



Green Belt Review Addendum

**(originally carried out August
2013)**

Updated February 2015

Being a further review of Green Belt boundaries following representations received from the Core Strategy Review Preferred Options (7 January - 22 February 2013) and Redbridge Local Plan (2015- 30) Preferred Options Report Extension (7 November 2014 to 22 December 2014)

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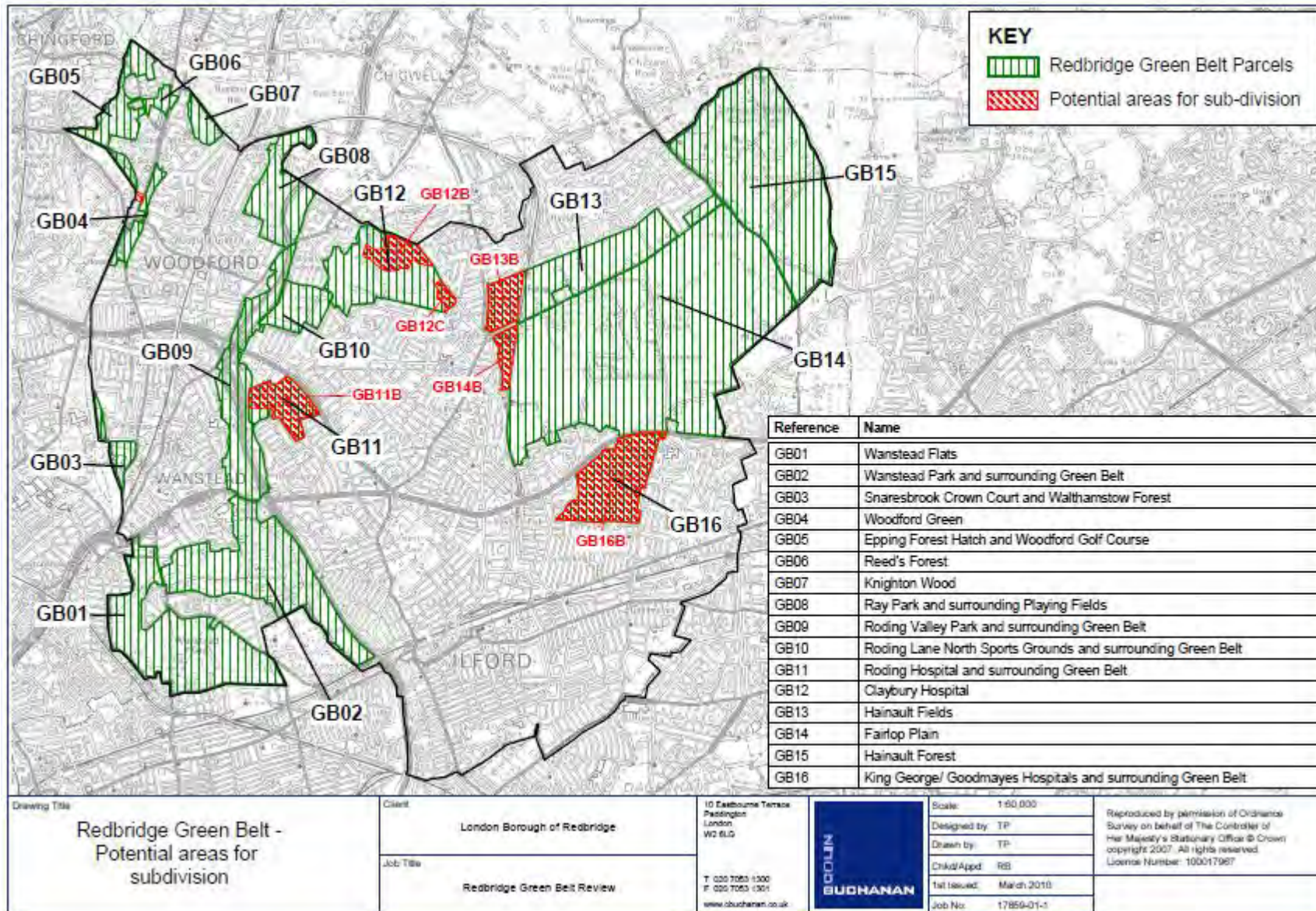
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1 Background to the 2010 Review

- 1.1 In 2010, as part of the evidence base for its review of the Redbridge Core Strategy, the Council commissioned 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 involved 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 (PPG2):
 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

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 challenged 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 cover 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

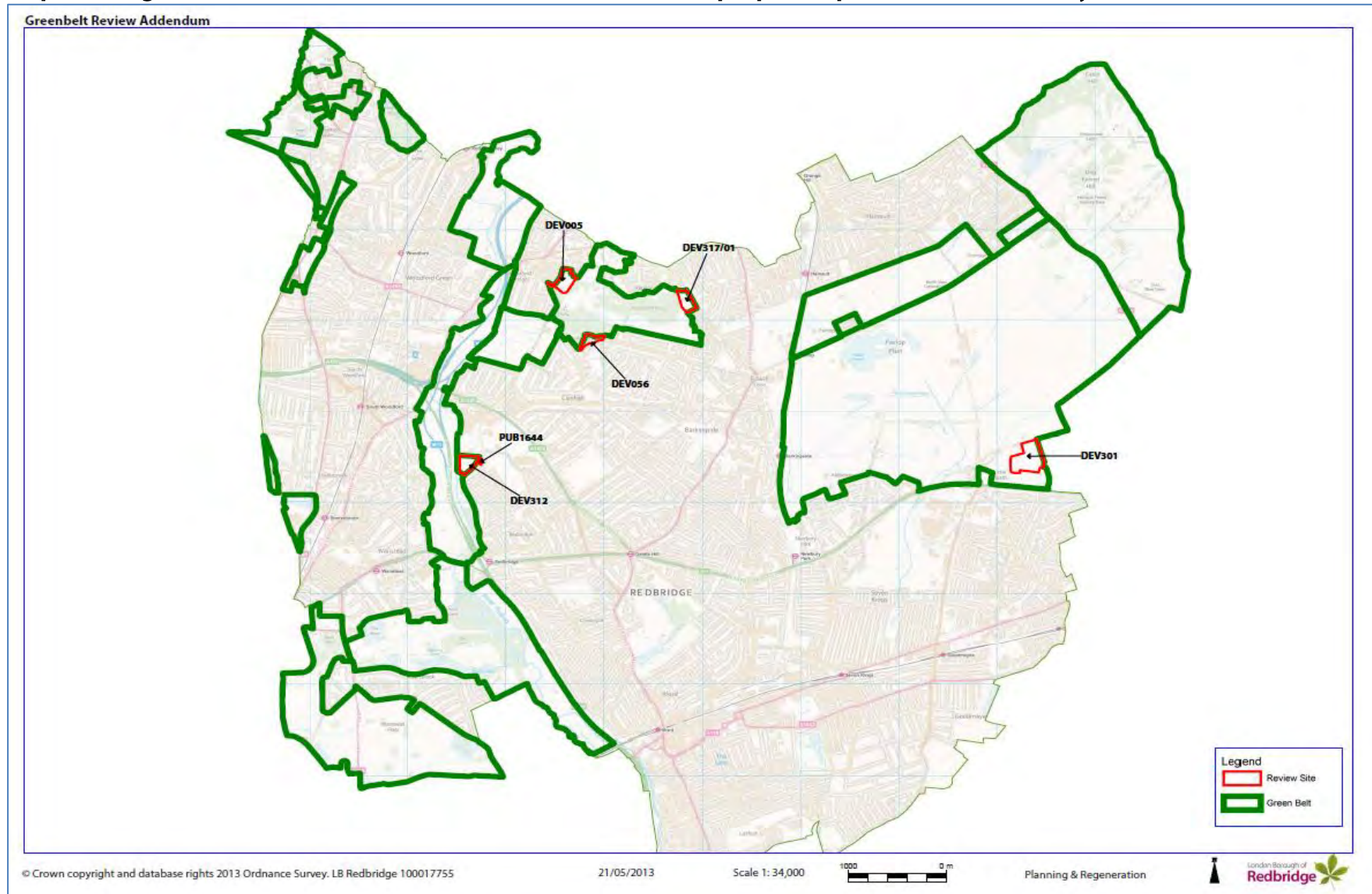
however, a little misleading. The NPPF only requires “consistency with the Local Plan strategy” for meeting those requirements. The strategy advanced in the Preferred Options Report involves balancing the provision of land for new housing with other important sustainability objectives, including continued 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 in August 2013 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.
- 2.8 The 2013 Addendum was completed in August 2013 and referred to the LDF Advisory Panel in September 2013. For the full results; site analysis and rationale/ conclusions please refer to the complete document on the [following link](#). The overall results can be summarised below and in the map overleaf:
- 2.9 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.
- 2.10 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.
- 2.11 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.
- 2.12 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 Pre- Submission document.

Summary of the 2013 Green Belt Review Addendum conclusions

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				√

Map showing 2013 Green Belt Review Addendum sites, with the proposed 'post release' boundary



3 Redbridge Local Plan (2015- 30) Preferred Options Report Extension

3.1 While most of the responses received in relation to the 2013 Preferred Options Report were generally supportive of the Investment Area approach, one site attracted significant objections. Therefore, in September 2013 the Council committed to “undertake a fresh review of alternative strategies to meet the Borough’s needs whilst addressing the concerns which have been raised.” The Preferred Options Report Extension therefore, presented four options, three alternatives to Oakfields to help meet part of the Borough’s need for housing and infrastructure and was subject to a full public consultation from 7 November to 22 December 2014. The Options were as follows:

1. Proceed with Oakfield;
2. Increase the proposed development at land in and around Goodmayes and King George Hospitals and the Ford Sports Ground in Seven Kings/ Chadwell Heath;
3. Designate a western corridor running from Woodford Broadway/ Woodford to South Woodford and Wanstead.
4. Release further large parcels of Green Belt land.

3.2 Please refer to the Pre Submission Consultation Statement for responses to the representations submitted as part of the consultation. This 2015 Addendum only considers representations received in relation to developing on land which was assessed to be meeting Green Belt purposes by the 2010 Green Belt Review.

3.3 The following representations were received in relation to developing land on the Green Belt.

- **DEV005: Andrew Martin Associates on behalf of Barnardo’s**
Release of part of the Nine Acre site to the east of Owen Gardens and west of Deacon Way for residential development (indicative yield of up to 57 dwellings) and part retention of playing fields.
- **DEV016: URS on behalf of East Thames Group**
Release of land to the south of Billet road as the site has overall capacity for housing (indicative yield of up to 1,058 new dwellings) and/or community facilities for which there is an identified need in the borough such as a school and a health clinic.
- **DEV046: Persimmon Homes**
Release of areas of Green Belt land and allocation of Reserve Sites as they are less reliant on infrastructure requirements and masterplanning and therefore, can be delivered more quickly, helping with the delivery of Redbridge’s Five Year Housing Land Supply. No specific sites were identified by them.
- **DEV284: Bidwells on behalf of Todcharm**
supported the release of land to the south of Roding Hospital for residential (indicative yield of 60 units+), health related requirements and open space.
- **DEV317: NLP on behalf of Crest Nicholson**
supported the release of land off Tomswood Hill for residential (indicative yield of 60 units), open space and a play area.

- **DEV339: DNS Planning and Design on behalf of the Guide Dogs for the Blind –**
supported the release of the Guide Dogs for the Blind site off Manor Road for open space and residential development (indicative yield of around 200 units).
- **DEV344: Individual Developers Mr Brian Hartnett and Christopher Wheeler –**
supported the release of the Willow Farm site off Billet Road for residential development (indicative yield of 11 dwellings). Please note that this site is also included within the URS capacity figure.
- **PUB1644: A member of the public Mr Brock-** supported Option Four in part in respect of the redrawing of the Green Belt boundary to exclude Fernhall Cottage off Roding Lane South;
- **SPE029: Savills on behalf of Thames Water-** supported Option Four in respect of Thames Water Pumping Station in Wanstead.

3.4 Some of the above sites have already been considered as part of the Green Belt Review Addendum 2013. However, some of the site boundaries have been changed and therefore, it is considered that these changes mean that they warrant reassessment as part of the Green Belt Review Addendum 2015 in order to ensure that all sites have been assessed in the same way. Please see the table below for the rationale behind this.

Comparison of Representations between Core Strategy Review Preferred Options and Local Plan:

Core Strategy Review Preferred Options (January/February 2013)	Local Plan Preferred Options Extension Report (November/December 2014)	Key Differences in Site Boundary	Reassessment of the Site as part of 2015 Green Belt Review Addendum?
Site A: Land to the south of Roding Hospital from Montagu Evans on behalf of Todcharm Ltd	Bidwells on behalf of Todcharm	Different boundary (moved to the west along River Roding)	Yes to reflect new boundary. Site 1: Land to the south of Roding Hospital.
Site B: Fernhall Cottage from WG Brock	Mr Brock	No difference in the representation regarding Fernhall Cottage.	No- please refer to Green Belt Review Addendum 2013
Site C: The Nine Acre Site from Capita Symonds on behalf of Barnardo's	Andrew Martin Associates on behalf of Barnardo's	Northern half of the site recommended for release from the Green Belt; southern half retained as playing fields.	Yes to reflect new boundary.Site 2: Land to the East of Owen Gardens and west of Deacon Way

Core Strategy Review Preferred Options (January/February 2013)	Local Plan Preferred Options Extension Report (November/December 2014)	Key Differences in Site Boundary	Reassessment of the Site as part of 2015 Green Belt Review Addendum?
Site D: Land at Tomswood Hill from NLP on behalf of Crest Nicholson	NLP on behalf of Crest Nicholson	No difference in site boundary	No- please refer to Green Belt Review Addendum 2013
Site E: Land to the south of Billet Road	URS on behalf of East Thames Group	Different site boundary- covers much wider area.	Yes to reflect new boundary. Site 3: Land to the south of Billet Road.
	Individual Developers Mr Brian Hartnett and Christopher Wheeler – (site is also included within the URS representation as well).	Different site boundary- only covers Willow Farm	Yes- site not specifically considered. Site 3: Land to the south of Billet Road.
Site F: Claire House and Repton Court from BPTW Partnerships on behalf of Swan New Housing	No Representation	No Representation was received.	No- please refer to Green Belt Review Addendum 2013.
	Persimmon Homes- no specific sites identified reference to “Reserved Sites.”	Not assessed.	No site mentioned so please refer to Pre Submission Consultation Statement.
	Guide Dogs for the Blind- Manor Road site.	Not assessed as part of the Green Belt Review Addendum.	Yes- site not specifically considered. Site 4 Guide Dogs for the Blind- Manor Road site.
	Thames Water Pumping Station, Wanstead	Not assessed as part of the Green Belt Review Addendum.	Yes- site not specifically considered. Site 5 Thames Water Pumping Station, Wanstead.

- 3.5 Many of the representations referred to wider planning arguments to justify the release of sites, for example the high need for housing. The National Planning Practice Guidance states the NPPF is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include the Green Belt. Objectively assessed housing need is the first stage in the preparation of the Local Plan and considers issues such as demographic trends and housing affordability, but not planning policy constraints. However, in subsequently establishing housing targets for a Local Plan, this should take account of constraints like green belt which indicate that development should be restricted and which may restrain the ability of an authority to meet its need. The review of Green Belt was undertaken to assess the performance of Green Belt land against the national purposes and was not an exercise to find additional housing land.
- 3.6 Therefore, this 2015 Green Belt Review Addendum considers the performance of the Green Belt against the Government's identified Green Belt purposes set out in the NPPF. The methodology follows the 2010 Green Belt Review and 2013 Green Belt Review Addendum in order to ensure that the assessment of the sites is consistent.
- 3.7 Sections 4-8 below outline the site assessments for each site.

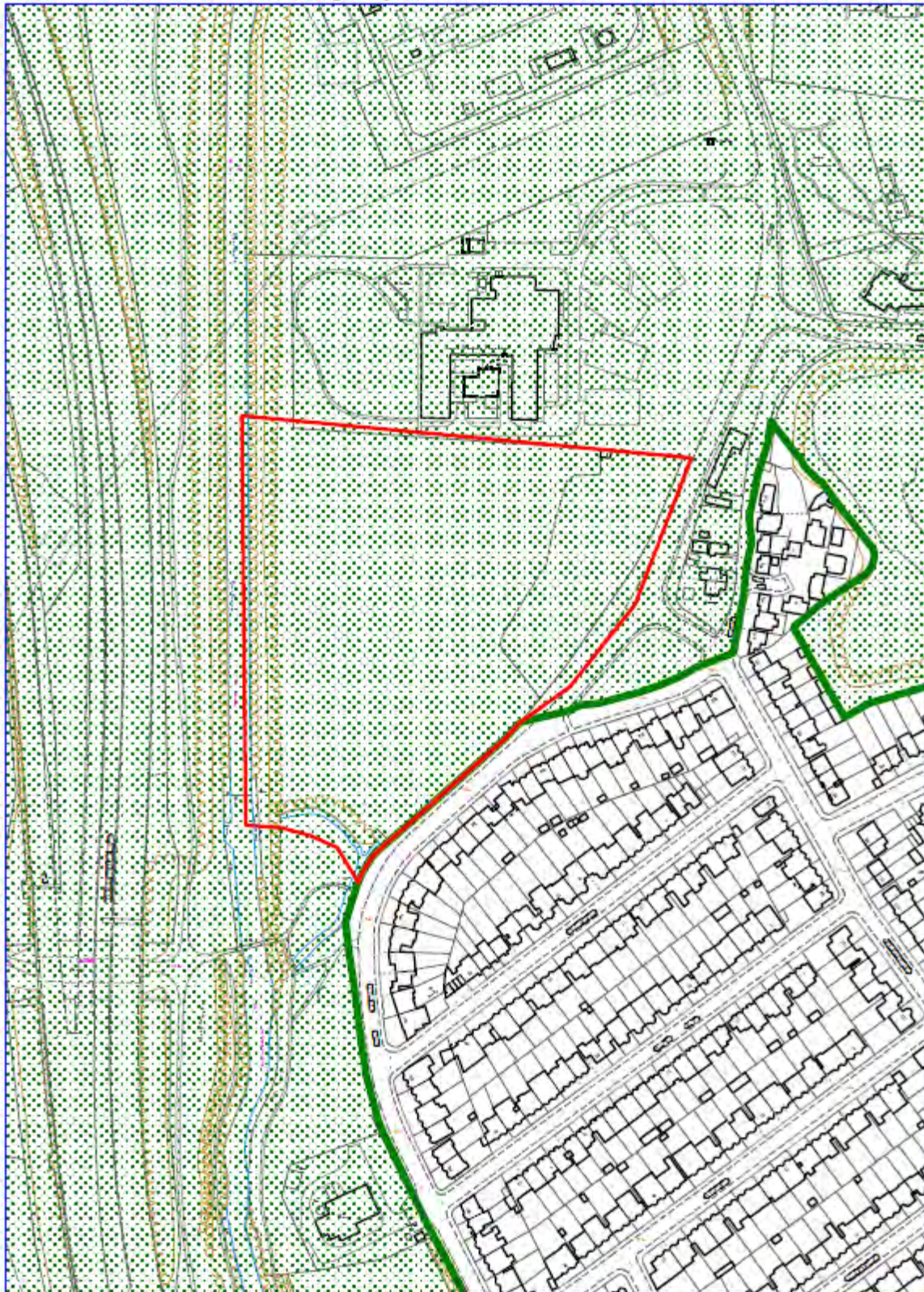
4 Site 1: Land to south of Roding Hospital

4.1 Background information

Location	Roding Lane South
Area	3.57 hectares
Ownership	Private
Land use	Undeveloped woodland; grazing; paddock area.
Major Planning Application History	<p>Refused Applications:</p> <p>Land adjacent to Roding Hospital; 1765/01: Erection of 149 residential units refused for the reason that it would be inappropriate development in the Green Belt; the development is of a type and scale which is inappropriate in the Roding Valley; adverse impact on a site of Nature Conservation Importance.</p> <p>Land adjacent to Roding Hospital; 1576/00: Erection of residential housing refused for the reasons stated above.</p>
Planning Policies (in addition to Green Belt)	<p>Site of Nature Conservation Importance</p> <p>Green Corridor</p> <p>Archaeological Priority Zone</p>
Other Constraints	<p>National Grid 100 metres of Transmission Zone</p> <p>Source Protection Zone- Inner Zone-</p> <p>Nitrogen Dioxide Consultation Zone</p>

Site 1: Land to south of Roding Hospital – Site Plan

DEV284: Land to the south of Roding Hospital



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Scale 1: 2,500



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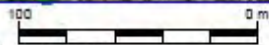
Site 1: Land to south of Roding Hospital – Aerial Photograph

DEV284: Land to the south of Roding Hospital



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Scale 1: 2,500

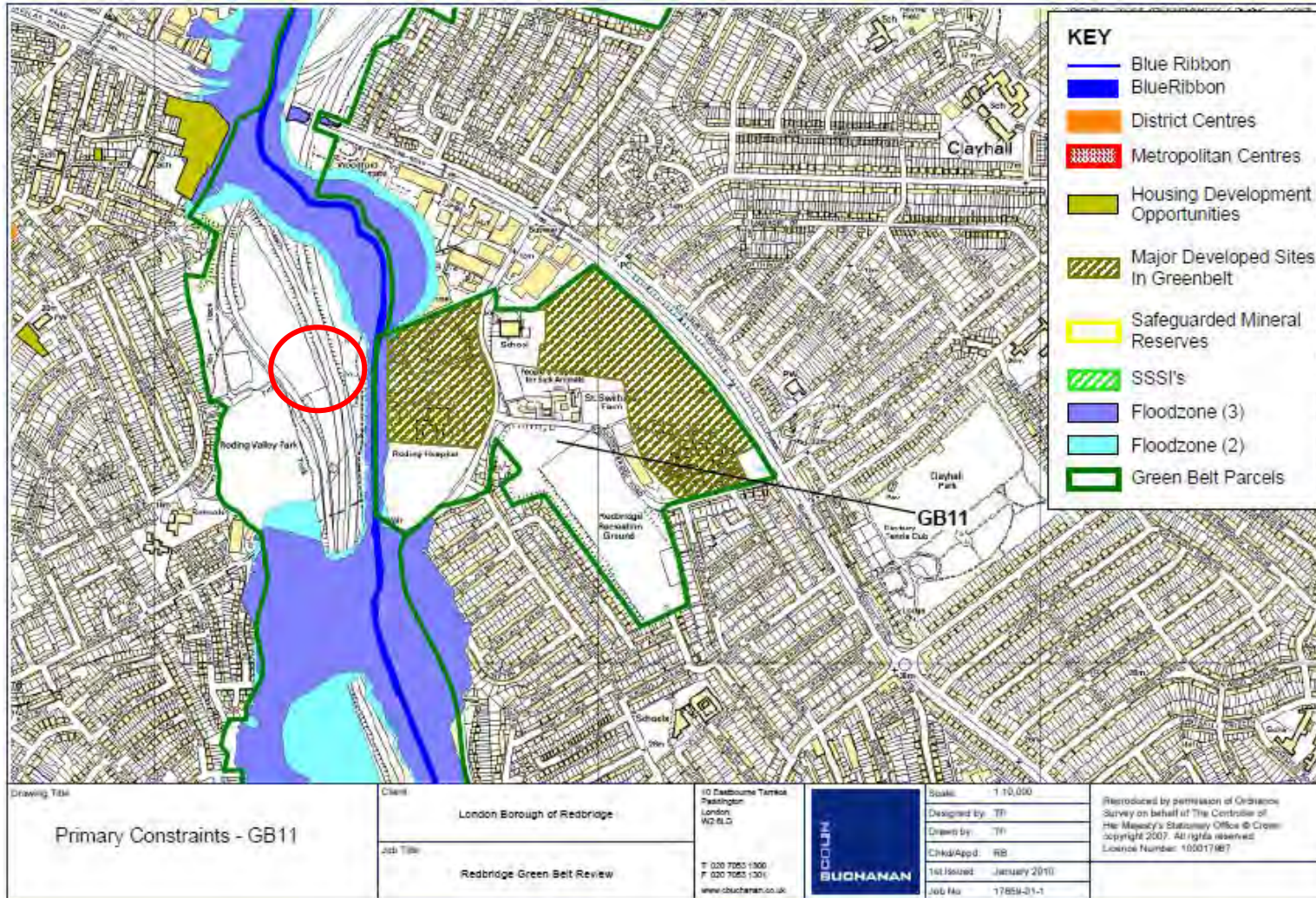


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4.2 Site 1: Land to south of Roding Hospital – Redbridge Green Belt Review (Colin Buchanan, 2010) assessment

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



Site 1: Land to south of Roding Hospital - 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.

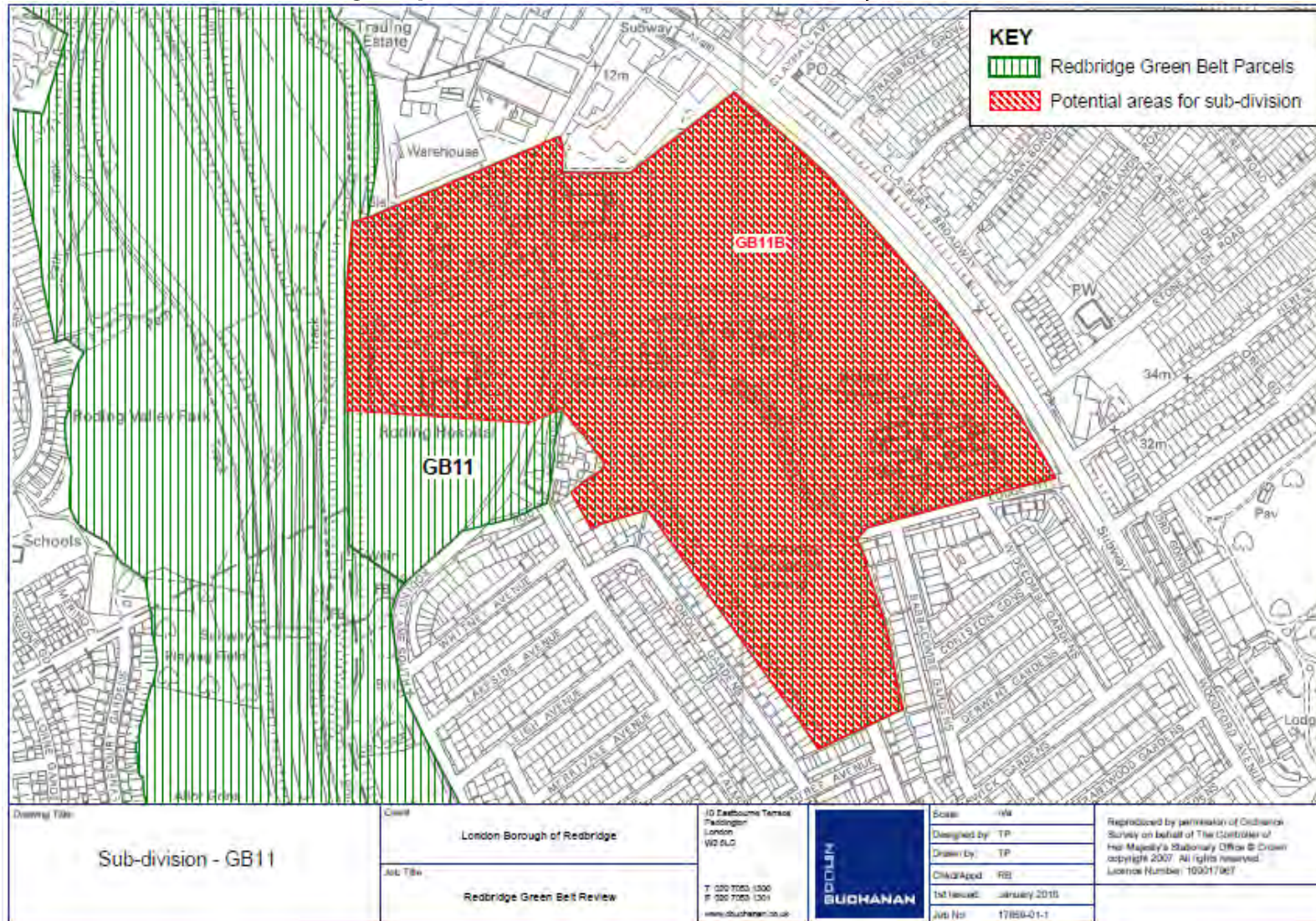
Therefore, with the exception of the woodland connected to GB09, the parcel as a whole does not meet PPG2 purposes. Furthermore, it is considered that it does not check unrestricted sprawl or prevent local neighbourhoods from merging into one another as it is generally surrounded by urban development.

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)

Site 1: Land to south of Roding Hospital - Subdivision as recommended by consultants in 2010.



Site 1: Land to south of Roding Hospital - 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.

4.3 Redbridge 2015 Review of Site 1: Land to south of Roding Hospital

Site 1: Land to south of Roding Hospital - Desk-based Assessment

NPPF Purpose and Local Interpretation		Score
1	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	3
	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
Total score against PPG2 purposes		3
Total score against local interpretation of national policy		3
Total score		6
Desk-based Analysis		
<p>The site consists of landfill which supports a range of vegetation including a mix of grassland; scrub and woodland. To the north east of the site there is a paddock which is grazed.</p> <p>Its western boundary connects with the river Roding which runs north to south and helps to 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 (which was specifically identified as a Major Developed Site for the purposes of PPG2) which is located to the north and has connections to the south and west with the wider Roding Valley Park (GB11) which has been assessed to be continuing to meet its Green Belt purposes to “assist in safeguarding the countryside from encroachment” in the 2010 Green Belt Review due to its scale and relative openness in spite of the M11 / A406. Any subdivision would lead to encroachment into the Countryside In and Around Town (CIAT). To the east Roding Lane South provides a clear and logical boundary between the site and residential streets to the east and south east.</p>		
Final Recommendation		
<p>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.</p>		
Total release from Green Belt		No
Potential for sub-division		No

Site 1: Land to south of Roding Hospital - Site-based Assessment

NPPF Purpose and Local Interpretation		Score
1	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	3
	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
Total score against PPG2 purposes		3
Total score against local interpretation of national policy		2
Total score		5
Site-based Analysis		
<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. While there is an embankment which separates the main part of the site from the river Roding this is integrated into the site by overgrown woodland and shrubs and is not visible from Roding Lane South. There are strong links to the south of the site into the River Roding Valley and no obvious boundary to separate this site from the wider parcel to the south. The site exhibits a more open visual character to Roding Hospital located to the north of the site, which is more obvious when undertaking a site visit and helps to distinguish the two land uses.</p> <p>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		
<p>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.</p>		
Total release from Green Belt:		No
Potential for sub-division:		No

Site 1: Land to south of Roding Hospital - Site Photographs

View looking north from the river Roding Valley parcel



View from Roding Lane South into the paddock in the north- eastern part of the site. Roding Hospital is to the north



View looking south into the site from across Roding Lane South



View looking into the overgrown site from Roding Lane South



London Borough of Redbridge Green Belt Review Addendum 2015

Site Assessment Sheet: Site 1: 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. It is also a Green Corridor on the LDF Proposals Map. 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). There are Source Protection Zones 1 and 2 from the Roding Pumping Zone (Well).

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:	<input checked="" type="checkbox"/>	Marshland:	<input type="checkbox"/>
Ruderal grassland:	<input type="checkbox"/>	Brownfield:	<input type="checkbox"/>
Horticulture:	<input type="checkbox"/>	Allotments:	<input type="checkbox"/>
Playing fields:	<input type="checkbox"/>	Informal Open Space:	<input type="checkbox"/>
Quarrying:	<input type="checkbox"/>	Landfill:	<input type="checkbox"/>
Parkland:	<input type="checkbox"/>	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.

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.

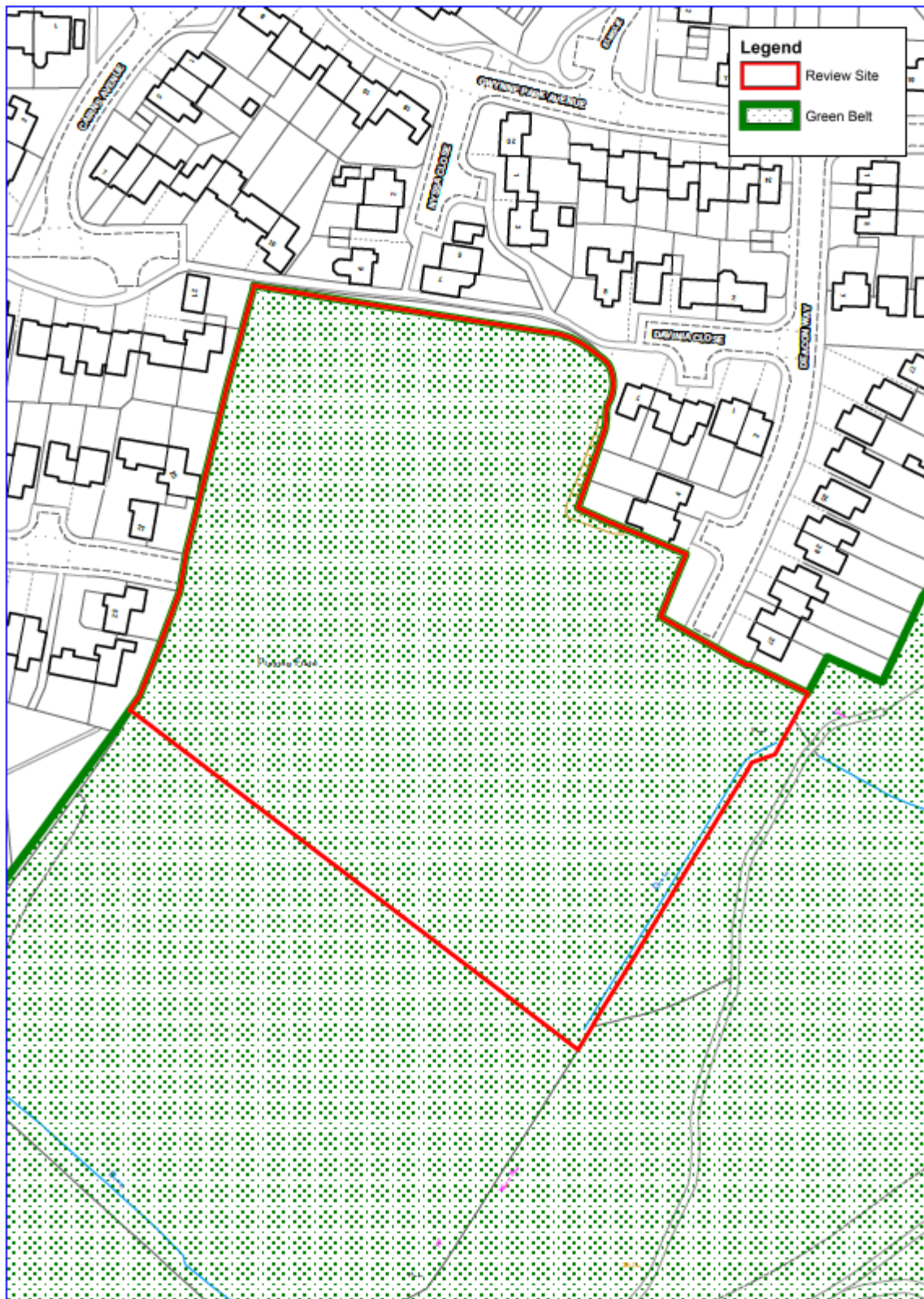
5 Site 2: Land to the East of Owen Gardens and west of Deacon Way

5.1 Background information

Location	Land to the East of Owen Gardens and west of Deacon Way
Area	1.89 hectares
Ownership	Private
Land use	Open Space
Major Planning Application History	No history of planning applications for Major development.
Planning Policies (in addition to Green Belt)	Green Corridor Heritage Land
Other Constraints	Nil

Site 2: Land to the East of Owen Gardens and west of Deacon Way – Site Plan

DEV005: Nine Acre Site



18/02/2015

Scale 1: 1,250



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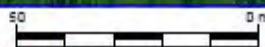
Site 2: Land to the East of Owen Gardens and west of Deacon Way – Aerial Photograph

DEV005: Nine Acre Site



18/02/2015

Scale 1: 1,250

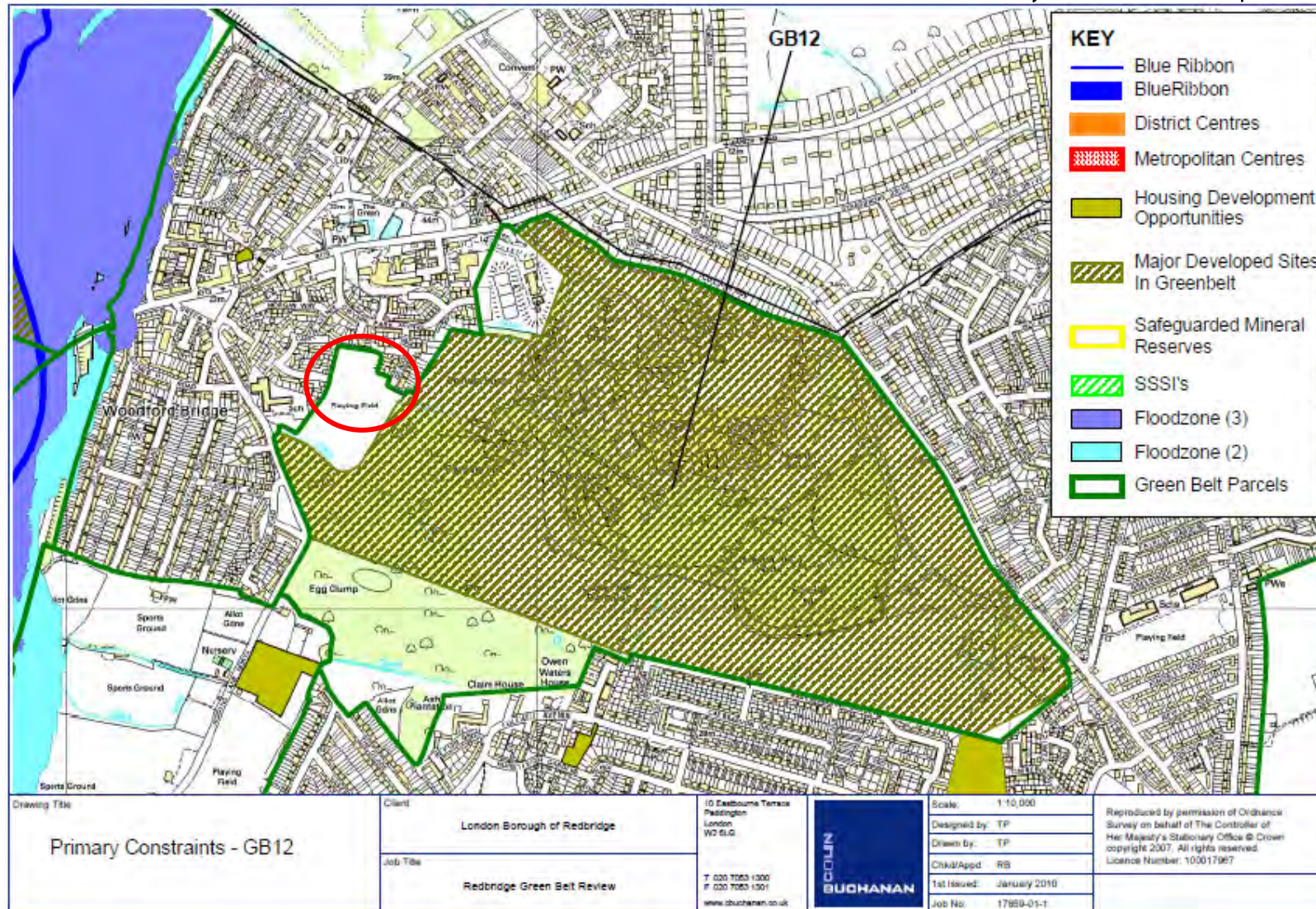


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Planning & Regeneration

5.2 Site 2: Land to the East of Owen Gardens and west of Deacon Way - Redbridge Green Belt Review (Colin Buchanan, 2010) assessment

The 2010 assessment examined the land to the east of Owen Gardens and west of Deacon Way (circled in red) as part of the wider parcel GB12.



Site 2: Land to the East of Owen Gardens and west of Deacon Way - 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
Total score		7
Total score against PPG2 Purposes		3
Total score against local interpretation of national policy		4

Desk-based Analysis

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

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

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

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

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

Initial Recommendation

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

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

GB12: CLAYBURY HOSPITAL

SITE-BASED ASSESSMENT (STAGE 3B)

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

Site-based Analysis

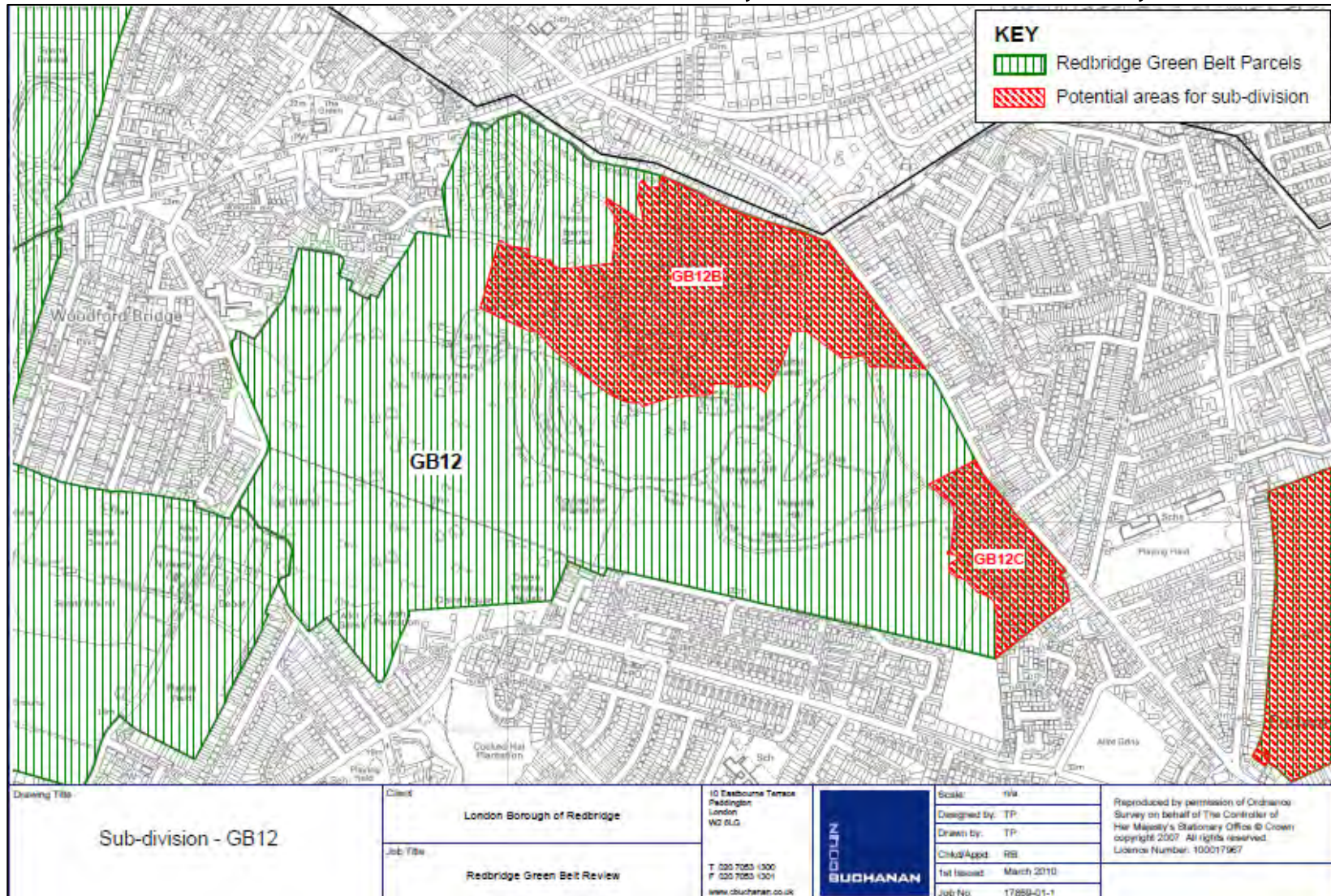
The site visit highlighted that the Claybury Hospital parcel is partly built-up to the north. Recent residential development has taken place and this element of the parcel exhibits a different character to the rest of the parcel, which remains relatively open. This land to the south, east and west is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

Final Recommendation

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

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

Site 2: Land to the East of Owen Gardens and west of Deacon Way - Subdivision as recommended by consultants in 2010



Site 2: Land to the East of Owen Gardens and west of Deacon Way - 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 SNCI and consists of large wooded areas (ancient and semi-natural woodland being present) and parkland.

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

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

5.3 Redbridge 2015 Review of Site 2: Land east of Owen Gardens and west of Deacon Way, part of GB12

Site 2: Land to the East of Owen Gardens and west of Deacon Way - Desk-based Assessment

NPPF Purpose and Local Interpretation		Score
1	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	3
	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	1
Total score against PPG2 purposes		3
Total score against local interpretation of national policy		4
Total score		7
Desk-based Analysis		
<p>This site is completely open, undeveloped land which is contiguous with the remainder of the GB12 parcel on the eastern and southern boundaries. The site borders residential development to the north and west, however, it has strong links to the rest of GB12 and there is no physical boundary to separate the north of the site considered by this 2015 Addendum and the wider site which is referred to as the Nine Acre Site within the 2013 Addendum. While there are differences in land use both areas of the site are strongly interlinked/ open and there is no clear boundary with Claybury Park located to the east. The qualities which allow the remainder of GB12 to contribute to the purposes of the Green Belt are just as relevant to this 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>		
Commentary on 2010 Assessment		
<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 this site land east of Owen Gardens and west of Deacon Way, which is open and undeveloped.</p>		

Site 2: Land to the East of Owen Gardens and west of Deacon Way - Site-based Assessment

NPPF Purpose and Local Interpretation		Score
1	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	3
	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	1
Total score against PPG2 purposes		3
Total score against local interpretation of national policy		4
Total score		7
Site-based Analysis		
<p>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.</p>		
Final Recommendation		
<p>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.</p>		
Total release from Green Belt		NO
Potential for Sub division		NO

Site 2: Land to the East of Owen Gardens and west of Deacon Way - Site Photographs

Looking north east into the site from the entrance to the site off Owen Gardens



Looking south east into the site from the entrance to the site off Owen Gardens



Looking west into the site from Claybury Park



Site Assessment

Site 2: Land east of Owen Gardens and west of Deacon Way

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: Ponds:

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. There is no formal boundary which separates this semi natural area from the formal playing fields to the south.

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 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. There are areas of surface water flooding within the site.

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:

Buildings/ Previously Developed Land:

Comments:

The site has two storey detached and semi- detached residential development along part of its northern and western boundaries. There are residential properties off Davina Close which steps down along the northern boundary. The eastern boundary adjoins Claybury Park, specifically an area of woodland comprising trees protected by Tree Preservation Orders. There is no formal southern boundary to separate the open area from the playing fields to the south.

HISTORIC ASSETS AND SETTING

Conservation Area:-

Within: Adjacent: Visible from:

Heritage Land:-

Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):-

Within: Adjacent: Visible from:

Areas potentially affected:-=

Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:

The 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 Bracken/Scrub: improved grassland:

Woodland: Marshland:

Ruderal grassland:
Horticulture:
Playing fields:
Quarrying:
Parkland:

Brownfield:
Allotments:
Informal Open Space:
Landfill:
Other: _____

Summary:-

The site is undulating with a distinct slope to the south. It is surrounded along the northern and western boundary by residential development. The eastern boundary links to Claybury Park through a belt of trees protected by Tree Preservation Orders.

The boundary with Claybury Park is made up of woodland which is not considered to be a strong physical boundary which connects the site to the wider Green Belt to the east and represents Countryside In and Around Towns.

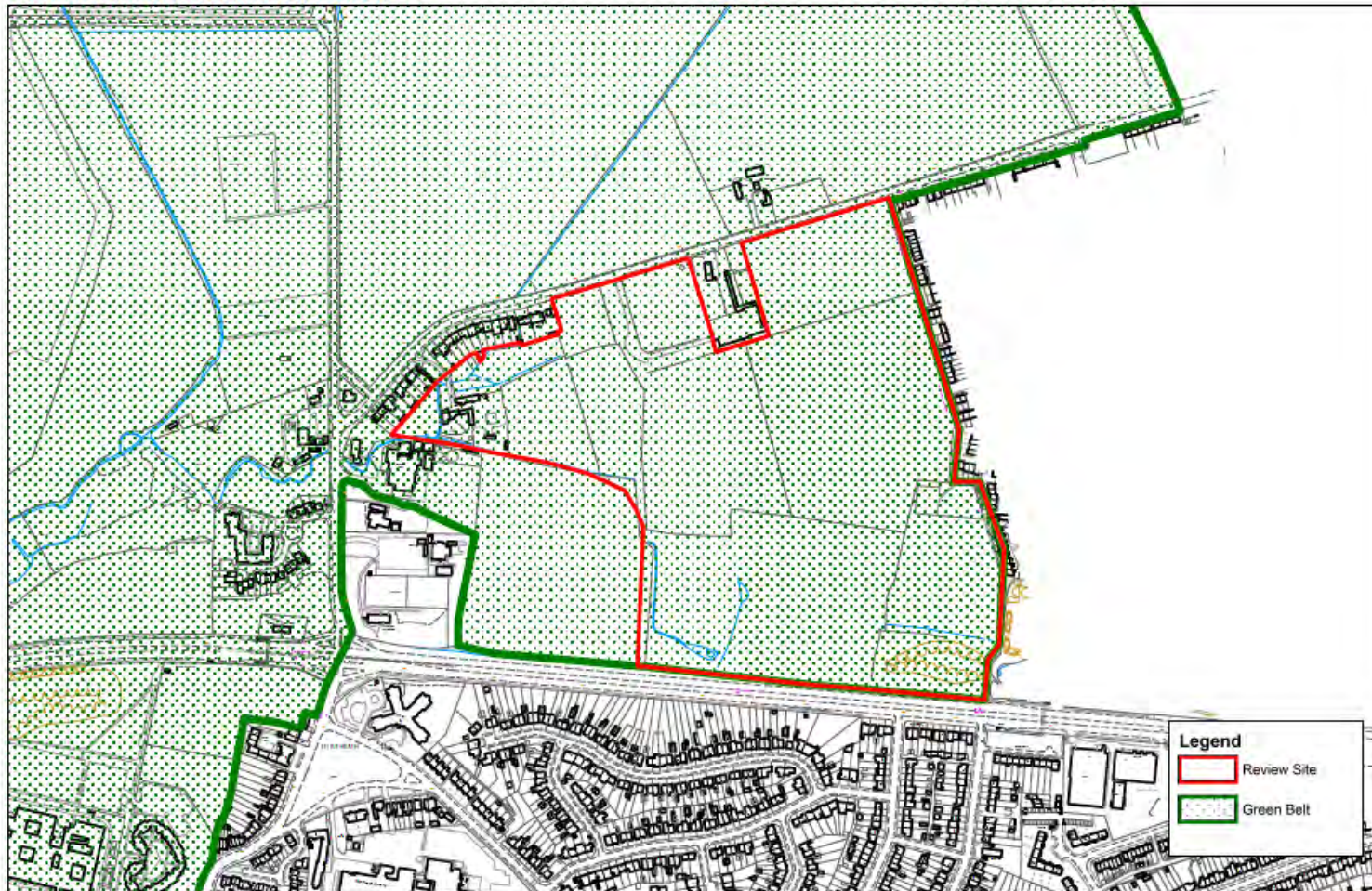
6 Site 3: Land to the south of Billet Road

6.1 Background information

Location	Billet Road
Area	Wider Site to the south of Billet Road: 20.16 hectares Willow Farm: 0.36 hectares Both sites considered together due to their physical connections and cross boundary linkages.
Ownership	Private
Land use	Open undeveloped land Farmland Storage Disused Play Area
Major Planning Application History	Land adjacent to Hainault House; 1300/03: Nursing home; day nursery school; boarding school was refused on 14/07/2003. Land west of Hainault House; extension to major application; change of use of football pitches with erection of a building including club room, storage, toilets/ showers and changing rooms together with fencing, parking and landscaping- extension to time limit was approved on 23/02/2010 (ref 2488/09). Current application: land to the west of Hainault House: change of use of football pitches with erection of a building including club room, toilets/ showers, and changing rooms, together with fencing, parking and landscaping is under consideration (ref 2505/14).
Planning Policies (in addition to Green Belt)	Minerals Safeguarded Land Archaeological Priority Zone Green Corridor
Other Constraints	Small portions of the site are subject to surface water flooding.

Site 3: Land to the south of Billet Road – Site Plan (entire site)

DEV016: Land to the south of Billet Road



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Scale 1: 4,000



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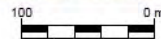
Site 3: Land to the south of Billet Road – Aerial Photograph (entire site)

DEV016: Land to the south of Billet Road



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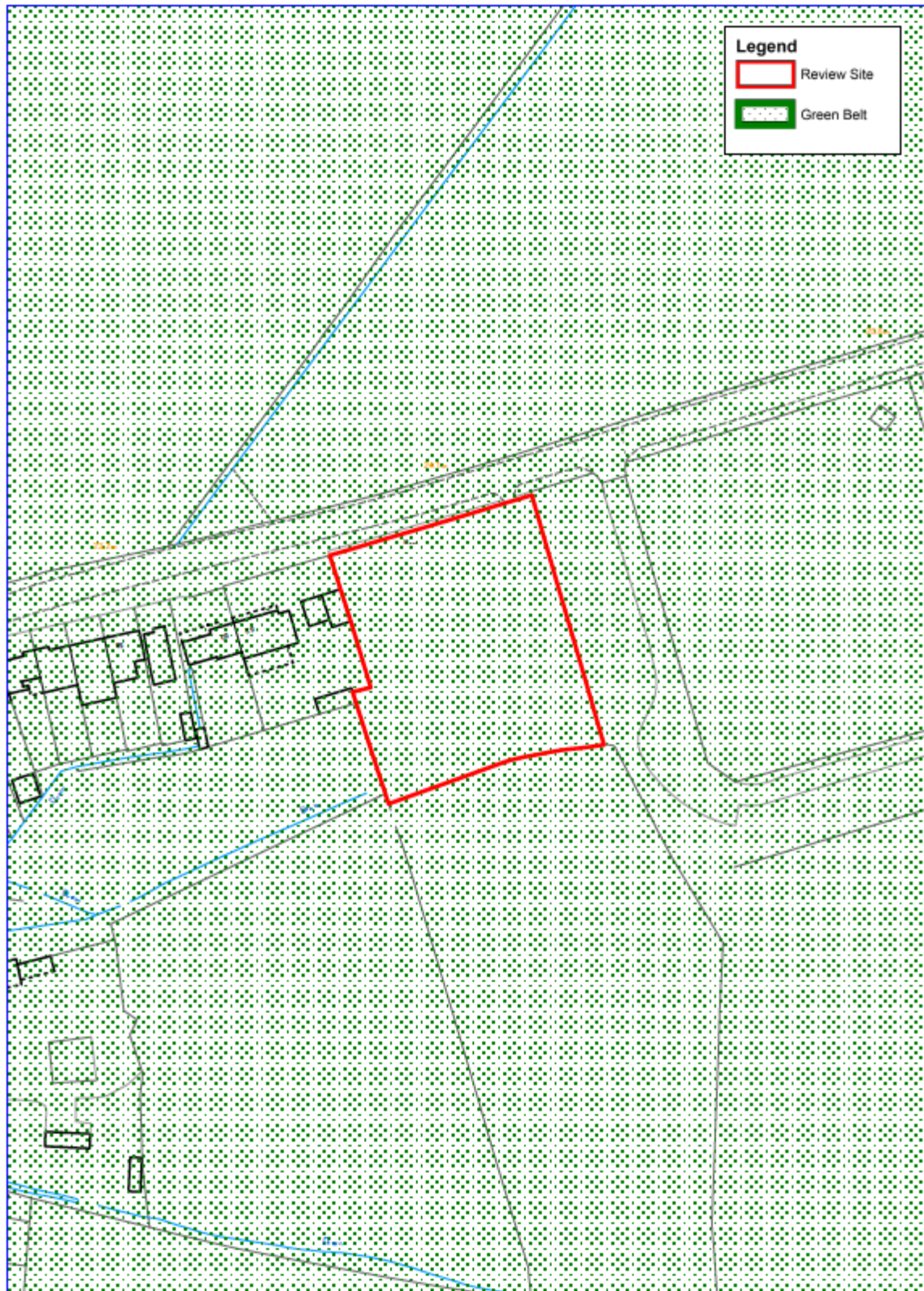


Planning & Regeneration



Site 3: Land to the south of Billet Road – Site Plan (Willow Farm)

DEV344: Willow Farm



18/02/2015

Scale 1: 1,250



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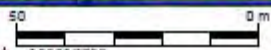
Site 3: Land to the south of Billet Road – Aerial Photograph (Willow Farm)

DEV344: Willow Farm

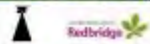


18/02/2015

Scale 1: 1,250



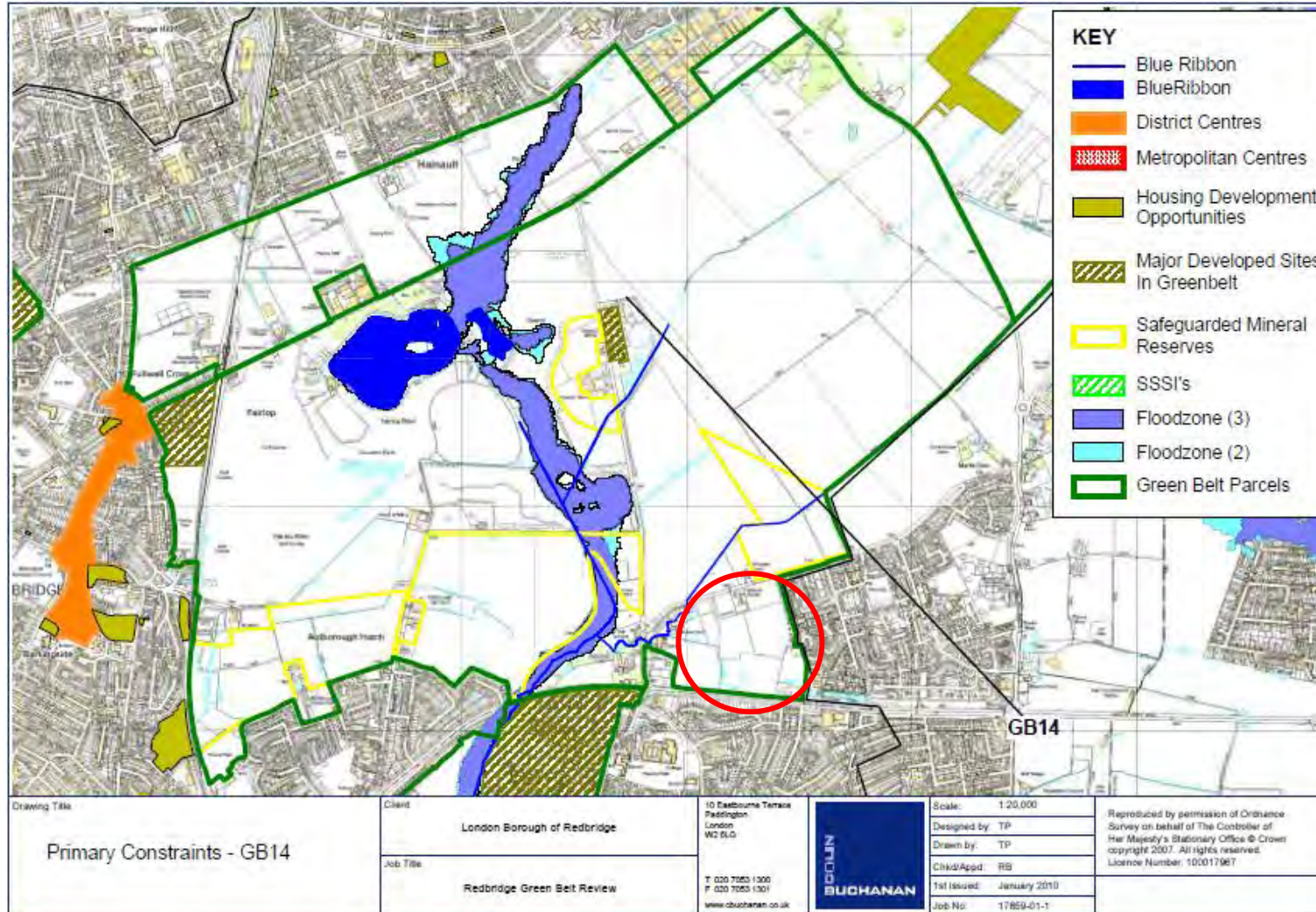
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Planning & Regeneration

6.2 Site 3: Land to the south of Billet Road - Redbridge Green Belt Review (Colin Buchanan, 2010) assessment

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



Site 3: Land to the south of Billet Road – Site Plan (entire site) -2010 desk (left) and site (right) based assessments

GB14: FAIRLOP PLAIN

DESK-BASED ASSESSMENT (Stage 3A)

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

Desk-based Analysis

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

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

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

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

Initial Recommendation

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

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

GB14: FAIRLOP PLAIN

SITE-BASED ASSESSMENT (STAGE 3B)

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

Site-based Analysis

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

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

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

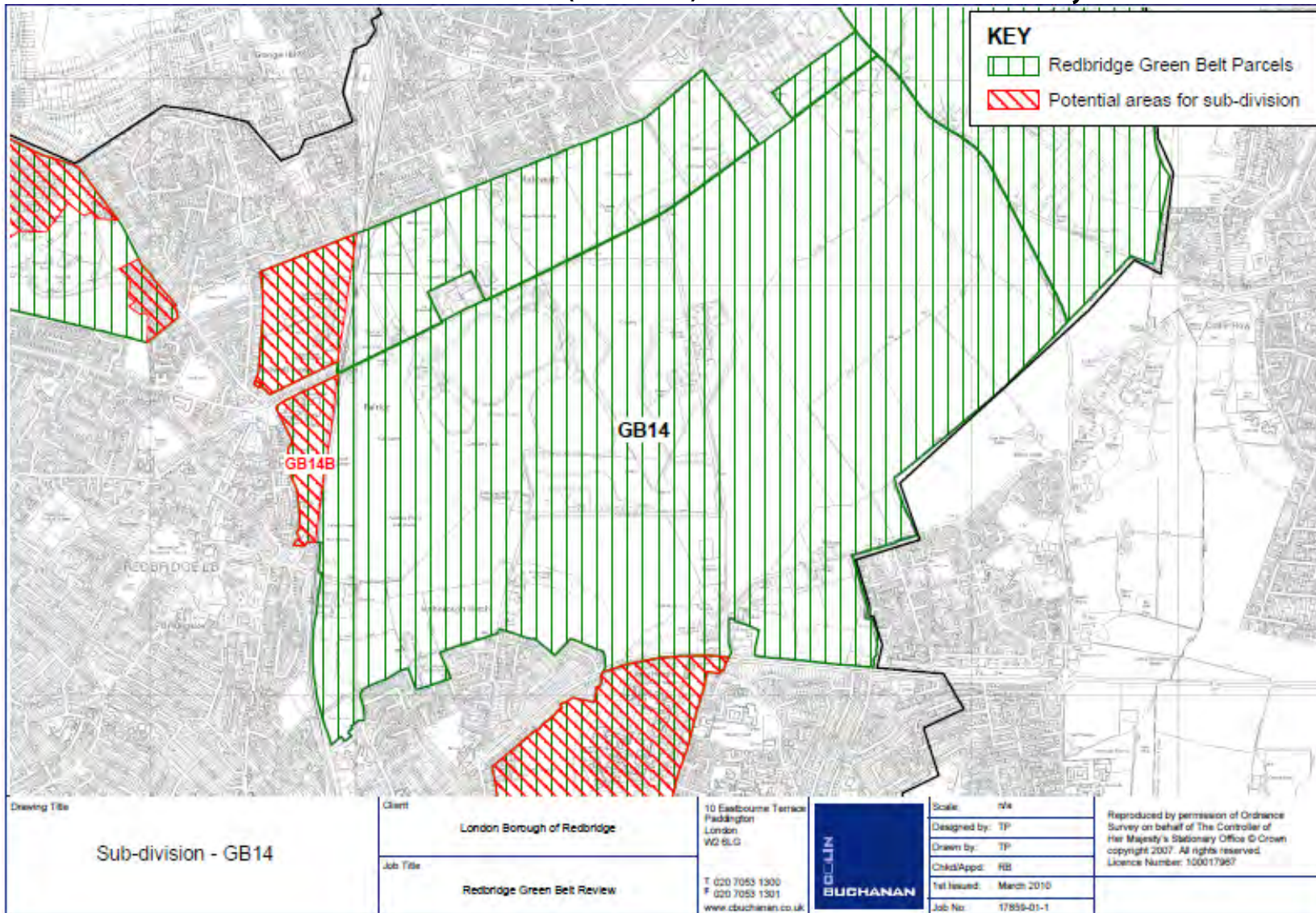
The site visit also enabled less well defined elements of the southern boundary of the parcel to be reviewed. This area contains three packages of land which jut out of the main parcel. After a careful inspection of Oaks Lane Recreation Ground, Aldborough House Farm and Land South of Billet Lane, it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

Final Recommendation

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

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

Site 3: Land to the south of Billet Road – Site Plan (entire site) -Subdivision as recommended by consultants in 2010.



Site 3: Land to the south of Billet Road – Site Plan (entire site) - 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.

6.3 Redbridge 2015 Review of Site 3: Land to the south of Billet Road

Site 3: Land to the south of Billet Road – Site Plan (entire site) - Desk-based Assessment

NPPF Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas	3
	Prevent sprawl into locally important open space	1
2	To prevent neighbouring towns from merging into one another	3
	Prevent merging and coalescence of existing centres (within conurbation)	1
3	To assist in safeguarding the countryside from encroachment	3
	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
	Total score against PPG2 purposes	9
	Total score against local interpretation of national policy	3
	Total score	12
Desk-based Analysis		
<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 site's northern boundary 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. The majority of the site is open and comprises farmland which helps to contribute significantly to the openness of Fairlop Plain.</p>		

Site 3: Land to the south of Billet Road – Site Plan (entire site) - Site-based Assessment

NPPF Purpose and Local Interpretation		Score
1	To check the unrestricted sprawl of large built-up areas	3
	Prevent sprawl into locally important open space	1
2	To prevent neighbouring towns from merging into one another	3
	Prevent merging and coalescence of existing centres (within conurbation)	1
3	To assist in safeguarding the countryside from encroachment	3
	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
Total score against PPG2 purposes		9
Total score against local interpretation of national policy		3
Total score		12
Site-based Analysis		
<p>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. Views from the Eastern Avenue looking north into the site are generally open and there are no obvious physical boundaries separating it from the Fairlop Plain Green Belt to the north.</p> <p>Furthermore, excluding the two storey properties along Billet Road and Hainault House, the northern boundary is only separated by Billet Road from the continuous Green Belt in Fairlop Plain. These properties are not visible from southern boundary of the site along the A12. Consequently, there are strong links to the wider Green Belt to the north, south and west of the site.</p> <p>The site prevents urban sprawl from the housing to the east and the merging of houses in Barking and Dagenham and settlements in Redbridge.</p> <p>The A12 forms a more defensible, long lasting boundary than Billet Road.</p>		
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

Site 3: Land to the south of Billet Road – Site Plan (entire site) - Site Photographs

View from the south east part of the site- Eastern Avenue to the south



View of the site from the Eastern Avenue



View of the site from the Eastern Avenue with Hainault House to the north



Underused play area accessible from the eastern boundary



View into the Hainault House entrance off Billet Road



View into Willow Farm, off Billet Road



Site Assessment Sheet
Site 3: 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 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 and 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, storage 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:	<input type="checkbox"/>	Improved grassland:	<input type="checkbox"/>
Unimproved/Semi improved grassland:	<input checked="" type="checkbox"/>	Bracken/Scrub:	<input checked="" type="checkbox"/>
Woodland:	<input checked="" type="checkbox"/>	Marshland:	<input type="checkbox"/>
Ruderal grassland:	<input type="checkbox"/>	Brownfield:	<input type="checkbox"/>
Horticulture:	<input type="checkbox"/>	Allotments:	<input type="checkbox"/>
Playing fields:	<input type="checkbox"/>	Informal Open Space:	<input type="checkbox"/>
Quarrying:	<input type="checkbox"/>	Landfill:	<input type="checkbox"/>
Parkland:	<input type="checkbox"/>	Other: Storage/ Car Parking_____	

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 of 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.

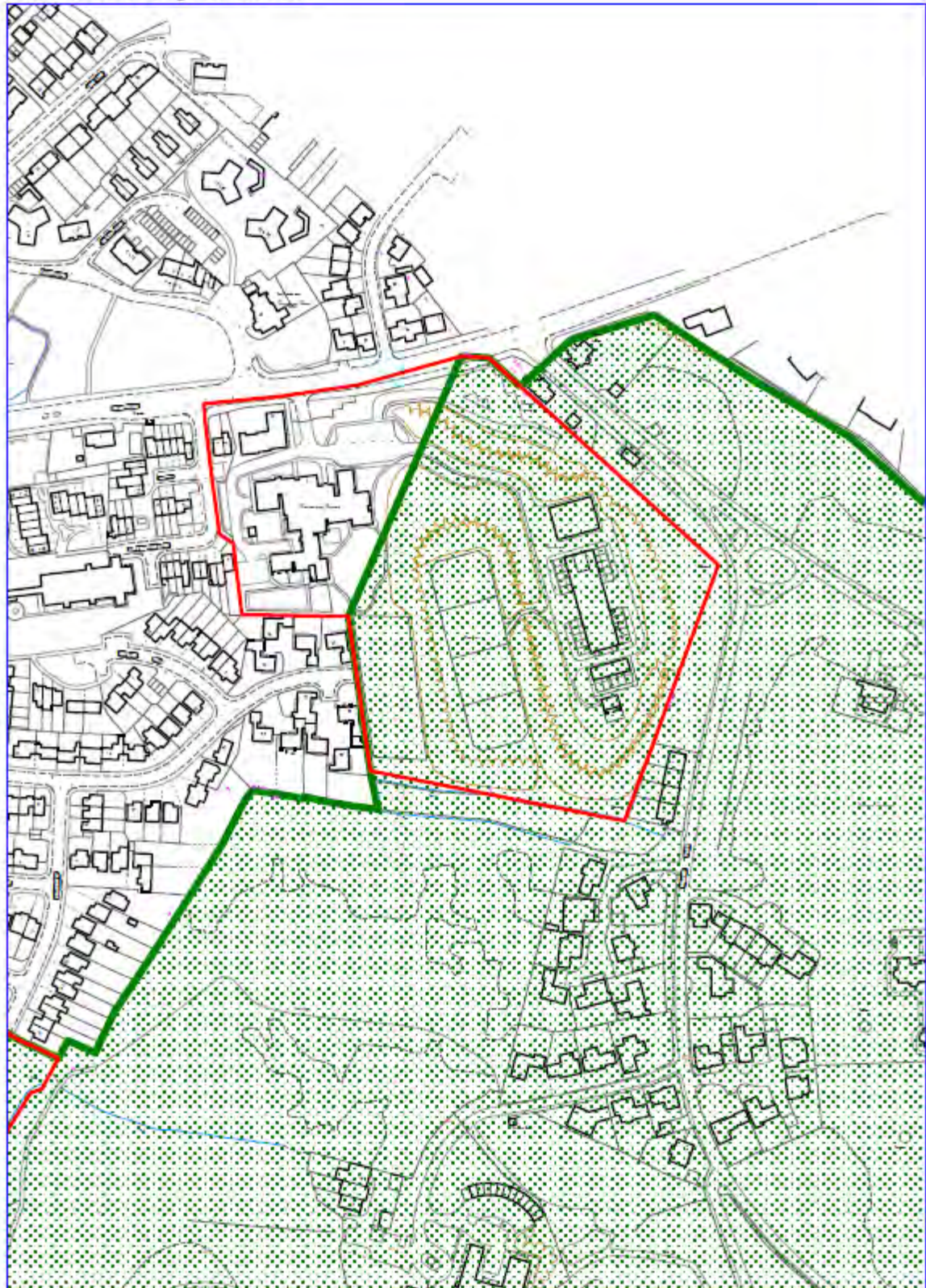
7 Site 4 Guide Dogs for the Blind- Manor Road site

7.1 Background information

Location	Woodford Bridge
Area	4.02 hectares (entire site), 2.94 hectares (included in Green Belt)
Ownership	Private
Land use	Dog Kennels; Car Parking; Green space and play area.
Major Planning Application History	Guide Dogs for the Blind Association; 1194/08: Use of Green Belt Land as Public Open Space was approved on 13 June 2008.
Planning Policies (in addition to Green Belt)	Green Corridor Archaeological Priority Zone
Other Constraints	Tree Preservation Order/ Conservation Area Buffers along the eastern boundary of the site.

Site 4 Guide Dogs for the Blind- Manor Road – Site Plan

DEV339: Guide Dogs for the Blind



18/02/2015

Scale 1: 2,500



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Aerial Photography © The GeoInformation Group 2013

 Planning & Regeneration

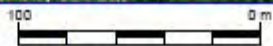
Site 4 Guide Dogs for the Blind- Manor Road – Aerial Photograph

DEV339: Guide Dogs for the Blind



18/02/2015

Scale 1: 2,500

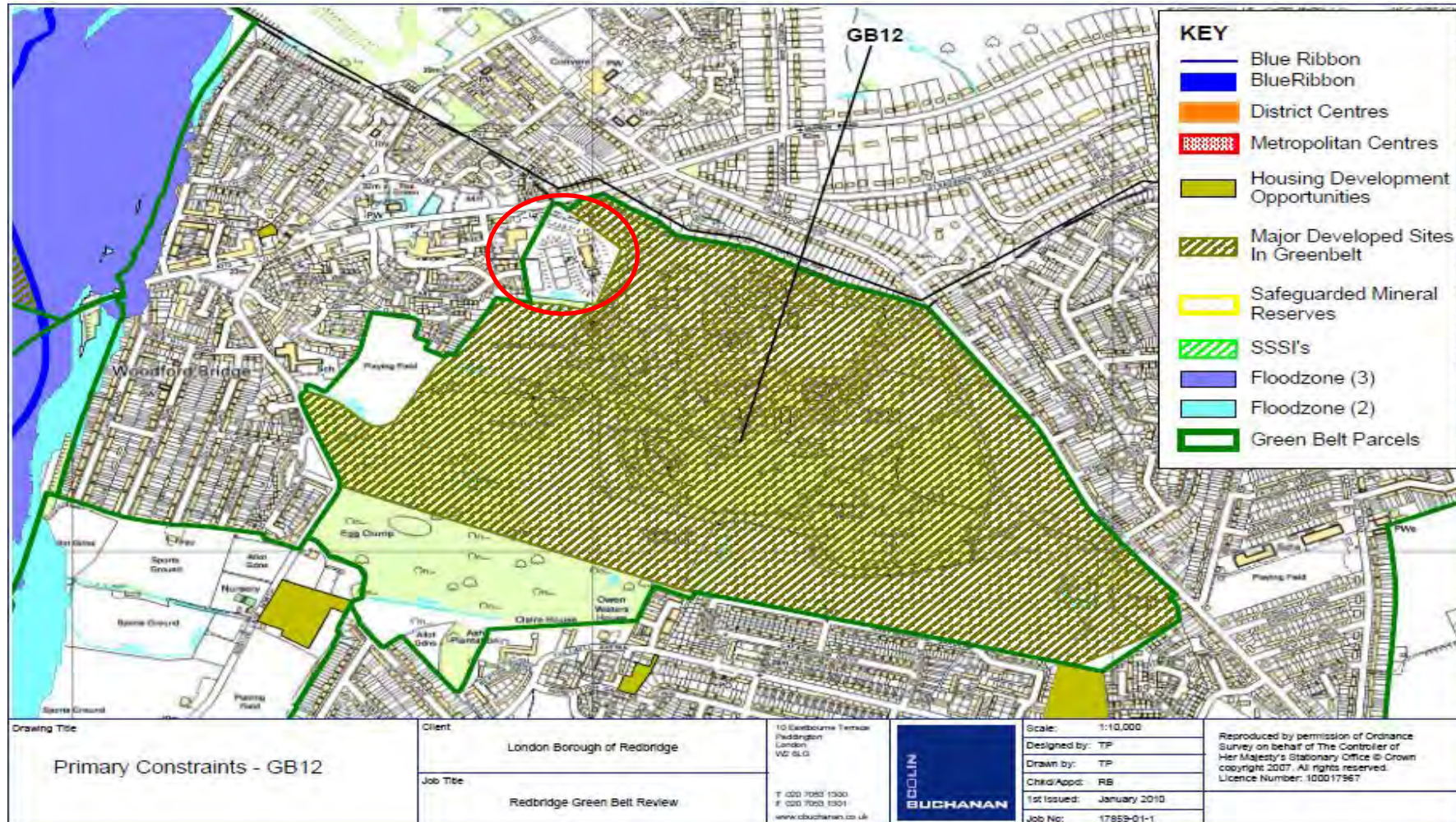


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7.2 Site 4 Guide Dogs for the Blind- Manor Road – Redbridge Green Belt Review (Colin Buchanan, 2010) assessment

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



Site 4 Guide Dogs for the Blind- Manor Road – 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
Total score	7
Total score against PPG2 Purposes	3
Total score against local interpretation of national policy	4

Desk-based Analysis

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

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

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

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

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

Initial Recommendation

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

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

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

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

Site-based Analysis

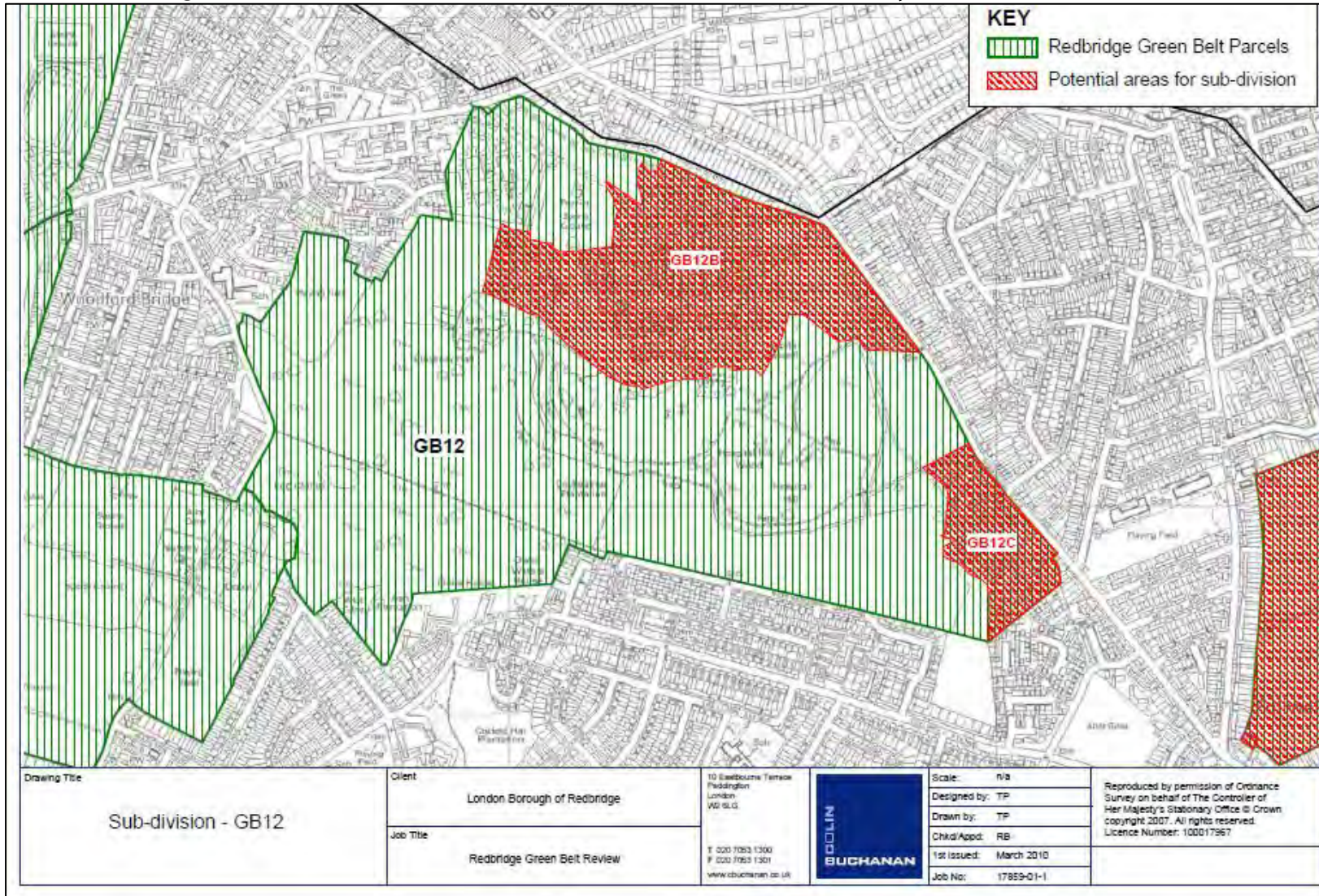
The site visit highlighted that the Claybury Hospital parcel is partly built-up to the north. Recent residential development has taken place and this element of the parcel exhibits a different character to the rest of the parcel, which remains relatively open. This land to the south, east and west is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

Final Recommendation

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

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

Site 4 Guide Dogs for the Blind- Manor Road – Subdivision as recommended by consultants in 2010.



Site 4 Guide Dogs for the Blind- Manor Road – 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.

7.3 Redbridge 2010 Review of Site 4 Guide Dogs for the Blind- Manor Road

Site 4 Guide Dogs for the Blind- Manor Road – Desk Based Assessment

NPPF Purpose and Local Interpretation		Score
1	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	3
	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	1
Total score against PPG2 purposes		3
Total score against local interpretation of national policy		4
Total score		7
Desk-based Analysis		
<p>The site connects with the wider Green Belt to the east and south and there is no physical barrier to disconnect it other than woodland/ trees. Therefore, it is considered that there are sufficient linkages to determine that the site is Countryside In and Around Towns and can be considered to meet this Green Belt purpose. The top of the site is a topographic high and has long ranging views and corresponds with the rest of the Green Belt to the east.</p> <p>However, the Green Belt boundary does not appear to correspond with any physical boundary on the ground and therefore, a site visit should determine if a more defensible, long lasting boundary can be determined.</p>		

Site 4 Guide Dogs for the Blind- Manor Road – Site Based Assessment

NPPF Purpose and Local Interpretation		Score
1	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	3
	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	1
Total score against PPG2 purposes		3
Total score against local interpretation of national policy		4
Total score		7
Final Recommendation		
<p>The site visit confirmed that the site has strong linkages to the rest of the Green Belt in terms of height, visual and physical connections. The presence of the kennels and Finlay House is not considered to lead to a separation from the wider Green Belt, as these buildings are located within a sunken part of the site and are shielded by embankments.</p> <p>The Green Belt boundary does not related to a defined physical boundary on the ground but it is indicative of a general change in site levels and a more open part of the site. While the boundary could be extended to run along Manor road the presence of Redbridge House and the car parking means that this is not considered to be an appropriate place to draw the boundary. Therefore, due to the level changes in the site and the diagonal line between the built development on Gwynne Park Avenue and Manor Road this boundary is considered to be appropriate and there are no overriding reasons to change it.</p>		
Total release from Green Belt		NO
Potential for sub-division		NO

Site 4 Guide Dogs for the Blind- Manor Road – Site Photographs

Manor Road entrance to Guide Dogs for the Blind Site



Road into the Guide Dogs for the Blind Kennels



Looking north west from the site boundary



Looking south west into the site from the Claybury Park boundary



View looking east into Finlay House



View of Guide Dogs for the Blind play area



London Borough of Redbridge Green Belt Review Addendum 2015

Site Assessment Sheet: Site 4 Guide Dogs for the Blind- Manor Road site

Site Assessment Sheet

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:

The site inclines steeply from the Guide Dogs for the Blind main building and car park. There are a series of embankments and the main kennel buildings and Finlay House are located within a sunken part of the site at the bottom of embankments which means they are not visible from the road. The dog play areas are considered to be open at a level half way up 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 site consists of mown grassland and shrubs/ woodland to the boundaries. There are no specific biodiversity designations within the site itself.

FLOOD RISK

Area within Zone 3: Zone 2:

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

Comments:

Flood Map for surface water present on site.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site:-

High: Medium: Low:

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

Yes: No:

Adjoining settlement edge:-

Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period:-

Pre 1907: 1907-1947: Post 1947:

Adjacent building type:-

Residential: Commercial/Industrial: Agricultural:

Other: _____

Potential for improvement of settlement edge:-

Yes: No:

Site adjacent to local townscape/landscape policy designation:-

Green Corridor:

Blue Ribbon: **None**

Site adjacent to urban centres:-

District Centre: Metropolitan Centre:

Previously Developed Land/ Buildings Present:

Comments:

The site has a high visual prominence and development would lead to visual coalescence of settlements.

HISTORIC ASSETS AND SETTING

Conservation Area:-

Within: Adjacent: Visible from:

Heritage Land:-

Within: Adjacent: Visible from:

Archaeological Priority Zone (APZ):-

Within: Adjacent: Visible from:

Areas potentially affected:-

Listed Buildings: Yes: No:

Scheduled Ancient Monuments: Yes: No:

Other historic assets potentially affected: _____

Comments:

There are the statutory listed buildings North and South Lodge located just outside the site boundary.

GEOLOGY AND SOILS

Agricultural Land Classification:

Grade 1: Grade 2: Grade 3:

Grade 4 or 5:

Non agricultural:

Geological SSSI:

County Geological Sites:

Safeguarded Mineral Resources:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Arable: Improved grassland:

Unimproved/Semi improved grassland: Bracken/Scrub:

Woodland: Marshland:

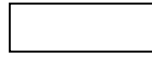
Ruderal grassland: Brownfield:

Horticulture: Allotments:

Playing fields: Informal Open Space:

Quarrying: Landfill:

Parkland:



Other: Guide Dogs for the Blind training area/ kennels

Summary:-

The site is undulating with a distinct slope to the south which means that the connection to the wider Green Belt relates both to topographical and visual links. There are buildings and training areas/ kennels within the site which are enclosed by bunds and embankments meaning that they are not visible from Manor Road and do not impact upon the overall openness of the site. This means that the site is distinct from the area of the Guide Dogs for the Blind site which is outside of the Green Belt.

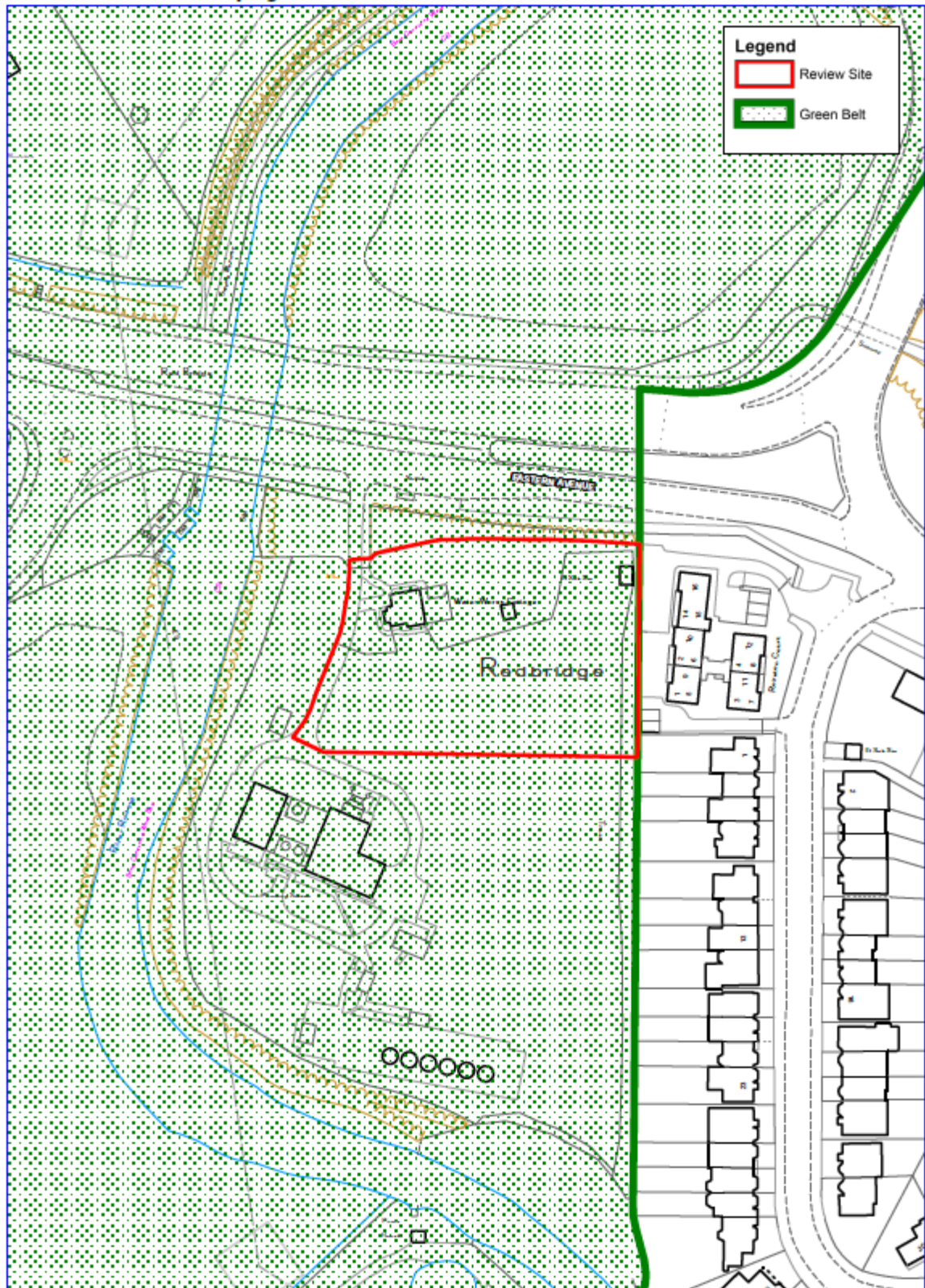
8 Site 5: Site adjacent to Wanstead Pumping Station

8.1 Background information

Location	Eastern Avenue
Area	0.43 hectares
Ownership	Private
Land use	Residential Cottage Car Park Open Space Woodland/ Trees
Major Planning Application History	None held on record
Planning Policies (in addition to Green Belt)	Green Corridor Archaeological Priority Zone
Other Constraints	Source Protection Zone National Grid Electric Consultation Zone Nitrogen Dioxide Consultation Zone Surface Water Flooding Areas Tree Preservation Orders

Site 5: Site adjacent to Wanstead Pumping Station – Site Plan

SPEC029: Wanstead Pumping Station



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Site 5: Site adjacent to Wanstead Pumping Station – Aerial Photograph

SPEC029: Wanstead Pumping Station

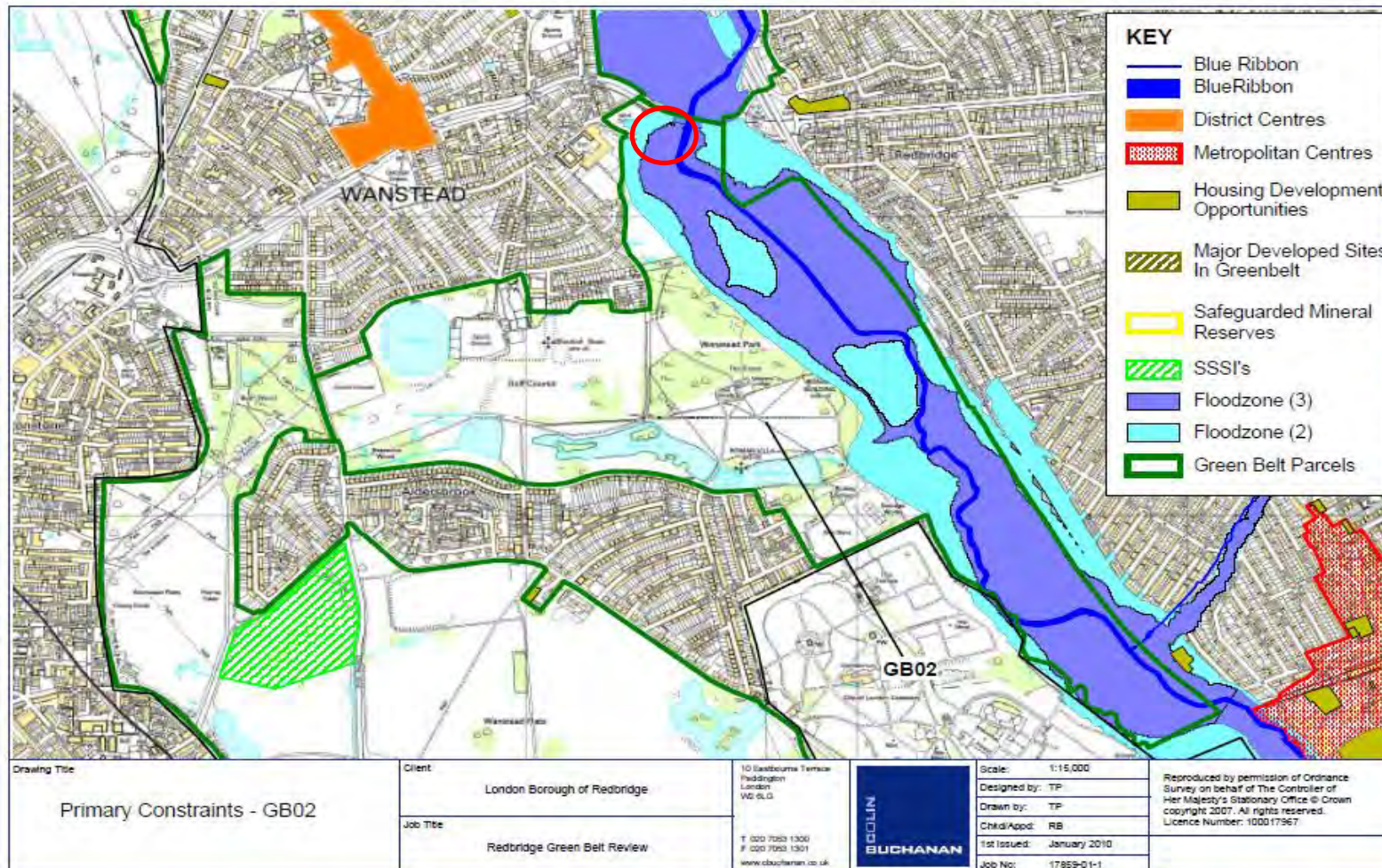


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8.2 Site 5: Site adjacent to Wanstead Pumping Station – Redbridge Green Belt Review (Colin Buchanan, 2010) assessment

The 2010 assessment examined the Wanstead Pumping Station (circled in red) as part of the wider site GB02



Site 5: Site adjacent to Wanstead Pumping Station – 2010 desk (left) and site (right) based assessments

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

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

Desk-based Analysis

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

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

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

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

Initial Recommendation

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

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

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

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

Site-based Analysis

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

Final Recommendation

No change to desk-based assessment.

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

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

Site 5: Site adjacent to Wanstead Pumping Station – 2010 Site Assessment Sheet Summary

Summary:-

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

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

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

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

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

8.3 Redbridge 2015 Review of Site 5: Site adjacent to Wanstead Pumping

Site 5: Site adjacent to Wanstead Pumping Station – Desk Based Assessment

NPPF Purpose and Local Interpretation		Score
1	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	3
	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	1
Total score against PPG2 purposes		3
Total score against local interpretation of national policy		4
Total score		7
Desk-based Analysis		
<p>The site links to the Thames Water Pumping Station to the south, which is also within the Green Belt. This in turn links with the Green Belt to the south of the site which includes Wanstead Park and Golf Course both contained within Parcel GB02. While residential properties on Royston Gardens separate the wider Thames Water site from the Kearley and Tongue Sports Grounds to the south east there is sufficient separation distance from River Court along River Close (the nearest residential development to the west) to consider that the site is open and continues to function as Green Belt. Looking at the wider Green Belt site the presence of the river Roding is not considered to separate it from the wider Green Belt parcel GB02 to the south as this is an open use and not a physical barrier within the Green Belt. This approach is consistent with the assessment of the other Green Belt parcels.</p>		

Site 5: Site adjacent to Wanstead Pumping Station – Site Based Assessment

NPPF Purpose and Local Interpretation		Score
1	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	3
	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	1
Total score against PPG2 purposes		3
Total score against local interpretation of national policy		4
Total score		7
Final Recommendation		
<p>The site is screened by woodland and shrubs from the Eastern Avenue it has a metal palisade fence which separates the waterworks cottage sub area from the wider Wanstead Pumping Station site. The red outline boundary submitted with the representation does not relate to any physical boundary. The site is not disconnected from the wider Green Belt by any physical boundaries and there are views into the site from the east from Ilford Golf Course which means that the site is well connected with the wider Green Belt.</p>		
Total release from Green Belt		NO
Potential for sub-division		NO

Site 5: Site adjacent to Wanstead Pumping Station – Site Photographs

View looking south from the eastern avenue bridge along the river Roding



View looking east from Ilford Golf Course into the site



View from behind Royston Court looking west into the site



View from Royston Court looking south west into the site.



London Borough of Redbridge Green Belt Addendum 2015

Site Assessment Sheet: **Site 5: Wanstead Pumping Station**

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:

There is woodland surrounding the site boundaries which means that it fairly enclosed from the northern boundary with the A12, and parts within it are divided by metal palisade fences. However, it is generally open within the site and it connects wells with the wider Green Belt.

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 does not have any formal biodiversity designations, however, the wider Wanstead Pumping Station site adjoins the river Roding to the west and there is a Site of Nature Conservation Importance to the south.

FLOOD RISK

Area within Zone 3: Zone 2:

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

Comments:

The site falls within Flood Zone 3.

LANDSCAPE/TOWNSCAPE SETTING

Visual prominence of site:-

High: Medium: Low:

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

Yes: No:

Adjoining settlement edge:-

Well defined Edge: Weakly defined Edge:

Vegetated Edge: Urbanised Edge:

Adjacent building period:-

Pre 1907: 1907-1947: Post 1947:

Adjacent building type:-

Residential: Commercial/Industrial: Agricultural:

Other: Wanstead Pumping Station_____

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:

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: Locally Listed Building Thames Water Pumping Station on adjoining site_____

Comments:

The site does not contain any heritage assets however, it links to the locally listed Thames Water Pumping Station to the south.

GEOLOGY AND SOILS

Agricultural Land Classification:

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

CURRENT LAND USE/HABITATS WITHIN THE SITE

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

Summary

Part of the site which adjoins the Eastern Avenue is enclosed by palisade fencing and woodland/ shrubs and contains the Waterworks Cottage. However, the land to the south and west is considerably more open and links into the wider Green Belt, including Ilford Golf Course and the river Roding.

9 Summary of findings from 2015 Addendum assessments

- 9.1 All five sites have been assessed to continue to meet Green Belt purposes. Three of the sites had been assessed as part of the 2013 Addendum but different boundaries put forward in representations received during November and December 2014. The different boundaries put forward however did not result in the Addendum assessment reaching a different conclusion to the original 2010 Green Belt study or the 2013 Addendum.
- 9.2 Two additional sites were put forward (Guide Dogs for the Blind, and site adjacent to Wanstead Pumping Station), but this Addendum report has concluded that the sites continue to meet Green Belt purposes.
- 9.3 Outlined below is a summary of the findings of this Addendum to the Green Belt review.

Summary of the 2015 Green Belt Review Addendum conclusions

Site	Site fulfilling GB purposes and discounted	Sub division and partial release from GB	Full release from GB	Boundary Changes
Site 1: Land to the south of Roding Hospital	√			
Site 2: Land to the east of Owen Gardens and west of Deacon Way	√			
Site 3: Land to the south of Billet Road, Little Heath	√			
Site 4: Guide Dogs for the Blind – Manor Road site	√			
Site 5: Site adjacent to Wanstead Pumping Station	√			

- 9.4 The following map shows the proposed Green Belt boundaries, based on the outcomes of the original 2010 Green Belt Review (which proposed the release of a number of large sites no longer considered to meet Green Belt purposes), the 2013 Addendum (which proposed a number of minor boundary changes and the removal of a small site at Fernhall Cottage, and this 2015 Addendum (which proposes no further changes to the revised Green Belt boundary).

Map showing 2015 Green Belt Review Addendum sites, with the proposed 'post release' boundary

Greenbelt Review Addendum

