital and surrounding Green Belt

GB11: RODING HOSPITAL AND SURROUNDING GREEN BELT

Parcel Information

Location Roding Lane South
Area 39.77 hectares

Ownership

Redbridge Freehold – Redbridge Recreation Ground; Beal High School; Hatton Special Needs School
Private Unknown – Fernham Cottages; Electricity Sub Station (National Grid); PDSA Pet Cemetery; Spire Roding Hospital; St Swithin's Farm; Redbridge JCC Youth Centre

Land Use

Non-residential Roding Hospital; Beal High School; Hatton Special School; Redbridge JCC Youth Centre
Residential Fernall Cottages
Playing field Beal High School; Hatton Special School
Sports facilities Redbridge Recreation Ground
Cemetery PDSA Pet Cemetery
Utilities Electricity Sub Station
Farm St Swithin's Farm

Major Planning Application History

Approved 1544/96 Beal High School – Extensions and alterations to school.
Refused 1765/01 Land adjacent to Roding Hospital – erection of 149 residential units.
 1576/00 Land adjacent to Roding Hospital – erection of residential housing.

Planning Policies

Policies

- Green Corridor (BWPP: E2)
- Major Developed Sites (BWPP: E1) – Beal High School, Roding Hospital
- Sites of Nature Conservation Importance (BWPP: E2) – Borough: I and Local
- Flood Zone 2 (Medium Risk) – West section of Roding Hospital/ Electricity Sub Station

Constraints

Primary N/A
Physical

- Waste Disposal – treating, keeping, depositing or disposing of waste; unknown filled ground (pond, marsh, stream etc). Refuse disposal including incinerators. Storage/disposal of radioactive materials. Unknown Filled Ground (Pit, quarry etc)
- Extractive Industry – heap of quarry waste. Sand/clay/gravel pits
- Hospitals
- Energy Industry – electricity production & distribution [including large transformers]



Drawing Title

Primary Constraints - GB11

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

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1st Issued: January 2010

Job No: 17859-01-1

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**GB11: RODING HOSPITAL AND SURROUNDING GREEN BELT
 DESK-BASED ASSESSMENT (STAGE 3A)**

PPG2 Purpose and Local Interpretation	Score
To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2 To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3 To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	0 1
4 To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 0
Total score	3
Total score against PPG2 Purposes	0
Total score against local interpretation of national policy	3

Desk-based Analysis

1 – Roding Hospital does not prevent sprawl. It is a small parcel jutting eastwards halfway down the finger of GB09. It is generally surrounded by urban development and contains a electricity sub-station and school. It is therefore doubtful as to whether its designation is the principal impediment to development or that it is preventing sprawl. Roding Hospital is locally important open space and the Green Belt designation protects this space. Its local importance is possibly of greater value than its role as a strategic barrier.

2 – GB11 does not prevent merging of neighbouring towns. It appears to be a functional and pragmatic enclosure of open land, which is predominately surrounded by urban development. GB11, with GB09, is considered to provide a local barrier against coalescence of Woodford and Wanstead to the west and Gants Hill to the east.

3 – GB11 does not safeguard the countryside from encroachment. It is a relatively small parcel of land, surrounded by urban development which juts out from GB09. It is not considered CIAT. Parts of GB11, however, seem to provide locally significant open spaces that might require protection from encroachment.

4 – Redbridge does not contain any environment deemed to be historic towns. GB11 does not preserve the character or setting of any conservation area. It is an area between major roads.

Initial Recommendation

GB11 meets none of the PPG2 purposes and we would recommend that it should be removed from the Green Belt.

Total release from Green Belt: YES
Potential for sub-division: NO

**GB11: RODING HOSPITAL AND SURROUNDING GREEN BELT
 SITE-BASED ASSESSMENT (STAGE 3B)**

PPG2 Purpose and Local Interpretation	Score
To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2 To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 0
3 To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	0 1
4 To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 0
Total score	2
Total score against PPG2 Purposes	0
Total score against local interpretation of national policy	2

Site-based Analysis

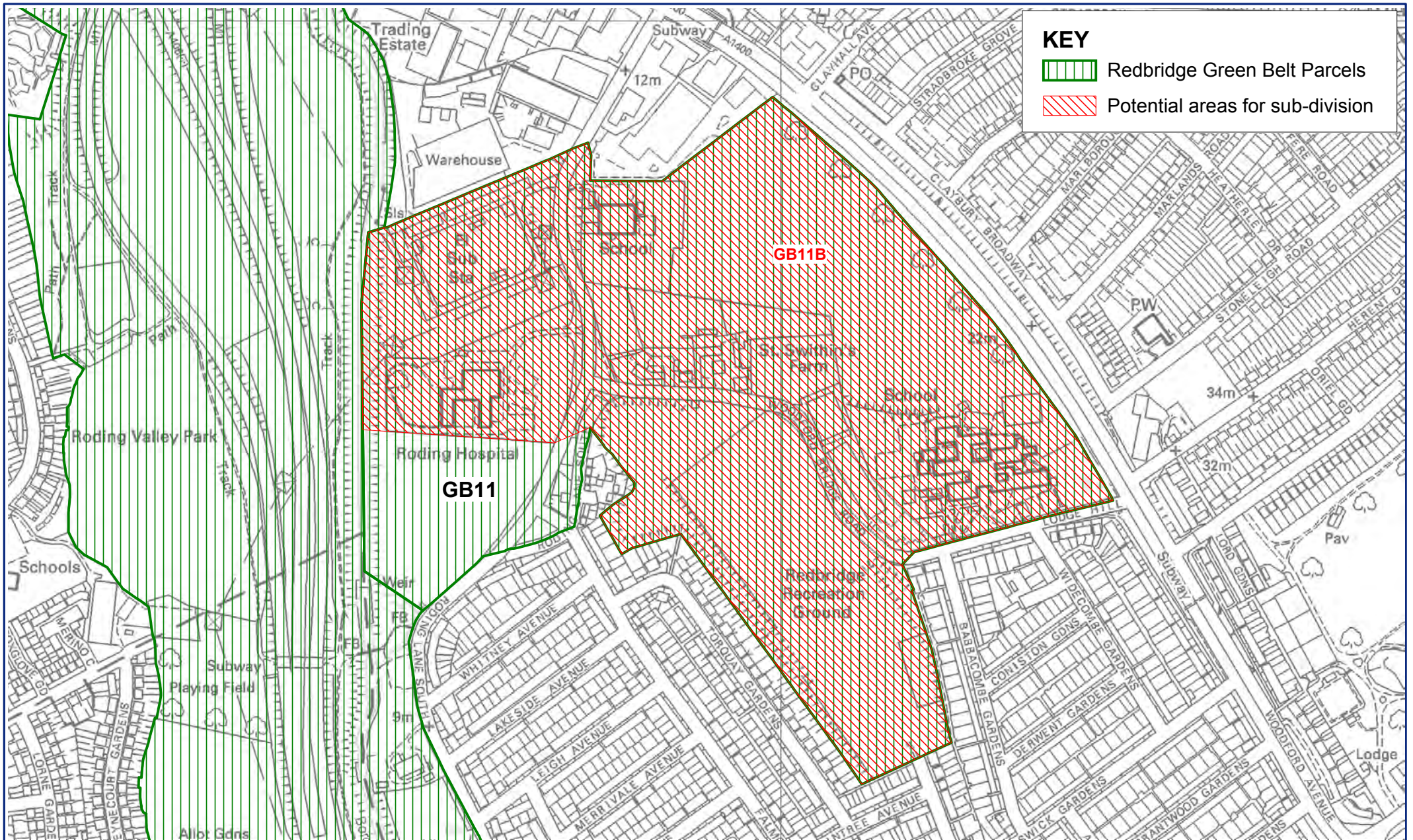
The site visit highlighted that Roding Hospital is relatively built up, containing the hospital, schools and large electricity sub station. Considering the parcel in isolation, the remaining land and playing fields is not considered to be CIAT, and only provides local amenity space rather than being part of the Green Belt. However the woodland to the southwest of the parcel is connect to GB09 containing the Roding Valley, which to the north forms part of the wider Green Belt.

Therefore, with the exception of the woodland connected to GB09, the parcel as a whole does not meet PGG2 purposes. Furthermore, it is considered that it does not check unrestricted sprawl or prevent local neighbourhoods from merging into one another as it is generally surrounded by urban development.

Final Recommendation

GB11 does not meets any of the PPG2 purposes and we would recommend that it should be removed from the Green Belt. This land is identified as GB11B. The remaining land in the southwest corner of the parcel should be retained as Green Belt and could become part of GB09.

Total release from Green Belt: NO
Potential for sub-division: YES (see map overleaf)



KEY

- Redbridge Green Belt Parcels
- Potential areas for sub-division

Drawing Title

Sub-division - GB11

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

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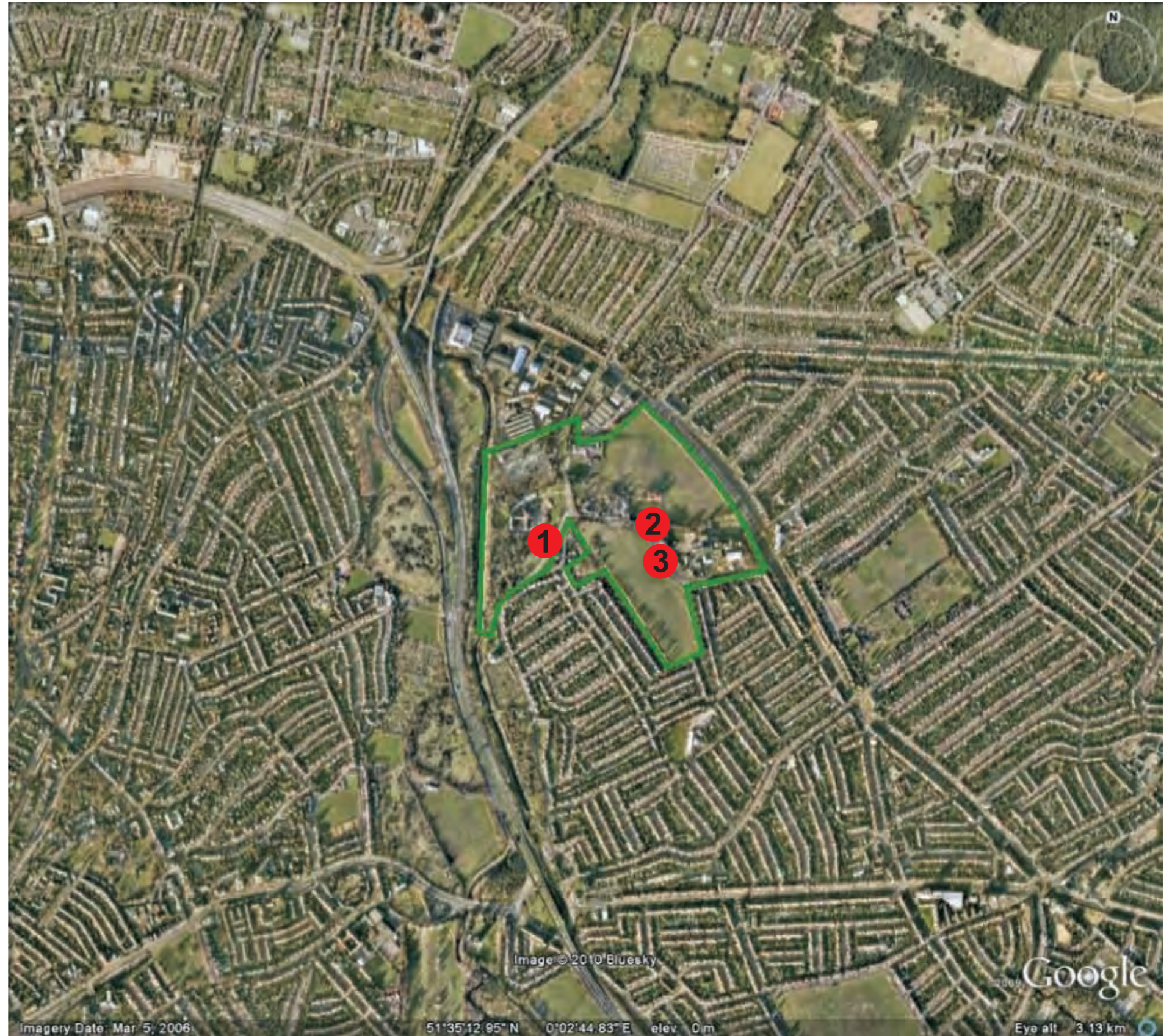
1. Roding Hospital looking north-west



2. View from top of hill near recreation ground across the GB parcel looking north



3. Redbridge recreation ground looking west



GB11: Roding Hospital and Surrounding Green Belt

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:

Roding Lane North Sports Grounds and Surrounding Green Belt

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
Flat land adjacent to the Roding Valley flood plain.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
The majority of vegetation on this site comprises scrub and hedgerows with numerous gaps. There is woodland coverage to the north east similar to that of GB 12 (east of Roding Lane North).

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
The west part of GB10 is a SNCI. Ponds and ditches provide further biodiversity value. Woodland to the east of Roding Lane North also links to GB12.

FLOOD RISK: Area within Zone 3: B Zone 2: (A = all site within, B = site partially within)

Comments:
There is a small section of flood plain zone 3 to the western edge of the GB parcel.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: **School building, hospital, PDSA pet cemetery, farm and substation**

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon: **Western edge of GB parcel**

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
The nature of the settlement edge is variable. There are urban edges which are formed mainly by housing to the south and by industrial buildings to the north, and by the A1400 bypass (Woodford Avenue) to the west. A waterway forming part of the Blue Ribbon network and flood plain focuses the boundary to the east (Roding River). The west and east sections of the GB parcel are divided by Roding Lane North. Roding Hospital, school grounds and substation areas within the GB parcel are all classed as major development sites within the GB.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
There is an APZ running through from GB09 onto the flood plain zone of GB11.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/
 Woodland: Marshland: Brownfield: Semi improved
 Allotments: Ruderal grassland: Horticulture: grassland:
 Quarrying: Landfill: Parkland: Playing fields:
 Informal Open Space: Other: **Pet cemetery and Substation**

Summary:-

GB11 has a ridge of topography through the centre of the GB parcel separating the eastern part of the parcel from the wider GB to the West. There is scrub woodland to the western part of the GB parcel near to Roding hospital which provides a degree of visual enclosure from the land to the west.

The part of the GB parcel to the west of Roding Lane North comprises largely developed areas of land at Roding Hospital. Commercial buildings/warehouses and a substation are located to the north.

Roding Hospital and the substation area within the GB parcel (located to the west of Roding Lane South) are visually separated from GB09 by a screen of vegetation. The majority of the GB parcel to the east of Roding Lane South is visually separated from the remainder of GB by topography and is almost completely surrounded by development.

Both these areas do not therefore meet PPG2 purposes.

The small triangular parcel to the south of Roding Hospital does however both physically and visually link with GB09 and fulfils the PPG2 purpose of safeguarding the countryside from encroachment.

5.12 GB12: Claybury Hospital

GB12: CLAYBURY HOSPITAL

Parcel Information

Location N – Manor Road, Fairlop
Area 116 hectares

Ownership

Redbridge Freehold – The Glade Allotments; Claybury Park
Public Freehold – Guide Dogs for the Blind Kennels and Public Open Space (Guide Dogs for the Blind Association)
 Leasehold – Roding Primary School Playing Field (Barnados)
Private Unknown – Repton Park Residential Estate; Clarence Gate Sports Ground

Land Use

Residential Repton Park Estate; Dwellings West of Tomswood Hill Road
Playing field Roding Primary School
Parks / gardens Claybury Park; Guide Dogs for the Blind Public Open Space
Sports facilities Clarence Gate Sports Ground
Allotments The Glade
Greenspace Yes
Other Guide Dogs for the Blind Kennels

Major Planning Application History

Approved 0747/09, 1234/03, 2600/02, 1740/01, 0736/00, 0737/00, 1702/98, 1701/98
 Claybury Hospital and Hall – conversion, refurbishment and new development of 772+ residential units.
 1194/08 Guide Dogs for the Blind Association – use of Green Belt Land as Public Open Space.
Refused 1122/97, 1124/97 Claybury Hospital – redevelopment of the Claybury Site.
Withdrawn 0193/07 Findlay House, 7 Manor Road – redevelopment for 19 dwellings.

Planning Policies

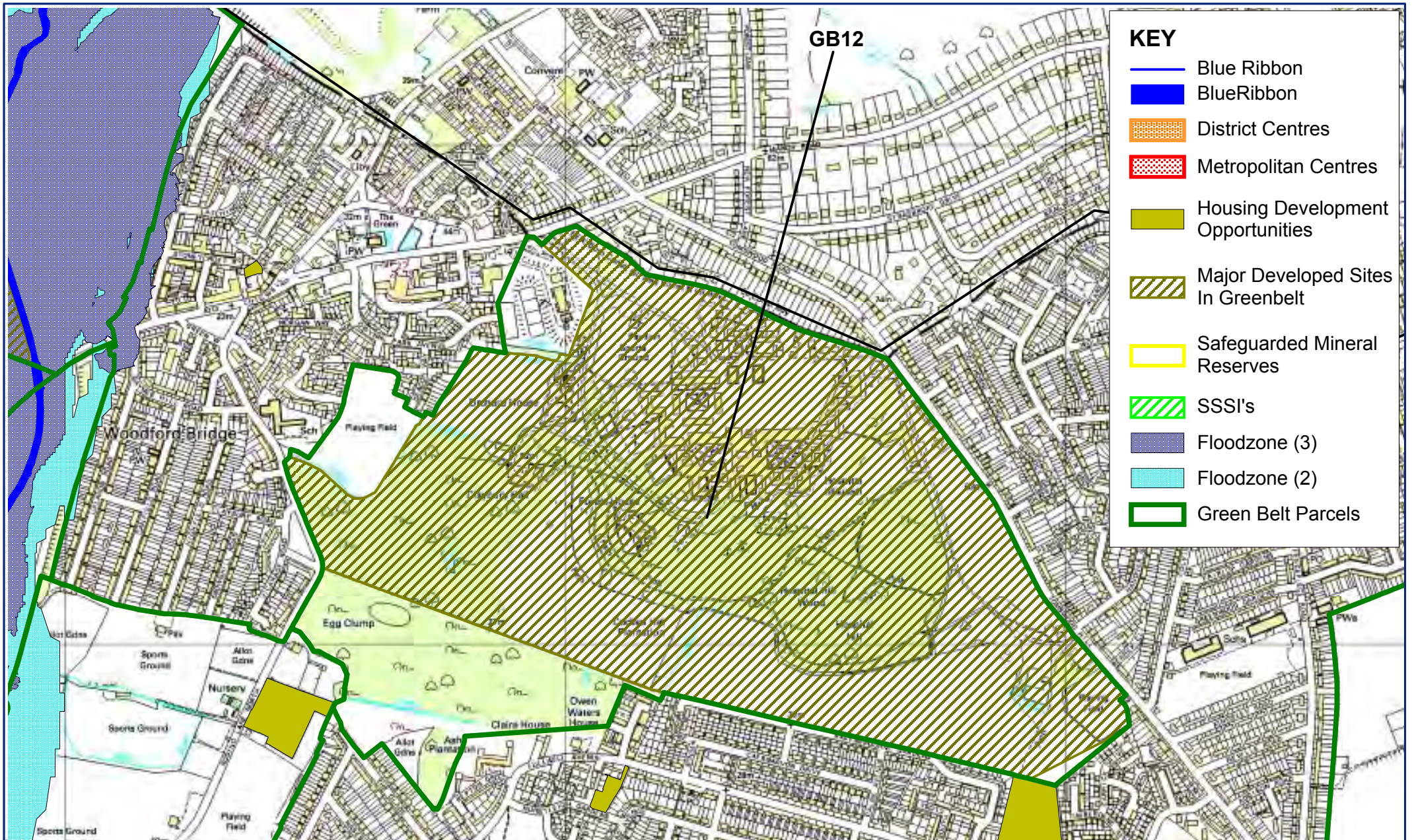
Policies

- Green Corridor (BWPP: E2)
- Major Developed Sites (BWPP: E1) – Claybury Hospital
- Heritage Land (BWPP: E2)
- Conservation Area (BWPP: E3) – Claybury
- Locally and Statutory Listed Buildings (BWPP: E3)
- Allotments (BWPP: CR2) – The Glade
- Sites of Nature Conservation Importance (BWPP: E2) – Borough: I

Constraints

Primary N/A
Physical

- Waste Disposal – unknown filled ground (pond, marsh, stream etc)
- Hospitals
- Energy Industry – gas manufacture and distribution



KEY

- Blue Ribbon
- BlueRibbon
- District Centres
- Metropolitan Centres
- Housing Development Opportunities
- Major Developed Sites In Greenbelt
- Safeguarded Mineral Reserves
- SSSI's
- Floodzone (3)
- Floodzone (2)
- Green Belt Parcels

Drawing Title
Primary Constraints - GB12

Client
London Borough of Redbridge

Job Title
Redbridge Green Belt Review

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Scale: 1:10,000

Designed by: TP

Drawn by: TP

Chkd/Appd: RB

1st Issued: January 2010

Job No: 17859-01-1

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GB12: CLAYBURY HOSPITAL
DESK-BASED ASSESSMENT (STAGE 3A)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Desk-based Analysis

1 – Claybury Hospital does not prevent sprawl. It forms the eastern part of the green belt in the north of Redbridge and it connected to GB10. However, it is predominantly surrounded by urban development. GB12 is regarded as locally important open space, particularly to the south of the site. The Green Belt designation, with GB10, helps protect this area. Its local importance is possibly of greater value than its role as a strategic barrier.

2 – GB12 does not prevent merging of neighbouring towns. It is difficult to attribute this function to this parcel, though it may have local significance in the face of possible coalescence.

GB12 seems to be helping maintain the distance between Woodford Green to the east and the various neighbourhoods to the north of Ilford. It also forms part of a barrier to Chigwell in the north.

3 – GB12 safeguards the countryside from encroachment. Particularly when considered with GB10, it acts as important CIAT towards the northern edge of Redbridge preventing encroachment towards the wider Green Belt. Any land performing against the national objective will play an important local role especially, as in this case, when the land under designation is bounded by development. Much of GB12 is also a conservation area.

4 – Redbridge does not contain any environment deemed an historic town. GB12 preserves the character of the Claybury conservation area, which entirely covers the Green Belt. The site also contains listed buildings.

Initial Recommendation

GB12 meets one PPG2 purpose and we would recommend that it is retained as Green Belt. The site, with GB10, forms a barrier against countryside encroachment northwards. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO
Potential for sub-division: NO

GB12: CLAYBURY HOSPITAL
SITE-BASED ASSESSMENT (STAGE 3B)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

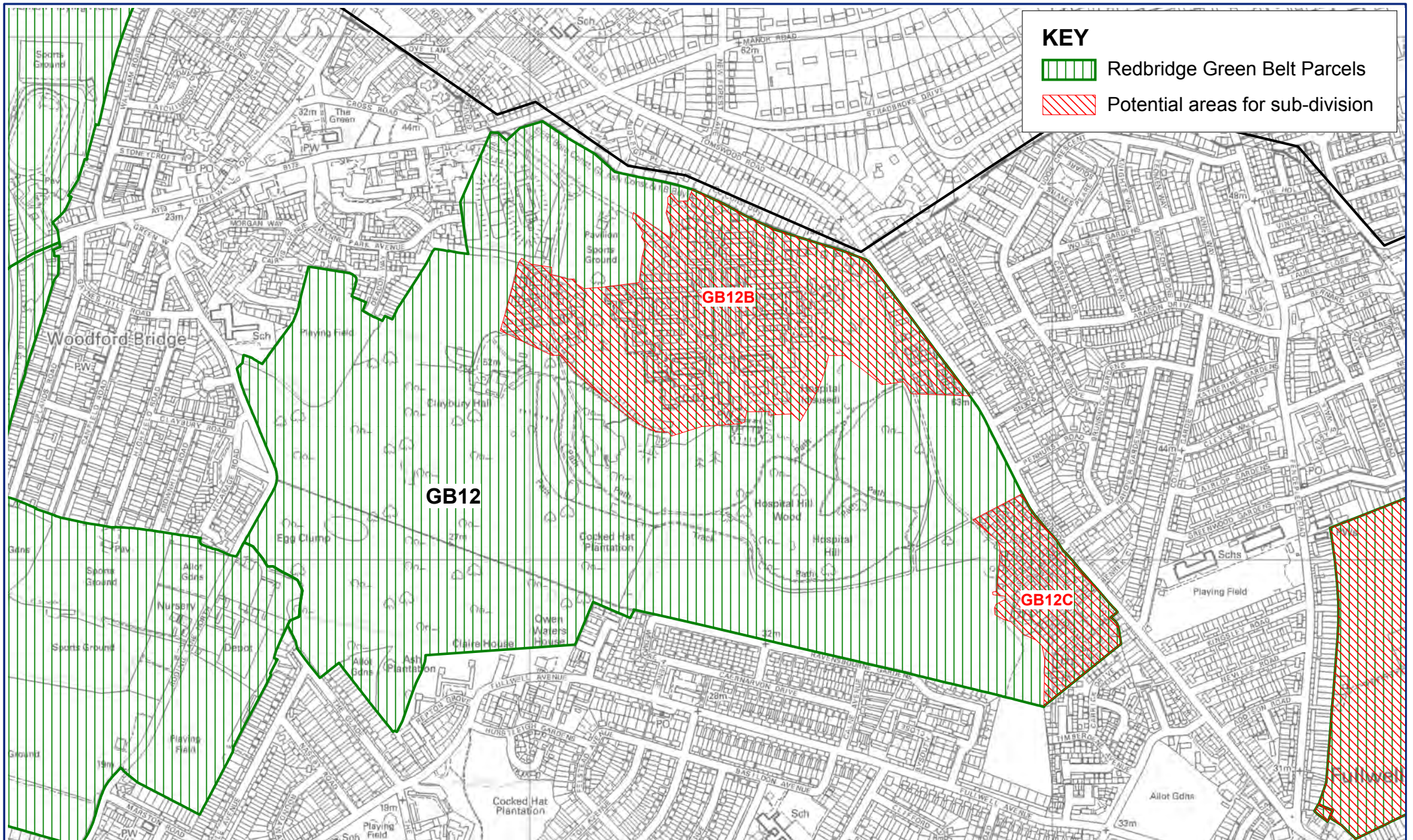
Site-based Analysis

The site visit highlighted that the Claybury Hospital parcel is partly built-up to the north. Recent residential development has taken place and this element of the parcel exhibits a different character to the rest of the parcel, which remains relatively open. This land to the south, east and west is considered to be CIAT. The site visit also demonstrated the important local role the site has in preventing merging of local neighbourhoods.

Final Recommendation

GB12 meets one PPG2 purpose and we would recommend that it is retained as Green Belt. The site, with GB10, forms a barrier against countryside encroachment northwards. However, the recently developed areas of land in the northern and eastern parts of the parcel should be considered for removal from the Green Belt. This land is identified as GB12B and GB12C

Total release from Green Belt: NO
Potential for sub-division: YES (see map overleaf)



KEY

- Redbridge Green Belt Parcels
- Potential areas for sub-division

Drawing Title

Sub-division - GB12

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

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Drawn by: TP

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1st Issued: March 2010

Job No: 17859-01-1

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1. Claybury Park including hall to left, looking north-east



2. Claybury Park, view from hill looking south-east



3. View from GB12 looking south-east towards Roding Lane North Allotments



4. View from GB10 looking north-east showing linkage to GB12

GB12: Claybury Hospital

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:
Claybury Hospital

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
The GB parcel is undulating with a distinct slope to the south.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
Extensive woodland and parkland within the GB parcel provides a strong sense of enclosure.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
There is a SNCI within this GB parcel with the exception of the old hospital grounds that has been converted into a large housing development. There is large section of ancient and semi-natural woodland in the centre of the GB parcel.

FLOOD RISK: Area within Zone 3: Zone 2: (A = all site within, B = site partially within)

Comments:
The GB parcel does not fall within flood zones 2 or 3.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: **Playing fields, guide dog centre**

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
The northern part of the GB parcel has already been developed as a housing development on a previous hospital site (brownfield). Development of the remainder of the parcel would lead to coalescence of settlements.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
Although the northern part of the GB parcel (previous hospital site) is considered a major developed site within the GB, the majority of GB12 is heritage land and is designated as the Claybury Conservation Area designation with two statutory listed buildings located to the centre of the GB parcel. There is a small strip (less than 5% of the site) of archaeological APZ.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/Semi improved grassland:
 Woodland: Marshland: Brownfield:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: _____

Summary:-

GB12 is undulating with a distinct slope to the south of the GB parcel. There is extensive woodland and parkland within the GB parcel which provides a strong sense of enclosure.

Discounting the major developed housing section of the GB parcel, the rest of GB12 is an SNCI and consists of large wooded areas (ancient and semi-natural woodland being present) and parkland.

The whole of GB12 is a green corridor and GB12 is also heritage land that is designated as the Claybury Conservation Area that includes two statutory listed buildings located to the centre of the GB parcel.

As the GB12 parcel is sloping, far reaching GB views are present. The parcel prevents the coalescence of Clay Hall and Chigwell, Essex to the north.

5.13 GB13: Hainault Fields

GB13: HAINAULT FIELDS

Parcel Information

Location E – North of Forest Road
Area 135.1 hectares

Ownership

Redbridge Freehold – Forest Farm Community Gardens; Fairlop Oak Recreation Ground; Hainault Recreation Ground; John Branstom Primary School Playing Field; North View Caravan Site
Leasehold – Oakfield Playing Fields; Redbridge Sports Centre; Forest Park Cemetery and Crematorium
Public Freehold – Fairlop Station (Transport for London)
Unknown – London Marathon Playing Fields (London Playing Fields Foundation)
Private Unknown – Forest Farm; Ilford Wanders Rugby Football Club; Fairlop Oak Sports Centre/ Playing Field; Elmbridge Sports Ground; Gardens of Peace Muslim Cemetery

Land Use

Residential Forest Farm Cottages; North View Caravan Site
Playing field John Branstom Primary School
Sports facilities London Marathon Playing Fields; Ilford Wanders Rugby Football Club; Fairlop Oak Sports Centre / Playing Field; Elmbridge Sports Ground; Oakfield Playing Fields; Redbridge Sports Centre; Fairlop Oak Recreation Ground; Hainault Recreation Ground
Cemetery Gardens of Peace; Forest Park Cemetery and Crematorium
Allotments Forest Farm Community Gardens
Farm Forest Farm
Other Fairlop Underground Station

Major Planning Application History

Approved 1772/09 Redbridge Sports Centre – construction of tennis courts
3408/03 Redbridge Crematorium/Cemetery, Forest Road – crematoria, ancillary building etc.
1045/99 Land at Elmbridge Road – Muslim Cemetery
Refused 1035/08 Elmbridge Sports Club – demolition of existing club house and erection of new two storey club house

Planning Policies

Policies

- Green Corridor (BWPP: E2)
- Locally and Statutory Listed Buildings (BWPP: E3)
- Allotments (BWPP: CR2) – Forest Farm Community Gardens
- Sites of Nature Conservation Importance (BWPP: E2) – Borough: II and Local
- Archaeological Priority Zone (BWPP: E4)
- Flood Zone 2 (Medium Risk)
- Flood Zone 3a (High Risk) and Flood Zone 3b (Functional Floodplain) – Section of the east of Gardens of Peace Muslim Cemetery; through Fairlop Oak Recreation Ground; Hainault Recreation Ground; part of North View Caravan Site

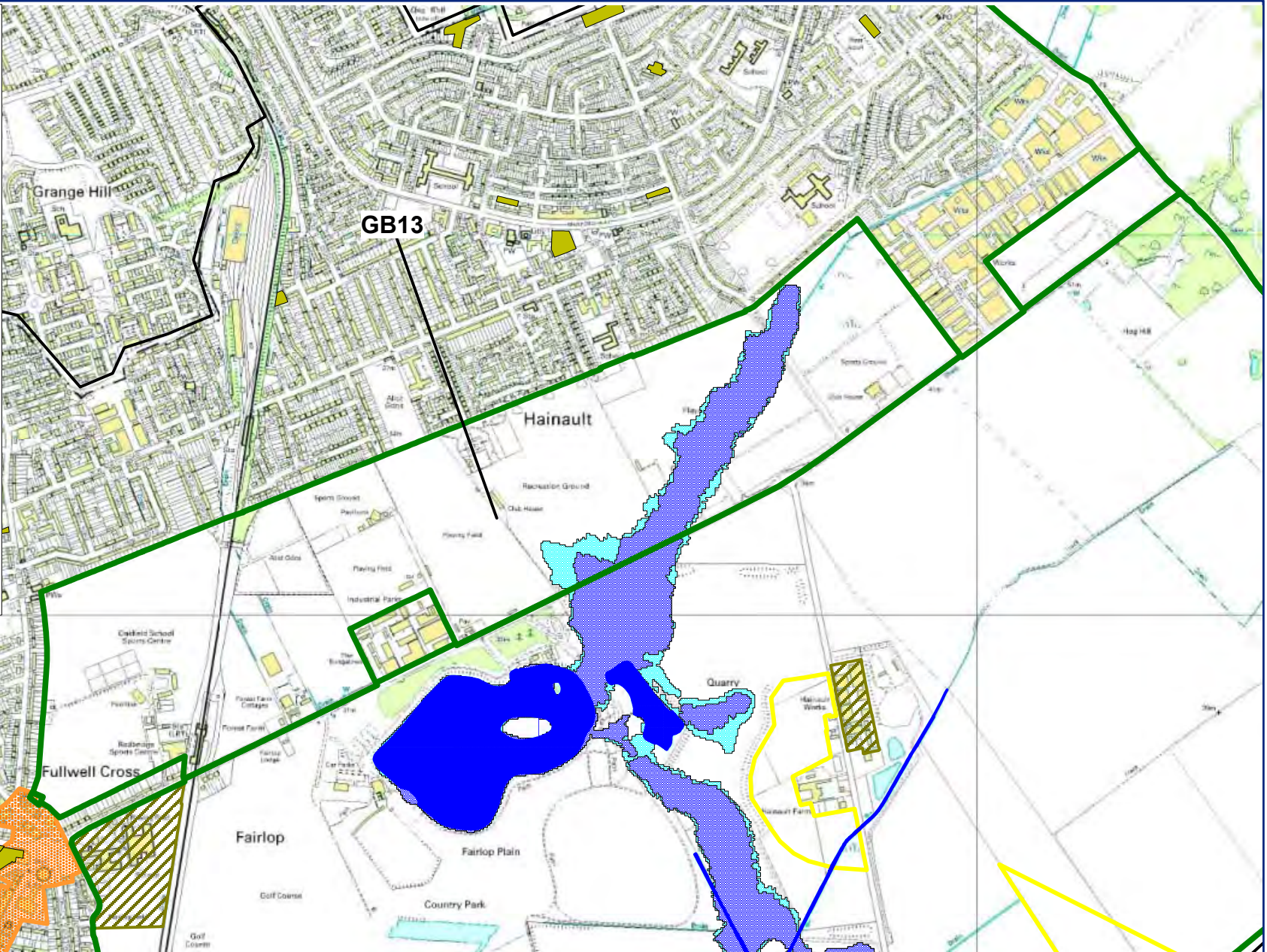
Constraints

Primary Flood Zones 2 and 3 sections of the parcel; FRA Assessment required. Flood Zone 3B: only water compatible uses permitted
Physical

- Waste Disposal – unknown filled ground (pond, marsh, river, stream etc)
- Extractive Industry – sand / clay / gravel pits
- Infrastructure – railways and Made/ Worked Ground (BGS)

KEY

-  Blue Ribbon
-  BlueRibbon
-  District Centres
-  Metropolitan Centres
-  Housing Development Opportunities
-  Major Developed Sites In Greenbelt
-  Safeguarded Mineral Reserves
-  SSSI's
-  Floodzone (3)
-  Floodzone (2)
-  Green Belt Parcels



Drawing Title
Primary Constraints - GB13

Client
London Borough of Redbridge

Job Title
Redbridge Green Belt Review

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1st Issued: January 2010

Job No: 17859-01-1

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GB13: HAINAULT FIELDS

DESK-BASED ASSESSMENT (STAGE 3A)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	3 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	3 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 0
Total score		12
Total score against PPG2 Purposes		9
Total score against local interpretation of national policy		3

Desk-based Analysis

- 1 – Hainault Fields does prevent sprawl. It forms the northern part of the largest area of green belt within Redbridge (comprising GB13, 14, 15 and 16) and this area connects to the wider Green Belt. GB13 is also surrounded by urban development to the north and west. However, it is considered part of London's defence against radial sprawl. Hainault Fields represents a locally important open space, which contributes to the openness of the Green Belt and prevents sprawl.
- 2 – GB13 prevents merging of neighbouring towns, if viewed with GB14 and GB15 as part of the continuous Green Belt that encircles London. It forms a gap between Redbridge, as part of Greater London, and towns beyond the borough boundary. GB13, and GB14, separate the areas of Grange Hill, Fulwell Cross and a number of neighbourhoods to the south. This may well contribute to the distinctiveness of areas.
- 3 – GB13 safeguards the countryside from encroachment. It is part of CIAT and also a coherent part of the open and contiguous wider belt of protection for countryside beyond Redbridge. This appears to be a locally important open space of significant size. Green belt plays a part in safeguarding this space.
- 4 – Redbridge does not contain any environment deemed to be historic towns. GB13 does not preserve the character or setting of any conservation areas. However the site does contain listed buildings.

Initial Recommendation

GB13 meets three PPG2 purposes and we would recommend that it should be retained as Green Belt. In spite of this, mainly as a result of its scale and contents, we recommend that the site should be considered for sub-division. The area of land to the west of the Underground line, containing Oakfields Sports Centre should be considered for Green Belt release.

Total release from Green Belt: NO
Potential for sub-division: YES

GB13: HAINAULT FIELDS

SITE-BASED ASSESSMENT (STAGE 3B)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	3 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	3 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 0
Total score		12
Total score against PPG2 Purposes		9
Total score against local interpretation of national policy		3

Site-based Analysis

The site visit highlighted the scale of the parcel as well as the impact of landscape features on its openness, such as the overland underground line. The parcel is generally open and is strongly connected to GB14, and well connected to the wider Green Belt via GB15, to the south and east respectively.

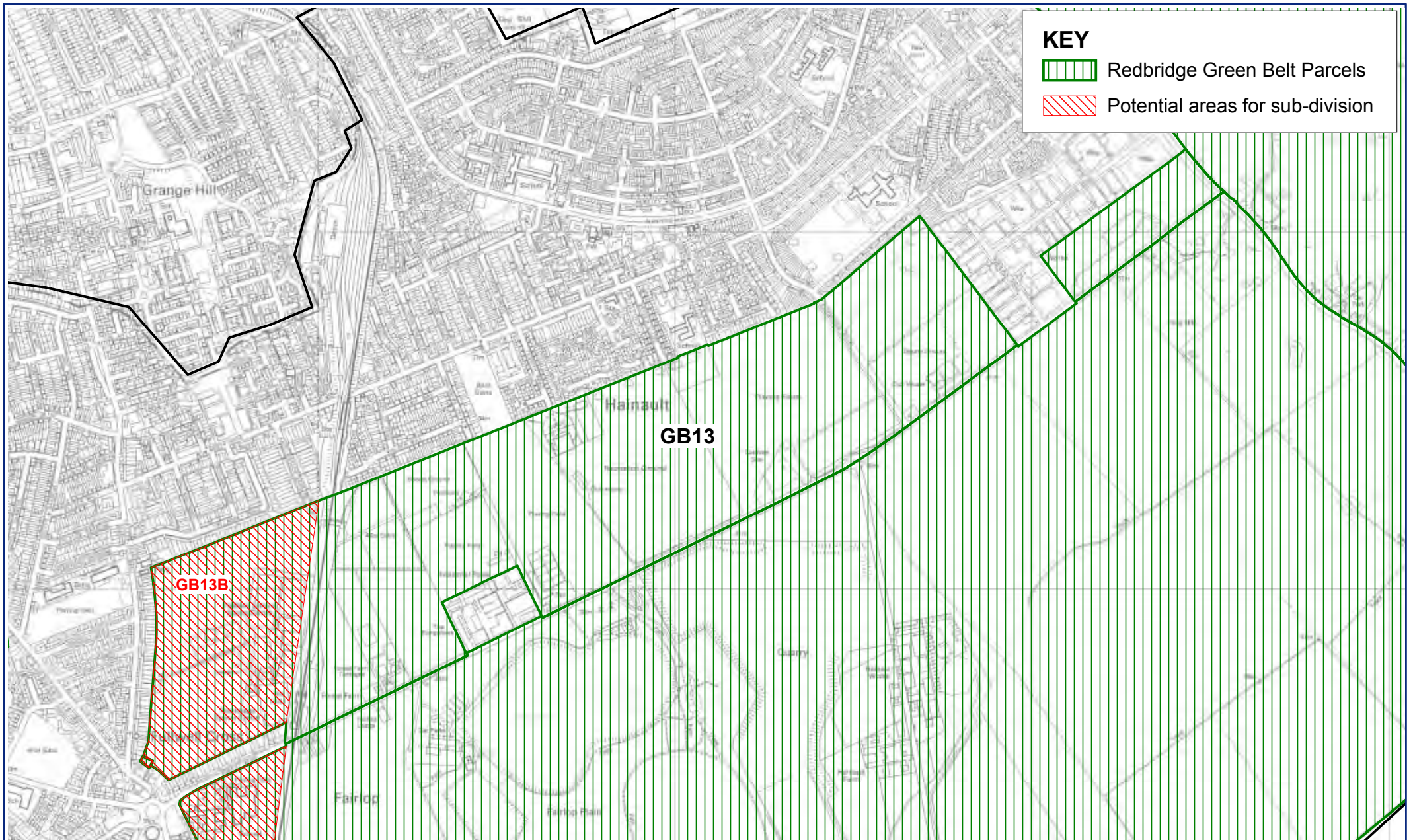
The western section of the parcel contains the overland underground line. Beyond which land contains Oakfields School Sports Centre and Redbridge Sports Centre. These two land uses are two of the largest built-up elements within the parcel. This area is separated from the remainder of the parcel by the underground line. This separation is made evident as the line runs along a raised embankment which is lined with trees. As a result, the embankment encloses the western area containing the sports centres. Therefore, this land is considered to be significantly less open and disconnected from the rest of the parcel to the east.

Final Recommendation


There is no change to desk-based assessment.


GB13 meets three PPG2 purposes and we would recommend that it should be retained as Green Belt. In spite of this, mainly as a result of its range of land uses, especially the underground line, we recommend that the site should be considered for sub-division. This line forms a natural boundary for sub-division and therefore the area of land to the west of the underground line, containing Oakfields Sports Centre, should be considered for Green Belt release. This land is identified as GB13B.

Total release from Green Belt: NO
Potential for sub-division: YES (see map overleaf)



KEY

 Redbridge Green Belt Parcels

 Potential areas for sub-division

Drawing Title

Sub-division - GB13

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

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1. GB13B Oakfield playing fields looking north



2. GB13B View to boundary formed by railway on embankment looking east



3. GB13A Hainault Fields looking north-west



GB13: Hainault Fields



4. GB13A View down Hainault Fields from Elmbridge Road looking west



5. GB13A Land to the east of Elmbridge Road



6. GB13A View to GB15 Hainault Forest from Redbridge cemetery looking north-east

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:

Hainault Fields

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
Main part of the GB parcel is flat and there is a small area to the far eastern part of GB parcel (comprising a cemetery) that is undulating.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
Woodland is located adjacent to the eastern part of GB parcel (Redbridge Cemetery) although separated by Romford Road (A1112).

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
There is an SNCI located in the eastern part of the GB parcel which includes a tree lined stream.

FLOOD RISK: Area within Zone 3: B Zone 2: B (A = all site within, B = site partially within)

Comments:
There is a small area of floodzone 2 within the GB parcel and a strip of floodzone 3 in the eastern part of the GB parcel.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon: None

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
The majority of the settlement edge is urbanised. The GB parcel forms part of the GB corridor and is well connected to the wider green corridor through GB14 and GB15. Development of part of the site could lead to urban sprawl and encroachment of the countryside rather than coalescence of settlements.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:

The majority of the GB parcel (all except far eastern section) is located within an Archaeological Priority Zone (APZ) and is adjacent to the large APZ within GB14. There is one locally listed building located on the site of a railway station and two locally listed buildings adjacent to GB13A within GB14.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/Semi improved grassland:
 Woodland: Marshland: Brownfield:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: _____

Summary:-

GB13A comprises flat land, the majority consisting of playing fields and a generally urbanised settlement edge to the north. Agricultural land is located to the west.

The railway line situated on a high, vegetated embankment defines the western boundary and GB14 defines the southern boundary. This parcel is semi-enclosed to the east, being enclosed by mature hedgerows. The SNCI is located within this area.

The far eastern part of GB13A is separated from the rest of the GB parcel by Elmbridge Road and comprises Redbridge cemetery and grassland that is visually connected to GB15.

The majority of the GB parcel (all except far eastern section) is located within an Archaeological Priority Zone (APZ) and is adjacent to the large APZ within GB14.

Development within this far eastern parcel could lead to the unrestricted sprawl of built up areas.

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:

Hainault Fields

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
 Mainly comprises flat topography, the eastern boundary of site is a sloping railway line embankment.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
 There is a sparse tree belt to the east side near to the railway line. The rest of the tree belts consist mainly of Leylandii. There are hedgerows but they are mainly ornamental and relate to surrounding gardens.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
 There is a lack of biodiversity due to land use.

FLOOD RISK: Area within Zone 3: Zone 2: (A = all site within, B = site partially within)

Comments:
The GB parcel does not fall within flood zones 2 or 3.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: **Oakfield playing fields, sports centre and Redbridge Sports Centre in the centre of site**

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
Housing forms the site boundaries to the north, west and south. A railway embankment forms the eastern boundary. Although further development on this GB parcel would break the current urban edge, this would not lead to the coalescence of district settlements.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
All of the GB parcel is located within an Archaeological Priority Zone (APZ) and is adjacent to the large APZ within GB14A and GB14B. There is one locally listed building located on the site of the railway station on GB13A and two locally listed buildings adjacent to this GB parcel on GB14A.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/Semi improved grassland:
 Woodland: Marshland: Brownfield:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: _____

Summary:-

GB13B mainly comprises flat topography, the eastern boundary of site is a sloping railway line embankment.

GB13B is surrounded on three sides by urban settlement, the remaining edge is defined by an existing railway which is situated on an embankment.

This GB parcel is therefore considered to be enclosed and is not visually linked to the wider GB area i.e. GB13A and GB14A.

Although development would break the existing settlement edge, this would not lead to coalescence of district settlements.

5.14 GB14: Fairlop Plain

GB14: FAIRLOP PLAIN

Parcel Information

Location E – South of Forest Road
Area 684.8 hectares

Ownership

Redbridge Freehold – Fairlop Waters Country Park; Fairlop Golf Course; Starch House Playing Fields; Oaks Lane Playing Field; Little Heath Secondary School; Chadwell Heath Play Area
Leasehold – Barkingside Football Club; Hainault Road Allotments; Aldborough Hall School of Riding; Willow Farm; Aldborough Hatch including Aldborough House Farm, Hainault Farm, Red House Farm; Lafarge's Processing Plant and Mineral Storage Area; Beech Hill Farm
Unknown – Hainault Lodge Nature Reserve; Redbridge Cycling Centre; Aldborough Road South Allotments; Barkingside Nursery; Family Centre and Disability Services

Public Freehold – Hargreaves Scout Camping Site (Scout Association)
Leasehold – Land to the east of Hainault Works and west of Romford road (Crown: FBT)

Private Freehold – West Ham Playing Fields (West Ham United)
Unknown – St James Gardens Estate; Billet Road Dwellings; Hainault House; Hainault Works

Land Use

Non-residential Hainault Works; Lafarge's Processing Plant and Mineral Storage Area; King Solomon High School; Ilford Jewish Primary School; Little Heath School; The Dick Turpin Public House; Hainault House; Barkingside Nursery; Family Centre and Disability Services

Residential St James Gardens Estate; Billet Road Dwellings

Playing field King Solomon High School; Ilford Jewish Primary School

Parks / gardens Fairlop Waters Country Park

Sports facilities Redbridge Cycling Centre; West Ham Playing Fields; Chadwell Heath Play Area; Starch House Playing Fields; Oaks Lane Playing Field; Aldborough Hall School of Riding; Barkingside Football Club

Golf Course Fairlop Golf Course

Allotments Hainault Road Allotments; Aldborough Road South Allotments

Greenspace Fairlop Water; Hainault Lodge Nature Reserve

Farm Aldborough Hall Farm; Aldborough House Farm; Hainault Farm; Willow Farm; Red House Farm; Beech Hill Farm

Other Hargreaves Scout Camping Site; Hainault Quarry

Major Planning Application History

Approved 0549/99, 0972/97 Little Heath Lodge – new dwellings.

Refused 0762/09 Former Salvation Army Site – construction of single storey Mosque.
1300/03 Land adjacent to Hainault House – nursing home; day nursery school; boarding school
1833/00 Former Little Heath Lodge – 3 detached houses

Withdrawn 0707/09 Fairlop Water Country Park – rock climbing circuit.
0240/07 Ivy and Denpath Cottages – erection of flatted development
1700/99, Fairlop Plain – all weather racecourse, grandstand, stables, hotel, night club, health and fitness centre, hostel for grooms, helipad, veterinary facilities, enclosures, parking for cars and coaches, internal estate roads, and landscaping
0261/97 Fairlop Waters – mixed use scheme to include Use Class C1, D2, A1,

A3 and sui generis

Planning Policies

Policies

- Green Corridor (BWPP: E2)
- Major Developed Sites (BWPP: E1) – Hainault Works; King Solomon High School
- Locally and Statutory Listed Buildings (BWPP: E3)
- Allotments (BWPP: CR2) – Hainault Road; Aldborough Road South
- Sites of Nature Conservation Importance (BWPP: E2) – Borough:I and II
- Archaeological Priority Zone (BWPP: E4)
- Safeguarded Mineral Reserves (BWPP: E7)
- Flood Zone 2 (Medium Risk)
- Flood Zone 3a (High Risk) – Sections of Fairlop Water Country Park; east and west of Seven Kings Water
- Flood Zone 3b (Functional Floodplain)
- Blue Ribbon Network (London Plan)

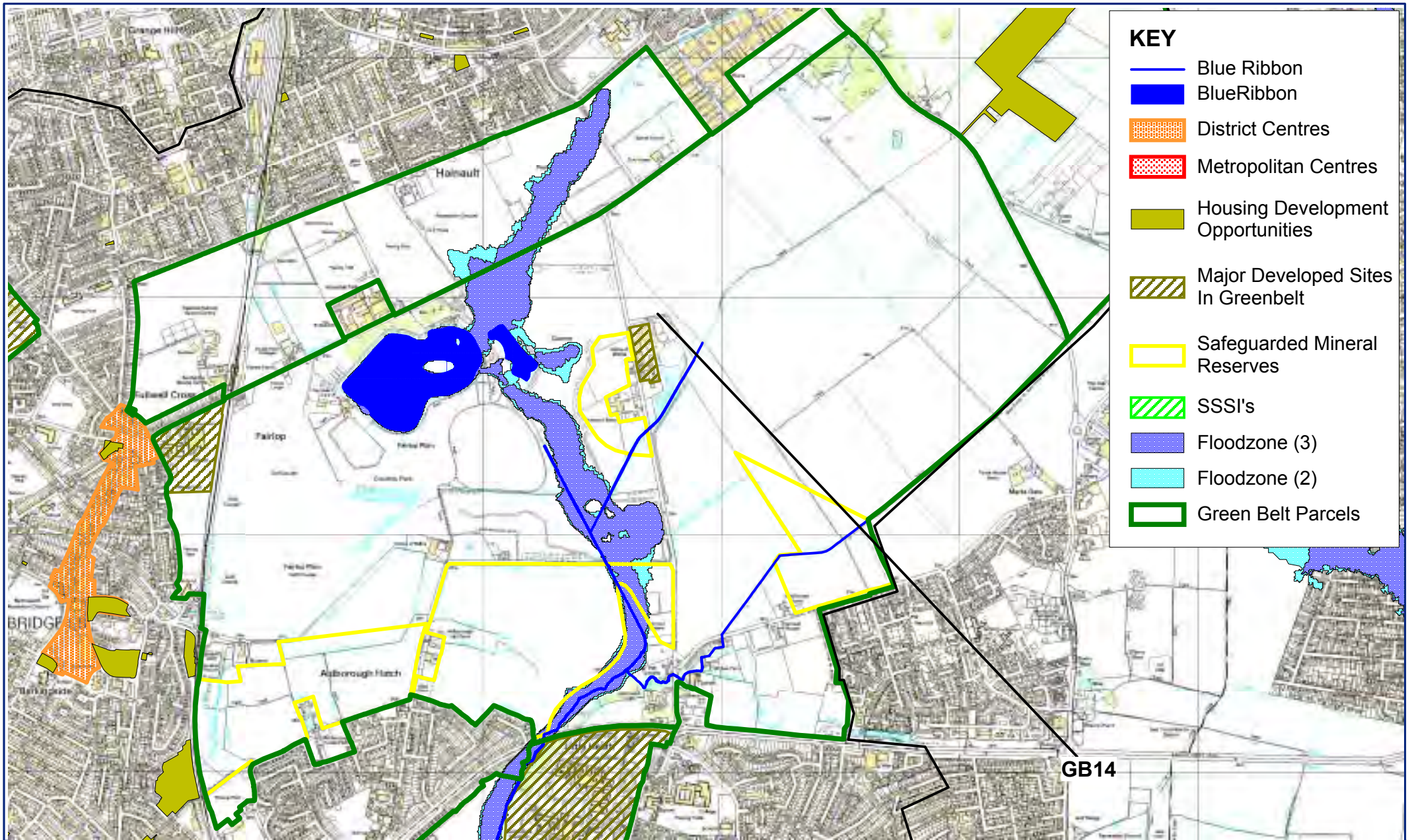
Constraints

Primary

Safeguarded Mineral Reserves: no support of development which could prejudice the winning of this material. In the longer term, the rehabilitation of such land after the mineral deposits have been worked out may provide development opportunities. Flood Zones 2 and 3 sections of the parcel; FRA Assessment required. Flood Zone 3B: only water compatible uses permitted

Physical

- Waste Disposal – landfill / unknown filled ground (pond, marsh, river, stream etc). Sewage
- Infrastructure – railways
- Made/ Worked Ground (BGS)
- Production – chemical production: Plastic Goods
- Other – factory or works



KEY

- Blue Ribbon
- BlueRibbon
- District Centres
- Metropolitan Centres
- Housing Development Opportunities
- Major Developed Sites In Greenbelt
- Safeguarded Mineral Reserves
- SSSI's
- Floodzone (3)
- Floodzone (2)
- Green Belt Parcels

Drawing Title

Primary Constraints - GB14

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

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Scale: 1:20,000

Designed by: TP

Drawn by: TP

Chkd/Appd: RB

1st Issued: January 2010

Job No: 17859-01-1

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GB14: FAIRLOP PLAIN

DESK-BASED ASSESSMENT (Stage 3A)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	3 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	3 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 0
Total score		12
Total score against PPG2 Purposes		9
Total score against local interpretation of national policy		3

Desk-based Analysis

1 – Fairlop Plain does prevent sprawl. It is the single largest green belt parcel in Redbridge and is connected to GB13, 15 and 16, which links to the wider Green Belt. Urban development borders the west of the site. It is considered as part of London's strategic planning response to radial sprawl. Fairlop Plain is a significant open space and the green belt designation can be viewed as a necessary protection to ensure continuing openness and prevention of sprawl.

2 – If viewed with GB14 and GB15 as part of the continuous Green Belt that encircles London, GB14 prevents merging of neighbouring towns. It forms a gap between Redbridge, as part of Greater London, and towns beyond the borough boundary. GB14, and GB13, separate the areas of Grange Hill, Fulwell Cross and a number of neighbourhoods to the south. This may well contribute to the distinctiveness of areas.

3 – GB14 safeguards the countryside from encroachment. It is part of CIAT and also a coherent part of the open and contiguous wider belt of protection for countryside beyond Redbridge. This appears to be a locally important open space of significant size. Green belt plays a part in safeguarding this space.

4 – Redbridge does not contain any environment deemed to be historic towns. GB14 does not preserve the character or setting of any conservation areas. However, the site does contain listed buildings.

Initial Recommendation

GB14 meets three PPG2 purposes and we would recommend that it should be retained as Green Belt. However, particularly given the extent of the parcel, it should be considered for sub-division. Four elements have been identified for potential release from the Green Belt. These areas would also correct existing weak boundaries to the Green Belt, particularly to the west and southwest of the parcel.

Total release from Green Belt: NO

Potential for sub-division: YES

GB14: FAIRLOP PLAIN
SITE-BASED ASSESSMENT (STAGE 3B)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	3 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	3 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 0
Total score		12
Total score against PPG2 Purposes		9
Total score against local interpretation of national policy		3

Site-based Analysis

The site visit highlighted the scale of the parcel as well as the impact of landscape features, particularly the overland underground line. This line runs along a raised embankment which is lined with trees. As a result it encloses the western part of the parcel and disconnects it from the rest of the open parcel. This area is relatively more built-up, compared to the rest of the parcel, as it contains King Solomon High School and Ilford Jewish Primary School. This area is identified as GB14B.

In addition, given the release of Oakfields and Redbridge Sports Centres (to the north, as part of GB13), as well as the presence of a major spread of school buildings, the railway embankment is considered to represent a defensible boundary.

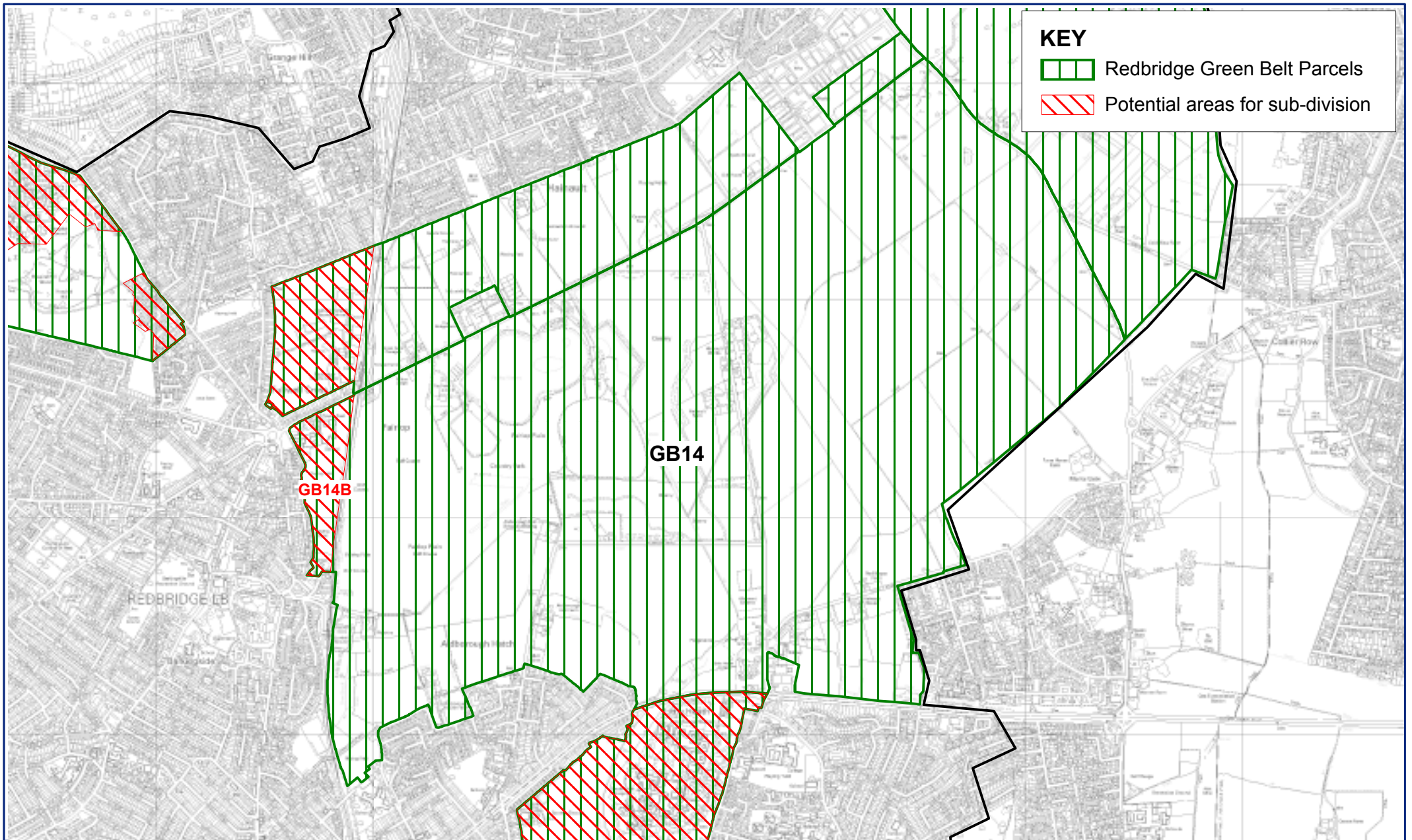
The site inspection also highlighted a Green Belt Boundary issue at Ilford Jewish Primary School, where the Green Belt partly covers the school.

The site visit also enabled less well defined elements of the southern boundary of the parcel to be reviewed. This area contains three packages of land which jut out of the main parcel. After a careful inspection of Oaks Lane Recreation Ground, Aldborough House Farm and Land South of Billet Lane, it was considered these sites are all visually connected to Fairlop Plain, and are not disconnected by barriers of significance enough to lead to Green Belt release.

Final Recommendation

GB14 meets three PPG2 purposes and we would recommend that it should be retained as Green Belt. However, certain elements of it should be considered for sub-division. One package of land has been identified for potential release from the Green Belt. This area would also correct existing weak boundaries to the Green Belt.

Total release from Green Belt: NO
Potential for sub-division: YES (see map overleaf)



KEY

- Redbridge Green Belt Parcels
- Potential areas for sub-division

Drawing Title <h2 style="text-align: center;">Sub-division - GB14</h2>	Client <p style="text-align: center;">London Borough of Redbridge</p>	10 Eastbourne Terrace Paddington London W2 6LG	Scale: n/a Designed by: TP Drawn by: TP Chkd/Appd: RB 1st Issued: March 2010 Job No: 17859-01-1	Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown copyright 2007. All rights reserved. Licence Number: 100017967
	Job Title <p style="text-align: center;">Redbridge Green Belt Review</p>		T 020 7053 1300 F 020 7053 1301 www.cbuchanan.co.uk	



1. Green Belt parcel off Oakes Lane (GB14C) looking north



2. GB14B King Solomon High School playing field looking east



3. GB14A Fairlop Plain looking west



GB14: Fairlop Plain

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:
Fairlop Plain

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
The eastern part of GB parcel is sloping to the south of Forest Road.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
There are open expansive views across most of the GB parcel and it is visually connected to the wider countryside to the east. There are however some exceptions to the south of the site which are more enclosed and visually separated (or potentially visually separated).

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
Land to the east generally comprises large scale arable fields; land to the west has a wider range of habitats including semi-improved grassland and water bodies. There is Great Crested Newt fencing in place to the north of the GB parcel indicating that this species is present. There is a pond area to the north of the GB parcel within Fairlop Waters Country Park which enhances the biodiversity of the area.

FLOOD RISK: Area within Zone 3: B Zone 2: B (A = all site within, B = site partially within)

Comments:
Floodzones 2 and 3 are located within the centre of the GB parcel.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
Through the middle of GB14A from east to south there is one waterway forming part of the Blue Ribbon network and two smaller waterways (tributaries). In the centre of the GB parcel where there is already a small commercial/industrial area this is classed as a major development site.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:

There are historic assets within this GB parcel; there are two locally listed buildings located in the centre of the GB parcel along Hainault Road, being Hainault Farm Cottages and the adjacent Hainault Works. There are also two further locally listed buildings to the east and three to the eastern border of the parcel. There is one statutory listed building on the eastern border of the GB parcel. The majority of the GB14A is within APZ apart from the far south. This parcel is also adjacent to GB13A and GB13B where the majority of these GB parcels are also APZs.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/
 Woodland: Marshland: Brownfield: Semi improved
 Allotments: Ruderal grassland: Horticulture: grassland:
 Quarrying: Landfill: Parkland: Playing fields:
 Informal Open Space: Other: _____

Summary:-

GB14A is large and generally open site, with GB14B identified as being more enclosed and lacking open connectivity with the rest of the site.

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:

Fairlop Plain

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
GB14B comprises flat topography consisting of playing fields and King Solomon High school. The eastern boundary of this GB parcel is sloping due to railway line embankment to far end of GB parcel.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
There is a sparse tree belt on the east side near to the railway line. The rest of the boundary is mainly defined by security fencing defining the school boundary which comprises the majority of this GB parcel.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
There is a lack of biodiversity due to land use.

FLOOD RISK: Area within Zone 3: Zone 2: (A = all site within, B = site partially within)

Comments:
The GB parcel does not fall within flood zones 2 or 3.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: **None** Blue Ribbon: **None**

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
This GB parcel is adjacent to the District Centre. Housing forms the site boundaries to the north, west and south. A railway embankment forms the eastern boundary. The school is classed as a major development site within the GB. Although further development on this GB parcel would break the current urban edge, this would not lead to the coalescence of district settlements.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
All of the GB parcel is located within an Archaeological Priority Zone (APZ) and is adjacent to the large APZ within GB14. There are three locally listed building close by, located on the site of the railway station on GB13A and two locally listed buildings adjacent to this GB parcel on GB14A. However, these are not visually linked to the GB parcel.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/ Semi improved grassland:
 Woodland: Marshland: Brownfield:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: **School**

Summary:-

GB14B mainly comprises flat topography; the boundary of site to the east is a sloping railway line embankment.

This GB parcel is surrounded on three sides by well developed urban settlement; the remaining edge is defined by an existing railway on embankment on the eastern boundary.

This GB parcel is therefore considered to be enclosed and is not visually linked to the wider GB area i.e. GB13A and GB14A. It is similar to GB13B which has been recommended for release from the GB.

Although development would break the existing settlement edge, this would not lead to coalescence of district settlements.

5.15 GB15: Hainault Forest

GB15: HAINAULT FOREST

Parcel Information

Location NE – West of Romford Road
Area 315.1 hectares

Ownership

Redbridge Freehold – Hainault Forest Country Park; Foxburrows Farm
Leasehold – Hainault Forest Golf Course
Public Leasehold – Cold Blow Farm (Crown: FBT). Hainault Ancient Woodland (Essex County Council leased to Woodland Trust); Part of Hainault Forest Country Park (LB Havering leased to LB Redbridge)
Private Freehold – Five Oaks Lane Dwellings/ Commercial Properties (Countryside Properties Plc with some small scale other private ownership)
Unknown – Forest Farm

Land Use

Non-residential Warehouse and Timber Yards
Residential Hainault Cottages; Dwellings on Five Oaks Lane
Parks / gardens Hainault Forest Country Park
Golf Course Hainault Forest Golf Course
Greenspace Hainault Forest inc Ancient Woodland
Farm Cold Blow Farm; Forest Farm; Foxburrows Farm

Major Planning Application History

Approved 2962/08 Hainault Forest Golf Club – remodelling of existing golf driving range.
0511/04 Land at Five Oaks Lane – increase of units from 390 to 430
2339/03 Land junction of Five Oaks Lane and Romford Road – change of use from pet cemetery to cemetery for human remains
1278/01, 0734/01, 1277/01, 0318/99 Land at the Gables and Haverings, Five Oaks Lane – residential and open space as part of a comprehensive redevelopment of Five Oaks Lane
Withdrawn 1155/03 Carleton Farm, Five Oaks Lane – redevelopment compromising health centre, residential units, hotel etc.
1705/04, 2166/98 Land at Five Oaks Lane – residential development

Planning Policies

Policies

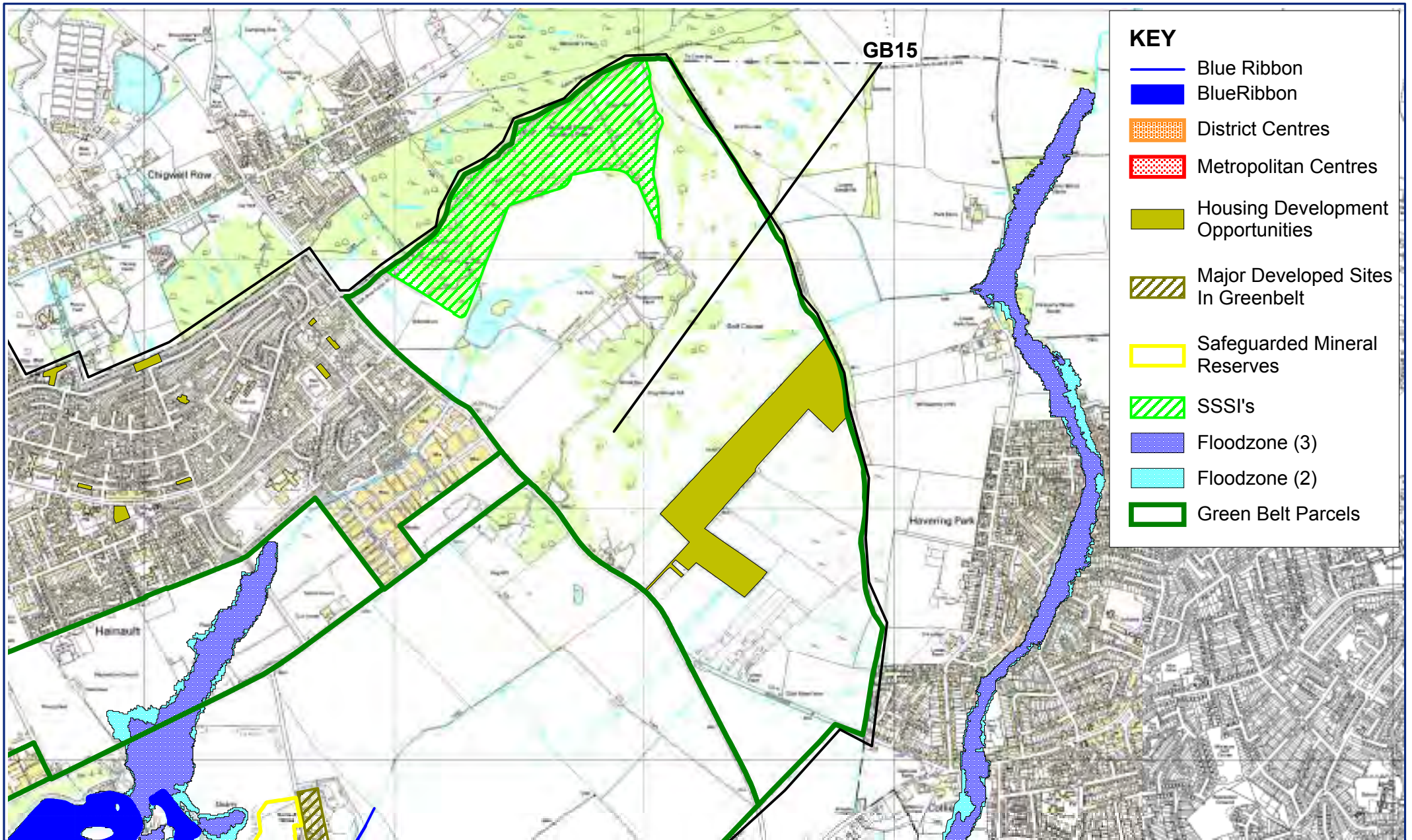
- SSSI (BWPP: E2)
- Blue Ribbon Network (London Plan)
- Heritage Land (BWPP: E2)
- Locally and Statutory Listed Buildings (BWPP: E3)
- Sites of Nature Conservation Importance (BWPP: E2) – Metropolitan and Borough:l
- Development sites with housing capacity with planning permission not yet started:HA09: Land at Five Oaks Lane, Chigwell

Constraints

Primary SSSI: Approval of development which would adversely affect such land would be highly unlikely

Physical

- Cemetery / Graveyard
- Infrastructure – road haulage
- Made/ Worked Ground (BGS)
- Laundry; Timber Treatment



KEY	
	Blue Ribbon
	BlueRibbon
	District Centres
	Metropolitan Centres
	Housing Development Opportunities
	Major Developed Sites In Greenbelt
	Safeguarded Mineral Reserves
	SSSI's
	Floodzone (3)
	Floodzone (2)
	Green Belt Parcels

Drawing Title
Primary Constraints - GB15

Client
London Borough of Redbridge

Job Title
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1st Issued: January 2010

Job No: 17859-01-1

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GB15: HAINAULT FOREST

DESK-BASED ASSESSMENT (STAGE 3A)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	3 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	3 0
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 0
Total score		11
Total score against PPG2 Purposes		9
Total score against local interpretation of national policy		2

Desk-based Analysis

1 – Hainault Forest prevents sprawl. It is connected to the wider Green Belt and is part of the London barrier to sprawl. Hainault Forest is a locally important open space. The Green Belt designation can be viewed as a necessary protection to ensure continuing openness and the prevention of sprawl in a significant open space.

2 – GB15 prevents merging of neighbouring towns. It is part of the continuous Green Belt that encircles London which forms a gap between Redbridge, as part of Greater London, and towns beyond the borough boundary. GB15 is embedded in the wider Green Belt. It is only open and partly exposed to urban development to the south and west.

3 – GB15 safeguards the countryside from encroachment. It is part of CIAT and also a coherent part of the open and contiguous wider belt of protection for countryside beyond Redbridge. This appears to be a locally important open space of significant size. Green Belt plays a part in safeguarding this space. It also contains a country park with the northern part designated as a SSSI.

4 – Redbridge does not contain any environment deemed an historic town. GB15 does not preserve the character or setting of any conservation areas. However, the site does contain listed buildings.

Initial Recommendation

GB15 meets three PPG2 purposes and we would recommend that it should be retained as Green Belt. The parcel is well connected to and forms part of the wider Green Belt. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO

Potential for sub-division: NO

GB15: HAINAULT FOREST

SITE-BASED ASSESSMENT (STAGE 3B)

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	3 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	3 0
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 0
Total score		11
Total score against PPG2 Purposes		9
Total score against local interpretation of national policy		2

Site-based Analysis

There is no change to the desk based assessment in terms of how the GB15 scores against PPG2. The site inspection did however highlight the different character of land within the parcel which contains a mix of uses. The parcel is generally green and open in nature, containing Hainault Forest Country Park, farmland, open land and golf course to the north as well as farmland and open land to the south. Between which, it also contains a strip of land in the centre of the parcel along Five Oaks Lane, which is more built up in nature, containing a number of houses and back-land uses. Albeit the character of this element of the parcel is more urban, it is low density, well vegetated and completely surrounded by the wider Green Belt. As a result, and in spite of it recently being granted planning permission for new homes, it should remain as part of the Green Belt. This allocation should also prevent further development into the Green Belt.

Final Recommendation

GB15 meets three PPG2 purposes and we would recommend that it should be retained as Green Belt. The parcel is well connected to and forms part of the wider Green Belt. Therefore, we would recommend against its sub-division.

Total release from Green Belt: NO
Potential for sub-division: NO



1. View from Redbridge Cemetary (GB13) showing linkage to Hainault Forest looking north east



2. View through Hainault Forest from Five Oaks Lane looking south-east



GB15: Hainault Forest

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:

Hainault Forest

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
The northern part of the GB parcel is undulating. The southern part of the GB parcel is flat and gently sloping.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
The northern part of the GB parcel is heavily wooded with intervening improved grassland and is visually connected to the wider countryside beyond. The southern part of the GB parcel comprises a small field pattern enclosed by well defined hedgerows and fencing.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
The northern part of the GB parcel comprises diverse woodland and scrub habitats with SSSI designation and ancient and semi-natural woodland. There is also SNCI scrub habitat included within the southern part of the GB parcel.

FLOOD RISK: Area within Zone 3: Zone 2: (A = all site within, B = site partially within)

Comments:
The GB parcel does not fall within flood zones 2 or 3.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
Improvement of the settlement within the centre of the GB parcel is possible as this area is identified in the local plan as a housing development opportunity.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
There are historic assets within this GB parcel; the majority of the GB parcel is heritage land which includes the SSSI designated Hainault Forest, Hainault Forest Country Park and Hainault Forest Golf Club. There are two locally listed buildings located in the centre of the GB parcel.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/Semi improved grassland:
 Woodland: Marshland: Brownfield:
 Allotments: Ruderal grassland: Horticulture: Playing fields:
 Quarrying: Landfill: Parkland:
 Informal Open Space: Other: **Horsiculture to the south**

Summary:-

GB15 contains historic assets. The majority of the GB parcel is heritage land which includes the SSSI designated Hainault Forest, Hainault Forest Country Park and Hainault Forest Golf Club. There are two locally listed buildings located in the centre of the GB parcel.

GB15 comprises two distinct parts:

1. Northern part comprises undulating and heavily wooded areas including Hainault Country Park and Hainault Forest golf course. The wooded area of the GB parcel is designated a SSSI and a local SNCI consisting of ancient, semi-natural and ancient replanted woodland. There is a strong visual connection to the wider countryside beyond.
2. Southern part comprises small/medium field patterns with arable, improved grassland and scrub areas that are flat to gently sloping.

The central part of the GB parcel is currently being developed at Five Oakes Lane – a linear development of approx 400 dwellings is planned.

5.16 GB16: King George / Goodmayes Hospitals

GB16: KING GEORGE / GOODMAYES HOSPITALS AND SURROUNDING GREEN BELT

Parcel Information

Location E – West of Barley Lane, south of Eastern Avenue A12
Area 87.69 hectares

Ownership

Redbridge Freehold – Seven Kings Park; Seven Kings Water; Farnham Green Primary School Playing Field
Leasehold – Barley Lane Allotments
Public Freehold – Chadwell Heath High School Playing Field (Chadwell Heath High School); Ilford Ambulance Station (London Ambulance Trust); King George Hospital (Barking, Havering and Redbridge Hospitals Trust); Goodmayes Hospital and playing fields to the south of Goodmayes Hospital (North East London Foundation Trust)
Private Freehold – Ford Sports and Social Club (Ford)
Unknown – Nursery; south of Eastern Avenue

Land Use

Non-residential King George Hospital; Goodmayes Hospital; Ilford Ambulance Station
Residential Staff Accommodation Brookside, Goodmayes Hospital
Playing field Farnham Green Primary School; Chadwell Heath High School
Parks / gardens Seven Kings Park
Sports facilities Seven Kings Sports Ground; Fords Sports and Social Club; Playing Fields to the south of Goodmayes Hospital
Allotments Barley Lane
Greenspace Seven Kings Water
Other Nursery

Major Planning Application History

Approved 3335/08, 1109/02 Goodmayes Hospital – development of two storey mental health unit
0170/04 King George Hospital – new treatment centre
Goodmayes Hospital – extension to existing hospital
0121/99, 0531/98 King George and Goodmayes Hospital – partial demolition of existing building and construction of extension to laundry facility and new clinical mental health facilities
Refused 0333/00 King George Hospital – alterations to land including highways

Planning Policies

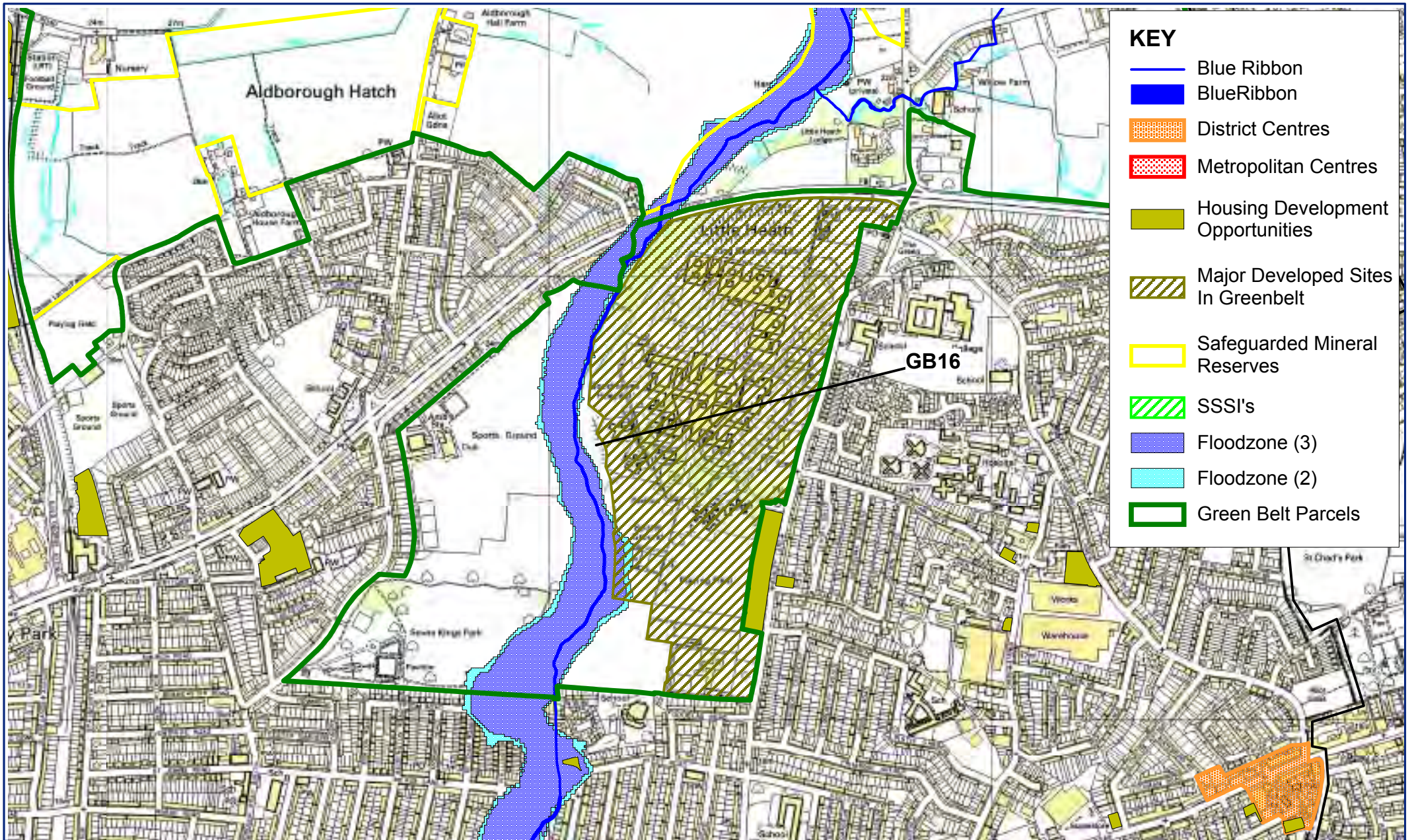
Policies

- Green Corridor (BWPP: E2)
- Major Developed Sites (BWPP: E1) – Goodmayes Hospital
- Locally and Statutory Listed Buildings (BWPP: E3)
- Allotments (BWPP: CR2) – Barley Lane
- Sites of Nature Conservation Importance (BWPP: E2) – Borough: I
- Flood Zone 3a (High Risk) and Flood Zone 3b (Functional Floodplain) – East and west of Seven Kings Water through east section of Seven King Park and east section of Fords Sports Ground.
- East and west of Seven Kings Water
- Blue Ribbon Network (London Plan)

Constraints

Primary Physical

- Waste Disposal – Unknown Filled Ground (Pond, marsh, river, stream etc).
- Hospitals
- Made / Worked Ground (BGS)



KEY	
	Blue Ribbon
	BlueRibbon
	District Centres
	Metropolitan Centres
	Housing Development Opportunities
	Major Developed Sites In Greenbelt
	Safeguarded Mineral Reserves
	SSSI's
	Floodzone (3)
	Floodzone (2)
	Green Belt Parcels

Drawing Title
Primary Constraints - GB16

Client
 London Borough of Redbridge

Job Title
 Redbridge Green Belt Review

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Job No: 17859-01-1

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**GB16: KING GEORGE / GOODMAYES HOSPITALS AND SURROUNDING GREEN BELT
 DESK-BASED ASSESSMENT (STAGE 3A)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	3 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	3 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
Total score		10
Total score against PPG2 Purposes		6
Total score against local interpretation of national policy		4

Desk-based Analysis

1 – King George / Goodmayes Hospitals do not prevent sprawl. The site is partly urban in character and is main surrounded by urban development. It is also connected to GB 14, however this connection is considered to be weak. Whilst it remains part of the barrier to sprawl, its local importance is possibly greater than its role as a strategic barrier. King George / Goodmayes Hospitals represent locally important open space. Its local importance is possibly greater than its role in this strategic barrier.

2 – GB16 prevents merging of neighbouring towns, if viewed with GB13, GB14 and GB15 as part of the continuous Green Belt that encircles London. It forms a gap between Redbridge, as part of Greater London, and towns beyond the borough boundary. GB16 seems to play a local role in separating the communities of Little Heath and Aldborough Hatch.

3 – GB16 safeguards the countryside from encroachment. It is part of CIAT and plays a role in protecting the wider Green Belt from development. This appears to be a locally important open space of significant size. Green belt plays a part in safeguarding this space.

4 – Redbridge does not contain any environment deemed to be historic towns. GB16 preserves the setting of Little Heath conservation area, which is located to the east of the Green Belt. The site also contains one listed building.

Initial Recommendation

GB16 should be retained as Green Belt. However, a small element in the west of the parcel, which contains Ford Sports and Social Club should be considered for Green Belt release.

Total release from Green Belt: NO
Potential for sub-division: YES

**GB16: KING GEORGE / GOODMAYES HOSPITALS AND SURROUNDING GREEN BELT
 SITE-BASED ASSESSMENT (STAGE 3B)**

PPG2 Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas prevent sprawl into locally important open space	0 1
2	To prevent neighbouring towns from merging into one another prevent merging and coalescence of existing centres (within conurbation)	0 1
3	To assist in safeguarding the countryside from encroachment safeguarding locally important open space / non-countryside from encroachment	0 1
4	To preserve the setting and special character of historic towns protection of character and setting of conservation areas	0 1
	Total score	4
	Total score against PPG2 Purposes	0
	Total score against local interpretation of national policy	4

Site-based Analysis

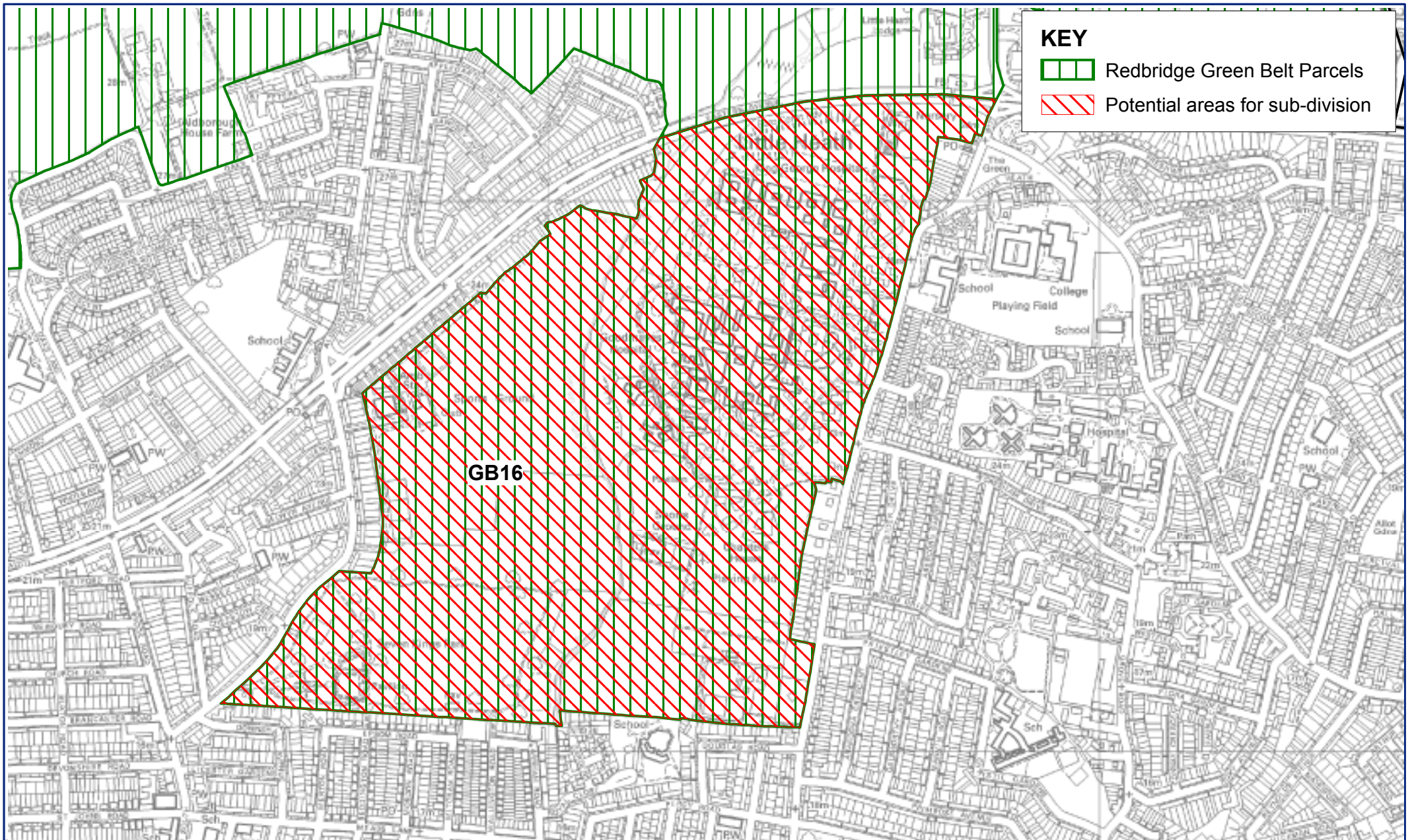
The site visited highlighted the extent of the built-up nature of King George and Goodmayes Hospitals. Land containing these uses is considered urban in character and is surrounded by urban development to the east and south. Furthermore, to the north, the Eastern Avenue is considered to disconnect the parcel from GB14 and the wider Green Belt, which is more evident during the site inspection than during the desk based assessment.

Consequently the remainder of the site, including playing fields and other land uses, to the west and south, is considered to be isolated and not part of the wider Green Belt. It is also therefore completely surrounded by urban development and given its size, it is considered that it provides the attributes of an urban open space rather than being CIAT. Therefore, both halves of the parcel are considered to fail to meet national purposes of PPG2.

Final Recommendation

GB16 does not meet any of the PPG2 purposes. Therefore the parcel should be completely released from the Green Belt.

Total release from Green Belt: YES
Potential for sub-division: YES (see overleaf)



Drawing Title <h2 style="text-align: center;">Sub-division - GB16</h2>	Client London Borough of Redbridge	10 Eastbourne Terrace Paddington London W2 6LG	<table border="1"> <tr> <td>Scale:</td> <td>n/a</td> </tr> <tr> <td>Designed by:</td> <td>TP</td> </tr> <tr> <td>Drawn by:</td> <td>TP</td> </tr> <tr> <td>Chkd/Appd:</td> <td>RB</td> </tr> <tr> <td>1st Issued:</td> <td>January 2010</td> </tr> <tr> <td>Job No:</td> <td>17859-01-1</td> </tr> </table>	Scale:	n/a	Designed by:	TP	Drawn by:	TP	Chkd/Appd:	RB	1st Issued:	January 2010	Job No:	17859-01-1	Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown copyright 2007. All rights reserved. Licence Number: 100017967
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1. View from Goodmayes Hospital car park looking west



4. Playing fields to south of Goodmayes Hospital looking south-west



2. Sports Centre looking north-east



3. Seven Kings Playing Fields looking north-east

GB16: King George (Goodmayes Hospital) and surrounding Green Belt

London Borough of Redbridge Green Belt Review

Stage 3B Site Assessment Sheet:

King George/Goodmayes Hospitals and Surrounding Green Belt

DATE SURVEYED: SITE No: AREA (Hectares):

SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No: Name:

TOPOGRAPHY: Flat: Sloping: Undulating:

Description of topography:
Flat parcel of GB land which slopes down to tree lined river.

LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure: - Open: Semi enclosed: Enclosed:
 Field pattern: - Small: Medium: Large: Undefined:
 Enclosure materials: - Fencing: Hedgerows: Walls:
 Hedgerow condition: - Good: Poor/NA:
 Hedgerow trees/tree belts (condition):- Good: Poor/NA:
 Scrub adjacent to site: - Yes: No:
 Woodland adjacent to site: - Yes: No:

Comments:
Most hedgerows are ornamental and relate to property boundaries. The majority of the hospital within the GB parcel is fenced.

BIODIVERSITY

Statutory Designations: - SAC: SPA: SSSI: LNR: NNR:
 Local Designations: - Site of Nature Conservation Importance: Yes: No:
 Ancient woodland on or adjacent to site: Yes: No:
 Presence of water bodies on or adjacent to the site:-
 Brook/river corridor: Ponds: Ditches: Wetland:

Comments:
There is an SNCI situated through the centre of this GB parcel. The biodiversity outside of the SNCI will generally be poorer due to land use (hospital grounds and playing fields).

FLOOD RISK: Area within Zone 3: B Zone 2: B (A = all site within, B = site partially within)

Comments:
Both flood zones are present through the centre of the GB parcel along the river valley flowing from north to south.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site: - High: Medium: Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes: No:

Adjoining settlement edge: - Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period: - Pre 1907: 1907-1947: Post 1947:

Adjacent building type: - Residential: Commercial/Industrial: Agricultural:

Other: **Hospital grounds and sports ground facilities**

Potential for improvement of settlement edge: - Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor: Blue Ribbon:

Site adjacent to urban centres:-

District Centre: Metropolitan Centre: Major Development Sites within Green Belt:

Comments:
There is a waterway that forms part of the Blue Ribbon network flowing north to south from Eastern Avenue through the centre of the GB parcel which corresponds to the river corridor. This is located south east of both hospital grounds. There is a well defined settlement edge on all sides of the GB parcel. Both hospital grounds in the east of the GB parcel are classified as major development sites within the GB. Goodmayes Hospital has recently (2009) had planning permission approved for the development of a two storey mental health unit and King George Hospital has been extended considerably over the past decade.

HISTORIC ASSETS AND SETTING

Conservation Area: - Within: Adjacent: Visible from:

Heritage Land: - Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):- Within: Adjacent: Visible from:

Areas potentially affected: - Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:
The eastern part of the GB parcel (hospital site) is adjacent to the Little Heath Conservation Area and part of Goodmayes Hospital is locally classified as a listed building.

GEOLOGY AND SOILS

Agricultural Land Classification: Grade 1: Grade 2: Grade 3:
 Grade 4 or 5: Non agricultural: Geological SSSI:
 County Geological Sites: Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland: Bracken/Scrub: Unimproved/
 Woodland: Marshland: Brownfield: Semi improved
 Allotments: Ruderal grassland: Horticulture: grassland:
 Quarrying: Landfill: Parkland: Playing fields:
 Informal Open Space: Other: **Amenity grassland around hospital site.**

Summary:-

GB16 comprises flat topography which slopes down to a tree lined river. There is an SNCI situated through the centre of this GB parcel. The biodiversity outside of the SNCI will generally be poorer due to land use (hospital grounds and playing fields).

There are two distinct parts to this GB parcel:

1. Hospital site to the east of the site, which is classified as a major development site within the GB.
2. The sports complex and playing fields within Seven Kings Park.

These areas of the GB are dissected by a waterway that forms part of the Blue Ribbon network and they form a corridor of green belt between Little Heath and Aldborough Hatch. However, the GB parcel is visually unconnected with GB14A and therefore the wider countryside and GB. Furthermore, a dual carriageway forms a physical barrier between GB14A and GB16.

GB16 is also surrounded by housing to all sides. If the largely developed hospital site is released from the GB the rest of the site would only have a very weak physical connection with the rest of the GB and could therefore be released from the GB.

6 Recommendations

6.1 Green Belt Release and Sub-Division

6.1.1 Stage 3 has identified land which does not meet PPG2 purposes and therefore might be released from the Green Belt. The assessment indicates that one parcel, GB16 King George / Goodmayes Hospitals, could be fully released from the Green Belt. Four other parcels appear to be only partly meeting PPG2 purposes. These are:

- GB11 Roding Hospital
- GB12 Claybury Hospital
- GB13 Hainault Fields
- GB14 Fairlop Plain.

6.1.2 Areas with potential for sub-division are set out in more detail in Appendix 4. The remaining eleven parcels appear to be fulfilling PPG2 purposes (either national and/or local interpretations of those purposes). It is therefore recommended they are retained as Green Belt land.

Table 6.1: Stage 3 Results

Parcel	Site fulfilling GB purposes and discounted	Sub-division and partial release from the GB	Full release from the GB
GB01: Wanstead Flats	✓		
GB02: Wanstead Park and surrounding Green Belt	✓		
GB03: Snaresbrook Crown Court and Walthamstow Forest	✓		
GB04: Woodford Green	✓		
GB05: Epping Forest Hatch and Woodford Golf Course	✓		
GB06: Reed's Forest	✓		
GB07: Knighton Wood	✓		
GB08: Ray Park and surrounding Playing Fields	✓		
GB09: Roding Valley Park and surrounding Green Belt	✓		
GB10: Roding Lane North and surrounding Green Belt	✓		
GB11: Roding Hospital and surrounding Green Belt		✓	
GB12: Claybury Hospital		✓	
GB13: Hainault Forest		✓	
GB14: Fairlop Plain		✓	
GB15: Hainault Forest	✓		
GB16: King George / Goodmayes Hospitals			✓

Appendices

Appendix 1: Glossary

Glossary

AONB – Area of Outstanding Natural Beauty

APZ – Archaeological Priority Zone

BRN – Blue Ribbon Network

CIAT – Countryside In and Around Towns

GB – Green Belt

LNR – Local Nature Reserve

NNR – National Nature Reserve

MAGIC – Multi-Agency Geographic Information for the Countryside

MOL – Metropolitan Open Land

PPG – Planning Policy Guidance Note

SAC – Special Areas Conservation

SAM – Scheduled Ancient Monuments

SMR – Safeguarded Mineral reserves

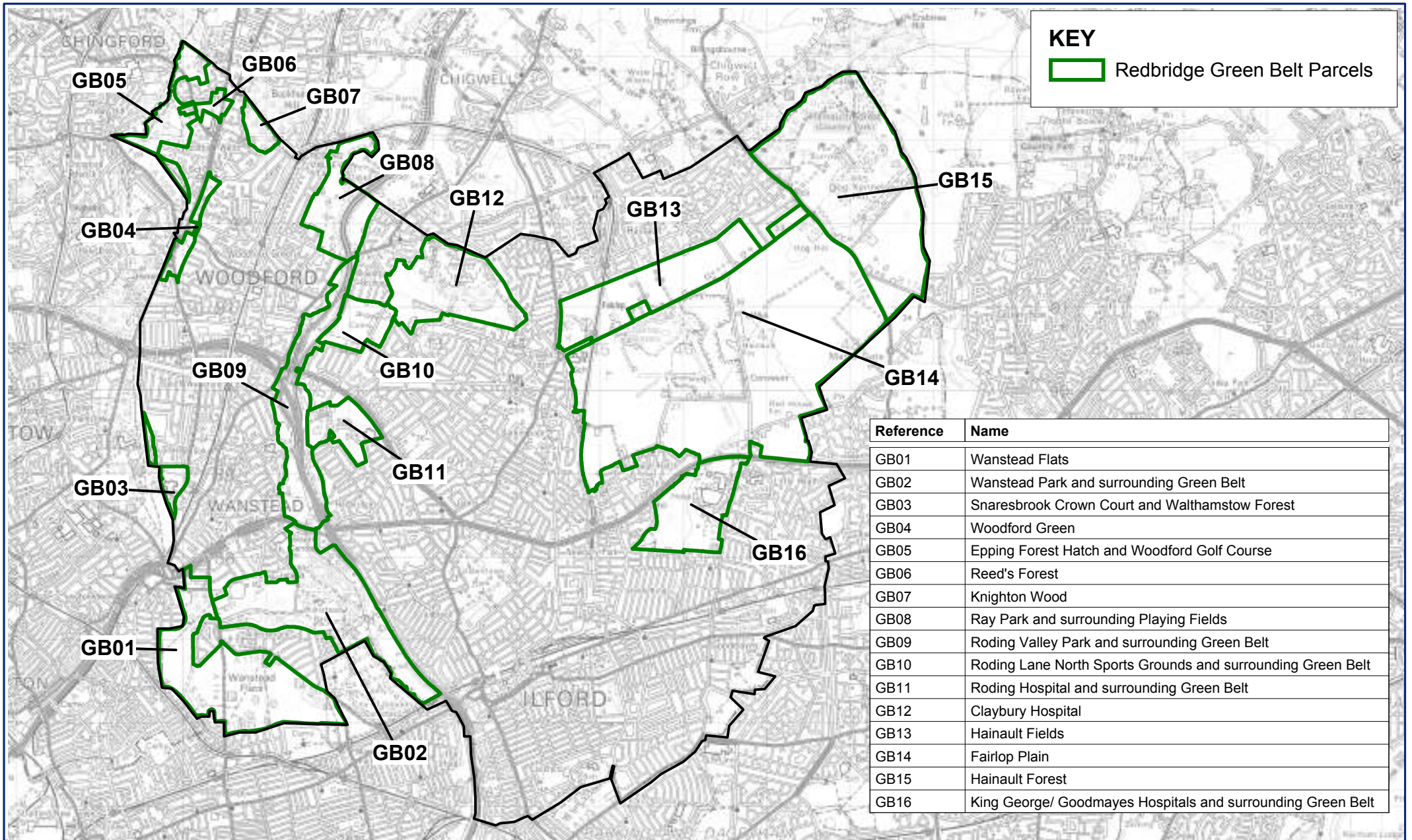
SNCI – Site of Nature Conservation Importance

SPA – Special Protection Areas

SSSI – Site of Special Scientific Interest

UDP – Unitary Development Plan

Appendix 2: Study Area



KEY

Redbridge Green Belt Parcels

Reference	Name
GB01	Wanstead Flats
GB02	Wanstead Park and surrounding Green Belt
GB03	Snaresbrook Crown Court and Walthamstow Forest
GB04	Woodford Green
GB05	Epping Forest Hatch and Woodford Golf Course
GB06	Reed's Forest
GB07	Knighton Wood
GB08	Ray Park and surrounding Playing Fields
GB09	Roding Valley Park and surrounding Green Belt
GB10	Roding Lane North Sports Grounds and surrounding Green Belt
GB11	Roding Hospital and surrounding Green Belt
GB12	Claybury Hospital
GB13	Hainault Fields
GB14	Fairlop Plain
GB15	Hainault Forest
GB16	King George/ Goodmayes Hospitals and surrounding Green Belt

Drawing Title

Redbridge Green Belt

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

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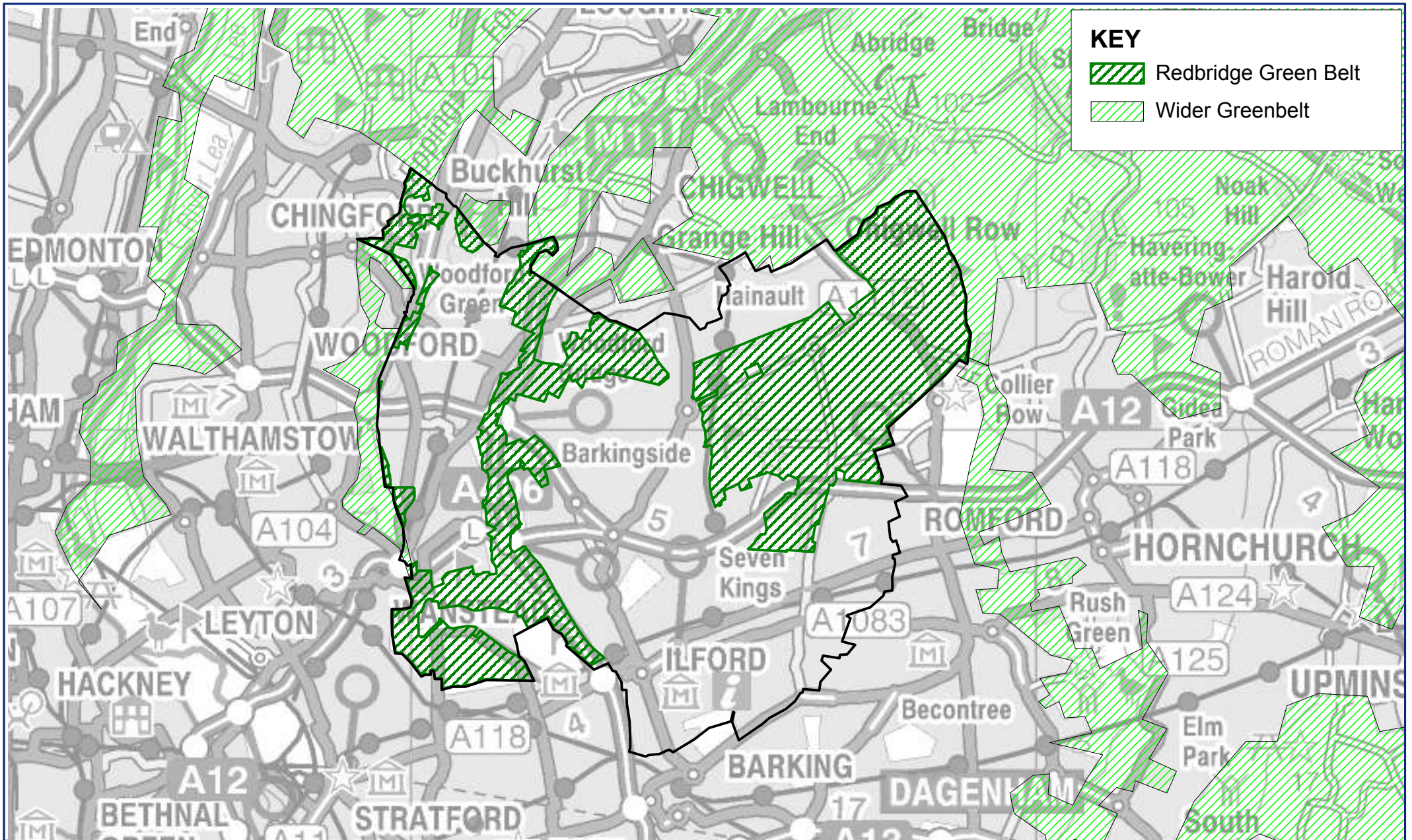
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Appendix 3: Wider Metropolitan Green Belt



KEY

-  Redbridge Green Belt
-  Wider Greenbelt

Drawing Title

Redbridge and Wider Green Belt

Client

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Job Title

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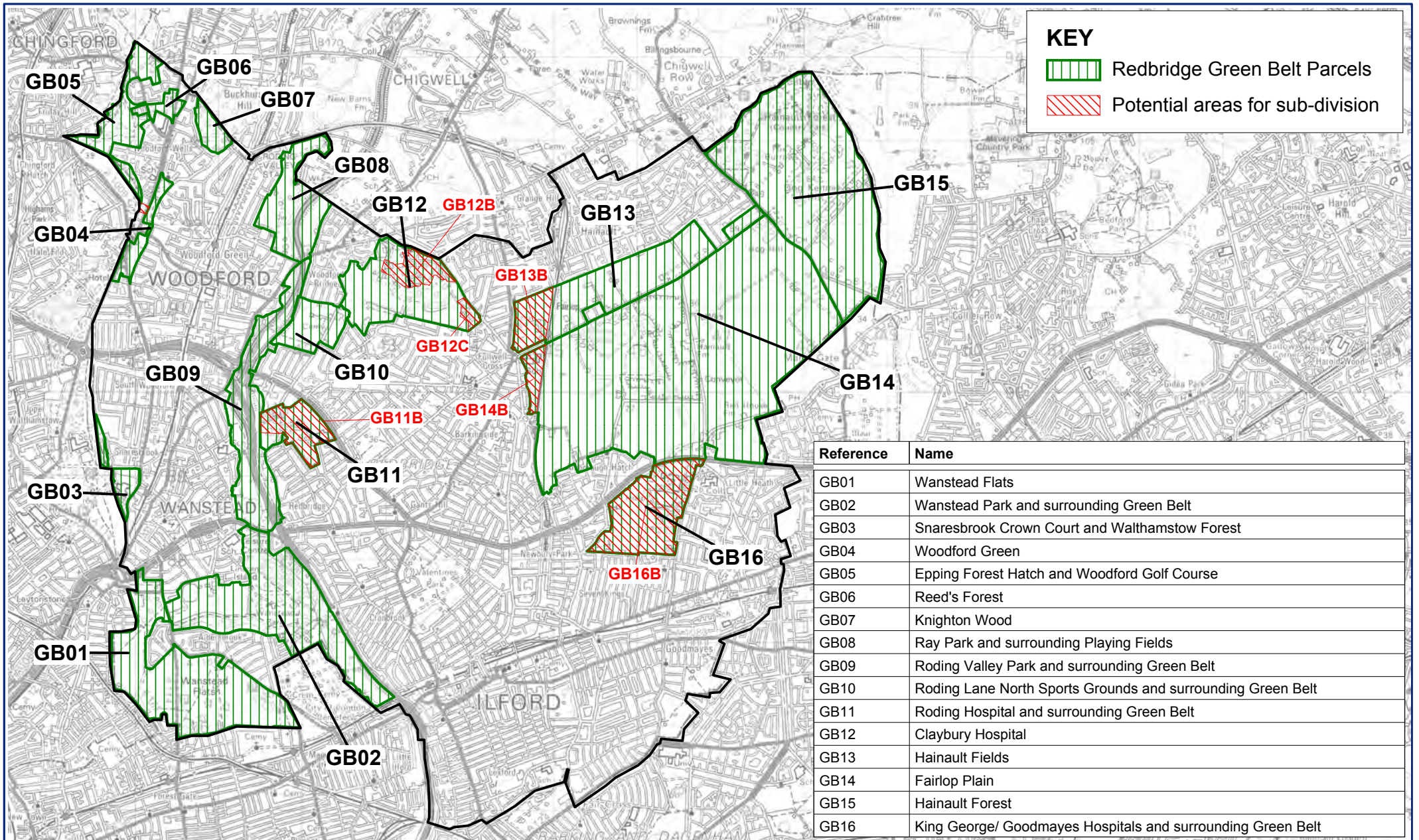
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Appendix 4: Sub-Division



Drawing Title

**Redbridge Green Belt -
Potential areas for
subdivision**

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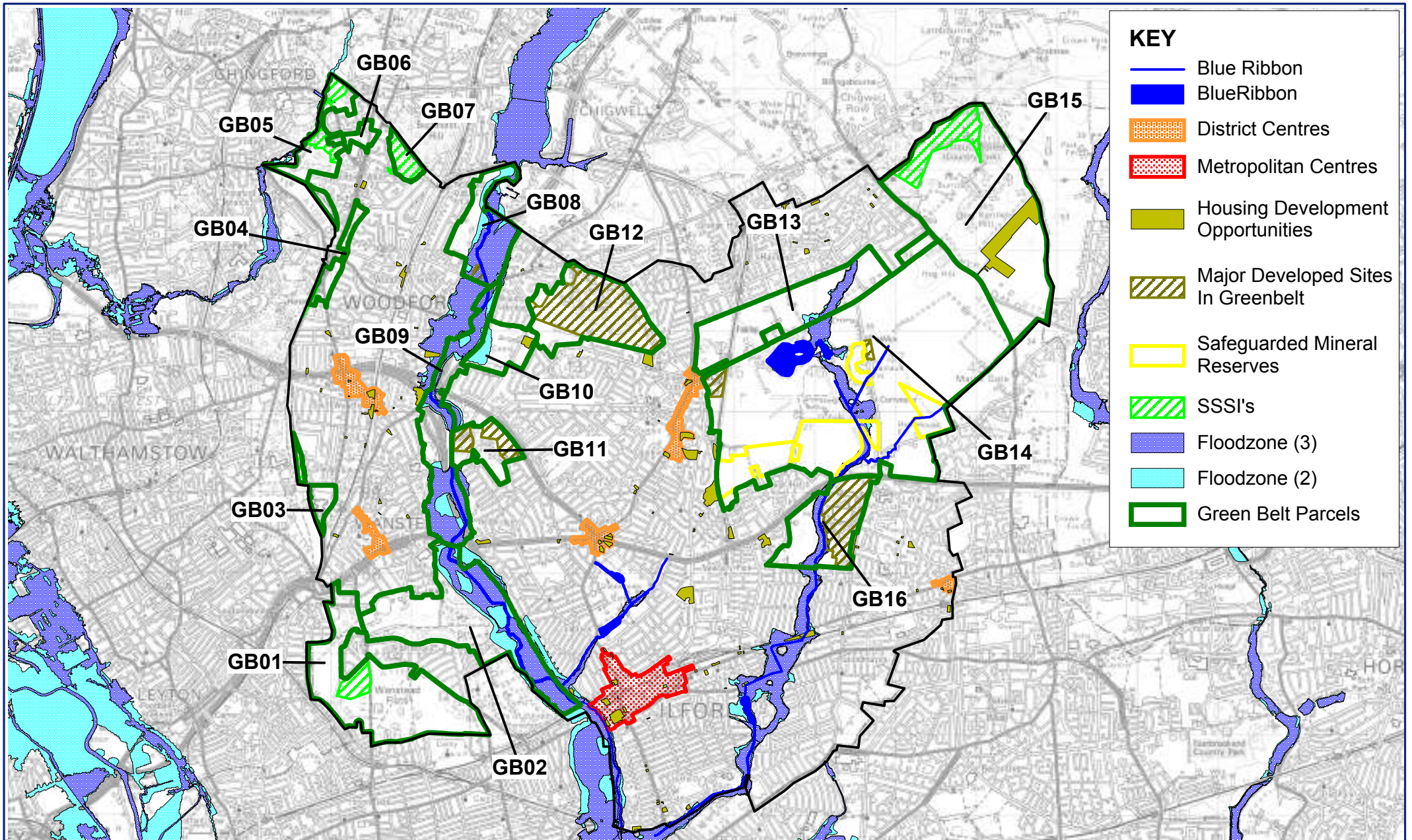
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Appendix 5: Constraints Mapping



KEY

- Blue Ribbon
- BlueRibbon
- District Centres
- Metropolitan Centres
- Housing Development Opportunities
- Major Developed Sites In Greenbelt
- Safeguarded Mineral Reserves
- SSSI's
- Floodzone (3)
- Floodzone (2)
- Green Belt Parcels

Drawing Title

Primary Constraints

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

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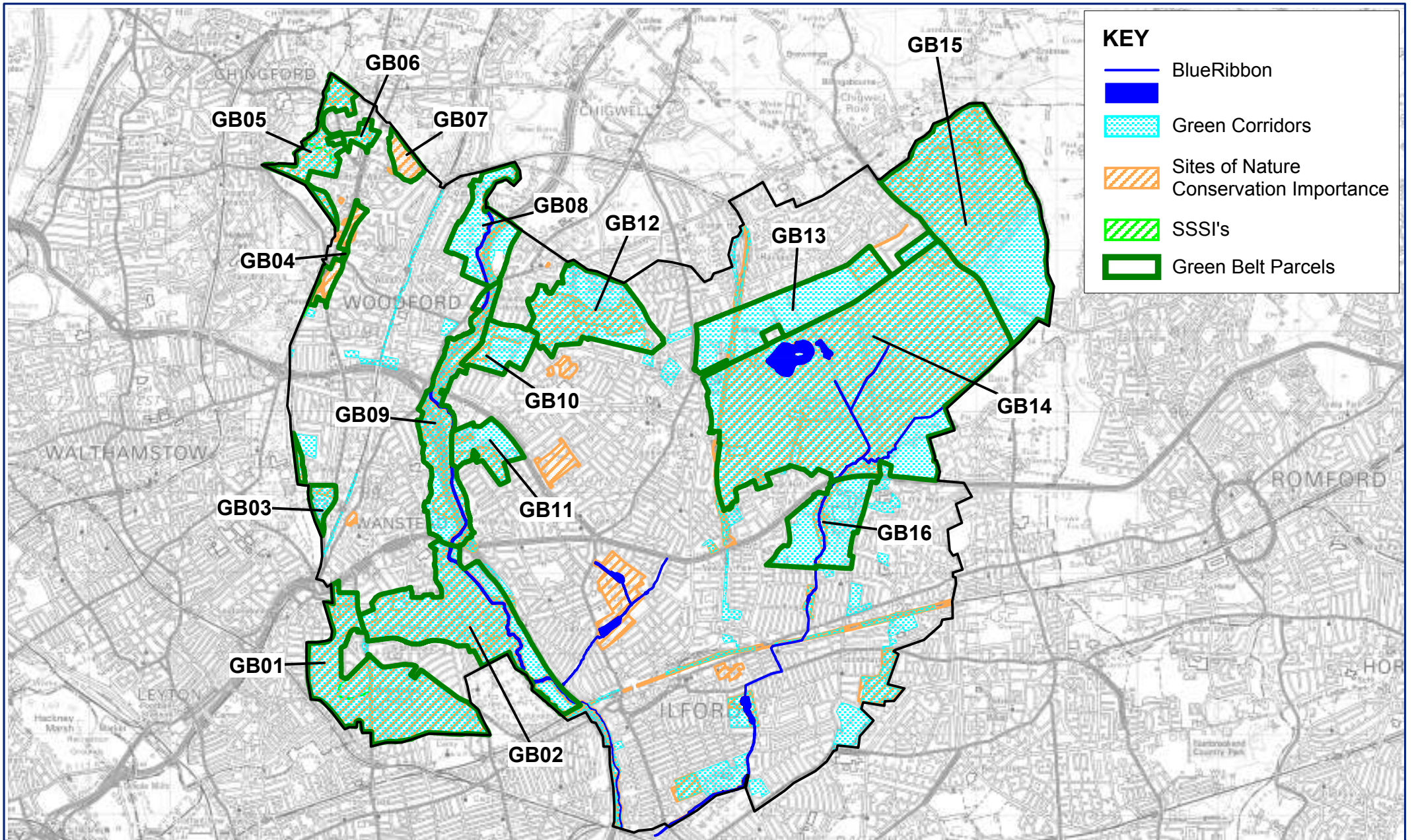
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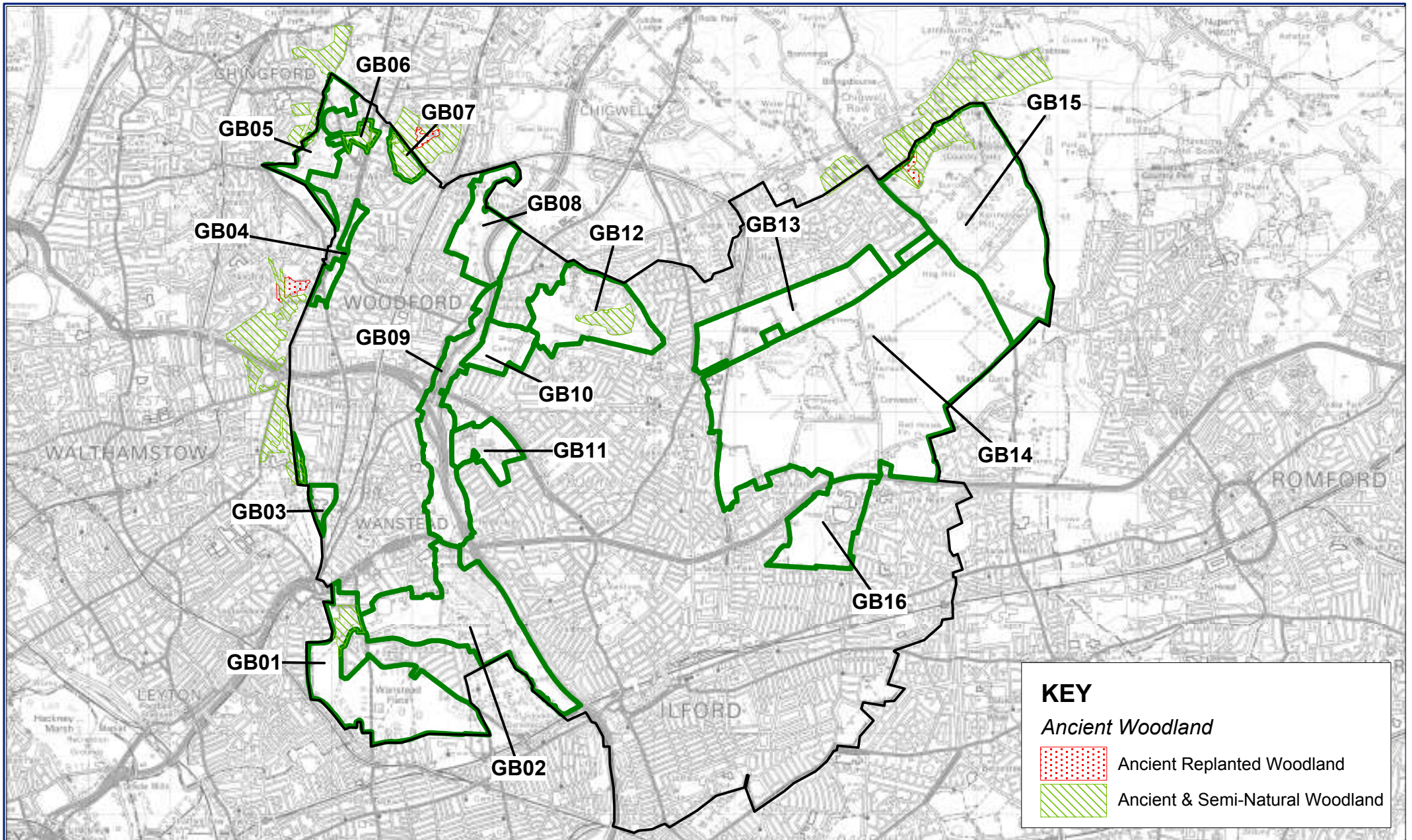
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KEY

- BlueRibbon
- Green Corridors
- Sites of Nature Conservation Importance
- SSSI's
- Green Belt Parcels

Drawing Title <h2 style="text-align: center; margin: 0;">Environmental Constraints</h2>	Client <p style="text-align: center;">London Borough of Redbridge</p>	10 Eastbourne Terrace Paddington London W2 6LG	Scale: 1:60,000 Designed by: TP Drawn by: TP Chkd/Appd: RB 1st Issued: January 2010 Job No: 17859-01-1	Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown copyright 2007. All rights reserved. Licence Number: 100017967
	Job Title <p style="text-align: center;">Redbridge Green Belt Review</p>	T 020 7053 1300 F 020 7053 1301 www.cbuchanan.co.uk		



Drawing Title
Ancient Woodland

Client
London Borough of Redbridge

Job Title
Redbridge Green Belt Review

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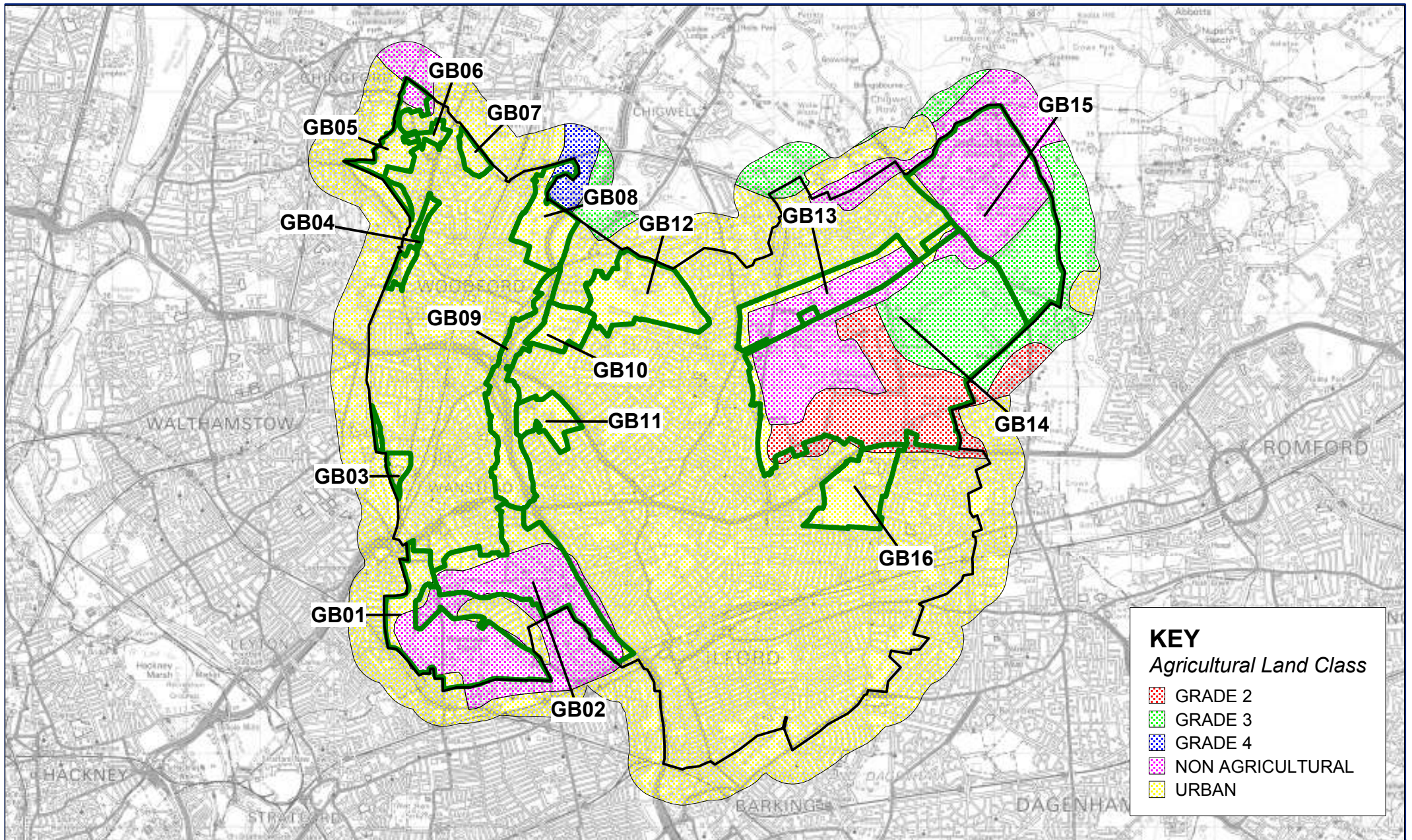
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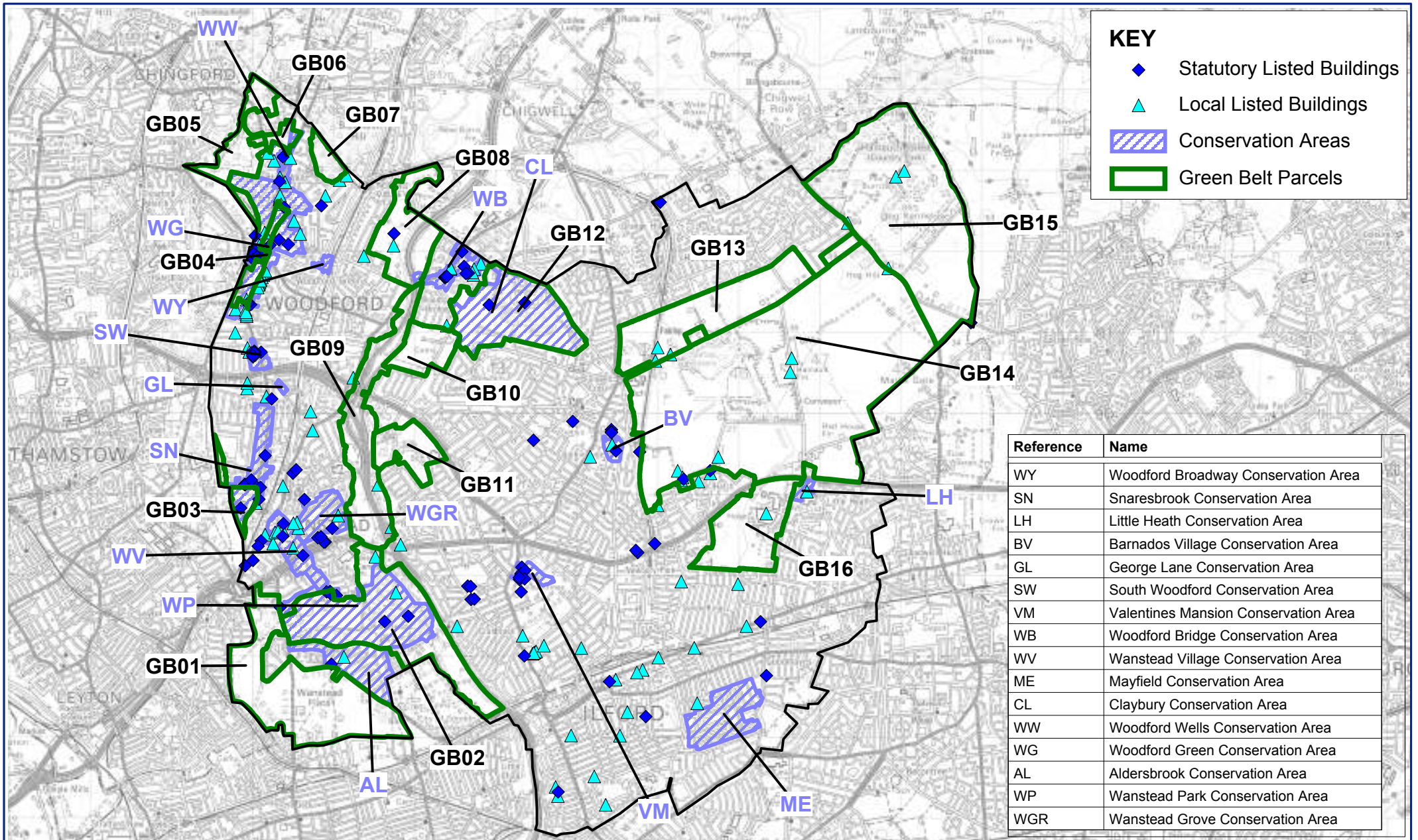
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KEY
Agricultural Land Class

-  GRADE 2
-  GRADE 3
-  GRADE 4
-  NON AGRICULTURAL
-  URBAN

Drawing Title <h2 style="text-align: center;">Agricultural Land Class</h2>	Client London Borough of Redbridge	10 Eastbourne Terrace Paddington London W2 6LG	Scale: 1:68,000 Designed by: BH Drawn by: BH Chkd/Appd: RB 1st Issued: February 2010 Job No: 17859-01-1	Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown copyright 2007. All rights reserved. Licence Number: 100017967
	Job Title Redbridge Green Belt Review	T 020 7053 1300 F 020 7053 1301 www.cbuchanan.co.uk		

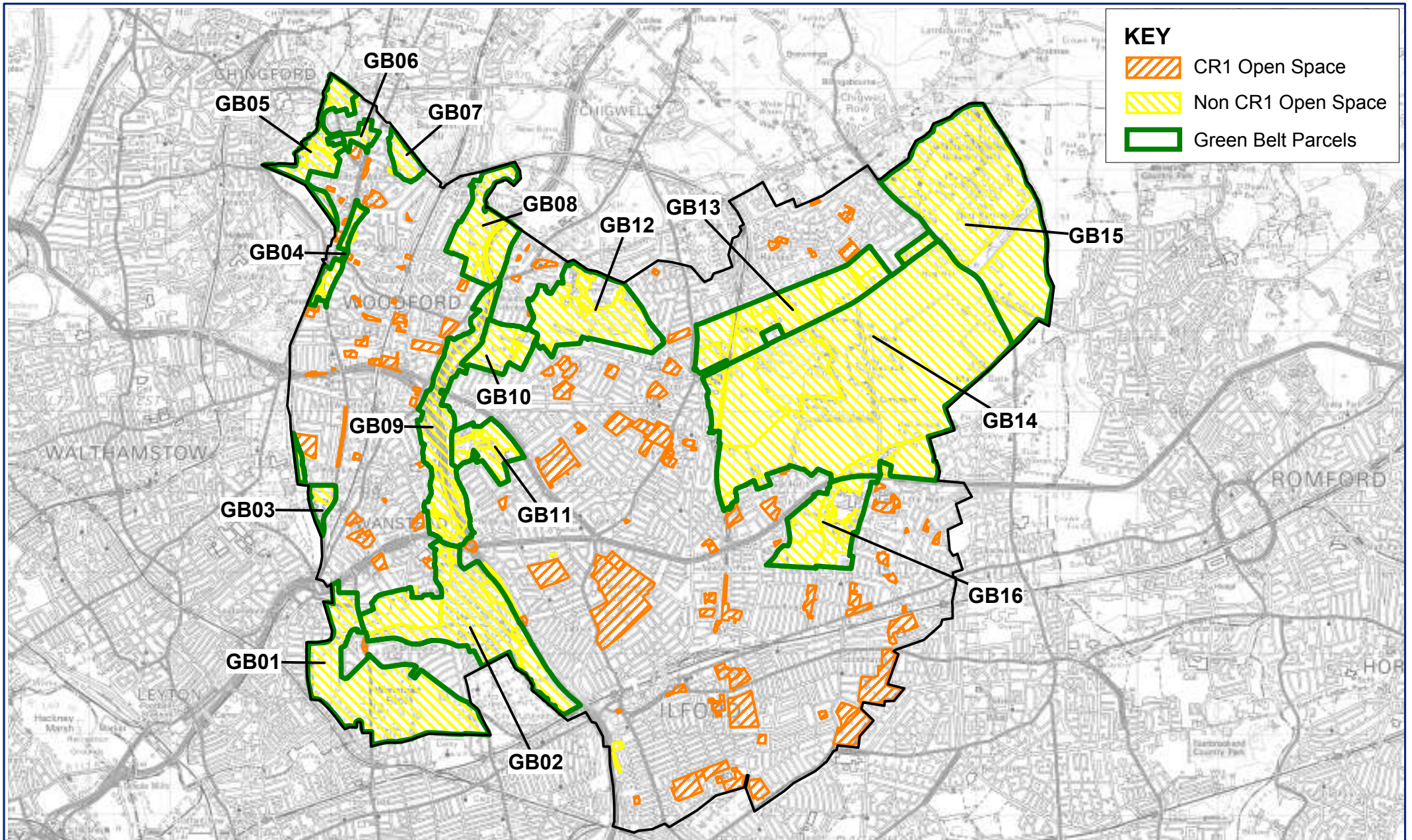


KEY

- ◆ Statutory Listed Buildings
- ▲ Local Listed Buildings
- ▨ Conservation Areas
- ▭ Green Belt Parcels

Reference	Name
WY	Woodford Broadway Conservation Area
SN	Snaresbrook Conservation Area
LH	Little Heath Conservation Area
BV	Barnados Village Conservation Area
GL	George Lane Conservation Area
SW	South Woodford Conservation Area
VM	Valentines Mansion Conservation Area
WB	Woodford Bridge Conservation Area
WV	Wanstead Village Conservation Area
ME	Mayfield Conservation Area
CL	Claybury Conservation Area
WW	Woodford Wells Conservation Area
WG	Woodford Green Conservation Area
AL	Aldersbrook Conservation Area
WP	Wanstead Park Conservation Area
WGR	Wanstead Grove Conservation Area

Drawing Title Conservation Areas and Listed Buildings	Client London Borough of Redbridge	10 Eastbourne Terrace Paddington London W2 6LG	Scale: 1:60,000 Designed by: TP Drawn by: TP Chkd/Appd: RB 1st Issued: January 2010 Job No: 17859-01-1	Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown copyright 2007. All rights reserved. Licence Number: 100017967
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KEY

- CR1 Open Space
- Non CR1 Open Space
- Green Belt Parcels

Drawing Title

Open Space (CR1 and Non CR1)

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

10 Eastbourne Terrace
Paddington
London
W2 6LG

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Scale: 1:60,000

Designed by: TP

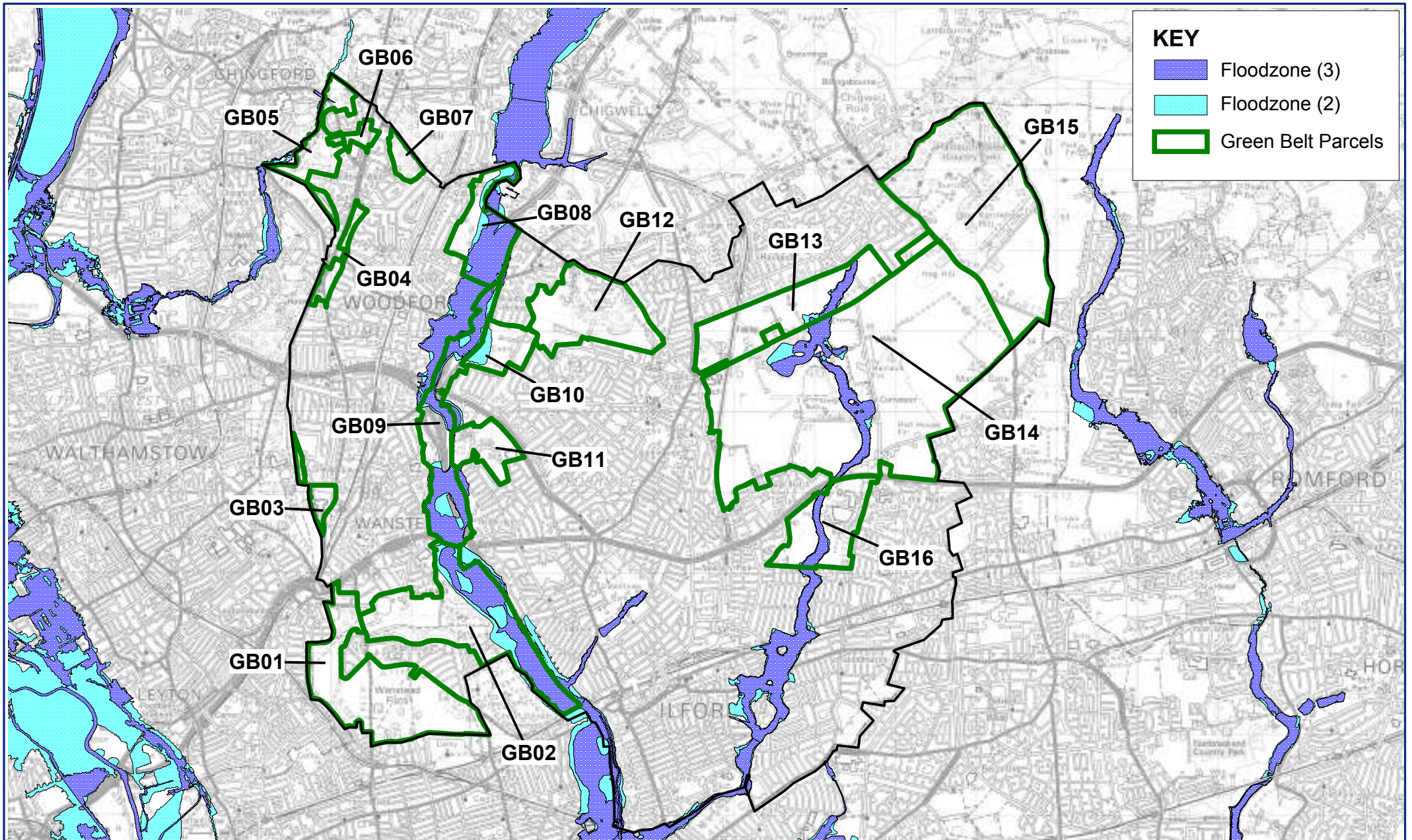
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1st Issued: January 2010

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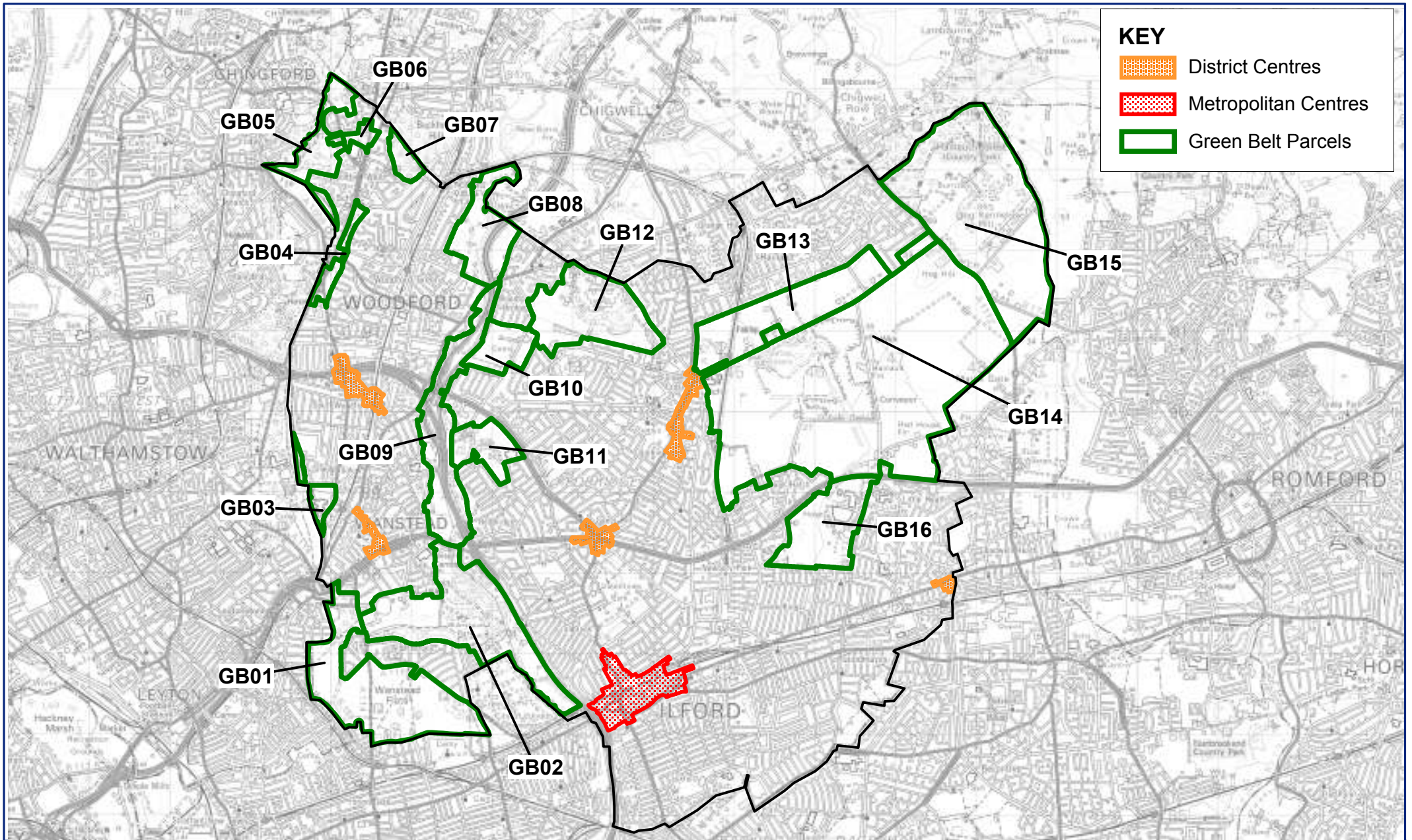
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KEY

- Floodzone (3)
- Floodzone (2)
- Green Belt Parcels

<p>Drawing Title</p> <h2 style="margin: 0;">Flood Zones</h2>	<p>Client</p> <p>London Borough of Redbridge</p>	<p>10 Eastbourne Terrace Paddington London W2 6LG</p> <p>T 020 7053 1300 F 020 7053 1301 www.cbuchanan.co.uk</p>		<p>Scale: 1:60,000</p>	<p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown copyright 2007. All rights reserved. Licence Number: 100017967</p>
	<p>Job Title</p> <p>Redbridge Green Belt Review</p>			<p>Designed by: TP</p> <p>Drawn by: TP</p> <p>Chkd/Appd: RB</p> <p>1st Issued: January 2010</p> <p>Job No: 17859-01-1</p>	



Drawing Title

District and Metropolitan Centres

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

10 Eastbourne Terrace
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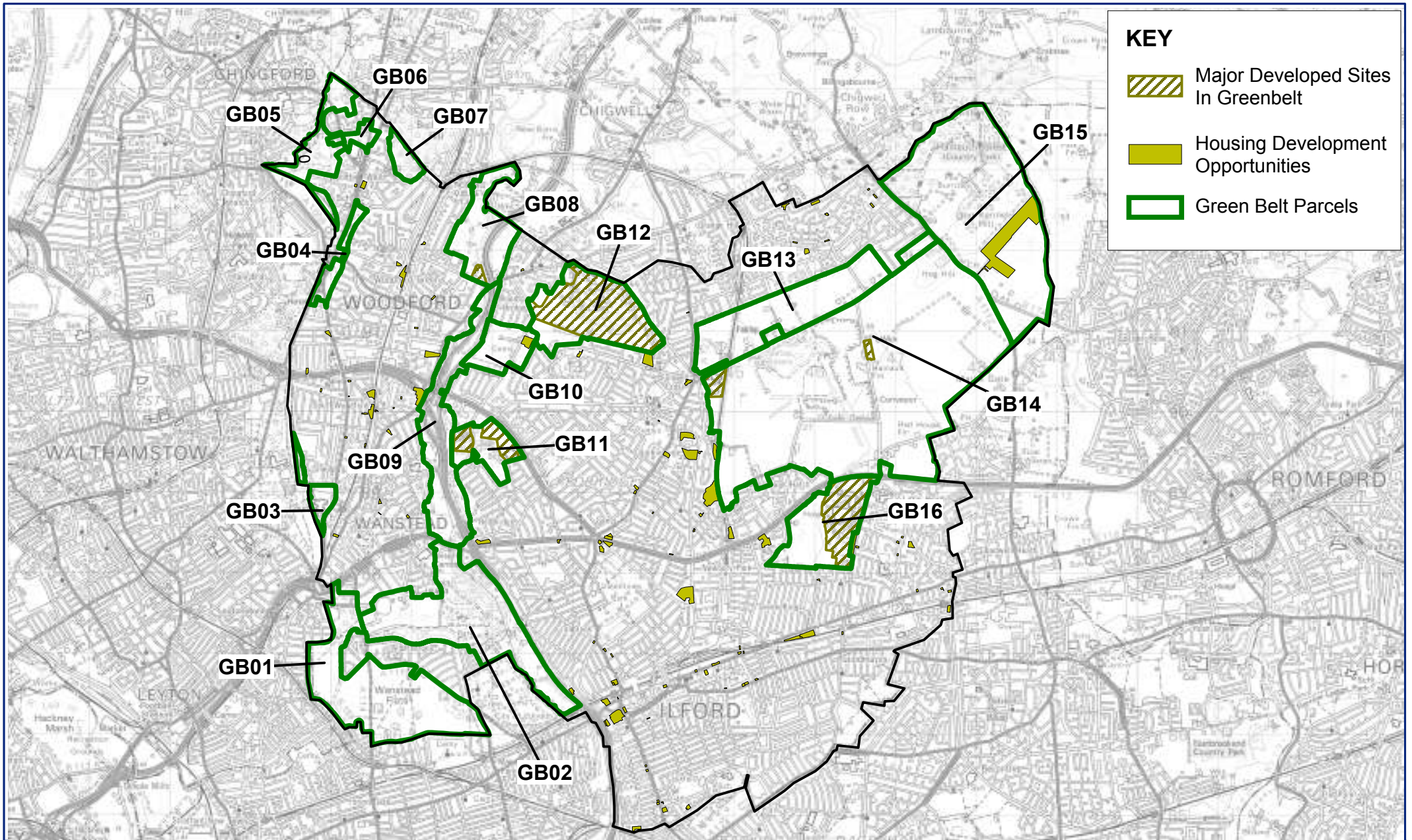
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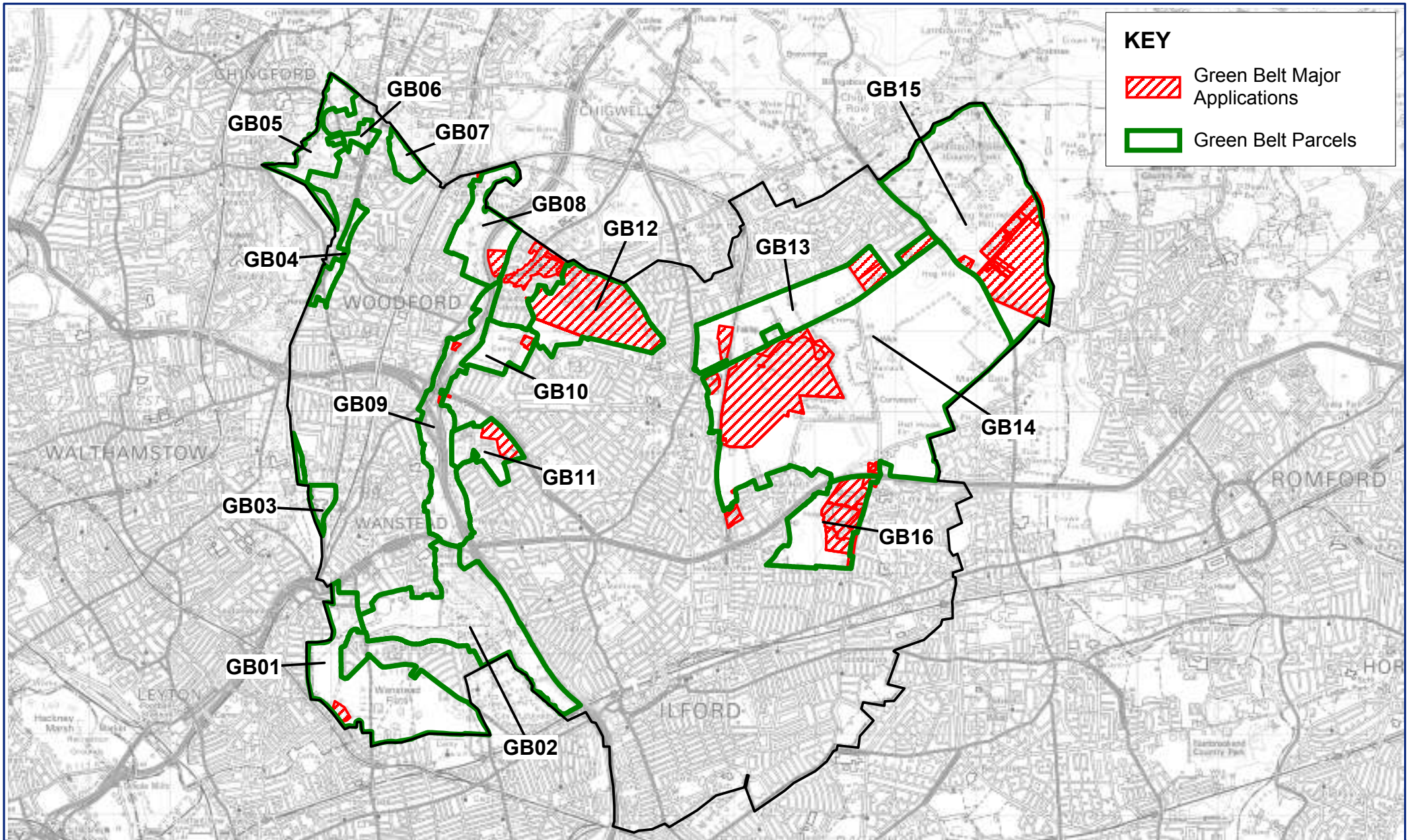
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KEY

-  Major Developed Sites In Greenbelt
-  Housing Development Opportunities
-  Green Belt Parcels

Drawing Title Major and Housing Development Sites	Client London Borough of Redbridge	10 Eastbourne Terrace Paddington London W2 6LG	Scale: 1:62,000 Designed by: TP Drawn by: TP Chkd/Appd: RB 1st Issued: January 2010 Job No: 17859-01-1	Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown copyright 2007. All rights reserved. Licence Number: 100017967
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Drawing Title
Green Belt Major Applications

Client
 London Borough of Redbridge

Job Title
 Redbridge Green Belt Review

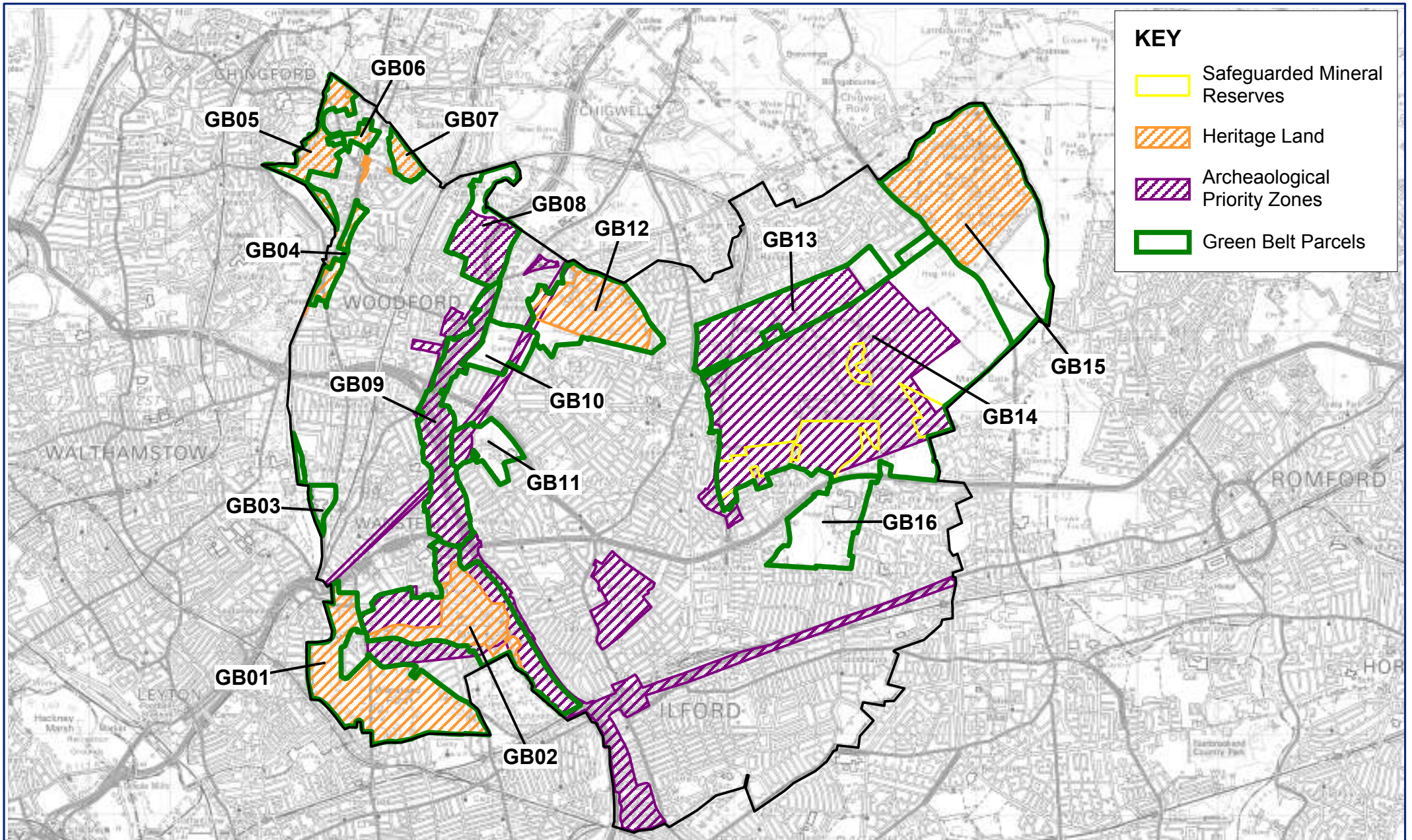
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KEY

- Safeguarded Mineral Reserves
- Heritage Land
- Archeological Priority Zones
- Green Belt Parcels

Drawing Title

Other Constraints

Client

London Borough of Redbridge

Job Title

Redbridge Green Belt Review

10 Eastbourne Terrace
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