



# **Green Belt Review Addendum**

## **August 2013**

**Being a further review of Green Belt boundaries in relation to sites raised in representations on the Core Strategy Preferred Options Report (7 January – 22 February 2013)**

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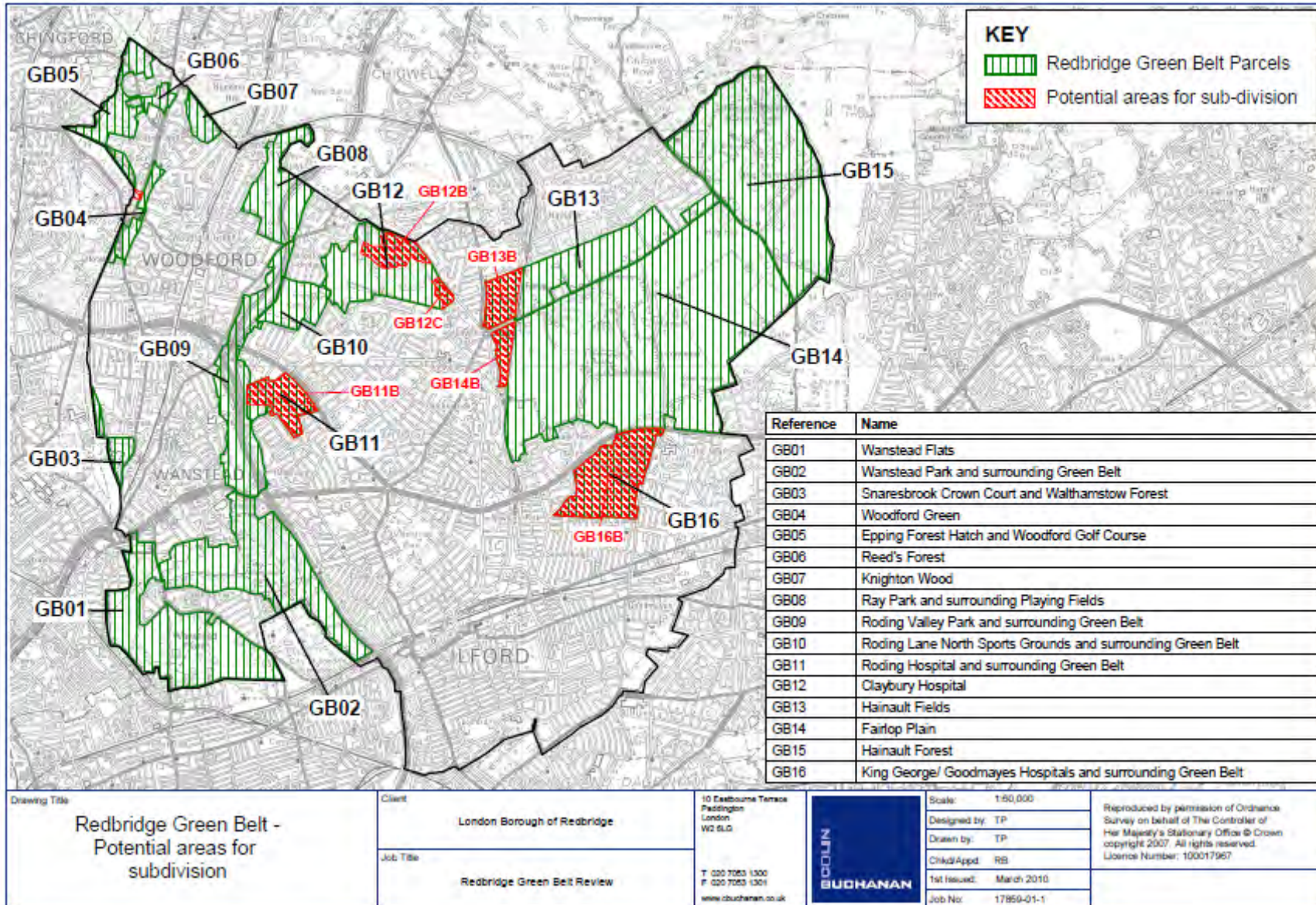
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## 1 Background to the 2010 Review

- 1.1 In 2010, as part of the evidence base for its review of the Redbridge Core Strategy, the Council retained Colin Buchanan consultants in association with Wardell Armstrong and Professor Nick Gallant of the University College London to conduct a review of the boundaries of Green Belt land in Redbridge. The purpose of the review was to determine whether the boundaries were still appropriate in terms of the purposes of Green Belt land set out in Government policy and to make suggestions about possible alternative uses of any parcels of land recommended for release from the Green Belt because they were found not to be meeting those purposes.
- 1.2 There were several stages to the review. Stages 1 and 2 involved identifying all the parcels of Green Belt land in the borough and providing information on their relevant planning history and any other policy constraints affecting them. These were purely technical tasks and were carried out by the Council.
- 1.3 Stage 3 required an independent expert assessment of the identified Green Belt land by the consultants. This involved a desk-based assessment of all sites (Stage 3A of their review), followed by a site-based assessment (Stage 3B of their review). Stages 4 and 5 looked at possible alternative uses of land recommended for release from the Green Belt as a result of the Stage 3 assessment. To keep the process manageable, the hundreds of individual pieces of Green Belt land were grouped into 16 parcels. The consultants then assessed how well each of these parcels met the purposes of Green Belt land. At the time the Government set out these purposes in Planning Policy Guidance Note 2:
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*
- 1.4 A scoring sheet was developed for this purpose. The fifth criterion was not used because the consultants considered that all Green Belt could be said to meet this purpose and so its inclusion would not help distinguish between different parcels. A local interpretation was also given to each of the remaining criteria to better fit the circumstances of Redbridge (e.g. Redbridge does not have any historic towns, but the fourth purpose was considered to be locally relevant to conservation areas). Meeting a national purpose scored "3", while meeting its local interpretation scored "1".
- 1.5 As well as considering each of the 16 parcels as a whole, the assessment also looked at the potential to subdivide them and release only a portion from the Green Belt. As a result of the assessment the consultants recommended that several areas of land should be released from the Green Belt. The full reports of the consultants (which discuss their methodology in more detail) may be accessed here:

[http://www2.redbridge.gov.uk/cms/planning\\_and\\_the\\_environment/planning\\_policy\\_regeneration/local\\_development\\_framework/core\\_strategy\\_review.aspx](http://www2.redbridge.gov.uk/cms/planning_and_the_environment/planning_policy_regeneration/local_development_framework/core_strategy_review.aspx)

**The 16 Green Belt parcels and areas recommended for release by Colin Buchanan (2010).**



## 2 Core Strategy Review

2.1 From 7 January 2013 to 22 February 2013 the Council conducted public consultation on its Core Strategy Review Preferred Options Report. This document set out the Council's thinking on how important policy issues should be tackled as it revised its main planning policy document. The Preferred Options Report was a key step towards the drafting of the Pre Submission document for further consultation and independent examination and it proposed that the sites identified in the 2010 Colin Buchanan report, should in fact be released from the Green Belt.

2.2 In response to the consultation, the Council received representations by or on behalf of several developers and landowners suggesting further sites to be released from the Green Belt. In some cases, these representations queried the assessment undertaken in 2010 and suggested that it should have reached different conclusions. A number stated that the 2010 assessment was too broad brush and did not adequately consider some smaller sites within the 16 overall parcels. It should be pointed out that while the consultants in 2010 did not explicitly consider every site put forward in the representations, they did consider whether the larger parent parcels of Green Belt land should be subdivided and recommended a number of instances where this should occur.

2.3 One representation also pointed out that the national policy environment has moved on since 2010. Planning Policy Guidance 2 (and most other former national planning policy) has been replaced by the National Planning Policy Framework (NPPF) published in March 2012. Nevertheless, Government policy on Green Belt land in the NPPF is spelt out in very similar terms to PPG2 and the five purposes of such land remain unaltered. Paragraph 85 of the NPPF does talk about the process of defining Green Belt boundaries a little differently to former policy:

2.4 When defining boundaries, local planning authorities should:

- *ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *not include land which it is unnecessary to keep permanently open;*
- *where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

- 2.5 One representation (Ref: DEV 317-02 at paragraph 2.6) stated that when reviewing Green Belt boundaries, Local Planning Authorities must “meet identified requirements for sustainable development” and went on to suggest that the Council’s inability to meet full assessed housing need was therefore a reason to release additional sites. The partial quote from the first bullet point above is however, a little misleading. The NPPF only requires “consistency with the Local Plan strategy” for meeting those requirements. The strategy advanced in the Preferred Options Report involves balancing the provision of land for new housing with other important sustainability objectives, including continued protection for Green Belt land where it is meetings its purposes.
- 2.6 Consequently, the Council is of the view that the findings of the 2010 Redbridge Green Belt Review remain compliant with national planning policy. Nevertheless, to ensure that the representations were properly and thoroughly considered, it was decided to conduct a further limited review of Green Belt land in Redbridge, dealing with those sites put forward in the representations. For consistency, the same methodology used by the consultants in 2010 was employed, but with references to national policy updated to reflect the NPPF.
- 2.7 The review was carried out by Planning Policy Officers employed by the Council and the remainder of this report sets out their findings. Each assessment begins by establishing how the site was dealt with by the consultants in 2010 as part of its larger parent parcel. A desk top assessment was then conducted to assess the sites against the NPPF purposes of Green Belt followed by site inspections to provide a detailed qualitative and quantitative assessment of the Green Belt parcels to complement work done in the previous stage. All of the site checklists and site photographs are included in the main body of text.

### 3 Site A: Land to south of Roding Hospital

Location	Roding Lane South
Area	2.89 hectares
Ownership	Private
Land use	Undeveloped woodland
Major Planning Application History	No history of planning applications for Major development
Planning Policies (in addition to Green Belt)	Site of Nature Conservation Importance Green Corridor Archaeological Priority Zone
Other Constraints	Nil

#### Site Plan



# Aerial photograph with the site indicated.

DEV312: Montagu Evans on behalf of Todcharm Ltd - Site to the south of Roding Hospital

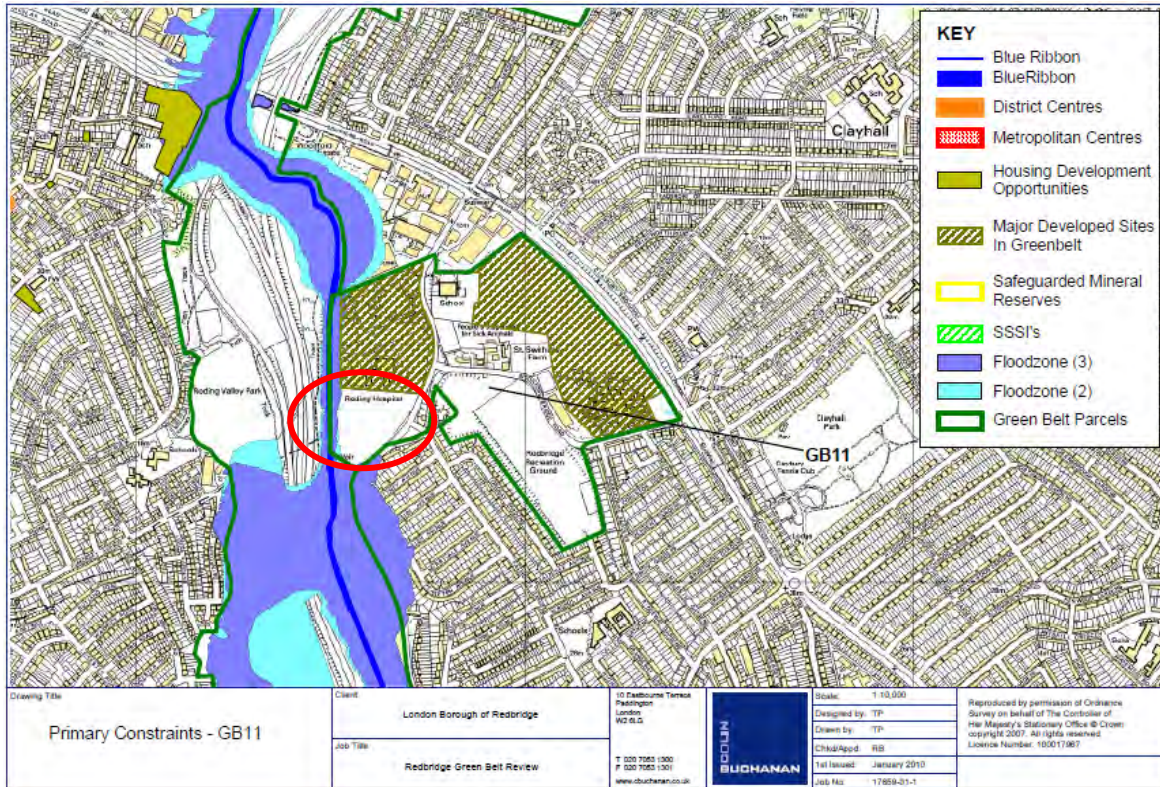


16/04/2013 Scale 1:2,000 50 0 m  
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# Redbridge Green Belt Review (Colin Buchanan, 2010)

The 2010 assessment examined the site (circled in red) as part of the wider parcel GB11.



## 2010 desk (left) and site (right) based assessments

### **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	0
prevent sprawl into locally important open space	1
2 To prevent neighbouring towns from merging into one another	0
prevent merging and coalescence of existing centres (within conurbation)	1
3 To assist in safeguarding the countryside from encroachment	0
safeguarding locally important open space / non-countryside from encroachment	1
4 To preserve the setting and special character of historic towns	0
protection of character and setting of conservation areas	0
<b>Total score</b>	<b>3</b>
<b>Total score against PPG2 Purposes</b>	<b>0</b>
<b>Total score against local interpretation of national policy</b>	<b>3</b>

#### **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	0
prevent sprawl into locally important open space	1
2 To prevent neighbouring towns from merging into one another	0
prevent merging and coalescence of existing centres (within conurbation)	0
3 To assist in safeguarding the countryside from encroachment	0
safeguarding locally important open space / non-countryside from encroachment	1
4 To preserve the setting and special character of historic towns	0
protection of character and setting of conservation areas	0
<b>Total score</b>	<b>2</b>
<b>Total score against PPG2 Purposes</b>	<b>0</b>
<b>Total score against local interpretation of national policy</b>	<b>2</b>

#### **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.

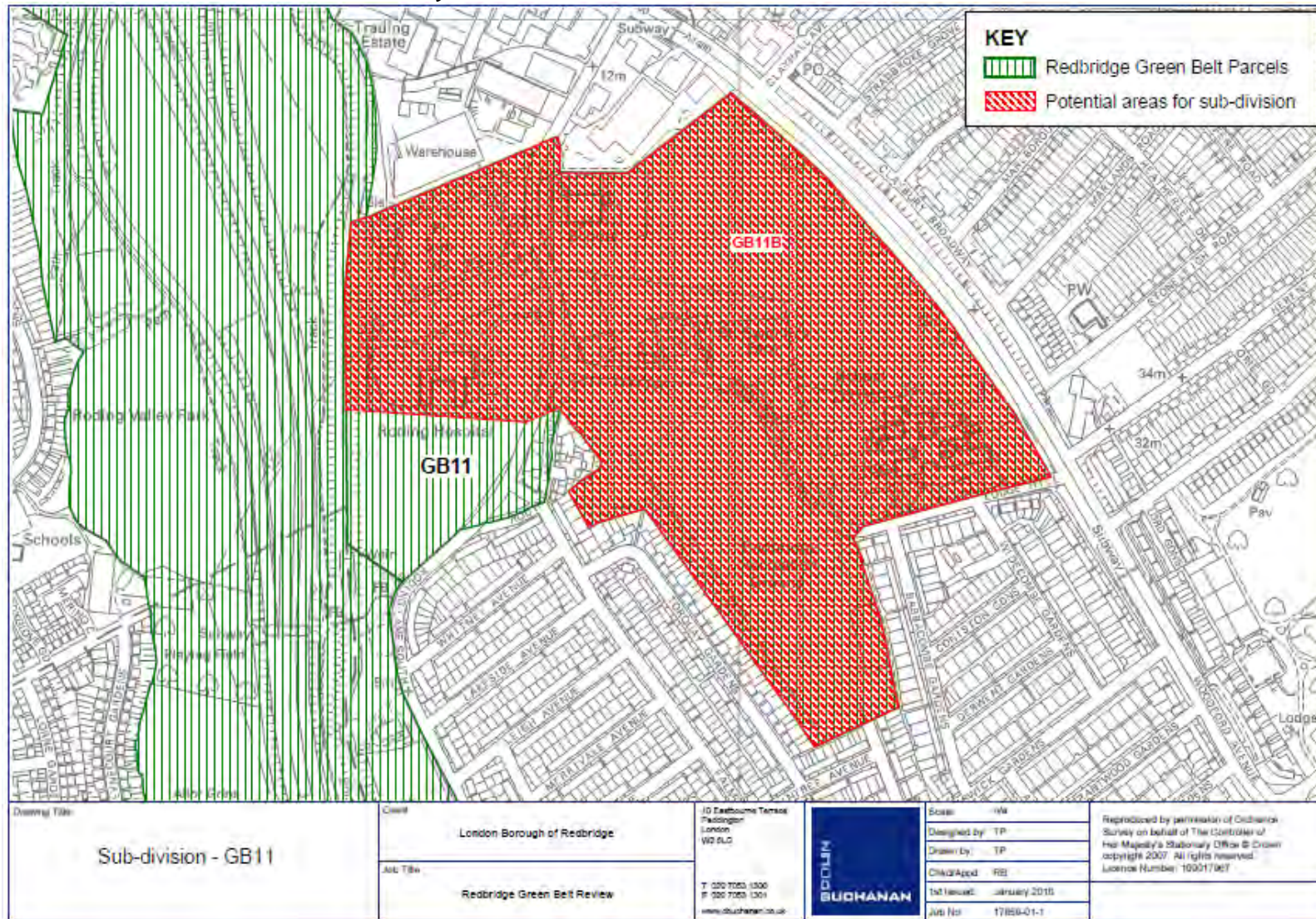
Therefore, with the exception of the woodland connected to GB09, the parcel as a whole does not meet PPG2 purposes. Furthermore, it is considered that it does not check unrestricted sprawl or prevent local neighbourhoods from merging into one another as it is generally surrounded by urban development.

#### **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)

**Subdivision as recommended by consultants in 2010.**



## 2010 Site Assessment Sheet Summary

### 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.

### 3.1 Redbridge 2013 Review of the Site Desk-based Assessment

NPPF Purpose and Local Interpretation		Score
<b>1</b>	<b>To check the unrestricted sprawl of large built-up areas</b>	<b>0</b>
	Prevent sprawl into locally important open space	<b>1</b>
<b>2</b>	<b>To prevent neighbouring towns from merging into one another</b>	<b>0</b>
	Prevent merging and coalescence of existing centres (within conurbation)	<b>1</b>
<b>3</b>	<b>To assist in safeguarding the countryside from encroachment</b>	<b>3</b>
	Safeguarding locally important open space/non-countryside from encroachment	<b>1</b>
<b>4</b>	<b>To preserve the setting and special character of historic towns</b>	<b>0</b>
	Protection of character and setting of conservation areas	<b>0</b>
	<b>Total score against PPG2 purposes</b>	<b>3</b>
	Total score against local interpretation of national policy	<b>3</b>
	<b>Total score</b>	<b>6</b>
<b>Desk-based Analysis</b>		
<p>The site consists of undeveloped woodland. Its western boundary connects with a linear corridor of woodland and open space running north-south along the River Roding. As such it helps maintain the separation between Clayhall and the suburbs of Wanstead and South Woodford to the west of the River. It provides a visual contrast with the Roding Valley Hospital to the north and Roding Lane South provides a clear and logical boundary between the site and residential streets to the east and south east.</p>		

<b>Final Recommendation</b>	
This site meets at least one purpose of Green Belt land. It appears logical to subdivide it from the remainder of GB11 and retain it as part of the wider strip of Green Belt land running north-south along the River Roding.	
<b>Total release from Green Belt</b>	<b>No</b>
<b>Potential for sub-division</b>	<b>No</b>

### Site-based Assessment

NPPF Purpose and Local Interpretation		Score
<b>1</b>	<b>To check the unrestricted sprawl of large built-up areas</b>	<b>0</b>
	Prevent sprawl into locally important open space	1
<b>2</b>	<b>To prevent neighbouring towns from merging into one another</b>	<b>0</b>
	Prevent merging and coalescence of existing centres (within conurbation)	0
<b>3</b>	<b>To assist in safeguarding the countryside from encroachment</b>	<b>3</b>
	Safeguarding locally important open space/non-countryside from encroachment	1
<b>4</b>	<b>To preserve the setting and special character of historic towns</b>	<b>0</b>
	Protection of character and setting of conservation areas	0
	<b>Total score against PPG2 purposes</b>	<b>3</b>
	Total score against local interpretation of national policy	2
	<b>Total score</b>	<b>5</b>
<b>Site-based Analysis</b>		
<p>The site does not prevent sprawl. It follows Roding Lane South and there is urban development to the east. It is a locally important open space and the Green Belt designation protects this space.</p> <p>It does not prevent the merging of settlements as it is surrounded by urban development to the south and east; the M11 and river Roding run north to south to the east of the site.</p> <p>However, the site is open and considered to be Countryside In and Around Town (CIAT) and has strong visual and physical links to the Green Belt to the west which links to the Roding Valley to the north and south. It is also a locally significant open space that requires protection from encroachment. The road Roding Lane South is considered to be a logical and defensible boundary to the Green Belt along the eastern boundary.</p>		

**Final Recommendation**

This site is considered to have strong visual and physical links to the wider Green Belt to the west which links to the Roding Valley to the north and south. It is considered to be CIAT and therefore, meets the NPPF Green Belt purpose to assist in safeguarding the countryside from encroachment and the corresponding local interpretation.

**Total release from Green Belt: No****Potential for sub-division: No**

**Site Photographs**

View from Roding Hospital looking south



View from Roding Lane South looking north west into Roding Hospital



View from Roding Lane South looking south west





View from Roding Lane South into southern part of site to the east



View from the Roding Valley Park looking north- site is to the east



Overgrown area in the southern part of the south



# London Borough of Redbridge Green Belt Review Addendum 2013

## Site Assessment Sheet: **Site A: Land to the south of Roding Hospital**

DATE SURVEYED:

SITE No:  AREA (Hectares):

### SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No:

Name:

### TOPOGRAPHY

Flat:  Sloping:  Undulating:

#### Comments:

The site slopes towards the south. There are also level changes within the site itself and an embankment separates it from the Roding Valley Park which is positioned to the west of the site and runs north- 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 site is not defined into fields and the fences which separate it from the urbanised edges to the north and west are made of a variety of different materials and are in varying conditions.

The site is overgrown towards the south and there is tree cover, particularly towards the south and west of the site.

### 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 entire site is designated as a Site of Nature Conservation Importance: Borough Importance Grade I: Roding Valley. In addition to being a Green Corridor. Both of these designations continue to the west and south as part of the Roding Valley Park corridor which is designated Green Belt.

### FLOOD RISK

Area within Zone 3:

Zone 2:

(A = all site within, B = site partially within)

### Comments:

The entire site is within Flood Zone 1. There are some areas at risk from Surface Water Flooding (1 in 200 Shallow, 1 in 200 Deep).

### 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: Roding Hospital \_\_\_\_\_

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:

Previously Developed Land/ Buildings

**Comments:**

To the north of the site there is the Roding Valley Hospital which dates to the mid 1980's and is made up of two 2 storey blocks constructed in red brick with a high pitched tiled roof. To the east there is Roding Lane South and residential two storey housing. To the south and west there is the Roding Valley Park and whilst there is an embankment running north- south along the vegetated boundary is considered to have strong visual and physical links to the wider Green Belt.

**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 entire site falls within an Archaeological Priority Zone which continues to the north, south and west. There are no other historic assets within or adjoining the site.

**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:

Unimproved/Semi improved grassland:  Bracken/Scrub:

Woodland:  Marshland:

Ruderal grassland:  Brownfield:

Horticulture:  Allotments:

Playing fields:	<input type="text"/>	Informal Open Space:	<input type="text"/>
Quarrying:	<input type="text"/>	Landfill:	<input type="text"/>
Parkland:	<input type="text"/>	Other:	Horse Paddock/ Grazing

**Summary:-**

The site is made up of horse grazing, scrubland and woodland. Woodland is mainly concentrated to the west and south of the site. The entire site is within a Site of Nature Conservation Importance and Archaeological Priority Zone both of which continue into the wider Green Belt to the west and south.

There are fenced boundaries of varying quality to the north and east which form urbanised edges with the Roding Hospital and housing. To the south and west there is the Roding Valley Park and the boundaries here are less defined and are overgrown.

The site slopes towards the south and within it there are undulating levels within it, including an embankment which runs north- south along the western boundary and the river Roding.

There are considered to be strong visual and physical links between this site and the wider Green Belt to the south and west which is the Roding Valley Corridor and extends into the wider Green Belt.

#### 4 Site B: Fernhall Cottage

Location	Roding Lane South
Area	0.1435 hectares
Ownership	Private
Land use	Residential
Major Planning Application History	No history of planning applications for Major development
Planning Policies (in addition to Green Belt)	None applicable
Other Constraints	Nil

#### Site Plan

PUB1644: WG Brock - Land at Fernhall Cottages



16/04/2013

Scale 1: 1,250



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Redbridge  
Planning & Regeneration

# Aerial photograph with Fernhall Cottage site indicated.

PUB1644: WG Brock - Land at Fernhall Cottages



16/04/2013

Scale 1:1,250

50 0 m

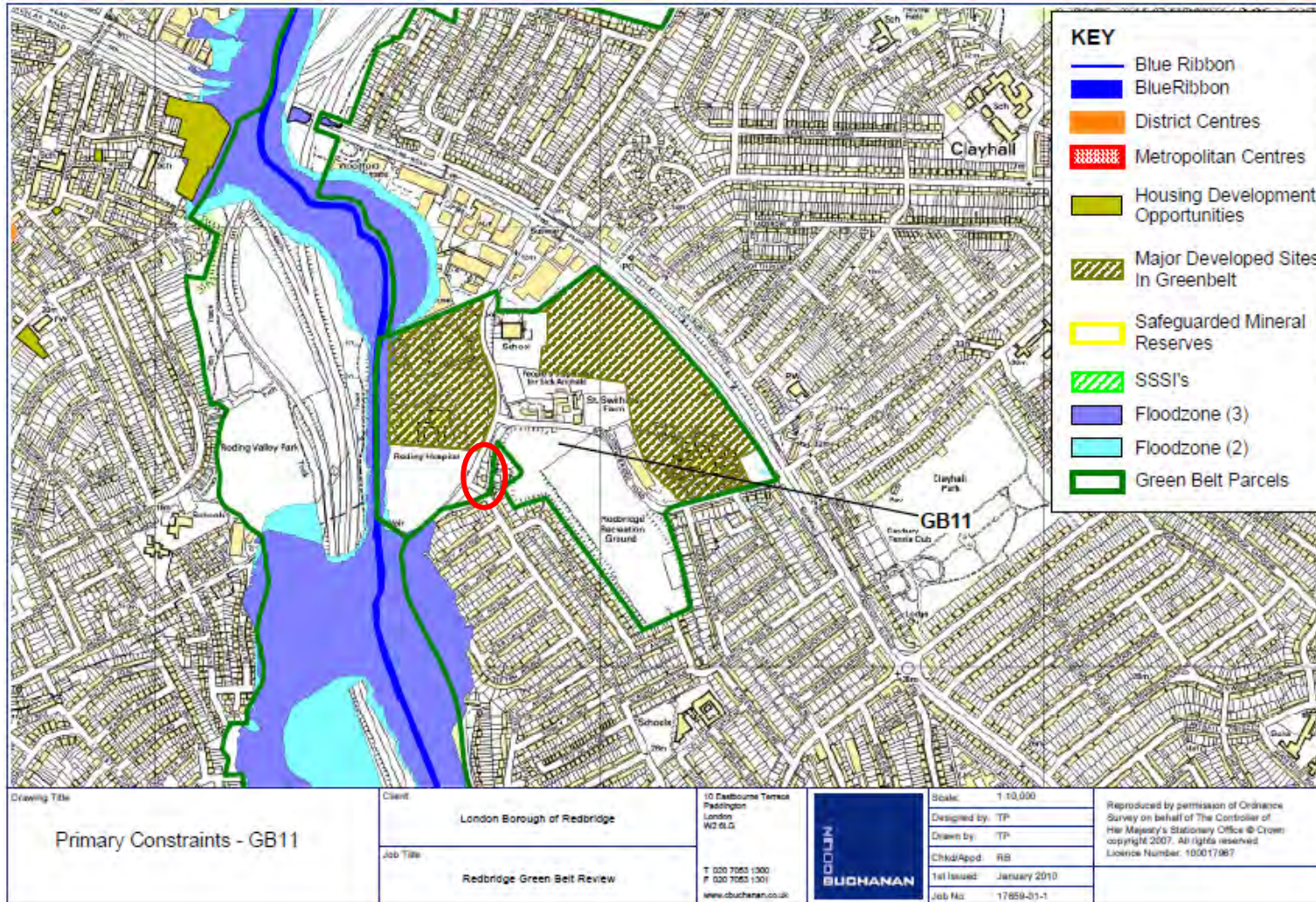
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## Redbridge Green Belt Review (Colin Buchanan, 2010)

The 2010 assessment examined the Fernhall Cottage site (circled in red) as part of the wider site GB11.



## 2010 desk (left) and site (right) based assessments

### 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.

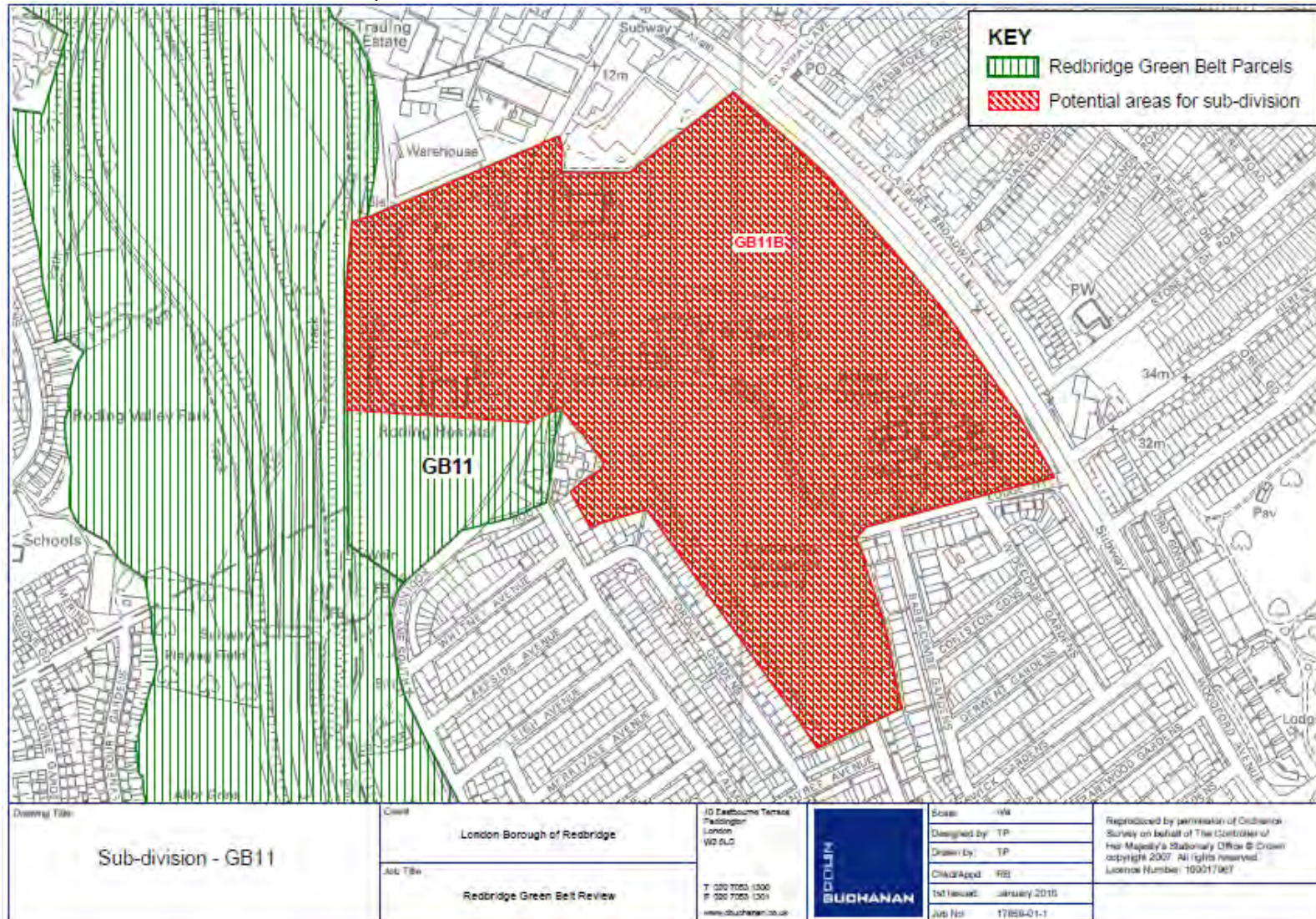
Therefore, with the exception of the woodland connected to GB09, the parcel as a whole does not meet PPG2 purposes. Furthermore, it is considered that it does not check unrestricted sprawl or prevent local neighbourhoods from merging into one another as it is generally surrounded by urban development.

#### 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)

**Subdivision as recommended by consultants in 2010.**



## 2010 Site Assessment Sheet Summary

### 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.

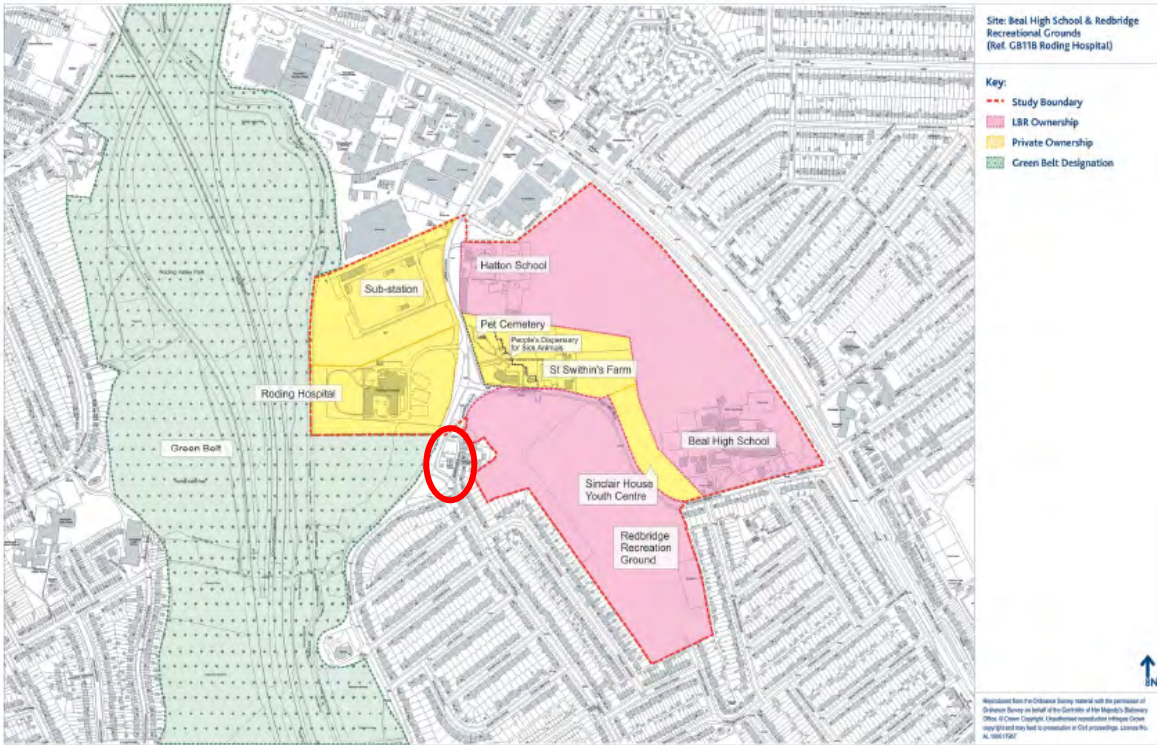
## 4.1 Redbridge 2013 Review of the Site

### Desk-based Assessment

NPPF Purpose and Local Interpretation		Score
<b>1</b>	<b>To check the unrestricted sprawl of large built-up areas</b>	<b>0</b>
	Prevent sprawl into locally important open space	1
<b>2</b>	<b>To prevent neighbouring towns from merging into one another</b>	<b>0</b>
	Prevent merging and coalescence of existing centres (within conurbation)	0
<b>3</b>	<b>To assist in safeguarding the countryside from encroachment</b>	<b>0</b>
	Safeguarding locally important open space/non-countryside from encroachment	1
<b>4</b>	<b>To preserve the setting and special character of historic towns</b>	<b>0</b>
	Protection of character and setting of conservation areas	0
	<b>Total score against PPG2 purposes</b>	<b>0</b>
	Total score against local interpretation of national policy	2
	<b>Total score</b>	<b>2</b>
<b>Desk-based Analysis</b>		
<p>This small site is relatively built up with cottage residences. It fronts the western side of a residential street and is contiguous with urban development to the east and south. It is severed from undeveloped woodland to the west by Roding Lane South. It is difficult to see how it meets any of the purposes of Green Belt land.</p>		
<b>Commentary on 2010 Assessment</b>		
<p>The 2010 assessment recommended that only the woodland to the south west of the broader parcel (GB11) and connected to GB09 and the Roding Valley should be retained in the Green Belt. The Site Assessment Summary Sheet also refers to this "small triangular parcel to the south of the Roding Valley Hospital". It further states that "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".</p> <p>The proposed plan of subdivision of parcel GB11 prepared by the consultants does show the Fernhall Cottage site included with the woodland area to be retained within the Green Belt. However, it is notable that the Study Area and Masterplan Maps of this area provided on pages 12 and 13 of the consultant's Stage 5 report do not. There may well have been a mapping error involved here as the site is not woodland (it has some trees but is developed for houses and stables) and is to the east of Roding Lane South which severs it from the woodland and wider connection to parcel GB09 and the Roding Valley. (Note: Mapping shows the highways to both the west and east of the site as "Roding Lane South". This may have given rise to the error, if such it was.)</p>		

Site as mapped in consultant's Stage 5 report (2010)

Fig 3.1: Site GB11B Study Area



Date: 03/06/10  
First issued: 03/06/10  
Client: London Borough of Redbridge  
Job number: 17859-02-1/fig 3.1\_rev1  
Prepared by: ED

REDBRIDGE GREEN BELT REVIEW >STAGE 5

**Final Recommendation**

This site does not meet any of the purposes of Green Belt land and may have been incorrectly mapped in the 2010 consultant's report. The logical boundary for subdivision is Roding Lane South to the west of the site. Accordingly, the stables to the immediate north and the small parcel of tree covered highway land across Falmouth Gardens to the south of the Fernhall Cottage site may also be considered for release from the Green Belt along with the Fernhall Cottage site itself.

<b>Total release from Green Belt</b>	<b>Yes</b>
--------------------------------------	------------

<b>Potential for sub-division</b>	<b>No</b>
-----------------------------------	-----------

**Site-based Assessment**

<b>NPPF Purpose and Local Interpretation</b>		<b>Score</b>
<b>1</b>	<b>To check the unrestricted sprawl of large built-up areas</b>	<b>0</b>
	Prevent sprawl into locally important open space	<b>0</b>
<b>2</b>	<b>To prevent neighbouring towns from merging into one another</b>	<b>0</b>
	Prevent merging and coalescence of existing centres (within conurbation)	<b>0</b>
<b>3</b>	<b>To assist in safeguarding the countryside from encroachment</b>	<b>0</b>
	Safeguarding locally important open space/non-countryside from encroachment	<b>0</b>
<b>4</b>	<b>To preserve the setting and special character of historic towns</b>	<b>0</b>
	Protection of character and setting of conservation areas	<b>0</b>
	<b>Total score against PPG2 purposes</b>	<b>0</b>
	Total score against local interpretation of national policy	<b>0</b>
	<b>Total score</b>	<b>0</b>
<b>Site-based Analysis</b>		
<p>The site of Fernhall Cottages does not meet any NPPF Green Belt purposes and local interpretations. It is completely enclosed with the exception of the entrance to the Cottages, precluding views across on either side of the road. The new widened Roding Lane South severs the site from the wider Green Belt to the west which links to the Roding Valley corridor. To the east there is a row of two storey houses which forms an urbanised edge; meaning that it is an island of developed land and is not considered to meet Green Belt purposes.</p>		
<b>Final Recommendation</b>		
<p>The site is recommended to be released from the Green Belt, alongside the island areas to the north and south so that western new widened Roding Lane South forms a logical boundary to the extent of the Green Belt.</p>		

**Total release from Green Belt: Yes. Map to show the new boundary below:**



21/05/2013 Scale 1: 1,250 50 0 m  
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**Potential for sub-division: No**



**Site Photographs**

View from the eastern side of Roding Lane South looking north



Entrance from eastern Roding Lane South into Fernhall Cottage.



View from western Roding Lane South looking south



Views into site from Roding Lane South



# London Borough of Redbridge Green Belt Review Addendum 2013

## Site Assessment Sheet: **Site B: Fernhall Cottages**

DATE SURVEYED:

SITE No:

AREA (Hectares):

### SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No:

Name:

### TOPOGRAPHY

Flat:

Sloping:

Undulating:

#### Comments:

The site 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 site is enclosed to the west and south by fences/ hedgerow with some trees, making it difficult to see into the site. To the east the means of enclosure are broken by the entrance to the cottages. To the north there is an enclosed stables which restrict views in this area.

It is an island with two roads running north-south either side which separate it from the surroundings. There is a row of two storey residential units across the narrow road to the east and to the west across Roding Land South there is the Green Belt which links to the Roding Valley.

**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 site is not designated as a Site of Nature Conservation Importance. It does not contain any water bodies and is not next to an area that does.

**FLOOD RISK**

Area within Zone 3:  Zone 2:

(A = all site within, B = site partially within)

**Comments:**

The site is within Flood Zone One.

**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:

Buildings/ Previously Developed Land:

**Comments:**

The site has a low visual prominence in the surrounding area and the means of enclosure mean that it difficult to see into the site from three sides.

**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 site has no historic designations and is not adjacent to any areas of historic importance .

**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:

Unimproved/Semi improved grassland:  Bracken/Scrub:

Woodland:  Marshland:

Ruderal grassland:  Brownfield:

Horticulture:  Allotments:

Playing fields:  Informal Open Space:

Quarrying:  Landfill:

Parkland:  Other: Residential Property and Garden/  
Outbuildings\_\_\_

**Summary:-**

The site is highly enclosed to the north, west and south by a fence and some trees. To the east there is the entrance to the house which faces out onto a row of two storey residential properties. It is an island site separated by roads running north- south to the east and west. This means it does not have any strong connection to the wider Green Belt to the west.

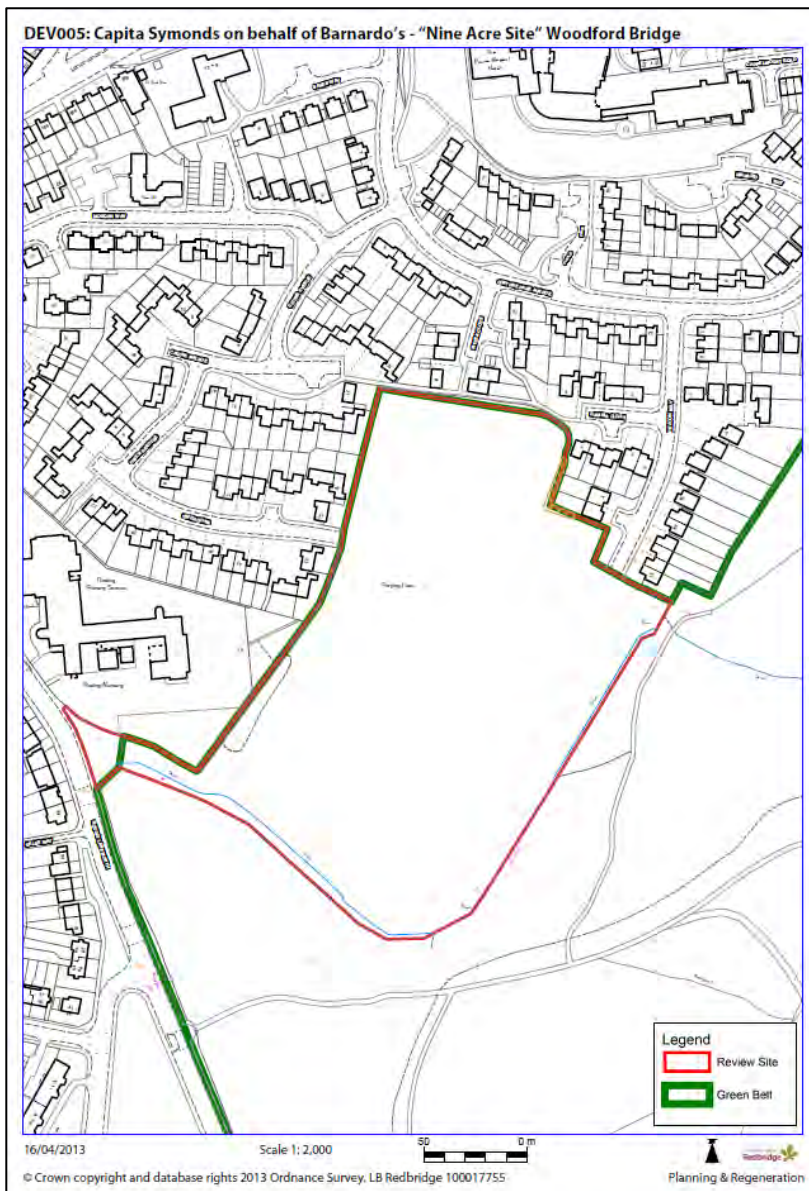
The site is not open and does not allow for views across into the wider Green Belt to the west.

It is not designated as a Site of Nature Conservation Importance and does not have any additional planning policy designations.

## 5 Site C: The Nine Acre Site

Location	Roding Lane North
Area	3.49 hectares
Ownership	Private
Land use	Outdoor Sport and Recreation
Major Planning Application History	No history of planning applications for Major development
Planning Policies (in addition to Green Belt)	Green Corridor Heritage Land Site of Nature Conservation Importance (southern portion of site only)
Other Constraints	Nil

### Site Plan

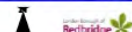
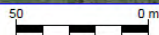


DEV005: Capita Symonds on behalf of Barnardo's - "Nine Acre Site" Woodford Bridge



16/04/2013

Scale 1:2,000



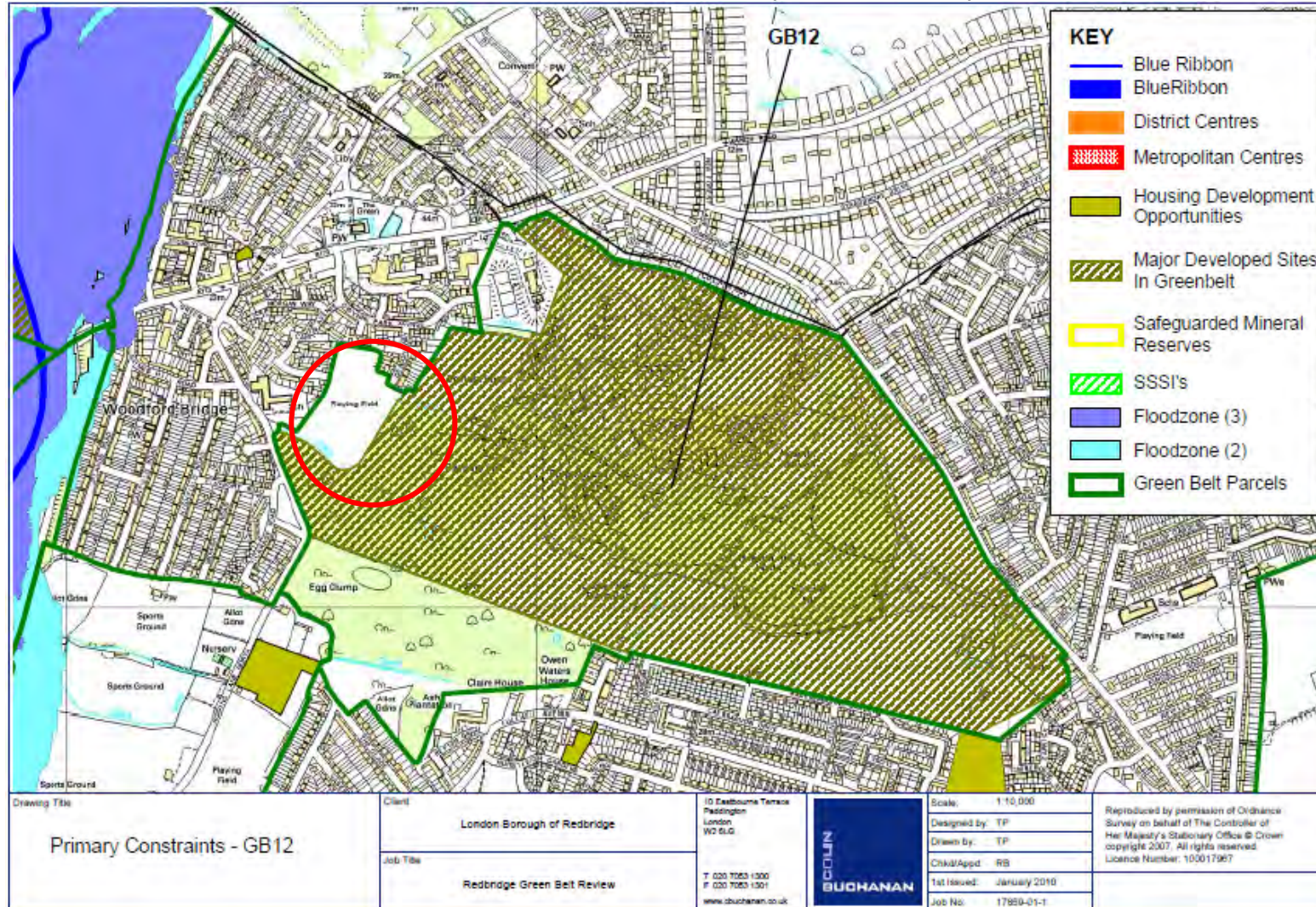
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Planning & Regeneration



## Redbridge Green Belt Review (Colin Buchanan, 2010)

The 2010 assessment examined the Nine Acre site (circled in red) as part of the wider parcel GB12.



## 2010 desk (left) and site (right) based assessments

### 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
<b>Total score</b>	<b>7</b>
<b>Total score against PPG2 Purposes</b>	<b>3</b>
<b>Total score against local interpretation of national policy</b>	<b>4</b>

#### 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
<b>Total score</b>	<b>7</b>
<b>Total score against PPG2 Purposes</b>	<b>3</b>
<b>Total score against local interpretation of national policy</b>	<b>4</b>

#### Site-based Analysis

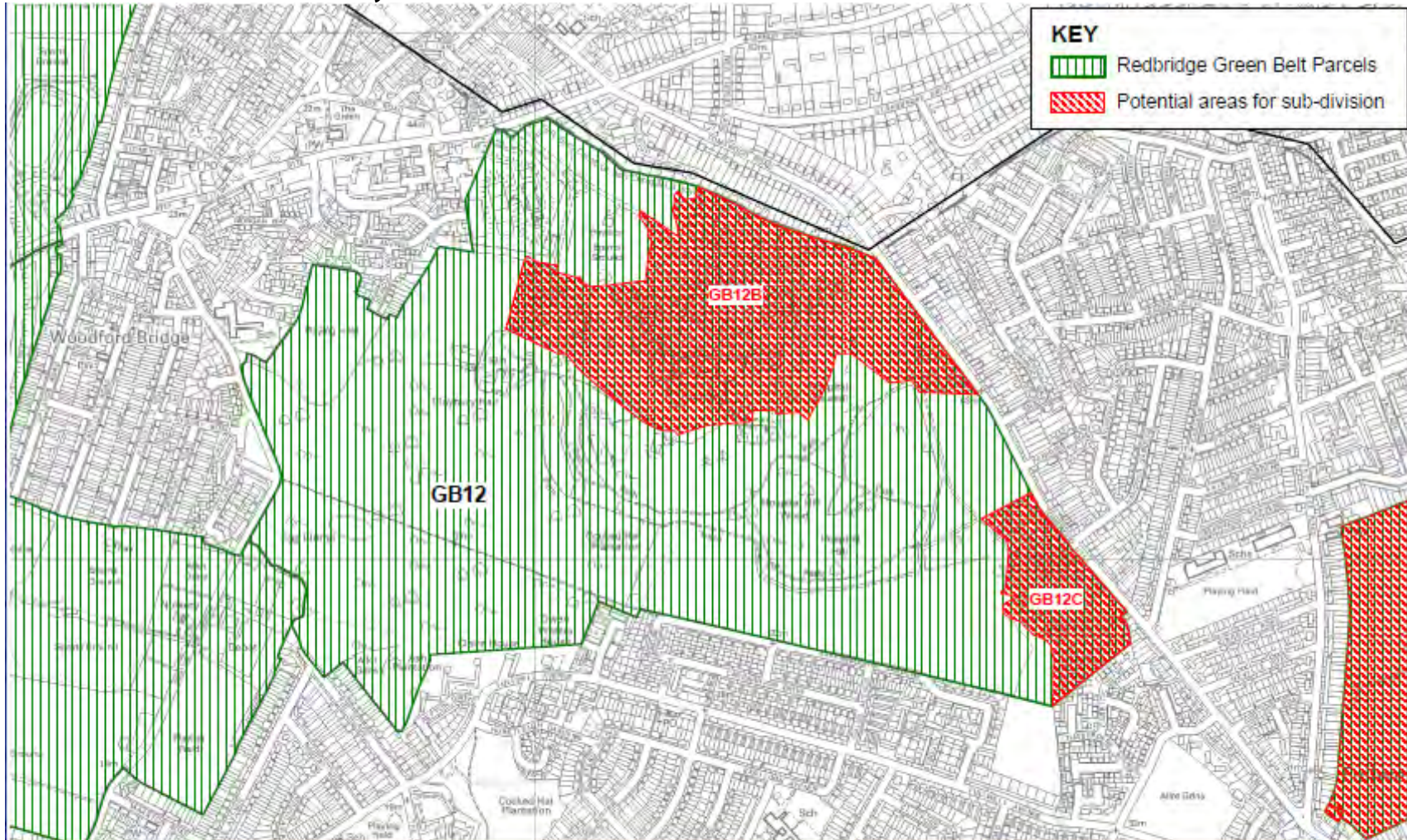
The site visit highlighted that the Claybury Hospital parcel is partly built-up to the north. Recent residential development has taken place and this element of the parcel exhibits a different character to the rest of the parcel, which remains relatively open. This land to the south, east and west is 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)**

**Subdivision as recommended by consultants in 2010.**



Drawing Title  <b>Sub-division - GB12</b>	Client  London Borough of Redbridge	10 Eastbourne Terrace Paddington London W2 6LG		Scale 1:16	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 7055 1300 F 020 7055 1301 www.colinsudhanan.co.uk		Designed by: TP	
		Drawn by: TP			
		Check/Approved: RS			
		Date Issued: March 2010			
		Job No: 17659-01-1			

## 2010 Site Assessment Sheet Summary

### 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 SSSI 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.

## 5.1 Redbridge 2013 Review of Nine Acre site

### Desk-based Assessment

NPPF Purpose and Local Interpretation		Score
<b>1</b>	<b>To check the unrestricted sprawl of large built-up areas</b>	<b>0</b>
	Prevent sprawl into locally important open space	1
<b>2</b>	<b>To prevent neighbouring towns from merging into one another</b>	<b>0</b>
	Prevent merging and coalescence of existing centres (within conurbation)	1
<b>3</b>	<b>To assist in safeguarding the countryside from encroachment</b>	<b>3</b>
	Safeguarding locally important open space/non-countryside from encroachment	1
<b>4</b>	<b>To preserve the setting and special character of historic towns</b>	<b>0</b>
	Protection of character and setting of conservation areas	1
	<b>Total score against PPG2 purposes</b>	<b>3</b>
	Total score against local interpretation of national policy	4
	<b>Total score</b>	<b>7</b>
<b>Desk-based Analysis</b>		
<p>This site is completely open, undeveloped land which is contiguous with the remainder of the GB12 parcel. The qualities which allow the remainder of GB12 to contribute to the purposes of the Green Belt are just as relevant to the Nine Acre site – perhaps more so, because its openness is not compromised by the redeveloped buildings of the former Claybury Hospital. There is no obvious or compelling reason to exclude this site from the wider Green Belt parcel.</p>		
<b>Commentary on 2010 Assessment</b>		
<p>The 2010 assessment did consider the potential to subdivide the GB12 parcel and recommended that two parcels (GB12B and GB12C) should be released from the Green Belt on the basis that they were extensively developed for housing. The logic of this argument does not apply to the Nine Acre site, which is open and undeveloped.</p>		

<b>Final Recommendation</b>	
This site meets one purpose of Green Belt land and should not be released.	
<b>Total release from Green Belt</b>	<b>No</b>
<b>Potential for sub-division</b>	<b>No</b>

### Site-based Assessment

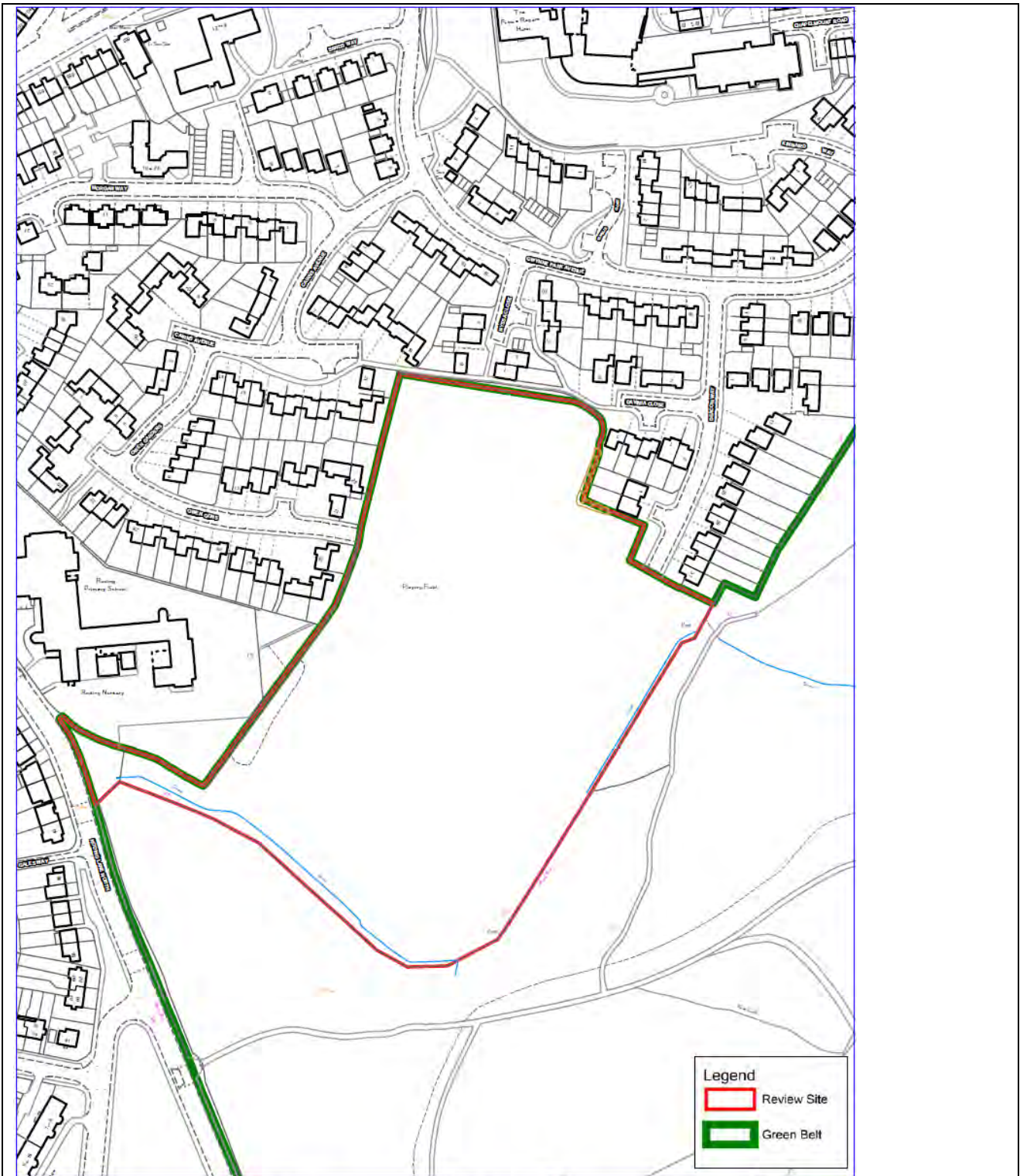
NPPF Purpose and Local Interpretation		Score
<b>1</b>	<b>To check the unrestricted sprawl of large built-up areas</b>	<b>0</b>
	Prevent sprawl into locally important open space	1
<b>2</b>	<b>To prevent neighbouring towns from merging into one another</b>	<b>0</b>
	Prevent merging and coalescence of existing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

### Desk-based Analysis

The site is locally important open space and plays a role in preventing the merging of neighbourhoods in the south and north of the wider Green Belt parcel. Furthermore, it helps to protect the character and setting of the Claybury Conservation Area which directly adjoins the site. The site is considered to be visually and physically connected to the wider Countryside In and Around Towns which adjoins the site within the wider Claybury Park. Therefore, it is considered to meet the NPPF Purpose "To assist in safeguarding the countryside from encroachment" and the local interpretation.

### Final Recommendation

The site has strong visual and physical connections to the wider Green Belt to the south and east. It is open and is not built up unlike the sub divisions recommended as part of the original recommendations of the Green Belt Review. Therefore, it is recommended to continue to be protected as Green Belt. The Green Belt boundary should be extended to run along Roding Lane North in order that it represents a logical, defensible boundary. The current south eastern corner boundary does not relate to anything on the ground and appears to be a previous mapping error. The map with the new minor alteration to the Green Belt boundary is set out overleaf.



21/05/2013

Scale 1:2,000



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**Total release from Green Belt**

**NO-**

**Potential for sub-division**

**NO**

## Site Photographs

View looking east from entrance to the site off Owen Gardens



Viewing looking north- east from entrance to the site off Owen Gardens



View looking south east from entrance off Owen Gardens- shows mown playing field and wider Green Belt on the horizon





View looking south from the path which connects Cairns Avenue and Davina Close



View from Roding Lane North into vegetated southern edge of the site.



## Site Assessment

### Site C: Roding Lane North

DATE SURVEYED:

SITE No:

AREA (Hectares):

#### SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No:

Name:

#### TOPOGRAPHY

Flat:

Sloping:

Undulating:

#### Comments:

The site slopes to the south, and there are some undulating sections within it.

#### 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 site is enclosed by fencing on the northern and western boundaries. There is reasonably dense woodland on the southern and eastern boundaries which means that it is fairly enclosed from the surroundings. Within the site the playing fields are not formally segregated from the wider areas of open space which has a semi- natural greenspace character.

**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:**

Part of the southern section of the site is a Site of Nature Conservation Importance: Grade I (Claybury Hospital) which extends to the south and east. The entire site is designated as Heritage Land and a Green Corridor, again these policy designations extend into the wider Green Belt to the south and east.

There is woodland to the east of the site which falls within Claybury Park; the trees within this are protected by Tree Preservation Orders.

**FLOOD RISK**

Area within Zone 3:  Zone 2:

(A = all site within, B = site partially within)

**Comments:**

The entire site falls within Flood Zone 1.

**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: Roding Primary School and Nursery \_\_\_\_\_

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:

Buildings/ Previously Developed Land:

**Comments:**

The site has two storey detached and semi- detached residential development along part of its northern and western boundaries. The southern half of the western boundary adjoins the Roding Primary School and Nursery. The southern and eastern boundaries adjoin Claybury Park, specifically an area of woodland comprising trees protected by Tree Preservation Orders.

**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:**

Part of the southern section of the site is designated as Heritage Land and an Archaeological Priority Zone. The site is adjacent to and visible from the Claybury Conservation Area.

**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:

Unimproved/Semi improved grassland:  Bracken/Scrub:

Woodland:  Marshland:

Ruderal grassland:  Brownfield:

Horticulture:  Allotments:

Playing fields:  Informal Open Space:

Quarrying:  Landfill:

Parkland:

Other:

**Summary:-**

The site is undulating with a distinct slope to the south of the site.

It is surrounded along most of the boundaries to the north and west by residential development and the school/ nursery defined by fences/ vegetation. The southern and eastern boundaries adjoin Claybury Park; specifically an area of woodland comprising trees protected by Tree Preservation Orders.

The site has a mown playing field in the southern section; the northern part is semi- natural greenspace including a number of trees. The boundaries with the wooded parts of Claybury Park are not defined and are considered to have strong visual and physical links with the rest of the Green Belt which extends into Claybury Park.

It adjoins Claybury Conservation Area; and there are some policy links which extend into the remainder of Claybury Park including Green Corridor and Heritage Land designations across the entire site. The Archaeological Priority Zone and Site of Nature Conservation Importance designations extend from part of the southern area of the site into the wider Green Belt in Claybury Park.

## 6 Site D: Land at Tomswood Hill

Location	Tomswood Hill
Area	2.6 hectares
Ownership	Private
Land use	Open space/outdoor recreation
Major Planning Application History	The site was part of the wider Claybury Hospital land which was approved for residential redevelopment in 1998.
Planning Policies (in addition to Green Belt)	Green Corridor Heritage Land Conservation Area
Other Constraints	Nil

### Site Plan



**Aerial view with Tomswood Hill site indicated.**

DEV317/01: NLP on behalf of Crest Nicholson - Tomswood Hill



16/04/2013

Scale 1: 2,000

50 0 m

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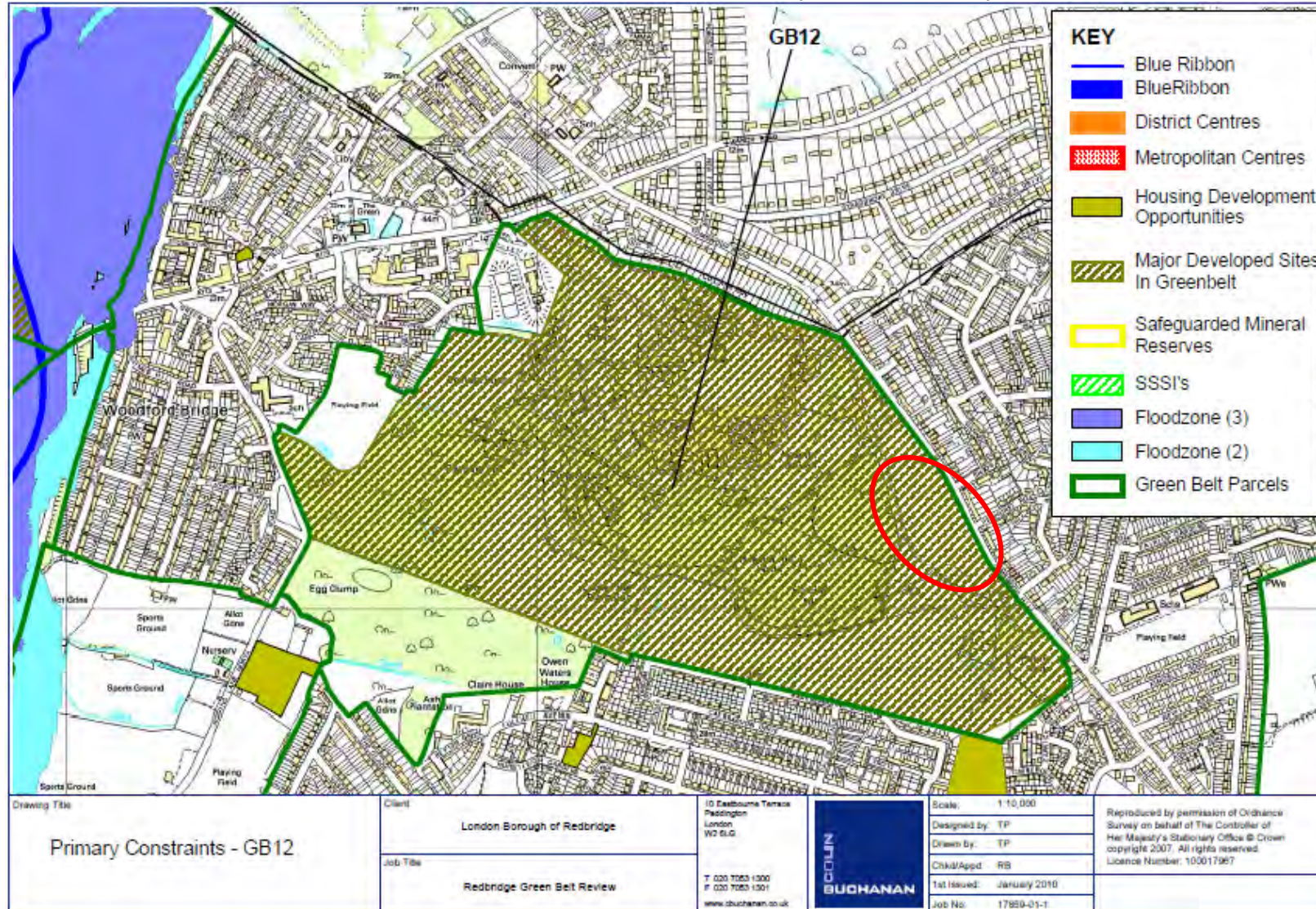
Aerial Photography © 2012 BLOM

Planning & Regeneration



## Redbridge Green Belt Review (Colin Buchanan, 2010)

The 2010 assessment examined the Tomswood Hill site (circled in red) as part of the wider parcel GB12.



## 2010 desk (left) and site (right) based assessments

### 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
<b>Total score</b>	<b>7</b>
<b>Total score against PPG2 Purposes</b>	<b>3</b>
<b>Total score against local interpretation of national policy</b>	<b>4</b>

#### 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

**Subdivision as recommended by consultants in 2010.**

### 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
<b>Total score</b>	<b>7</b>
<b>Total score against PPG2 Purposes</b>	<b>3</b>
<b>Total score against local interpretation of national policy</b>	<b>4</b>

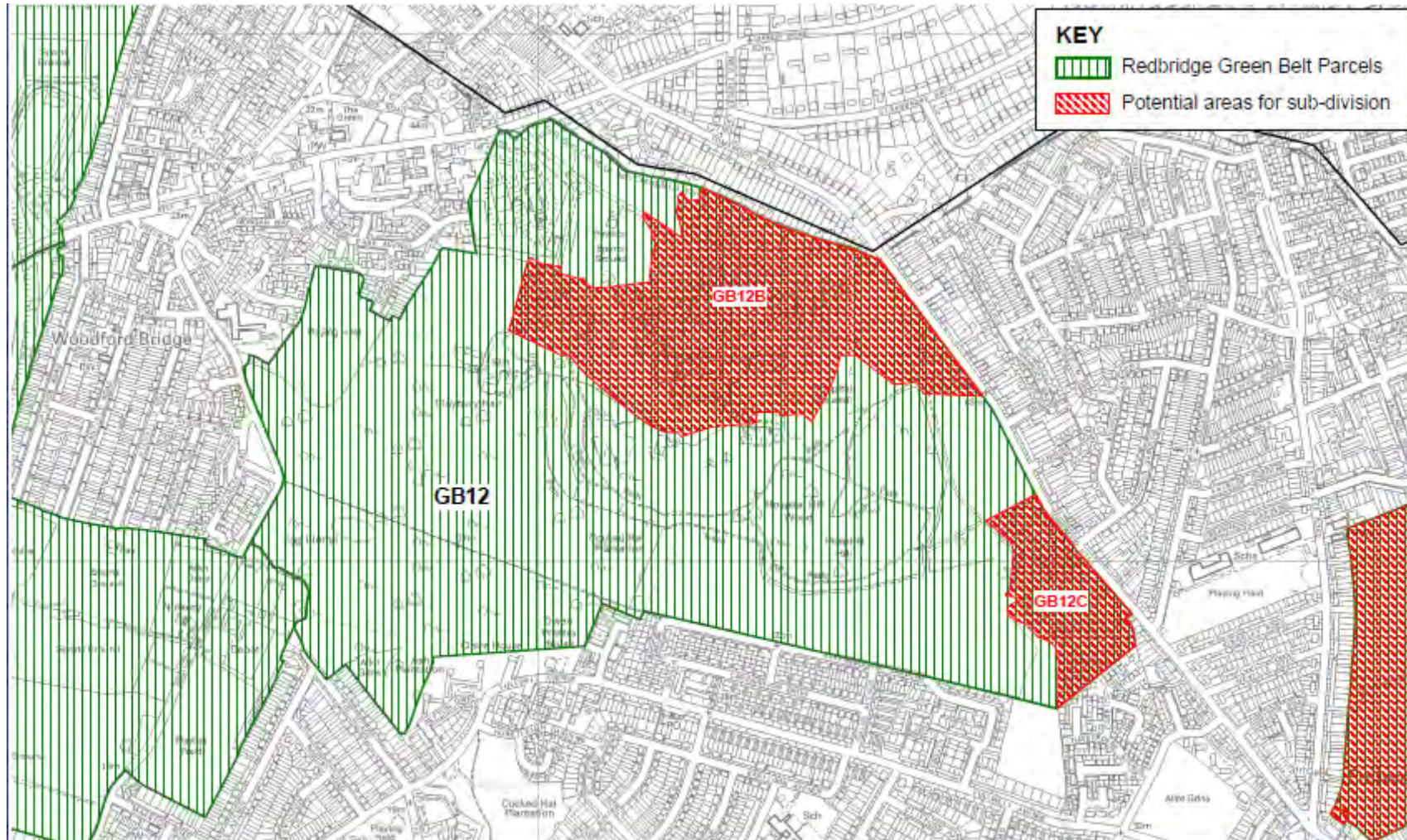
#### Site-based Analysis


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)



Drawing Title  <b>Sub-division - GB12</b>	Client  <b>London Borough of Redbridge</b>	10 Eastbourne Terrace Paddington London W2 8LG		Scale: n/a Designed by: TP Drawn by: TP Check/Approved: RB Issued: March 2010 Job No: 17889-01-1	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  <b>Redbridge Green Belt Review</b>	T 020 7055 1300 F 020 7055 1301 <a href="http://www.cbuchanan.co.uk">www.cbuchanan.co.uk</a>			

## 2010 Site Assessment Sheet Summary

### 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 SSSI 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.

## 6.1 Redbridge 2013 Review of the Site

### Desk-based Assessment

NPPF Purpose and Local Interpretation		Score
<b>1</b>	<b>To check the unrestricted sprawl of large built-up areas</b>	<b>0</b>
	Prevent sprawl into locally important open space	1
<b>2</b>	<b>To prevent neighbouring towns from merging into one another</b>	<b>0</b>
	Prevent merging and coalescence of existing centres (within conurbation)	1
<b>3</b>	<b>To assist in safeguarding the countryside from encroachment</b>	<b>3</b>
	Safeguarding locally important open space/non-countryside from encroachment	1
<b>4</b>	<b>To preserve the setting and special character of historic towns</b>	<b>0</b>
	Protection of character and setting of conservation areas	1
	<b>Total score against PPG2 purposes</b>	<b>3</b>
	Total score against local interpretation of national policy	4
	<b>Total score</b>	<b>7</b>
<b>Desk-based Analysis</b>		
<p>This site is completely open, undeveloped land which is contiguous with the remainder of the GB12 parcel. The qualities which allow the remainder of GB12 to contribute to the purposes of the Green Belt are just as relevant to the Tomswood Hill site – perhaps more so, because its openness is not compromised by the redeveloped buildings of the former Claybury Hospital. There is no obvious or compelling reason to exclude this site from the wider Green Belt parcel.</p>		
<b>Commentary on 2010 Assessment</b>		
<p>The 2010 assessment did consider the potential to subdivide the GB12 parcel and recommended that two parcels of (GB12B and GB12C) should be released from the Green Belt on the basis that they were extensively developed for housing. The logic of this argument does not apply to the Tomswood Hill site, which is open and undeveloped.</p>		

<b>Final Recommendation</b>	
This site meets one purpose of Green Belt land and should not be released.	
<b>Total release from Green Belt</b>	<b>No</b>
<b>Potential for sub-division</b>	<b>No</b>

### Site-based Assessment

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

#### Site-based Analysis

The site is a locally important open space which prevents the merging of the settlements to the north and south. It forms part of the Claybury Conservation Area. The site is open and due to its topography which slopes east- west and vegetated boundaries; the site is not enclosed by the urbanised edges to the north, east and south. A path runs north to south along the western boundary but there are strong visual, physical and policy links to the wider Green Belt to the west which is made up of parkland and woodland . Therefore, it meets the NPPF purpose to assist in safeguarding the countryside from encroachment as it is considered to be CIAT.

#### Final Recommendation

This site meets one purpose of Green Belt land and should not be released.

**Total Release from the Green Belt**  
**NO**

**Potential for Sub Division**  
**NO**

### 6.1.1 Site Photographs

View looking east from the south western corner of the site



View looking north from the south western corner of the site



View looking west into the wider Green Belt



View looking north/ south from the middle of the site



Western Vegetated Boundary



Northern Urbanised Boundary





# London Borough of Redbridge Green Belt Review Addendum 2013

## Site Assessment Sheet: **Site D: Land at Tomswood Hill**

DATE SURVEYED:

SITE No:  AREA (Hectares):

### SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX

No:

Name:

### TOPOGRAPHY

Flat:  Sloping:  Undulating:

### Comments:

The site slopes from east to west and at the top of the slope is higher than its surroundings.

### LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure:-

Open:  Semi enclosed:  Enclosed:

Field pattern:-

Small:  Medium:  Large:

Undefined:

Enclosure materials: -

Fencing:  Hedgerows:

Walls:

Hedgerow condition: -	Good:	<input type="checkbox" value="√"/>	Poor/NA:	<input type="checkbox"/>
Hedgerow trees/tree belts (condition):-	Good:	<input type="checkbox" value="√"/>	Poor/NA:	<input type="checkbox"/>
Scrub adjacent to site: -	Yes:	<input type="checkbox" value="√"/>	No:	<input type="checkbox"/>
Woodland adjacent to site: -	Yes:	<input type="checkbox" value="√"/>	No:	<input type="checkbox"/>

**Comments:**

The site is open and is enclosed by fencing/ vegetation/ trees to the northern, eastern and southern boundaries. Along the western boundary there is a path at the lowest point of the site.

There are three formal gated entrances to the site; the northern estate off Hazel Lane, Tomswood Hill and Acle Close.

**BIODIVERSITY**

Statutory Designations: -	SAC:	<input type="checkbox"/>	SPA:	<input type="checkbox"/>	SSSI:	<input type="checkbox"/>
	LNR:	<input type="checkbox"/>	NNR:	<input type="checkbox"/>		

Local Designations:-

Site of Nature Conservation Importance:	Yes:	<input type="checkbox"/>	No:	<input type="checkbox" value="√"/>
Ancient woodland on or adjacent to site	Yes:	<input type="checkbox" value="√"/>	No:	<input type="checkbox"/>

Presence of water bodies on or adjacent to the site:-

Brook/river corridor:	<input type="checkbox"/>	Ponds:	<input type="checkbox"/>	Ditches:	<input type="checkbox"/>
Wetland:	<input type="checkbox"/>				

**Comments:**

There are no site specific biodiversity designations. However, the site directly adjoins the Site of Nature Conservation Importance Grade I Claybury Hospital and the Hospital Hill Ancient Woodland.

Furthermore, there is a line of trees protected by Tree Preservation Orders which run north- south along the eastern boundary with Tomswood Hill. The woodland to the west is also protected by Tree Preservation Orders.

**FLOOD RISK**

Area within Zone 3:  Zone 2:

(A = all site within, B = site partially within)

**Comments:**

The entire site falls within Flood Zone 1.

**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:

Previously Developed Land/ Buildings

**Comments:**

Due to the slope the site has quite a high visual prominence in the surrounding area. If it were to be developed then it would lead to visual coalescence of the new build estates to the north and south.

The site has urbanised edges to the north, east and south, although it is shielded by trees and vegetation and a black, well maintained fence. The western edge is defined by a path which is surrounded by grass but leads into a woodland area. This means this edge is open and is it not formally separated from the wider Green Belt to the 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:**

The site falls within the Claybury Conservation Area and is designated Heritage Land. The former Claybury Hospital, now Repton Park residential development is comprised of listed buildings and situated to the north west of the site.

## 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:

Unimproved/Semi improved grassland:  Bracken/Scrub:

Woodland:  Marshland:

Ruderal grassland:  Brownfield:

Horticulture:  Allotments:

Playing fields:  Informal Open Space:

Quarrying:  Landfill:

Parkland:  Other: \_\_\_\_\_

### Summary:-

The site is parkland/ grassland. It has urbanised edges on the eastern, northern and southern boundaries, however, these are shielded by vegetation and fencing, including a row of trees protected by Tree Preservation Orders which runs north to south perpendicular to Tomswood Road.

The site slopes from east to west and at the top of the slope is higher than its surroundings. Due to this topography there are open views across the site; and the site does not feel enclosed by the urbanised edges.

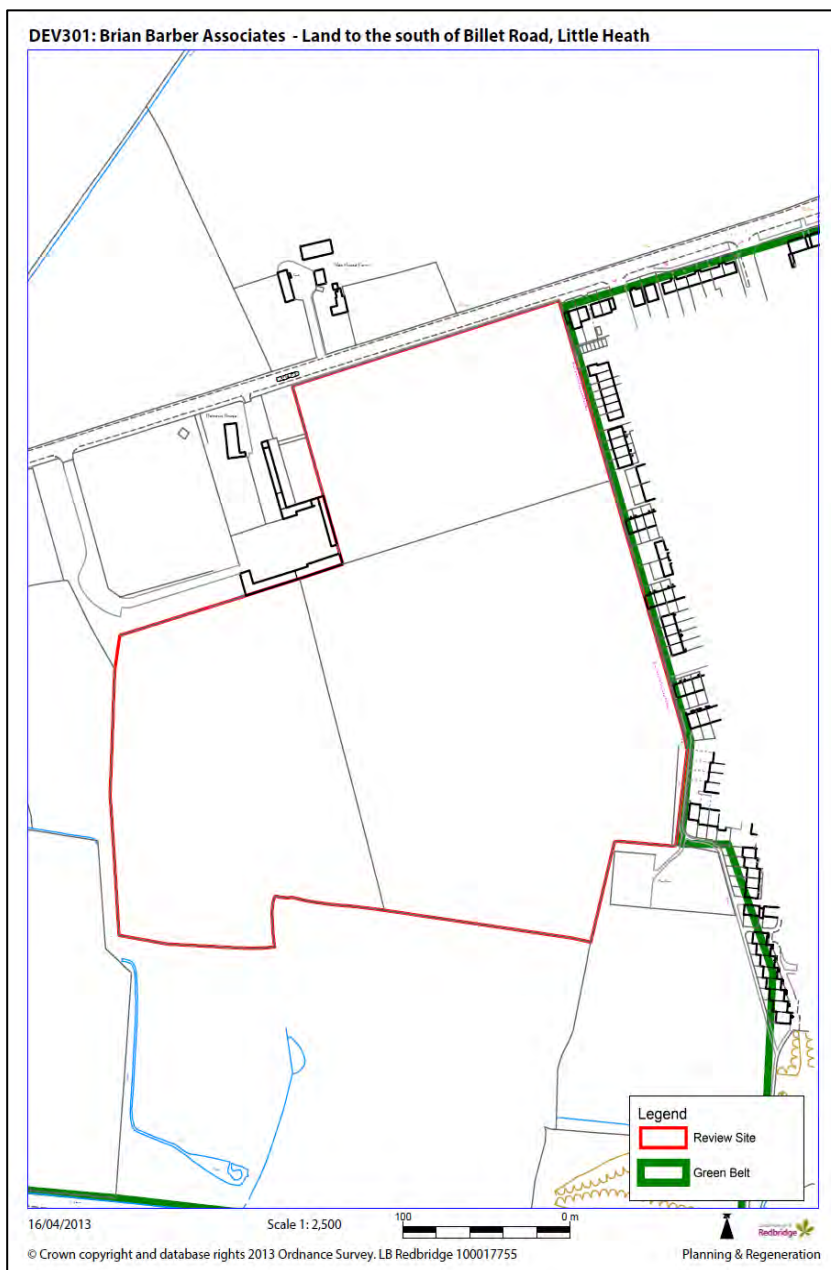
Whilst the path forms the boundary with the wider Green Belt in Claybury Park to the west which connects to the Hospital Hill Ancient Woodland, it is not considered to be a well defined, defensible boundary and the site retains strong visual and physical links to the wider Green Belt to the west. There are policy constraints which extend from the site into this area; including the Conservation Area; Green Corridor and Heritage Land designations.

Green Corridor and Heritage Land designations across the entire site. The Archaeological Priority Zone and Site of Nature Conservation Importance designations extend from part of the southern area of the site into the wider Green Belt in Claybury Park.

## 7 Site E: Land to south of Billet Road, Little Heath

Location	Billet Road
Area	8.56 hectares
Ownership	Private
Land use	Open undeveloped land
Major Planning Application History	No history of planning applications for Major development
Planning Policies (in addition to Green Belt)	Minerals Safeguarded Land Green Corridor
Other Constraints	Small portions of the site are subject to shallow flooding.

### Site Plan



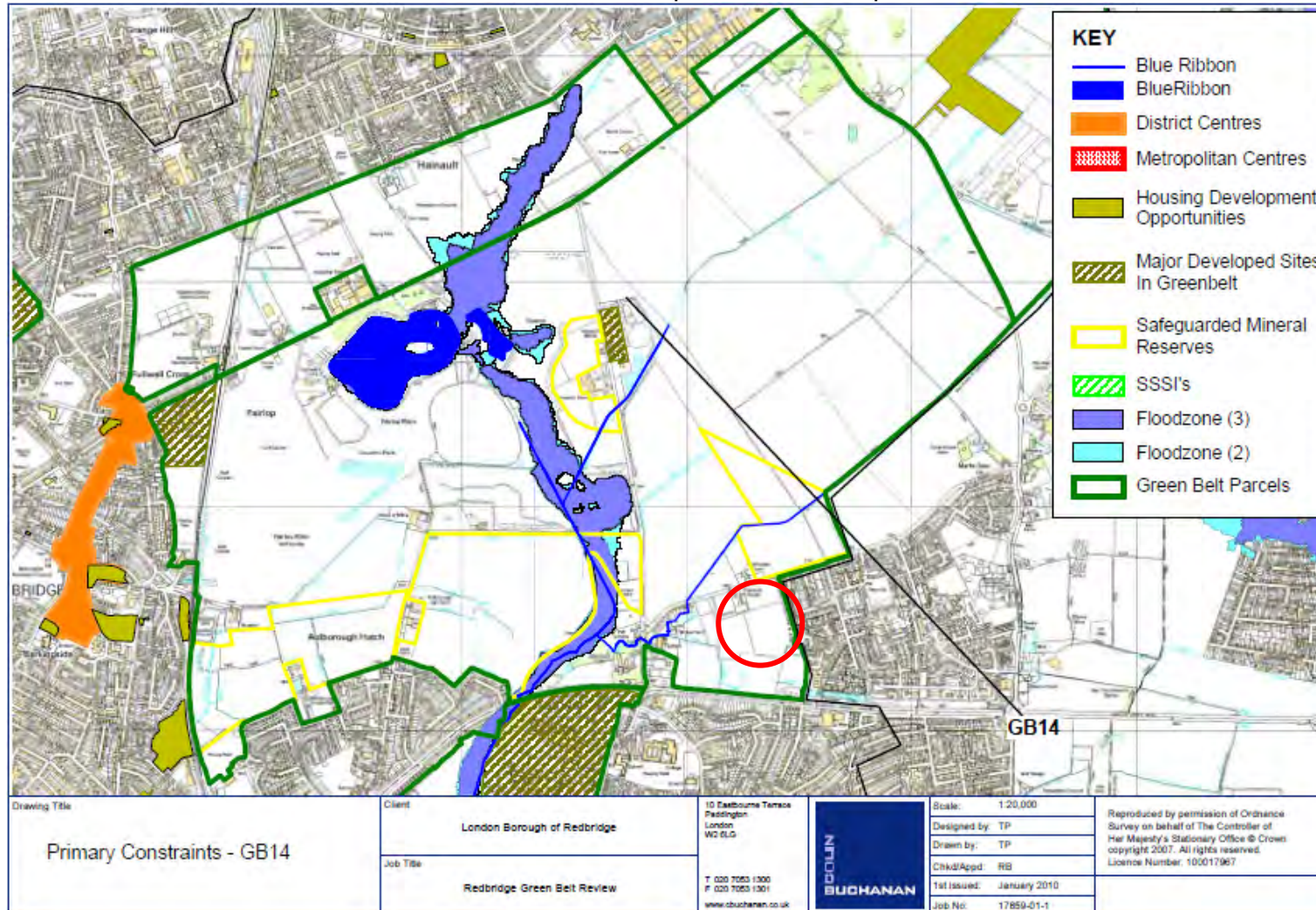
# Aerial photograph with the site indicated.





## Redbridge Green Belt Review (Colin Buchanan, 2010)

The 2010 assessment examined the site (circled in red) as part of the wider parcel GB14.



## 2010 desk (left) and site (right) based assessments

### GB14: FAIRLOP PLAIN

#### DESK-BASED ASSESSMENT (Stage 3A)

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

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

#### 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.

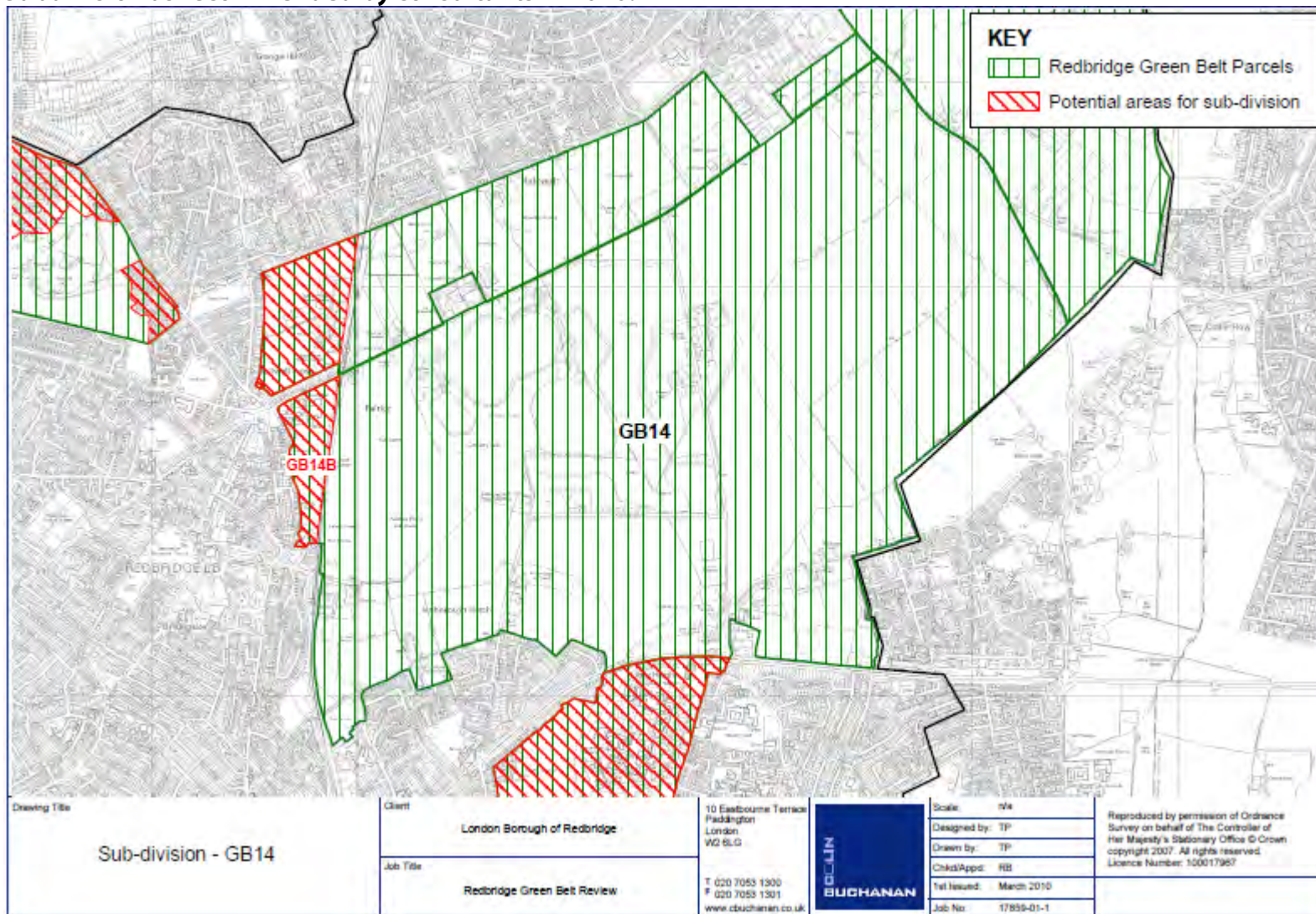
The site visit also enabled less well defined elements of the southern boundary of the parcel to be reviewed. This area contains three packages of land which jut out of the main parcel. After a careful inspection of Oaks Lane Recreation Ground, Aldborough House Farm and Land South of Billet Lane, it 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)**

**Subdivision as recommended by consultants in 2010.**



## 2010 Site Assessment Sheet Summary

### 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.

### 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.

## 7.1 Redbridge 2013 Review of the Site

### Desk-based Assessment

NPPF Purpose and Local Interpretation		Score
<b>1</b>	<b>To check the unrestricted sprawl of large built-up areas</b>	<b>3</b>
	Prevent sprawl into locally important open space	<b>1</b>
<b>2</b>	<b>To prevent neighbouring towns from merging into one another</b>	<b>3</b>
	Prevent merging and coalescence of existing centres (within conurbation)	<b>1</b>
<b>3</b>	<b>To assist in safeguarding the countryside from encroachment</b>	<b>3</b>
	Safeguarding locally important open space/non-countryside from encroachment	<b>1</b>
<b>4</b>	<b>To preserve the setting and special character of historic towns</b>	<b>0</b>
	Protection of character and setting of conservation areas	<b>0</b>
<b>Total score against PPG2 purposes</b>		<b>9</b>
Total score against local interpretation of national policy		<b>3</b>
<b>Total score</b>		<b>12</b>
<b>Desk-based Analysis</b>		
<p>The site is open and undeveloped and contiguous with the wider parcel of GB14 (Fairlop Plain) to the north. The presence of farm buildings and residential dwellings along Billet Road to the north and west of the site does dilute the connection with Fairlop Plain somewhat, but this assessment concurs with the 2010 consultant's report that these barriers are not significant enough to warrant release from the Green Belt. When considered with other open and farmed land it adjoins to the south, the site contributes significantly to maintaining the openness of Fairlop Plain when viewed from Eastern Avenue.</p>		

<b>Final Recommendation</b>	
This site meets three purposes of Green Belt land. Subdivision is not warranted and the site should be retained as Green Belt land.	
<b>Total release from Green Belt</b>	<b>No</b>
<b>Potential for sub-division</b>	<b>No</b>

### Site-based Assessment

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

#### Site-based Analysis

To the east, the site is enclosed by modern two/ three storey housing development within the London Borough of Barking and Dagenham. However, the southern and western boundaries link up to the wider Green Belt. While part of the northern boundary is bordered by the Hainault House stables this is only made up of small scale buildings and enclosures (permissible by the NPPF in the Green Belt) and does not cut the site off from the wider Green Belt to the north. Furthermore, the majority to the northern boundary is only separated by Billet Road from the continuous Green Belt in Fairlop Plain. Therefore, there are strong links to the wider Green Belt to the north, south and west of the site.

The site prevents urban sprawl from the housing to the east and the merging of houses in Barking and Dagenham and settlements in Redbridge.

The A12 forms a more defensible, long lasting boundary than Billet Road.

#### Final Recommendation

This site meets three purposes of Green Belt land. Subdivision is not warranted and the site should be retained as Green Belt land.

**Total release from Green Belt:** No

**Potential for sub-division:** No

## 7.2 Site Photographs

**View from Hainault House Stables looking south across the site**



**View from path which runs north- south close to Coral Close in LB Barking and Dagenham to the west.**



**Looking north west from the path**





**View from play area looking north over the site**



**View from footpath looking north to Fairlop Plain**



**Site Assessment Sheet**  
**Site E: Land to the south of Billet Road, Little Heath**

DATE SURVEYED:

SITE No:

AREA (Hectares):

**SIMILAR LANDSCAPE CHARACTER AREAS WITHIN ESSEX**

No:

Name:

**TOPOGRAPHY**

Flat:

Sloping:

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:**

To the east, the site is enclosed by housing which falls with the London Borough of Barking and Dagenham. The land to the south and west is open farm land. The northern boundary is partly covered by Hainault House stables and Billet Road. To the north of Billet Road there is the wider Green Belt which is farm land which extends into Fairlop Plain and out into Essex.

The boundaries are formed by hedges to the north with Billet Road, to the east with hedgerows and fences and to the south and west by hedgerows. Some of the fences to the east are in poor condition.

There are areas of scrub/ overgrown land next to the boundaries.

**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 entire site is designated as a Green Corridor. It does not have any additional nature conservation designations. The fields close to Hainault House stables are used for horse grazing and those to the south are generally open. Part of the boundary with Hainault House is covered by hard standing/ car parking.

**FLOOD RISK**

Area within Zone 3:  Zone 2:

(A = all site within, B = site partially within)

**Comments:**

The entire site is within Flood Zone One. However, there are areas of higher risk for Surface Water Flooding (1 in 30/ 200 Shadow).

**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: Hainault House Stables \_\_\_\_\_

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:

Previously Developed Land/ Buildings Present:

**Comments:**

The eastern settlement edge is well defined and urbanised with post 1947 properties of two storeys in height. There is a path which runs north- south along the edge with views across the Green Belt.

The northern boundary with the Billet Road is well defined and marked by a footpath, the hedgerow reduces the visual prominence of the site from the north.

The northern boundary with Hainault House stables is weakly defined with areas of car parking and hardstanding overlapping the site boundary.

The southern and eastern boundaries are hedgerows to separate the site from the surrounding farm land.

## 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:

Part of the north of the site adjacent to Billet Road is within an Archaeological Priority Zone. This continues to the north of Billet Road into the rest of the Green Belt. There are no other Heritage Assets on or adjacent to the site.

## 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:

Unimproved/Semi improved grassland:  Bracken/Scrub:

Woodland:  Marshland:

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Ruderal grassland:

Brownfield:

Horticulture:

Allotments:

Playing fields:

Informal Open Space:

Quarrying:

Landfill:

Parkland:

Other: Horse Grazing\_\_\_\_\_

**Summary:-**

The Green Corridor designation covers the entire site. There is a small area to the south of Billet Road which is designated as an Archaeological Priority Zone.

The site is flat and the existing land use is a mixture of scrub land, land for horse grazing and open fields.

The site is enclosed by modern two/ three storey housing development within the London Borough of Barking and Dagenham to the east. However, the southern and western boundaries link up to the wide Green Belt. While part of the northern boundary is bordered by the Hainault House stables this is only made up of small scale buildings and enclosures (permitted by the NPPF) and does not cut the site off from the wider Green Belt to the north. Furthermore, the majority to the northern boundary is only separated by Billet Road from the continuous Green Belt in Fairlop Plain. Therefore, there are strong links to the wider Green Belt to the north, south and west of the site.

## 8 Site F: Repton Court and Claire House

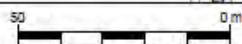
Location	Repton Court and Claire House at Fullwell Avenue and Repton Grove
Area	1.79 hectares
Ownership	Private
Land use	Residential Estate
Major Planning Application History	Major application Ref: 0664/12 for demolition of existing buildings and erection of new buildings providing 149 residential units. Granted on 12 July 2013.
Planning Policies (in addition to Green Belt)	Site of Nature Conservation Importance Green Corridor
Other Constraints	Nil

# Site Plan



10/05/2013  
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Scale 1: 1,250

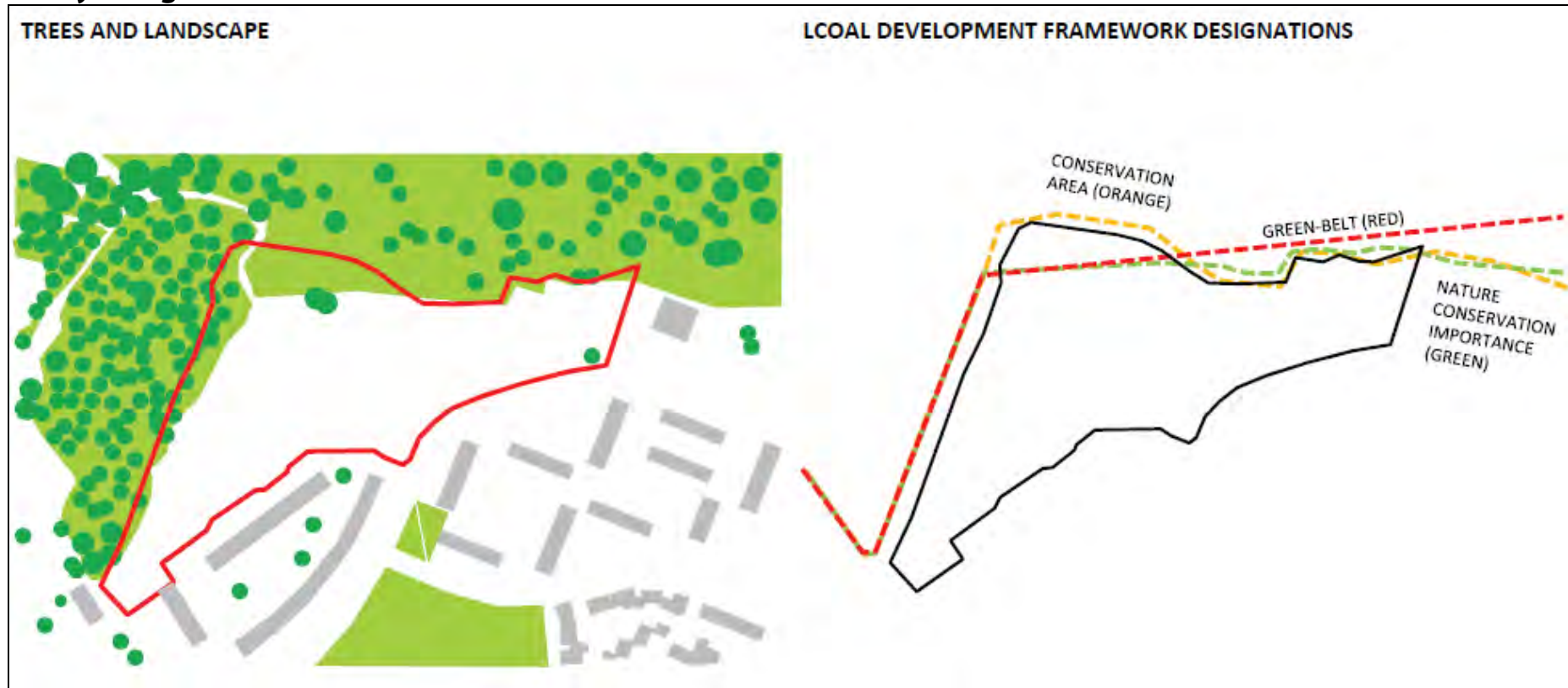


Planning & Regeneration





## Policy Designations Illustrated



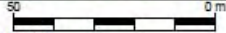
# Aerial Photograph



10/05/2013

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Scale 1: 1,250



Aerial Photography © 2012 BLOM

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## 8.1 Redbridge Green Belt Review (Colin Buchanan, 2010)

8.1.1 The site was not considered by the 2010 Green Belt Review because it lies almost entirely outside the established limits of the Green Belt. Only a very small part of the site at its northern apex lies within the Green Belt and this only became apparent when it was pointed out in a representation made on behalf of Swan Housing, which owns the site.

## 8.2 What the Representation is Seeking

### Proposed Layout of New Development



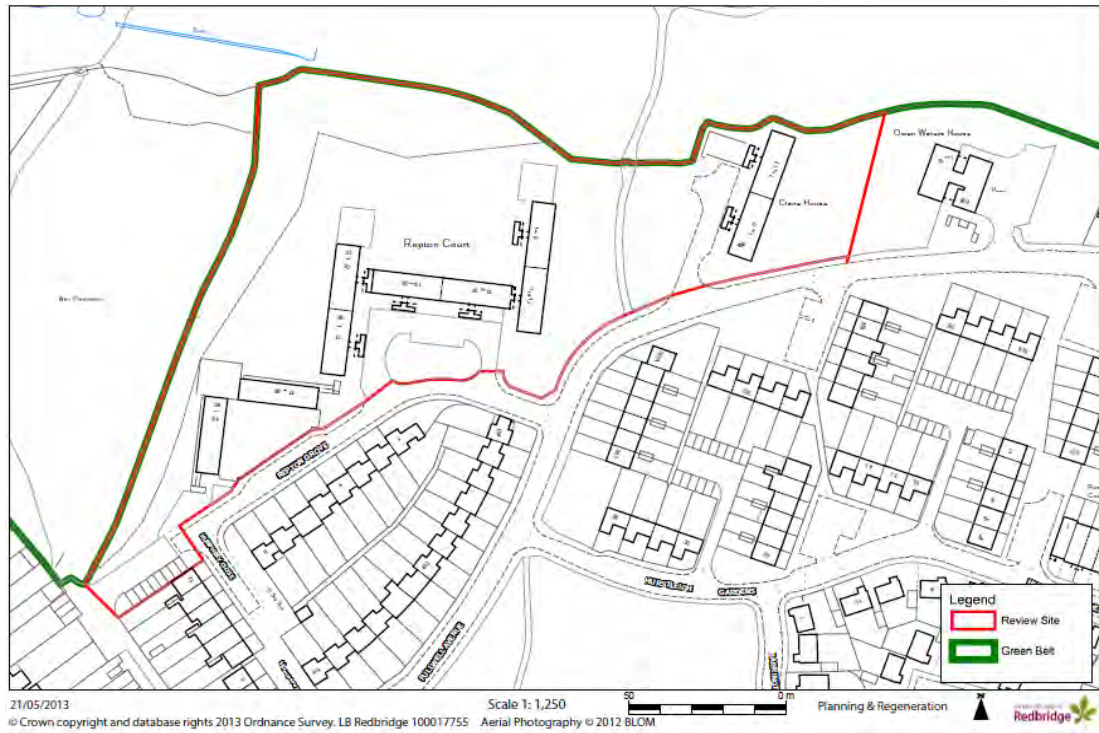
8.2.1 It is understood that Swan Housing is seeking a realignment of the Green Belt boundary such that it wraps around their site, rather than intersect with the extreme northern part of it. Swan has a planning application which was approved on 12 July 2013 to redevelop the housing estate on the site. Although the buildings proposed in that application do not appear to intrude onto the part of the site included within the Green Belt, Swan is concerned that the current boundary is not helpful.

### **8.3 Discussion**

- 8.3.1 The boundary as currently drawn appears somewhat arbitrary and may simply result from an expedient straight line “best fit” at the time the original Proposals Map was digitised. It does not coincide with the boundary of the Site of Nature Conservation Importance which follows the limits of vegetation, or with the Conservation Area which follows the property boundary with the former Claybury Hospital.
- 8.3.2 The site is already built up with a residential housing estate and is contiguous with the residential area to the east and south. It clearly does not perform the functions of Green Belt land and the inclusion of its northern apex within the Green Belt appears anachronistic.
- 8.3.3 The approved planning application does not contain any development on the Green Belt boundary, it is an area of car parking.

### **8.4 Site Appraisal**

- 8.4.1 A site visit was conducted in May 2013 before approval of the planning application and no work had begun on site. The boundary with Claybury Park formed by black railings is obvious from the entrance between Repton Court and Claire House through to the boundary with the north and east of Owen Waters House. The Green Belt boundary currently forms an arbitrary, straight line to the north of this boundary which runs through Claybury Park and does not appear to follow any obvious physical boundaries. Therefore, in order that the Green Belt boundary covers the full extent of Claybury Park, which was assessed to be meeting the Green Belt purposes in the Green Belt Review, it should be moved to the south to follow this defensible boundary of the Claybury Park fence.
- 8.4.2 To the north of Repton Court the Green Belt boundary currently intersects an overgrown area of amenity space associated with the flats. This area is not part of the boundary of Claybury Park, but is too overgrown to be used by the residents of the flats at Repton Court. The black railings which mark the extent of Claybury Park are not visible on site or from aerial photographs of this area due to the overgrown vegetation. The planning application was approved in July 2013 and proposes car parking and some landscaping in this area, meaning the boundary with Claybury Park would become obvious and defensible. Given that the majority of the overgrown area associated with the flats falls outside of the Green Belt, the section which is classified as Green Belt land is not considered to represent a defensible long term boundary. Therefore, the Green Belt boundary should be brought northwards to follow the extent of the boundary with Claybury Park.
- 8.4.3 The proposed new boundary is set out in the map overleaf.



## 8.5 Photographs

Gated entrance to Claybury Park



Fenced boundary continues to the east around Claire House



Clear boundary with Owen Waters House and neighbouring residential dwellings



Fenced boundary continues to the west but is covered by vegetation



## **8.6 Recommendation**

- 8.6.1 The boundary of the Green Belt should be realigned so that it follows the northern boundary of the site, rather than continue to intersect with it. It should be brought to the south to follow the northern boundary of the housing and does not arbitrarily miss part of Claybury Park. Claybury Park was assessed to be functioning as Green Belt by the independent Green Belt Review and therefore, it seems logical to define the extent of the Green Belt using on Claybury Park boundary which is readily recognisable and likely to be permanent in accordance with the NPPF requirements.

## 9 Recommendations

### 9.1 Green Belt Release and Boundary Changes

- 9.1.1 Four of the six sites have been assessed as continuing to meet the Green Belt purposes set out within the National Planning Policy Framework and are therefore recommended to be retained within it.
- 9.1.2 Site B Fernhall Cottage was assessed to no longer be meeting the NPPF purposes and therefore, the Green Belt boundary was recommended to be moved to the west to run along the new widened Roding Lane South and the land to the south of Roding Hospital.
- 9.1.3 The boundary between Claybury Park and Site E Claire House and Repton Court was assessed to not follow physical features nor was it considered to be readily recognisable nor considered to be permanent. The most logical boundary seems to be the extent of Claybury Park which is defined by a black fence.
- 9.1.4 In addition to these proposed amendments there may be minor corrections to the Green Belt boundary required as a result of digitalisation mistakes as part of the adoption of the 2008 Proposals Map. These will not lead to significant increases or decreases in the amount of Green Belt designated land but will ensure that the Green Belt boundary accurately reflects what was intended. A schedule of these amendments will be set out in full as part of the Core Strategy Review Pre-Submission document.

### 9.2 Results

Site	Site fulfilling GB purposes and discounted	Sub division and partial release from GB	Full release from GB	Boundary Changes
Site A: Land to the south of Roding Hospital	√			
Site B: Fernhall Cottage			√	
Site C: The Nine Acre Site	√			√
Site D: Land at Tomswood Hill	√			
Site E: Land to the south of Billet Road, Little Heath	√			
Site F: Claire House and Repton Court				√



9.2.1 The following map shows the proposed new Green Belt boundary in relation to the Addendum sites:

