

Epping Forest District Council



GREEN BELT REVIEW

STAGE ONE

September 2015

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Chapter 1: Introduction

- 1.1 The main purpose of the Stage 1 study is to undertake a high level review of Green Belt land across the District to identify the contribution of the Green Belt towards national Green Belt purposes as set out in the National Planning Policy Framework (NPPF).
- 1.2 Following this assessment against the national purposes a number of constraints will be applied as part of the Stage 1 study to enable further assessments of these areas in the Stage 2 report.
- 1.3 These constraints are as follows:
 - Strategic Flood Risk Assessment
 - Special Protection Areas (SPA)
 - Special Areas of Conservation (SAC)
 - Sites of Special Scientific Interest (SSSI)
 - Local Nature Reserves (LNR)
 - City of London Corporation Epping Forest Buffer land (land owned and managed by the City of London Corporation, which although not a formal part of the Forest, is not available for development)
- 1.4 The outcome of this study will provide only one piece of evidence amongst a wide range of considerations that must be taken into account before any potential changes to the Green Belt boundaries are proposed. Such considerations include, but are not limited to, objectively assessed need for development, infrastructure capacity, the availability land for development and sustainability. **Therefore this document should not be read in isolation.** If a parcel (or part of a parcel) is appraised as not serving the purposes of the Green Belt, this does not mean that the parcel should or will be allocated for development in the Local Plan or that the Council would look favourably on a planning application.
- 1.5 Please note that a separate Green Belt Review Methodology has been prepared which sets out an analysis of national policy relating to Green Belt and the approach of a two staged Green Belt Review. The Methodology should be read alongside this report.

Chapter 2: History of the Green Belt and Local Green Belt Policy

- 2.1 The following chapter sets out a brief overview of current and historic local Green Belt policy and guidance (see methodology for an overview of national policy and guidance). Following on from this it considers the potential conditions for exceptional circumstances required in order to alter Green Belt boundaries.

History of the Green Belt

- 2.2 The Metropolitan Green Belt, which covers part of Epping Forest District, has been a central feature of planning policy in the Home Counties since it was first formally approved in 1957. The concept of a Green Belt around London originated before the Second World War in response to the need to control the outward spread of London. Epping Forest was one of the inspirations for the Green Belt principle, beginning with the First Report of the Greater London Regional Planning Committee in 1929 and its 'green girdle' around London. The first Green Belt was defined by the London County Council in the Greater London Plan of 1944. Soon after, the Town and Country Planning Act 1947 led to the designation of a Green Belt by the councils around London.
- 2.3 The Green Belt proved to be an effective tool in limiting the extent of development. So much so that in 1955 the Government published a Circular (No 42/55) setting out the purposes of the Green Belt and encouraging other cities to follow London's example and consider establishing a Green Belt. This Circular suggested that local authorities prepare policies to ensure that new development (a) was only permitted where it would lead to a rounding off of, or infilling within, a settlement in the Green Belt, or (b) was for the purposes of agriculture, recreation, cemeteries, institutions standing in large grounds or other uses appropriate to a rural area.

Local Green Belt Policy

- 2.4 The current Epping Forest Green Belt boundaries were established in the 1980s in the Council's first three Local Plans. The 1998 Local Plan only introduced very minor changes to the Green Belt.
- 2.5 The Essex and Southend on Sea Replacement Structure Plan was adopted in April 2001 and was in place when the Council prepared its most recent Local Plan Alterations, adopted in 2006. Relevant policies within the Replacement Structure Plan include the following (which are set out in full in Appendix 3):
- Policy C1 General Extent of the Green Belt
 - Policy C2 Development within the Metropolitan Green Belt
 - Policy C3 Green Belt Boundaries around Settlements.

- 2.6 Policy C1 (General Extent of the Green Belt) sets out the purposes of the Green Belt which are essentially identical to those in the NPPF and those being used in this Review.

The current extent of the District's Green Belt designation and Green Belt policies are set out in the Adopted Local Plan maps of 1998 (The Local Plan Alterations of 2006 made no amendments to Green Belt boundaries). There are eighteen Green Belt policies in the 2006 Local Plan, the majority of which are District-wide criteria-based policies which set out the conditions under which development will or will not be permitted in the Green Belt. The exception to this is Policy GB1 which sets out the general extent of the Green Belt boundary. The Green Belt essentially covers the whole of Epping District apart from the following settlements, villages and hamlets:

- Abridge
- Buckhurst Hill
- Chigwell
- Chigwell Row
- Chipping Ongar
- Coopersale
- Dobbs Weir (north of Lower Nazeing)
- Epping
- Epping Green
- Fyfield
- Grange Hill
- High Ongar
- Loughton
- Loughton Broadway (a.k.a. Debden)
- Lower Nazeing
- Lower Sheering
- North Weald Bassett
- Roydon
- Sheering
- Stapleford Abbots
- Theydon Bois
- Thornwood Common
- Waltham Abbey

- 2.7 Policy GB18 is a site specific Green Belt policy for the Former Radio Station Site at North Weald Bassett and GB19 is also a site specific policy relating to Grange Farm Chigwell.

- 2.8 The following supporting text within Chapter 3 of the EFDC Further Alterations Local Plan (2006) is important to note as background and when considering the case for Exceptional Circumstances:

5.12a The Council attributes very great importance to the character and appearance of the Green Belt, as well as its functions. The Green Belt has been very successful in restricting the urbanisation of the countryside around London. This has been achieved through strict adherence to policy by way of:

- *refusing planning permission for developments contrary to policy; and these decisions being upheld at appeal in the vast majority of cases.*

5.13a In accordance with Government guidance, the Council does not look to amend the Green Belt's boundaries as a matter of course when Local Plans are prepared or reviewed. This is in order for the Green Belt to retain its permanence. Furthermore PPG2 states that boundaries should not be changed unless alterations to the Structure Plan have been approved, or other exceptional circumstances exist. The Council has therefore only countenanced making a change to the boundary under one of the following circumstances:

- *there is a need to release land to meet the guidelines (for housing and/ or employment-generating uses) identified in the Structure Plan; or*
- *there is a significant change in circumstances (e.g. the site has been developed); or*
- *there is an exceptional and urgent reason for the change (e.g. the site is the most appropriate one to accommodate a necessary development).*

- 2.9 The EFDC Further Alterations Local Plan (2006) commits to a comprehensive review of the District's Green Belt boundaries as part of the production of the forthcoming plan:

"A comprehensive review of the Green Belt boundaries in the District will be undertaken in the context of the production of the Local Development Framework. Such a review would look to address when and where the long term development needs of the District should be met and safeguard land accordingly." (Paragraph 5.14a)"

Green Belt in Neighbouring Authorities

- 2.10 Given the strategic role of the Metropolitan Green Belt and EFDC's identification of Green Belt being a strategic cross-boundary issue, it is important that this Review consider the Green Belt of neighbouring authorities particularly where the Green Belt serves national purposes across administrative boundaries.
- 2.11 The map (Figure 1) illustrates the Green Belt within Epping Forest District and its neighbouring authorities at the time of this report. Figure 2 provides an overview of the Local Planning Authorities' (LPAs') respective approaches to Green Belt and stage of Green Belt Review where appropriate. This information has been provided

by the respective authorities at the request of EFDC. EFDC has also requested any planned development on or near the boundary of Epping Forest District that the Council should be taking account of when preparing this Review. These developments are set out below.

Figure 1: Neighboring Local Authorities & Green Belt

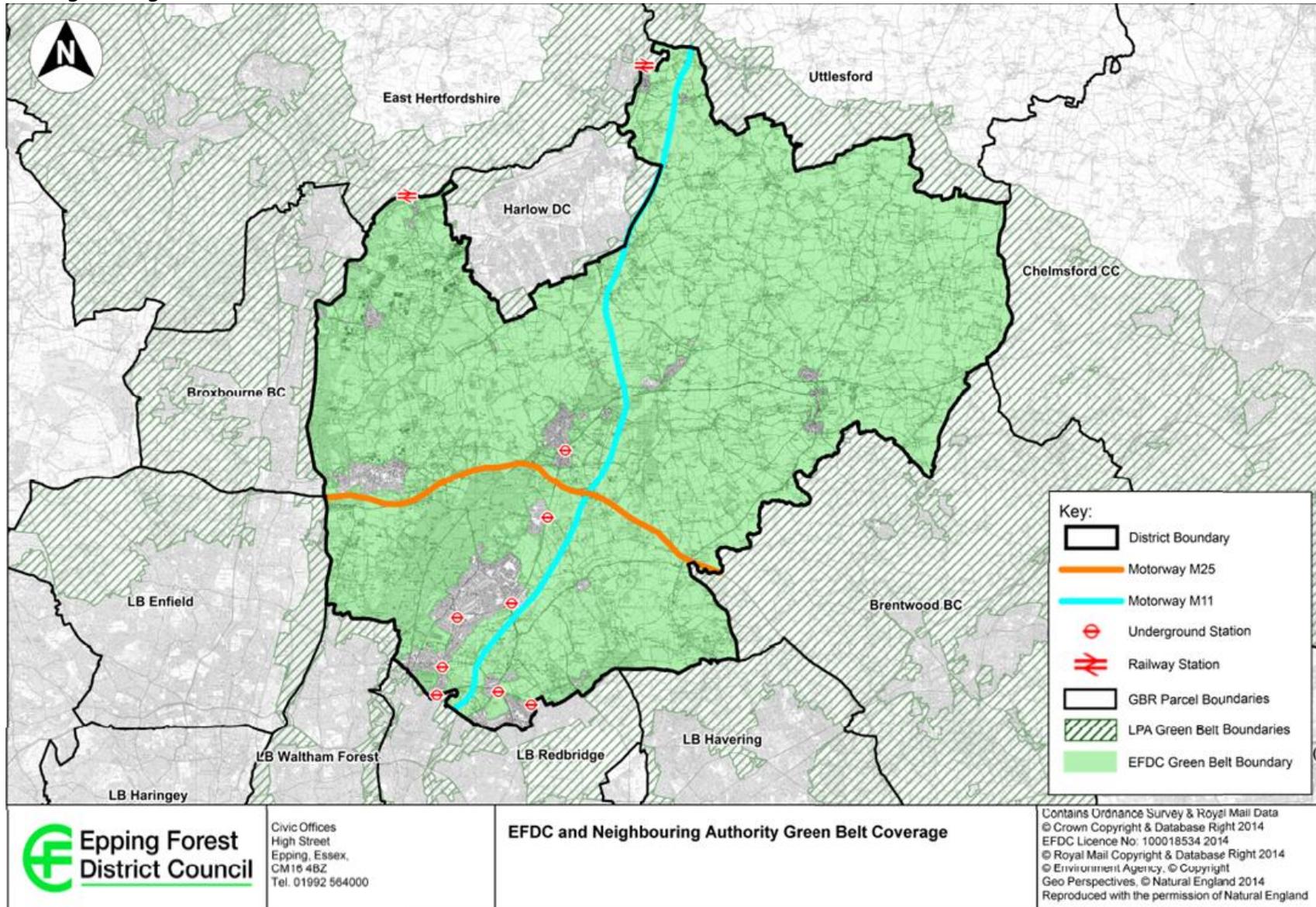


Figure 2: Cross-Boundary Green Belt Considerations

Authority	Green Belt Review	Planned Development Sites
Brentwood BC	89% of Borough is Green Belt. Has undertaken evidence to assess sites within Green Belt that have been identified through the plan-making process. Initially undertaken to assess the sites' contributions to the purposes of the Green Belt. As part of the plan review the Council is now considering the potential to extend this piece of evidence into a full Green Belt Review.	Preferred Options paper towards end of 2015 will specify sites. Any housing provision over 2,500 homes within Brentwood Borough will need to consider the use of Green Belt
Broxbourne BC	All of the land outside the urban area is Green Belt or 3,300 hectares. Green Belt land to the east of the Borough, close to EFDC, is within the LVRP. Will be preparing a review of its Green Belt which will consist of appraising broad areas of the Borough in relation to the five purposes. This, alongside a wider planning appraisal, will result in specific areas which are capable of	Will have to look to the Green Belt for over half of its development needs. These are yet to be confirmed.
Chelmsford CC	37.57% of administrative area is Green Belt. Preparing its evidence base for next Local Plan which is scheduled for Issues and Options public consultation in Autumn 2015. Not planning a Green Belt Review. Whether this changes will be informed by the results of SHLAA and pending OAHN report	There are no allocated sites for development within the City Council's LDF that adjoin Epping Forest District Council (which has a plan period 2001-2021)
East Herts DC	In the process of undertaking a Green Belt Review currently at draft stage. Planning to publish a final draft at next stage of the District Plan – potentially summer 2015.	As per 2014 Draft District Plan
LB Enfield	Starting work on Local Plan Review, early evidence base work is ongoing and other evidence will be commissioned. Consultation anticipated in summer 2015.	North East Enfield Area Action Plan and its content. This is the portion of the borough in closest proximity to Epping Forest.

Authority	Green Belt Review	Planned Development Sites
Harlow DC	<p>Harlow is undertaking a three stage Green Belt Review. The methodology was shared with adjoining authorities in 2014. Stages 1 and 2 are now complete – the results have been presented to Councilors at the Local Development Plan Panel and will be discussed with adjoining authorities during Stage 3.</p> <p>Stage 1: assesses broad areas of Harlow Green Belt against the main Green Belt purposes defined in the NPPF.</p> <p>Stage 2: further assesses areas which did not score well in Stage 1, breaking them down into sub-areas and assessing their function as Green Belt.</p> <p>Stage 3: will consider the out- put of the assessments with those being undertaken in adjoining authorities, to ensure consistency of approach and to confirm exact Green Belt boundaries.</p>	<p>There are no allocations in the adopted plan which abut or are adjacent to the border with EFDC, although land north and south of Gildea Way is identified as a Special Restraint Area.</p> <p>A number of sites which abut or are adjacent to the border with Epping have been identified as developable in the HDC SHLAA.</p>
LB Havering	<p>Havering is in the early stages of preparing a new Local Plan with the first round of consultation on issues and priorities in February 2015. As part of this work will be undertaking a review of the Green Belt but no dates set for the review yet.</p>	<p>The Key development sites / areas in Havering at present will be London Riverside and Romford town centre.</p>

Authority	Green Belt Review	Planned Development Sites
LB Redbridge	<p>Redbridge's current Green Belt being applied is from the LDF adopted in 2008.</p> <p>The Proposed Green Belt layer supplied shows the proposed Green Belt boundary recommended through a Green Belt Review completed in 2010. The necessary policy changes are currently going through the draft Redbridge Local Plan 2015- 2030 process which is at Preferred Options Stage so the proposed changes have not been examined and are not in place yet.</p>	TBC – reply still awaited
Uttlesford District Council	<p>The Green Belt in Uttlesford runs along the south western boundary of Uttlesford. It comprises the very extremity of the Metropolitan Green Belt being the most northerly area of Green Belt in Essex.</p> <p>Uttlesford DC will be carrying out an initial review of whether to carry out a GB Review during the second half of 2015.</p>	Sites have been put forward as part of previous rounds.
LB Waltham Forest	<p>Recently commissioned consultants (LUC) to undertake a review of its Green Belt and Metropolitan Open Land and are in the process of agreeing the Method Statement which Subject to agreement of the Method Statement, consultants will then undertake the review and detailed assessments with the view to completing the study (and recommendations) by the beginning of April 2015.</p>	TBC - reply still awaited

Chapter 3: Exceptional Circumstances

- 3.1 As set out in the Methodology, once established, Green Belt boundaries should only be altered in 'exceptional circumstances'. The Green Belt Review will not on its own determine whether there are 'exceptional circumstances' to justify alterations to the Green Belt however it will provide evidence that will help support such a decision as the alteration of the Green Belt boundary is a policy decision.
- 3.2 The NPPF does not define 'exceptional circumstances' however recent court judgements provide more clarity as to what constitutes 'exceptional circumstances'. In the High Court case of *Gallagher Homes Limited v Solihull MBC*¹ the Judge concluded that in order for exceptional circumstances to exist, "...something must have occurred subsequent to the definition of the Green Belt boundary that justifies a change".
- 3.3 As explained earlier in this report, the current Green Belt boundaries were established in the 1980s in the Council's first three Local Plans with the 1998 Local Plan only introducing very minor changes. The 2006 Alterations Plan did not make changes to the Green Belt however did commit the Council to a comprehensive review of the Green Belt to take place when preparing the Local Development Framework. It is clear that since 2006 the Council has considered that it would be necessary to undertake a comprehensive review of the boundaries of the Green Belt as part of the plan-making process to ensure that the long-term development needs within the District are met.
- 3.4 Since the 2006 Alterations Plan, the population forecasts for the District have increased demonstrating a requirement for more development than was previously forecast. Although no decisions have been taken yet on the District's Objectively Assessed Need (OAN) or a new housing requirement for the emerging Local Plan, current evidence indicates that the need for development may outstrip the supply outside the Green Belt.
- 3.5 The emerging findings of the Strategic Housing Market Assessment (SHMA) indicate that the Objectively Assessed Housing Need (OAHN) for EFDC is in considerable excess of the estimated yield of 'suitable' sites identified in the Strategic Land Availability Assessment (SLAA) within the existing envelope of planning policy.

Viable Alternatives to Meet Objectively Assessed Development Needs

- 3.6 Notwithstanding compliance with the Council's Duty to Co-operate and ongoing engagement with neighbouring authorities, at the time of preparing this report, the Council is unaware of any viable alternatives to meet its objectively assessed development needs outside of the District.

¹ *Gallagher Homes Ltd v Solihull MBC* [2014] EWHC 1283 (Admin)

Chapter 4: Current Status of the Green Belt within the District

Green Belt Parcels

4.1 For the purpose of this assessment the District's Green Belt has been divided into parcels of land. The parcel boundaries generally follow well-defined physical features and the outer boundary of the study area is the District boundary. Settlements are not included within the parcel boundaries unless they are designated as Green Belt in the adopted Local Plan (generally only the smaller villages/hamlets are washed over with Green Belt). The parcel boundaries have been developed using a combination of the parcels from the EFDC Landscape Character Assessment (2010) (see Figure 4) and the following criteria:

- Boundaries should be aligned to natural or physical features where possible e.g. water courses, prominent hedgerows, roads, railway lines;
- Boundaries should not split woodland or main areas of trees or existing settlements, existing housing or urban development.

4.2 Overall, 73 parcels of land were initially identified through the initial desk-based review. The boundaries of a number of parcels were refined and merged to better reflect conditions on the ground bringing the total number of parcels to 61 (see Figure 5). It should be noted that the parcels and respective appraisals were assigned District Site References numbers from DSR001 – DSR073 however there are not 73 parcels which is a result of refining and merging of the parcels as explained above.

4.3 In some cases the outer boundary of the strategic parcel adjoins neighbouring local authority areas. Potential cross-boundary considerations have been identified in the Stage 1 Review and it is intended that any cross-boundary considerations will be explored in more detail in the Stage 2 Review.

Appraisal of Green Belt Parcels

4.4 The criteria /questions used to appraise the Green Belt parcels are set out along with the Glossary of Terminology in the accompanying methodology. The criteria /question numbers correspond with the answers provided in the appraisals. The scoring method from the Green Belt Review Methodology is provided in the following table.

Figure 3 – Parcel Scoring Method

Score	
0	No Contribution
1	Weak
2	Relatively Weak
3	Moderate
4	Relatively Strong
5	Strong

- 4.5 Physical surveys of the parcels were undertaken from June – November 2014 and desktop materials utilised throughout the preparation of the appraisals including online mapping and EFDC’s GIS system.
- 4.6 The appraisals for the 61 strategic land parcels are set out in Appendix 6.

Figure 4: EFDC Landscape Character Assessment (2010)

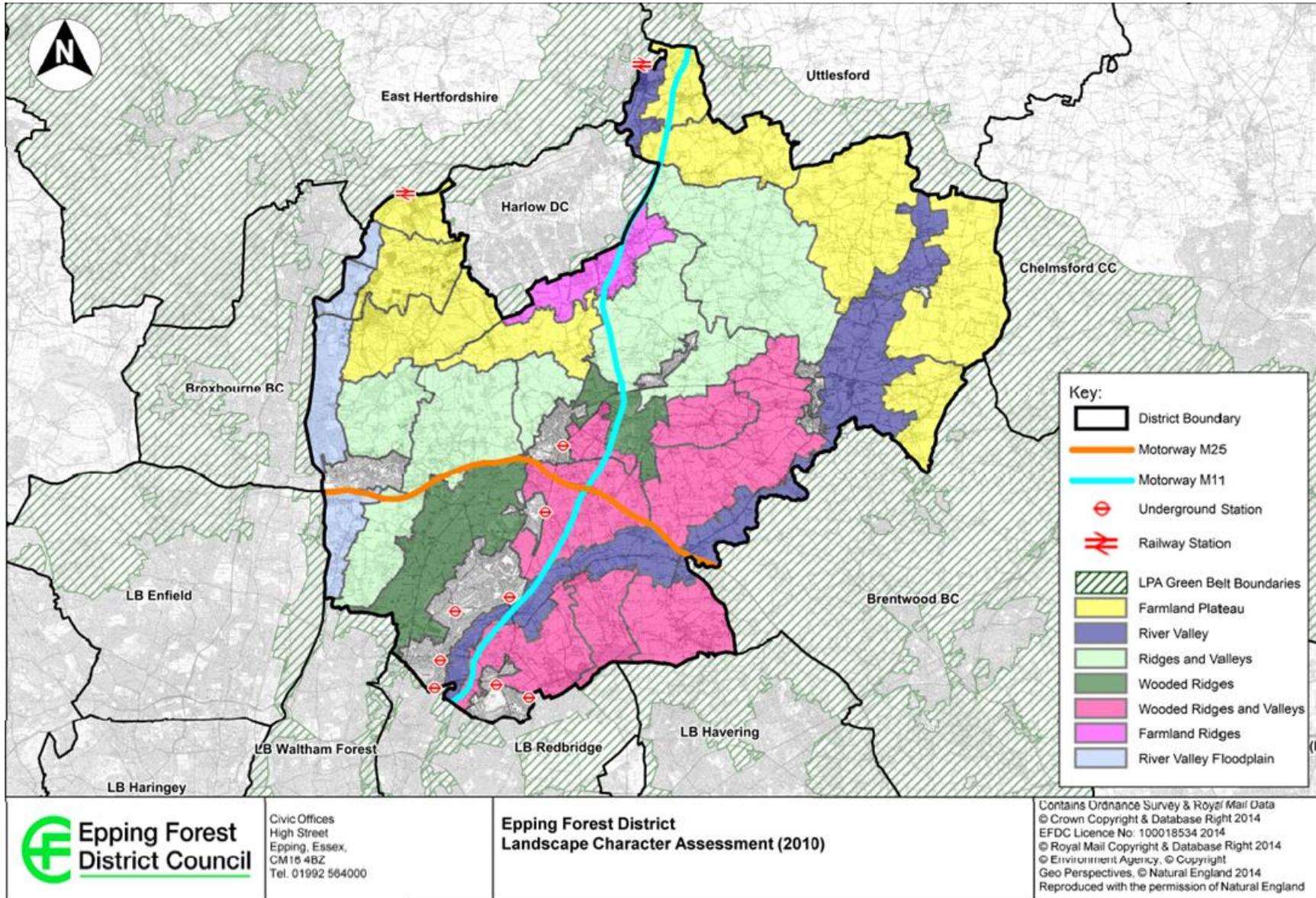
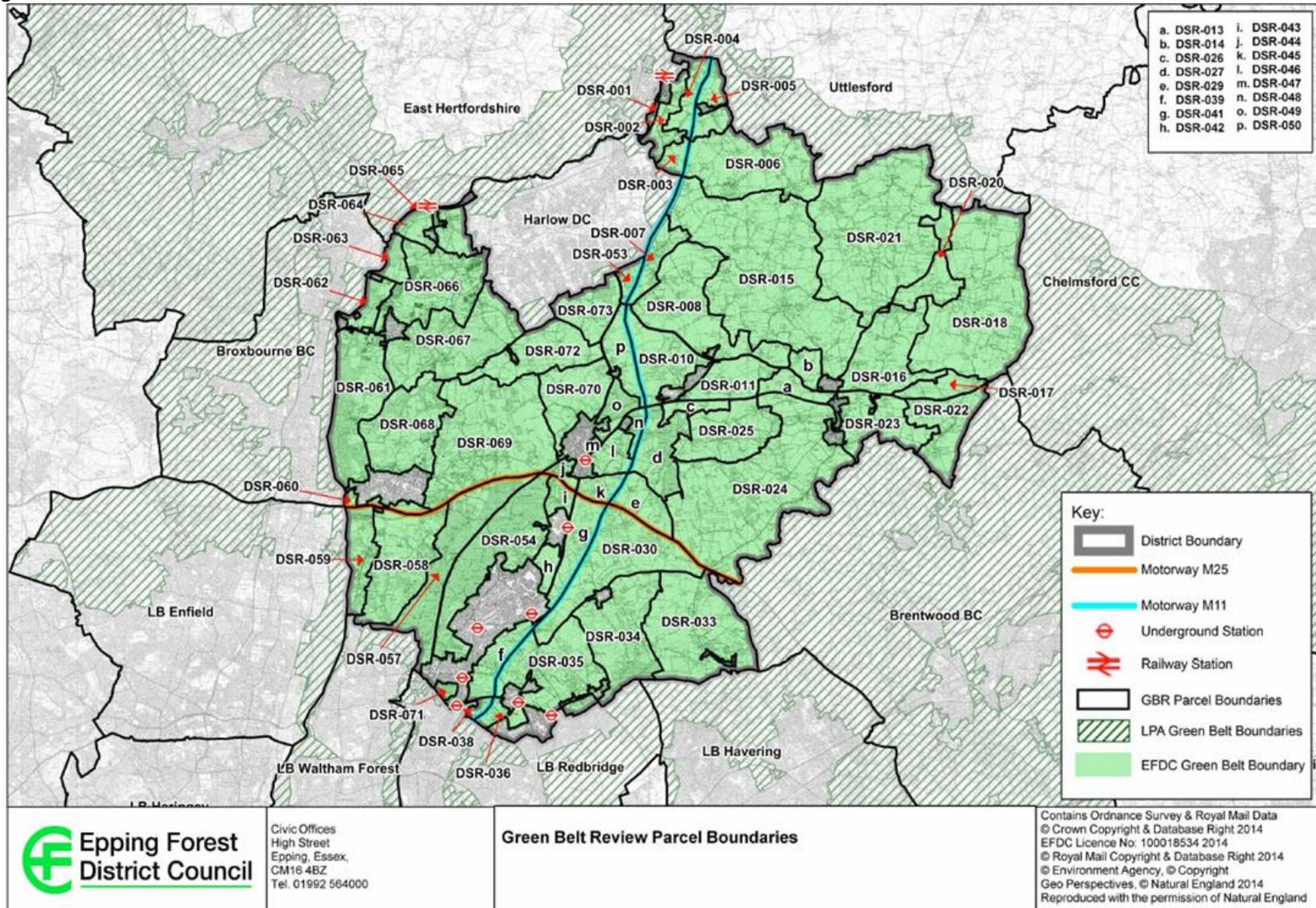


Figure 5: Green Belt Parcels



Chapter 5: District-Wide Analysis of Appraisal Results

- 5.1 The following analysis of the appraisals focuses largely on each parcel's performance against each of the purposes of the Green Belt followed by an analysis of the aggregated score against the purposes. Appendix 5 provides a table of the parcel scores against each purpose and aggregates the appraisal scores against all four purposes for each parcel.

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

- 5.2 Large built-up areas are, for the purpose of this Review, considered to be London, Harlow, Cheshunt and Hoddesdon. There are areas of the District that are contiguous with Greater London (including, Buckhurst Hill, Chigwell and to a lesser extent Loughton / Debden) however the Settlement Hierarchy Technical Paper classifies the District's settlements as settlements in their own right and uses Green Belt boundaries as settlement boundaries. In addition, Epping Forest District is not technically part of Greater London. Therefore, the Review assesses the Green Belt on this basis.

Harlow

- 5.3 Perhaps the strongest strategic network of parcels (**DSR064, 066, 067, 072, 073, 053, 007, 003 and 002**) preventing sprawl are those bordering Harlow to the west, south and east. The Green Belt designation on the boundary of Harlow is critical as in many instances there is little else to protect the sprawl of Harlow. There is little built development on these parcels (with parcel DSR053 being the exception) which provides evidence of the Green Belt's effectiveness around Harlow. These parcels are supported by a 'secondary' network of parcels preventing the sprawl of Harlow particularly east of the M11 and southeast of Harlow. The ridgeline to the south of Harlow does act as a strong defensible boundary against development sprawling further south of the ridgeline.

London

- 5.4 There is a strong network of parcels preventing the sprawl of London (Ilford, Woodford and Romford and their associated suburbs) at the southern District boundary (**DSR039, 038, 036, 035, 034 and 033**).
- 5.5 **DSR038** and **DSR039** are contained by the M11 to the east however these parcels act to help prevent the sprawl of Woodford Green. The River Roding, its flood plain and associated playing fields appear to have restricted the eastward growth of Woodford Green to date with the river forming an important feature in preventing sprawl.

- 5.6 East of the M11, Parcels **DSR033, 034, 035 and 036** act as a strategic barrier to sprawl. **DSR033:** The parcel is adjacent to LB Havering with the southern boundary of the parcel near the northern areas of Romford. There is evidence of ribbon development at Havering-atte-Bower and Stapleford Abbots along North Road. **DSR034:** The built development of Hainault abuts the south west boundary of the parcel with development from Chigwell Row and Hainault nearly adjoining one another. The majority of the east and west boundaries of the parcel have relatively few discernible boundaries capable of containing development. The southern boundary of the parcel is relatively well-defined being formed by Hainault Forest Country Park SSSI., with relatively few discernible boundaries capable of containing development. **DSR035:** The parcel abuts the built development of Hainault. West of Grange Hill tube station a strong defensible boundary is formed by the Central Line including to the west of Chigwell unit it meets the M11. The B173 east of Grange Hill creates a boundary however, apart from a row of trees and hedges to the north of this road, there is limited defence. **DSR036:** Chigwell Golf Club and undeveloped land to the west of the A113 create two areas of undeveloped gap between Chigwell in the north and Grange Hill and Woodford Bridge in the south. Although the M11 is a strong western boundary and parts of the northern boundary created by the Central Line; the other boundaries are weak as they are formed by residential gardens.
- 5.7 At the southwest part of the District, parcel **DSR059** forms a strong barrier to the sprawl of London particularly at the northern section of the parcel where despite the River Lea and Gunpowder Park, there is evidence of these not preventing sprawl such as the development at Meridian Way. **DSR057** and **DSR058** form part of a strategic network preventing sprawl from London however only at the very southern end of the parcels which adjoin London. However Yardley Wood (southwest corner of DSR058) and the woodland to the east within adjoining parcel DSR-057) in places provides a strong natural southern barrier preventing the northern sprawl of London.

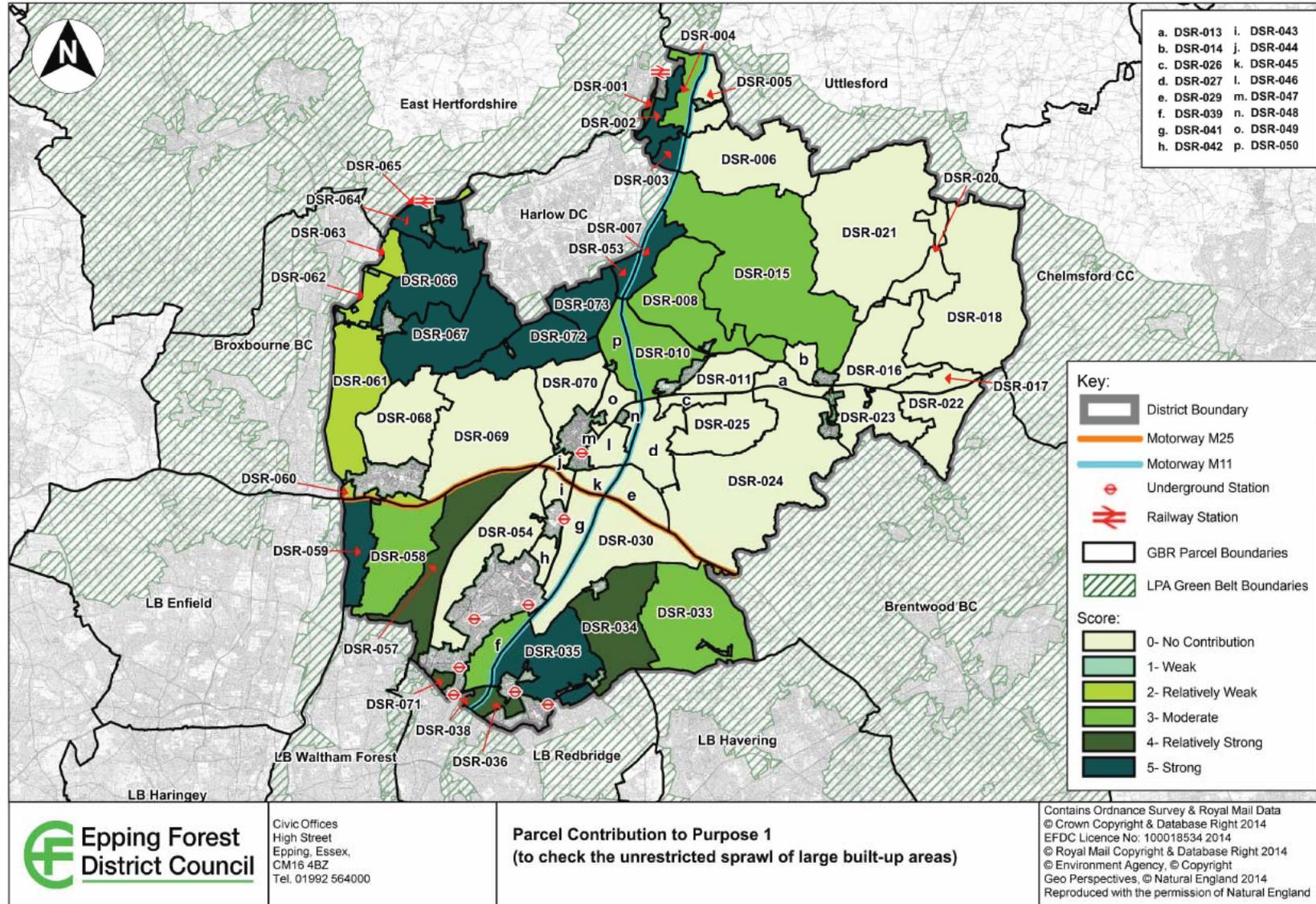
Cheshunt & Hoddesdon

- 5.8 Although parcels **DSR60, 061, 062, 063 and 064** are adjoined, they do not necessarily act as a network preventing the sprawl of Cheshunt and Hoddesdon from the west.
- 5.9 Parcel DSR060 is the last remaining undeveloped parcel of land to the west of Waltham Abbey (The Town Mead); however the parcel contains a number of defensible boundaries which act against sprawl from Cheshunt to the west including the A121, the Old River Lea and the Lee River Navigation. Also there is a Network of Electric Pylons running north to south parallel to the water course. Therefore, it appears that the Green Belt is only contributing moderately to the protection against sprawl with the defensible boundaries acting as a strong

deterrent.

- 5.10 Parcel **DSR061** includes the Lee Valley Regional Park, the River Lea, its tributaries and numerous water bodies and the railway line which form a very strong boundary to prevent potential sprawl from the west. It appears that the Green Belt is only contributing moderately to the protection against sprawl with the defensible boundaries acting as a strong deterrent.

Figure 6: Purpose 1 Map (To check the unrestricted sprawl of large built-up areas)



- 5.12 In relation to potential sprawl from Hoddesdon to the west, Parcel **DSR062** also benefits from strong defensible boundaries at the western boundary in the form of the canal and railway line which form the majority of its western boundary along with the extensive water bodies (filled gravel pits) which dominate the parcel. Therefore it appears that the Green Belt is only contributing moderately to the protection against sprawl with the defensible boundaries acting as a strong deterrent.
- 5.13 Parcel **DSR063** also benefits from a strong boundary to prevent sprawl of Hoddesdon created by the River Lea and Glen Faba (a 120 acre gravel pit which is now a lake and maze of gravel bars, islands, points and bays) and a number of water features situated within the Lee Valley Regional Park to the west. Development has crossed this boundary at Dobbs Weir however the majority of the site is a body of water and it appears to be only making a relatively weak contribution to the first purpose of the Green Belt.
- 5.14 The reason for Parcel **DSR064** obtaining a strong score against the first purpose is its contribution towards preventing the sprawl of Harlow. It also makes some contribution to the prevention of Hoddesdon's sprawl however it benefits strongly from the River Stort, Marina and railway line, all acting as strong defensible boundaries to the sprawl of Hoddesdon.
- 5.15 Figure 7 (Distances between towns table) sets out the shortest distances between towns in the study area. The measurement used to determine this distance is illustrated in Figure 8. Figure 8 also illustrates distances between settlements in the study area (and large built up areas outside the study area) which are not classified as towns for information purposes only; distances between settlements not classified as towns were not considered as part of the appraisal of parcels.

Purpose 2: To prevent neighbouring towns merging into one another

- 5.16 The Review considers towns to be Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing. This is based on the Epping Forest District Settlement Hierarchy Technical Paper’s classification of these settlements as ‘towns’ and ‘large villages’. The exception to this is Lower Nazeing and Roydon, which is a ‘small village’ but is included at this stage given the close proximity to Broxbourne. This is explained in the Green Belt Review Methodology.
- 5.17 Thirteen gaps have been identified with six being over 3 km and seven of the gaps being under 3 km. The shortest gaps are located in the south of the District with the smallest (0.64 km) being Buckhurst Hill – Loughton / Debden where the gap only consists of the open area surrounding the residential development at Fallow Fields. The gap between Theydon Bois – Loughton / Debden is also very short at 0.69. To the north of Theydon Bois is the gap with Epping which is only 1.13 km.

Figure 7: Distance between Towns Table

TOWN	TOWN	DISTANCE (km)
Waltham Abbey	Buckhurst Hill	5.41
Chipping Ongar (Southern)	North Weald Bassett	4.88
Epping	Waltham Abbey	4.52
Chipping Ongar (Mid)	North Weald Bassett	4.34
Lower Nazeing	Waltham Abbey	4.12
Theydon Bois	Waltham Abbey	4.00
Loughton/Debden	Waltham Abbey	3.68
Chipping Ongar (Northern)	North Weald Bassett	3.61
Lower Nazeing	Roydon	2.77
Epping	North Weald Bassett	1.94
Chigwell	Loughton/ Debden	1.56
Buckhurst Hill	Chigwell	1.18
Epping	Theydon Bois	1.13
Theydon Bois	Loughton/Debden	.69
Buckhurst Hill	Loughton/Debden	.64

- 5.18 Only three parcels are appraised as having a ‘relatively strong’ or strong’ contribution towards this purpose which are **DSR039, 042, 043 and 054**. These parcels relate to the important gaps in the south of the District namely Loughton / Debden, Theydon Bois, and Buckhurst Hill. These parcels and adjoining parcels also serve as part of the Chigwell – Loughton / Debden /Buckhurst Hill. However, the presence of the Central Underground line, the M11 and M25 serve as strong defensible boundaries helping prevent the merger of the three towns and Chigwell

to the east and Epping to the north. In terms of the gap between the three towns and Waltham Abbey, the gap distance is considerable and Epping Forest is situated within this gap which acts as a very strong deterrent to the coalescence of these towns with Waltham Abbey.

Figure 8: Distance between towns map

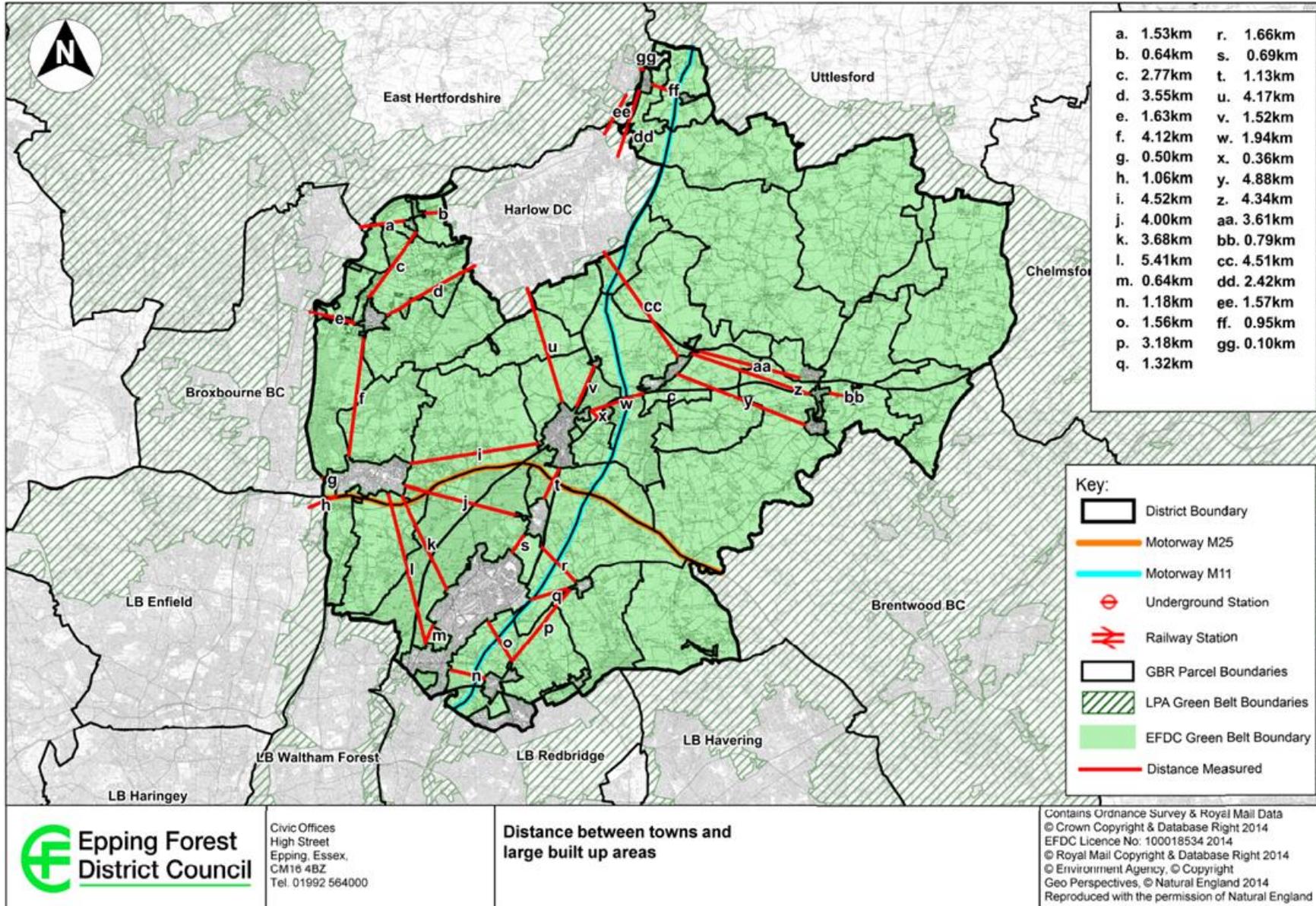
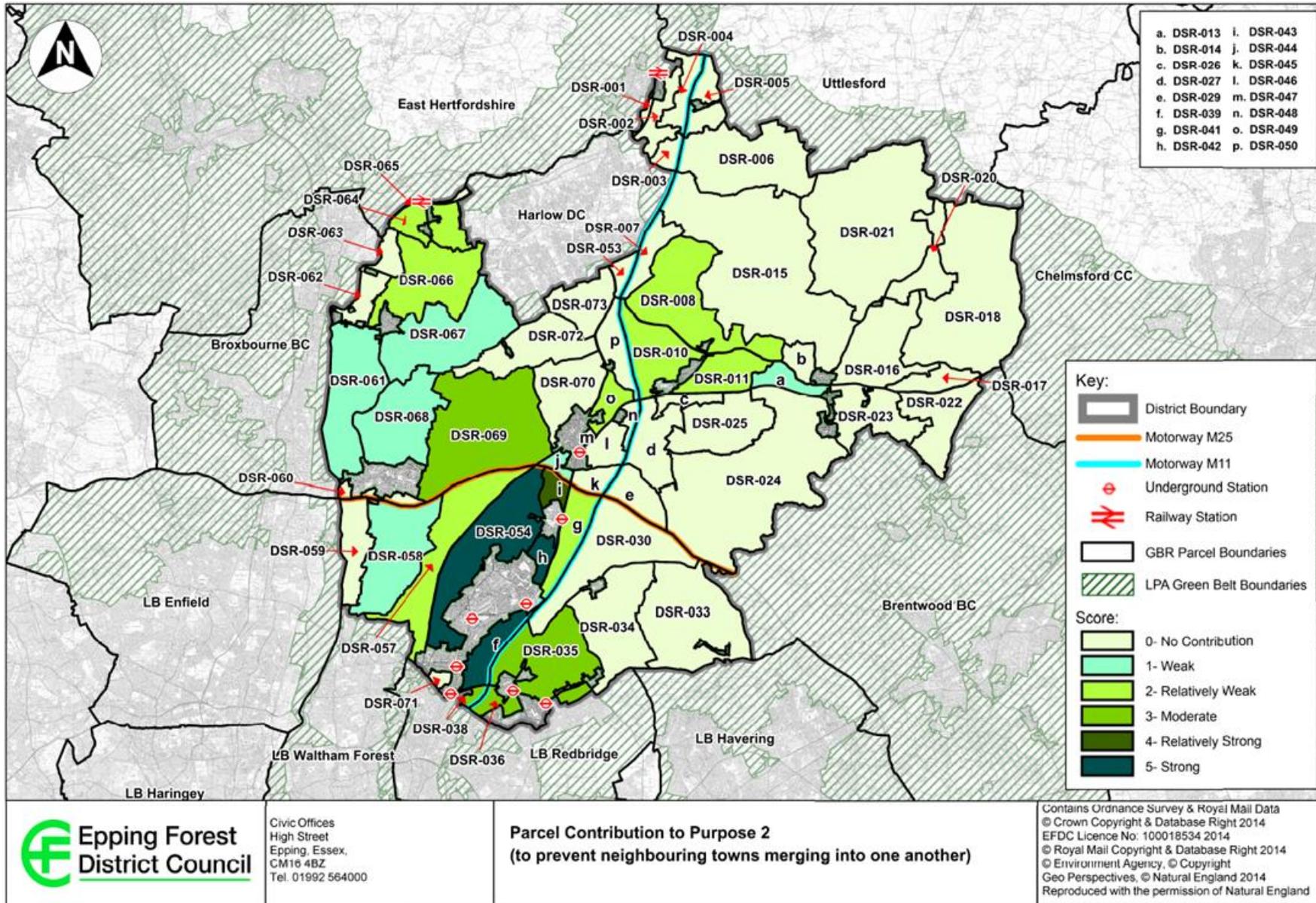


Figure 9: Purpose 2 Map (To prevent neighbouring towns merging into one another)



- 5.19 Parcel **DSR039** forms part of gap between Buckhurst Hill and Chigwell (1.2km gap distance) and between Loughton/Debden and Chigwell (1.6km gap distance) and also performs a role in preventing a further merger of Loughton / Debden and Buckhurst Hill. There are strong eastern and southern boundaries formed by the M11 and the London underground railway track which are both as well as the River Roding running north / south through the middle of the parcel forming a strong boundary. However the majority of the boundaries within the parcel are weak boundaries comprised of residential gardens and fields. A reduction in the gap is likely to compromise the visual perception of the gap between Loughton/Debden and Chigwell and Buckhurst Hill and Chigwell; similarly the physical and visual perception of separation between Buckhurst Hill and Loughton / Debden would be further compromised.
- 5.20 Parcel **DSR042** is considered to be critical in preventing Loughton / Debden and Theydon Bois from merging. The gap distance is a mere 0.7km at its shortest length; the boundaries to north of Loughton / Debden and to the south of Theydon Bois are formed predominantly by the rear gardens of properties. The strength of the southern boundary is enhanced to some extent by a small watercourse and some mature trees however, a reduction in the gap here could lead to physical and visual coalescence.
- 5.21 Parcel DSR043 forms part of the 1.13 km gap which separates Theydon Bois and Epping. The M25 provides a very strong physical boundary to the north and restricts the potential merger of the settlements and to a lesser extent the woodland. of the parcel however there is evidence of ribbon development between the two settlements. Given the degree of visual separation provided by the M25 and woodland to the north of the parcel, some reduction of the gap is unlikely to have significant impact on the visual separation of the two settlements. For instance the 'triangular' area east of Dukes Avenue and west of the railway line (but south of the visually significant slope) performs very poorly against this purpose.
- 5.22 Parcel DSR054 forms part of the gap between the Waltham Abbey and Theydon Bois and Waltham Abbey and Loughton / Debden. Epping Forest is situated between Waltham Abbey and the other settlements so the parcel does not contribute to this purpose. However, the parcel does play a critical role in the prevention of Loughton / Debden and Theydon Bois merging and further merger of Buckhurst Hill and Loughton / Debden. The parcel also forms part of the gap between Theydon Bois and Epping.

Gaps North of the M25

- 5.23 The gaps north of the M25 consist of Waltham Abbey – Lower Nazeing (4.2 km), Chipping Ongar – North Weald Bassett (3.6 km), Roydon – Lower Nazeing (2.78 km), Epping – North Weald Bassett (1.9 km). Of these gaps Epping – North Weald Bassett is the shortest gap at 1.9 km however there are a number of strong boundaries between these settlements including the M11, Epping Ongar Railway and Epping

Forest. The other gaps between settlements north of the M25 are of such considerable distance between one another the parcels score poorly against this purpose.

Purpose 3: To assist in safeguarding the countryside from encroachment

5.24 The three criteria considered in the appraisal of the parcels were:

- Does the Green Belt designation in this land parcel protect countryside that is in use for agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure? (uses that constitute appropriate development based on NPPF paragraph 89, bullets 1 and 2, and paragraph 90, bullet 3).
- Having regard to the topography of land and location relative to existing development, does the Green Belt designation in this land parcel prevent encroachment, or in some other way assist in safeguarding the countryside from encroachment?
- Has there already been any significant encroachment by built development or other urbanising elements?

5.25 Figure 12 shows the contribution the parcels make in assisting in safeguarding the countryside from encroachment. This purpose scored the strongest across the District by a considerable margin with 53 parcels making a relatively strong or strong contribution to this Green Belt purpose. The vast majority of the Green Belt land in the parcels is considered to protect the countryside for uses which constitute appropriate development in the Green Belt as defined in the NPPF which reflects the strong countryside characteristics of the District.

5.26 In terms of the topography of land location relative to existing development, the appraisals relied heavily on the Settlement Edge Landscape Sensitivity Study (SELSS) (January 2010) to help identify 'visually significant slopes' near settlements throughout the District. Where such slopes were identified and were considered to help safeguard the countryside from encroachment, the Green Belt was considered less effective in fulfilling its purpose. However, where this was the case, the visually significant slopes did not cover the entire parcel so the Green Belt was still considered to make some contribution towards meeting this criterion. Although the SELSS includes some Green Belt assessment work, this was not the main purpose of the study and it was undertaken prior to the publication of the NPPF. The findings of the study in relation to Green Belt were not taken forward by the Council and have not been taken account of as part of this Green Belt Review.

5.27 The following areas are considered to have topography which may prevent encroachment, however these will need more detailed consideration in Stage 2 of the Green Belt Review:

- **DSR005:** Topography at the south of Sheering.
- **DSR015:** Topography at the northern edge of Chipping Ongar.
- **DSR036:** Strong slope at the urban edges of Chigwell to the north;

Hainault and Grange Hill to the south.

- **DSR041:** The land that abuts Theydon Bois, to the east, encompasses a strongly undulating topography. However there are some areas of level land at the urban edge of the Theydon Bois, along the railway line, to the east.
- **DSR042:** The parcel abuts Theydon Bois, to the north and Loughton, to the south, the land mostly encompasses a strongly undulating topography, which creates ridges and slopes.
- **DSR043:** The parcel mostly encompasses a strongly undulating topography, which creates ridges and slopes preventing encroachment to the north of Theydon Bois.
- **DSR048:** The topography east of Coopersale village, may help prevent encroachment.
- **DSR049:** The slope to the north of Epping is some distance from the existing development of the town and the character of land near Epping is open. The high proportion of tree coverage to the north east of the parcel does help prevent encroachment.
- **DSR050:** There is a visually significant slope to the east of Thornwood which may prevent encroachment.
- **DSR054:** There are visually significant slopes in relation to existing development in the following locations which may be helping prevent encroachment: Theydon Bois – north, northwest and south of the settlement. Loughton Debden – west and southwest. Buckhurst Hill – north (south of the housing estate in the gap between Buckhurst Hill and Loughton / Debden) and north- west of Buckhurst Hill.
- **DSR064:** To the west and southeast of Roydon the topography is considered to be visually significant and may prevent encroachment.
- **DSR066:** Northeast of Lower Nazeing. The site has an undulating topography with a number of visually significant slopes (most notable to the northeast of Lower Nazeing, Clays Hill, Totwell Hill and Betts Lane) affording long views across undeveloped agricultural land and large nurseries.
- **DSR067:** Visually significant slopes, at the urban edge of Lower Nazeing, to the south. The ridge line in the east of the parcel is some distance from Harlow which therefore would not necessarily prevent encroachment from Harlow.

5.28 In order to estimate the level of encroachment that has already occurred in the Green Belt parcel a desk-based analysis was undertaken using satellite and Ordnance Survey mapping. Anything considered as inappropriate development in the Green Belt was considered countryside encroachment, so agriculture, forestry, nurseries, outdoor leisure/sport, transport infrastructure, gravel mining, cemeteries etc. were not considered to be encroachment.

5.29 The Green Belt policy boundaries were unaltered between 1986 and 2015 and it is

this time period (1986-2015) that was used to determine in the Green Belt parcel analysis. The current level of encroachment into the countryside (summarised in Figure 10 below) is approximately 98.32 hectares (0.31% of the Green Belt).

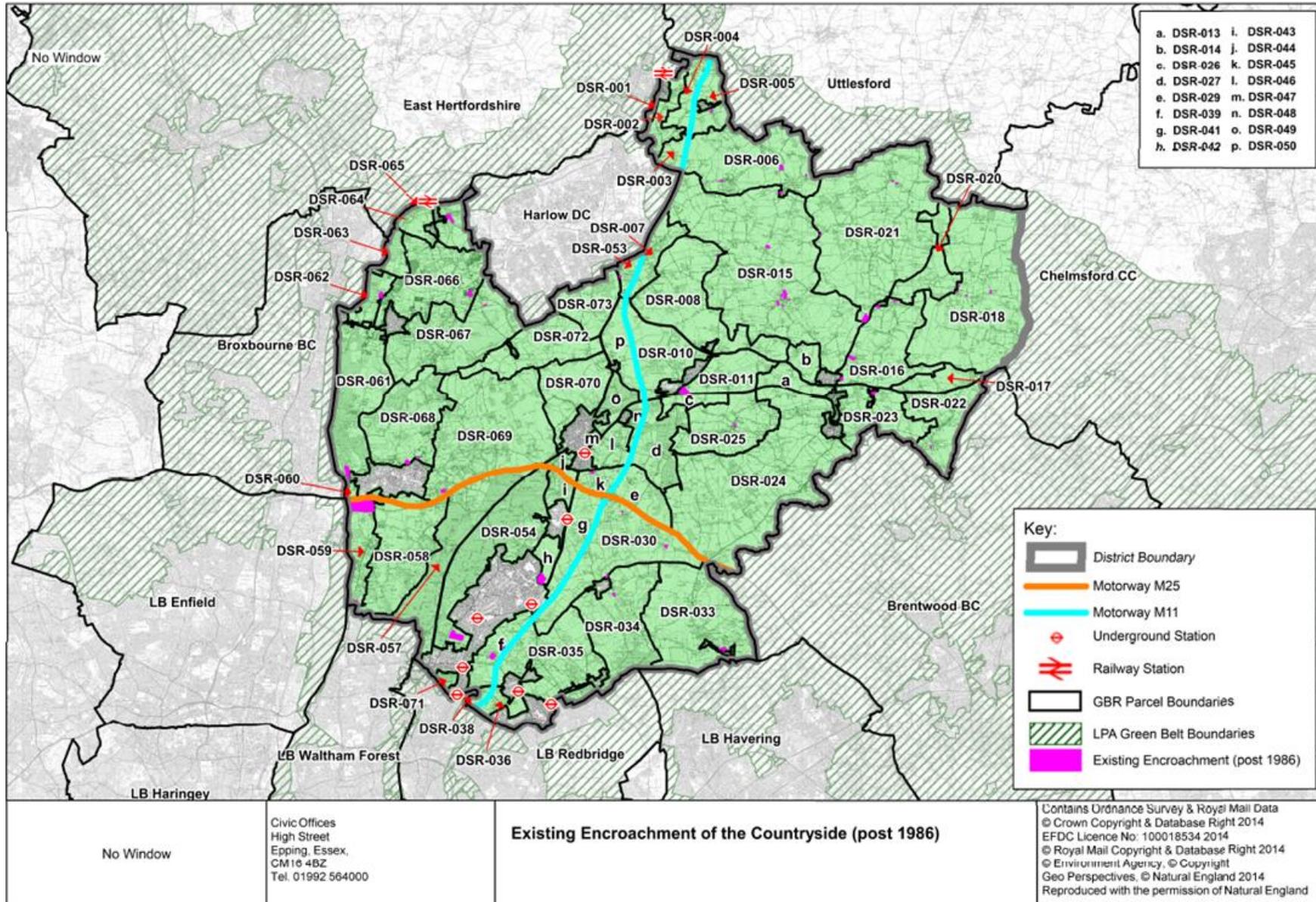
Figure 10: Summary of Countryside Encroachment 1986 – 2015

1986 Green Belt	31,540 Ha
1986 - 2015 Encroachment	96.32 Ha
% Encroached 1986 -2015	0.31%

5.30 The majority of the parcels have been encroached by less than 1.5% and less than 5 hectares since 1986 with thirty-two parcels being assessed as having no encroachment (0%), demonstrating that the Green Belt has been very effective in the protection of the countryside for the past twenty-nine years. The exceptions to this are the following parcels.

- **DSR011 (East of North Weald Bassett):** The parcel has been encroached by approximately 1.49% (5.12 hectares) of built development or other urbanising elements, at the southwest boundary where the Tempest Mead residential area has been developed. This should be considered for release with the precise boundaries considered in the Stage 2 Review.
- **DSR054 (Epping Forest – East of Epping New Road):** The parcel has been encroached by approx. 1.03% (9.61 hectares) of built development in the form of the housing estate between Buckhurst Hill and Loughton / Debden.
- **DSR059 (Sewardstone):** The parcel has been encroached by approx. 10.85% (35.47 hectares) a Meridian Way at the northern end of the parcel and at Gillwell Hill at the southern end of the parcel.

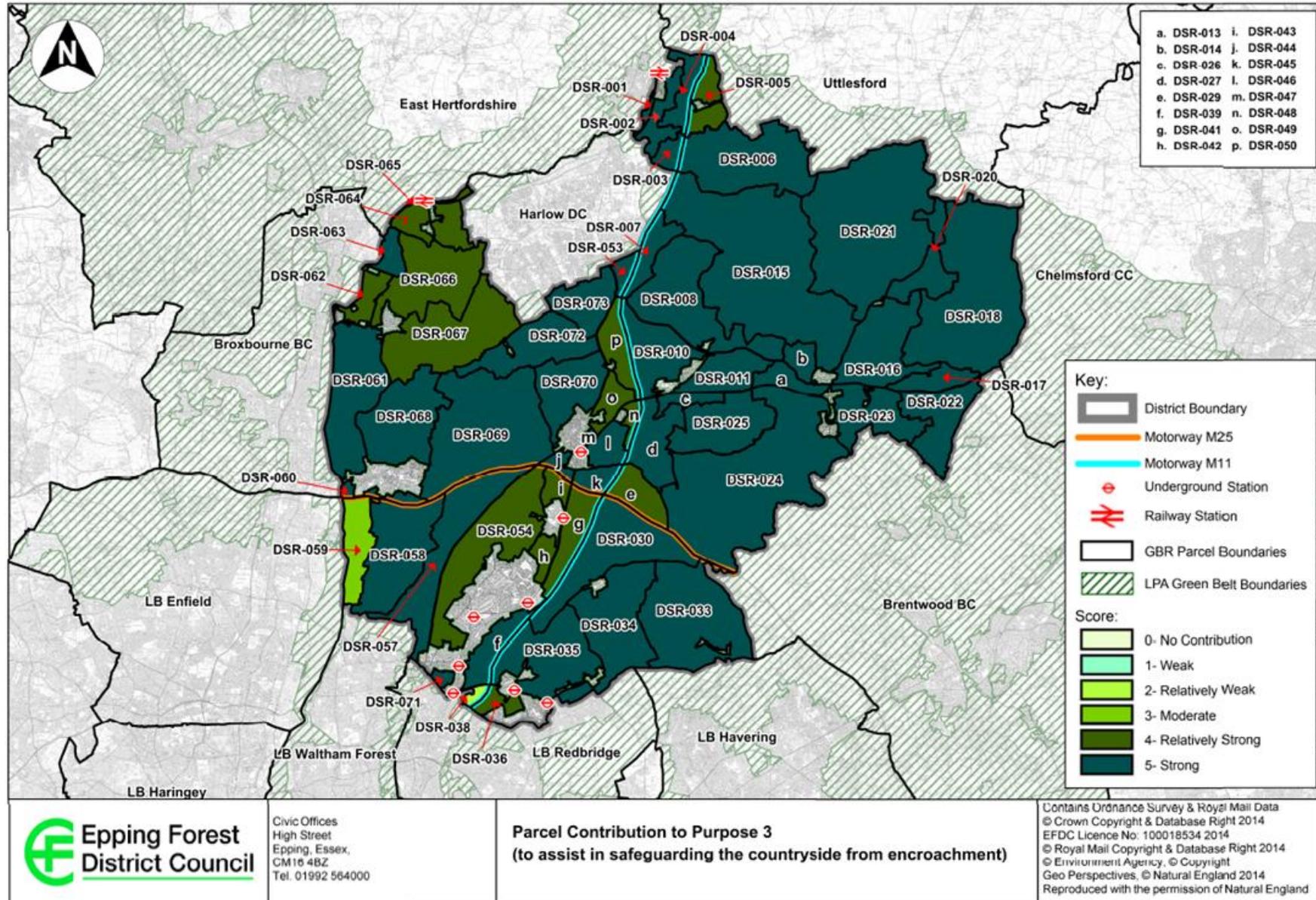
Figure 11: Countryside Encroachment – Indicative Areas (1986 – 2015)



5.31 Figure 12 below illustrates the overall scoring for the third purpose of the Green Belt with all but two of the parcels being assessed as making a 'strong' or 'relatively strong' contribution to the Green Belt purpose. These two parcels are:

- **DSR038 (Southwest of M11 and the London Underground Fairlop Loop):** Much of the southwestern boundary of this parcel is used for outdoor sports and recreation however no or very little land is used for agriculture. The remaining land consists of a disused sewage treatment works with patches of woodland and overall the countryside is of rather low quality in this parcel.
- **DSR059 (Sewardstone):** The parcel has been encroached by 35.47 hectares (10.85%) at Meridian Way at the northern end of the parcel and at Gillwell Hill at the southern end of the parcel. This is considered to be a significant amount of encroachment and considerably higher level of encroachment than any other parcel

Figure 12: Purpose 3 Map (To assist in safeguarding the countryside from encroachment)



Purpose 4: To preserve the setting and special character of historic towns

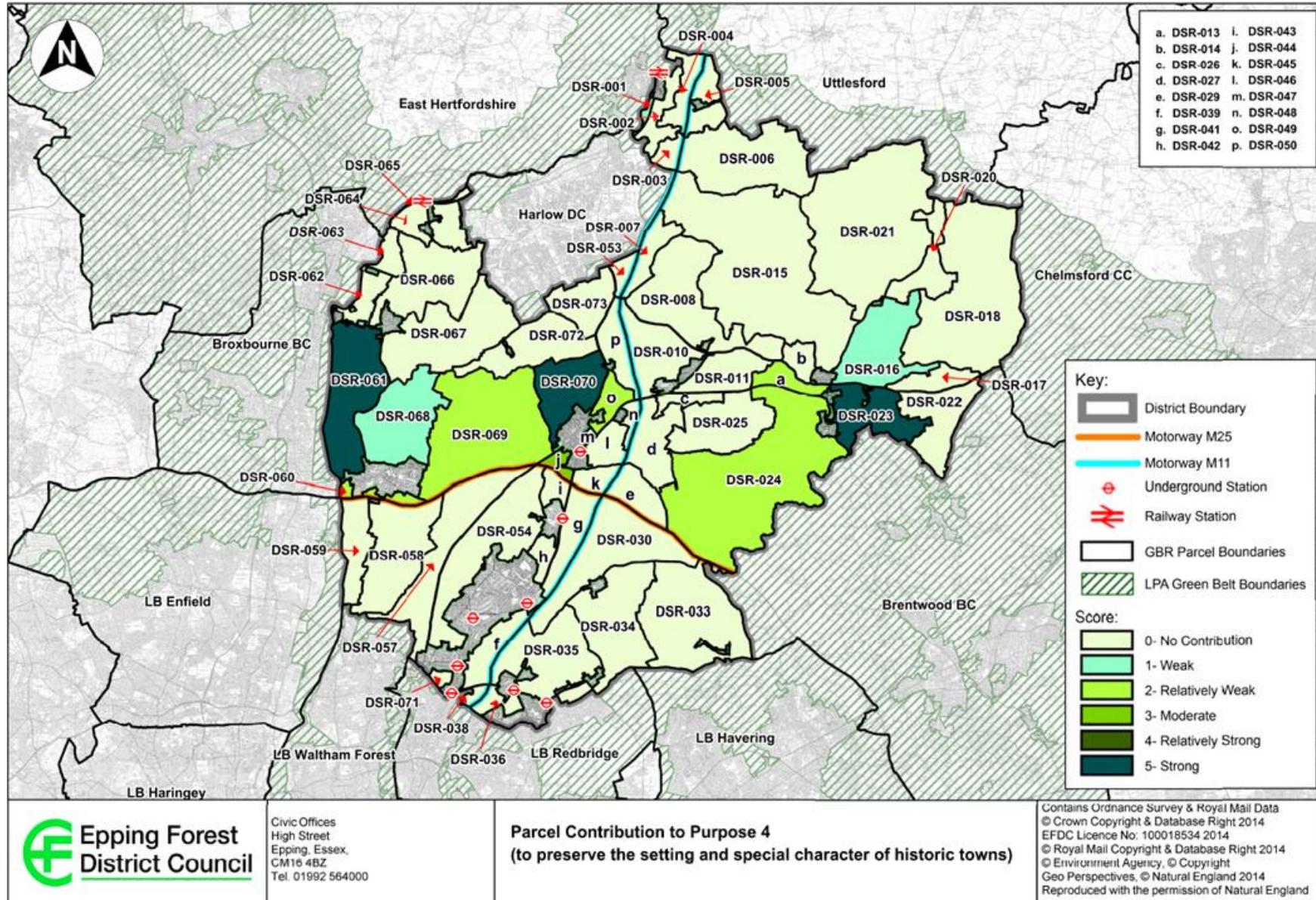
5.32 Figure 13 shows the contribution the parcels make toward the purpose of preserving the setting and special character of historic towns. Historic towns in Epping Forest District are Epping, Chipping Ongar and Waltham Abbey as defined in the Essex County Council supplementary planning guidance Essex Historic Towns (1990) and the Epping Forest District Settlement Hierarchy Technical Paper.

5.33 Only three parcels were considered to make a 'relatively strong' or 'strong' contribution to this Green Belt purpose and are individually explained below. It is important to note that there are certain areas of these parcels that perform strongly against this purpose however other parts of the parcel appear to provide less protection to the historic town and its setting which should be considered in greater detail in the Stage 2 Review.

- **DSR023 (East of Chipping Ongar):** The parcel borders a large section of Chipping Ongar's historic core, which contains a large number of listed buildings and one Scheduled Monument (Ongar Castle). The Great Stony Park conservation area is sited on the northern edge of the historic town is entirely within Green Belt land. The removal of the Green Belt designation and consequent loss of openness from the urbanising development on the land that abuts the urban edge would cause harm to the historic linear pattern of the town. However, the Green Belt appears to be making little contribution to this purpose in the eastern section of this parcel.
- **DSR061 (Lee Valley Park):** The parcel adjoins the north western edge of the historic town of Waltham Abbey. The historic town centre core and the Abbey Gardens comprise the Waltham Abbey Conservation Area. The Royal Gunpowder Factory is also a conservation area (as well as the Abbey Gardens and Royal Gunpowder Factory containing scheduled monuments) which are within Green Belt land, north of the settlement. The parcel boundary abuts the historic core of town and the Abbey, at the north western settlement boundary, which is largely within a conservation area. There are 68 buildings listed as being of special architectural or historic interest within the historic town, of which 21 are within the Royal Gunpowder Factory. Given the strong physical and visual relationship between the historic town and the open land, it is likely that the removal of the Green Belt designation and consequent loss of openness from urbanising development on that land would cause harm to the setting and significance of the historic town and heritage assets.
- **DSR070 (North West of Epping):** The parcel adjoins the northwest boundary of the historic town of Epping. The removal of the Green Belt designation to the east of Lindsay Street will not necessarily harm the open setting of the Epping Conservation Area, however, it would eliminate the visual connection and long vistas shared between Epping

and Epping Upland. The openness of the Green Belt here affords views of Epping's three towers which plot the route of the High Street (Victorian water tower, St John's Church tower, and the Civic Office tower), and Epping Upland Church can be seen in some views out of Epping. These views are an important aspect of the significance and setting of the town and its heritage assets.

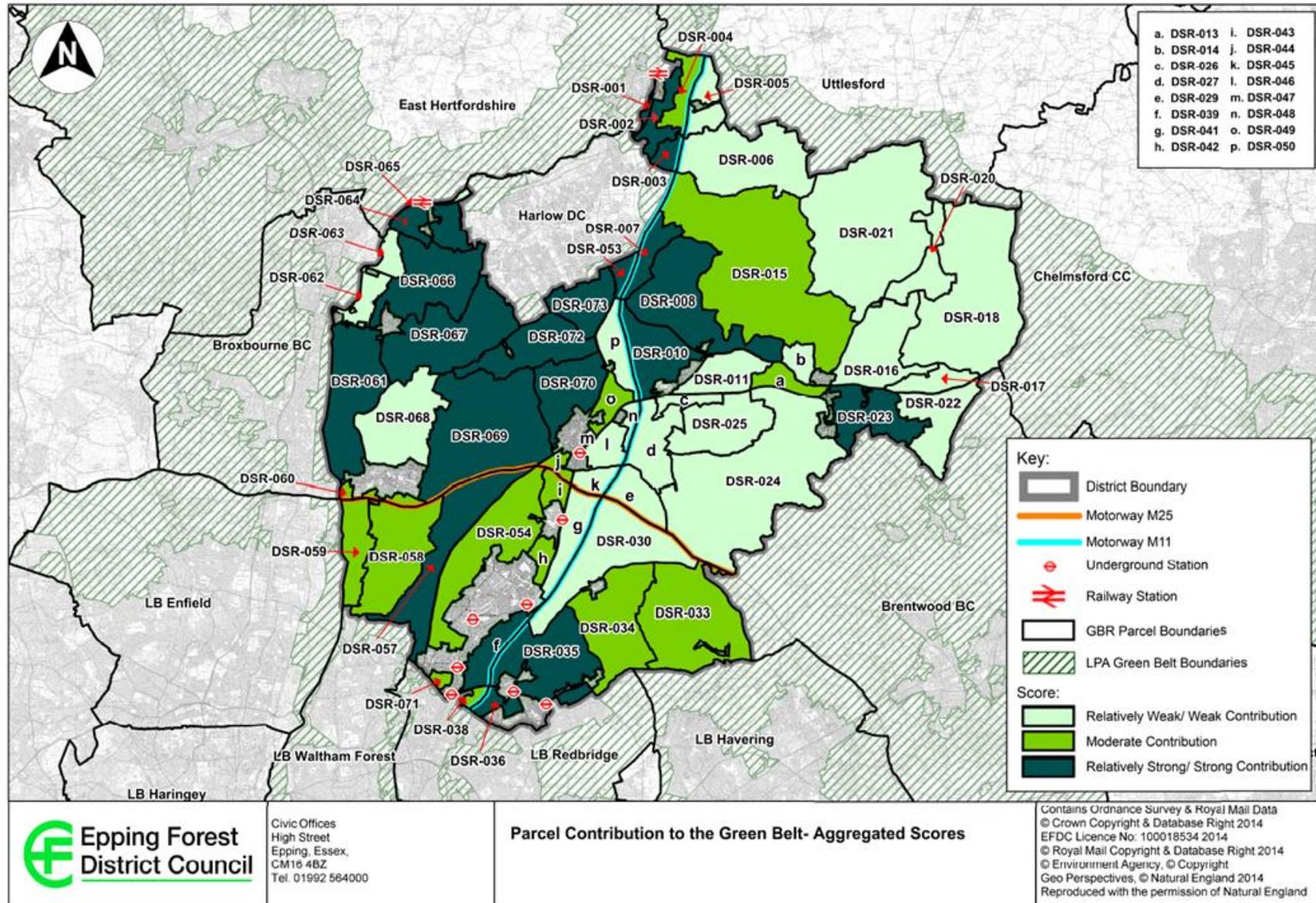
Figure 13: Purpose 4 Map (To preserved the setting and special character of historic towns)



Aggregated Parcel Scores

- 5.34 Appendix 5 aggregates the appraisal scores against all four purposes for each parcel. Out of 20 points possible average score obtained was 7.9; the median score was 8; and the mode was 5. The highest score achieved was 13 points with three parcels achieving this score:
- DSR061 (Lee Valley Park)
 - DSR039 (East of Buckhurst Hill)
 - DSR035 (Land North, West and East of Chigwell)
- 5.35 There are a number of parcels, which were appraised as making little or no contribution to the majority of the purposes. Parcels DSR005 (North of Sheering), DSR029 (North East of M11/M25 Interchange), and DSR048 (East of Coopersale), scored the least points being appraised at 4 points each.
- 5.36 As explained previously in the Report, the appraisals demonstrate that a 'relatively strong' or 'strong' contribution is made to at least one of the Green Belt purposes in each parcel.
- 5.37 59 of 61 parcels were appraised as making a 'relatively strong' or 'strong' contribution to the third purpose. The Green Belt is clearly serving this purpose of helping safeguard the countryside from encroachment very well, and there is no similar level of uniformity within the scores against other purposes. It would therefore be useful to ascertain if there are any parcels which only contribute to this purpose and not the other purposes. There are 18 parcels that fit this description of only contributing to the third purpose which are listed below and should be incorporated (in whole or in part as appropriate) in the further phases of the Review:
- DSR005 – North of Sheering
 - DSR006 – North of Matching Tye
 - DSR014 – West of Shelley
 - DSR017 – North East of High Ongar
 - DSR018 – North of Norton Heath
 - DSR020 – North and West of Willingale
 - DSR021 – The Rodings
 - DSR022 – Nine Ashes
 - DSR025 – South East of North Weald Bassett
 - DSR026 – South and North of North Weald Bassett
 - DSR027 – South of North Weald Bassett
 - DSR029 – North East of M11/M25 interchange
 - DSR030 – North and West of Abridge
 - DSR045 – South East of Epping
 - DSR046 – East of Epping
 - DSR047 – Mill Mound East of Epping
 - DSR048 – East of Coopersale
 - DSR050 – North, East and South of Thornwood

Figure 14: Green Belt Parcel Overall Aggregated Contribution Map



5.38 There are particular areas of parcels which performed less well than the rest of the parcel which are set out below and should be assessed in more detail in further phases of the Review:

- **DSR011 (East of North Weald Bassett)** The residential development of Tempest Mead is currently located in the Green Belt.
- **DSR016 (North East of Chipping Ongar)** Residential development appears to have slightly breached the existing Green Belt boundary around the Ongar Leisure Centre. The Fyfield Business and Research Park east of Fyfield Road has also been developed in the Green Belt.
- **DSR023 (East of Chipping Ongar)** This is a large parcel which stretches from the east of Chipping Ongar to High Ongar and further beyond. The area to the east of High Ongar does not contribute to the fourth purpose of the Green Belt and this parcel should be considered in closer detail in the Stage 2 Review.
- **DSR034 (North of Hainault Forest)** Abridge Park, which is a residential development south of London Road at the west of Abridge which occurred prior to 1986. It is located within the existing Green Belt boundary and therefore does not contribute to the purposes of the Green Belt.
- **DSR043 (North of Theydon Bois)** The 'triangular' area east of Dukes Avenue, Theydon Bois and west of the railway line (but south of the visually significant slope) performs very poorly against the second purpose.
- **DSR044 (South West of Epping)** Although the overall parcel scored 'relatively strong' in relation to the fourth purpose the area South of Ivy Chimneys Road is considered to make 'no contribution' to the fourth purpose.
- **DSR053 (South of Harlow Common)** Although the parcel was appraised as making a 'moderate' contribution' to the third purpose of the Green Belt the parcel has been encroached by built development (the petrol station off the A414) with other potential existing encroachment at the northwest (housing) and western boundaries (pub, car dealership) which should be considered further in the Stage 2 Review.
- **DSR057 (Epping Forest – West of Epping Road)** The Green Belt has been encroached towards the north-western boundary (north of the A121, south of the M25 and west of Woodbine Close Park) particularly where a caravan park is in the Green Belt. This area of the parcel makes 'no contribution' to the purposes of the Green Belt.
- **DSR060 (South of Waltham Abbey)** The overall parcel was appraised as making a 'relatively weak' contribution to the fourth purpose due to the western section of the parcel (Town Mead, Waltham Abbey) which is in close proximity to the historic town however for the southern and eastern section are considered to make 'no contribution' to this purpose.
- **DSR069 (East of Waltham Abbey & West of Epping)** There is a particularly heavy concentration of encroachment west of Woodgreen Road and east of Waltham Abbey in the form of offices, storage, housing and equestrian related businesses. This area of the parcel performs considerably worse than the rest of the parcel for the third purpose.

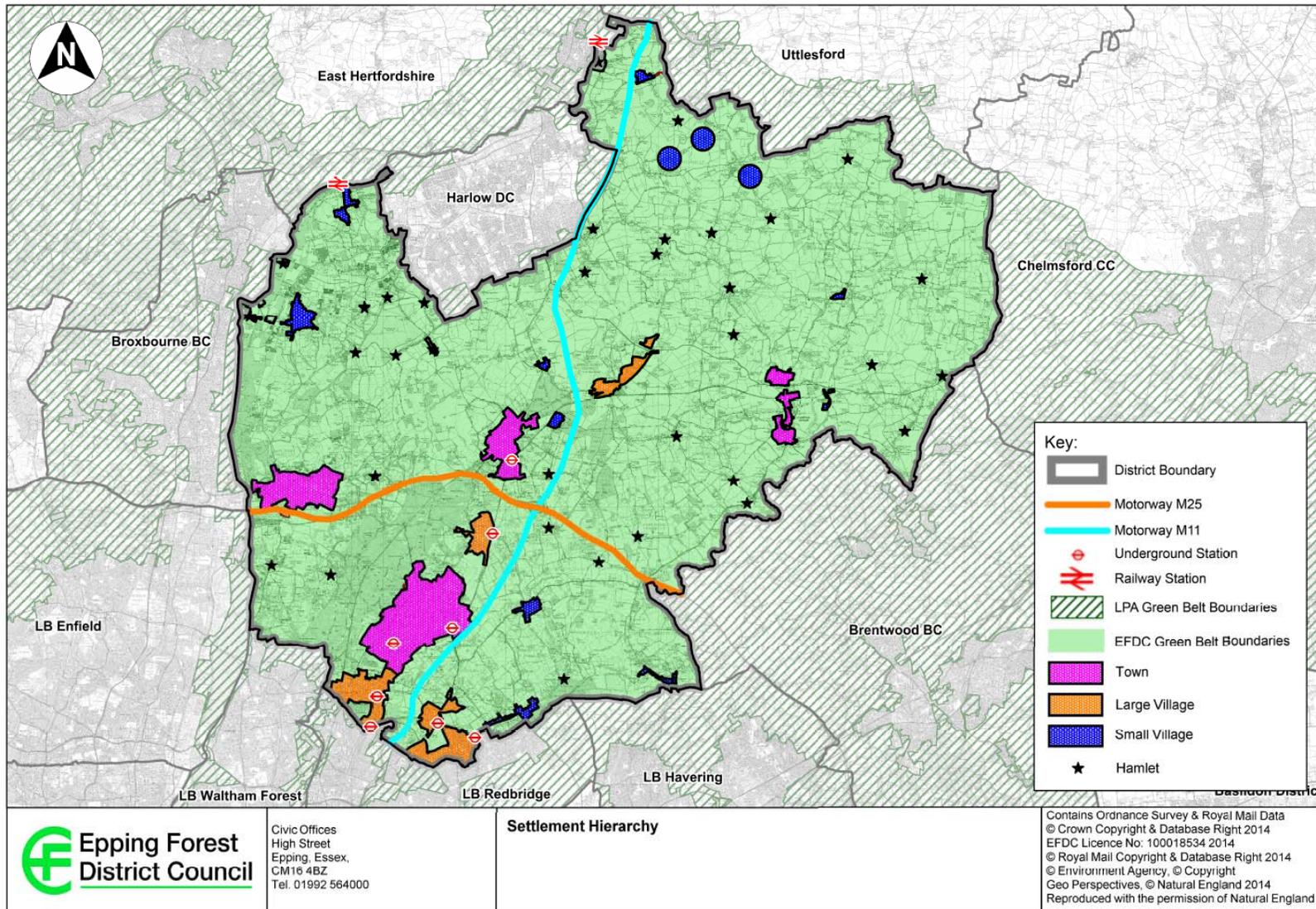
Chapter 6: Broad Locations for Further Assessment

- 6.1 Initial analysis has identified some areas of the District for further assessment (see Chapter 5 above). It is also necessary to consider land with a direct relationship to existing settlements in more detail, in accordance with the NPPF (para 84). The analysis at Stage 1 has necessarily been strategic in nature, and may therefore have disguised smaller areas which perform differently to the larger parcel. In order to ensure these smaller areas are assessed in detail, phases 4 and 5 of the Stage 1 methodology set out how Broad Locations for Further Assessment will be identified. Whilst it is important to focus on the nature and role of the Green Belt policy, this cannot be undertaken entirely in isolation of other available evidence. The Green Belt in these areas will be considered for (i) minor amendments to the Green Belt boundary where anomalies have been created over time; (ii) continued confirmation that land should remain in the Green Belt or (iii) potential release from the Green Belt for development purposes.
- 6.2 The Settlement Hierarchy Technical Paper identifies the categories of settlements that exist in Epping Forest District as Town, Large Village, Small village and hamlet. The Stage 1 methodology goes on to identify that the most sustainable locations to be considered in detail for potential Green Belt boundary change are those around the towns, large villages and small villages. There are 19 settlements that fall within these categories. In addition there are five hamlets that have been identified for review. These hamlets have been identified as exceptions because there are either (i) known development management concerns around the potential erosion of Green Belt policy (High Beach); (ii) the hamlet is within an area of the District that is in close proximity to Harlow, where detailed assessment is necessary (Lower Sheering); or (iii) the Green Belt currently “washes over” a village where the continued designation should be assessed for suitability (Moreton and Willingale).

Figure 15: Settlements identified for further Green Belt Review

Category	Settlement
Town	Chipping Ongar, Epping, Loughton/Debden, Waltham Abbey
Large Village	Chigwell, North Weald, Theydon Bois, Buckhurst Hill
Small Village	Abridge, Chigwell Row, Coopersale, Fyfield, High Ongar, Lower Nazeing, “Matching” (incorporating Matching Green, Matching Tye and Matching), Sheering, Stapleford Abbots, Thornwood, Roydon
Hamlet	High Beach, Lower Sheering, Moreton, Sewardstone, Willingale

Figure 16: Settlement categories defined by the Settlement Hierarchy Technical Paper



6.3 The following environmental constraints have been mapped, and excluded from further consideration:

- Strategic Flood Risk Assessment (April 2015) – showing zones 2, 3 and 3b (Zone 1 applies to all land outside of zones 2, 3 and 3b)
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)
- Local Nature Reserves (LNR)
- City of London Corporation Epping Forest Buffer land (land owned and managed by the City of London Corporation, which although not a formal part of the Forest, is not available for development)

6.4 In all cases legislation protects these areas, and there is little merit in further considering these areas for potential development. The application of these constraints has restricted the land that could potentially be available for development across the District, but particularly around Buckhurst Hill and Loughton/Debden, to the west of Ongar, to the north west of Theydon Bois and the north of Abridge. There are fewer restrictions around other settlements in the District, and on the periphery of Harlow.

6.5 The methodology has determined that it would not be reasonable to continue to detailed assessment of areas of the District that are remote from services and facilities. In order to define the areas of the District that should be assessed in more detail, buffers defined by distance from key services have been applied to each settlement type:

- | | |
|-----------------|--------|
| • Town | 2 km |
| • Large village | 1 km |
| • Small village | 0.5 km |

6.6 The buffers used reflect the Essex County Council Accessibility Assessment, in that 2km (approx. 1 ¼ miles) represents a maximum reasonable walking distance. The ECC assessment is in turn based on Department for Transport guidance. Where designated town centres or local shopping parades exist, the appropriate buffer has been drawn from the boundary of this. In addition, further buffers are added using the Central Line stations (8) and main line rail stations (2) where they exist. Lastly, buffers will be created from bus stops within existing settlements, as identified by the Essex County Council Accessibility Assessment. This work has already taken account of the frequency of bus services, and has subsequently helped to inform the position of settlements in the hierarchy. Where defensible boundaries exist, the buffer areas have been adjusted to create logical areas of search in Green Belt terms.

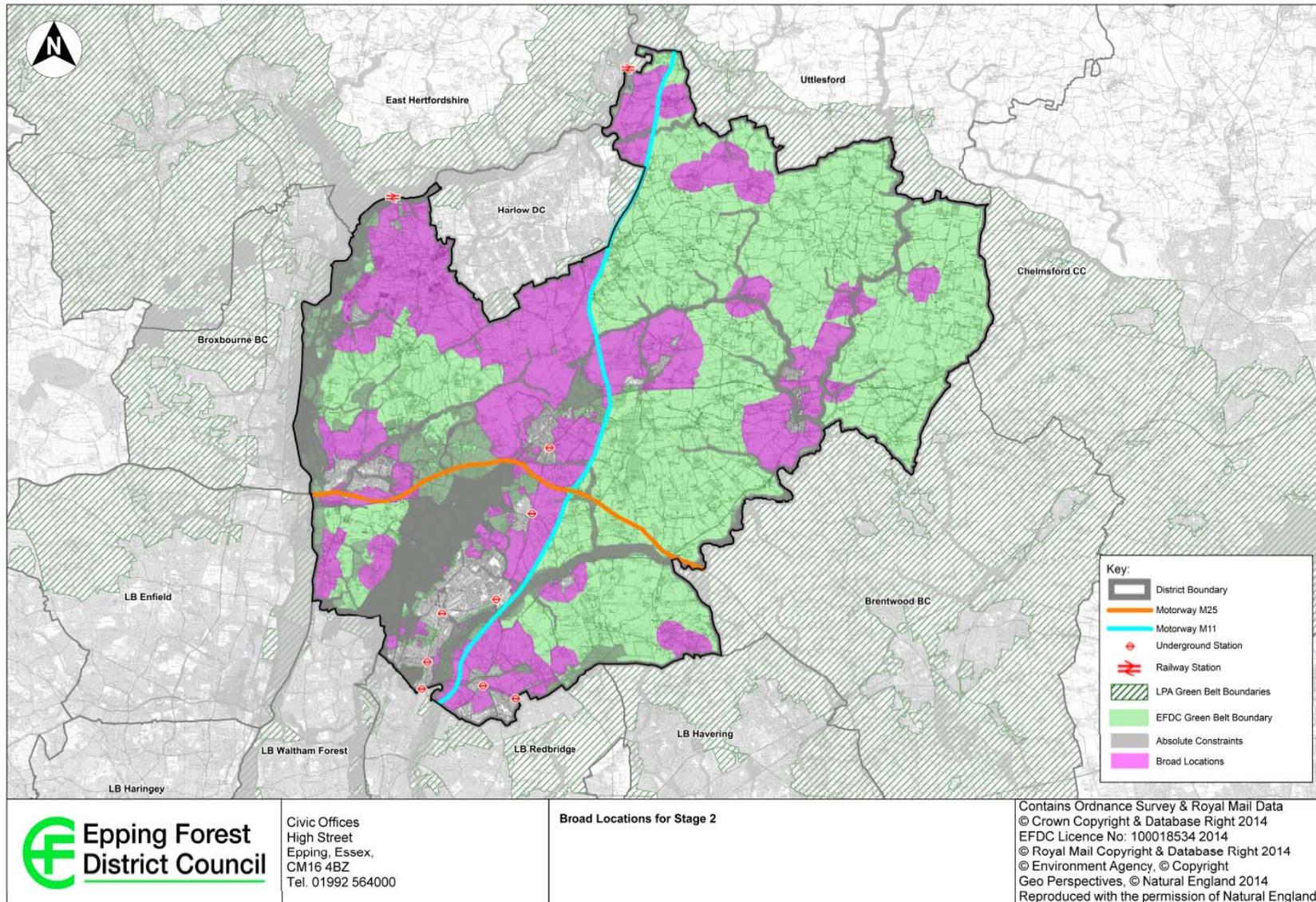
Figure 17: Creation of Broad Locations for Further Assessment

Settlement	Description
Harlow	2km buffer taken from the District boundary, as to take this from the Town Centre and the stations would not provide a sufficient area of search around Harlow. The identified area is extended to join the area around Lower Sheering , Roydon, Thornwood and Epping Upland to ensure a continuous assessment of the land between settlements. The M11 provides a strong defensible boundary, therefore land to the east of the motorway is not included.
Town	For all towns, 2km buffer from town centre boundaries, Central Line/rail stations (where appropriate) and bus stops within the existing settlement boundaries.
Chipping Ongar	The Green Belt land within the defined buffer is restricted by absolute constraints to the east and north west. The remaining land aligns with Church Lane, Ongar Road (B184) and Herons Lane to the south; and Mutton Row and a watercourse to the west.
Epping	The Green Belt land within the defined buffer is bounded by the M11 to the east, the M25 to the south and absolute constraints to the north and west. The identified area is extended to join the area around Coopersale and Thornwood to ensure a continuous assessment of the land between settlements.
Loughton/Debden	There is a limited amount of land remaining outside of the areas covered by absolute constraints. Given the continuous built nature of Loughton/ Debden and Buckhurst Hill, all land in the Green Belt within the defined buffer has been included for further assessment. The identified area is extended to join the area around Theydon Bois to ensure a continuous assessment of the land between settlements.
Waltham Abbey	The Green Belt land within the defined buffer is bounded by absolute constraints to the north, east, west and south west. Dowding Way (A121) provides a strong defensible boundary; therefore land south of Dowding Way (A121) is not included.
Large Village	For all large villages, 1km buffer from town centre/local shopping parade boundaries, Central Line/rail stations (where appropriate) and bus stops within the existing settlement boundaries.
Buckhurst Hill	There is little land remaining outside of the areas covered by absolute constraints. Given the continuous built nature of Buckhurst Hill and Loughton/ Debden, all land in the Green Belt within the defined buffer has been included for further assessment.
Chigwell	The Green Belt land within the defined buffer extends to Chigwell Lane, Abridge Road, Pudding Lane, Gravel Lane and

Settlement	Description
	Miller's Lane to the north east, the M11 to the north west and the District boundary to the south. The identified area joins the area around Chigwell Row and Buckhurst Hill to ensure a continuous assessment of the land between settlements.
North Weald	The identified land is bounded by absolute constraints to the north, the M11 to the west and the Epping to Ongar Heritage railway track to the south. The remaining land to the east is defined by the 1km buffer and tracks.
Theydon Bois	The Green Belt land within the defined buffer is bounded by the M11 to the east, the M25 the north and absolute constraints to the north and west. The identified area is extended to join the area around Loughton and Epping to ensure a continuous assessment of the land between settlements.
Small Village	For all small villages, 0.5km buffer from local shopping parade boundaries, Central Line/rail stations (where appropriate) and bus stops within the existing settlement boundaries.
Abridge	The identified area is restricted by absolute constraints to the north west. The remaining land is defined by the 0.5km buffer.
Chigwell Row	The identified area is extended to join the area around Chigwell to ensure a continuous assessment of the land between settlements.
Coopersale	The identified area is extended to join the area around Epping to ensure a continuous assessment of the land between settlements.
Fyfield	The identified area is defined by the 0.5km buffer and Norwood End to the North. The area has been extended to include existing development along Ongar Road and Willingale Road.
High Ongar	The identified area is defined by absolute constraints to the west and Chelmsford Road to the north.
Lower Nazeing	The identified area is defined by absolute constraints to the west, Laundry Lane, Cemetery Lane and Perry Hill to the south. The area has been extended to join the area around Harlow and Roydon to the south, to ensure a continuous assessment of the land between settlements.
Matching	The identified area is defined by the 0.5km buffer around Matching Green, Matching Tye and Matching. The identified area has been extended to include the land between Matching Green, Matching Tye and Matching to ensure a continuous assessment of the land between settlements.
Roydon	The identified area is extended to join the area around Harlow and Lower Nazeing to ensure a continuous assessment of the land between settlements.
Sheering	The identified area is defined by the District boundary to the east, the M11 to the west and by the 0.5km buffer to the north and south.

Settlement	Description
Stapleford Abbotts	The identified area is defined by the 0.5km buffer and the District boundary to the south.
Thornwood	The Green Belt land within the defined buffer is bounded by the M11 to the east and absolute constraints to the south. The remaining land is extended to join the area around Epping and Harlow to ensure a continuous assessment of the land between settlements.
Hamlet	No uniform buffer created for the smallest settlements, where it is necessary to use a buffer the 0.5km buffer is used as being most appropriate to the size of settlement.
Epping Green	The identified area is extended to join the area around Harlow and Epping to ensure the continuous assessment of the land between settlements.
High Beach	The identified area is restricted by absolute constraints to the west and to the east. The remaining land is defined by the 0.5km buffer.
Moreton	The identified area is defined by the 0.5km buffer and North Lane Track to the north east.
Lower Sheering	The identified area is extended to join the area around Harlow to ensure a continuous assessment of the land between settlements.
Sewardstone	The Green Belt land within the defined buffer by Hawes Lane and Sewardstone Road to the north, tracks to the east and absolute constraints to the south and to the west. The identified area is extended to join Gilwell Hill and the District boundary to the south, to ensure a continuous assessment of the land between settlements.
Willingale	The identified area is defined by Shellow Road to the north, Fyfield Road, Wood Lane and tracks to the south. The remaining land is defined by the 0.5km buffer.

Figure 18: Broad Locations for further assessment



Chapter 7: Conclusions

- 7.1 The Metropolitan Green Belt around London, and specifically within Epping Forest District has performed a key role in restricting development and the further outwards spread of London over the last 70 years. The Green Belt in Epping Forest District has remained largely unchanged since its original designation in the mid 1950s.
- 7.2 Using extensive criteria to provide an assessment matrix, 61 parcels of land have been assessed against the first four purposes of the Green Belt. The fifth purpose is considered to be strategic in nature, and therefore an assessment across the District has determined that the Green Belt has been broadly successful in steering development to locations that assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The assessment criteria have resulted in each parcel being scored on a scale of 0 (no contribution) to 5 (strong contribution). A further aggregate score has been created, although it must be emphasised that this aggregate score is for indicative purposes only, as it could mask the importance of a single score in the overall performance of a parcel.
- 7.3 Chapter 5 explains in detail how each parcel performs in respect of each of the first four purposes of the Green Belt. In broad conclusion, it is observed that in respect of the first purpose “to check the unrestricted sprawl of large built-up areas” that parcels in the south, west and north of the District have been successful in restricting the sprawl of London, Cheshunt/Hoddesdon/Waltham Cross and Harlow respectively.
- 7.4 The second purpose “to prevent neighbouring towns merging into one another” has been assessed using information on the distances between towns within the District. For the purposes of this stage of the work, only settlements defined as towns and large villages have been measured. More detailed assessment of smaller settlements, and the role of the Green Belt in preventing merging will be completed in the next stage of the study.
- 7.5 The analysis has shown that the Green Belt around Loughton/Buckhurst Hill and Theydon Bois has been particularly effective in preventing the merging of settlements. In this broad area of the District, the settlements are close together, with the gaps between them being relatively small.
- 7.6 The assessment against the third purpose of the Green Belt “to assist in safeguarding the countryside from encroachment”, has found that there are a number areas of the District where the topography of the land also plays a role in restricting development i.e. by the presence of a steep gradient, thereby reducing the policy role of the Green Belt designation. Secondly, a measure of the degree to which the Green Belt has suffered encroachment by inappropriate development amounts to 0.31% of Green Belt land since 1986 (96.32 ha). The assessment for all but two

parcels found that the contribution to this purposes was “strong” or “relatively strong”.

- 7.7 In respect of preserving the setting and special character of historic towns, only three parcels were found to make a “relatively strong” or “strong” contribution. There are only three identified “historic towns” in Epping Forest District (Chipping Ongar, Epping and Waltham Abbey), and only one parcel in respect of each of those towns that indicates a strong relationship and positive contribution to the setting of the town. In all other cases, the land parcels were not found to contribute strongly to this purpose.
- 7.8 The appraisals demonstrate that a ‘relatively strong’ or ‘strong’ contribution is made to at least one of the Green Belt purposes in each parcel. The aggregated scores showed the three parcels that achieved the highest scores are DSR035 (Land North, West and East of Chigwell), DSR039 (East of Buckhurst Hill), and DSR061 (Lee Valley Park). At the other end of the spectrum, there are a number of parcels which were appraised as making little or no contribution to the majority of the purposes. Parcels DSR005 (North of Sheering), DSR006 (North of Matching Tye), DSR029 (North East of M11/M25 Interchange) and DSR048 (East of Coopersale), scored the least points being appraised at 4 points each.
- 7.9 The initial assessment against the first four purposes of the Green Belt has indicated there are some areas of the District that do not perform as strongly in Green Belt terms as others. This information has been taken into account when determining the areas that should be considered in more detail in Stage 2 of the Study. There is little purpose in continuing to detailed assessment of the performance of Green Belt policy in areas that are remote from services and facilities, and that are protected by a designation based in legislation. In both cases these areas would not be favoured for development.
- 7.10 To facilitate identifying the areas that are most suitable for further assessment, a number of broad locations have been identified. These areas are shown in Figure 18 in the main report, and include the areas where development may be more likely to be favoured as it would be in a more sustainable location. The areas that have been identified for further investigation in paragraph 5.37 are included in whole or in part within the broad locations for further assessment.

Appendices

Appendix 1: Green Belt Parcel Assessment Criteria

First Purpose: Check the Unrestricted Sprawl of Large Built Up Area (Built up areas are London, Harlow, Cheshunt and Hoddesdon)
1) Does the parcel act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area, specifically London and Harlow, Cheshunt and Hoddesdon?
2) Does the parcel contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of these built-up areas?
3) Are there any defensible boundaries within the parcel (see definition for defensible boundary) which act as an effective barrier against sprawl from large-built-up areas outside of the study area specifically London, Harlow Cheshunt and Hoddesdon?
Second Purpose: Prevent Neighbouring Towns from Merging (Towns are Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)
4) Does the parcel itself provide, or form part of, a gap or space between towns?
5) Are there any defensible boundaries within the parcel (see definition for defensible boundary) which prevent neighbouring towns from merging?
6) What is the distance (km) of the gap between the towns?
7) Is there evidence of ribbon development on well used thoroughfares between towns (B roads and larger)?
8) What is the visual perception of the gap between the towns' well used thoroughfares?
9) Would a reduction in the gap compromise the separation of towns in physical terms?
10) Would a reduction in the gap compromise the separation of towns and the overall openness of the parcel visually?
Third Purpose: Assist in Safeguarding the Countryside from Encroachment
11) Does the Green Belt designation in this land parcel protect countryside that is in use for agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure (uses that constitute appropriate development based on NPPF paragraph 89, bullets 1 and 2, and paragraph 90, bullet 3)?
12) Having regard to the topography of land and location relative to existing development, does the Green Belt designation in this land parcel prevent encroachment, or in some other way assist in safeguarding the countryside from encroachment?
13) Has there already been any significant encroachment by built development or other urbanising elements?
Fourth Purpose: Preserve the Setting and special Character of Historic Towns (Historic Towns are Chipping Ongar, Waltham Abbey, Epping. Sawbridgeworth which is located in East Herts was also included as 'historic town' due to its proximity to EFDC)
14) Are there any historic towns (Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth) within or adjacent to the parcel?
15) To what extent is Green Belt land within the setting of the historic towns and/ or any heritage assets within those towns, especially those closest to the settlement boundary?
16) Does the open character of the Green Belt land contribute positively to the historic significance of the town and/or heritage assets within the town?

17) Would the removal of the Green Belt designation and consequent loss of openness from urbanising development on that land, cause harm to the setting and significance of the historic town and heritage assets?

Appendix 2: Glossary of Terminology

Countryside	The land and scenery of a rural area. (Oxford Dictionary online)
Defensible Boundary	A physical feature which is readily recognisable marking the limit or dividing line of an area which is likely to be permanent. (Based on Oxford Dictionary online). Such features include a wall, woodland, watercourse, body of water, main roads or other significant piece of infrastructure.
Encroachment	A gradual advance beyond usual or acceptable limits. (Oxford Dictionary online)
Historic Town	Chipping Ongar, Waltham Abbey and Epping
Large Built Up Areas	London, Harlow, Cheshunt and Hoddesdon
Merging	This can be by way of general sprawl (above) or ribbon development (see below);
Neighbouring towns	Towns or villages that function as towns (see Settlement Hierarchy Technical Paper).
Openness	Absence of built development or other urbanising elements (not openness in a landscape character sense - topography and woodland / hedgerow cover).
Ribbon development	The building of houses along a main road, especially one leading out of a town or village'. (Oxford Dictionary Online) This includes historical patterns of, or current pressures for, the spread of all forms of development along movement corridors, particularly major roads.
Sprawl	Spread out over a large area in an untidy or irregular way. (Oxford Dictionary online)
Thoroughfare	A road or path forming a route between two places (Oxford Dictionary online). B roads higher classification will be considered.
Urban	In, relating to, or characteristic, of a town or city. (Oxford Dictionary online)

Appendix 3: Relevant Essex & Southend-on-Sea Structure Plan (2001) Green Belt Policies

POLICY C1 General Extent of the Green Belt

A Green Belt will be maintained in the south and west of the Plan area. The main purposes of including land within this Green Belt are to:-

- 1. Prevent the outward spread of London's built-up area;*
- 2. Prevent neighbouring towns located within the Belt from merging into one another;*
- 3. Assist in safeguarding the open countryside surrounding London from encroachment by urban development;*
- 4. Preserve the setting and special character of historic towns located within the Belt; and,*
- 5. Assist in urban regeneration, by encouraging the recycling of derelict and other land located within existing urban areas.*

The precise boundaries of the Green Belt's extent will be defined in adopted Local Plans. However, as a general indication, the outer boundary should start at the County boundary with Hertfordshire to the north-west of Bishop's Stortford, then to run eastwards to meet the M11 motorway which it should follow southwards as far as the crossing with the A1060 road. The boundary should then follow the A1060 road to the western edge of Chelmsford, adjoin the west and south sides of that town to meet the A130 road, which it should follow southwards to Rettendon Place before turning eastwards towards South Woodham Ferrers. From the western boundary of that town it should then run south to the River Crouch which it should follow to the confluence with the River Roach. The boundary should then run west of Foulness Island to meet the Thames estuary from where it should run westwards along the estuary, excluding existing built-up areas, as far as its boundary with Thurrock Borough.

POLICY C3 Green Belt Boundaries around Settlements

The Green Belt is defined tightly against London's continuously built-up area. The boundaries around towns and villages will be defined by reference to the foreseen long-term expansion of their built-up areas acceptable in the context of the stated purposes of the Green Belt and to the provisions specified in this Plan.

POLICY C4 Review of Inner Green Belt Boundaries

The Local Planning Authorities, in consultation with the Joint Structure Plan Authorities, should undertake a comprehensive and co-ordinated review of inner Green Belt boundaries, including safeguarded land. The review will be an input to current Local Plan reviews; a First Alteration to this Plan, prepared in response to new Regional Planning Guidance; and the consequent further round of Local Plan reviews. The review should have regard to the principles laid down in Policy C3.

Appendix 4: Countryside Encroachment Table (1986 – 2015)

GBR Parcel	Parcel Size (Hectare)	Encroachment 1986 – 2015 (Hectare)	Encroachment %
DSR-001	25.82	0.00	0.00%
DSR-002	201.80	0.00	0.00%
DSR-003	98.60	0.00	0.00%
DSR-004	204.00	0.00	0.00%
DSR-005	233.80	0.36	0.16%
DSR-006	973.10	2.42	0.25%
DSR-007	218.60	0.00	0.00%
DSR-008	978.20	0.03	0.00%
DSR-010	482.30	0.00	0.00%
DSR-011	343.20	5.12	1.49%
DSR-013	160.40	0.00	0.00%
DSR-014	129.90	0.00	0.00%
DSR-015	2524.00	4.26	0.17%
DSR-016	681.60	3.04	0.45%
DSR-017	193.20	0.00	0.00%
DSR-018	1790.00	0.46	0.03%
DSR-020	343.00	0.19	0.06%
DSR-021	2043.00	4.24	0.21%
DSR-022	480.50	0.21	0.04%
DSR-023	486.10	1.31	0.27%
DSR-024	2212.00	0.00	0.00%
DSR-025	602.40	0.41	0.07%
DSR-026	106.00	0.00	0.00%
DSR-027	418.20	0.00	0.00%
DSR-029	260.60	0.00	0.00%
DSR-030	895.50	1.90	0.21%
DSR-033	1130.00	1.61	0.14%
DSR-034	815.00	0.63	0.08%
DSR-035	792.80	0.88	0.11%
DSR-036	108.70	0.00	0.00%
DSR-038	42.70	0.00	0.00%
DSR-039	260.20	3.28	1.26%
DSR-041	316.40	0.00	0.00%
DSR-042	107.70	4.67	4.30%
DSR-043	105.20	0.00	0.00%
DSR-044	69.38	0.00	0.00%
DSR-045	127.80	0.50	0.39%
DSR-046	183.10	0.00	0.00%

DSR-047	16.26	0.00	0.00%
DSR-048	68.50	0.00	0.00%
DSR-049	156.70	0.00	0.00%
DSR-050	250.40	0.00	0.00%
DSR-053	83.35	0.38	0.46%
DSR-054	930.00	9.61	1.03%
DSR-057	789.30	0.00	0.00%
DSR-058	806.80	0.00	0.00%
DSR-059	326.80	35.47	10.85%
DSR-060	90.41	0.00	0.00%
DSR-061	829.30	4.79	0.58%
DSR-062	165.50	1.74	1.05%
DSR-063	122.40	0.00	0.00%
DSR-064	310.20	3.11	1.00%
DSR-065	22.82	0.00	0.00%
DSR-066	763.40	2.14	0.28%
DSR-067	969.20	0.34	0.03%
DSR-068	745.10	2.05	0.28%
DSR-069	1492.00	1.15	0.08%
DSR-070	500.10	0.00	0.00%
DSR-071	38.17	0.00	0.00%
DSR-072	565.90	0.00	0.00%
DSR-073	344.30	0.00	0.00%
Total	31531.71	96.32	0.31%

Appendix 5: Green Belt Parcel Appraisal Summary Table

	Purpose 1 (Sprawl)	Purpose 2 (Towns Merging)	Purpose 3 (Countryside Encroachment)	Purpose 4 (Historic Towns)	Total
Parcel Reference					
DSR001 - South East of Sawbridgeworth	4	0	5	1	10
DSR002 - East and South East of Lower Sheering	5	0	5	0	10
DSR003 – East of Old Harlow	5	0	5	0	10
DSR004 – West of Sheering	3	0	5	0	8
DSR005 – North of Sheering	0	0	4	0	4
DSR006 – North of Matching Tye	0	0	5	0	5
DSR007 – East of Church Langley	5	0	5	0	10
DSR008 – North of North Weald Bassett	3	2	5	0	10
DSR010 – West & North West of North Weald Bassett	3	2	5	0	10
DSR011 – East of North Weald Bassett	0	2	5	0	7
DSR013 – West of Chipping Ongar	0	1	5	2	8
DSR014 – West of Shelley	0	0	5	0	5
DSR015 – North of Chipping Ongar	3	0	5	0	8
DSR016 – North East of Chipping Ongar	0	0	5	1	6
DSR017 – North East of High Ongar	0	0	5	0	5
DSR018 – North of Norton Heath	0	0	5	0	5
DSR020 – West and North of Willingale	0	0	5	0	5
DSR021 – The Rodings	0	0	5	0	5
DSR022 – Nine Ashes	0	0	5	0	5
DSR023 – East of Chipping Ongar	0	0	5	5	10
DSR024 – West and South West of Chipping Ongar	0	0	5	2	7

DSR025 – South East of North Weald Bassett	0	0	5	0	5
DSR026 – South of North Weald Bassett	0	0	5	0	5
DSR027 – South West of North Weald Bassett	0	0	5	0	5
DSR029 – North East of M11/M25 interchange	0	0	4	0	4
DSR030 – North and West of Abridge	0	0	5	0	5
DSR033 – Land Surrounding Stapleford Abbotts	3	0	5	0	8
DSR034 – North of Hainault Forest	4	0	5	0	9
DSR035 – Land North, West and East of Chigwell	5	3	5	0	13
DSR036 – Land South of Chigwell	4	3	4	0	11
DSR038 – Southwest of M11 and London Underground Fairlop Loop	4	3	2	0	9
DSR039 – East of Buckhurst Hill	3	5	5	0	13
DSR041 – East of Theydon Bois	0	2	4	0	6
DSR042 – South of Theydon Bois and North of Loughton / Debden	0	5	4	0	9
DSR043 – North of Theydon Bois	0	4	4	0	8
DSR044 – South West of Epping	0	1	5	3	9
DSR045 – South East of Epping	0	0	5	0	5
DSR046 – East of Epping	0	0	5	0	5
DSR047 – Mill Mound - East of Epping	0	0	5	0	5
DSR048 – East of Coopersale	0	0	4	0	4
DSR049 – North East of Epping	0	2	4	2	8
DSR050 – North, East and South of Thornwood	3	0	4	0	7
DSR053 – South of Harlow Common	5	0	5	0	10
DSR054 – Epping Forest – East of Epping New Road	0	5	4	0	9
DSR057 – Epping Forest – West of Epping New Road	4	2	5	0	11
DSR058 – High Beach and Sewardstonebury	3	1	5	0	9
DSR059 – Sewardstone	5	0	3	0	8
DSR060 – South of Waltham Abbey	2	0	5	2	9
DSR061 – Lee Valley Park	2	1	5	5	13
DSR062 – Nazeing Mead	2	0	4	0	6

DSR063 – Glen Faba	2	0	5	0	7
DSR064 – Area Surrounding Roydon	5	2	4	0	11
DSR065 - Linear Parcel North of Roydon	2	0	4	0	6
DSR066 – North of Nazeing, South West of Harlow	5	2	4	0	11
DSR067 – East of Lower Nazeing	5	1	4	0	10
DSR068 – North of Waltham Abbey	0	1	5	1	7
DSR069 – East of Waltham Abbey & West of Epping	0	3	5	2	10
DSR070 – North West of Epping	0	0	5	5	10
DSR071 – Knighton Wood - Buckhurst Hill	4	0	5	0	9
DSR072 – South of Harlow	5	0	5	0	10
DSR073 – South of Harlow/West of J7 of M11	5	0	5	0	10

Appendix 6: Parcel Appraisals

Parcel DSR 001 – (Southeast of Sawbridgeworth)		
Parcel Size: 25.82 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Strong	4
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	Weak	1
Total		10
1. Check the unrestricted sprawl of large built-up areas		Relatively Strong – 4
<p>(1) The parcel is located to the south east of Sawbridgeworth and south of Lower Sheering. The parcel is also located to the north east of Harlow however does not act in itself as an effective barrier against Harlow sprawl.</p> <p>(2) The parcel adjoins DSR-002 and both parcels are relatively open in character, providing a strategic barrier that prevents sprawl from the north eastern urban edge of Harlow.</p> <p>(3) The River Stort at the western boundary of parcel DSR-001 creates a strong barrier against the potential sprawl of Harlow. The mature trees at the southern boundary (see photos DSR-001 1, DSR-001 2 and DSR-001 3), provide a relatively strong barrier, that could potentially limit any sprawl from Harlow. The railway line also provides a defensible boundary running along the eastern boundary of the parcel.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel is situated between Lower Sheering and Sawbridgeworth at the edge of the district boundary however does not form part of a gap between towns specified in the methodology.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt does protect the countryside. Within parcel DSR-001, there is one PRoW that follows south- western boundary of the parcel, along the River Stort and eventually crosses through the centre of the site on a dirt track. There is also an intermittent line of unprotected trees lining the River and unprotected trees scattered throughout floodplain area to the south of Lower Sheering.</p> <p>(12) The topography of DSR-001 is characterised by gently undulating pockets of arable fields that are located on the valley sides of the River Stort, to the west. It is unlikely that the topography and location prevents encroachment of development, given the parcels location within the fringes of Lower Sheering and the open undulating landscape, to the south. Therefore, Green Belt designation in this parcel helps safeguard the countryside from encroachment.</p> <p>(13) There is no (0%) evidence of encroachment or other urbanising elements within the parcel.</p>		

4. To preserve the special character of historic towns	Weak – 1
(14) The north- western parcel boundary abuts the historic town of Sawbridgeworth which is located in East Hertfordshire District.	
(15) The Lower Sheering conservation area and the Sawbridgeworth conservation connect along Station Road and a small part of the Lower Sheering conservation area and listed buildings are within Green Belt land to the north.	
(16) The landscape to the north of the parcel is characterised by the River Stort and mature vegetation that screen the listed buildings within the Lower Sheering conservation area and separates the two settlements. Therefore it is unlikely that the open character of the Green Belt land would contribute positively to the significance of the historic town Sawbridgeworth.	
(17) Although the north-western parcel boundary abuts the historic town of Sawbridgeworth, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the lack of a physical relationship between the parcel to the north and the historic town.	

Parcel DSR 002 – (East and South East of Lower Sheering)		
Parcel Size: 201.80 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		10
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel provides an effective barrier against sprawl from Harlow, at the northwest border of Epping Forest District.</p> <p>(2) The parcel adjoins DSR-001 at the south west boundary and DSR-003 at the south east boundary. The parcels are relatively open in character, which provides a strategic barrier that prevents sprawl from the north eastern urban edge of Harlow.</p> <p>(3) The west and southwest parcel boundary follows the River Stort and the river crosses the parcel in the south of the parcel. The B183 provides an obvious defensible boundary in the southern part of the parcel. To the north of Churchgate Street, Old Harlow (within Harlow administrative area) a potential strong defensible boundary is created by Sheering Road.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not form part of a gap between towns defined in the methodology.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong - 5
<p>(11) The Green Belt in this location does protect the countryside. A significant amount of the parcel is used for agricultural purposes, with the exception of deciduous woodland at the south-eastern boundary, the ancient woodland (Marsh Lane Wood), deciduous woodland and LoWS (Ep109) at the south- western boundary. Seven PRoWs cross the parcel, mostly along field borders and one follows the north-eastern parcel boundary.</p> <p>(12) To the south of Lower Sheering, the parcel consists of a gently rolling plateau landscape with medium to large-scale arable fields, lined with a network of hedgerow. It is unlikely that the topography and location prevents encroachment of development, given the proximity to Lower Sheering and the open landscape. Therefore, the Green Belt designation safeguards the countryside from encroachment. To the east of Lower Sheering, a visually significant slope, does prevent encroachment. To the east of Lower Sheering, a visually significant slope, does help prevent encroachment.</p> <p>(13) The parcel has not been encroached of built development or other urbanising elements.</p>		
4. To preserve the special character of historic towns		No Contribution – 0

- (14) There are no historic towns within or adjacent to the parcel.
- (15) See Question 14 above.
- (16) See Question 14 above.
- (17) See Question 14 above.

Parcel DSR 003 – (East of Old Harlow)		
Parcel Size: 98.60		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		10
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel provides an effective barrier against sprawl from Harlow, at the north west border of Epping Forest District.</p> <p>(2) The parcel DSR-003 adjoins DSR-002 at the western boundary. Situated to the west of the M11, the parcels are relatively open in character, consisting mostly of arable land. This gap provides an important strategic barrier that prevents sprawl from the north eastern urban edge of Harlow.</p> <p>(3) The southeast corner of the parcel is close to the settlement of Churchgate Street / Old Harlow and expansive urban area of Harlow town in the adjoining authority. The parcel is separated from Churchgate Street by small arable field and to the south of Gilden Way. The parcel is framed to the west by Sheering Road, to the north by Pincey Brook, to the east by the M11 and to the south by Moor Hall Road. With the exception of the parcel perimeters which are considered a strong defensible boundary, the boundaries of the fields within the parcel are relatively weak and if breached could encourage sprawl of the settlement in a northeast direction.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel itself is situated to the north east of Harlow, along the district boundary. However, it does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong - 5
<p>(11) The Green Belt in this location does protect the countryside. At the centre of the parcel there is a visually distinctive area of deciduous woodland. There are two PRoWs, one of which follows the Pincey Brook at the northern boundary, and the other briefly crosses the parcel on a track, towards the south- western boundary.</p> <p>(12) The parcel encompasses a gently rolling landform, which provides open views across the arable fields to the urban edge of Harlow, to the south. The topography and location is unlikely to prevent encroachment of development, given the parcels location within the fringes of Harlow and the open rolling landscape. Therefore, Green Belt designation in this parcel helps safeguard the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		

4. To preserve the special character of historic towns	No Contribution – 0
(14) There are no historic towns within or adjacent to the parcel. (15) See Question 14 above. (16) See Question 14 above. (17) See Question 14 above.	

Parcel DSR 004 – (West of Sheering)		
Parcel Size: 204.01 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Moderate	3
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		8
1. Check the unrestricted sprawl of large built-up areas		Moderate – 3
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from the large built-up areas outside of the study area, as specified above.</p> <p>(2) The parcel DSR-004 adjoins DSR-003 and DSR-002, at the south western boundary. Situated to the west of the M11, the parcels are relatively open in character, consisting mostly of arable land. The southern section of the gap contributes to a strategic barrier that prevents sprawl from the north eastern urban edge of Harlow.</p> <p>(3) The M11 provides a strong defensible at the eastern boundary of the parcel. The Pincey Brook and an unnamed track form a strong boundary for part of the southern boundary. The remaining part of the southern boundary consists mostly of weak treelines and hedgerows. The northern boundary and the majority of the western boundary consist of mature. There areas of weak defensible boundaries along the western edge, towards Back Lane) and around the playing fields.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel itself is situated to the north east of Harlow, along the district boundary. However, it does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt in this location does protect the countryside. The parcel is largely used for agricultural purposes, with twelve PRoWs that mostly follow the field borders. There are small areas of deciduous woodland at the southern boundary and towards the northern boundary, as well as four small LoWS (Ep120, Ep126, Ep131 and Ep128) north of Sawbridgeworth Road.</p> <p>(12) The parcel encompasses a gently rolling landform, which provides open views across the arable fields to Lower Sheering to the east and Sheering to the west. It is unlikely that the topography would prevent encroachment of development. Therefore, the Green Belt designation helps safeguard the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0

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| <p>(14) There are no historic towns within or adjacent to the parcel.
(15) See Question 14 above.
(16) See Question 14 above.
(17) See Question 14 above.</p> |
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Parcel DSR 005 – (North of Sheering)		
Parcel Size: 233.77 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		4
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from the large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel does not function to prevent sprawl of the specifically mentioned large built up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel itself completely surrounds Sheering, therefore forms part of the gap directly east of the M11, between Lower Sheering and Sheering. However, it does not provide, or form part of, a gap or space between settlements classified as towns in the methodology.</p> <p>(5) See Question 4.</p> <p>(6) See Question 4.</p> <p>(7) See Question 4.</p> <p>(8) See Question 4.</p> <p>(9) See Question 4.</p> <p>(10) See Question 4.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong - 4
<p>(11) The Green Belt in this location does protect the countryside. The majority of the parcel is used for agricultural purposes, with the exception of the fields that directly border Sheering. An area of unprotected woodland (Glyn's Spring) and recreational grounds adjoin the settlement at the south-western and northern edge.</p> <p>There is a relatively large area of deciduous woodland, directly north of Sawbridgewood Road, as well as a small area of ancient woodland/ deciduous woodland at the southern boundary. Within these areas of forestry, there are two LoWS (Ep139 and Ep140). A large network of PRoWs exist around the fields that boarder the settlement, these become more sporadic towards the northern and southern boundaries. There are also some mature planting along the length of Princey Brook, as well as unprotected trees also located to the south east of Sheering, along the motorway edge, and to the north of the Sheeting recreation. Many of the internal boundaries and property boundaries are formed of trees or hedgerow.</p> <p>(12) To the north of Sheering, the parcel consists of a gently rolling plateau landscape with medium to large- scale arable fields, delineated with mature hedgerow. It is unlikely that the topography and location prevents encroachment of development, given the proximity to Lower Sheering and the open landscape. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p>		

<p>To the south of Sheering, a visually significant slope provides open views to the edge of the settlement. Therefore it is likely that the topography could help prevent encroachment in this location.</p>	
<p>(13) The parcel has been encroached by approximately 0.16% (.36 hectares) south of Sheering.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p>	
<p>(15) See Question 14 above.</p>	
<p>(16) See Question 14 above.</p>	
<p>(17) See Question 14 above.</p>	

Parcel DSR 006 – (North of Matching Tye)		
Parcel Size: 973.10 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from the large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel does not function to prevent sprawl of the specifically mentioned large built up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel includes the settlements of Matching Tye/ Housham Tye, Matching Green, Newman's End, and Matching however the parcel does not form part of a gap between towns identified in the methodology.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt in this location does protect the countryside. Most of the parcel is comprised of open farmland which has been and remains protected from development by greenbelt designation. The parcel also includes part of national cycle network Route 1, which runs along Matching Road before turning south of Matching Tye toward High Laver and Moreton. Cricket field located to the northwest and central village green of Matching Green. The parcel consists of a gently rolling plateau landscape with medium to large- scale arable fields, lines with a network of hedgerow.</p> <p>(12) The parcel consists of a gently rolling landform with small, nucleated historic hamlets and villages, to the south. It is unlikely that the topography prevents encroachment of development from the hamlets and villages. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately 0.25% (2.42hectares).</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 007 – (East of Church Langley)		
Parcel Size: 218.60 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		10
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel provides an effective barrier against sprawl from Harlow, at the northwest border of Epping Forest District.</p> <p>(2) The parcel DSR-007 adjoins DSR-015 at the north eastern boundary. Both parcels are situated directly east of the M11, which provides a strong defensible boundary against potential sprawl from the eastern urban edge of Harlow.</p> <p>(3) The parcel DSR-007 is bounded to the northwest by the M11. The eastern boundary is intermittent and is represented by nothing on the ground at a number of points except from some hedgerows. The southern- eastern boundary of the parcel is strong as it follows the road Green Lane and small watercourse with substantial vegetation. The north-eastern boundary of the parcel is relatively weak as it follows the property boundaries off of Chalk Lane.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel is situated south east of Harlow, at the district boundary. It does not provide, or form part of a gap or space between towns as defined in the methodology.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt in this location does protect the countryside. The parcel consists mostly of fields used for agricultural purposes, with the exception of those that adjoin the settlements Hastingwood and Threshers Bush. There are a significant number of PROWs that line the fields, particularly towards the south- western section of the parcel. There are two LoWS (Ep115 and Ep107) along Foster Street and Mill Street as well as an area of unprotected woodland adjacent to M11. There is also an area of well-maintained allotments in close proximity to Junction 7 of the M11, along Hastingwood Road.</p> <p>(12) The parcel consists of gradually sloping arable fields that provide open views northwards towards the urban edge of Harlow. It is unlikely that the topography to prevents encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has not been encroached by built development or other urbanising elements.</p>		

4. To preserve the special character of historic towns	No Contribution – 0
(14) There are no historic towns within or adjacent to the parcel. (15) See Question 14 above. (16) See Question 14 above. (17) See Question 14 above.	

Parcel DSR 008 – (North of North Weald Bassett)		
Parcel Size: 978.20		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Moderate	3
2nd GB Purpose	Relatively Weak	2
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		10
1. Check the unrestricted sprawl of large built-up areas		Moderate – 3
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel DSR-008 adjoins DSR-007 at the north western boundary of the parcel. Both parcels are situated directly east of the M11, which provides a strong defensible boundary against potential sprawl from the eastern urban edge of Harlow.</p> <p>(3) The majority of the parcel boundary is made up of roads, including the A414 a strong defensible boundary to the south. The eastern and northern boundaries consist of a number of different roads, including Stony Lane, Ashlyns Lane, Weald Bridge Road and Tilegate Road. The parcel boundary also partly consists of substantial tracks and lanes, but also some less well defined hedgerows. The western boundary of the parcel is strong as it follows the road Green Lane and small watercourse with substantial vegetation.</p>		
2. Prevent neighbouring towns merging into one another		Relatively Weak– 2
<p>(4) The far eastern section of the parcel forms part of the gap between North Weald Bassett and Chipping Ongar.</p> <p>(5) A414 forms a defensible boundary at the southern edge of the parcel and Cripsey Brook forms a defensible boundary in the southern half of the parcel.</p> <p>(6) The distance of the gap between North Weald Bassett and Chipping Ongar is 3.6 km.</p> <p>(7) There is evidence of significant ribbon development along Weald Bridge Road north of North Weald Bassett.</p> <p>(8) Views along the A414 are of open arable fields, sporadic residential development and vegetation. The parcel is broadly open in nature.</p> <p>(9) The reduction of the gap would need to be very significant to compromise the separation of the towns in physical terms.</p> <p>(10) The majority of the parcel is open and any development is likely to reduce visual openness. Areas around the existing settlement are more hidden from view.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong - 5
<p>(11) The Green Belt in this location does protect the countryside. The parcel is predominately used for agricultural use and has a heavy concentration of PROWs towards the north- western boundary of the parcel, which provides a network between the agricultural related buildings. Within the parcel there are two areas of deciduous woodland (Reynkyns Wood and Hall Wood) and ancient woodland (Reynkyns Wood) at the southern and north- eastern parcel boundaries. There is also an area of unprotected woodland (Canes Wood) towards the south- western boundary. As well as two LoWs (Ep145 and Ep134) towards the northern and southern boundaries. The North Weald</p>		

<p>Golf Course is situated directly north of the A414 at the southern parcel boundary.</p> <p>(12) The topography of the parcel is relatively level with slight slope that provides views to the urban edge of North Weald Bassett. It is unlikely that the topography prevents encroachment of development, given the proximity to North Weald Bassett and the open landscape. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has not been encroached by built development or other urbanising elements.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Parcel DSR 010 – (West & North West of North Weald Bassett)		
Parcel Size: 482.30 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Moderate	3
2nd GB Purpose	Relatively Weak	2
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		10
1. Check the unrestricted sprawl of large built-up areas		Moderate – 3
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does contribute to a wider network of parcels, to form a strategic barrier against the sprawl of Harlow – particularly at the north of the parcel. The parcel adjoins parcels DSR-053 and DSR-007.</p> <p>(3) The M11 provides a strong defensible boundary at the western boundary of the parcel and the EOR railway tracks form a defensible boundary at the southern boundary.</p>		
2. Prevent neighbouring towns merging into one another		Relatively Weak – 2
<p>(4) The parcel forms part of a gap between North Weald Bassett and Epping.</p> <p>(5) The southern boundary of the parcel follows the Epping Road. To the south of Epping Road the boundary of North Weald Bassett is defined by a dense area of woodland at the end of Pike Way, and the boundary of a golf course. The entire western boundary is provided by the M11, which could help prevent the coalescence of North Weald Bassett.</p> <p>(6) The distance of the gap between North Weald Bassett and Epping is 1.9 km.</p> <p>(7) There is no evidence of ribbon development along Epping Road (B181) between North Weald Bassett and Epping.</p> <p>(8) Views from Epping Road are of the airfield to the north and open agricultural land to the south.</p> <p>(9) Reduction of the gap would not lead to the physical connection of the towns. However, Epping, Coopersale and Thornwood are located in relative close proximity on the other side of the M11. The reduction of the gap would need to be very significant to compromise the separation of the towns in physical terms.</p> <p>(10) A reduction of the gap would not compromise the separation of the towns visually. However there is a risk that a reduction could compromise visual separation with Coopersale.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) North Weald Airfield forms a significant part of the parcel and adjoins the western boundary of North Weald Bassett and contains a large number PRoW throughout. There is also part of North Weald Golf Course at the north- eastern boundary that adjoins the A414 and North Weald Par 3 Golf Course at the southern boundary adjoining the M11 and the B181. To the east of the North Weald Par 3 Golf Course there is a small part of the ancient woodland (Roughtalley's Wood) and LoWS (Ep114).</p> <p>(12) The parcel is largely dominated by the airfield, the associated roadways and control tower. The airfield is surrounded by large slightly sloping arable fields that provide panoramic views of North Weald Bassett.</p>		

<p>It is unlikely that the topography and location prevent encroachment of development, given the proximity to North Weald Bassett and the open landscape. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p>	
<p>(13) The parcel has not been encroached by built development or other urbanising elements.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p>	
<p>(15) See Question 14 above.</p>	
<p>(16) See Question 14 above.</p>	
<p>(17) See Question 14 above.</p>	

Parcel DSR 011 – (East of North Weald Bassett)		
Parcel Size: 343.20 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	Relatively Weak	2
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		7
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned large built-up areas.</p> <p>(3) The parcel is not in close proximity to any large built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		Relatively Weak– 2
<p>(4) The parcel itself is situated south east of the town North Weald Bassett, and provides, or forms part of a gap or space between the towns North Weald Bassett and Chipping Ongar.</p> <p>(5) The parcel is enclosed by relatively strong defensible boundaries that would prevent the neighbouring towns North Weald Bassett and Chipping Ongar from merging. There are strong boundaries to north of the parcel provided by A414 and strong boundary to the south provided by railway line. The eastern boundary consists of the wooded areas of Dewley Wood and Miller's Grove connected by hedges and ditches. The western boundary forms the edge of the North Weald Bassett settlement and consists largely of garden boundary treatments (hedges or fences), but does follow a tree line in the south west corner.</p> <p>(6) The distance of the gap between North Weald Bassett and Chipping Ongar is 3.6 km.</p> <p>(7) There is no evidence of ribbon development along the A414, between North Weald Bassett and Chipping Ongar.</p> <p>(8) The parcel immediately adjoins the eastern edge of North Weald Bassett, and forms part of the gap between this village and Chipping Ongar, which is some distance further to the east. The only views of this parcel from well used thoroughfares are from the A414, where some extensive long distance views of the countryside can be seen.</p> <p>(9) Reduction of the gap would not lead to the physical connection of two or more settlements.</p> <p>(10) The parcel is relatively open and there are medium distance views of the properties of North Weald Bassett from Blake Golf Course. Extension into the green belt of the northern part of the North Weald Bassett would visually diminish the overall openness of the parcel. The southern part of the North Weald Bassett boundary is more hidden from longer distance views due to topography (the fields slope down to the settlement at this point) large fields of shrub land and the treed area around Ongar Radio Station.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong - 5
<p>(11) The Green Belt in this location does protect the countryside. A large part of the parcel, at the northern boundary is used by Blakes Golf Course. The remaining fields to the east are used for agricultural or recreational purposes. Networks of PROWs are concentrated towards the western</p>		

<p>boundary of the parcel, which adjoins North Weald Bassett. There is an area of ancient woodland (Dewley Wood) at the north-eastern boundary and a smaller area of deciduous woodland (Miller's Grove) towards the south-eastern boundary. Within these parcels of woodland are two LoWS (Ep156 and Ep166). There is also a large unprotected woodland area around the Ongar Radio Station.</p> <p>(12) The parcel is characterised by gently undulating agricultural (predominantly arable) fields that provide an open view to the urban edge of North Weald Bassett, to the west. There are number of ridges and valleys that create a visually significant slope around the Ongar Radio Station, to the south west however not near enough to the eastern fringe of the village to prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately 1.49% (5.12 hectares) of built development or other urbanising elements, at the southwest boundary where the Tempest Mead residential area has been developed. This should be considered for release with the precise boundaries considered in the Stage 2 Review.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel. (15) See Question 14 above. (16) See Question 14 above. (17) See Question 14 above.</p>	

Parcel DSR 013 – (West of Chipping Ongar)		
Parcel Size: 160.0		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	Weak	1
3rd GB Purpose	Strong	5
4th GB Purpose	Relatively Weak	2
Total		8
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to any built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		Weak – 1
<p>(4) The parcel itself is situated directly west of the town Chipping Ongar. It therefore provides, or forms part of a gap or space between the towns Chipping Ongar and North Weald Bassett</p> <p>(5) The parcel has a strong boundary to north provided by A414 and to the south by the railway line). The eastern boundary that adjoins with Ongar is weak in most places, relying mainly on back garden fences and hedges. The western boundary is a combination of wooded areas such as Miller's Grove and Dewley Wood connected by ditches and mature hedgerows and trees.</p> <p>(6) The distance of the gap between Chipping Ongar and North Weald Bassett is 3.6 km.</p> <p>(7) There is no evidence of ribbon development along the A414, between Chipping Ongar and North Weald Bassett.</p> <p>(8) The eastern edge of this parcel directly adjoins Chipping Ongar, and reaches westwards towards Tyler's Green and North Weald Bassett. It gives the perception of open countryside from the A414.</p> <p>(9) The reduction of the gap would not lead to the physical connection of two or more settlements.</p> <p>(10) A reduction in the gap would not compromise the separation of the towns visually. However development in the parcel is likely to lead to reduction of the overall openness of the parcel.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt in this location protects the countryside. The majority of land in the parcel is agricultural. There is an area of deciduous woodland (Pickle's Gardens) located close to the centre of the parcel and is visible from some distance, in numerous directions. This area of woodland contains a LoWS (Ep172). There is also an area of deciduous woodland that adjoins Chipping Ongar at the north- eastern parcel boundary and an area of unprotected woodland towards the south- western boundary.</p> <p>(12) The topography of DSR-013 is characterised by gently undulating agricultural (predominantly arable) fields that provide an open view to the urban edge of Chipping Ongar to the east. It is unlikely that the topography and location relative to existing development prevents encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		

4. To preserve the special character of historic towns	Relatively Weak – 2
<p>(14) The north eastern parcel boundary abuts the historic town Chipping Ongar. The eastern parcel boundary adjoins the historic core of the town Chipping Ongar, which is within a designated conservation area and contains a large number of listed buildings.</p> <p>(15) The parcel abuts the Great Stony Park conservation area at the northern edge of the historic town within Green Belt land. The Great Stony Park consists of residential buildings that are sited around a large central green. The layout of the site separates the buildings visually and physically from the land, north, south and west of the conservation area.</p> <p>(16) The contribution of the Green Belt land in relation to the northern edge of the town is limited, because of the isolated nature of the development (please see Q15 above). A 1950s residential development separates the Green Belt land within parcel DSR-013, from the central core of the historic town, at the south eastern boundary.</p> <p>(17) Although the north eastern parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.</p>	

Parcel DSR 014 – (West of Shelley)		
Parcel Size: 129.95 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to any built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel is situated directly northwest of the town Chipping Ongar and west of the Shelley Estate (which is contiguous with Chipping Ongar). It therefore provides, or forms part of a gap or space between the towns Chipping Ongar and North Weald Bassett</p> <p>(5) The A414 provides a strong defensible boundary along the southern border. The eastern boundary is a combination of Cripsey Brook/edge of Ongar and Moreton Road. The western boundary is provided by Stoney Lane and the northern boundary is provided by access drive to Blake Hall and significant tree line around Round Spring and towards Moreton Road.</p> <p>(6) The distance of the gap between Chipping Ongar and North Weald Bassett is 3.6 km.</p> <p>(7) There is no evidence of ribbon development along the A414, between Chipping Ongar and North Weald Bassett.</p> <p>(8) The eastern edge of this parcel directly adjoins Chipping Ongar, and reaches westwards towards Tyler's Green and North Weald Bassett. It gives the perception of open countryside from the A414.</p> <p>(9) A reduction of the gap would not lead to the physical connection of two or more settlements.</p> <p>(10) The nearest settlement to the west is North Weald Bassett, which is not visible.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) Yes, the Green Belt designation here protects countryside that is in use for agriculture, forestry, outdoor sport and recreation and cemeteries. Around Blake Hall there are large areas of unprotected woodland, which cover both access routes to the Hall. Within the perimeters of Blake Hall is a relatively small LoWS (Ep179). The parcel also includes two areas of deciduous woodland (Round Spring and Long Walk) to the north and around the boundary of the Blake Hall conservation area, creating a visually distinctive area within this parcel. The fields outside of the Blake Hall grounds are mostly used for agricultural purposes, with only one PRow running along the eastern boundary of Cripsey Brook, along the Chipping Ongar settlement boundary.</p> <p>(12) The topography of DSR-014 is characterised by gently undulating agricultural (predominantly arable) fields that provide an open view to the urban edge of Chipping Ongar to the south east. It is unlikely that the topography and location relative to existing development prevents encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from</p>		

encroachment.	
(13) There is no evidence of encroachment or other urbanising elements within the parcel.	
4. To preserve the special character of historic towns	No Contribution – 0
(14) The south eastern parcel boundary adjoins the historic town Chipping Ongar.	
(15) In the second half of the 20 th century, Chipping Ongar was extended to accommodate commuters. As a result the Shelley Estate to the north of the town and Marden Ash Estate to the south were developed and are sited at either end of the historic core of the town.	
(16) Given that the parcel does not have a physical or visual relationship with the historic core of Chipping Ongar, it is unlikely that the open character of the Green Belt land in this parcel would contribute positively to the significance of the town and/or heritage assets within the town.	
(17) Given that the parcel does not have a physical or visual relationship with the historic core of Chipping Ongar, it is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-014 would cause harm to the setting and significance of the historic town and heritage assets within the town.	

Parcel DSR 015 – (North of Chipping Ongar)		
Parcel Size: 2,524.00 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Moderate	3
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		8
1. Check the unrestricted sprawl of large built-up areas		Moderate – 3
<p>(1) The parcel provides an effective barrier against sprawl from Harlow, at the northeast border of Epping Forest District.</p> <p>(2) The parcel adjoins DSR-007 at the south western boundary. Both parcels are situated directly east of the M11, which provides a strong defensible boundary against potential sprawl from the eastern urban edge of Harlow.</p> <p>(3) The parcel has strong northern boundary provided by Matching Road and Harlow Road as well as the bottom of Matching. The boundary is less strong around the edge of Matching Green, where it consists mostly of hedge rows or fences. The eastern boundary is strong where it follows the roads of Little Laver Road, Moreton Road and Ongar Road (B184). However there are long sections where the parcel boundary follows nothing on the ground. The southern boundary adjoins the urban edge of Chipping Ongar and follows the roads of Moreton Road, Stony Lane and Ashlyns Lane. Although the roads provide a strong defensible barrier, there are areas along the boundary that are considered to be weak, as the boundary follows nothing on the ground.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not form part of a gap between the towns identified in the methodology.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects countryside that is in use for agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure. The parcel consists mostly of fields used for agricultural purposes, with a large network of PRowS. There is an ancient woodland area (Matching Park) which contains a LoWS (Ep150) forms part of the parcels northern boundary. As well as a small area of deciduous woodland and two LoWS (Ep163 and Ep161), towards the north- western boundary. There are also small areas of unprotected woodland to the south- east of Moreton. There are a number of LoWS peppered throughout the parcel, two of which run along Faggoters Lane and New Way Lane (Ep155 and Ep142) towards the north-western boundary; as well as the two LoWS (Ep154 and 146) at the south- western boundary and a further three LoWS (EP173, Ep175 and Ep170) in close proximity to the settlement Moreton. Within Moreton, towards the southern boundary, there is an allotment garden as well as the Lakeview</p>		

<p>Caravan Park. There is also an allotment garden at the urban edge of Chipping Ongar</p> <p>(12) Within the parcel there are a series of valleys which are encapsulated by ridges, resulting in an undulating landform and visually significant slopes, at the northern edge of the town Chipping Ongar. It is likely that the topography and the location may help prevent encroachment from existing development.</p> <p>(13) The parcel has been encroached by approx. 0.17% (4.26 hectares) of built development or other urbanising elements, predominately around Moreton and High Laver.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) The southern parcel boundary adjoins the historic town Chipping Ongar. The Shelley Estate at the northern edge of the town creates a strong barrier between the parcel and the historic core of Chipping Ongar.</p> <p>(15) In the second half of the 20th century, Chipping Ongar was extended to accommodate commuters. As a result the Shelley Estate to the north of the town and Marden Ash Estate to the south were developed and are sited at either end of the historic core of the town. Because DSR-015 abuts the Shelley Estate, there is weak relationship between the Green Belt land in this parcel and the setting of the historic core of Chipping Ongar and/ or any heritage assets.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Chipping Ongar. It is unlikely that the open character of the Green Belt land in this parcel would contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Given that the parcel does not have a physical or visual relationship with the historic core of Chipping Ongar. It is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-015 would cause harm to the setting and significance of the historic town and heritage assets within the town.</p>	

Parcel DSR 016 – (North East of Chipping Ongar)		
Parcel Size: 681.60 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	Weak	1
Total		6
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns. The parcel is connected to Fyfield to the north and Ongar to the southwest.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside.</p> <ul style="list-style-type: none"> - The fields within the parcel are mostly used for agricultural purposes, with the exception of the fields directly north- east of the settlement Chipping Ongar and south of Fyfield, which are used for recreational activities. - There is an area of ancient woodland (Witney Wood), which contains a LoWs (Ep206) at the eastern border. Moving westward there is a strip of unprotected woodland running to the south of Cannon's Green, which is partly used as a bridleway. There are two areas of unprotected woodland running further south from this point, the first is either side of the River Roding to the north of The Rookery and the second is again alongside the River north of the A414. There is also large deciduous woodland around North Mandeville. To the north of Cannon's Green is a relatively large LoWS (Ep200), which follows Herons Lane and a track. - Relative to the size of the parcel, there are not a large amount of PROWs. There are however a few that mostly follow the River Roding. <p>(12) The topography of DSR-016 is characterised by gently undulating agricultural (predominantly arable) fields with a number of visually significant slopes that provide an open view to the urban edge of the town Chipping Ongar. It is unlikely that the topography of the land at the urban edge would be able to prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p>		

(13) The parcel has been encroached by approximately .43% (3.04 hectares) of built development or other urbanising elements at the residential development near Chipping Ongar Leisure Centre, the Fyfield Business and Research Park east of Fyfield Road and around Fyfield village.	
4. To preserve the special character of historic towns	Weak – 1
(14) The south western parcel boundary adjoins the historic town Chipping Ongar. The Shelley Estate at the northern edge of the town creates a strong barrier between the parcel and the historic core of Chipping Ongar. Although the parcel is in close proximity to the Great Stony Park conservation at the south-western boundary, the A414 and significant hedgerow provide a strong barrier.	
(15) The parcel abuts the Great Stony Park conservation area at the northern edge of the historic town within Green Belt land. The Great Stony Park consists of residential buildings that are sited around a large central green. The layout of the site separates the buildings visually and physically from the land, north, south and west of the conservation area.	
(16) The contribution of the Green Belt land in relation to the northern edge of the town is limited, because of the isolated nature of the development (please see to Q15). A 1950s residential development separates the Green Belt land within parcel DSR-013, from the central core of the historic town, at the south eastern boundary.	
(17) Although the south western parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.	

Parcel DSR 017 – (North East of High Ongar)		
Parcel Size: 193.20 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The parcel consists mostly of open fields that are used for agricultural purposes with a number of PRoWs throughout. At the south-western parcel boundary, there is a small area of deciduous woodland that adjoins the A414, Norton Heath and Willingale Road. This woodland area contains a LoWS (Ep213).</p> <p>(12) The parcel encompasses large open, gently sloping arable fields that provide long distance views across the farmland from the village Nine Ashes, to the south. It is unlikely that the topography prevents encroachment of development from the village. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has not been encroached by built development or other urbanising elements.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 018 – (North of Norton Heath)		
Parcel Size: 1,799.00 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel adjoins the LPAs of Uttlesford and Chelmsford at the northern and eastern boundary. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside.</p> <ul style="list-style-type: none"> - The parcel consists mostly of fields used for agricultural purposes and a large network of PRoWs and National Trail routes. There are also a large number of protected and unprotected areas of woodland. The largest area is an ancient woodland (Beech Wood) that contains three LoWS (Ep222, Ep219 and Ep214) which follows the northern parcel boundary before turning southwards (see photos DSR-018 137, 138, 140 and 142). - There is a deciduous woodland and two areas of ancient woodland (Bushey- Hays Spring and Rows Wood), which contain the LoWS (Ep221 and Ep220) at the eastern boundary (see photos DSR-018 117 and 118). Further along, towards the south- eastern boundary are two LoWS (Ep218 and Ep217). - North of Spains Hall Road, at the centre of the parcel is an area of ancient woodland (Spains Wood), which contains a LoWS (Ep215). South of Spains Hall Road is an area of deciduous woodland (Stockfield Spring). Further west, is an ancient Woodland (Witney Wood) and deciduous woodland that contain LoWS (Ep206 and Ep211), and form part of the parcel boundary (see photos DSR-018 64, 65, 66, 68 and 77). - There are pockets of unprotected woodland that are situated to the south of Pigstye Green Road (see photos DSR-018 44 and 48) and along the south western boundary between Norton Mandeville. 		

<p>(12) The topography consists of gently undulating, predominantly arable farmland which encompasses a series of large arable field systems in close proximity to the small hamlet Willingale, to the west. The open character of the landscape provides panoramic views to the edge of the hamlet. It is unlikely that the topography and location prevents encroachment of development. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.03% (.46 hectares) of built development or other urbanising elements, towards the south-western boundary</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Parcel DSR 020 – (West and North of Willingale)		
Parcel Size: 333.30 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel adjoins the Uttlesford district at the northern boundary. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside.</p> <ul style="list-style-type: none"> - The northern section of the parcel consists mostly of fishing lakes, with some areas woodland following alongside the River Roding as well as some around Millers Green. - There are substantial flooding areas around the River Roding which runs from north to southwest in the parcel. The river is accompanied by a wide variety of planting along the majority of its course. - Most of the PRoWs are concentrated towards the southern part of the parcel. <p>(12) To the south east the topography is characterised by a gently undulating landscape that provides open views to the small hamlet Willingale. It is unlikely that the topography and location relative to existing development would be able to prevent encroachment. To the north and west the corridor of the River Roding creates gently sloping valley sides. Therefore it is unlikely that the topography prevents encroachment.</p> <p>(13) The parcel has been encroached by approximately 0.06% (0.19 hectare) at the southwest boundary of the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p>		

(17) See Question 14 above.

Parcel DSR 021 – (The Rodings)		
Parcel Size: 2,043.00 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel adjoins the Uttlesford district at the northern boundary. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside.</p> <ul style="list-style-type: none"> - The parcel contains a number of woodland areas. Most notably the four areas of ancient woodland (Buckles Wood, Enville Wood, Little Wood and Nor Wood) along the western edge of the parcel. There are a number of woodland areas in the parcel. There are also a number of unprotected woodlands at the northern boundary eastern boundary and the centre of the parcel. - Much like the adjoin parcels; DSR-021 consists mostly of fields used for agricultural purposes and a large amount of PRowS, bridleways and the Three Forest National Trail. There is also a playing field that adjoins the settlement Abbess Roding, towards the northern boundary and a sports ground at the southern boundary. <p>(12) The parcel consists of a gently rolling landform with small, historic hamlets and villages, (such as Abbess Roding and Beauchamp Roding) scattered throughout. It is unlikely that the topography prevents encroachment of development from the hamlets and villages. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.21% (4.24 hectares) predominately south of Abbess Roding and southwest of Fyfield.</p>		
4. To preserve the special character of historic towns		No Contribution – 0

- | |
|---|
| <p>(14) There are no historic towns within or adjacent to the parcel.
(15) See Question 14 above.
(16) See Question 14 above.
(17) See Question 14 above.</p> |
|---|

Parcel DSR 022 – (Nine Ashes)		
Parcel Size: 480.50 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel adjoins the Brentwood Borough's boundary at the south east border of the Epping Forest District. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The parcel consists mostly of fields used for agricultural purposes, with the exception of the land that directly adjoins the ribbon development along Rookery Road and King Street. The PRoWs follow the field boundary roads and link to the main streets to providing residents with access. There is also a horse riding school at the north-eastern boundary of the parcel.</p> <p>(12) The linear village Nine Ashes runs north to south across the area and is surrounded by a patchwork of arable fields. The relatively flat terrain provides open, panoramic views across the farmland to the edges of the village. It is unlikely that the topography and location prevent encroachment. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately .04% (.21 hectares) near Paslow Wood Common.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p>		

(17) See Question 14 above.

Parcel DSR 023 – (East of Chipping Ongar)		
Parcel Size: 494.10 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	Strong	5
Total		10
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel adjoins the Brentwood Borough's boundary at the south east border of the Epping Forest District. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns. However if High Ongar were classified as a 'town' the western section of the parcel would be a very important gap between it and Chipping Ongar.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The Green Belt designation in this area protects a number of countryside uses.</p> <ul style="list-style-type: none"> - The site of Ongar Castle, Chipping Ongar playing field and recreational grounds are situated at the western boundary, where the parcel adjoins the town Chipping Ongar. Towards the centre of the parcel, there are allotment gardens and camping grounds, west of the settlement High Ongar. - The remaining land consists mostly of arable land, with pockets of woodland mostly to the west and north of High Ongar. Within the woodland between the settlements is a relatively large LoWS, as well as a network of PRoWs, which are mostly concentrated around the urban edges. <p>(12) The parcel encompasses gently or steeply sloping valley sides which often facilitate views across and along the valley to the town Chipping Ongar and the village High Ongar. It is unlikely that the topography of the land at the urban edge prevents encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.27% (1.31 hectares) east of High Ongar.</p>		

4. To preserve the special character of historic towns	Strong– 5
<p>(14) The parcel borders a large section of Chipping Ongar’s historic core, which contains a large number of listed buildings and one Schedule Monument (Ongar Castle). The Great Stony Park conservation area is sited on the northern edge of the historic town is entirely within Green Belt land. However, the Green Belt appears to be making little contribution to this purpose in the eastern section of this parcel.</p> <p>(15) The parcel adjoins the historic core of the town Chipping Ongar at the western boundary, which is within a designated conservation area and contains a large number of listed buildings. Within the parcel there are fourteen listed buildings, three conservation areas and two scheduled monuments.</p> <p>Three of the listed buildings (Mulberry Cottages, stable at Mulberry Cottage and Crownland Farmhouse) are situated along the A414, at the western boundary; One of the listed buildings (Church of St Mary the Virgin) is situated within the High Ongar conservation area, along the Street, north of the settlement High Ongar; three of the listed buildings (Paslow Hall, Nash Hall and Mulberry House) are situated towards the eastern edge of High Ongar; one of the listed buildings (Old Cottage) is situated along Mill Lane; one listed building (Newhouse Farmhouse) is situated along Stondon Road, at the eastern edge of the town Chipping Ongar; five of the listed buildings (White House, outbuilding, Castle House, granary and barn) and two scheduled monuments (Ongar Castle and tomb) are situated within the Chipping Ongar conservation area, east of the town; and the Great Stony Park conservation area is situated at the northwestern boundary.</p> <p>There are a significant number of listed buildings within the historic core of the town Chipping Ongar at the eastern boundary, and within the settlement High Ongar towards the northern boundary.</p> <p>(16) Chipping Ongar has to date retained the visual appearance of a ‘historic town’, and the street plan, castle and church are all prominent reminders of its medieval origins. The built-up area of the historic core consists mostly of narrow properties fronting either side of the High Street. Therefore, it is unlikely that Green Belt land would contribute to the significance of the town or heritage assets in this section, because the focal point of the medieval buildings was on the main road, rather than the open character of the land.</p> <p>However, the Castle mote, inner bailey and the above ground portions of the town enclosure earthwork are Scheduled and sited on top of slightly elevated land, to which open character of the Green Belt land contributes positively both visually and physically. The Green Belt land also contributes positively to the significance of the Great Stony Park conservation area at the northern edge of the historic town. The Great Stony Park consists of residential buildings that are sited around a large central green with an opening to the east. The layout of the site separates the buildings visually and physically from the land, north, south and west of the conservation area, but allows for open rural views to the east. The removal of the Green Belt designation and consequent loss of openness from the urbanising development on the land that abuts the urban edge would cause harm to the historic linear pattern.</p> <p>(17) The removal of the Green Belt designation and consequent loss of openness from the urbanising development on the land that abuts the urban edge would cause harm to the historic linear pattern. However, the Green Belt appears to be making little contribution to this purpose in the eastern section of this parcel.</p>	

Parcel DSR 024 – (West and South West of Chipping Ongar)		
Parcel Size: 2,212.00 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	Relatively Weak	2
Total		7
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel adjoins the Brentwood Borough's boundary at the south east border of the Epping Forest District. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. With the exception of Chipping Ongar, the parcel is characterised by open countryside (predominantly arable farmland) interspersed by small hamlets/villages, pockets of woodland, playing fields at the south-eastern boundary and Toothill Golf Course to the centre north of the parcel. Development of the parcel would have reduce the overall openness of the parcel in a visual sense.</p> <p>(12) This area is characterised by the gently undulating farmland with long open views to the town Chipping Ongar. It is unlikely that the topography of the land at the urban edge prevents encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has not been encroached by built development or other urbanising elements.</p>		
4. To preserve the special character of historic towns		Relatively Weak – 2
<p>(14) The parcel adjoins the historic town Chipping Ongar at the north- eastern boundary.</p> <p>(15) The parcel borders a large section of Chipping Ongar's historic core, which contains a large number of listed buildings.</p> <p>(16) Chipping Ongar has to date retained the visual appearance of a 'historic town', and the street plan, castle and church are all prominent reminders of its medieval origins. The built-up area of</p>		

the historic core consists mostly of narrow properties fronting either side of the High Street. Therefore, it is unlikely that Green Belt land would contribute to the significance of the town or heritage assets in this section, because the focal point of the medieval buildings was on the main road, rather than the open character of the land.

- (17) The removal of the Green Belt designation and consequent loss of openness from the urbanising development on the land that abuts the urban edge would cause harm to the historic linear pattern. It is unlikely that the loss of openness from urbanising Green Belt land south of Stondon Road and east of the Marden Ash Estate would cause harm to the setting of the historic town and heritage assets, as the 1950's development provides a strong physical barrier.

Parcel DSR 025 – (South East of North Weald Bassett)		
Parcel Size: 602.42 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel adjoins the Brentwood Borough's boundary at the south east border of the Epping Forest District. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel forms part of the gap between the towns of Chipping Ongar and North Weald Bassett, south of the Epping Ongar Railway.</p> <p>(5) The northern boundary follows the Epping Ongar Railway, which is considered a very strong boundary. Strong eastern boundary formed by Ongar Park Wood / Mount Wood / Gravel Pit Wood. South boundary formed by brook – some stretches includes thick mature woodland creating a strong boundary. Parcel boundary to the southeast is relatively indefensible prominently being formed by field boundaries.</p> <p>(6) The distance between the towns Chipping Ongar and North Weald Bassett is 3.6km.</p> <p>(7) There are no well-used thoroughfares between Chipping Ongar and North Weald Bassett and no evidence of ribbon development. There is evidence of ribbon development along the routes radiating from Toothill- development within these areas of the parcel could consolidate and extend ribbon development.</p> <p>(8) The overall perception is one of open countryside.</p> <p>(9) It is unlikely that a reduction in the gap would compromise the physical separation of the towns however it could compromise the openness of the parcel.</p> <p>(10) It is unlikely that a reduction in the gap would compromise the visual separation of the towns however it could compromise the openness of the parcel.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. With the exception of Chipping Ongar, the parcel is characterised by open countryside (predominantly arable farmland) interspersed by small hamlets/villages, pockets of woodland, playing fields at the south- eastern boundary and Toothill Golf Course to the centre north of the parcel. Development of the parcel would have reduce the overall openness of the parcel in a visual sense.</p> <p>(12) The village Toot Hill is at the centre of the parcel, surrounded by a patchwork of elevated, relatively flat terrain with a subtle ridge landform, which overlooks the surrounding areas of lower</p>		

<p>undulating farmland. It is unlikely that the topography and location would be able to prevent encroachment of development, given the proximity to the village. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.07% (0.41 hectares) of built development at Toot Hill village at the junction of Tool Hill Road and School Road.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p>	

Parcel DSR 026 – (South of North Weald Bassett)		
Parcel Size: 106.00 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel forms part of the gap between the towns of Chipping Ongar and North Weald Bassett. The parcel adjoins the town North Weald Bassett, at the northern boundary. The EOR railway tracks provide a strong defensible boundary between the parcel and the settlement.</p> <p>(5) The Birching Coppice provides a good physical barrier at the western and south –western edge of the site. The EOR tracks provide a strong defensible barrier at the northern boundary. The eastern edge is bounded by a relatively strong farm track that crosses the EOR tracks at the north – east corner. However, the south- eastern edge consists of a hedgerow that has large openings.</p> <p>(6) The distance between the towns Chipping Ongar and North Weald Bassett is 3.6km.</p> <p>(7) There are no well-used thoroughfares between Chipping Ongar and North Weald Bassett. There is no evidence of ribbon development.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) The considerable distance between the parcel and Chipping Ongar means that a reduction in the gap would not compromise the physical separation of the towns.</p> <p>(10) A reduction in the gap could compromise the openness of the parcel visually however there is no real threat of visual separation of the towns.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects the countryside. The parcel is mostly used or agricultural purposes, with the exception of the woodland burial ground at the northern boundary, along Kiln Road. There are three PRoW that pass through the parcel, along the perimeters of fields and two that follow the southern boundary.</p> <p>(12) The parcel is characterised by gently undulating agricultural (predominantly arable) fields, with a visually significant slope that runs north- south across the area, which provides an open view to the urban edge of North Weald Bassett, to the north. It is unlikely that the topography would be able to prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		

4. To preserve the special character of historic towns	No Contribution - 0
(14) There are no historic towns within or adjacent to the parcel. (15) See Question 14 above. (16) See Question 14 above. (17) See Question 14 above.	

Parcel DSR 027 – (South West of North Weald Bassett)		
Parcel Size: 418.20 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The parcel consist of a significant amount of deciduous and ancient woodland (Roughtalley's Wood, Birching Coppice, Hawkshill Wood and Beachet Wood) that forms a strip from the western to the eastern boundary, as well as the entire eastern and northern boundary. Towards the centre of the parcel there are some open fields that are connected to Gaynes Park Mansion. The remaining open fields, towards the north- western and southern boundaries are used mostly for agricultural purposes. There are a number PRoWs that line and pass through the areas of woodland and agricultural fields at the southern boundary.</p> <p>(12) The parcel is set on a ridge of higher land that overlooks surrounding undulating farmland. Having regard to the existing development at Mount End village, it is unlikely that the topography would be able to prevent encroachment of development. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 029 – (North East of M11/M25 interchange)		
Parcel Size: 260.60 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		4
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The parcel consists mostly of fields used for agricultural purposes, with the exception of the relatively large Hobbs Cross golf course at the south-western corner and the pockets of woodland at the centre of the parcel and towards the south-eastern boundary.</p> <p>(12) The parcel encompasses a strongly undulating topography, which creates a number of ridges and slopes however given the location of the parcel relative to existing development, it is unlikely the Green Belt designation in this land parcel prevents encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 030 – (North and West of Abridge)		
Parcel Size: 895.5 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The majority of the land within this parcel is used for agricultural purposes that are lined with PRoWs, and small LoWS to the southwest corner of the site adjacent to the Junction 5 of the M11. Three small areas of designated woodland (LoWS) to the northeast of the site at Hilly Spring, Bartlemy Grove and Bush Grove. There is also the Abridge golf course at the north-western boundary and Woolston Manor golf course at the south-western boundary.</p> <p>(12) To the north, the parcel encompasses a strongly undulating topography, which creates a number of ridges and slopes and to the south east, the ground is relatively level and abuts the small village Abridge. It is unlikely that the topography and location would be able to prevent encroachment of development, given the proximity to the village and the level landform. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately 0.21% (1.9 hectares) north of Abridge, near Hobbs Cross and south of Abridge Golf Course.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 033 – (Land Surrounding Stapleford Abbots)		
Parcel Size: 1,130.00 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Moderate	3
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		8
1. Check the unrestricted sprawl of large built-up areas		Moderate – 3
<p>(1) The parcel is adjacent to LB Havering and Brentwood, at the south east border of Epping Forest district. The southern boundary of the parcel is near the northern areas of Romford which to a certain extent acts itself, as an effective barrier against sprawl from London.</p> <p>(2) The parcel does contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of London (Romford). There is evidence of ribbon development between Havering-atte-Bower and Stapleford Abbots along North Road.</p> <p>(3) Oak Hill Road (East of Stapleford Abbots), Tysea Hill Road (East of Stapleford Abbots), Bourne Brook (North East of Stapleford Abbots) and Straights Plantation (south of the Stapleford Abbots) form relatively strong boundaries.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) The parcel does not provide, or form part of a gap or space between towns.</p> <p>(6) The parcel does not provide, or form part of a gap or space between towns.</p> <p>(7) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) The parcel does not provide, or form part of a gap or space between towns.</p> <p>(10) The parcel does not provide, or form part of a gap or space between towns.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The Green Belt designation in this area predominantly protects arable fields which are lined with an intact network of mature hedgerows and PRoWs. The patchwork of hedgerows and trees, as well as the pockets of woodland towards the southern boundary give a varying sense of enclosure. The Stapleford Airfield is located at the north-western boundary and the Tysea Hill golf course and Nupers Lakes Fishery are situated towards the south-eastern boundary.</p> <p>(12) The linear village Stapleford Abbots is situated at the southern boundary and is surrounded by a gently undulating landform. There is evidence of encroachment, to the north of the village. It is unlikely that the topography and location prevents any further encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.14 % (1.61 hectares) at Bournebridge.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p>		

(16) See Question 14 above.

(17) See Question 14 above.

Parcel DSR 034 – (North of Hainault Forest)		
Parcel Size: 815.00 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Strong	4
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		9
1. Check the unrestricted sprawl of large built-up areas		Relatively Strong – 4
<p>(1) The parcel adjoins the LB Havering and LB Redbridge, at the southern border of Epping Forest District. The built development of Hainault abuts the south west boundary of the parcel with development from Chigwell Row and Hainault nearly adjoining one another.</p> <p>(2) The parcel adjoins DSR-035 at the western boundary and adjoins DSR-033 at the eastern boundary. The parcels consist of relatively open countryside that forms a strategic barrier that prevents sprawl from the north eastern edge of Greater London.</p> <p>(3) The majority of the east and west boundaries of the parcel are formed of topographical changes in the landscape, with relatively few discernible boundaries capable of containing development. The southern boundary of the parcel is relatively well-defined being formed by Hainault Forest Country Park SSSI. The northeast boundary of the parcel is made up of the built-up area of Abridge. The northeast boundary is formed of topographical changes in the landscape, with relatively few discernible boundaries capable of containing development.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here helps protect appropriate Green Belt development in the countryside. The land in this parcel consists mostly of arable land with large areas of woodland throughout, which are lined with PRoWs. The Lambourne End Outdoor Centre and Camp site also facilitates outdoor sport and recreation.</p> <p>(12) The parcel abuts Abridge, to the north and includes a number of small-scale settlement pattern of isolated, in addition to small linear hamlets of Lambourne and Lambourne End. The topography of the surrounding land is relatively level, which is unlikely to prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately 0.08% (0.63 hectare) south of Abridge.</p>		
4. To preserve the special character of historic towns		No Contribution – 0

- | |
|---|
| <p>(14) There are no historic towns within or adjacent to the parcel.
(15) See Question 14 above.
(16) See Question 14 above.
(17) See Question 14 above.</p> |
|---|

Parcel DSR 035 – (Land North, West and East of Chigwell)		
Parcel Size: 792.80		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	Moderate	3
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		13
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel adjoins LB Redbridge at the southern border of the boundary and abuts the built development of Hainault.</p> <p>(2) The parcel adjoins DSR-034, DSR-036, DSR-038 and DSR039, contributing to a wider network of parcels which act as a strategic barrier against the sprawl of London.</p> <p>(3) West of Grange Hill tube station a strong defensible boundary is formed by the Central Line (in cutting) including to the west of Chigwell until it meets the M11. . The B173 east of Grange Hill provides a boundary however apart from a row of trees and hedges to the north of this road there is little defence.</p>		
2. Prevent neighbouring towns merging into one another		Moderate – 3
<p>(4) The parcel forms part of a gap between the towns of Chigwell and Loughton / Debden and between the towns of Chigwell and Buckhurst Hill.</p> <p>(5) A very strong defensible boundary is formed to the west of the parcel by the M11 as well as Abridge Road and Gravel Road.</p> <p>(6) The distance between the towns Chigwell and Buckhurst Hill is 1.2km. The distance between the towns of Chigwell and Loughton/ Debden is 1.6km.</p> <p>(7) There evidence of some ribbon development north along the A113 between Chigwell and junction 5 of the M11.</p> <p>(8) Views into the parcel from the M11 are limited by vegetation. The gap created by the River Roding flood plain between Chigwell and Loughton is apparent from Chigwell Rise (B170) as it rises from the crossing of the M11, and intermittently from High Road and Abridge Road although is often obscured by vegetation and buildings. There are sporadic views of the gap between Chigwell Row and Greater London from Manor Road close to the junction with Vicarage Lane although vegetation restricts the view in many instances. Other well used thoroughfares to the east of the parcel provide views of open countryside. The overall perception of the gaps between towns is variable, with vegetation restricting views in many instances.</p> <p>(9) A reduction in the gap is not likely to compromise the separation of the towns in physical terms with the M11 acting as a strong boundary to coalescence.</p> <p>(10) Visual links between Chigwell Village and Buckhurst Hill/Debden/Loughton are for the most part restricted by the M11. Although, in some places the topographic variations, particular toward Chigwell Rise and Chigwell Lane, do allow for some views of the towns.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5

<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The parcel consists mostly of fields used for agricultural purposes that are lined with PRowS. The field pattern is interspersed with small pockets of deciduous woodland and Hainault Forest Country Park forms part of the south-eastern boundary. A large number of sports grounds and playing fields directly that adjoin the urban edge of Chigwell to the north and west, as well as the Grange Farm Riding School, caravanpark and cricket ground. At the eastern edge of the town are allotment gardens and further south is a relatively large cemetery. Adjoining the settlement Chigwell Row, to the north, are allotment gardens and two camp sites.</p> <p>(12) The parcel abuts the Chigwell, Grange Hill and Chigwell Row, to the south. The topography of the land surrounding existing development encompasses a gently undulating landform, created by a significant visually slope at parcel boundary, to the west. Given that there is existing evidence of ribbon development, north of Chigwell, it is unlikely that the topography in the area could prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately 0.11% (0.88 hectares) north of Chigwell.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Parcel DSR 036 – (Land South of Chigwell)		
Parcel Size: 108.70		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Strong	4
2nd GB Purpose	Moderate	3
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		11
1. Check the unrestricted sprawl of large built-up areas		Relatively Strong – 4
<p>(1) The parcel adjoins the LB Redbridge at the southern border of the Epping Forest district boundary between the M11 and the western edge of Woodford Bridge. It also adjoins Grange Hill which although part of Epping Forest District is contiguous with London (LB Redbridge).</p> <p>(2) The parcel adjoins DSR-035, DSR-038 and DSR-039 acting as a strategic barrier to the growth of London (Grange Hill / Woodford Bridge) to the east and south and Woodford to the west. Chigwell Golf Club and the undeveloped land to the west of the A113 create two areas of undeveloped gap between Chigwell in the north and Grange Hill Woodford Bridge in the south which are part of greater London. Development extends south of Chigwell and north from Woodford Bridge along High Road (A113).</p> <p>(3) Strong western boundary created by the M11 motorway and parts of northern boundary created by the Central line. However, the other boundaries are weak as they are formed by residential gardens.</p>		
2. Prevent neighbouring towns merging into one another		Moderate – 3
<p>(4) The parcel itself is situated south and southwest of Chigwell. The parcel forms part of a gap or space between the towns of Chigwell and Buckhurst Hill.</p> <p>(5) Strong western boundary created by the M11 motorway and parts of northern boundary created by the Central line. However, the other boundaries are weak formed by residential gardens.</p> <p>(6) The distance between the towns Chigwell and Buckhurst Hill is 1.2km.</p> <p>(7) There are no well-used thoroughfares in the parcel between the towns.</p> <p>(8) There are no well-used thoroughfares in the parcel between the towns.</p> <p>(9) The M11 , the Central Line and the body of water to the east of Buckhurst Hill form very strong boundaries between the settlements of Chigwell and Buckhurst Hill as they relate to this parcel .A reduction in the gap is not likely to compromise the separation of the towns in physical terms with the M11 acting as a strong boundary to coalescence.</p> <p>(10) Depending on the scale and location of development there could be a reduction in the gap in visual terms. Some development adjoining the urban areas could be considered appropriate provided the visual openness of the gap is not affected.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 3
<p>(11) The land west of the High Road (A113) consists mostly of patches of woodland and the playing fields of West Hatch High School. The land to the east of the High Road (A113) consists of the Chigwell Golf Course.</p> <p>(12) The parcel encompasses an undulating landform, which provides open views to the edges of Chigwell, to the north, as well as Hainault and Grange Hill to the south. Given that the landform</p>		

<p>forms relatively strong slope at the urban edges of Chigwell, Hainault and Grange Hill, it is likely that the topography prevents encroachment of development.</p> <p>(13) The parcel has not been encroached by built development or other urbanising elements.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Parcel DSR 038 – (Southwest of M11 and the London Underground Fairlop Loop)		
Parcel Size: 42.74 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Strong	4
2nd GB Purpose	Moderate	3
3rd GB Purpose	Relatively Weak	2
4th GB Purpose	No Contribution	0
Total		9
1. Check the unrestricted sprawl of large built-up areas		Relatively Strong – 4
<p>(1) Parcel adjoins LB Redbridge to the south. It is separated from the built up area of Woodford Green by playing fields. To the south east corner of the parcel, some properties on the edge of Woodford Green are visible where vegetation becomes sparse.</p> <p>(2) The parcel forms an important gap, defined by the M11 and river in west and east, respectively, preventing the sprawl of the London urban expanse from the west, south and east.</p> <p>(3) The parcel is contained by the London Underground railway railway line to the north, River Roding to the west and the M11 to the south-east. Woodford Green is located beyond the playing fields to the west of the parcel. The River Roding its flood plain and playing fields appear to have prevented the eastward growth of Woodford Green. The river forms an important feature that has prevented the sprawl of this large urban area. If this boundary were breached sprawl would likely be prevented by the M11.</p>		
2. Prevent neighbouring towns merging into one another		Moderate – 3
<p>(4) The parcel forms part of a gap or space between the towns of Chigwell and Buckhurst Hill.</p> <p>(5) The site is bounded by the London underground railway track to the north; the M11 to the east and the River Roding to the south and west. A track crosses through the centre of the parcel with some residential properties on the western side (to south of Luxborough Lane) and treed boundary between Old Loughtonians Hockey Club and Refuse Depot (to north of Luxborough Lane). East of the track has remained relatively undeveloped in part due to flooding constraints. The flood plain has provided a strong physical natural barrier preventing development at Buckhurst Hill / Woodford Green from expanding eastwards. The M11 and River Roding combine to form an important barrier preventing the coalescence of Chigwell in the east and Buckhurst Hill/ Woodford Green in the west.</p> <p>(6) The distance between the towns Chigwell and Buckhurst Hill is 1.2km.</p> <p>(7) There is no evidence of ribbon development within parcel. The only residential properties are located within the southern parts of Luxborough Lane by the track running to the water works site and along the track itself.</p> <p>(8) Vegetation & topography along Luxborough Lane prevent views into the parcel.</p> <p>(9) A reduction in the gap would not compromise the separation of the towns in physical terms. The parcel does not physically adjoin any existing towns, and is well contained by the M11 and the River Roding.</p> <p>(10) A strategic release of the Green Belt in this parcel, whilst not resulting in the physical coalescence, is likely to compromise the visual separation of settlements. Where the vegetation becomes sparser to the southeast, visual connection would be much more pronounced.</p>		

3. Assist in safeguarding the countryside from encroachment	Relatively Weak – 2
<p>(11) The Green Belt designation in this land parcel does protect countryside uses as much of the area that adjoins the M11, at the south-western boundary is used for outdoor sports and recreation however no or very little land is used for agriculture. The remaining land consists of a disused sewage treatment works with patches of woodland and overall the countryside is of rather low quality in this parcel.</p> <p>(12) The River Roding runs along the boundary, to the west, creating a gently undulating landform that gradually becomes slightly more level, to the north east. It is unlikely that the topography of the land and location relative to existing development would prevent encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Parcel DSR 039 – (East of Buckhurst Hill)		
Parcel Size: 260.20 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Moderate	3
2nd GB Purpose	Strong	5
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		13
1. Check the unrestricted sprawl of large built-up areas		Moderate – 3
<p>(1) The south- western edge of the parcel adjoins Woodford (LB Redbridge) and adjoins at the rugby ground. The parcel forms an important gap, defined by the M11 and river in west and east, respectively, preventing the sprawl of the London urban expanse from the west, south and east.</p> <p>(2) The parcel adjoins DSR-038 and DSR-036, which together restrict sprawl from greater London.</p> <p>(3) The London Underground railway line at the southern boundary provides a strong defensible boundary as does the River Roding and associated body of water in the southwest corner of the parcel.</p>		
2. Prevent neighbouring towns merging into one another		Strong – 5
<p>(4) The parcel forms part of a gap or space between the towns of Chigwell and Buckhurst Hill and Chigwell and Loughton / Debden. The parcel also performs a role in preventing further merger of Loughton / Debden and Buckhurst Hill.</p> <p>(5) The eastern and southern boundaries, are formed by the M11 and the London underground railway track which are both very strong boundaries The River Roding runs north / south through the middle of the parcel forming a strong boundary. The western and north- western and the majority of the boundaries within the parcel are weak boundaries comprised of residential gardens, fields and nature reserve sites.</p> <p>(6) The distance between the towns Chigwell and Buckhurst Hill is 1.2km. The distance between the towns Chigwell and Loughton/Debden is 1.6km.</p> <p>(7) There is no evidence of ribbon development identified within the parcel.</p> <p>(8) As Chigwell Rise crosses the M11, some long views are possible toward Buckhurst Hill across the river valley. These views in particular create a perception of open countryside.</p> <p>(9) A reduction in the gap would not compromise the separation of the towns in physical terms. The majority of western boundary abuts Loughton/Debden and Buckhurst Hill. However, Chigwell in the east is physically separated from Loughton /Debden and Buckhurst Hill by the strong infrastructure boundary created by the M11 and natural barrier formed by the River Roding.</p> <p>(10) A reduction in the gap is likely to compromise the visual perception of the gap between Loughton/Debden and Chigwell and Buckhurst Hill and Chigwell.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The parcel includes a number of nature reserve sites, as well as an extensive area which forms part of the River Roding Valley Local Wildlife Site. At the western boundary, which adjoins the urban edges of Buckhurst Hill and Loughton/ Debden there are a large amount of recreational grounds and allotment gardens, in addition to the sports grounds, playing fields and football grounds associated with Buckhurst Hill Community Primary School. The majority of the PROWs are</p>		

<p>concentrated at the south- eastern edge of the parcel. The River Roding gently meanders through the parcel and includes a patchwork of small scale arable fields and pockets of woodland. There is a large lake (ex-gravel extraction for the motorway) in the southwest in the southwest section of the parcel which stocked with fish and has an active angling club.</p>	
<p>(12) The parcel encompasses the lower section of the river Roding that has gently or steeply sloping valley sides, which dissect an otherwise gently undulating landform often facilitate views across and along the valley to the towns of Loughton and Buckhurst Hill, to the west however it is unlikely that the topography of the land in this parcel would prevent encroachment.</p>	
<p>(13) The parcel has been encroached by approx. 1.26% (3.28 hectares) of built development east of Buckhurst Hill and Loughton.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p>	
<p>(15) See Question 14 above.</p>	
<p>(16) See Question 14 above.</p>	
<p>(17) See Question 14 above.</p>	

Parcel DSR 041 – (East of Theydon Bois)		
Parcel Size: 316.40		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	Relatively Weak	2
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		6
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>		
2. Prevent neighbouring towns merging into one another		Relatively Weak – 2
<p>(4) The southern section of the parcel forms part of the gap between Theydon Bois and Loughton / Debden and the northern section forms part of the gap between Loughton / Debden and Epping.</p> <p>(5) The M11 forms a very strong boundary along the east of the parcel. The M25 forms a very strong boundary to the north. The Central Underground line forms a strong boundary on the western boundary of the parcel. Abridge Road runs east-west through the parcel forming a strong boundary. Long Shaw and Broadfield Shaw are two linear (east – west) wooded areas in the southern section of the parcel which act as boundaries.</p> <p>(6) The distance between Theydon Bois and Epping is 1.14 km and the distance between Theydon Bois and Loughton / Debden is .7km</p> <p>(7) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction of the gaps could compromise the physical gap between Theydon Bois and Loughton / Debden and between Theydon Bois and Epping depending on the scale of reduction.</p> <p>(10) A reduction of the gaps is unlikely to compromise the visual separation of the towns identified, due to topography across the parcel and the presence of areas of woodland in the south and the M25 to the north.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. Theydon Bois Cemetery located off Abridge Road to the centre east of the site. PRoW – good established network particularly south of Abridge Road (B172) parcel – enhances public access toward south of parcel within Woodland Trust new plantation. Private fishing lakes to east of cemetery. Parcel includes Abridge Road and Coopersale Lane, local transport routes. Agricultural land to south of Abridge Lane (area to north characterised by former quarry/scrubland with limited land given over to agricultural uses).</p> <p>(12) The land that abuts Theydon Bois, to the east, encompasses a strongly undulating topography, which creates ridges and slopes. It is likely that the topography and location relative to existing development would be able to prevent encroachment in this parcel.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		

4. To preserve the special character of historic towns	No Contribution – 0
(14) There are no historic towns within or adjacent to the parcel. (15) See Question 14 above. (16) See Question 14 above. (17) See Question 14 above.	

Parcel DSR 042 – (South of Theydon Bois and North of Loughton / Debden)		
Parcel Size: 107.70 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	Strong	5
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		9
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>		
2. Prevent neighbouring towns merging into one another		Strong – 5
<p>(4) The parcel itself serves as important gap between Theydon Bois and Loughton / Debden.</p> <p>(5) The boundary to north of Loughton / Debden and to the south of Theydon Bois are formed predominantly by the rear gardens of properties. The strength of the southern boundary is enhanced to some extent by a small watercourse and some mature trees.</p> <p>(6) The distance between Theydon Bois Loughton / Debden is .7km.</p> <p>(7) Evidence of ribbon development extending south along Loughton Lane (primary thoroughfare between the two settlements) to the southwest of Theydon Bois. Extension of ribbon development along this route would give rise to a perceived merger between the two settlements. Although Theydon Park Road does not physically connect the settlements, significant ribbon development extends south along Theydon Park Road to the west of the Central Line.</p> <p>(8) Views are afforded across the parcel from Loughton Lane. However, sparse hedgerow combined with some interspersed mature trees, provide some obscuration of vistas.</p> <p>(9) The gap is between the two settlement is relatively small. A reduction in the gap could very well compromise the separation of the towns.</p> <p>(10) The topography of the site rises up toward the north of the parcel providing strong, uninterrupted views south toward Loughton. A reduction in the gap as a result of development would be particularly prominent if located toward the ridge. Views from Loughton (outside of the parcel) northward are restricted due to the Debden Park School and the tree-lined brook. Overall, the character of the parcel, with relatively few internal features retains an open aesthetic despite being bounded by build development to the north and south. Development within the parcel of a significant scale would have considerable detrimental impacts on the openness of the gap.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4
<p>(11) The majority of the land within the parcel can be characterised as arable agriculture. The parcel also includes the playing fields of Debden Park High School and Davenant Foundation School both situated to the north of Loughton. The parcel also includes an area of open space (comprising of large grassed amenity space and children's play areas) to the east of Davenant School. Home Mead local nature reserve is located to the north of Loughton with the main entrance situated off England's Lane,</p> <p>(12) The parcel abuts Theydon Bois, to the north and Loughton, to the south, the land mostly</p>		

<p>encompasses a strongly undulating topography, which creates ridges and slopes. It is likely that the topography and location relative to existing development would be able to prevent encroachment in this parcel. However there are some areas of level land at the urban edge of the Theydon Bois, along the railway tracks, to the east. Given that there is existing evidence of ribbon development in this area, it is unlikely that the topography in this area could prevent encroachment of development.</p> <p>(13) The parcel has been encroached by approx. 4.30% (4.67 hectares) north east of Loughton at Debden Park School</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel. (15) See Question 14 above. (16) See Question 14 above. (17) See Question 14 above.</p>	

Parcel DSR 043 – (North of Theydon Bois)		
Parcel Size: 105.20 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	Relatively Strong	4
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		8
1. Check the unrestricted sprawl of large built-up areas	No Contribution – 0	
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>		
2. Prevent neighbouring towns merging into one another	Relatively Strong – 4	
<p>(4) The parcel forms an important part of the gap which separates Theydon Bois and Epping connected to DSR044, DSR045, DSR041 and DSR054.</p> <p>(5) The M25 provides a very strong physical boundary to the north of the parcel. Barrier enhanced and widened to the west of the M25 by woodland.</p> <p>(6) The distance of the gap between Epping- Theydon Bois is 1.1 km.</p> <p>(7) Theydon Road/Piercing Hill is a well-used thoroughfare between the towns. Ribbon development extends along part of the thoroughfare southwest of Little Gregories Lane. There is a risk that further ribbon development could lead to a merger with sparse residential development located in the Bell Common Tunnel area to the South of Epping.</p> <p>(8) Theydon Road/ Piercing Hill: to the south of this route, intermittent views of golf course are possible. Views beyond the course are obscured by mature hedgerow and trees plating along the road verge and trees with the course.</p> <p>(9) Physical connection of the two settlements restricted by M25 and to a lesser extent woodland.</p> <p>(10) Given the degree of visual separation provided by the M25 and woodland to the north of the parcel, some reduction of the gap (with the exception of the high ground to the north east of Theydon) is unlikely to have significant impact on the visual separation of the two settlements. For instance the 'triangular' area east of Dukes Avenue and west of the railway line (but south of the visually significant slope) performs very poorly against this purpose. However a significant reduction of the gap would inevitably have a significant impact on the perceived openness of the gap.</p>		
3. Assist in safeguarding the countryside from encroachment	Relatively Strong – 4	
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. A high proportion of the parcel consists of Theydon Bois Golf Course and driving range. There a number of walking routes to the east of the parcel. The land to the east of Dukes Avenue, whilst not designated open space, appears well used for informal recreation. The site also includes a riding school. The remainder of the parcel is a mix of grassland, paddock, arable farmland and woodland.</p> <p>(12) The parcel mostly encompasses a strongly undulating topography, which creates ridges and slopes. It is likely that the topography and location relative to existing development would be able</p>		

<p>to prevent encroachment in this parcel. However, at the southeast corner of the site the land occupies a lower topographic position. Given that this area abuts Theydon Bois, it is unlikely that the topography in the area could prevent encroachment of development.</p>	
<p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel</p>	
<p>(15) See Question 14 above.</p>	
<p>(16) See Question 14 above.</p>	
<p>(17) See Question 14 above.</p>	

Parcel DSR 044 – (South West of Epping)		
Parcel Size: 69.38 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	Weak	1
3rd GB Purpose	Relatively Strong	5
4th GB Purpose	Moderate	3
Total		9
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>		
2. Prevent neighbouring towns merging into one another		Weak – 1
<p>(4) The parcel forms part of the gap which separates Theydon Bois and Epping connected to DSR043, DSR045 and DSR054.</p> <p>(5) The M25 acts as a strong boundary along the south of the parcel. There are patches of woodland throughout the centre of the parcel which act as a boundary.</p> <p>(6) The distance of the gap between Epping- Theydon Bois is 1.1 km.</p> <p>(7) Ivy Chimneys Road has considerable ribbon development which continues south of the M25 along Theydon Road. There is a risk that further ribbon development could lead to a merger with sparse residential development located in the Bell Common Tunnel area.</p> <p>(8) Views south are limited along Theydon Road.</p> <p>(9) Physical connection of the two settlements is restricted by the M25.</p> <p>(10) Given the degree of visual separation provided by the M25 and woodland to the south of the parcel, some reduction of the gap (with the exception of the high ground to the north east of Theydon) is unlikely to have significant impact on the visual separation of the two settlements. However a significant reduction of the gap would inevitably have a significant impact on the perceived openness of the gap.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The southeast section of the parcel (south of Ivy Chimneys Road) consists of undeveloped agricultural land. The area to the north of the Ivy Chimney Road is recognised for its ecological value as a LoWs and contains a number of small areas of woodland, as well as PRoWs.</p> <p>(12) The topography of DSR-44 is characterised by undulating landforms that provide an open view to the urban edge of Epping to the north east. It is unlikely that the topography and location relative to existing development prevents encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		Moderate – 3

- (14) The parcel adjoins the historic town Epping, at the south western boundary of the settlement.
- (15) The parcel briefly borders the south western edge of the historic core of Epping town and includes the Bell Common conservation area that contains a number of listed buildings in Green Belt land.
- (16) The open character of the Green Belt land, north of Ivy Chimneys Road contributes positively to the significance of Bell Common, which provides an important transition in the landscape between Epping Forest and the historic core of the town Epping. The land south of Ivy Chimneys Road is separated from the historic core of the town of Epping, by development that occurred in the 20th century to accommodate commuters. Given that this area does not have a physical or visual relationship with the historic core. It is unlikely that the open character of the Green Belt land in this parcel would contribute positively to the significance of the town and/or heritage assets within the town.
- (17) Given that land south of Ivy Chimneys Road does not have a physical or visual relationship with the historic core of Epping, it is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-044 would cause harm to the setting and significance of the historic town and heritage assets within the town.

Parcel DSR 045 – (South East of Epping)		
Parcel Size: 127.80 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel forms part of the gap which separates Theydon Bois and Epping.</p> <p>(5) The existing infrastructure creates strong defensible boundaries that would prevent Epping merging with Theydon Bois. The parcel is well contained by the existing infrastructure particularly the M25 and the Underground line. Other defensible boundaries are Brook Road, Stewards Green Road The area consists of several fields with weak boundaries and Epping Golf Club, with the exception of the field at the most north- western edge which is well contained by Brook Road at the northern boundary.</p> <p>(6) The distance of the gap between Epping- Theydon Bois is 1.1 km.</p> <p>(7) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) The southern boundary of the parcel is formed by the M25, which forms a strong physical boundary that prevent any gap from being compromised.</p> <p>(10) A reduction in the gap is unlikely to compromise the visual separation of the towns however it may compromise the overall openness of the gap.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The parcel consists of the fields used for agricultural purposes at the western and eastern boundaries. Epping Golf Course is situated at the centre of the parcel, directly east of Flux's Lane and Brook Road Playing Field forms a small area, at the northern boundary, directly west of Flux's Lane. The PRoWs follow the agricultural field boundaries.</p> <p>(12) The topography of DSR-045 consists of a relatively flat or undulating landform. The topography and location relative to existing development does not prevent encroachment and Green Belt designation in this parcel therefore safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.39% (0.5 hectare) south of Epping.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) The north west parcel boundary adjoins the historic town Epping.</p> <p>(15) During the 20th century, Epping was extended to accommodate commuter, to the north, west and</p>		

south. Parcel DSR-045 adjoins the south- eastern boundary of the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and/ or any heritage assets.

- (16) Given that the parcel does not have a physical or visual relationship with the historic core of Epping the open character of the Green Belt land in this parcel does not contribute positively to the significance of the town and/or heritage assets within the town. Given that the parcel does not have a physical or visual relationship with the historic core of Epping. It is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-045 would cause harm to the setting and significance of the historic town and heritage assets within the town.
- (17) Given that the parcel does not have a physical or visual relationship with the historic core of Epping. It is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-045 would cause harm to the setting and significance of the historic town and heritage assets within the town.

Parcel DSR 046 – (East of Epping)		
Parcel Size: 183.10 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(5) The boundary to the west of Coopersale well defined by strong boundary created by Epping and Ongar Railway Line and thick mature trees and vegetation extending along its length. Boundaries to the south of Coopersale are weak consisting of residential gardens. Stonards Hill Road creates a boundary which could contain development extending from the east of Epping and south of Stonards Hill Road.</p> <p>(6) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(7) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms due to the defensible boundaries outside of the parcel including the M11 and forest / woodland between the towns.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover north of the parcel. However it would compromise the overall openness of the gap.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The parcel consists mostly of fields that are used for agricultural purposes, which are lined with mature, unprotected trees and hedgerows. There is also a pocket of unprotected woodland at the eastern boundary. Stewards Green Lane, which crosses through the southern part of the parcel, connected Stewards Green Road with Stonards Hill, is a designated LoWS (Ep91). This lane forms part of the network of four PRoWs that connect the south- eastern edge of Epping, with the south- eastern edge of Coopersale.</p> <p>(12) The topography of DSR-046 is characterised by gently undulating landform that provides an open view to the urban edge of Epping, to the west. It is unlikely that the topography and location relative to existing development would be able to prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		

4. To preserve the special character of historic towns	No Contribution – 0
<p>(14) The parcel adjoins the south- eastern boundary of the historic town Epping.</p> <p>(15) During the 20th century, Epping was extended to accommodate commuter, to the north, west and south. Parcel DSR-046 adjoins the south- eastern boundary of the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and / or any heritage assets.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Epping, the open character of the Green Belt land in this parcel does not contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Given that the parcel does not have a physical or visual relationship with the historic core of Epping. It is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-046 would cause harm to the setting and significance of the historic town and heritage assets within the town.</p>	

Parcel DSR 047– (Mill Mound - East of Epping)		
Parcel Size: 16.26 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	Weak	0
Total		5
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(5) Strong defensible boundaries that would prevent Epping and North Weald Bassett from merging are created by the road Stonards Hill to the north-east and the EOR to the south-east. Within the parcel the undeveloped fields are lined with mature hedgerow and trees.</p> <p>(6) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(7) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms due to the defensible boundaries outside of the parcel including the M11 and forest / woodland between the towns.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover north of the parcel. The parcel is bounded by a developed area to the north west and south west, residential properties are visible from a number of vantage points within the parcel, the parcel north east and south east boundaries consist of mature trees that screen the parcel, therefore the parcel does not contribute towards the openness of the area.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The parcel consists mostly of undeveloped fields lined by mature hedgerow and trees. At the centre of the parcel and along Stonards Hill, there are relatively large areas of unprotected woodland.</p> <p>(12) The topography of DSR-047 is characterised by gently undulating landform that provides an open view to the urban edge of Epping, to the northwest. The topography and location relative to existing development does not prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) The parcel adjoins the eastern boundary of the historic town Epping.</p> <p>(15) In the 20th Century, the Theydon Grove Estate was developed within the parameters of the</p>		

historic town. The development provides a physical and visual barrier that limits the relationship between the parcel and the historic core of Epping, to the south-east.

- (16) Given that the parcel does not have a physical or visual relationship with the historic core of Epping. Therefore the open character of the Green Belt land in this parcel does not contribute positively to the significance of the town and/or heritage assets within the town.
- (17) Although the north western parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.

Parcel DSR 048 – (East of Coopersale)		
Parcel Size: 68.5 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		4
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(5) Strong boundary provided by M11 to east and Epping Ongar Railway (EOR) to the north. Epping Forest creates a strong boundary in the north and middle of the parcel.</p> <p>(6) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(7) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover north of the parcel. However it would compromise the overall openness of the gap.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The parcel includes an extensive area of deciduous woodland as well as the ancient woodland (Wintry Wood) at the eastern boundary, of the settlement Coopersale. There is also smaller area of deciduous woodland towards the southern parcel boundary, adjoining the M11. Within these wooded areas are a two LoWS (Ep97 and Ep99) and SSI (Epping Forest), as well as a network of PRoWs. There is a small opening in the woodland that adjoins Coopersale, which contains Cricket Grounds and a school field.</p> <p>(12) The parcel is set on a ridge of higher land that overlooks surrounding undulating farmland. Having regard to the existing development Coopersale village, to the west, it is likely that the topography would be able to prevent encroachment of development.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 049 – (North East of Epping)		
Parcel Size: 156.70 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	Relatively Weak	2
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	Relatively Weak	2
Total		8
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>		
2. Prevent neighbouring towns merging into one another		Relatively Weak – 2
<p>(4) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(5) A strong boundary provided to the east by the Epping Ongar Railway (EOR). Epping Forest creates a strong boundary in the north and east of the parcel. The strength of the boundary in the area adjacent to Thornwood is diminished around the allotment area – with the boundary of the parcel being comprised of relatively loose-knit development form, allotment and flood protection bund. The boundary is strengthened to some extent along this section by the minor road. The boundary is strengthened further still by the main road to Harlow, (B1393). In Epping, a strong boundary is created by Stonards Hill within the Old Pastures field, this boundary is supported by a strong line of mature trees. Beyond this field to the north, within the Recreation Ground, the boundary is weak, comprising of the line of built development, mostly residential and including Epping Hospital. The area adjoining adjacent to hospital is supported by mature planting in places.</p> <p>(6) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(7) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms. However, development within this parcel could compromise the separation of Epping and Coopersale in physical terms</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover north of the parcel. However it would compromise the overall openness of the parcel in the south particularly between Epping and Coopersale.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The northern part of the parcel, has a significant coverage of deciduous woodland, ancient woodland (Wintry Wood) and SSSI (Epping Forest). There is also relatively large deciduous woodland and an area of unprotected woodland within Old Pastures field). The south-western part of the parcel, consists mostly of land used for agricultural purposes, as well as recreation grounds, a playground, football</p>		

<p>grounds, pockets of woodland and a number of PRowS.</p> <p>(12) The parcel is set on a ridge of higher land that overlooks surrounding undulating farmland, to the south; this area is predominantly covered by, mixed woodland, the majority of which is categorised as ancient or semi-ancient. The topography and the high proportion of tree coverage to the north of the parcel does prevent encroachment. However, it is unlikely that the land to the south of the parcel prevents encroachment due to the topographical change and the open character of the land. Therefore, the Green Belt designation in this parcel helps safeguard the countryside from encroachment from the existing settlement Epping.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>Relatively Weak – 2</p>
<p>(14) The parcel adjoins north-eastern edge of the historic town Epping.</p> <p>(15) During the 20th century, Epping was extended to accommodate commuters. Parcel DSR-049 adjoins the north- eastern boundary of the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and/ or any heritage assets. Epping Forest also provides a strong physical and visual barrier to the north of the B181.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Epping. It is unlikely that the open character of the Green Belt land in this parcel would contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Although the south western parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.</p>	

Parcel DSR 050 – (North, East and South of Thornwood)		
Parcel Size: 250.40 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Moderate	3
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		7
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel adjoins DSR-072 and DSR-073 to the west, DSR-053 to the north and DSR-010 to the east. The parcels are all relatively open in character, providing a strategic barrier against the sprawl of the Harlow although. The parcel does contribute to a wider network of parcels, to form a strategic barrier against the sprawl of Harlow – particularly at the north of the parcel.</p> <p>(3) The eastern parcel boundary is created by the M11, the northern boundary is created by the junction 7 roundabout the western boundary follows the High Road (B1393) and the road Woodside and the most southern boundary is created by the Epping - Ongar railway tracks.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(5) The eastern boundary is formed by M11, woodland and a Woodside forms a southern and south-western boundaries. The majority of the southern boundary is created by Woodside and Epping Forest/Lower Forest woodland. The parcel is well contained by natural and infrastructure boundaries on all sides, which would prevent the merger of Epping and Thornwood. \</p> <p>(6) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(7) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover east of Epping. However it would compromise the overall openness of the parcel.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The parcel consists mostly of arable land used for agricultural purposes with recreational grounds and allotment gardens to the north of Thornwood.</p> <p>(12) Raised, high area of farmland, which overlooks the surrounding areas of undulating plateau farmland. There is a visually significant slope to the east of Thornwood which may prevent encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p>		

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| <p>(16) See Question 14 above.
(17) See Question 14 above.</p> |
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Parcel DSR 053 – (South of Harlow Common)		
Parcel Size: 83.35 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		10
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow to the north.</p> <p>(2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. The parcel adjoins DSR-073 to the west and DSR-007 to the east. There is a strong visual relationship between the two (separated by weak boundary of Harlow Common and the road Harlow Common).</p> <p>(3) Harlow Common Road is at the northern boundary of the parcel however it is a weak boundary. Harlow Common Road is fronted on the southern side by detached homes apart from at the eastern end of the road which consists of open fields with no homes fronting the road.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not prevent neighbouring towns merging into one another.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation in this parcel protects countryside. A significant proportion of the site is covered by the Harlow Park woodland. In addition to the small areas of unprotected woodland to the northeast and to the south, there are a large number of unprotected mature hedgerows and trees that line field boundaries. A small area of the parcel is used for agricultural purposes, towards the southern boundary, which is bordered by a watercourse and PRoW. With the parcel there is an interconnected network of public footpaths that serve the area, including the Stort Valley Way National Trail.</p> <p>(12) The topography of the parcel is relatively level with a slight slope but does not prevent encroachment. Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately .46% (0.38 hectares) of built development – the petrol station off the A414. with other potential existing encroachment at the northwest (housing) and western boundaries (pub, car dealership).</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p>		

(16) See Question 14 above.

(17) See Question 14 above.

Parcel DSR 054 - (Epping Forest – East of Epping New Road)		
Parcel Size: 930.03 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	Strong	5
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		9
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act itself as a barrier against sprawl of large built up areas.</p> <p>(2) The parcel does not contribute as part of a wider network of parcels as a strategic barrier against the sprawl of large built up areas.</p> <p>(3) See questions 1 and 2 above.</p>		
2. Prevent neighbouring towns merging into one another		Strong – 5
<p>(4) The parcel forms part of the gap between Waltham Abbey and Theydon Bois and Waltham Abbey and Loughton / Debden and the gap between Theydon Bois and Epping.</p> <p>(5) Strong defensible boundary in the northern section of the parcel created by the M25. Eastern boundary created by the B1393 (Epping Road) which runs through the Forest.</p> <p>(6) The distance between the towns Loughton/Debden – Waltham Abbey is 4.8 km. The distance between the towns Buckhurst Hill – Waltham Abbey is 5.4 km. The distance between Theydon Bois and Waltham Abbey is 4.0 km. The distance between Theydon Bois and Loughton/ Debden is .8 km. The distance between Loughton / Debden and Buckhurst Hill is 0.64km. The distance of the gap between Epping- Theydon Bois is 1.1 km.</p> <p>(7) There is evidence of ribbon development extending west from Theydon along B172.</p> <p>(8) Epping Forest is situated between Waltham Abbey and the other settlements therefore the visual perception is one of forest in this respect. In terms of the Debden / Loughton Lane the thoroughfare between Theydon Bois and Loughton / Debden it is bordered with mature hedgerow and planting along much of the length with the perception of an undeveloped gap between the Theydon Bois and Loughton. In terms of the A121 (High Road) which is the main thoroughfare between Buckhurst Hill and Loughton / Debden West views into the gap are limited to mature trees along much of its length. With the exception of the access to the estate, the residential estate within the gap is well concealed, giving the perception that the gap remains undeveloped and forms part of the wider Epping Forest area.</p> <p>(9) Epping Forest is situated between Waltham Abbey and the other settlements therefore there is no risk of the gap being compromised in this respect. A reduction in the Theydon Bois – Loughton / Debden gap could compromise the physical separation of the given the proximity of the towns to one another. In terms of Loughton / Debden and Buckhurst Hill these towns have already merged to east of central line. Development of the gap would consolidate this merger to the west of the underground line.</p> <p>(10) See Question 9 above which also applies to Question 10.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4

<p>(11) The Green Belt in this location does protect countryside. The parcel includes Loughton golf course to the south, part of Theydon Bois Golf Course to the north, a campsite, a number of walking routes (including a public footpath linking Nursery Road with Epping Forest). To the southwest of Theydon, the parcel also includes a cricket pitch, tennis courts and allotment gardens.</p> <p>(12) There are visually significant slopes in relation to existing development in the following locations which may be helping to prevent encroachment: Theydon Bois – north, northwest and south of the settlement. Loughton Debden – west and southwest. Buckhurst Hill – north (south of the housing estate in the gap between Buckhurst Hill and Loughton / Debden) and northwest of Buckhurst Hill. Therefore, there are areas of the Green Belt where the topography helps prevent encroachment.</p> <p>(13) The parcel has been encroached by approx. 1.03% (9.61hectares) of built development in the form of the housing estate between Buckhurst Hill and Loughton / Debden.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Parcel DSR 057 - (Epping Forest – West of Epping New Road)		
Parcel Size: 811.20 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Strong	4
2nd GB Purpose	Relatively Weak	2
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		11
1. Check the unrestricted sprawl of large built-up areas		Relatively Strong – 4
<p>(1) The parcel does act itself as a barrier against sprawl of London as LB Waltham Forest and LB Redbridge adjoin the parcel to the south. Long frontage with Chingford.</p> <p>(2) The parcel does contribute as part of a wider network of parcels (DSR-058) as a strategic barrier against the sprawl of London.</p> <p>(3) The wooded area in along the southern boundary of the parcel provides a strong boundary however the remainder of contributes little to this purpose.</p>		
2. Prevent neighbouring towns merging into one another		Relatively Weak – 2
<p>(4) The parcel forms part of the gap between the Waltham Abbey and Theydon Bois and Waltham Abbey and Loughton and Debden.</p> <p>(5) Strong defensible boundary in the northern section of the parcel created by the M25. Eastern boundary created by the B1393 which runs through the Forest.</p> <p>(6) The distance between the towns Loughton/Debden – Waltham Abbey is 4.8 km. The distance between the towns Buckhurst Hill – Waltham Abbey is 5.4 km.</p> <p>(7) There is no evidence of ribbon development.</p> <p>(8) Epping Forest is situated between the settlements therefore the visual perception is one of forest. The exception to this is the areas not covered by forest in the northern section of the parcel along the A121 where the views open upon the approach to Woodgreen Road.</p> <p>(9) A reduction in the gap is unlikely to compromise the physical separation of the towns as Epping Forest is situated between the towns.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to Epping Forest however it is could compromise the openness of the parcel in the northern section and in the southern section adjoining Buckhurst Hill.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The parcel contains a number of PROWs routes and in the northern section of the parcel there are a number of connecting agricultural fields.</p> <p>(12) There are no notable topographical features within the parcel capable of preventing/assisting encroachment of the undeveloped land by development.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p>		

(17) See Question 14 above.

Parcel DSR 058 - (High Beach and Sewardstonebury)		
Parcel Size: 811.20 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Moderate	3
2nd GB Purpose	Weak	1
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		9
1. Check the unrestricted sprawl of large built-up areas		Moderate – 3
<p>(1) The parcel adjoins the built up areas of London - LB Waltham Forest (Chingford) in the southwest corner of the parcel.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR-059 and DSR-057), acting as a strategic barrier against the sprawl of London.</p> <p>(3) Yardley wood (southwest corner of this parcel) and woodland to the east within adjoining parcel DSR-057) in places provides a strong natural southern barrier preventing the northern sprawl of London.</p>		
2. Prevent neighbouring towns merging into one another		Weak – 1
<p>(4) The parcel forms part of the gap between the Waltham Abbey and Buckhurst Hill and Waltham Abbey and Loughton and Debden.</p> <p>(5) Strong defensible boundary in the northern section of the parcel created by the M25 and A121 However this had been breached to the north of parcel at Beechfields Walk/Lodge Lane. East and south boundary created by Epping Forest creating a strong natural barrier.</p> <p>(6) The distance between the towns Loughton/Debden – Waltham Abbey is 4.8 km. The distance between the towns Buckhurst Hill – Waltham Abbey is 5.4 km.</p> <p>(7) Some evidence of ribbon development toward the west of the site notably along Wellington Hill and Mott Street (High Beech area) and to the south along Bury Road to the north of Sewardstonebury.</p> <p>(8) Epping Forest is situated between the settlements therefore the visual perception is one of forest.</p> <p>(9) A reduction in the gap is unlikely to compromise the physical separation of the towns as Epping Forest is situated between the towns.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to Epping Forest however it is likely to compromise the openness of the gap.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The parcel contains a number of 'countryside uses'. A significant amount of the parcel is used for agricultural purposes; predominately arable farmland with some large commercial nurseries towards the north- western boundary. The parcel also includes Gilwell Park scouting HQ and activity centre, West Essex Golf Club and High Beech Golf Club, Waltham Abbey Jewish Cemetery, High Beech Cricket Ground, a long distance walking route (London Orbital walk traverses part of parcel to south – Yeats Meadow), numerous and public rights of way.</p> <p>(12) The topography of this area encompasses a series of pronounced hills, to the north east, in an otherwise gently undulating landform. The topography in the area does not prevent</p>		

<p>encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) The historic town of Waltham Abbey located adjacent to northern boundary formed by the M25 motorway.</p> <p>(15) Some views of Waltham Abbey and church tower, from the hill to the north of the parcel, east of Lord Padgets Wood/south of A121. Given the separation provided by M25, and the urban context provided by the relatively recent development to the south of the motorway, the impact of development within the parcel upon the historic significance of Waltham Abbey town is considered to be negligible.</p> <p>(16) Please see Q15 - negligible impact on historic significance of Waltham Abbey.</p> <p>(17) Please see Q15 - negligible impact on historic significance of Waltham Abbey</p>	

Parcel DSR 059 - (Sewardstone)		
Parcel Size: 331.20 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Moderate	3
4th GB Purpose	No Contribution	0
Total		8
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel adjoins the built up areas of London, LB Enfield to the west and LB Waltham Forest to the south at Chingford.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR-060 and DSR-058), acting as a strategic barrier against the sprawl of Cheshunt and London (Chingford_.</p> <p>(3) Eastward sprawl from London in the south of the parcel is well contained by King George Reservoir as well as the River Lea. However the northern section of the parcel has fewer defensible boundaries even with the River Lea and Gunpowder Park. The development around Meridian Way is example where development has already breached M25 and River Lea barriers.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not itself provide, or form part of a gap between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Moderate – 3
<p>(11) A significant amount of the land is in use for commercial nurseries (horticultural purposes considered as agricultural use for the purposes of this assessment). Arable farmland to west of A112. To the west of the A112 and north of Hawes Lane. The Lee Valley county park is an important recreational and ecological resource, accounting for a significant area of the parcel mostly to the west of the A112. Well used footpath follows line of River Lea north-south across the site – Lea Valley itself includes a dense network of footpaths. The parcel also includes the Lee Valley Campsite, riding school, angling lakes and activity centre, and numerous local transport routes.</p> <p>(12) The topography of the parcel is characterised by the western valley of Lea River and is relatively level, with a slight slope. The topography in the area does not prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 10.85% (35.47 hectares) at Meridian Way at the northern end of the parcel and at Gillwell Hill at the southern end of the parcel.</p>		

4. To preserve the special character of historic towns	No Contribution – 0
<p>(14) The parcel adjoins the southern boundary of the historic town Waltham Abbey.</p> <p>(15) New residential development and the large Sainsbury's warehouse and the M25 provide the significant barrier between the historic town proper and the parcel (although development at Meridian Way is considered functionally part of Waltham Abbey). Given the weak relationship between the parcel and the historic core of Waltham Abbey, development within the parcel would have a negligible impact on its historic significance.</p> <p>(16) See Q15 - negligible impact on its historic significance of Waltham Abbey.</p> <p>(17) See Q15 - negligible impact on its historic significance of Waltham Abbey.</p>	

Parcel DSR 060 - (South of Waltham Abbey)		
Parcel Size: 90.41 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Weak	2
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	Relatively Weak	2
Total		9
1. Check the unrestricted sprawl of large built-up areas		Relatively Weak – 2
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Cheshunt to the west.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR-061 and DSR-059), acting as a strategic barrier against the sprawl of Cheshunt and London.</p> <p>(3) The parcel contains the following defensible boundaries which act against sprawl from Cheshunt to the west of the parcel: A121, the Old River Lea and the Lee River Navigation. Also there is a Network of Electric Pylons running north to south parallel to the water course.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not itself or form part of a gap between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects the countryside. The parcel includes the Town Mead sports ground that consists of large open recreational fields. Sewardstone Road runs through the centre of the parcel, with a cemetery directly to the west and Waltham Abbey Football Club, playing fields, a cemetery and two allotments to the east. The eastern part of the parcel consists mostly of large areas of unprotected woodland and undesignated PROWs.</p> <p>(12) The topography within this area is relatively flat and contained and therefore does not prevent encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		Relatively Weak – 2
<p>(14) The parcel adjoins the southern boundary of the historic town Waltham Abbey.</p> <p>(15) The Town Mead Sports Ground, to the west of the parcel, is of major importance archaeologically and is in Green Belt land within the setting of the historic town of Waltham Abbey. Development that occurred during the 20th century separates the parcel from the historic town and heritage assets within the town, physically and visually to the east</p> <p>(16) Although the Town Mead Sports Ground to the west of the parcel is within the context of the historic urban area, a row of 20th century development along Highbridge Street and Greenyard Grange Court, physically and visually separates the land from the historic core. Development</p>		

that occurred during the 20th century also separates the parcel to the east, from the historic town and heritage assets within the town. Therefore, it is unlikely that the Green Belt land in parcel DSR-060 contributes positively to the significance of the historic town and/ or the heritage assets within the town.

- (17) Although the parcel is partially within the context of the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship

Parcel DSR 061 - (Lee Valley Park)		
Parcel Size: 829.30 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Weak	2
2nd GB Purpose	Weak	1
3rd GB Purpose	Strong	5
4th GB Purpose	Strong	5
		13
1. Check the unrestricted sprawl of large built-up areas		Relatively Weak – 2
<p>(1) The parcel is greatly aided by strong defensible boundaries which act as effective barriers against sprawl from Cheshunt.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR060 and DSR062), to a strategic barrier against the sprawl of Cheshunt.</p> <p>(3) Two paths form the western boundary of the parcel, with the railway line further to the west which provides a very strong boundary. The railway has been effective in preventing the sprawl of Cheshunt into the Epping Forest District from the west. There are also numerous water bodies and tributaries within the parcel including Holyfield Lake, Hooksmarsh, Cheshunt Lake, Bowyer's water, Lee Valley white water Centre, River Lee Navigation and the River Lee Flood Relief Channel. The B194 and A121 at the southwestern boundary of the parcel act as a defensible boundary.</p>		
2. Prevent neighbouring towns merging into one another		Relatively Weak – 1
<p>(4) The parcel itself provides and forms part of a gap between Waltham Abbey and Lower Nazeing.</p> <p>(5) There are defensible boundaries within the parcel which prevent neighbouring towns of Cheshunt and Waltham Abbey particularly the bodies of water river tributaries and associated woodland.</p> <p>(6) The distance between the settlements of Waltham Abbey and Lower Nazeing is 4.2km.</p> <p>(7) Some evidence of minor ribbon development in the north of the parcel along St Leonards Road south of Lower Nazeing.</p> <p>(8) Along the B194 the visual perception is one mainly of open countryside.</p> <p>(9) It is unlikely that a reduction in the Green Belt would compromise the separation of the towns physically.</p> <p>(10) It is unlikely that a reduction in the Green Belt would compromise the separation of the towns visually however if development were to take place it may impact on the openness of the gap as the parcel only contains sporadic buildings and retains an undeveloped character.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects the countryside. The parcel is within the Lee Valley Regional Park and along the western boundary is a linear area of wetland which encompasses extensive waterbodies (flooded former gravel pits) and associated wetland. Pockets of trees and woodland are scattered throughout the parcel varying in density. The area is served by a network of public footpaths which run across and along the valley and arable land, facilitating access to this area as a recreational resource.</p> <p>(12) The parcel consists predominantly of flat, low lying land within the valley floor of the River Lea. The Green Belt designation in this land is considered to make a major contribution in safeguarding the countryside from encroachment, alongside the Lee Valley Park and Gunpowder Park.</p>		

(13) The parcel has been encroached by approx. 0.58 % (4.79 hectares) northwest of Waltham Abbey.	
4. To preserve the special character of historic towns	Strong – 5
(14) The parcel adjoins the north western edge of the historic town of Waltham Abbey.	
(15) The historic town centre core and the Abbey Gardens comprise the Waltham Abbey Conservation Area. The Royal Gunpowder Factory is also a conservation area (as well as the Abbey Gardens and Royal Gunpowder Factory containing scheduled monuments) which are within Green Belt land, north of the settlement. The parcel boundary abuts the historic core of town and the Abbey, at the north western settlement boundary, which is largely within a conservation area. There are 68 buildings listed as being of special architectural or historic interest within the historic town, of which 21 are within the Royal Gunpowder Factory.	
(16) The identity of the Royal Gunpowder Factory, to the north of the historic core, has been maintained through the continued isolation of the site. Historically the open character of the Green Belt land in parcel DSR-061 protected the residence of Waltham Abbey from the dangers associated with manufacturing gunpowder and then later chemically based explosives. Therefore, the open character of the Green Belt land contributes positively to the significance of the heritage assets within the town.	
(17) Given the strong physical and visual relationship between the historic town and the open land, it is likely that the removal of the Green Belt designation and consequent loss of openness from urbanising development on that land would cause harm to the setting and significance of the historic town and heritage assets.	

Parcel DSR 062 - (Nazeing Mead)		
Parcel Size: 165.50 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Weak	2
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		6
1. Check the unrestricted sprawl of large built-up areas		Relatively Weak – 2
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Hoddesdon to the west.</p> <p>(2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Hoddesdon adjoining parcels DSR-061 and DSR-063 at the northern and southern boundary.</p> <p>(3) The canal and railway line in west of the parcel form the majority of its western boundary along with the extensive water bodies (filled gravel pits) which dominate the parcel.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel itself does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4
<p>(11) The Green Belt designation in this parcel protects the countryside. The parcel entirely within the Lee Valley Regional Park that is of high ecological value and includes LoWS, SSSI and SPA. Along the western boundary is a linear area of wetland which encompasses extensive waterbodies (flooded former gravel pits) and associated wetland.</p> <p>(12) The parcel is predominantly flat, low lying area within a valley floor. The topography and location does not prevent encroachment of development, given the proximity to the urban edge Hoddesdon and the Keyser Estate, to the west the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by built development or other urbanising elements within the parcel by approx. 1.05% (1.74 hectares) northwest of Lower Nazeing.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 063 – (Glen Faba)		
Parcel Size: 122.40 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Weak	2
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		7
1. Check the unrestricted sprawl of large built-up areas		Relatively Weak – 2
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Hoddesdon</p> <p>(2) The parcel contributes, as part of a wider network of parcels (DSR-062 and DSR-064) at the northern and southern boundary as barrier against the sprawl of Hoddesdon.</p> <p>(3) There is a strong boundary created by the River Lee and Glen Faba. However, development has crossed this boundary at Dobbs Weir. There are a number of water features situated within the Lee Valley Regional Park to the west.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel itself does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation in this parcel protects the countryside. The parcel is entirely within the Lee Valley Regional Park, which is of high ecological value and includes a LoWS. Along the western boundary is a linear area of wetland which encompasses extensive waterbodies (flooded former gravel pits) that are used for fishing.</p> <p>(12) The parcel is predominantly flat, low lying area within a valley floor - the topography and location do not prevent encroachment. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 064 – (Area Surrounding Roydon)		
Parcel Size: 310.20 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	Relatively Weak	2
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		11
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow and Hoddesdon</p> <p>(2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow and Hoddesdon. The parcel adjoins DSR-063 and DSR-066 at the southern boundary and DSR-065 at the northern boundary.</p> <p>(3) The River Stort, Marina and railway line all act as strong defensible boundaries to the sprawl of Hoddesdon. There are no notable north-south boundaries acting as an effective barrier to sprawl. Harlow Road which runs east-west is the strongest boundary. The western edge of Harlow adjoins an open field.</p>		
2. Prevent neighbouring towns merging into one another		Relatively Weak – 2
<p>(4) The parcel forms part of a gap with DSR-066 between the towns of Roydon and Lower Nazeing.</p> <p>(5) The parcel provides defensible boundaries within the parcel to prevent neighbouring towns from merging. A mature hedgerow and trees line the southern boundary of the parcel south of Roydon creating a good defensible boundary.</p> <p>(6) The distance of the gap between Roydon and Lower Nazeing is 2.8 km.</p> <p>(7) There is some evidence of ribbon development at the southern edge of Roydon, along Epping Road (B181).</p> <p>(8) The visual perception of the gap along Epping Road (B181) is of open countryside.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.</p> <p>(10) A reduction in the gap would be unlikely to compromise the separation of towns and the overall openness of the parcel visually.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4
<p>(11) The Green Belt designation in this parcel protects the countryside. The western part of the parcel is within the Lea Valley Regional Park (LVRP), with the exception of a pocket of unprotected woodland at the south-western edge of the settlement Roydon. The river Stort flows along the north-western boundary within the LVRP and is used for recreational activities such as fishing. The fields are predominantly used for agricultural purposes that are lined with a network of mature hedgerows, mature veteran trees and PRoWs, with the exception of Roydon recreation ground and allotments to the south east and an enclosed field to the north east of Roydon. There are also two local wildlife sites located within the eastern part of the area, the Worlds End which is relatively central and the other at the lower edge.</p> <p>(12) The linear village Roydon runs north to south across the area. To the west of the village, the topography encompasses a hill which slopes downwards to the west towards the valley of the River Lee (the western slopes of this hill form the eastern valley sides). To the southeast of the</p>		

<p>village, the topography rises from the edge of the settlement to the top of two hills. These slopes are considered to be visually significant. Therefore the topography in this location does prevent encroachment.</p> <p>To the south and east of the village the topography is relatively level. Therefore it is unlikely that the topography in this location prevents encroachment.</p> <p>(13) The parcel has been encroached by approximately. 1 % (3.11 hectares) east of Roydon.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Parcel DSR 065 – (Linear parcel North of Roydon)		
Parcel Size: 22.82 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Weak	2
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		6
1. Check the unrestricted sprawl of large built-up areas		Relatively Weak – 2
<p>(1) The parcel does act to a certain extent, in itself, as an effective barrier against sprawl from Harlow.</p> <p>(2) The parcel contributes as part of a wider network of parcels namely DSR064, to act as a strategic barrier against the sprawl of Harlow.</p> <p>(3) A strong boundary is created by the railway line.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4
<p>(11) The Green Belt designation in this parcel protects the countryside. To the west of the parcel between the railway and Navigation is a grazing meadow. The tow path running north of the Navigation provides a good recreational walking resource.</p> <p>(12) The parcel abuts Roydon, to the north and encompasses a relatively level topography with a slight slope. The topography in the area does not prevent encroachment of development, given the location. Therefore, the Green Belt designation safeguards the countryside from encroachment</p> <p>(13) There is no evidence of encroachment or urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 066 – (North of Nazeing, South West of Harlow)		
Parcel Size: 763.40 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	Relatively Weak	2
3rd GB Purpose	Relvatively Strong	4
4th GB Purpose	No Contribution	0
Total		11
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow.</p> <p>(2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. The parcel adjoins DSR-064 to the north, which surrounds the settlement of Roydon, and parcel DSR-067 to southeast.</p> <p>(3) The parcel is in close proximity to the specifically mentioned built-up areas. To the north east of parcel DSR-066, Water Lane and Epping Road (or Pardon Brook) create a strong barrier that would contain the sprawl of Harlow. Old House Lane in itself provides a relatively weak boundary. However, the ribbon development existing along the south of the lane together with the large nurseries, could potentially provide a barrier that could limit sprawl of Harlow into the important gap area to the north of Old House Lane and Epping Road, containing development within the area to the south, east and north of Old House Lane and Epping Road and Water Lane, respectively.</p>		
2. Prevent neighbouring towns merging into one another		Relatively Weak – 2
<p>(4) The parcel acts itself, for the most part, as a gap between Lower Nazeing and Roydon.</p> <p>(5) Defensible boundaries within the parcel to prevent neighbouring towns from merging are: Epping Road (B181) and Pecks Hill/Sedge Hill / Hamlet Hill / Tylers Road forms an important and busy east/west route through the parcel.</p> <p>(6) The distance between Lower Nazeing and Roydon is 2.78 km.</p> <p>(7) There is evidence of significant ribbon development as the hamlets of Broadley Common, Halls Green and Roydon Hamlet developed in linear/ribbon fashion along Epping Road (B181), Hamlet Hill and Sedge Green and Tylers Road.</p> <p>(8) Vistas from Epping Road, Hamlet Hill, Sedge Green and Tylers Road across the gap are limited due to development along much of its length including large nurseries and the hamlets and Broadley Common, Tylers Green and Halls Green. From Hamlet Hill intermittent view afforded south across Stoneshot Common and Clays Hill area.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually. The gap between these two settlements is extensive – visual separation would only be eroded through substantial development in this area and in particular to the south of Roydon Hamlet.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong –4

<p>(11) The Green Belt designation in this parcel protects the countryside as the parcel is characterised by large commercial plant nurseries / 'buildings for agriculture'. The area also includes significant tracts of arable farmland, particularly to the south of Roydon Hamlet. The parcel includes a sports ground located to the west of North Road, Lower Nazeing, a number of local transport routes and a church cemetery on Betts Lane.</p> <p>(12) The site has an undulating topography with a number of visually significant slopes (most notable to the northeast of Lower Nazeing, Clays Hill, Totwell Hill and Betts Lane) affording long views across undeveloped agricultural land and large nurseries. Apart from the notable topography features mentioned the topography does not prevent encroachment of development.</p> <p>(13) The parcel has been encroached by approximately .28% (2.14 hectares) at the south east parcel boundary.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Parcel DSR 067 – (East of Lower Nazeing)		
Parcel Size: 969.2 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	Weak	1
3rd GB Purpose	Relatively Strong	4
4th GB Purpose	No Contribution	0
Total		10
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow. The parcel adjoins the western boundary of the Harlow DC.</p> <p>(2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. It adjoins DSR-066 to the north and DSR-072 to the south / east. Together, the parcels consist mostly of open fields used for agricultural purposes, with a few scattered glasshouses to the north. Together the parcels create an important strategic barrier against the sprawl at the south / western edge of Harlow.</p> <p>(3) There are no particularly strong defensible boundaries in the northern section of the parcel to contain the sprawl of Harlow. The boundary between Harlow and the parcel is poorly defined by a thin line of mature trees. Epping Road (B181) to the west and Epping Long Green (track between Rye Hill Road and Epping Road provide defensible boundary which could be used to contain further sprawl of Harlow apart from the ridgeline at the southern boundary of the parcel which is a very strong boundary.</p>		
2. Prevent neighbouring towns merging into one another		Weak – 1
<p>(4) The parcel forms part of, a gap between Lower Nazeing and Waltham Abbey.</p> <p>(5) Nazeing Common/Waltham Road bisects the parcel broadly forms northeast/south west which could also provide a strong boundary to prevent merger of the two towns.</p> <p>(6) The distance between the settlements Waltham Abbey and Lower Nazeing is 4.2 km.</p> <p>(7) Evidence of existing ribbon development extends south, east and north of Lower Nazeing along St Leonards Road, Middle Street and Peck Hill, respectively. Many of the smaller settlements within the parcel (Broadley Green, Jacks Hatch, Long Green, Nazeing and Bumbles Green) form a linear development along the road.</p> <p>(8) Overall, the parcel is only sporadically developed, with some clusters of development particularly around the Broadley Common and Jack's Hatch areas. The parcel is dominated by open countryside.</p> <p>(9) A reduction in the gap would not compromise the separation of towns in physical terms.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually.</p>		
3. Assist in safeguarding the countryside from encroachment		Relatively Strong – 4
<p>(11) The Green Belt designation in this parcel protects the countryside from encroachment. The parcel consists largely of arable fields which are lined with mature hedgerows, as well as an interconnected network of footpaths and National Trails (including the Three Forests Way and Stort Valley Way), which connect with other parcels. A very small part of the parcel at the western</p>		

<p>boundary lies within the LVRP. On the outskirts of the small village Bumbles’s Green and Broadley Common to the north and south of the parcel, are allotment gardens and recreational grounds.</p> <p>(12) The area encompasses an undulating landform with a series of small, pronounced hills that create a local variation in topography at the western edge and visually significant slopes, at the urban edge of Lower Nazeing, to the south. The ridge line is some distance from Harlow which would not necessarily prevent encroachment from Harlow in this respect.</p> <p>(13) The parcel has been encroached by built development or other urbanising elements within the parcel by approximately 0.03% (.34 hectares) at the northeast of the parcel.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>No Contribution – 0</p>
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Parcel DSR 068 – (North of Waltham Abbey)		
Parcel Size: 745.10 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	Weak	1
3rd GB Purpose	Strong	5
4th GB Purpose	Weak	1
Total		7
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) Although the parcel adjoins DSR-061 at the western boundary, which borders Cheshunt, DSR068 is not within the 'primary' network of parcels preventing sprawl from Cheshunt. There are number of constraints that provide strong defensible barriers located to the west of DSR061 that are unlikely to be breached (see DSR061 appraisal).</p> <p>(3) The parcel is not in close proximity to Cheshunt or the other large built-up areas.</p>		
2. Prevent neighbouring towns merging into one another		Weak – 1
<p>(4) The parcel adjoins the north of Waltham Abbey and provides and forms part of a gap (together with DSR061 and DSR067) between Waltham Abbey and Lower Nazeing.</p> <p>(5) Marsh Hill and Waltham Road provide strong defensible boundaries to the north, as does the Galleyhill Wood combined with Deerpark Wood. Parklands and Pick Hill provide a strong boundary to the south, with the exception of Paternoster Hill where the boarder follows rear gardens of the town Waltham Abbey.</p> <p>(6) The distance of the gap between Waltham Abbey and Lower Nazeing is 4.2 km.</p> <p>(7) There are small areas of existing ribbon development throughout the parcel, but mostly concentrated on Crooked Mile, Claverhambury Road, Holyfield Road and Pick Hill.</p> <p>(8) The parcel is largely undeveloped, and the overall perception of the area along the B194 is open countryside.</p> <p>(9) Given the significant distance between the towns it is unlikely that a reduction in the gap would compromise the separation of towns in physical terms.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation in this parcel protects in the countryside as the parcel consists largely of fields used for agricultural purposes. Most of the fields that adjoin Waltham Abbey at the southern boundary of the parcel are designated glasshouse areas and a small part of the north western edge is within the Lea Valley Regional Park. There are two areas of ancient woodland (Galleyhill wood and Deerpark wood) at the north western and north eastern boundaries. Between the two ancient woodlands, there is a relatively large area of deciduous woodland (Galleyhill Green, The Springs and Broadgate Springs). Towards the western boundary the deciduous woodlands (Homefield Wood and Kennel Wood) follow to the edges of fields. Within the areas of woodland are three LoWS (Ep16, Ep25 and Ep48). There are areas of unprotected woodland, at the northern boundary and</p>		

<p>towards the south- eastern boundary, adjoining Breach Barns Caravan Park.</p> <p>(12) The parcel encompasses a gently undulating landform, with relatively prominent ridges and slopes around Aimes Green to the north of Waltham Abbey, which provide open views to the edge of Waltham Abbey urban area to the south. The Green Belt designation in this land is considered to make a major contribution in safeguarding the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.28% (2.05 hectares) at the northern edge of Waltham Abbey.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>Weak – 1</p>
<p>(14) The parcel adjoins the historic town Waltham Abbey. Waltham Abbey was been extended significantly to the north and east, as a result of the growth of industrialisation within the town.</p> <p>(15) Because DSR-068 abuts development that occurred during 20th century, there is weak relationship between the Green Belt land in this parcel and the setting of the historic core of Waltham Abbey and/ or any heritage assets.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Waltham Abbey, the open character of the Green Belt land in this parcel does not contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Given that the parcel does not have a physical or visual relationship with the historic core of Waltham Abbe, the consequent loss of openness from the urbanising development on the land within parcel DSR-068 is unlikely to cause harm to the setting and significance of the historic town and heritage assets within the town.</p>	

Parcel DSR 069 – (East of Waltham Abbey & West of Epping)		
Parcel Size: 1,492.00 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	Moderate	3
3rd GB Purpose	Strong	5
4th GB Purpose	Relatively Weak	2
Total		10
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act in itself, as an effective barrier against sprawl from the large built-up areas of London, Harlow, Cheshunt or Hoddesdon.</p> <p>(2) The parcel does adjoin DSR072 and DSR067 which are both on the southern boundary of Harlow, however DSR069 is a bit far south of Harlow to be considered part of the 'primary' network of parcels preventing sprawl from Harlow.</p> <p>(3) See answer to Question 2 above.</p>		
2. Prevent neighbouring towns merging into one another		Moderate – 3
<p>(4) The parcel forms a large gap between Epping to the east and Waltham Abbey to the west.</p> <p>(5) The parcel contains a number of defensible boundaries which help prevent neighbouring towns from merging: Upland Road and Wood Green Road (east of Waltham Abbey); B1393 (just west of Epping); Cobbins Brook (tributary of River Lea); Fragmented pockets of woodland dispersed throughout the parcel. The Selvage/Copped Hall Green, Rookery Wood, and Spratt's Hedgerow Wood create near continuous natural barrier from the M25 in the south to Cobbins Brook.</p> <p>(6) The distance between the towns Waltham Abbey- Epping is 4.6 km.</p> <p>(7) Ribbon development is evident to the southwest of Epping, stretching along High Road (B1393). Copthall Green, small linear settlement along Horseshoe Lane east side of route. Further ribbon development located along Woodgreen Road to the east of Waltham Abbey.</p> <p>(8) To the east end of M25 there are unobscured views north across farmland toward Copped Hall. To the east of the parcel, from Bury Road, there are intermittent views east across farmland. Fragmented pockets of trees dispersed across the parcel and undulating topography obscures views across the gap from Epping to Waltham Abbey. The natural topography and features throughout the site mean that at present there is no particular visual relationship between the two towns.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms given that the size of the substantial size of the gap.</p> <p>(10) A reduction in the gap could compromise the separation of towns and the overall openness of the parcel visually depending on the location and scale of such a reduction.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation in this parcel protects countryside including predominantly agricultural land, a number of large nurseries, Upshire Primary School playing fields, a Cricket ground located to the north of Sergeants Green and Southend Lane and a number of PRowS There are also numerous pockets of woodland dispersed throughout the site.</p> <p>(12) The eastern fringes of Waltham Abbey and the western fringes of Epping are consist of undulating</p>		

<p>farmland. The topography changes mid-way between Epping and Waltham Abbey to create a sharp peak. However given the distance relative to existing development, it does not prevent encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.08% (1.15 hectares) of built development or other urbanising elements. There is a particular heavy concentration of encroachment west of Woodgreen Road and east of Waltham Abbey in the form of offices, storage, housing and equestrian related businesses. This area of the parcel performs considerably worse than the rest of the parcel for this purpose.</p>	
<p>4. To preserve the special character of historic towns</p>	<p>Relatively Weak – 2</p>
<p>(14) Parcel adjoins the historic settlements of Epping to the east and Waltham Abbey to the west.</p> <p>(15) The Green Belt land that adjoins Epping and Waltham Abbey provides an open and undeveloped context to the settlement. However, the contribution toward the historic nature of the towns is not particularly evident given that more modern development has already occurred around the historic cores of the towns.</p> <p>(16) The Green Belt land that adjoins Epping and Waltham Abbey provides an open and undeveloped context to the settlement. However, the contribution toward the historic nature of the towns is not particularly evident given the more modern development that has already occurred around the historic cores of the towns. It is unlikely that additional development, would have much impact on the historic setting.</p> <p>(17) Development on the periphery of the historic towns, to the east/northeast of Waltham Abbey and to the west of Epping is unlikely to have a significant impact on the setting of the towns. Development that has occurred around the historic core has not responded well to its historic context. As such, additional growth would be unlikely to have a significant impact on the historic character of the towns.</p>	

Parcel DSR 070 – (North West of Epping)		
Parcel Size: 500.10 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	No Contribution	0
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	Strong	5
Total		10
1. Check the unrestricted sprawl of large built-up areas		No Contribution – 0
<p>(1) The parcel does not act, in itself as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel adjoins DSR-072 to the north and parcel DSR-050 to the northeast. The parcels are relatively open and border the urban edge of Harlow, to provide a strategic barrier preventing the east and southern sprawl of Harlow. However DSR070 is a bit far south of Harlow to be considered part of the 'primary' network of parcels preventing sprawl from Harlow.</p> <p>(3) Upland Road provides a boundary at north of the parcel however it is not particularly defensible and has open views along this road to the north and south.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not form part of a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt here protects countryside uses as it encompasses a patchwork of arable fields that are interspersed with small patches of woodland. Key ecological habitats are provided by small ponds and stream corridors and a County Wildlife site.</p> <p>(12) The topography of DSR-70 is characterised by gently undulating agricultural (predominantly arable) fields that provide an open view to the urban edge of Epping to the south east. The topography and location relative to existing development does not prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		Strong – 5
<p>(14) The parcel adjoins the northwest boundary of the historic town of Epping.</p> <p>(15) During the 20th century, Epping was extended to accommodate commuters, to the north, west and south. Parcel DSR-070 mostly borders the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and/ or any heritage assets. The Green Belt land within parcel DSR-070 briefly</p>		

aligns with the historic core of Epping, east of Lindsey Street. The Green Belt land at the settlement boundary has helped maintain the strong open character of this area.

(16) The origins of Epping tracks back to Epping Upland, to the north western parcel boundary. In the mid-12th century the settlement was re-located to Epping Heath on Lindsay Street and gradually developed into a town to capitalise on the trade passing along the route from London to Cambridge. The open character of the Green Belt land, east of Lindsey Street, preserves the quality of the only remaining view between Epping Upland and Epping town. The removal of the Green Belt designation to the east of Lindsay Street will not necessarily harm the open setting of the Epping Conservation Area, however, it would eliminate the visual connection and long vistas shared between Epping and Epping Upland. The openness of the Green Belt here affords views of Epping's three towers which plot the route of the High Street (Victorian water tower, St John's Church tower, and the Civic Office tower), and Epping Upland Church can be seen in some views out of Epping. These views are an important aspect of the significance and setting of the town and its heritage assets.

(17) The removal of the Green Belt designation to the east of Lindsay Street will not necessarily harm the open setting of the Epping Conservation Area, however, it would eliminate the visual connection and long vistas shared between Epping and Epping Upland. The openness of the Green Belt here affords views of Epping's three towers which plot the route of the High Street (Victorian water tower, St John's Church tower, and the Civic Office tower), and Epping Upland Church can be seen in some views out of Epping. These views are an important aspect of the significance and setting of the town and its heritage assets.

Parcel DSR 071 – (Knighton Wood - Buckhurst Hill)		
Parcel Size: 38.17 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Relatively Strong	4
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		9
1. Check the unrestricted sprawl of large built-up areas		Relatively Strong – 4
<p>(1) The parcel consists of an area of isolated woodland, Knighton Wood (SSSI), surrounded by built development to the north, south east and west. The south boundary of parcel is formed by PRoW and administrative boundary between EFDC and LB Redbridge. The parcel is surrounded by existing built up area forming an unbroken stretch of development from Greater London to Loughton. It does act as a barrier to the sprawl of London.</p> <p>(2) There is a high level of containment with existing built development to north, east and south. The parcel does not form part of a wider network of GB parcels.</p> <p>(3) There are no boundary features of significance within parcel. The woodland functions as a single area.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not form part of, a gap or space between towns</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The woodland is considered countryside and provides an accessible and well used natural greenspace and ecological resource used for recreation / walking.</p> <p>(12) The land abuts the Buckhurst Hill, to the north, east and west, as well as the LB Redbridge, to the south. The parcel encompasses a relatively level topography that would not prevent encroachment of development, given the location.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 072 – (South of Harlow)		
Parcel Size: 573.9 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		10
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel acts as an effective barrier against the sprawl from Harlow.</p> <p>(2) The parcel is adjoins DSR-067 to the NW and DSR-073 to the northeast, together they form a wider network of parcels that provide a strategic barrier against the sprawl of Harlow.</p> <p>(3) Rye Hill Road at the northern boundary of the parcel provides a boundary consisting of a small road lined with hedgerows and some wood however it is not particularly a strong boundary.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here does protect countryside as it consists mostly of arable fields, which are lined with a network of mature hedgerows and small, linear belts of deciduous woodland. The narrow stream Cobbins Brook runs through the parcel and there are several ponds are scattered throughout the area. There is also an interconnected network of public footpaths across the area which connect to the Forest Way National Trail. There is a small area of allotment gardens, to the east of the settlement Epping Green.</p> <p>(12) The topography of the parcel encompasses slightly undulating plateau farmland. The topography in the area does not therefore prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment</p> <p>(13) There is no evidence of encroachment or urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>		

Parcel DSR 073 – (South of Harlow/West of J7 of M11)		
Parcel Size: 344.40 hectares		
Summary of Assessment		
Parcel's Contribution to the Purposes of the Green Belt		
1st GB Purpose	Strong	5
2nd GB Purpose	No Contribution	0
3rd GB Purpose	Strong	5
4th GB Purpose	No Contribution	0
Total		10
1. Check the unrestricted sprawl of large built-up areas		Strong – 5
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow. The majority of north boundary) adjoins Harlow and area of undesignated green space to the east of Rye Hill Road.</p> <p>(2) The parcel does contribute as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. Parcel adjoins DSR-053 to the east and parcel DSR-062 to the west. The parcels are relatively open and border the urban edge of Harlow, to provide a strategic barrier preventing the east and southern sprawl of Harlow.</p> <p>(3) The A414 at the eastern boundary is a strong defensible boundary as is the ridgeline to the south and to lesser extent Rye Hill Road on the western boundary of the parcel. The northern boundary adjoins Harlow boundary and there is little in the way of physical defensible boundaries on the edge of Harlow. Latton Common Road currently acts as boundary to the growth of Harlow at the northeast of the parcel however it is not particularly defensible. Development has already breached Commonsides Road and Long Wood Road. Rundell's Grove (south of Latton Common) acts as quite a good defensible boundary however is not particularly linear.</p>		
2. Prevent neighbouring towns merging into one another		No Contribution – 0
<p>(4) The parcel does not form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>		
3. Assist in safeguarding the countryside from encroachment		Strong – 5
<p>(11) The Green Belt designation here protects countryside uses. The parcel consists mostly of farmland, with a large block of woodland towards the north-eastern boundary and a few PRowS that run through the centre.</p> <p>(12) The topography gradually slopes, culminating in a ridge at Rye Hill. This is one of the highest points in the District and facilitates open views to the edge of Harlow, to the north. This topography does prevent encroachment however as there is considerable undeveloped land between Harlow and the ridge.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>		
4. To preserve the special character of historic towns		No Contribution – 0

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|---|
| <p>(14) There are no historic towns within or adjacent to the parcel.
(15) See Question 14 above.
(16) See Question 14 above.
(17) See Question 14 above.</p> |
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