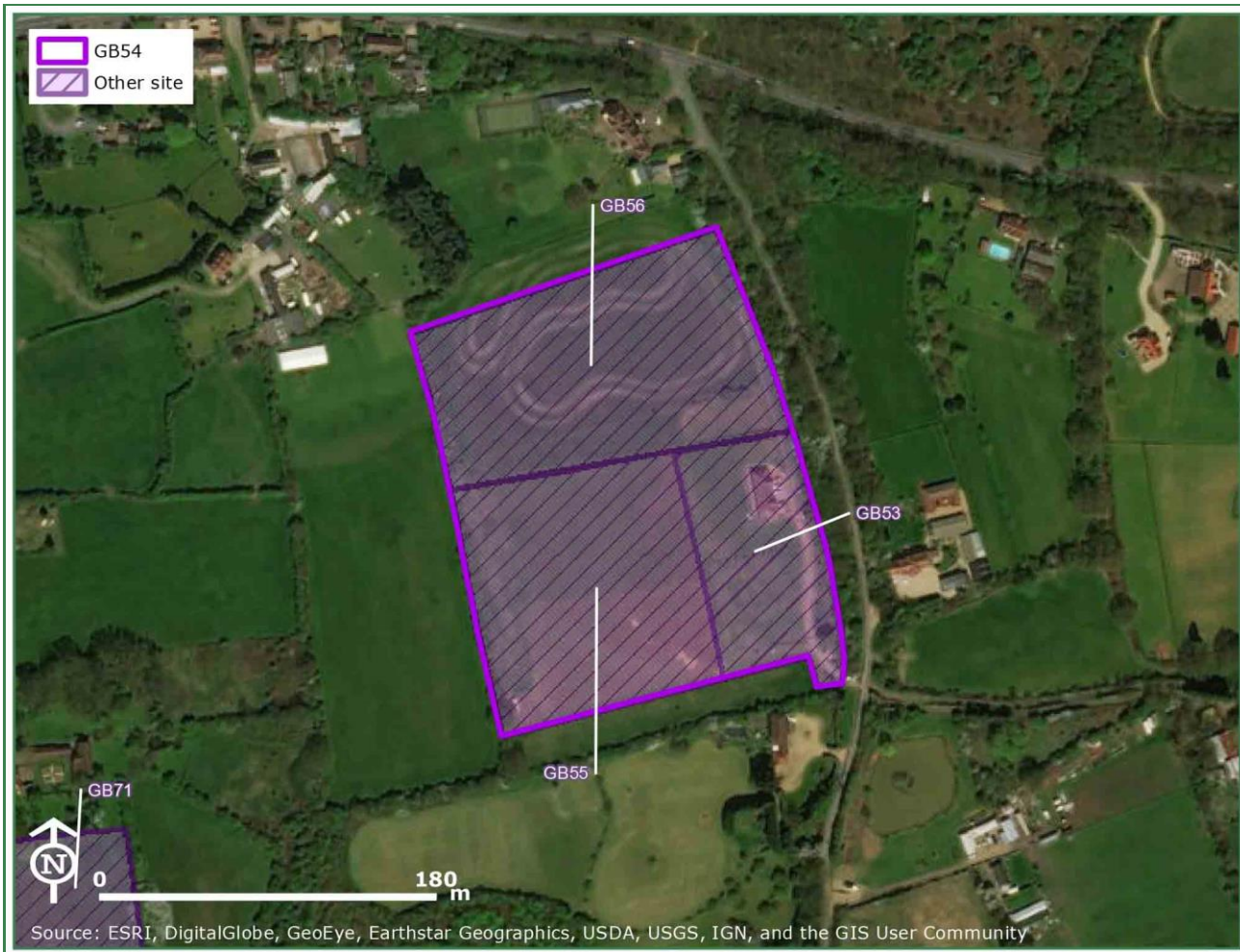
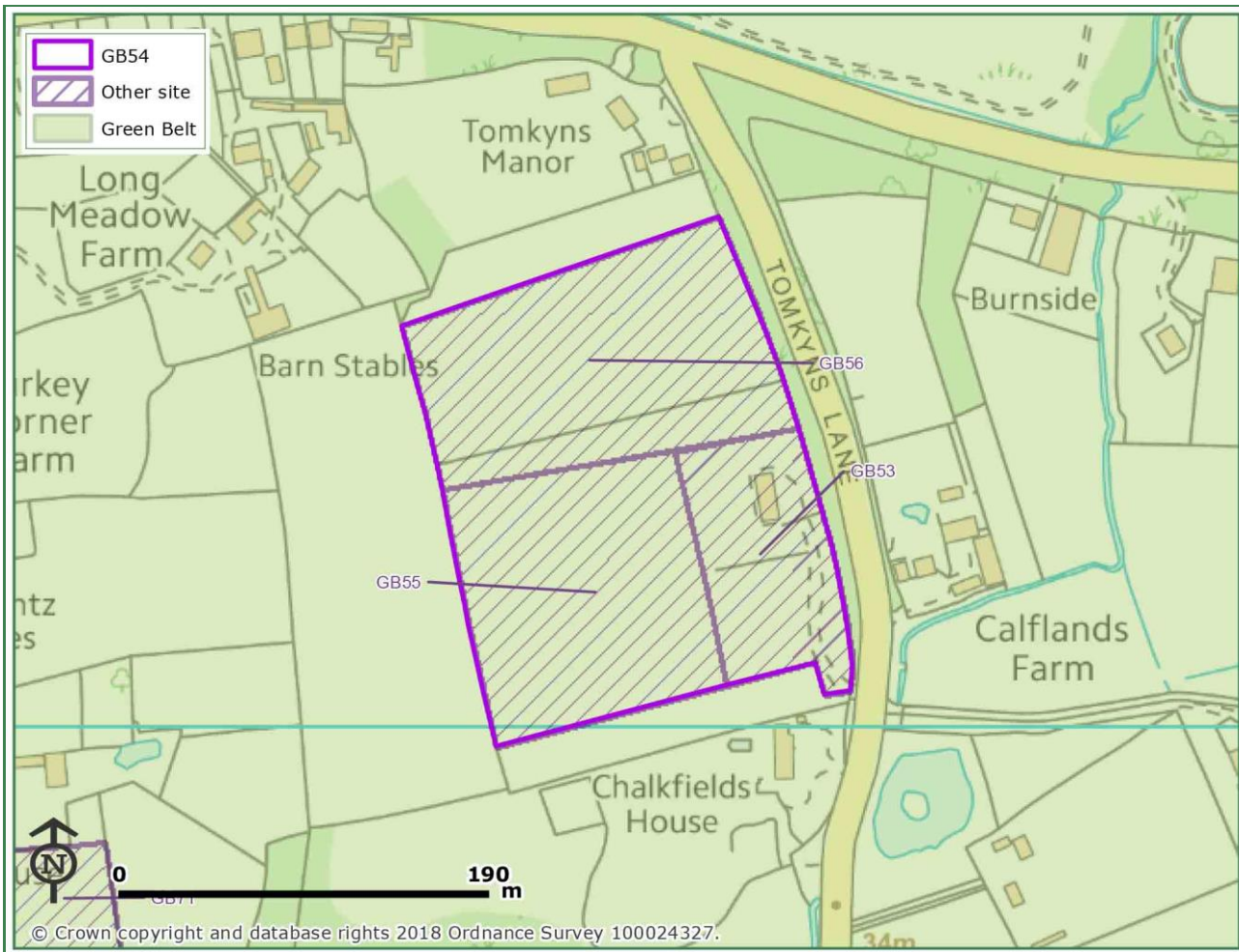


GB54 - Tomkyns Manor (Complete Site)

4.2ha





View of Site from the north-east

Site Description

The Site comprises agricultural fields and a barn, located in the open countryside approximately 1.3km to the east of Harold Wood.

Relationship Between Site, Settlement and Countryside

Thick hedgerow borders the eastern, southern and western edges of the Site whilst the northern boundary of the Site does not follow any physical features on the ground. Tomkyns Lane also runs along the eastern edge of the Site. The Site is characteristic of the open countryside and has a strong relationship with the rural fields located to its north and west.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P14)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The western half of the parcel adjoins the north eastern part of the Romford built up area at Harold Wood; the southern edge of the eastern part of the parcel extends close to the northern edge of the built up area at Cranham, although separated from it by the A127 and narrow area of land within the northern part of parcel 5. As such the parcel contributes to the containment of this outer edge of the Metropolitan built up area.
P2: Preventing the merger of neighbouring towns Slight/Negligible	The parcel makes a limited contribution to the separation of the north eastern edge of the Romford towns, which the western boundary adjoins at Harold Wood, from the south western edge of Brentwood which is some 2km from the north east edge of the parcel.
P3: Safeguarding the countryside from encroachment Paramount	The area has a generally strong rural character, although it does contain scattered development along roads and lanes. The mosaic of small fields and vegetation creates a distinctive landscape that the designation safeguards from encroachment (such as the piecemeal expansion of existing development and introduction of inappropriate uses within the small plots and small holdings)

Potential Alternative Green Belt Boundaries

The Site is located in open countryside washed over by Green Belt. As such, release of this Site would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this Site would constitute a weak boundary. It would lead to the creation of an inset area of development not linked to any existing settlement. There are no potential alternative Green Belt boundaries.

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

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

Purpose 2: The Site lies between the settlement of Harold Wood/Emerson Park and the south-western side of Brentwood. Due to the size of the Site and the distance between the settlements, development of this Site would not lead to the perception of the erosion of the gap between the settlements.

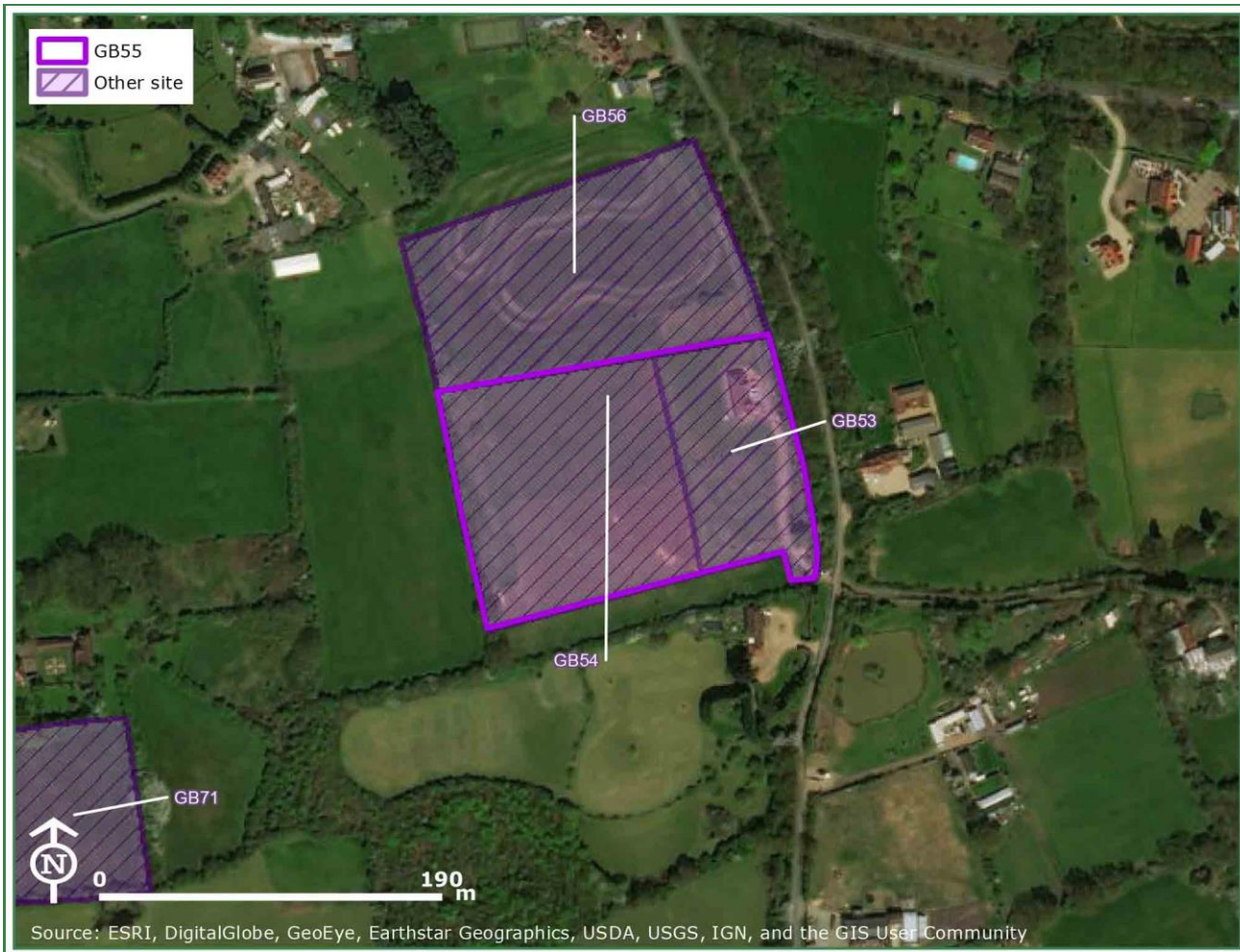
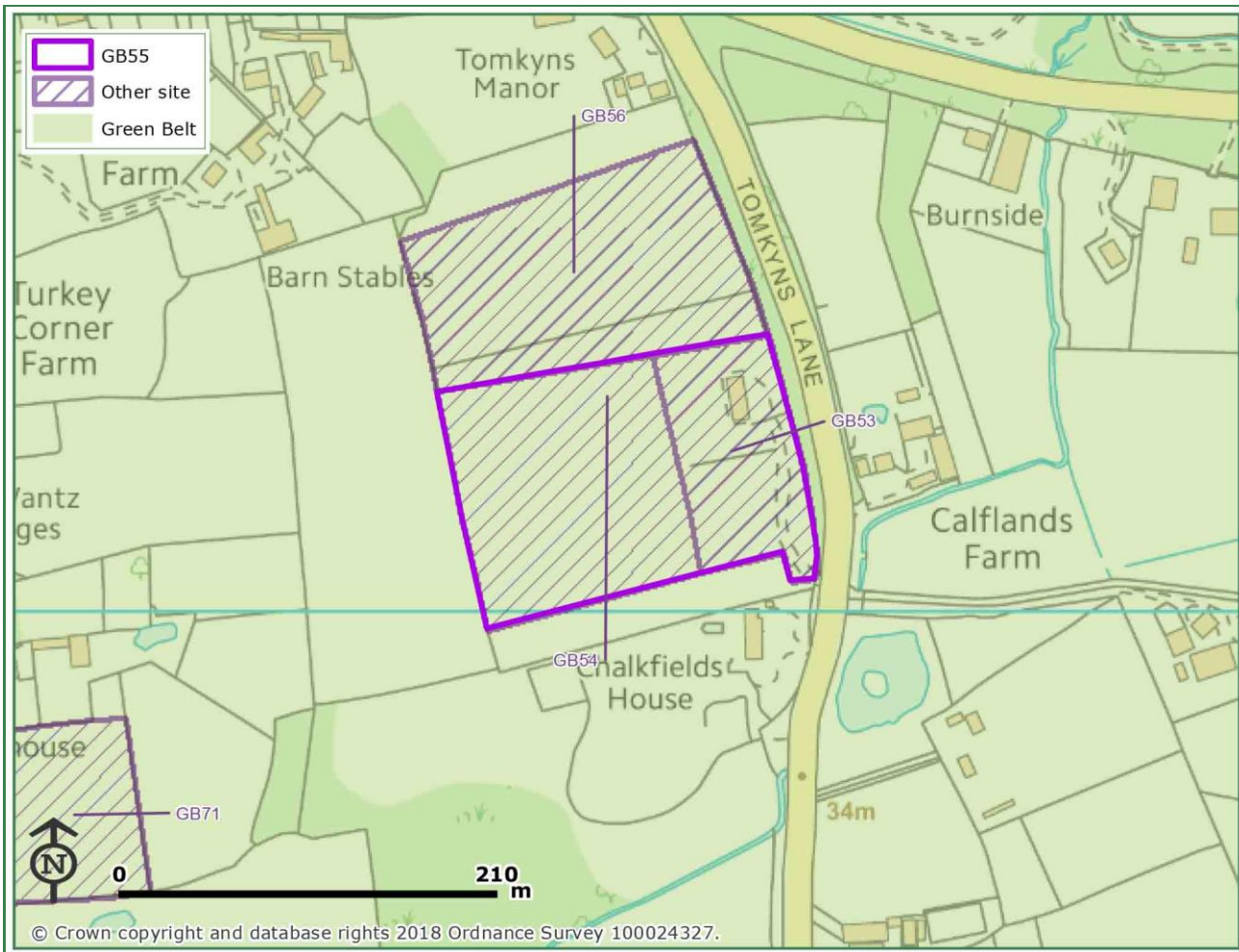
Purpose 3: The Site is rural in character and clearly displays the characteristics of the countryside. Development of the Site would lead to encroachment of the countryside.

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

Rating of Assessment of Harm for Release of Whole Site	High
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GB55 - Tomkyns Manor (South of Site)

2.4ha





View from Tomkyns Lane from the south-east of the Site

Site Description

The Site comprises small pasture fields and a barn, located in the open countryside approximately 1.4km to the east of Harold Wood.

Relationship Between Site, Settlement and Countryside

Thick hedgerow borders the entire Site, whilst Tomkyns Lane also runs along the eastern edge of the Site. The Site is characteristic of the open countryside and has a strong relationship with the rural fields located to its north and west.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P14)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The western half of the parcel adjoins the north eastern part of the Romford built up area at Harold Wood; the southern edge of the eastern part of the parcel extends close to the northern edge of the built up area at Cranham, although separated from it by the A127 and narrow area of land within the northern part of parcel 5. As such the parcel contributes to the containment of this outer edge of the Metropolitan built up area.
P2: Preventing the merger of neighbouring towns Slight/Negligible	The parcel makes a limited contribution to the separation of the north eastern edge of the Romford towns, which the western boundary adjoins at Harold Wood, from the south western edge of Brentwood which is some 2km from the north east edge of the parcel.
P3: Safeguarding the countryside from encroachment Paramount	The area has a generally strong rural character, although it does contain scattered development along roads and lanes. The mosaic of small fields and vegetation creates a distinctive landscape that the designation safeguards from encroachment (such as the piecemeal expansion of existing development and introduction of inappropriate uses within the small plots and small holdings)

Potential Alternative Green Belt Boundaries

The Site is located in open countryside washed over by Green Belt. As such, release of this Site would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this Site would constitute a weak boundary. It would lead to the creation of an inset area of development not linked to any existing settlement. There are no potential alternative Green Belt boundaries.

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

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

Purpose 2: The Site lies between the settlement of Harold Wood/Emerson Park and the south-western side of Brentwood. Due to the size of the Site and the distance between the settlements, development of this Site would not lead to the perception of the erosion of the gap between the settlements.

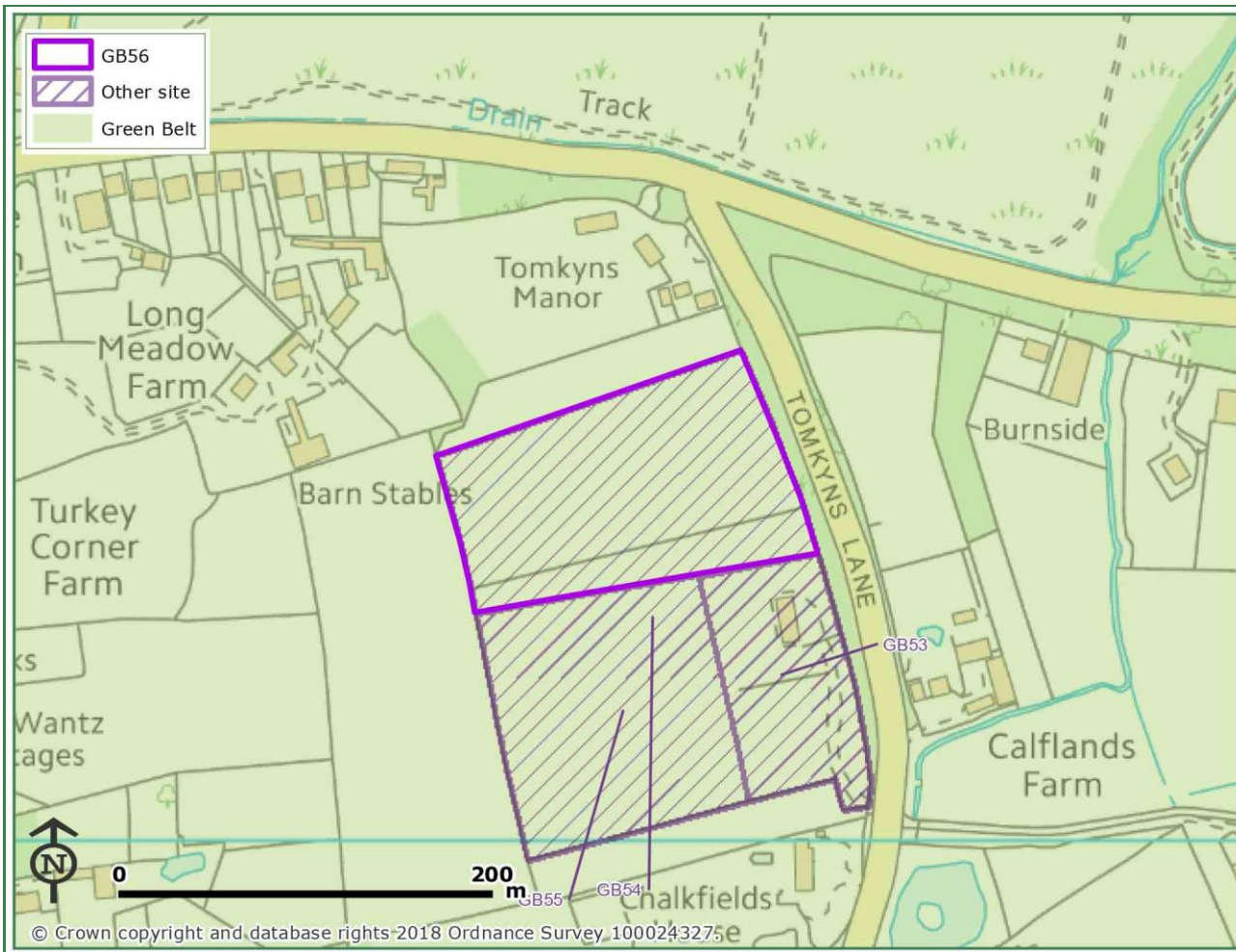
Purpose 3: The Site is rural in character and clearly displays the characteristics of the countryside. Development of the Site would lead to encroachment of the countryside.

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

Rating of Assessment of Harm for Release of Whole Site	High
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GB56 - Tomkyns Manor, (North of Site)

1.8ha





View of Site from the east

Site Description

The Site comprises an agricultural field, located in the open countryside approximately 1.3km to the east of Harold Wood.

Relationship Between Site, Settlement and Countryside

A hedgerow borders the eastern, southern and western edges of the Site whilst the northern edge of the Site does not follow any physical features on the ground. Tomkyns Lane also runs along the eastern edge of the Site. The Site is characteristic of the open countryside and has a strong relationship with the rural fields located to its north and west.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P14)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The western half of the parcel adjoins the north eastern part of the Romford built up area at Harold Wood; the southern edge of the eastern part of the parcel extends close to the northern edge of the built up area at Cranham, although separated from it by the A127 and narrow area of land within the northern part of parcel 5. As such the parcel contributes to the containment of this outer edge of the Metropolitan built up area.
P2: Preventing the merger of neighbouring towns Slight/Negligible	The parcel makes a limited contribution to the separation of the north eastern edge of the Romford towns, which the western boundary adjoins at Harold Wood, from the south western edge of Brentwood which is some 2km from the north east edge of the parcel.
P3: Safeguarding the countryside from encroachment Paramount	The area has a generally strong rural character, although it does contain scattered development along roads and lanes. The mosaic of small fields and vegetation creates a distinctive landscape that the designation safeguards from encroachment (such as the piecemeal expansion of existing development and introduction of inappropriate uses within the small plots and small holdings)

Potential Alternative Green Belt Boundaries

The Site is located in open countryside washed over by Green Belt. As such, release of this Site would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this Site would constitute a weak boundary. It would lead to the creation of an inset area of development not linked to any existing settlement. There are no potential alternative Green Belt boundaries.

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

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

Purpose 2: The Site lies between the settlement of Harold Wood/Emerson Park and the south-western side of Brentwood. Due to the size of the Site and the distance between the settlements, development of this Site would not lead to the perception of the erosion of the gap between the settlements.

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

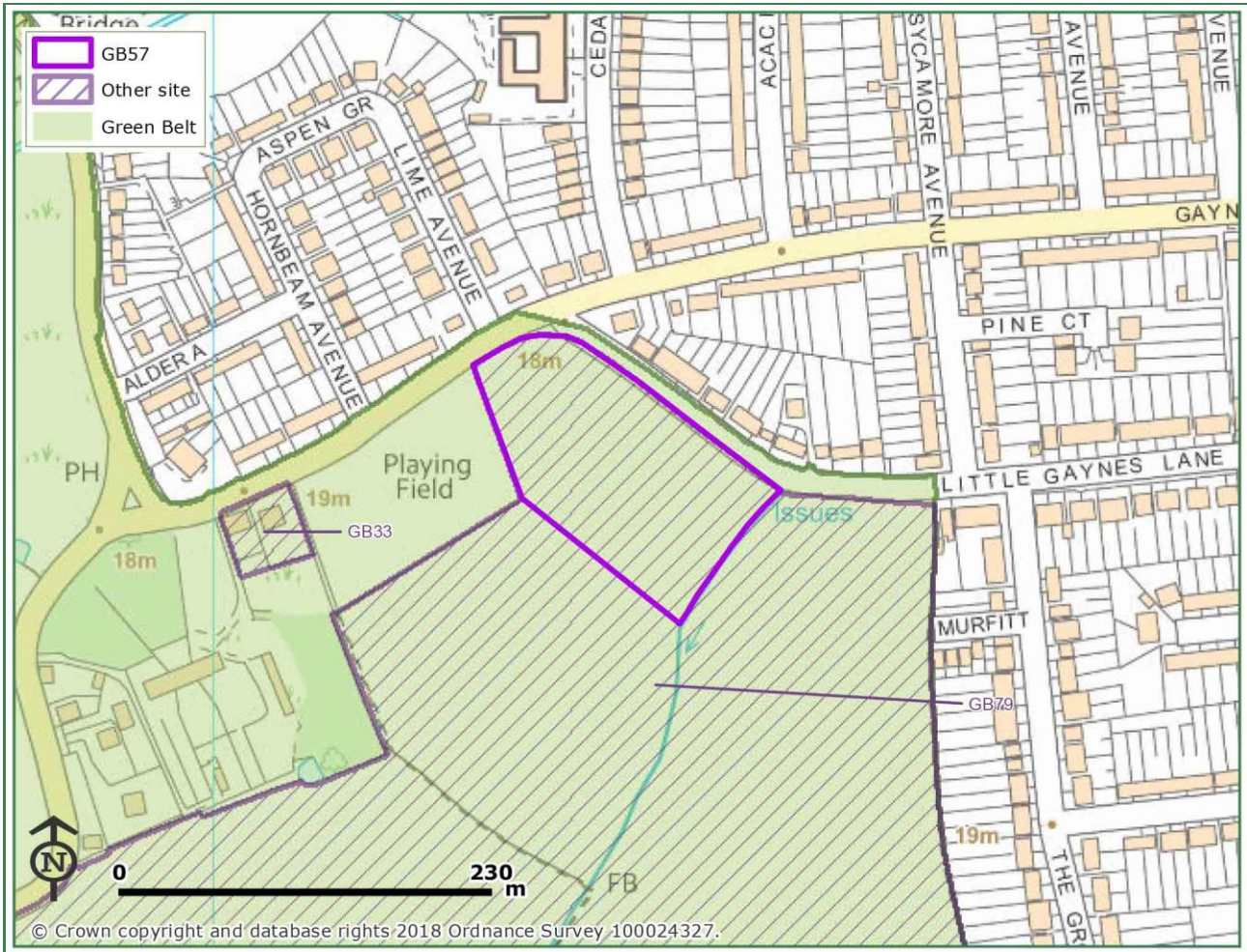
Release of this Site from the Green Belt would result in the creation of a weak Green Belt boundary. Its release could also weaken the Green Belt contribution of neighbouring undeveloped land around the Site by encroaching on the open countryside. The harm to the Green Belt resulting from release of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

Rating of Assessment of Harm for Release of Whole Site

High

GB57 - Little Gaynes Lane, Upminster

1.7ha





View looking south from Little Gaynes Lane

Site Description

The Site comprises agricultural land, located on the south western edge of the inset settlement of Upminster.

Relationship Between Site, Settlement and Countryside

The northern edge of the Site is bounded by Little Gaynes Lane, with residential properties located beyond this road. The north western edge of the Site is bound by a fence while the eastern edge of the Site is bound by a fence and a stream. These provide some separation between the Site and the wider countryside. The southwest boundary of the Site does not follow any physical features and overall the Site is open and strongly associated with the wider countryside to the south.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P4)
P1: Checking the unrestricted sprawl of large, built-up areas	The parcel provides strong containment of the easterly and southerly expansion of the Romford built up area and the northern expansion of the built up area at Rainham.
Paramount	
P2: Preventing the merger of neighbouring towns	The country park and Ingrebourne valley provide a strong level of constraint to the expansion of Romford (at South Hornchurch) and northern side of Rainham. The Green Belt designation fulfils a supporting role in preventing expansion that could lead to merging of these parts of the Romford towns in this area (although they are already connected to the south). Land within the rest of the parcel provides no real contribution to the purpose due to the considerable separation between the Romford towns and South Ockendon and the Thurrock towns to the south east.
Slight/Negligible	
P3: Safeguarding the countryside from encroachment	The country park and Ingrebourne corridor in the western part of the parcel prevents encroachment of development along the adjoining edge of Hornchurch. In the rest of the parcel the designation provides a strong level of protection to varied and quite rural areas of countryside. Designation also provides a constraint to further encroachment of existing inappropriate development at the farmsteads.
Major	

Potential Alternative Green Belt Boundaries

Little Gaynes Lane represents a relatively strong existing Green Belt boundary. Release of the Site would lead to the creation of a weaker Green Belt boundary, as defined by the fence and stream along the northwest and east of Site respectively, and no existing defined boundary to the south. There are no suitable alternative boundaries.

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

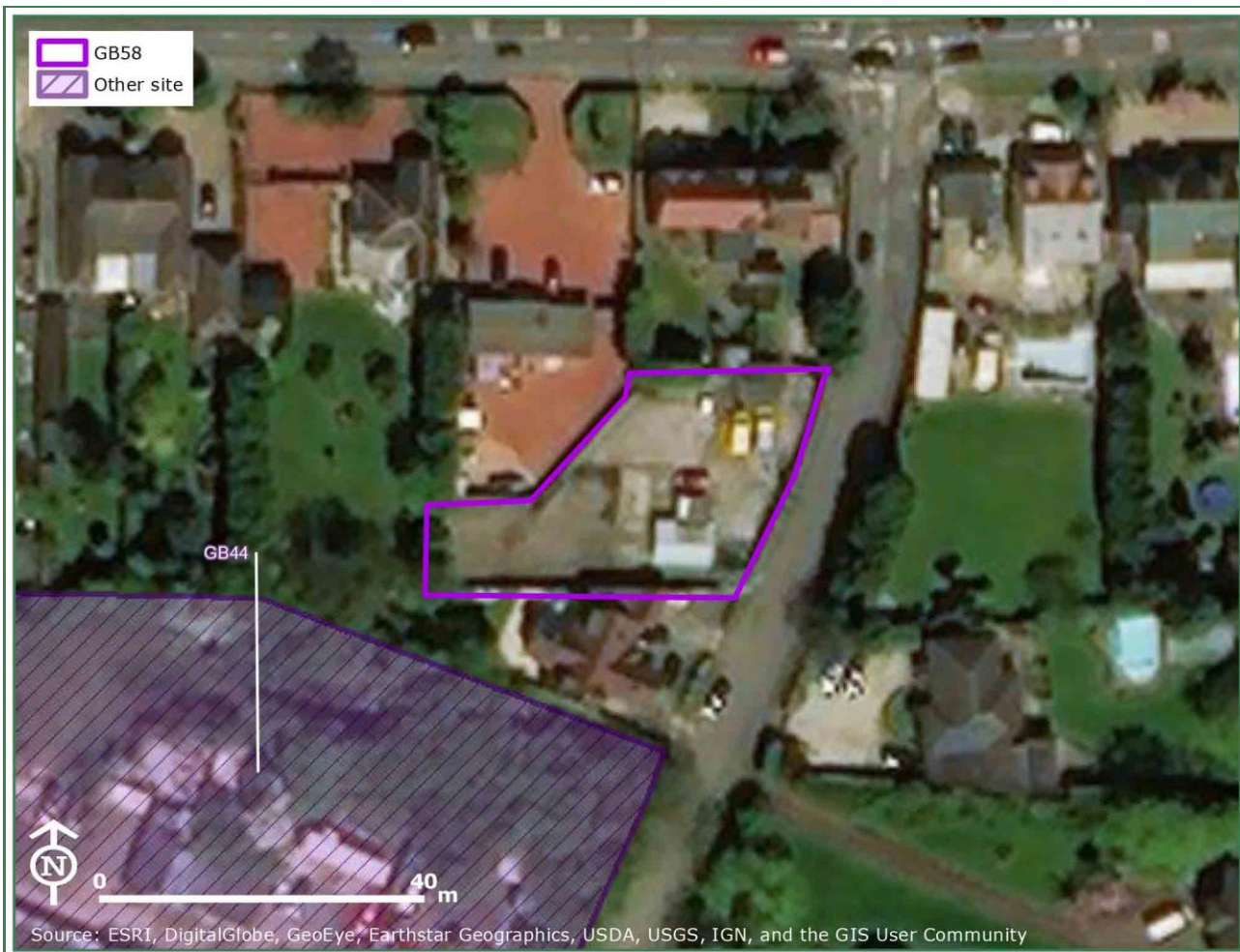
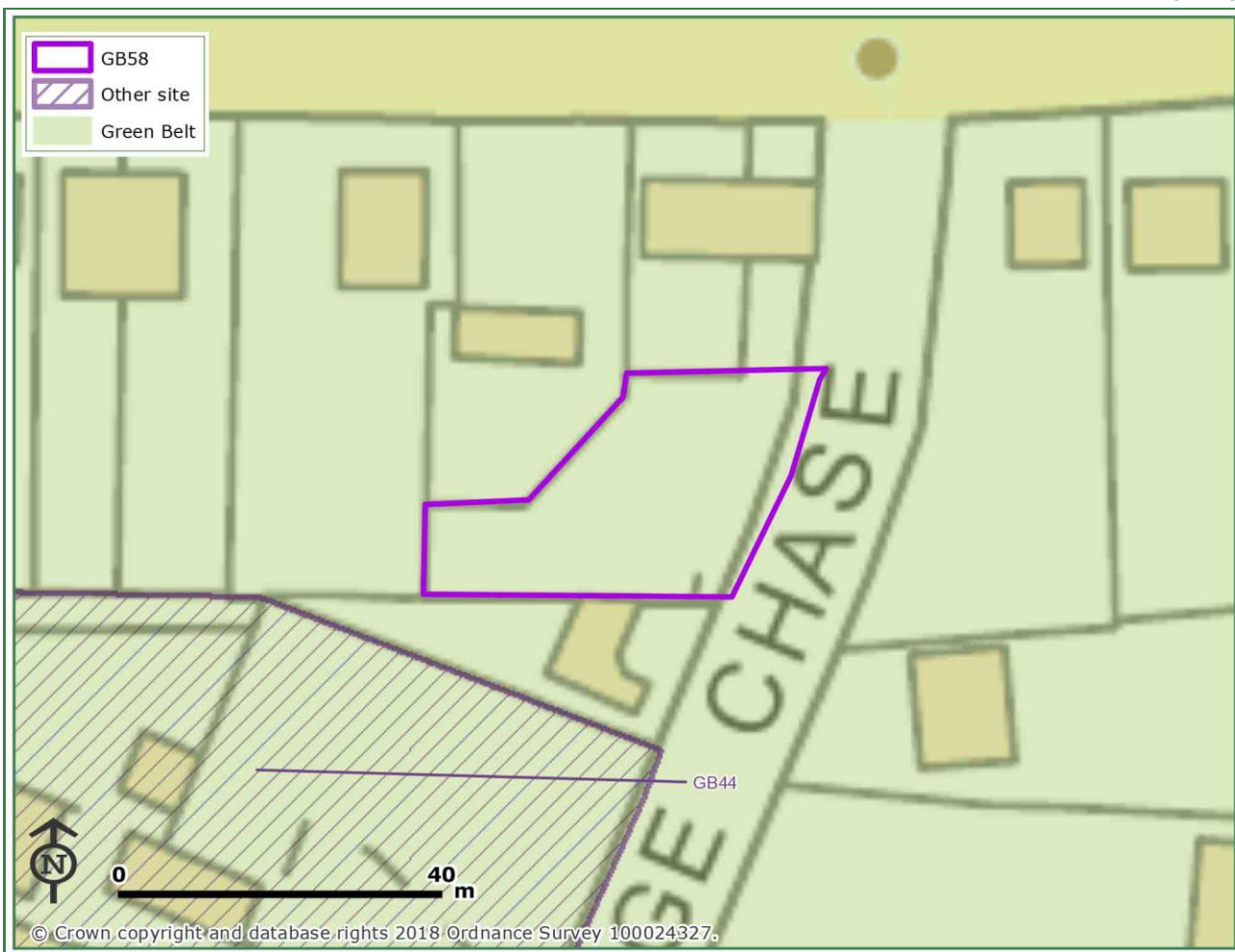
- Purpose 1:** The Site lies adjacent to the large built-up area of Havering but relates to the wider countryside – development would represent expansion of the large built-up area into the open countryside.
- Purpose 2:** The Site lies between the settlements of Upminster and Rainham. The settlements are not in close proximity (over 2.5km away) and the release of the Site would not lead to any perception of narrowing the gap between them.
- Purpose 3:** The Site is rural in character and clearly displays the characteristics of the countryside, with limited urbanising influence from the adjacent roads and settlement edge to the north. Development of the Site would lead to the encroachment of the countryside.

Development of the Site would cause the neighbouring Green Belt land to the east to be enclosed by development on three sides and land to the west to be enclosed by development on two sides, weakening the land’s contribution to the Green Belt. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

Rating of Assessment of Harm for Release of Whole Site	Moderate High
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GB58 - Rear of 74 Lower Bedfords Road

0.1ha





View of Site's eastern Boundary from Risebridge Chase

Site Description

Located on the eastern edge of a washed over part of Collier Row, the Site comprises an area of hardstanding that contains some stationary vehicles and metal sheds.

Relationship Between Site, Settlement and Countryside

The Site directly adjoins residential dwellings and their back gardens/yards to the north, south and west. Risebridge Chase Road adjoins the Site to the east, beyond which lies some more residential dwellings. The built development within the Site and its containment on either side means that it has a much stronger association with the urban area than with the countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P17)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	Whilst the parcel is contained on three sides by existing development the land does constrain the outward growth of these areas into an area that provides clear separation between the adjoining parts of the built up area and where development may be perceived as sprawl, although the A127 which cuts across the southern part would act as a northern limit to any development within that part consequently containing the perception of unlimited growth. There are other significant designations and land uses that also act as a constraint to development.
P2: Preventing the merger of neighbouring towns Major	The parcel contributes to this purpose as it provides clear separation between the towns of Collier Row and Harold Hill.
P3: Safeguarding the countryside from encroachment Moderate	The parcel possesses some countryside qualities. Although much of the parcel is modified by golf course development this use is consistent with the objective of enhancing the beneficial use of land within the Green Belt

Potential Alternative Green Belt Boundaries

The Site is located within an area of existing development washed over by the Green Belt. If the Site was to be released from the Green Belt, consideration would need to be given to the associated release of the adjacent areas within the Green Belt that have already been developed i.e. along Lower Bedfords Lane. Whilst the areas developed within the Green Belt do abut the inset settlement edge, release of these areas would weaken the existing Green Belt Boundary.

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

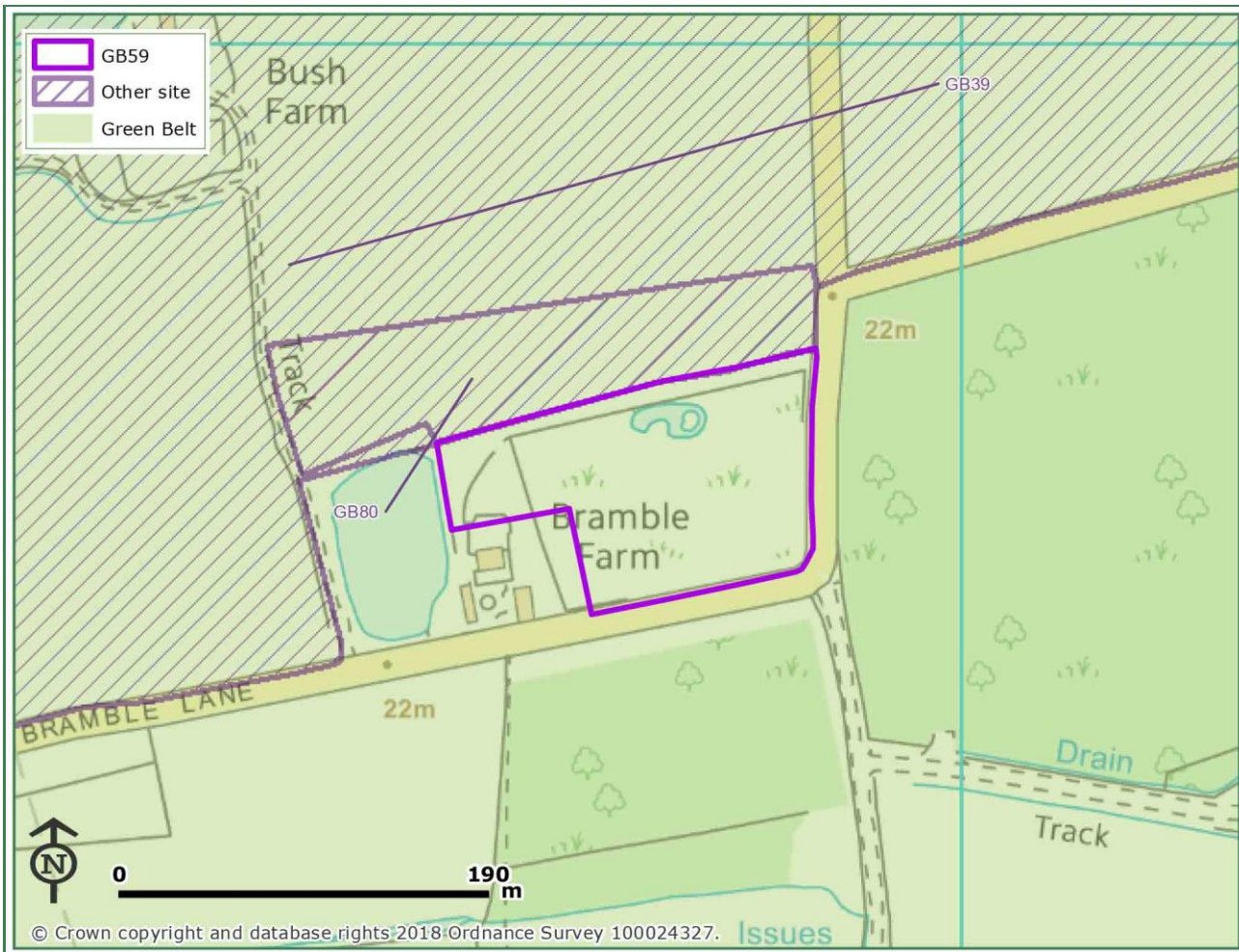
- Purpose 1:** The Site lies within the large built-up area of Havering. As such, the Site makes no contribution to preventing sprawl because it is entirely enclosed by existing development and also contains urbanising development itself.
- Purpose 2:** The Site forms part of the settlement of Collier Row within an area of developed Green Belt land that lies between Collier Hill and Harold Hill.
- Purpose 3:** The Site has an urban character and is no longer perceived to form part of the open countryside.

Whilst the Site itself makes little contribution to the Green Belt purposes, release of this Site would also require the release of adjacent built up areas designated as Green Belt (eg along Lower Bedford Road). Release of these combined areas would create a weaker Green Belt boundary. The harm to the Green Belt resulting from release of this Site in association with the adjacent developed areas would therefore be *Moderate – High*.

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

GB59 - Bramble Farm, Bramble Lane

1.7ha





View towards Site's southern boundary from Bramble Lane

Site Description

The Site comprises grassland with sporadic trees and small clusters of woodland associated with Bramble Farm. The Site is located approximately 1.3km south of the inset settlement of Upminster.

Relationship Between Site, Settlement and Countryside

The southern and eastern edges of the Site are bounded by Bramble Lane and the western edge is bounded by a lake. These provide some separation between the Site and the wider countryside to the south, west and east. To the southwest of the Site the buildings of Bramble Farm are present. Physical features are predominately absent at the northern edge of the Site, with only sporadic trees present providing limited separation between the Site and the wider countryside. The Site is open and strongly associated with the wider countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P6)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	<p>The north western part of the parcel adjoins the south eastern edge of the Romford built up area at Upminster; as such this part of the parcel acts to restrict the expansion of the built up area in this direction (although the two Conservation Areas that define much of the land within the edge of this parcel are a significant constraint in their own right). The parcel, in association with the eastern part of parcel 12 to the north, defines the eastern limit of the Metropolitan built up area and, as such, plays a particularly important role in containing the eastward expansion of the Metropolitan area (although the M25 to the east would provide a robust boundary to any further eastward expansion).</p>
P2: Preventing the merger of neighbouring towns Slight/Negligible	<p>Whilst the parcel lies between Upminster and South Ockendon within Thurrock the two towns are separated by a substantial gap (approx. 3km wide) within which lies the substantial barrier of the M25.</p>
P3: Safeguarding the countryside from encroachment Major	<p>Whilst there is evidence of some encroachment of inappropriate development within the parcel, the parcel has a predominantly rural character which is safeguarded by the designation.</p>

Potential Alternative Green Belt Boundaries

The Site is located within the Green Belt and is not adjacent to any inset settlements. Release of this Site would therefore lead to the creation of new inset development and new Green Belt boundaries. These boundaries would be relatively weak overall, as defined by Bramble Lane to the south and east, a Lake to the west, and no defined boundary to the north and southwest, with the exception of sporadic trees. It would lead to the creation of an inset area of development not linked to any existing settlement.

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

Purpose 1: The Site does not lie adjacent to the large built-up area of Having and is sufficiently distant from it (approximately 1.3km) to make no contribution to preventing urban sprawl.

Purpose 2: The Site lies between the settlements of Upminster and South Ockendon to the southeast. The settlements are not in close proximity (over 3km away) and the release of the Site would not lead to any significant perception of narrowing the gap between them.

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

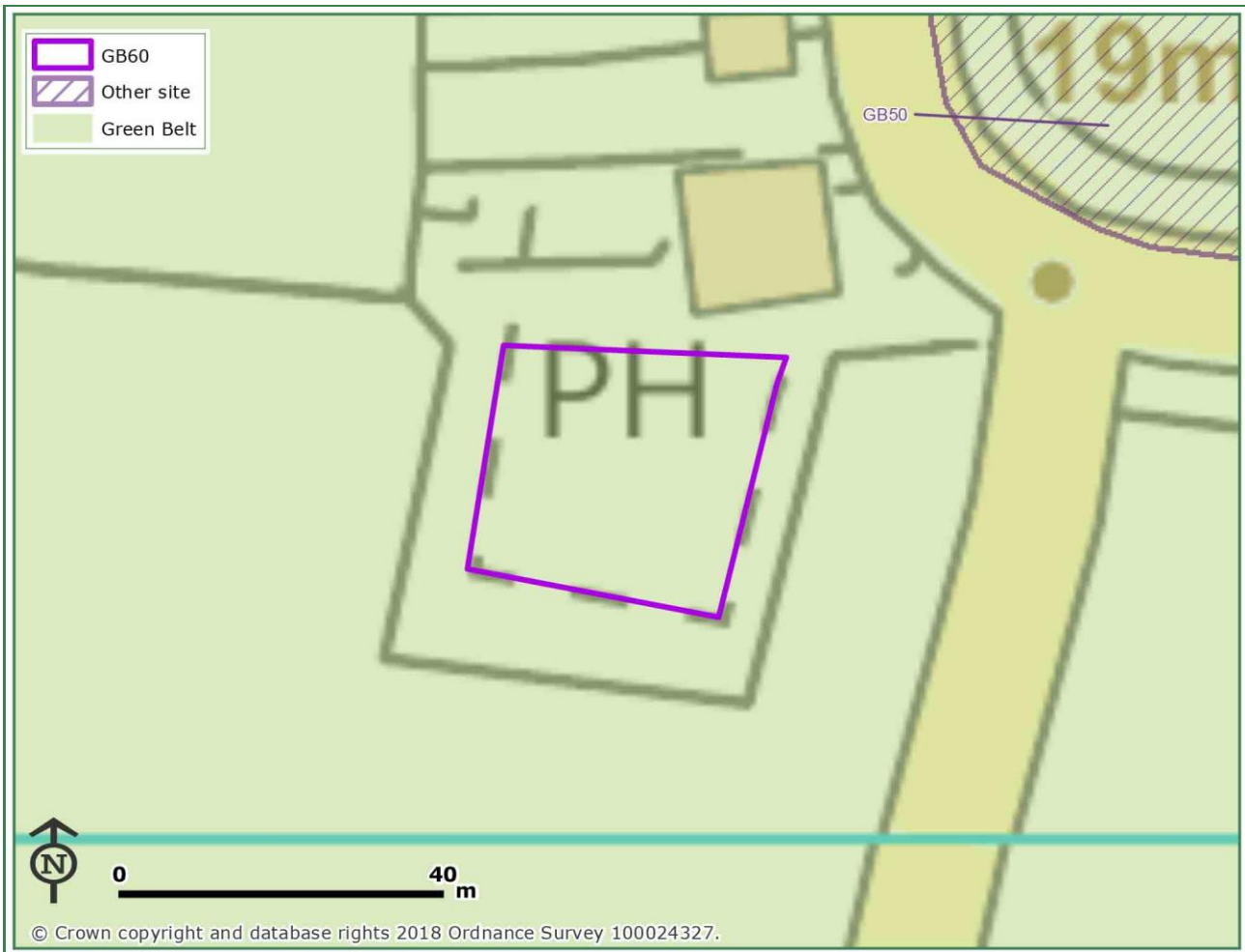
The Site is located more than 1.3km from any existing Green Belt boundaries. If released, this would lead to the creation of new inset development with relatively weak boundaries that would not represent a clear distinction between inset and washed-over settlement. Release of the Site could also affect the integrity of the surrounding Green Belt land, weakening its contribution to the Green Belt. The harm to the Green Belt resulting from release of this Site would therefore be *high*.

Rating of Assessment of Harm for Release of Whole Site

High

GB60 - Car Park White Hart House

0.1ha





View towards Site from Berwick Pond Road to the south-east

Site Description

This is a small Site that comprises a disused area of hardstanding, formerly used as a car park, located approximately 650m southeast of the inset settlement of Hornchurch and approximately 750m west of the inset settlement of Upminster.

Relationship Between Site, Settlement and Countryside

The south, east and west of the Site are contained by a grass verge and hedgerow, whilst the north of the Site is unconstrained and adjacent to residential properties. These provide limited separation between the Site and the wider countryside. The hardstanding present on the Site has an urbanising influence, however the Site is also associated with the surrounding countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P4)
P1: Checking the unrestricted sprawl of large, built-up areas	The parcel provides strong containment of the easterly and southerly expansion of the Romford built up area and the northern expansion of the built up area at Rainham.
Paramount	
P2: Preventing the merger of neighbouring towns	The country park and Ingrebourne valley provide a strong level of constraint to the expansion of Romford (at South Hornchurch) and northern side of Rainham. The Green Belt designation fulfils a supporting role in preventing expansion that could lead to merging of these parts of the Romford towns in this area (although they are already connected to the south). Land within the rest of the parcel provides no real contribution to the purpose due to the considerable separation between the Romford towns and South Ockendon and the Thurrock towns to the south east.
Slight/Negligible	
P3: Safeguarding the countryside from encroachment	The country park and Ingrebourne corridor in the western part of the parcel prevents encroachment of development along the adjoining edge of Hornchurch. In the rest of the parcel the designation provides a strong level of protection to varied and quite rural areas of countryside. Designation also provides a constraint to further encroachment of existing inappropriate development at the farmsteads.
Major	

Potential Alternative Green Belt Boundaries

Release of this Site would lead to the creation of new inset development and new Green Belt boundaries not linked to any existing settlement. These boundaries would be weak, as defined by grass verges and hedgerows to the south, east and west of Site and residential properties to the north.

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

Purpose 1: The Site makes no contribution to preventing sprawl because it does not lie adjacent to the large built-up area of Havering, is small in size and contains hardstanding.

Purpose 2: The Site is small, contains hardstanding and is adjacent to existing development, therefore it does not play any role in preventing the merging or erosion of the visual and physical gap between Hornchurch and Upminster.

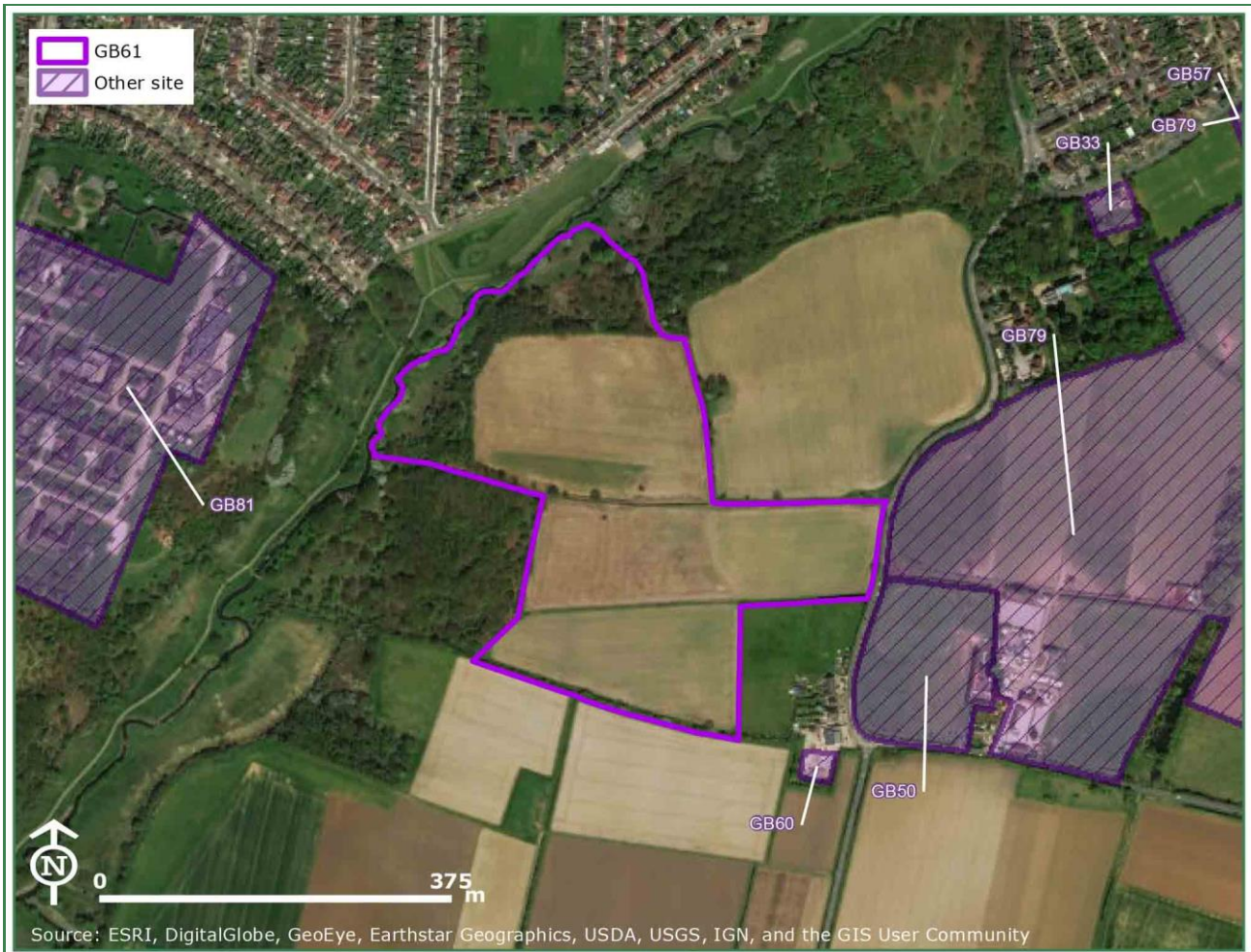
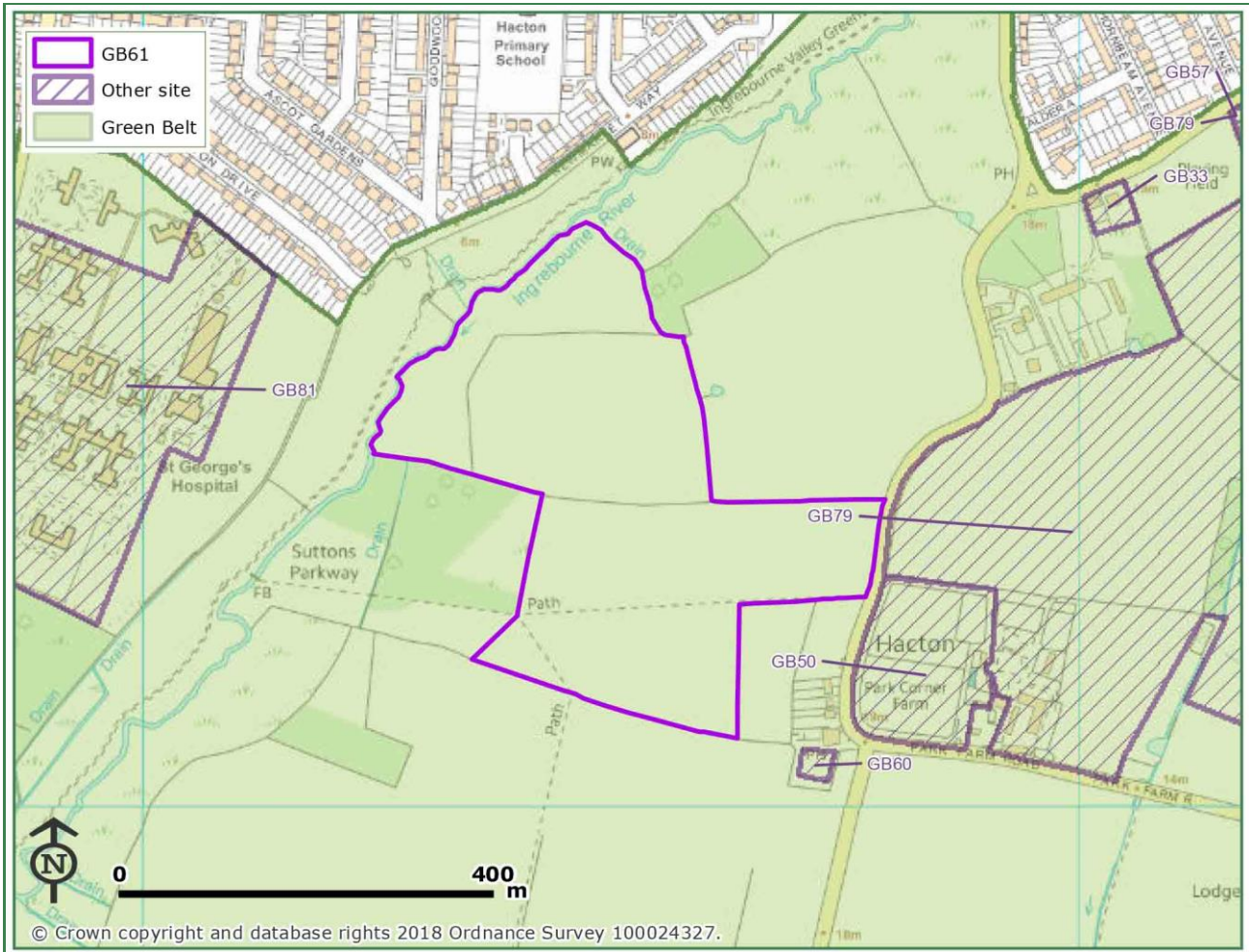
Purpose 3: The Site is small and contains hardstanding. It makes no contribution to safeguarding the countryside from encroachment.

The Site is located more than 650m from any existing Green Belt boundaries. If released, this would lead to the creation of new inset development with weak boundaries separate from the existing urban edge. This would call into question the justification for retaining the washed over status of the adjacent development. Release of the Site would also affect the integrity of the surrounding Green Belt land, weakening its contribution to the Green Belt. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site	High
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GB61 - Land at Hacton Lane

13.7ha





View of Site looking west from Hacton Lane

Site Description

The Site comprises agricultural fields and a band of woodland, located approximately 50m from the south western edge of the inset settlement of Hornchurch.

Relationship Between Site, Settlement and Countryside

The northwest of the Site is bound by the Ingrebourne River, the far east of the Site is bound by Hacton Lane and the southwest and northeast of the Site bound by blocks of woodland. These provide separation between the Site and the wider countryside. The majority of the northeast, southeast and south of Site are bound by hedgerow, providing limited separation between the Site and the wider countryside. The Site is open and strongly related to the surrounding countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P4)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The parcel provides strong containment of the easterly and southerly expansion of the Romford built up area and the northern expansion of the built up area at Rainham.
P2: Preventing the merger of neighbouring towns Slight/Negligible	The country park and Ingrebourne valley provide a strong level of constraint to the expansion of Romford (at South Hornchurch) and northern side of Rainham. The Green Belt designation fulfils a supporting role in preventing expansion that could lead to merging of these parts of the Romford towns in this area (although they are already connected to the south). Land within the rest of the parcel provides no real contribution to the purpose due to the considerable separation between the Romford towns and South Ockendon and the Thurrock towns to the south east.
P3: Safeguarding the countryside from encroachment Major	The country park and Ingrebourne corridor in the western part of the parcel prevents encroachment of development along the adjoining edge of Hornchurch. In the rest of the parcel the designation provides a strong level of protection to varied and quite rural areas of countryside. Designation also provides a constraint to further encroachment of existing inappropriate development at the farmsteads.

Potential Alternative Green Belt Boundaries

The Site is located in close proximity (within 50m) of the inset settlement of Hornchurch but is not contiguous with it. Therefore, release of the Site would form a new inset development within the Green Belt. Release of the Site would create relatively strong boundaries to the northwest, southwest, northeast and far east, as defined by the Ingrebourne River, Hacton Lane and blocks of woodland. However, weak boundaries would be formed along the majority of the northeast, southeast and south of the Site, as defined by hedgerow. Alternative stronger eastern boundaries could be formed along the length of Hacton Lane and northern boundary along the Gaynes Parkway woodland. The residential properties to the southeast and northeast of the Site would therefore then be encompassed within the inset development.

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

Purpose 1: The Site lies within approximately 50m of the large built-up area of Havering but relates to the wider countryside – development would represent expansion of the large built-up area into the open countryside.

Purpose 2: The Site forms part of the Green Belt gap that separates the settlements of Hornchurch/Upminster and Rainham. The Site plays a limited role in preventing the merging of the physical and visual gap between the settlements.

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

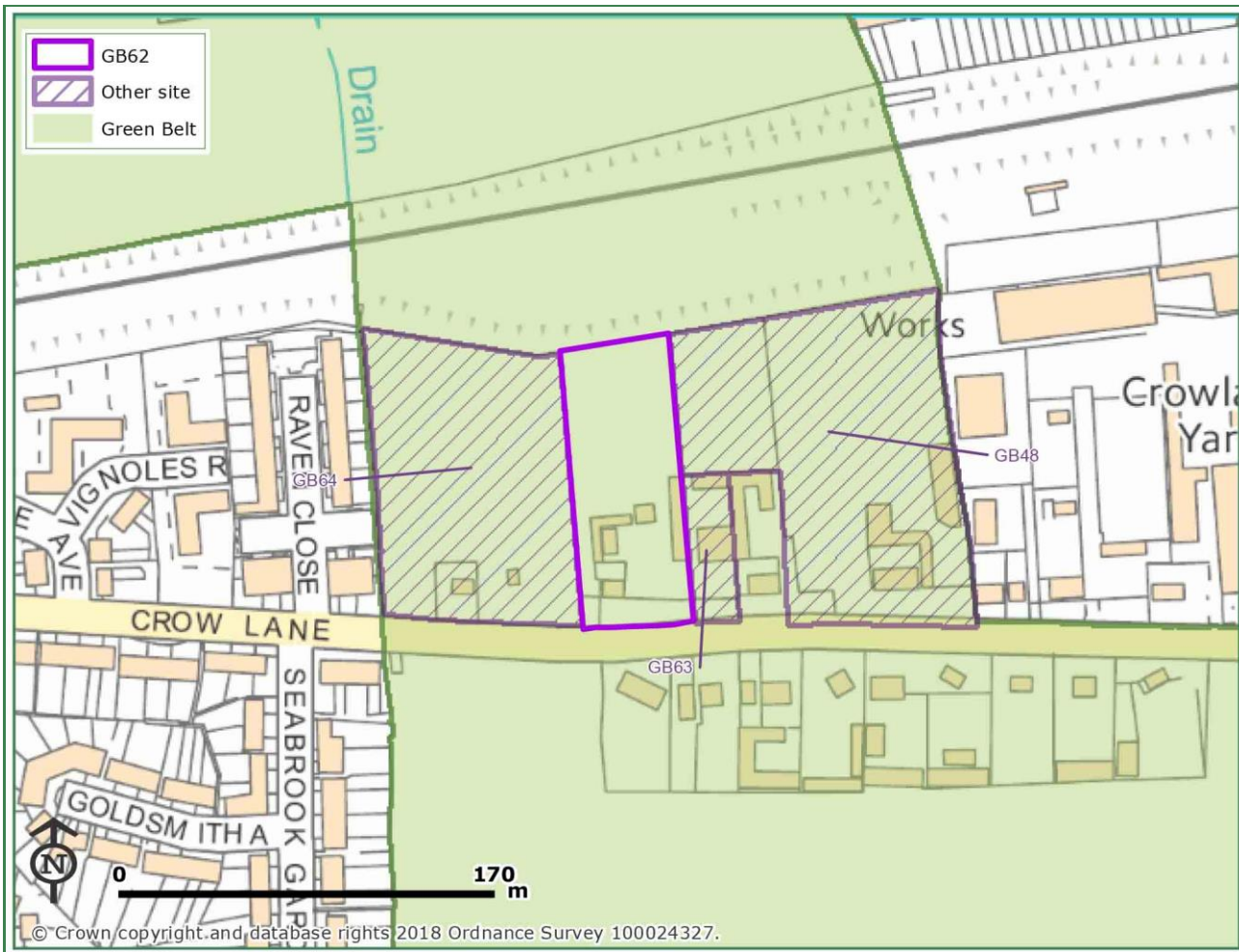
Development of the Site would cause the neighbouring Green Belt land to the northeast to be enclosed by development on three sides and Green Belt land to the northwest and east to be enclosed by development on two sides, weakening the performance of the surrounding Green Belt land in relation to purpose 3. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB62 - 198 Crow Lane

0.6ha





View towards Site from Crow Lane

Site Description

The Site is relatively small in size and comprises an area of hardstanding and buildings towards its southern portion. Towards the northern portion of the Site it is undeveloped with tree cover across much of it. The Site is located approximately 100m west of the inset settlement of Romford and less than 100m east of the inset settlement of Chadwell Heath.

Relationship Between Site, Settlement and Countryside

The Site is strongly contained to the east by an industrial area and to the north and west by tree cover. These, in addition to Crow Lane bounding the Site to the south and the residential properties beyond this, effectively contain the Site and separate it from the surrounding countryside. The existing development on the Site, the industrial area to the east and the close proximity of the residential dwellings to the south and of the neighbouring settlements to the Site mean that the Site is more strongly associated to the surrounding settlements than the countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P23)
<p>P1: Checking the unrestricted sprawl of large, built-up areas</p> <p>None</p>	<p>The parcel comprises an area varying in width (west/east) between 2.2km in the central part to 250m on the northern edge, and as narrow as 200m in a north/south direction, lying between the western edge of Romford and the east side of Dagenham at Chadwell Heath. The parcel makes no contribution to this purpose due to the fact that it is almost entirely enclosed by existing development, where there is already a perception of urban 'sprawl' and there is significant encroachment. Essentially the area comprises open space/recreational land within the urban area.</p>
<p>P2: Preventing the merger of neighbouring towns</p> <p>Slight/Negligible</p>	<p>The two towns are already almost entirely connected by existing development, and perceived to be connected. The parcel forms an open area that is contained within the built form of the towns and provides a negligible contribution to this purpose.</p>
<p>P3: Safeguarding the countryside from encroachment</p> <p>Slight/Negligible</p>	<p>The parcel does not contain countryside; it comprises recreational land and a cemetery and some development and therefore makes no contribution to this purpose, although it does prevent encroachment of development into this narrow area. Recreational uses are consistent with the objective of achieving the beneficial use of land within the Green Belt.</p>

Potential Alternative Green Belt Boundaries

The Site lies adjacent to an industrial area that has been built on the edge of Romford in the Green Belt. If this Site was to be released from the Green Belt, the Green Belt boundary should be revised to remove the entire industrial area including the Site, as well as the strip of woodland to the north between the industrial area and the railway line. The revised Green Belt boundary would then comprise of Crow Lane to the south, woodland to the west, and the railway line approximately to the north.

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

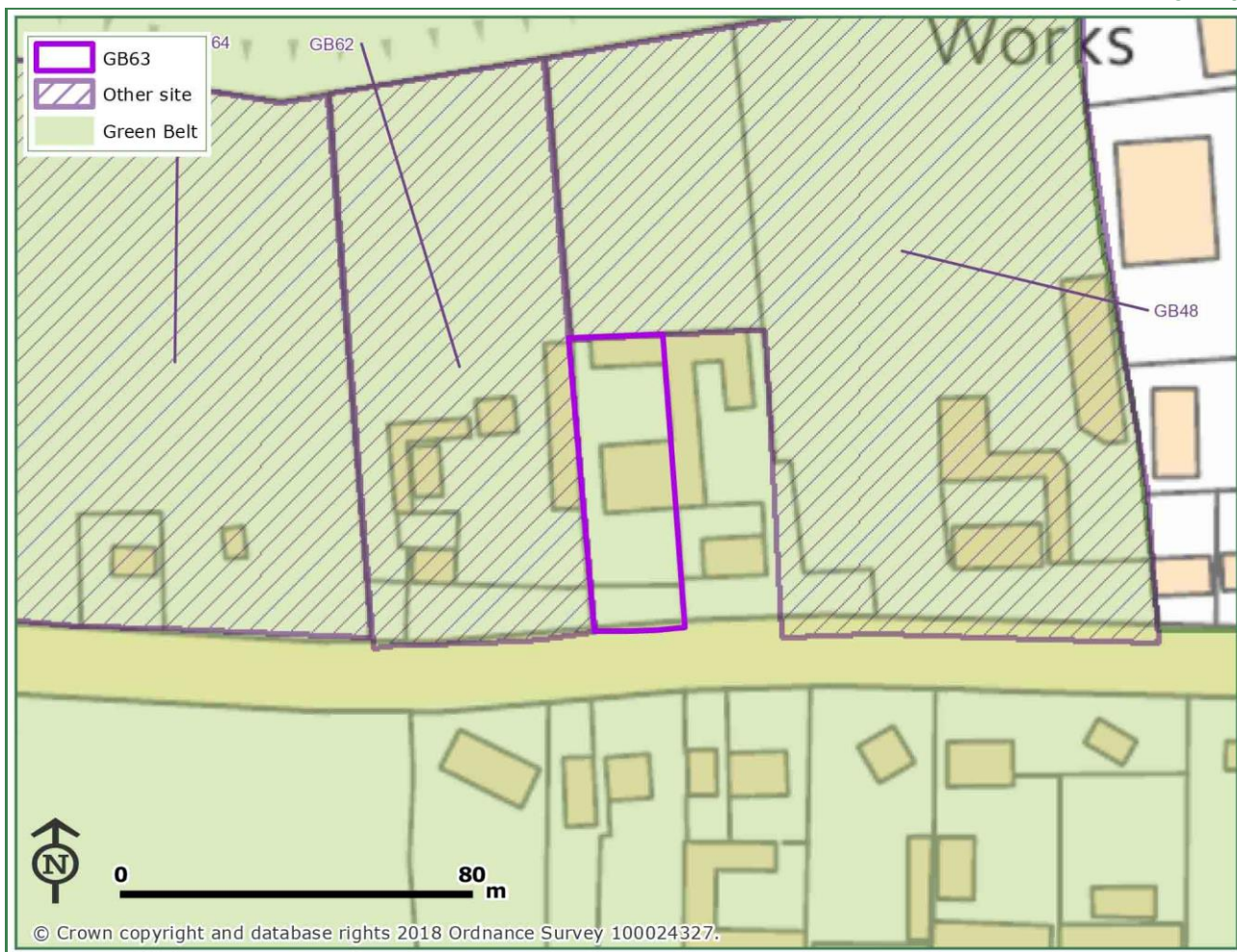
- Purpose 1:** The Site is located approximately 100m from the large built-up area of Havering and less than 100m from the large built-up area of Dagenham. As the south of the Site is developed and the remainder of Site well contained, the Site makes limited to no contribution to preventing urban sprawl of these settlements.
- Purpose 2:** The Site forms part of the critical gap between the inset settlements of Romford and Chadwell Heath, which are in close proximity (less than 300m). However, as the south of the Site is developed and the remainder of Site is well contained, the release of the Site would not lead to any significant perception of narrowing the gap between them.
- Purpose 3:** The Site is small, contained and the southern part developed. It makes little contribution to safeguarding the countryside from encroachment.

The Site relates strongly to the nearby built-up areas and release of the Site would not have an impact on the integrity of the adjacent Green Belt land due to existing development on Site and its containment. The harm to the Green Belt resulting from release of this Site would therefore be *low*.

Rating of Assessment of Harm for Release of Whole Site	Low
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GB63 - 188a Crow Lane

0.1ha





View towards Site from Crow Lane

Site Description

This is a small Site that comprises an area of hardstanding and buildings that appear to be in use as a scooter and car workshop. The Site is located approximately 100m west of the inset settlement of Romford and less than 100m east of the inset settlement of Chadwell Heath.

Relationship Between Site, Settlement and Countryside

The Site is contained by development to the north, east and west and to the south by Crow Lane, with residential and commercial properties beyond. These separate the Site from the surrounding countryside and have an urbanising influence. This, in addition to the existing development on the Site, mean that the Site is more strongly associated with the nearby settlements than the surrounding countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P23)
P1: Checking the unrestricted sprawl of large, built-up areas	The parcel comprises an area varying in width (west/east) between 2.2km in the central part to 250m on the northern edge, and as narrow as 200m in a north/south direction, lying between the western edge of Romford and the east side of Dagenham at Chadwell Heath. The parcel makes no contribution to this purpose due to the fact that it is almost entirely enclosed by existing development, where there is already a perception of urban 'sprawl' and there is significant encroachment. Essentially the area comprises open space/recreational land within the urban area.
None	
P2: Preventing the merger of neighbouring towns	The two towns are already almost entirely connected by existing development, and perceived to be connected. The parcel forms an open area that is contained within the built form of the towns and provides a negligible contribution to this purpose.
Slight/Negligible	
P3: Safeguarding the countryside from encroachment	The parcel does not contain countryside; it comprises recreational land and a cemetery and some development and therefore makes no contribution to this purpose, although it does prevent encroachment of development into this narrow area. Recreational uses are consistent with the objective of achieving the beneficial use of land within the Green Belt.
Slight/Negligible	

Potential Alternative Green Belt Boundaries

The Site forms part of an industrial area that has been built on the edge of Romford in the Green Belt. If this Site was to be released from the Green Belt, the Green Belt boundary should be revised to remove the entire industrial area including the Site, as well as the strip of woodland to the north between the industrial area and the railway line. The revised Green Belt boundary would then comprise of Crow Lane to the south, woodland to the west, and the railway line approximately to the north.

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

Purpose 1: The Site is located approximately 100m from the large built-up area of Havering and less than 100m from the large built-up area of Dagenham. As the Site is developed and well contained, the Site makes no contribution to preventing urban sprawl of these settlements.

Purpose 2: The Site forms part of the critical gap between the inset settlements of Romford and Chadwell Heath, which are in close proximity (less than 300m). However, as the Site is developed and well contained, the release of the Site would not lead to any significant perception of narrowing the gap between them.

Purpose 3: The Site is small, contained and developed. It makes no contribution to safeguarding the countryside from encroachment.

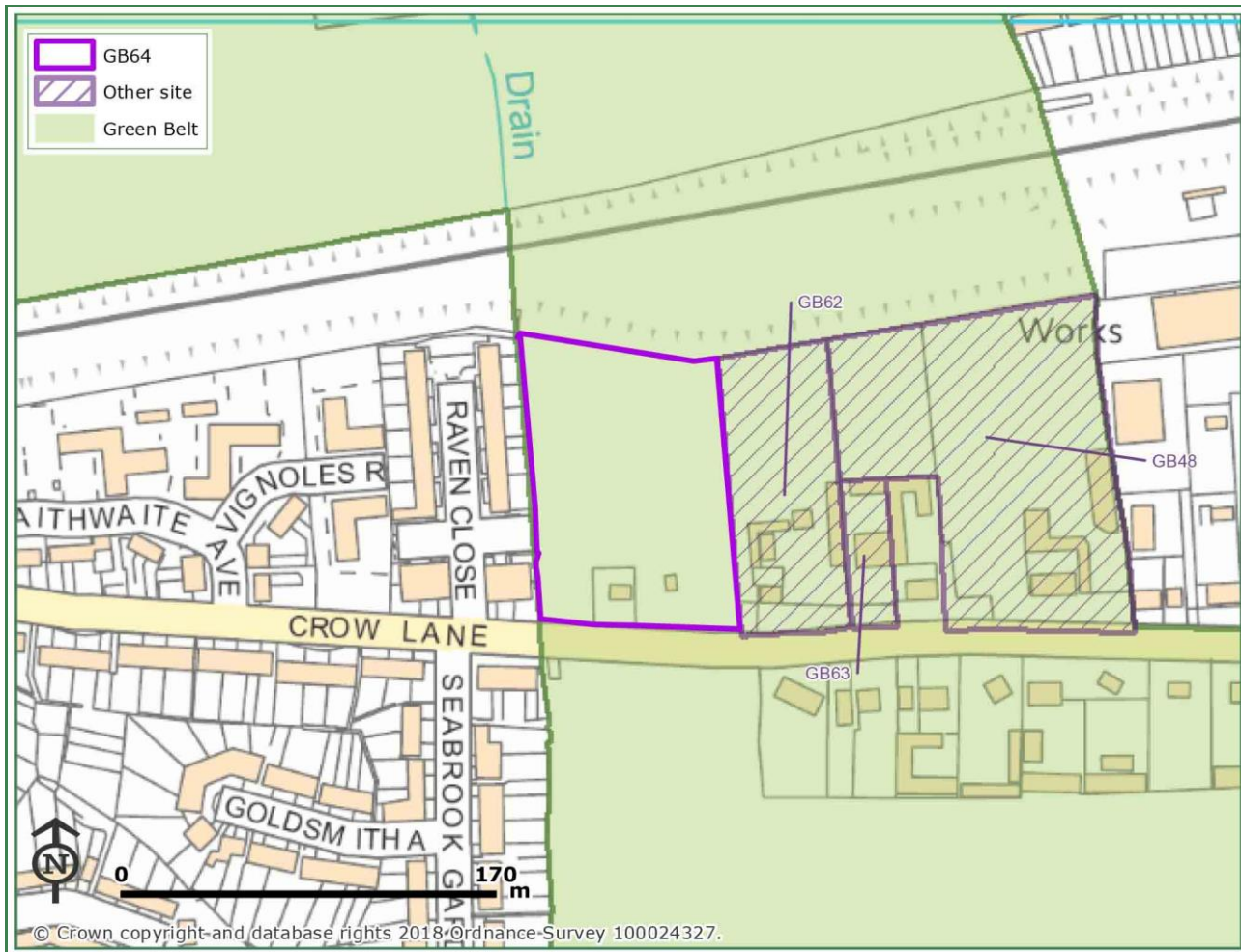
The Site relates strongly to the nearby built-up areas and release of the Site would not have an impact on the integrity of the adjacent Green Belt land due to existing development on the Site and its containment. The harm to the Green Belt resulting from release of this Site would therefore be *low*.

Rating of Assessment of Harm for Release of Whole Site

Low

GB64 - Land adjacent Raven Close

1.1ha





View towards Site from Crow Lane

Site Description

The Site is composed principally of scrub grassland, located on the eastern edge of the inset settlement of Chadwell Heath. There is one dwelling facing onto Crow Lane, on the central southern edge of the Site, and the land between this house and Chadwell Heath is hardstanding, currently used for car storage.

Relationship Between Site, Settlement and Countryside

The Site's east-west extent forms more than a third of the strip of Green Belt, less than 270m wide in total, that separates Chadwell Heath from Romford. It represents the most open section of this Green Belt strip, as most of the land to the east is hard surfacing occupied by commercial storage uses, but is nonetheless subject to significant urbanising influence from its surroundings, from which there is no clear distinction. There is little perception of openness from Crow Lane, which has washed-over but urbanising residential development along much of its southern side. A railway line, elevated and contained by tree cover, creates strong separation from Green Belt land to the north, and to the south Crow Lane separates the Site from Crowlands Heath Golf Course. Although the Green Belt widens both to the north and south, it still forms a relatively narrow gap between intervisible urban areas, with recreational uses that convey an urban fringe rather than countryside character.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P23)
P1: Checking the unrestricted sprawl of large, built-up areas	The parcel comprises an area varying in width (west/east) between 2.2km in the central part to 250m on the northern edge, and as narrow as 200m in a north/south direction, lying between the western edge of Romford and the east side of Dagenham at Chadwell Heath. The parcel makes no contribution to this purpose due to the fact that it is almost entirely enclosed by existing development, where there is already a perception of urban 'sprawl' and there is significant encroachment. Essentially the area comprises open space/recreational land within the urban area.
None	
P2: Preventing the merger of neighbouring towns	The two towns are already almost entirely connected by existing development, and perceived to be connected. The parcel forms an open area that is contained within the built form of the towns and provides a negligible contribution to this purpose.
Slight/Negligible	
P3: Safeguarding the countryside from encroachment	The parcel does not contain countryside; it comprises recreational land and a cemetery and some development and therefore makes no contribution to this purpose, although it does prevent encroachment of development into this narrow area. Recreational uses are consistent with the objective of achieving the beneficial use of land within the Green Belt.
Slight/Negligible	

Potential Alternative Green Belt Boundaries

The railway line and Crow Lane would form clear alternative boundaries to the north and south. The eastern edge is weaker, but no less so than the existing Green Belt boundary along the backs of houses on Raven Close.

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

Purpose 1: The Site's contribution to preventing urban sprawl is negligible, due to the extent of its containment by settlements that form part of the large, built-up area, and urbanising influences mean that there is little sense of this area forming part of the countryside.

Purpose 2: The Site's east-west extent forms more than a third of the strip of Green Belt, less than 270m wide in total, that separates Chadwell Heath from Romford. The small Site, although largely open, is contained between transport routes, Crow Lane and the railway, from which there is little perception of a settlement gap.

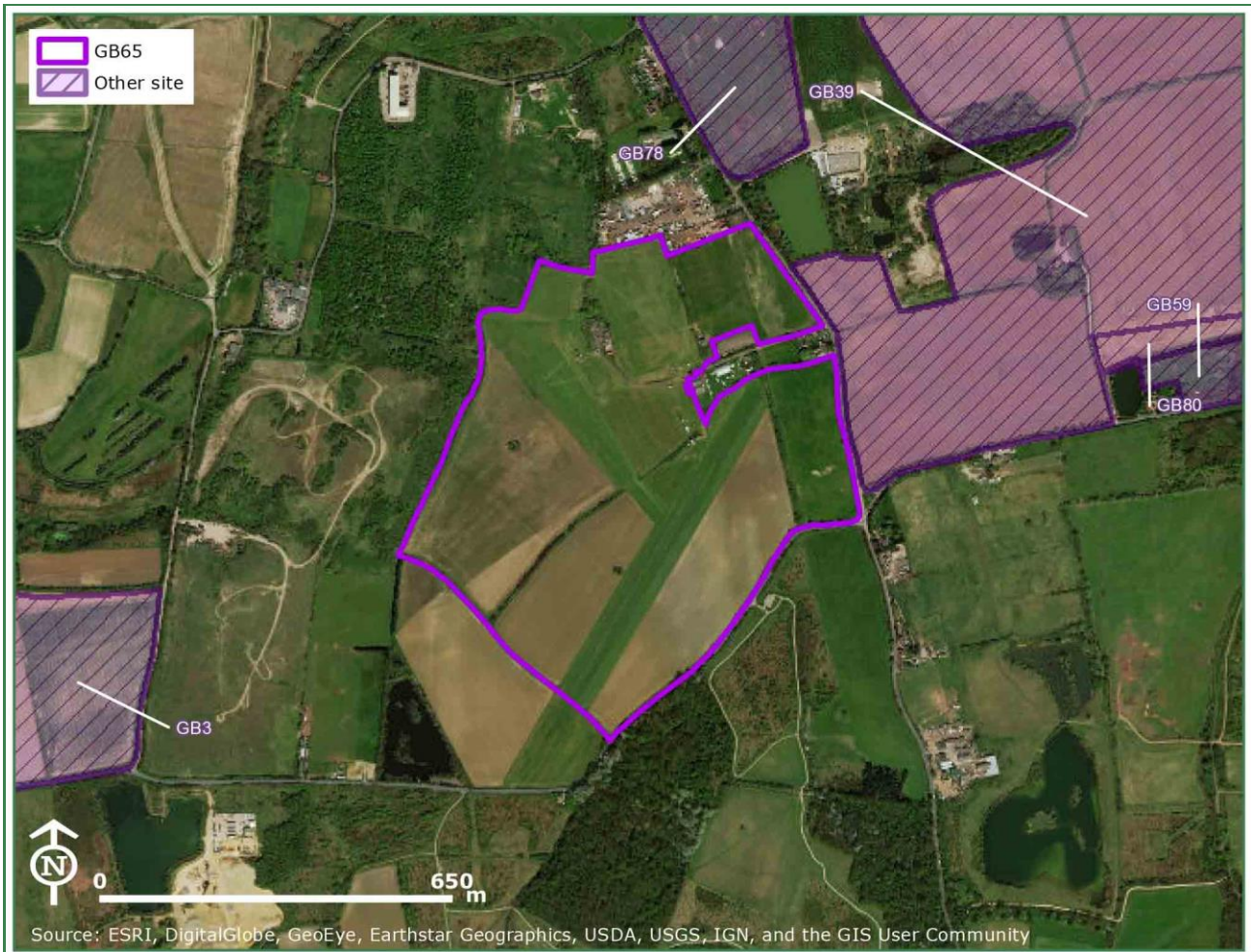
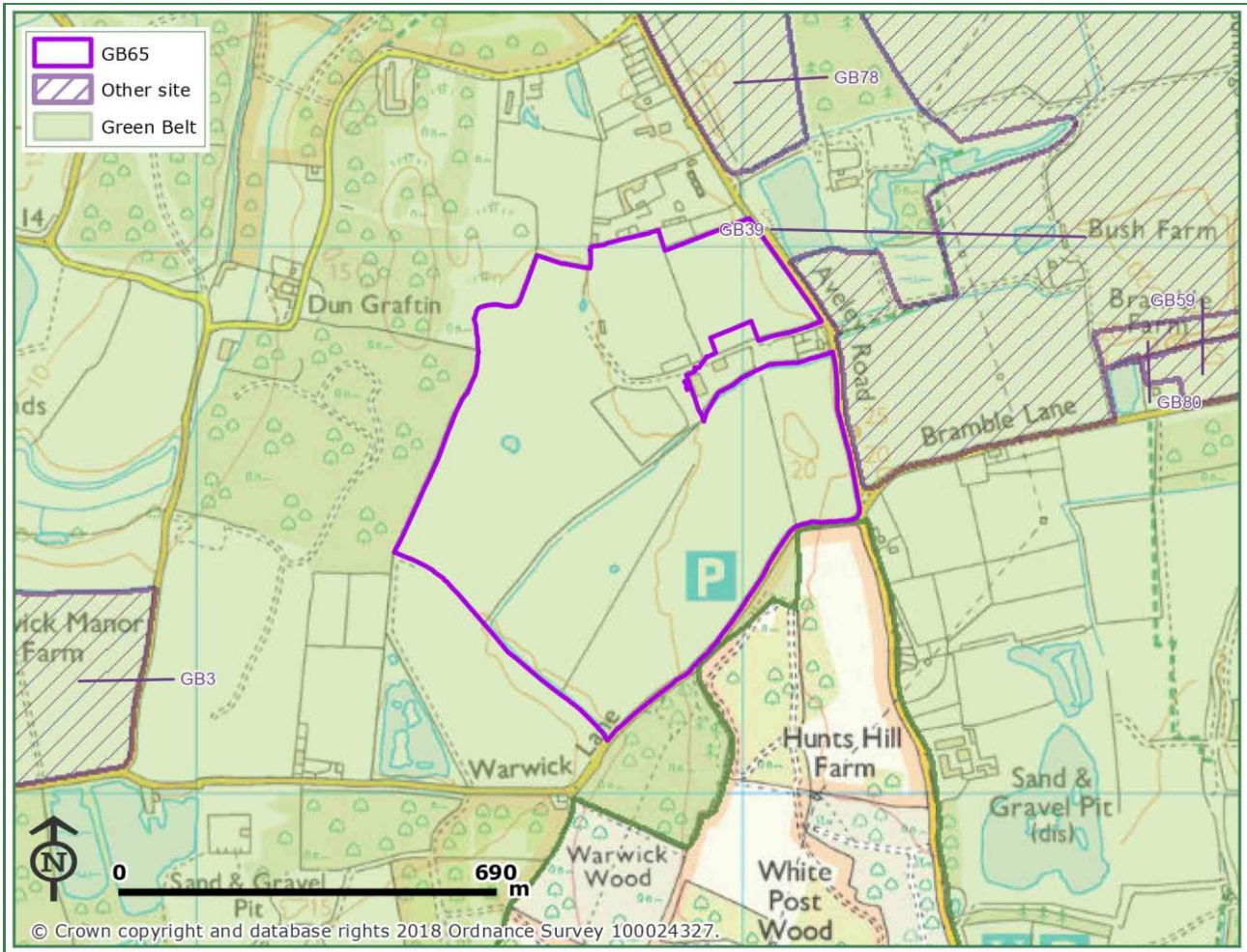
Purpose 3: The urbanising influences both within and adjacent to the Site mean that there is little sense of this area forming part of the countryside and therefore it plays no role safeguarding the countryside from encroachment.

This Site does have sensitivity in terms of its strategic role as part of the wider Green Belt. Crow Lane and the railway would form clear alternative boundaries, but release of the Site would in practice all but remove connectivity between Green Belt to the north and south. There would be little distinction between a new boundary on the eastern edge of the Site and the commercial development in the remaining strip of Green Belt to the east, so the already very limited contribution of that land to Green Belt purposes would be weakened further. If Chadwell Heath and Romford were to become contiguous in one place, then the contribution of adjacent Green Belt land, particularly to the south, to maintaining settlement separation would subsequently be weakened. The harm to the Green Belt resulting from release of this Site is therefore assessed as *moderate*.

Rating of Assessment of Harm for Release of Whole Site	Moderate
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GB65 - Damyns Hall Aerodrome

47.9ha





View looking west from Warwick Lane/Bramble Lane Junction

Site Description

The Site comprises undeveloped open fields that make up the Damynes Hall Aerodrome. The Site is located within the open countryside to the south of the inset settlement of Upminster within 1.2km.

Relationship Between Site, Settlement and Countryside

Adjoining the north-west and south-west of the Site are open fields, while the southern and eastern edges of the Site are bounded by Warwick Lane and Aveley Road respectively, beyond which are woodland and open fields. The Site is removed from the settlement edges of Rainham and Upminster and forms part of the open countryside. The open land to the west of the Site is higher than the Site reinforcing a sense of separation from Rainham. The Site relates more strongly to the wider countryside than to the urban area.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P4)
P1: Checking the unrestricted sprawl of large, built-up areas	The parcel provides strong containment of the easterly and southerly expansion of the Romford built up area and the northern expansion of the built up area at Rainham.
Paramount	
P2: Preventing the merger of neighbouring towns	The country park and Ingrebourne valley provide a strong level of constraint to the expansion of Romford (at South Hornchurch) and northern side of Rainham. The Green Belt designation fulfils a supporting role in preventing expansion that could lead to merging of these parts of the Romford towns in this area (although they are already connected to the south). Land within the rest of the parcel provides no real contribution to the purpose due to the considerable separation between the Romford towns and South Ockendon and the Thurrock towns to the south east.
Slight/Negligible	
P3: Safeguarding the countryside from encroachment	The country park and Ingrebourne corridor in the western part of the parcel prevents encroachment of development along the adjoining edge of Hornchurch. In the rest of the parcel the designation provides a strong level of protection to varied and quite rural areas of countryside. Designation also provides a constraint to further encroachment of existing inappropriate development at the farmsteads.
Major	

Potential Alternative Green Belt Boundaries

The Site is removed from any settlement edge. As such, release of this Site would constitute a new Green Belt boundary. Alignment of the Green Belt along the perimeter of the Site would create a relatively weak boundary along the south-western and north-western edges of the Site due to a lack of separating features.

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

Purpose 1: The Site makes no contribution to preventing sprawl because it does not lie adjacent to the large built up area and is sufficiently distant (1km) to make no contribution to preventing sprawl.

Purpose 2: The Site forms part of the gap between Aveley and Rainham which are some 3.5km apart. The Site lies between the two settlement and would lead to some perception of narrowing the gap between the settlements.

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

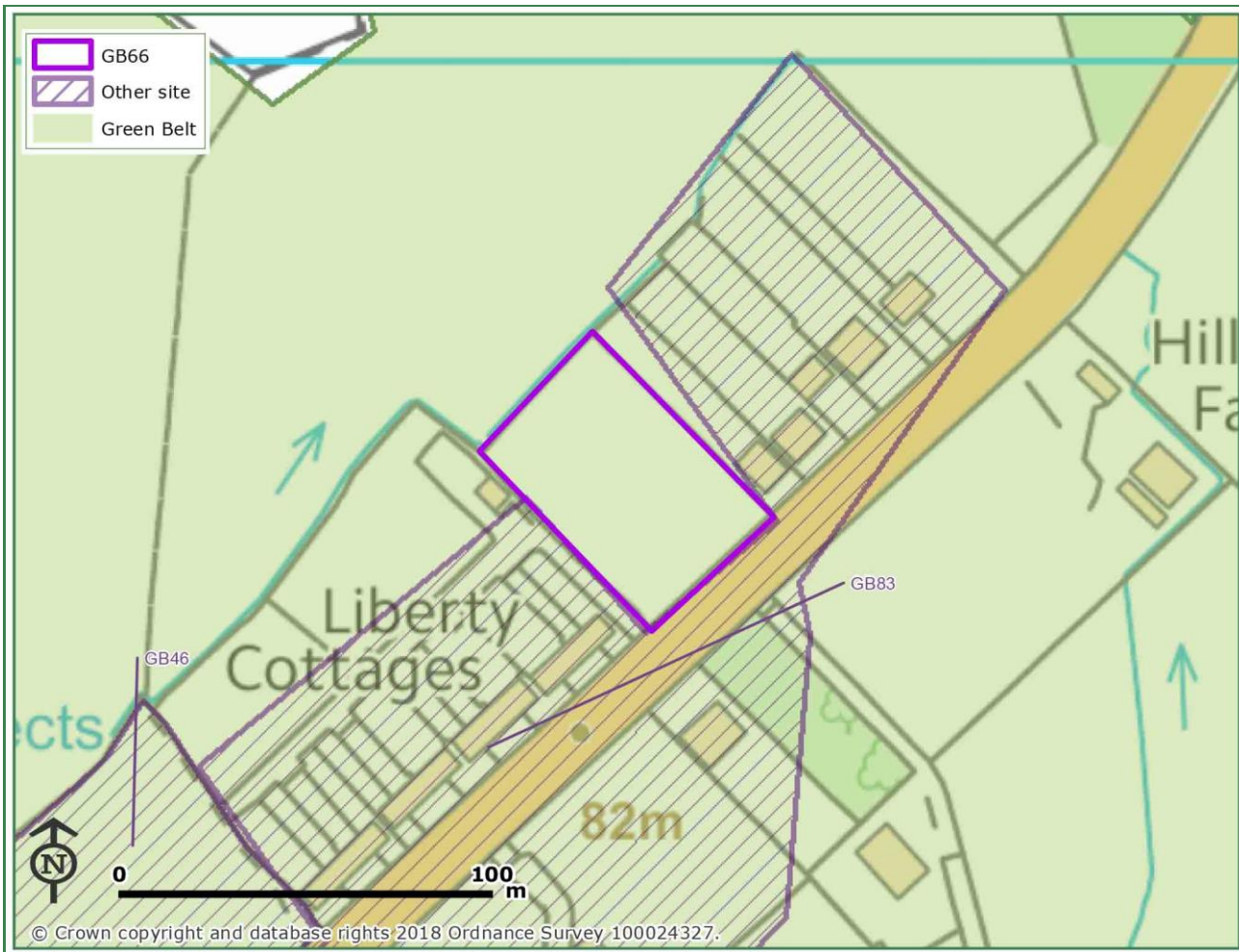
Release would lead to the creation of an inset area of development not linked to any existing settlement. It would also result in the creation of a weak Green Belt boundary and weaken the Green Belt contribution of neighbouring undeveloped land around the Site by encroaching on the open countryside. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB66 - Home Farm, North Road

0.3ha





View looking north into Site from Fen Lane

Site Description

The Site is composed of scrub grassland with a number of trees and hedgerows at the edges. The Site is located on the northern edge of the washed over settlement of Havering-atte-Bower.

Relationship Between Site, Settlement and Countryside

A hedgerow borders the entire Site. Residential properties are located adjacent to the Site to the north-east and to the south-west. The eastern edge of the Site borders the B175 (North Road) whilst large agricultural fields are located to its north-west. There are some urbanising influences from the adjacent urban area, but the Site also displays characteristics of the open countryside. The Site has a strong relationship with both the settlement and the wider countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P19)
P1: Checking the unrestricted sprawl of large, built-up areas	The parcel is separated from the built up area of Romford by parcel 20 which fulfils this role to a greater degree.
Slight/Negligible / None	
P2: Preventing the merger of neighbouring towns	The parcel makes no contribution to this purpose as it does not lie between towns.
None	
P3: Safeguarding the countryside from encroachment	The majority of the parcel comprises farmland with a strong rural character which is protected by designation. Designation also safeguards the area from encroachment by piecemeal development within the southern part of the linear settlement of Bournebridge (within Epping Forest District) and west side of Havering-atte-Bower which lie within the north eastern and south eastern edges of the parcel respectively. The Havering part of the parcel falls within the Havering Ridge Area of Special Character.
Paramount	

Potential Alternative Green Belt Boundaries

The Site is located in the washed over village of Havering-atte-Bower. As such, release of this Site would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this Site would constitute a weak boundary due the lack of strong physical features. An alternative Green Belt boundary would follow the edge of the whole of Havering-atte-Bower (i.e. inseting the village within the Green Belt).

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

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

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

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

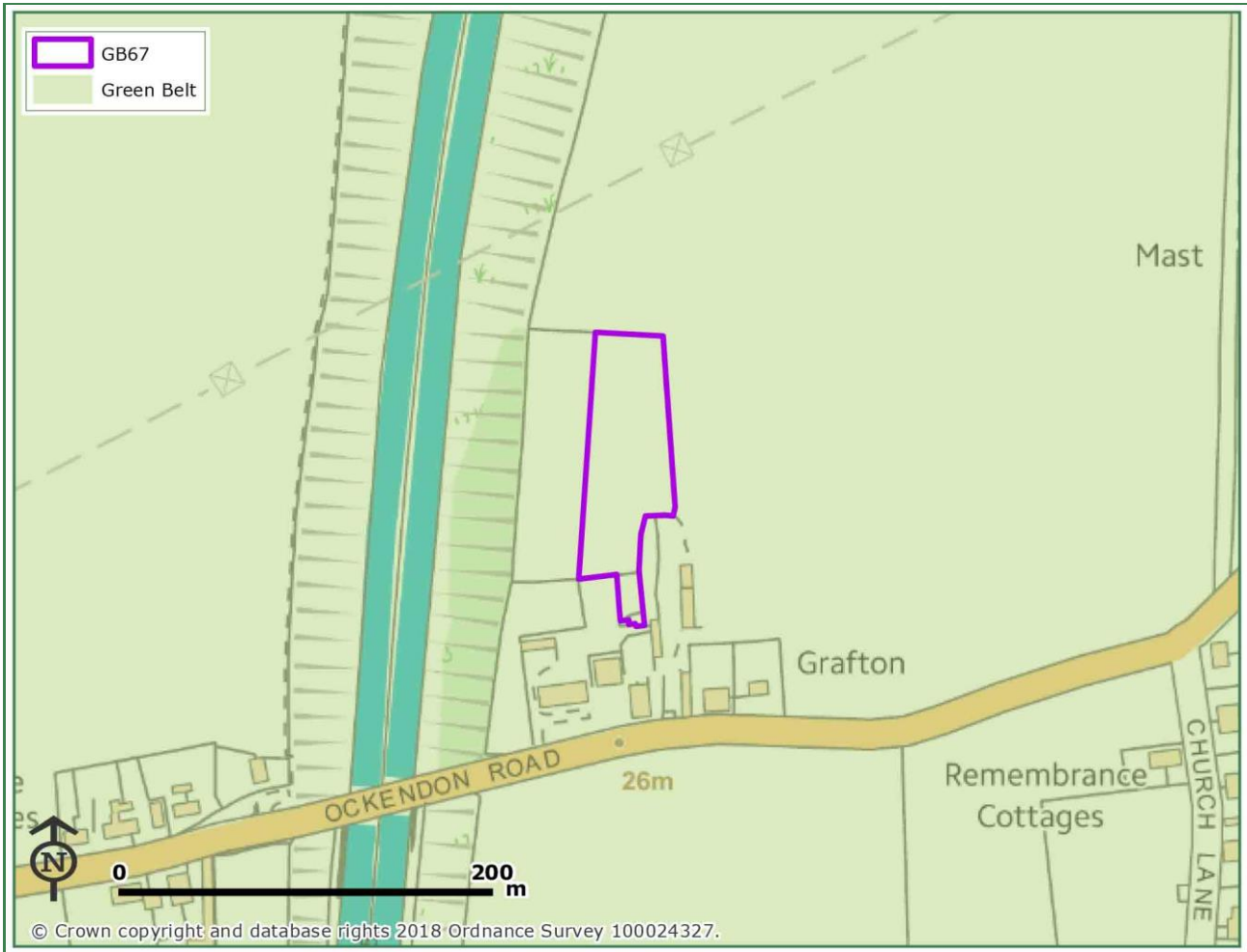
Release of this Site from the Green Belt would result in weak boundaries that would not represent a clear distinction between the inset Site and the adjacent washed over village of Havering-atte-Bower. This would call into question the justification for retaining the washed over status of the rest of Havering-atte-Bower (which is assessed separately as GB83). It would in turn also weaken the contribution of adjacent Green Belt land, such as the fields to the east and south of the Site. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB67 - Old Coach House, Ockendon Road

0.6ha





View towards Site from Ockendon Road. Site located at the rear of residential property

Site Description

This Site consists of a small open field located to the rear of a number of residential properties to the north-west of North Ockendon.

Relationship Between Site, Settlement and Countryside

The Site is bounded by a hedgerow and an undeveloped field, beyond which are lines of trees and the M25. To the north and east the Site is bounded by a large arable field and to the south there are residential properties and gardens. The adjoining dwellings are of a low density and representative of the countryside. As such, the Site forms part of the wider countryside with no relationship to an existing urban area.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P11)
P1: Checking the unrestricted sprawl of large, built-up areas	The western edge of the parcel at its closest point is just over 1km from the eastern edge Cranham on the eastern edge of the Romford built up area. The northern boundary is also around 3.75km from Warley on the southern edge of the Brentwood built up area. The parcel therefore does not contribute to this purpose.
None	
P2: Preventing the merger of neighbouring towns	The parcel lies within an area of land between Upminster and Basildon which is over 7km wide. It therefore makes no discernible contribution to this purpose.
None	
P3: Safeguarding the countryside from encroachment	Green Belt designation provides protection to the countryside within the parcel where there is already some development within reasonably sized plots at North Ockendon that could be otherwise susceptible to piecemeal encroachment by 'infilling' and where there are no other significant constraints (other than normal countryside protection policy) to constrain such development.
Major	

Potential Alternative Green Belt Boundaries

The Site is removed from any settlement edge in an area of countryside. As such, release of the Site would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of the Site would be weak due to a lack of strong separating features. Release of this Site from the Green Belt would result in a weak Green Belt boundary.

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

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

Purpose 2: The Site lies between the settlements of Cranham and South Ockendon. The settlements are not in close proximity of each other (there is over 3.5km between them) and the release of the Site would not lead to any perception of narrowing the gap between them.

Purpose 3: The Site is rural in character and clearly displays the characteristics of the countryside.

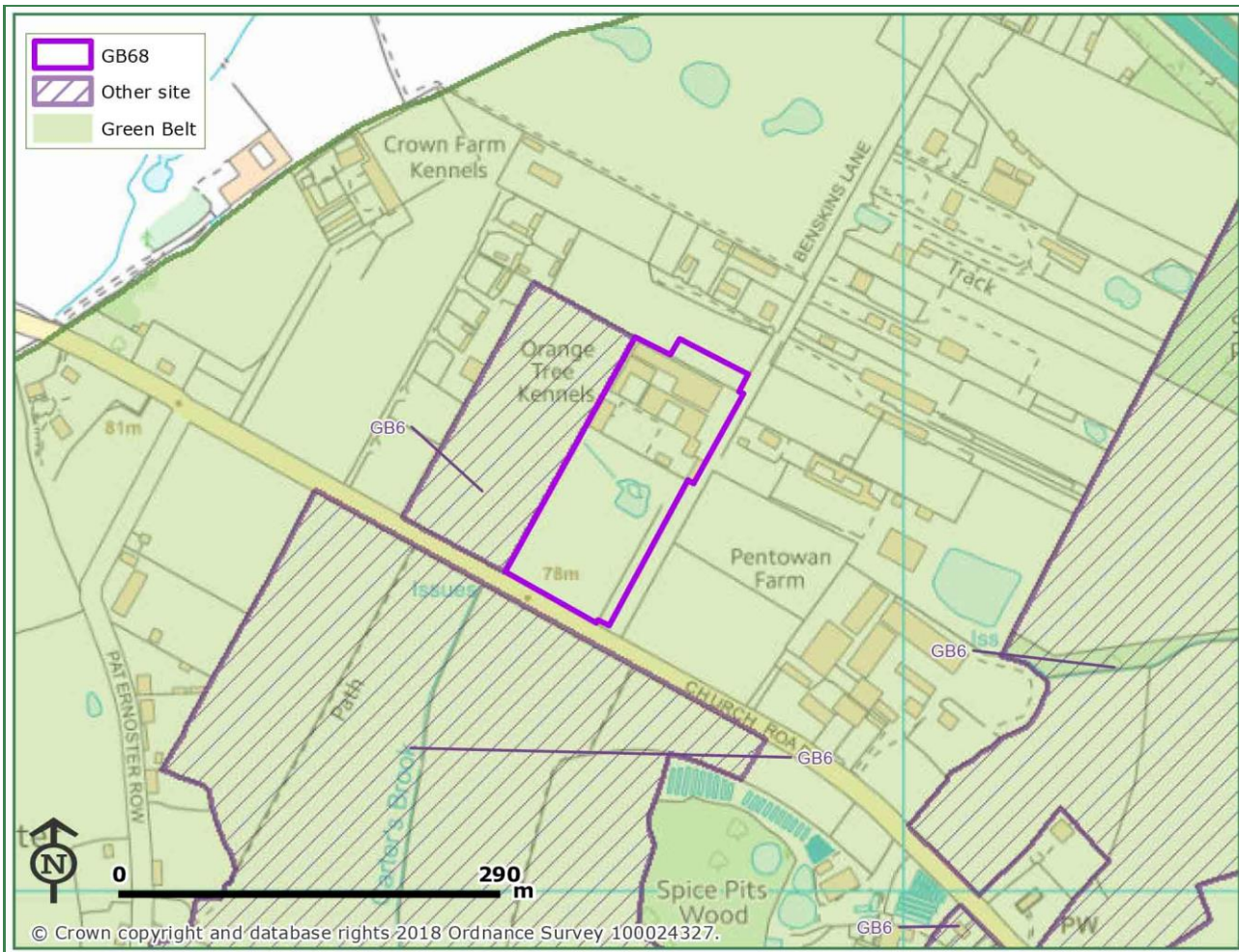
Release of this Site would weaken the contribution to purpose 3 of land to the west as far as the M25, and to the east of the Site due to an increased sense of encroachment. Release of the Site would also call into question the washed over status of adjoining residential housing to the south due to a lack of distinction and lack of separating features. It would create an island of inset land within the heart of the Green Belt, not linked to any existing urban edge. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB68 - Orange Tree Kennels

1.9ha



Source: ESRI, DigitalGlobe, GeoEye, Earthstar Geographics, USDA, USGS, IGN, and the GIS User Community



View looking north into Site from Church Road

Site Description

The Site is located within the village of Noak Hill, approximately 900m north of Harold Hill. The northern-eastern half of the Site contains an area of hardstanding and several buildings used as dog kennels, whilst the south-western half of the Site comprises a field and a driveway.

Relationship Between Site, Settlement and Countryside

A line of tall trees borders much of the Site, with a brick wall bordering the north-eastern corner of the Site. A residential dwelling is located to the east of the Site, whilst another is located to the north of the Site, on the other side of an undeveloped field. Church Road borders the southwestern edge of the Site beyond which lies an agricultural field. The north western edge of the Site is also bounded by an undeveloped field. There are some urbanising influences within the Site and from informal structures from the adjacent area, however, the Site's surroundings is largely open countryside and therefore has a stronger relationship with countryside than the urban area.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P18)
P1: Checking the unrestricted sprawl of large, built-up areas	Those parts of the parcel adjoining the northern edge of the built up area fulfil this purpose by preventing the growth of development on the north eastern side of the Metropolitan area at Romford.
Paramount	
P2: Preventing the merger of neighbouring towns	Whilst the south western part lies between the northern edges of the towns of Collier Row and Harold Hill, overall the parcel provides no contribution to this purpose.
None	
P3: Safeguarding the countryside from encroachment	Most of the parcel is considered to be highly sensitive to change and designation therefore provides valuable protection from encroachment (some of which is already evident within the parcel). The hills are important landscape features within the wider context of the Metropolitan area and identified as the Havering Ridge Area of Special Character.
Paramount	

Potential Alternative Green Belt Boundaries

The Site is located within an area of existing development washed over by the Green Belt. Alignment of the Green Belt around the perimeter of this Site would constitute a weak boundary. It would lead to the creation of an inset area of development not linked to any existing settlement. If the Site was to be released from the Green Belt, consideration would need to be given to the associated release of the adjacent areas within the Green Belt that have already been developed.

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

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

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

Purpose 3: There is some sense of encroachment within the Site as a result of industrial buildings but the urbanising influences are limited to the north of the Site.

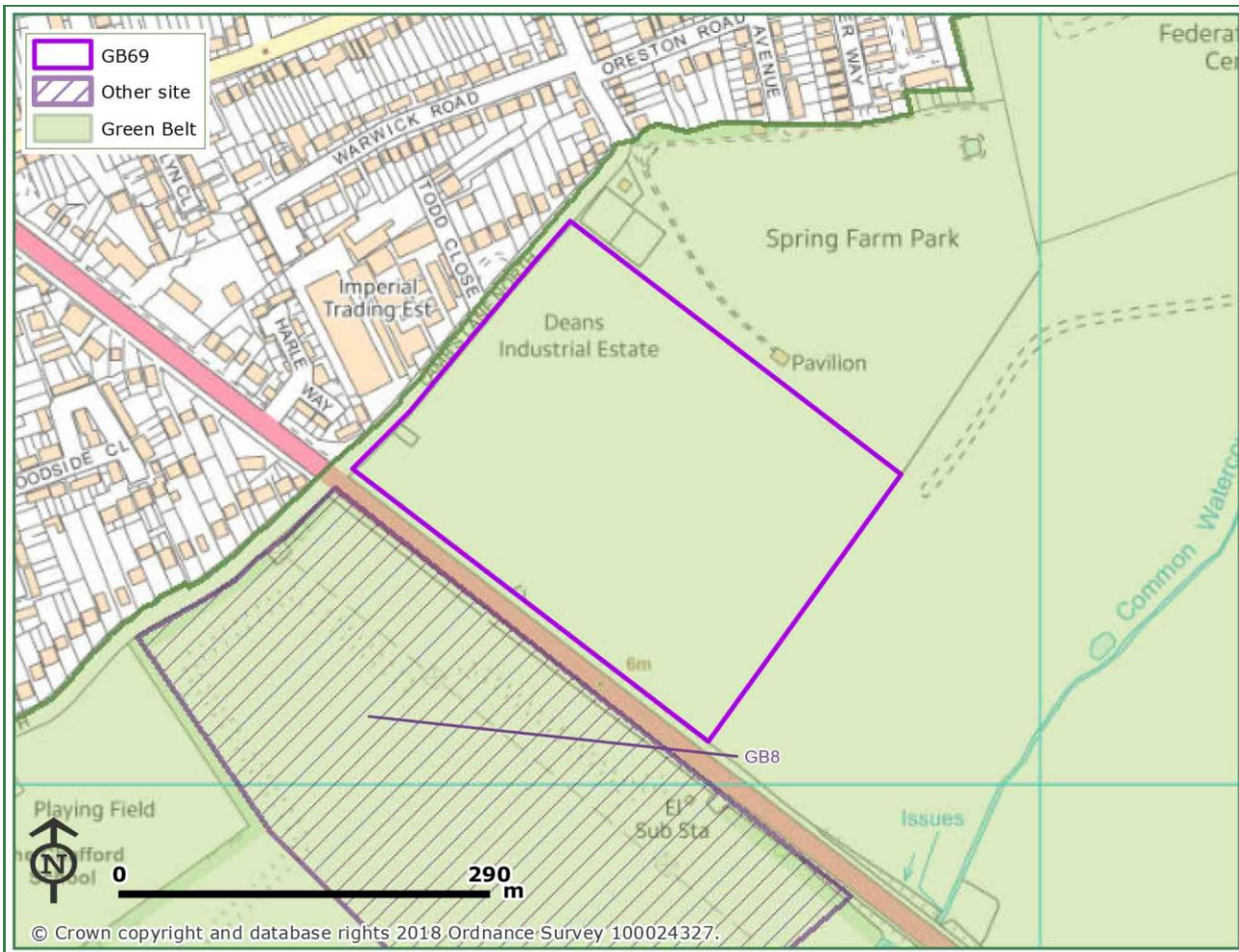
Whilst the Site itself makes a limited contribution to the Green Belt purposes, release of this Site would create a weaker Green Belt boundary by weakening the contribution of surrounding land due to a further sense of encroachment. Furthermore the resultant inset development would create a lack of distinction between that and the washed over settlement of Noak Hill thereby calling into question its status. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB69 - Lambs Lane North (South East)

8.6ha





View looking north into Site from New Road to the south

Site Description

The Site comprises a single open field, located on the south eastern edge of the inset settlement of Rainham.

Relationship Between Site, Settlement and Countryside

The Site is adjacent to an industrial estate and residential properties on the urban edge of Rainham, separated by a line of hedgerows and trees. New Road to the southwest provides some separation between the Site and the wider countryside to the south west. The north-east of the Site is bounded by hedgerows and trees with Spring Farm Park beyond. The Site is open, with a strong association with the surrounding countryside to the south and east.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P2)
P1: Checking the unrestricted sprawl of large, built-up areas	Designation prevents south eastward encroachment of Romford built up area at Rainham. Also constrains expansion of existing pockets of inappropriate development within parcel which may otherwise be difficult to resist in this highly accessible location. Also contributes to restricting north westerly extension of Purfleet (part of Thurrock built up area).
Paramount	
P2: Preventing the merger of neighbouring towns	Parcel provides a significant contribution to this purpose by preventing outward growth of Rainham and Purfleet on either side of parcel.
Major	
P3: Safeguarding the countryside from encroachment	Designation provides valuable protection to further encroachment from inappropriate development into area of open productive farmland (notably in southern part) and remnant marshland, within a strategically attractive location.
Major	

Potential Alternative Green Belt Boundaries

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

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

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

Purpose 2: The Site lies between the settlements of Rainham and Purfleet. The settlements are not in close proximity (over 3.5km away) and the release of the Site is unlikely to lead to any significant perception of narrowing the gap between them, even when travelling between the towns along New Road.

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

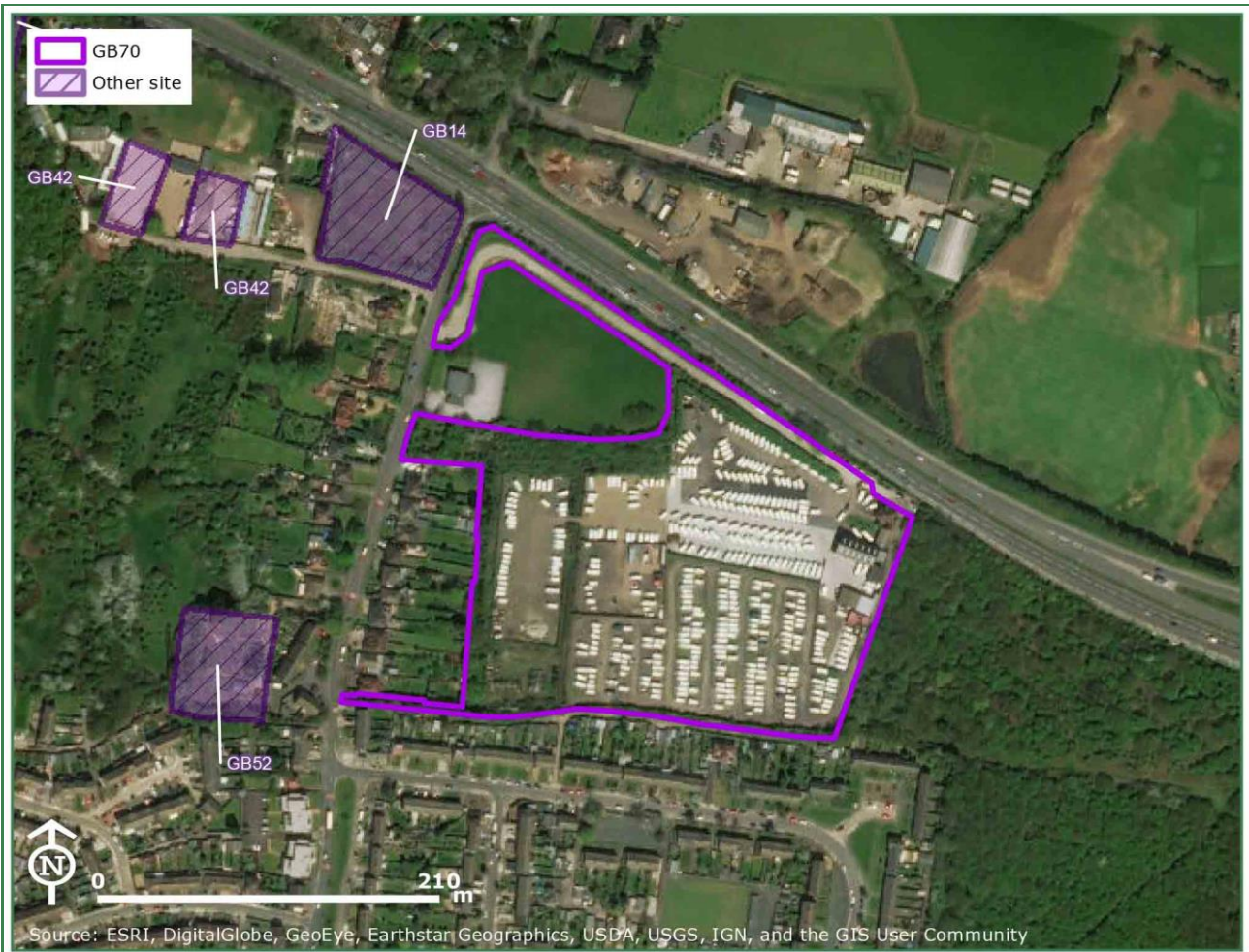
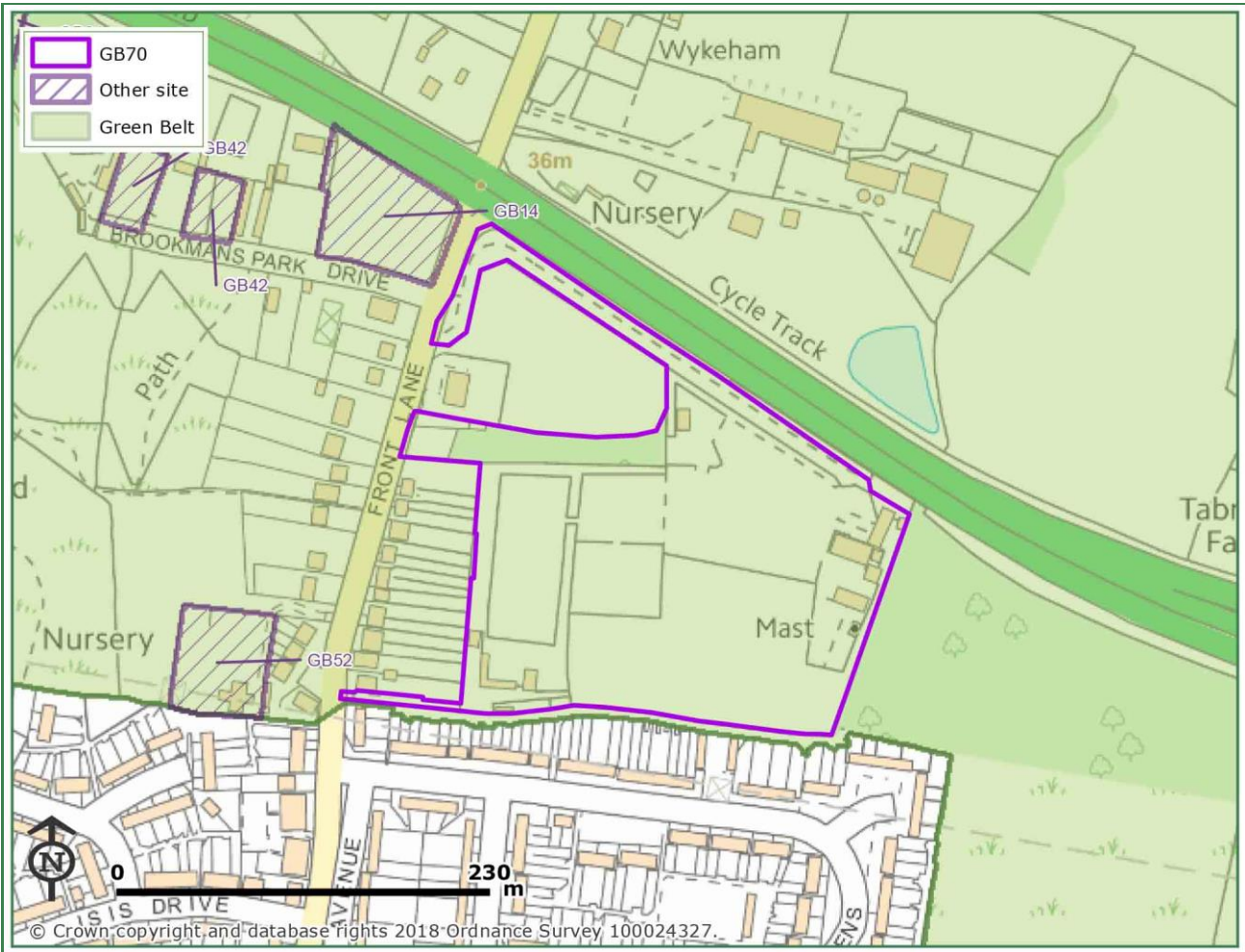
Development of the Site would cause the neighbouring Green Belt land within Spring Farm Park to be enclosed by development on three sides. This would lead to a sense of encroachment, weakening its contribution to the Green Belt. The harm to the Green Belt resulting from release of this Site would therefore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

Rating of Assessment of Harm for Release of Whole Site

Moderate High

GB70 - Old Gailey Park, RM14 1TJ

5ha





View looking south into Site from A127

Site Description

The Site comprises a caravan dealership and its associated access tracks, as well as a block of woodland. The Site is located on the northern edge of the inset settlement of Cranham.

Relationship Between Site, Settlement and Countryside

The south of Site is bounded by residential properties, separated by hedgerows and a track road. The Site is bound to the east by a block of woodland and to the north by the banks of the A127. These contain the Site and separate it from the wider countryside to the north and east. The western edge of the Site is undulating; it is defined in places by Front Lane and it encompasses an area of residential properties to the southwest. These provide some separation between the Site and the wider countryside. The northwest of the Site encompasses a building used by the Catholic Church and associated green space, bound by hedgerows. As the Site nearly completely encircles this space, it provides limited separation between the Site and the wider countryside. The Site contains a caravan dealership, which includes hard standing across much of the Site and a few buildings. Caravan developments are inappropriate within the Green Belt, and therefore the Site is not considered to be open and is more associated with the adjacent settlement than the wider countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P12)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The parcel extends around the eastern edge of the built up area of Romford at Cranham and therefore provides an immediate constraint to the expansion of the built up area. Much of this edge contains nature conservation sites valued at borough level, and an area of open space which also provides constraint.
P2: Preventing the merger of neighbouring towns Slight/Negligible	The parcel provides a negligible contribution to this purpose as it lies on the southern edge of an area of countryside which is around 3km wide that separates the northern/north eastern edge of Upminster at Cranham from the south western edge of Brentwood.
P3: Safeguarding the countryside from encroachment Major	Designation provides additional protection to an area of countryside with a predominantly rural character which provides a buffer between the edge of the built up area and major roads. The high level of woodland cover provides very substantial physical and visual containment of the adjoining built up area.

Potential Alternative Green Belt Boundaries

The trees, hedgerows and track road to the south of the Site, with the settlement edge behind, represent a relatively weak existing Green Belt boundary. Release of the Site would lead to the creation of a stronger Green Belt boundary to the north and east, as defined by the A127 and woodland respectively. Due to the undulating nature of the west of the Site however, release of the Site would form a weaker boundary along the Site's western edge, as defined by Front Lane, tree lined residential properties and no defined existing boundary surrounding the catholic centre and its associated green space. A stronger alternative western Green Belt boundary could be formed along the length of Front Lane, excluding the residential properties and catholic centre from the Green Belt.

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

Purpose 1: The Site lies adjacent to the large built-up area of Havering. However, due to the existing development of the Site and its contained nature, the Site makes little contribution to preventing urban sprawl of this large built-up area.

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

Purpose 3: The Site is used as a caravan store which does have an urbanising influence and does have some impact on openness but less so than if it comprised permanent built development. The Site makes a limited contribution to safeguarding the countryside from encroachment.

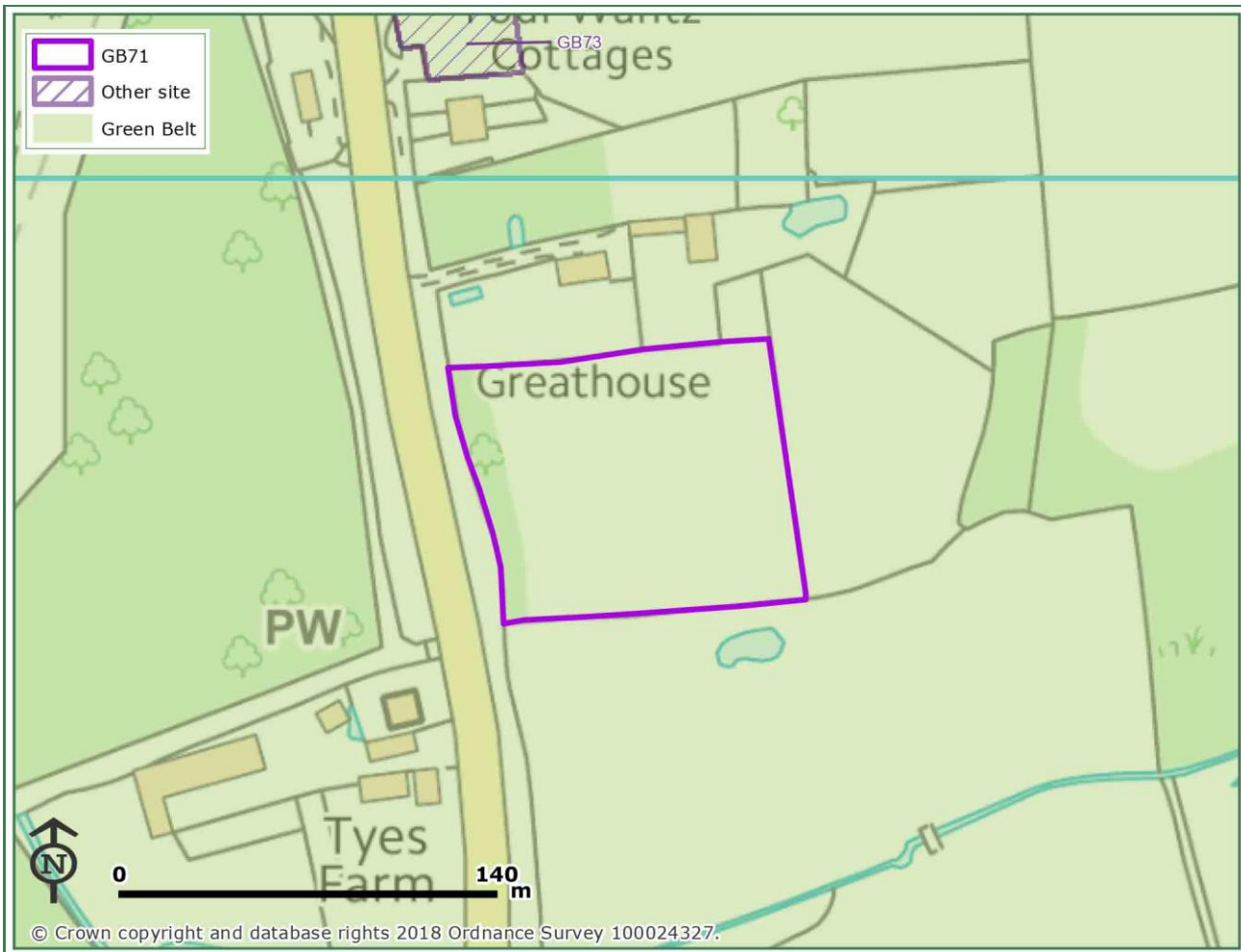
The Site relates strongly to the nearby built-up area but release of the Site could weaken the justification for retention of the land to the north (Catholic Church) and the houses to the west. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate*.

Rating of Assessment of Harm for Release of Whole Site

Moderate

GB71 - Great House, Hall Lane

1.1ha





View from north-western corner of the Site

Site Description

The Site comprises a single arable field, located in open countryside approximately 1.2km to the east of Harold Wood.

Relationship Between Site, Settlement and Countryside

Thick hedgerow borders the entire Site, whilst Hall Lane also runs along the western edge of the Site. A large house is located to the north of the Site, screened via trees. The Site is in open countryside that has a strong relationship with the rural fields to its south and east.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P14)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The western half of the parcel adjoins the north eastern part of the Romford built up area at Harold Wood; the southern edge of the eastern part of the parcel extends close to the northern edge of the built up area at Cranham, although separated from it by the A127 and narrow area of land within the northern part of parcel 5. As such the parcel contributes to the containment of this outer edge of the Metropolitan built up area.
P2: Preventing the merger of neighbouring towns Slight/Negligible	The parcel makes a limited contribution to the separation of the north eastern edge of the Romford towns, which the western boundary adjoins at Harold Wood, from the south western edge of Brentwood which is some 2km from the north east edge of the parcel.
P3: Safeguarding the countryside from encroachment Paramount	The area has a generally strong rural character, although it does contain scattered development along roads and lanes. The mosaic of small fields and vegetation creates a distinctive landscape that the designation safeguards from encroachment (such as the piecemeal expansion of existing development and introduction of inappropriate uses within the small plots and small holdings)

Potential Alternative Green Belt Boundaries

The Site is located in open countryside washed over by Green Belt. As such, release of this Site would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this Site would constitute a weak boundary. There are no potential alternative Green Belt boundaries.

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

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

Purpose 2: The Site lies between the built-up area of Harold Wood on the eastern side of Romford and the south-western side of Brentwood. Although the M25 forms a significant barrier between both settlements, development of this Site would lead to erosion of part of the gap between the settlements albeit there due to its size - there would be no perception of the merging of the two settlements.

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

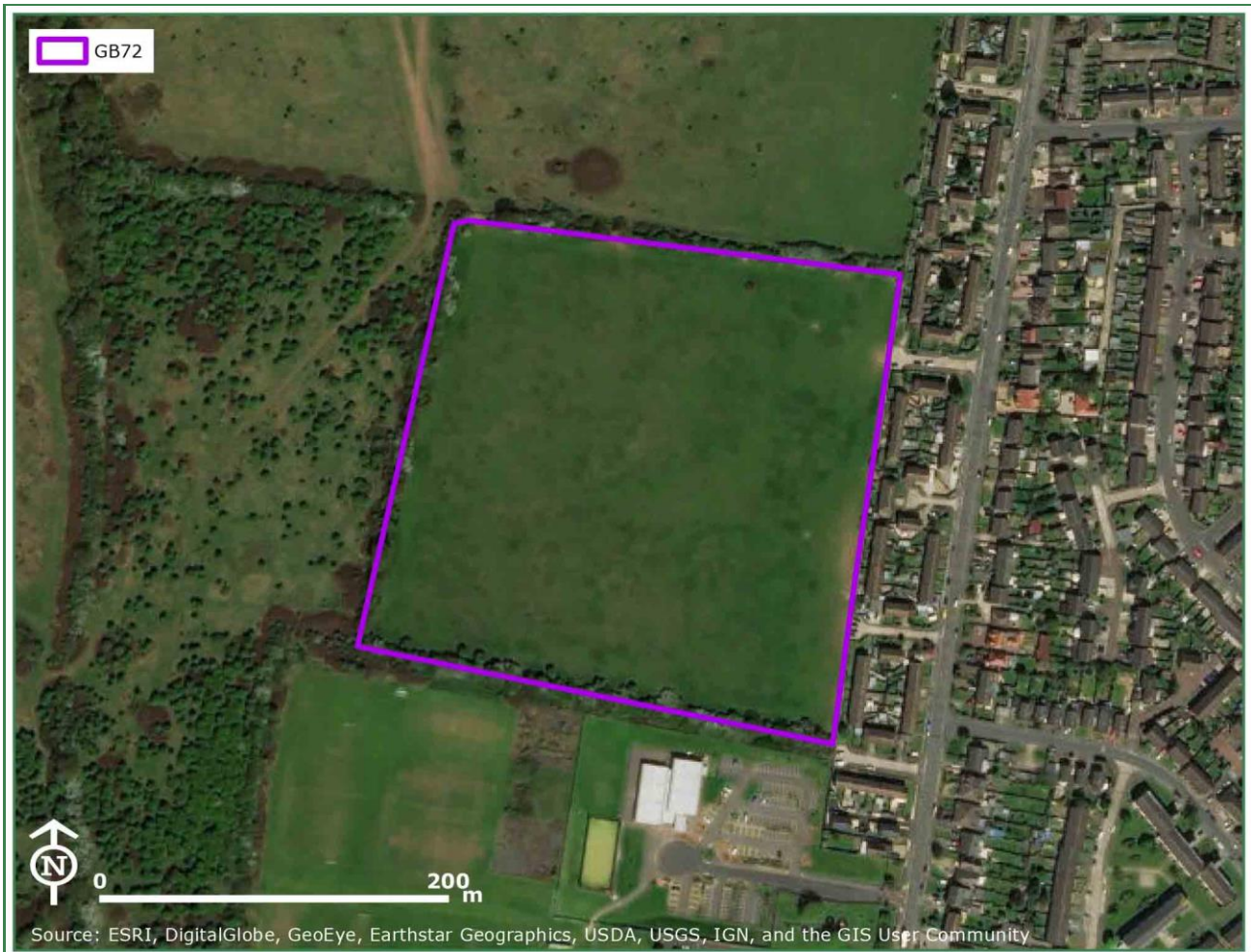
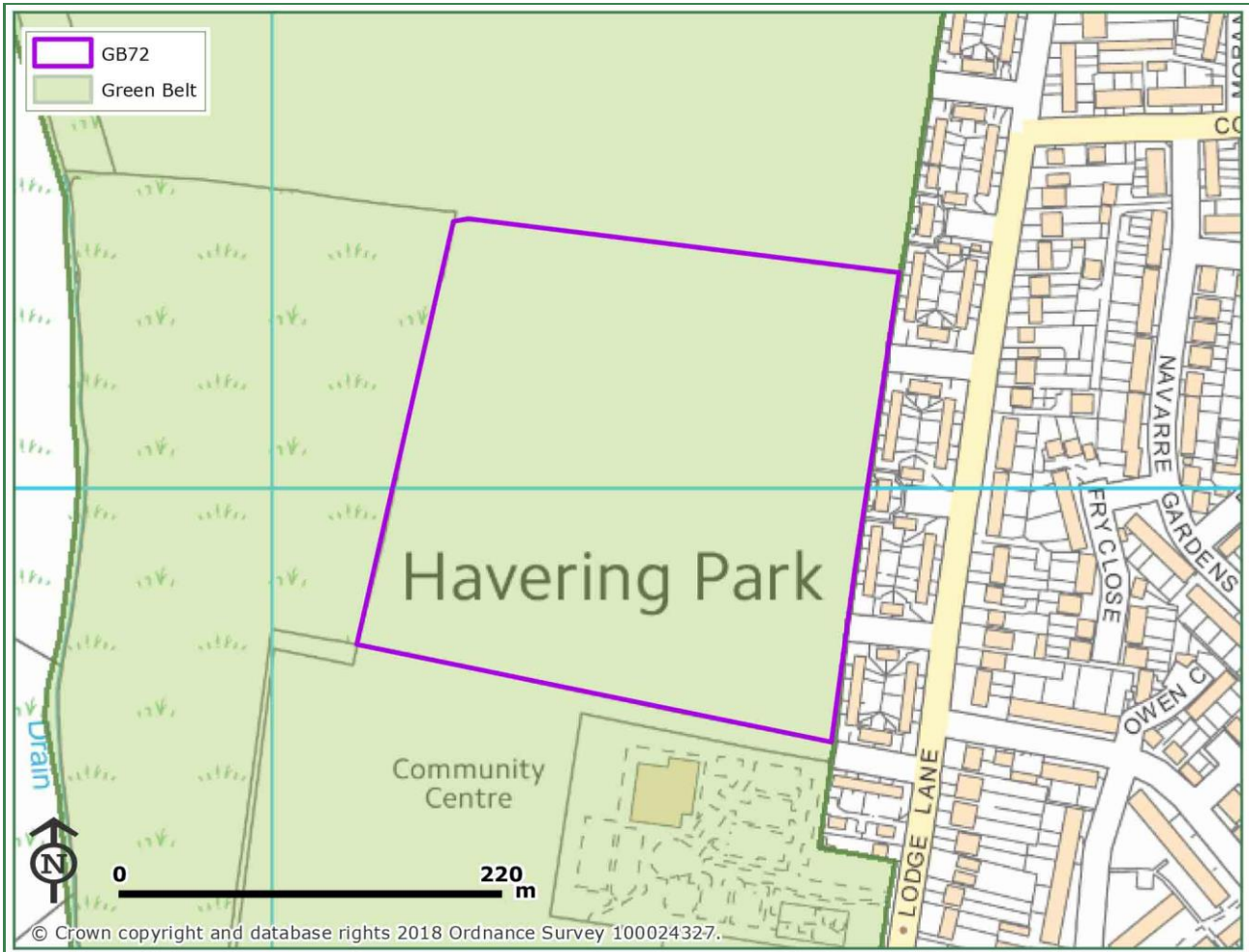
Release of this Site from the Green Belt would result in the creation of a new inset area in open countryside with weak boundaries. It would also weaken the contribution of undeveloped Green Belt land around the Site by encroaching on the open countryside. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB72 - Lodge Lane (West)

7ha





View looking west into Site from Abridge Gardens

Site Description

The Site is a single undeveloped field located on the western edge of the inset settlement of Collier Row.

Relationship Between Site, Settlement and Countryside

Residential dwellings and a fence that mark the settlement edge of Collier Row define the Site's eastern boundary whilst thick hedgerow defines the remainder of the Site. A sports centre is located to the south which, together with the residential dwellings, has an urbanising influence on the Site. Despite this, the Site is largely open countryside and has a strong relationship with the rural fields to its north and west, and the sports centre playing fields to the south beyond which lies another undeveloped field.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P20)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	Parcel extends around the northern side of the Romford built up area and constrains growth of this outer edge of the Metropolitan area and is therefore fundamental to this purpose.
P2: Preventing the merger of neighbouring towns Major	The western part of the parcel forms approximately half of the open area (approx. 1.8km wide overall) that separates the north western edge of Collier Row from the eastern part of Hainault (within Redbridge Borough). The designation therefore provides a substantial contribution to this purpose.
P3: Safeguarding the countryside from encroachment Major	Although there is some limited encroachment designation provides important protection to the countryside, much of which forms part of the Havering Ridge Area of Special Character.

Potential Alternative Green Belt Boundaries

The current Green Belt boundary to the east is weak and formed by a fence and the front gardens of residential properties. Release of the Site would lead to the further weakening of the Green Belt boundary, with no strong alternative boundaries available to mark the edge of the west of the Site.

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

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

Purpose 2: The Site lies between Collier Row and Hainault. As such, development of the Site would lead to the erosion of part of the gap between the settlements but this may not be perceptible.

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

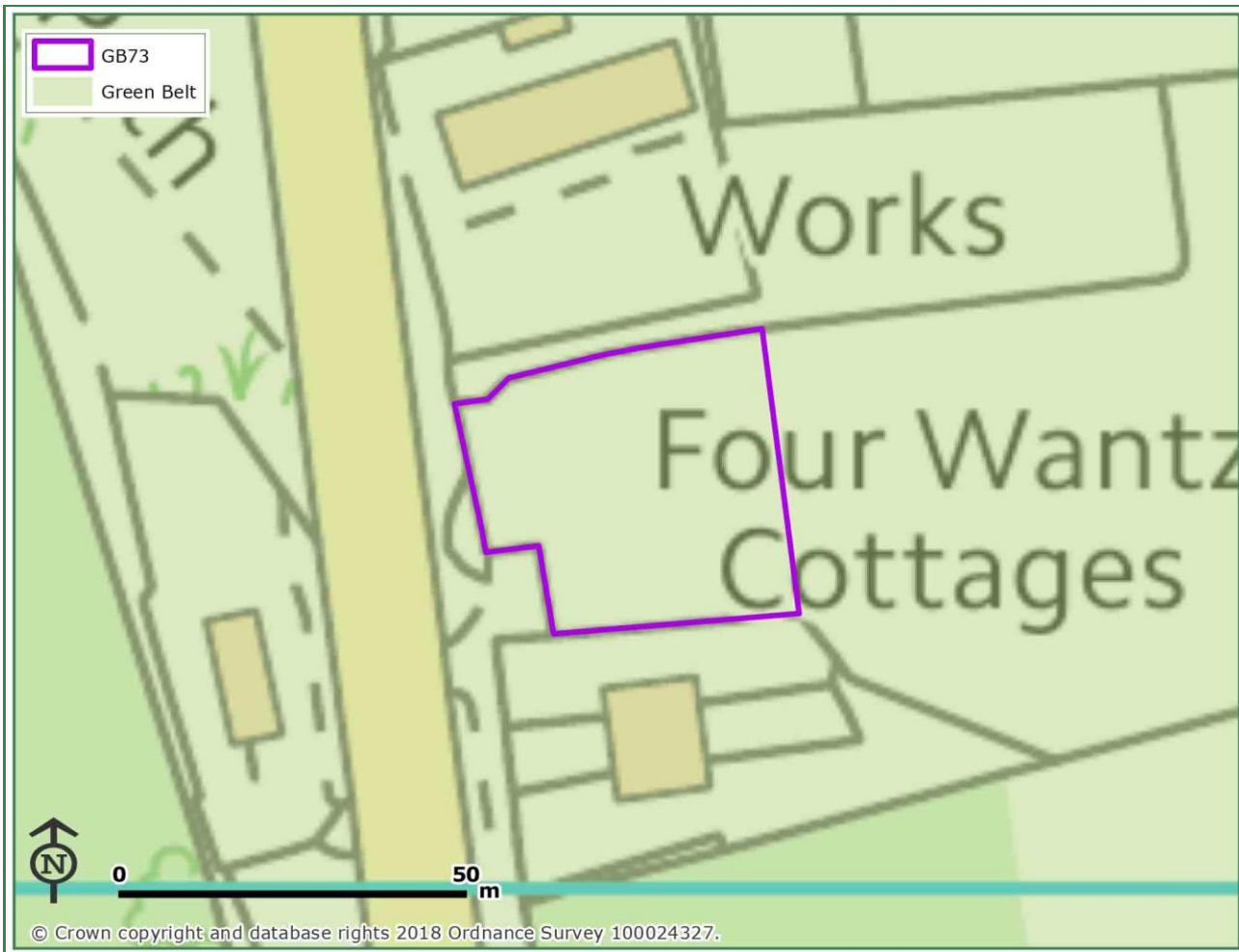
Release of this Site would weaken the contribution of adjacent Green Belt land to the north and west and would lead to a less coherent Green Belt boundary. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB73 - Long Meadow Farm

0.2ha





View from north-western corner of the Site

Site Description

Located in open countryside approximately 1.1km to the east of Harold Wood, the Site comprises a section of a large agricultural field.

Relationship Between Site, Settlement and Countryside

A hedgerow borders the northern, southern and western edges of the Site, whilst Hall Lane also runs along the western edge of the Site. The eastern edge of the Site does not follow any physical features. A residential dwelling is located to the south of the Site. Although this has an urbanising influence, the Site is largely open countryside. The Site has a strong relationship with the remainder of the field to the east as well as the wider countryside beyond.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P14)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The western half of the parcel adjoins the north eastern part of the Romford built up area at Harold Wood; the southern edge of the eastern part of the parcel extends close to the northern edge of the built up area at Cranham, although separated from it by the A127 and narrow area of land within the northern part of parcel 5. As such the parcel contributes to the containment of this outer edge of the Metropolitan built up area.
P2: Preventing the merger of neighbouring towns Slight/Negligible	The parcel makes a limited contribution to the separation of the north eastern edge of the Romford towns, which the western boundary adjoins at Harold Wood, from the south western edge of Brentwood which is some 2km from the north east edge of the parcel.
P3: Safeguarding the countryside from encroachment Paramount	The area has a generally strong rural character, although it does contain scattered development along roads and lanes. The mosaic of small fields and vegetation creates a distinctive landscape that the designation safeguards from encroachment (such as the piecemeal expansion of existing development and introduction of inappropriate uses within the small plots and small holdings)

Potential Alternative Green Belt Boundaries

The Site is located in open countryside washed over by Green Belt. As such, release of this Site would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this Site would constitute a weak boundary. If the Site was to be released from the Green Belt, the Green belt boundary would encompass the neighbouring developed properties. It would however lead to the inseting of small number of properties, not linked to any existing settlement edge.

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

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

Purpose 2: The Site lies between the built-up area of Harold Wood on the eastern side of Romford and the south-western side of Brentwood. Although the M25 forms a significant barrier between both settlements, development of this Site would lead to erosion of part of the gap between the settlements. However, in isolation this small Site can only be considered to make a very limited contribution to preventing the merging of both settlements. There would be no perception of the settlements merging.

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

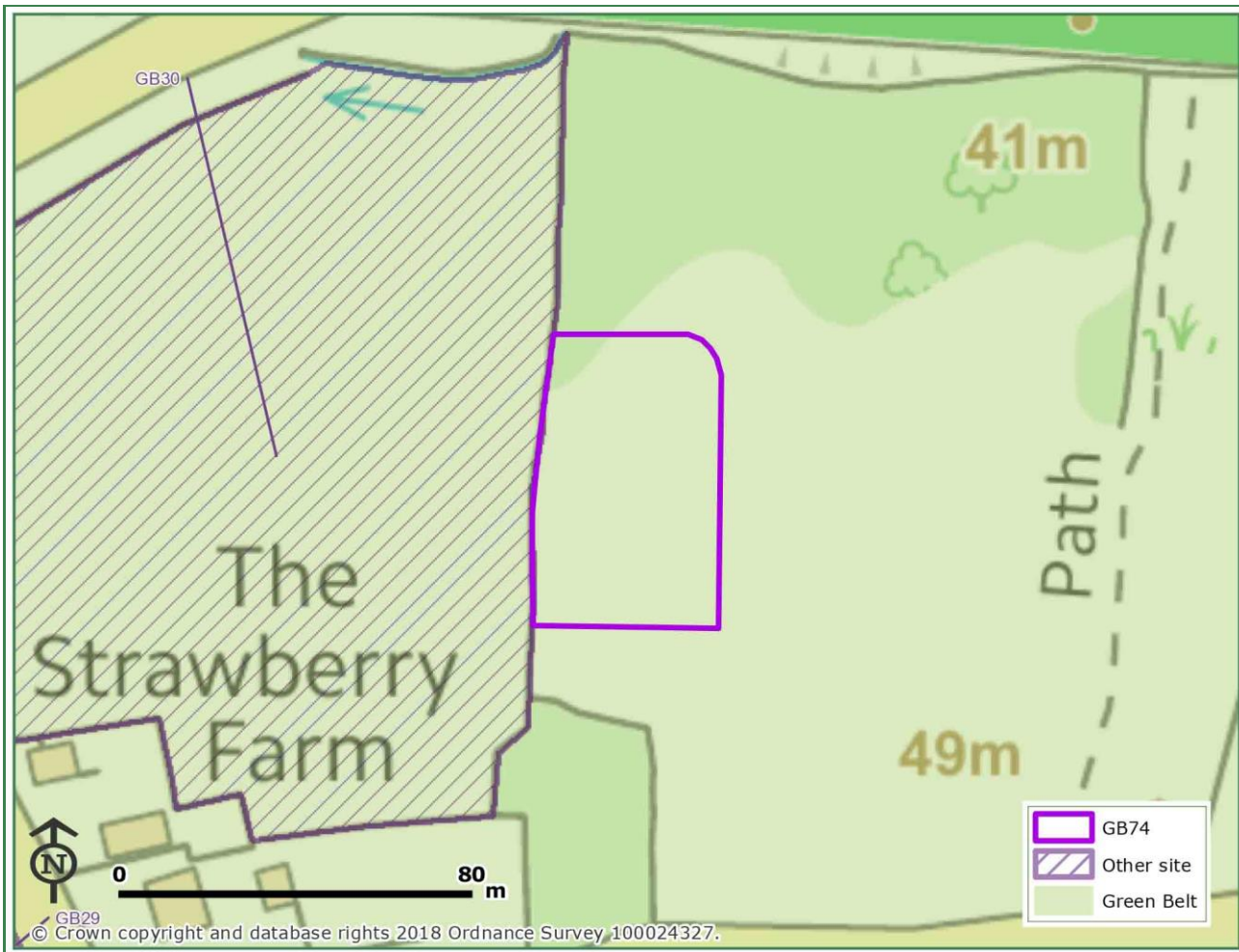
Release of this Site from the Green Belt would result in the creation of a weak Green Belt boundary. It would also weaken the contribution of undeveloped land to the east of the Site by encroaching on the open countryside. The harm to the Green Belt resulting from release of this Site would therefore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

Rating of Assessment of Harm for Release of Whole Site

High

GB74 - Bird Lane (North)

0.3ha





View looking north-west towards Site from adjacent field to the east

Site Description

The Site comprises agricultural land and scrub vegetation, located approximately 350m north of the inset settlement of Cranham.

Relationship Between Site, Settlement and Countryside

The Site is predominantly unconstrained, bound only by woodland to the north. It is open, undeveloped and strongly related to the surrounding countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P12)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The parcel extends around the eastern edge of the built up area of Romford at Cranham and therefore provides an immediate constraint to the expansion of the built up area. Much of this edge contains nature conservation sites valued at borough level, and an area of open space which also provides constraint.
P2: Preventing the merger of neighbouring towns Slight/Negligible	The parcel provides a negligible contribution to this purpose as it lies on the southern edge of an area of countryside which is around 3km wide that separates the northern/north eastern edge of Upminster at Cranham from the south western edge of Brentwood.
P3: Safeguarding the countryside from encroachment Major	Designation provides additional protection to an area of countryside with a predominantly rural character which provides a buffer between the edge of the built up area and major roads. The high level of woodland cover provides very substantial physical and visual containment of the adjoining built up area.

Potential Alternative Green Belt Boundaries

The Site is located within the Green Belt and is not adjacent to any inset settlements. Release of this Site would therefore lead to the creation of new inset development and new Green Belt boundaries. These boundaries would be very weak, as there are no existing boundary features, with the exception of woodland to the north. There are no clear alternative stronger Green Belt boundaries, within or beyond the Site that could be used.

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

Purpose 1: The Site is small and located approximately 350m away from the large built-up area of Havering, therefore it makes limited contribution to preventing urban sprawl.

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

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

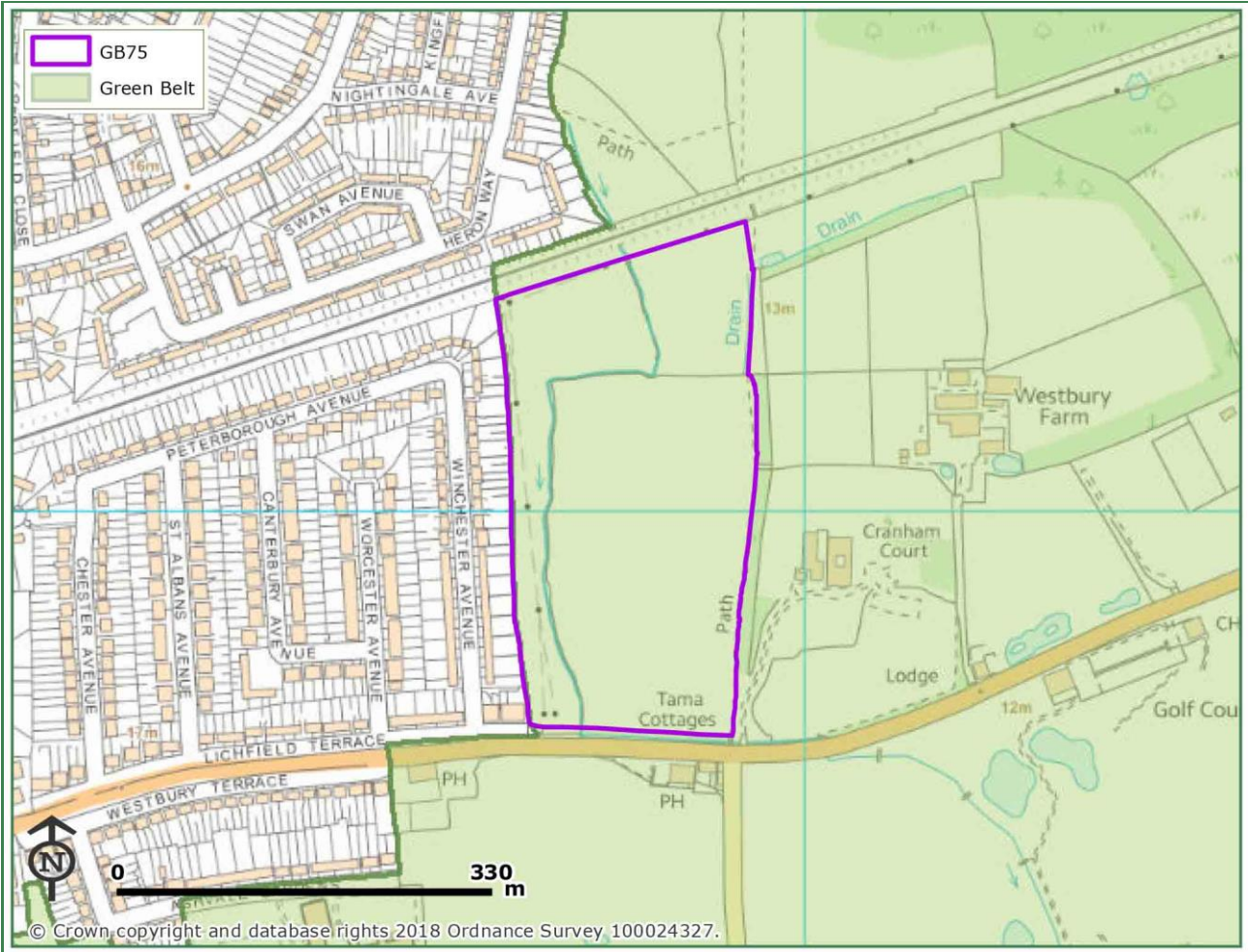
The Site is located approximately 350m from any existing Green Belt boundaries. If released, this would lead to the creation of new inset development with weak boundaries unrelated to the existing settlement edge. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB75 - St Mary's Lane

8.7ha





View from south-eastern corner of the Site

Site Description

The Site comprises open grassland and contains sporadic trees and a stream. It is located on the eastern edge of the inset settlement of Cranham.

Relationship Between Site, Settlement and Countryside

The western edge of the Site is bordered by residential properties, separated by a line of hedgerows and trees. This Site is bordered by a line of trees and railway line along its northern edge, separating it from the residential properties to the northwest and the wider countryside to the northeast. This Site is also separated from the wider countryside to the south by a line of trees and St Marys Lane, as well as the adjacent pub. The east of the Site is bordered by a line of trees, with a nursing home adjacent, which provides some separation between the Site and the wider countryside to the east. The Site is open and rural, containing no build development, and is strongly associated with the surrounding countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P12)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The parcel extends around the eastern edge of the built up area of Romford at Cranham and therefore provides an immediate constraint to the expansion of the built up area. Much of this edge contains nature conservation sites valued at borough level, and an area of open space which also provides constraint.
P2: Preventing the merger of neighbouring towns Slight/Negligible	The parcel provides a negligible contribution to this purpose as it lies on the southern edge of an area of countryside which is around 3km wide that separates the northern/north eastern edge of Upminster at Cranham from the south western edge of Brentwood.
P3: Safeguarding the countryside from encroachment Major	Designation provides additional protection to an area of countryside with a predominantly rural character which provides a buffer between the edge of the built up area and major roads. The high level of woodland cover provides very substantial physical and visual containment of the adjoining built up area.

Potential Alternative Green Belt Boundaries

The trees and hedgerows to the west of the Site, with the settlement edge behind, represent a relatively weak existing Green Belt boundary. Release of the Site would lead to the creation of a similar Green Belt boundary, as defined by the railway line to the north, St Marys Lane to the south and a band of trees to the east.

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

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

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

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

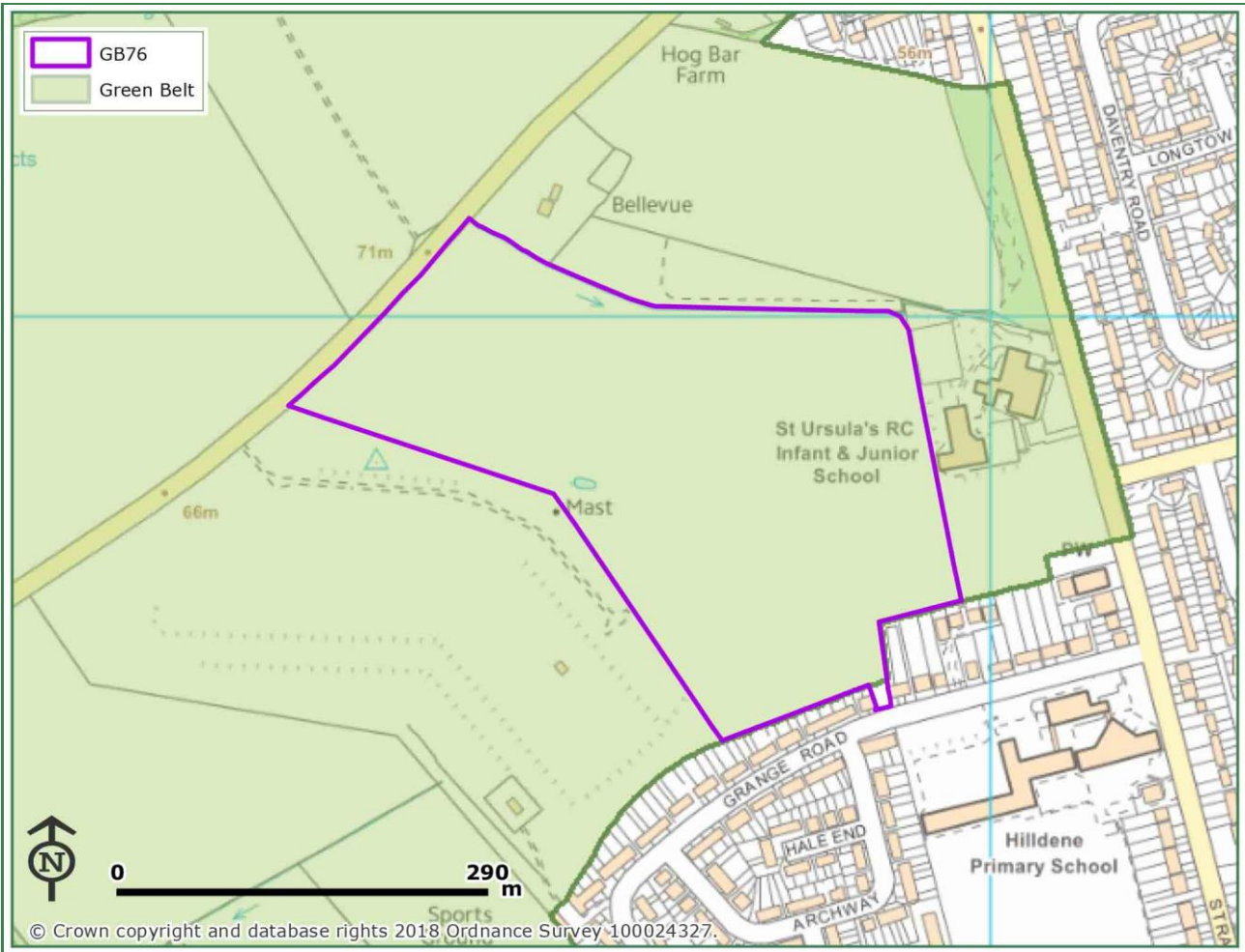
Development of the Site would cause some degree of encroachment to the land to the north, east and south. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

Rating of Assessment of Harm for Release of Whole Site

Moderate High

GB76 - Upper Bedfords Farm

10.7ha





View looking south towards Site from Lower Befords Road

Site Description

The Site is located on the western edge of the inset settlement of Harold Hill and comprises a single pasture field that slopes upwards towards the south-west.

Relationship Between Site, Settlement and Countryside

The Site is contained by Lower Bedfords Road to the north-west and rear gardens of residential properties to the south-east, which mark the settlement edge. The residential properties have an urbanising influence over the Site, as well as St Ursula's Catholic School located just beyond the eastern edge of the Site. Small pasture fields located to the north-east of the Site separate it from the north-western edge of Harold Hill. The Site is largely open countryside that has a strong relationship with the fields to its north-east and the field to its south-west but which contains two raised underground storage reservoirs.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P17)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	Whilst the parcel is contained on three sides by existing development the land does constrain the outward growth of these areas into an area that provides clear separation between the adjoining parts of the built up area and where development may be perceived as sprawl, although the A127 which cuts across the southern part would act as a northern limit to any development within that part consequently containing the perception of unlimited growth. There are other significant designations and land uses that also act as a constraint to development.
P2: Preventing the merger of neighbouring towns Major	The parcel contributes to this purpose as it provides clear separation between the towns of Collier Row and Harold Hill.
P3: Safeguarding the countryside from encroachment Moderate	The parcel possesses some countryside qualities. Although much of the parcel is modified by golf course development this use is consistent with the objective of enhancing the beneficial use of land within the Green Belt

Potential Alternative Green Belt Boundaries

The current Green Belt boundary along Straight Road to the East represents a relatively strong boundary. Release of the Site would lead to the creation of a weaker Green Belt boundary as defined by field boundaries to the west, north-west and existing residential properties to the south. The perimeter of the adjacent field containing two underground storage reservoirs also represents a weak boundary.

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

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

Purpose 2: The Site forms part of the gap between the settlements of Harold Hill and Collier Row. Development within the Site would lead to the erosion of part of the gap between the settlements, particularly when travelling along Lower Bedford Lane.

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

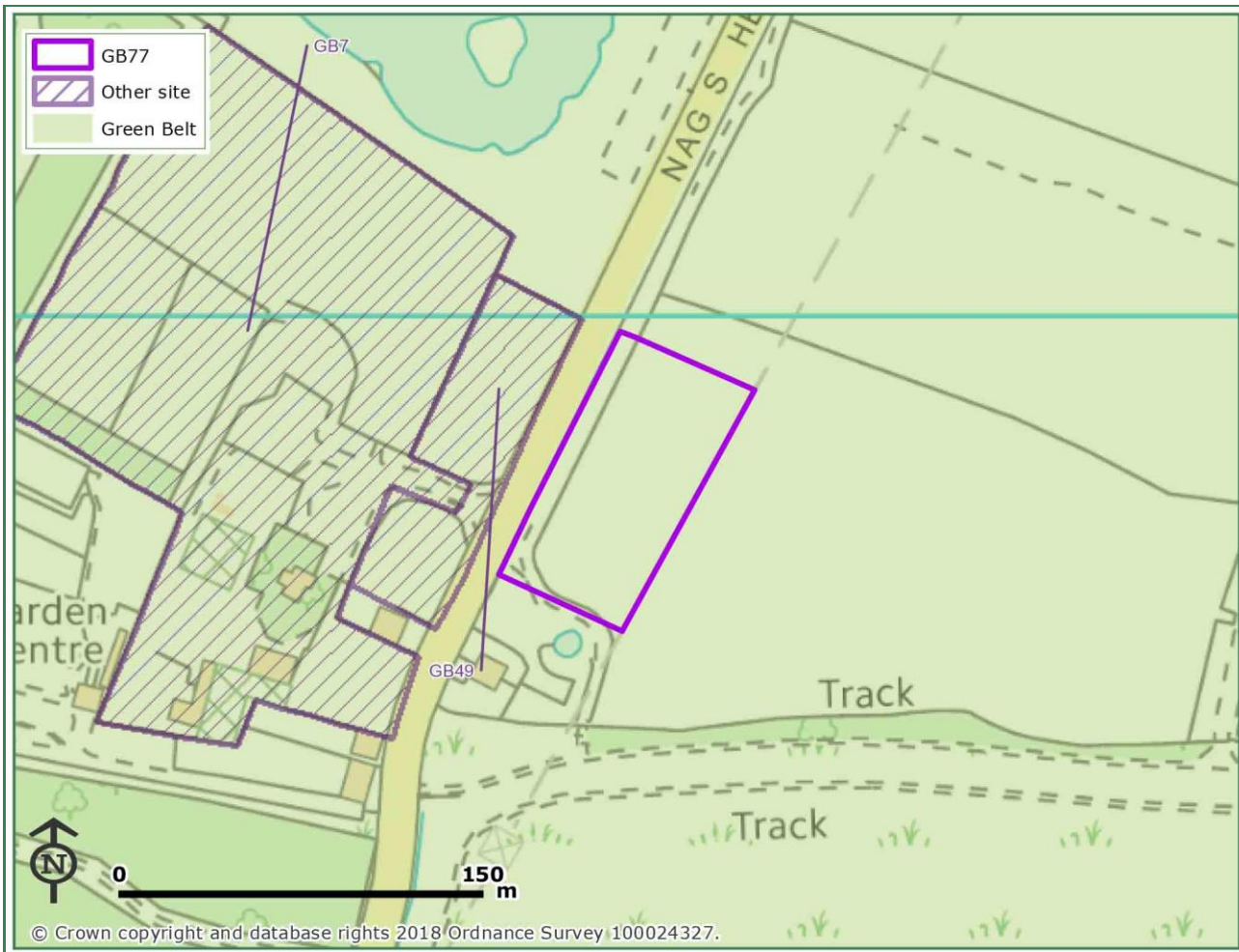
Release of this Site would weaken the integrity of the adjacent Green Belt land to the north-east and south-east because it would be almost fully enclosed by development. The integrity of the adjacent Green Belt land to the south-west would also be weakened as development would be located along its north-eastern edge as well as the existing development along its southern edge. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB77 - Tylers Hall Farm

0.7ha





View of residential dwelling bordering the south of the Site from Nag's Head Lane

Site Description

The Site consists of a small portion of a larger field of pasture, located within open countryside approximately 680m south-east of Harold Wood.

Relationship Between Site, Settlement and Countryside

The west of the Site is bound by Nags Head Lane beyond which are predominantly open fields and woodland as far as the settlement edge of Harold Wood. Adjoining the south of the Site is a residential dwelling, beyond which is open Common land, whilst to the north and east of the Site is an open expanse of open agricultural fields. The Site's landform and adjoining land uses results in the Site having a much stronger association with the countryside than the urban area.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P15)
P1: Checking the unrestricted sprawl of large, built-up areas	Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.
Paramount	
P2: Preventing the merger of neighbouring towns	The parcel forms part of the undeveloped land (in conjunction with the southern part of parcel 16) that separates the north eastern side of Romford from the south western side of Brentwood, although the M25 forms a significant barrier passing through the centre of this area. The northern part of the parcel lies within the narrowest part of this gap (around 700m wide) and therefore contributes most to this purpose.
Major	
P3: Safeguarding the countryside from encroachment	Designation protects countryside that has a generally strong rural character, much of which is accessible for recreation, and is a constraint to 'inappropriate' development at the farmsteads and other building complexes that lie within the area.
Major	

Potential Alternative Green Belt Boundaries

The Site is located within the Green Belt and is not adjacent to any inset settlements. As such, release of this Site would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this Site would constitute a weak boundary. Release of this Site would also call into question the washed over status of the adjacent residential property to the south of the Site. There are no alternative strong boundaries.

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

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

Purpose 2: The Site forms part of the gap between the settlements of Harold Hill and Brentwood but due to its size and location is not of critical importance to the separation of the two settlements. There would be no perception of the gap narrowing between the settlements.

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

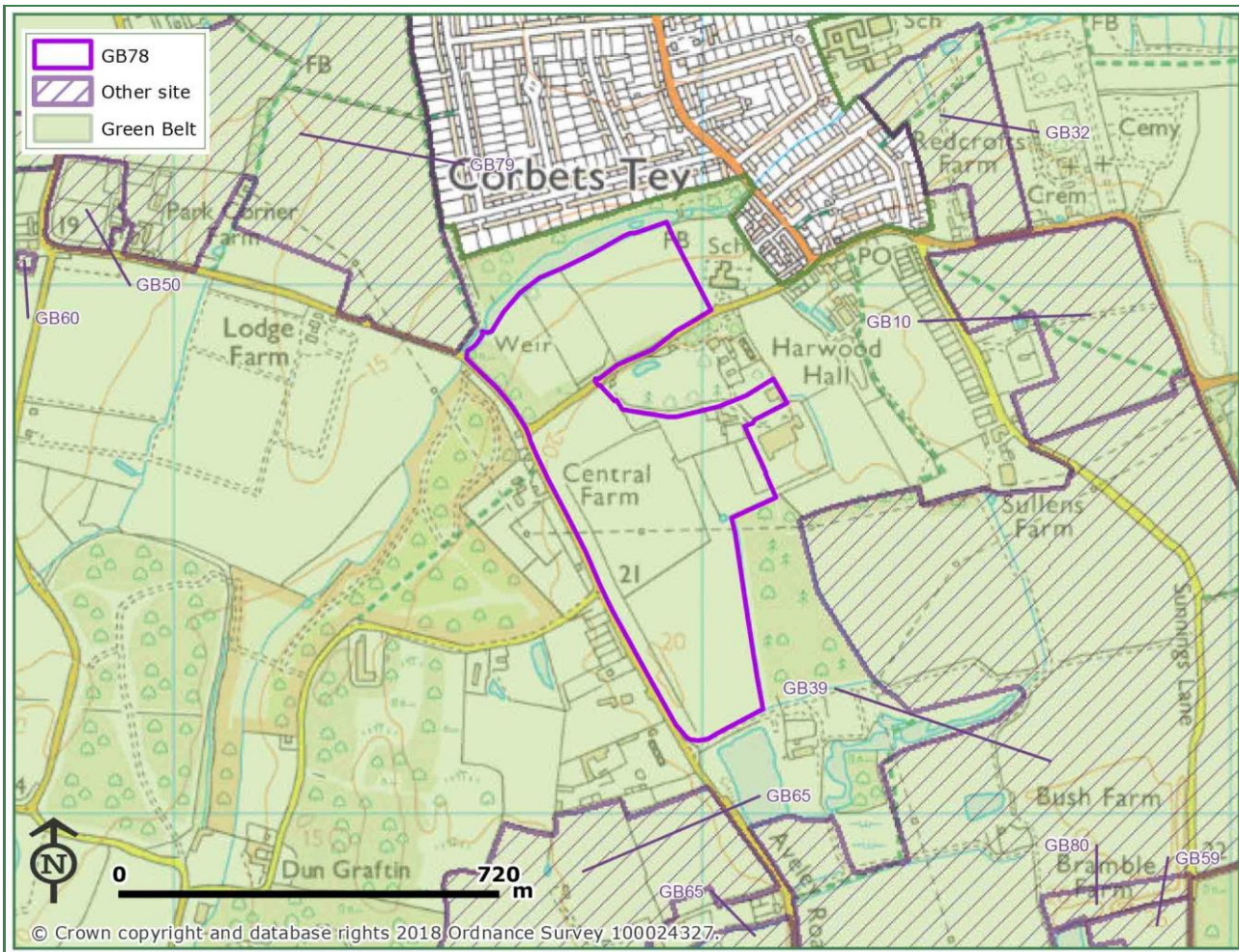
Release of this Site would lead to a sense of encroachment in the adjacent Green Belt area to the North and East weakening its contribution to Purpose 3. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB78 - Harwood Livery

27.5ha





View of from Farm access road from the east of the Site

Site Description

The Site consists of parkland, mostly undeveloped pastoral fields, woodland, and farm buildings located on the on the southern edge of the inset settlement of Upminster. Harwood Hall Lane runs from east to west through the northern portion of the Site.

Relationship Between Site, Settlement and Countryside

The Site is separated from the settlement edge to the north by large pond to the north of the Parklands Open Space. The Site is bounded to the west by Aveley Road, beyond which are predominantly open fields that form the wider countryside between the Site and Hornchurch. A small number of dwellings and scrap metal yard however are present on the other side of Aveley Road to the south-west of the Site. Adjoining the east of the Site are the grounds of Corbets Tey School, Oakfields Montessori School, Berchester Care Home and an outdoor paintballing centre. Overall the lack of urbanising influences from both within and adjoining the Site result in the Site having stronger relationship with the settlement than the urban area. However, the portion of the Site north of Harold's Wood Lane has a stronger relationship with the settlement than the rest of the Site. This is due to the presence of Corbets Tey School and Harold's Wood Lane at this location where street lighting is in place which has an urbanising influence on the Site.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P6)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	<p>The north western part of the parcel adjoins the south eastern edge of the Romford built up area at Upminster; as such this part of the parcel acts to restrict the expansion of the built up area in this direction (although the two Conservation Areas that define much of the land within the edge of this parcel are a significant constraint in their own right). The parcel, in association with the eastern part of parcel 12 to the north, defines the eastern limit of the Metropolitan built up area and, as such, plays a particularly important role in containing the eastward expansion of the Metropolitan area (although the M25 to the east would provide a robust boundary to any further eastward expansion).</p>
P2: Preventing the merger of neighbouring towns Slight/Negligible	<p>Whilst the parcel lies between Upminster and South Ockendon within Thurrock the two towns are separated by a substantial gap (approx. 3km wide) within which lies the substantial barrier of the M25.</p>
P3: Safeguarding the countryside from encroachment Major	<p>Whilst there is evidence of some encroachment of inappropriate development within the parcel, the parcel has a predominantly rural character which is safeguarded by the designation.</p>

Potential Alternative Green Belt Boundaries

The existing Green Belt boundary that lines the rear of properties on Parkland Avenue constitutes a strong boundary as the large pond just acts a relatively strong defensible Green Belt boundary feature. The Site is slightly separated from the settlement edge. As such, its release would constitute a new Green Belt boundary. Aveley Road to the west and the wetlands and woodlands to the south and southeast could form defensible Green Belt boundaries. However, parts of the Site's eastern boundary would be relatively weak due a lack of significant separating features, particularly near Barchester Care Home, this area would constitute a weak Green Belt boundary.

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

Purpose 1: The Site lies adjacent to large built up area of Havering but relates strongly to the wider countryside. Development would represent significant expansion of the large built up area into the open countryside.

Purpose 2: The Site forms part of the gap between the settlements of Upminster and South Ockendon, however it is not of critical importance due to the distance between the settlements.

Purpose 3: The Site is rural in character and clearly displays characteristics of the open countryside. There is little sense of urban encroachment and development of this Site would lead to significant encroachment of the countryside.

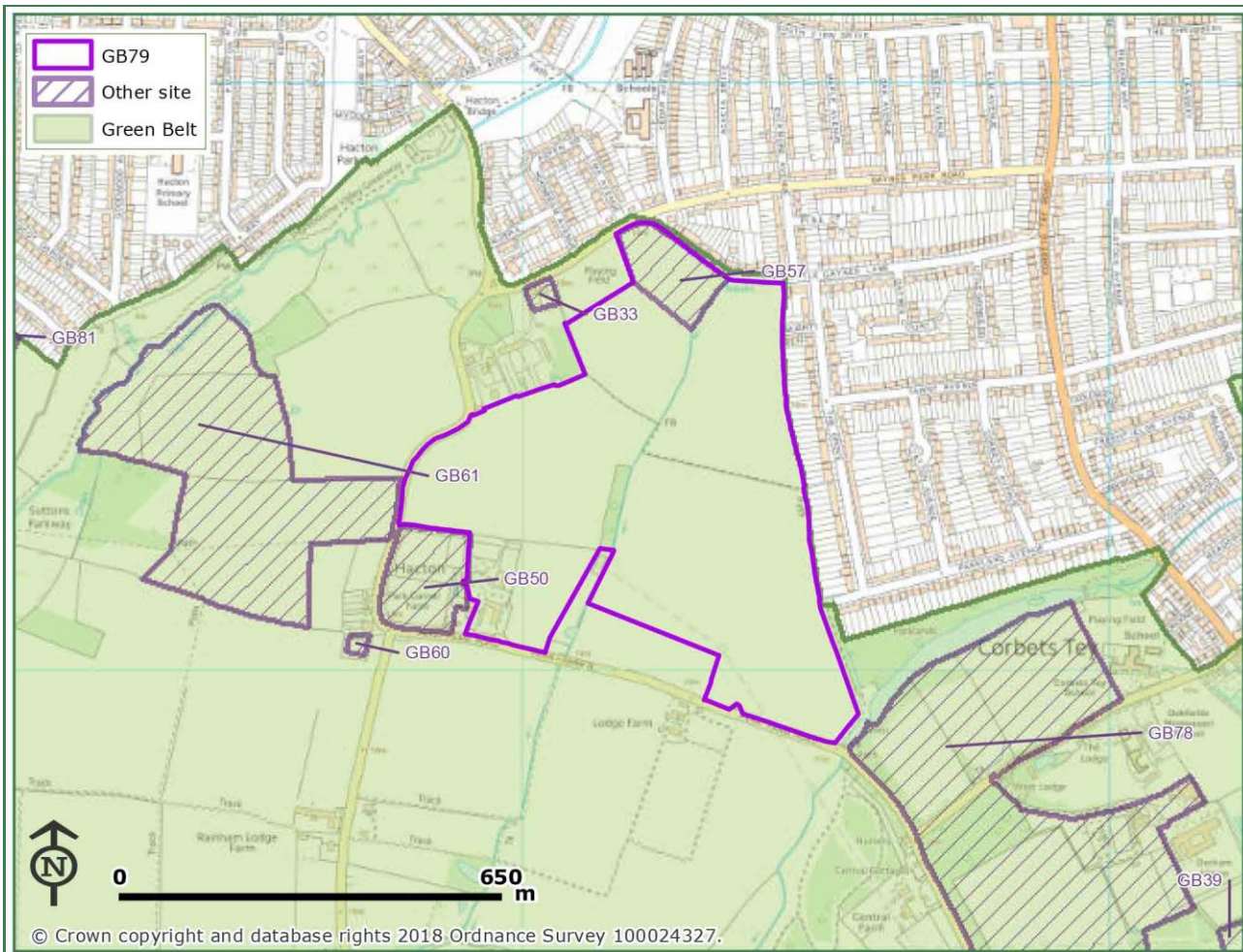
Release of the Site would weaken contribution to purpose 1 and 3 of Green Belt land to the east between the Site and Sunnings Lane, due to its containment by development to the west and the north. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB79 - Little Gaynes Lane (South)

35.6ha





View looking towards the south-west from the north-western edge of the Site

Site Description

The Site comprises agricultural fields with an equestrian centre present in the southwest, located on the south western edge of the inset settlement of Upminster.

Relationship Between Site, Settlement and Countryside

The northern edge of the Site is bounded by Little Gaynes Lane, with residential properties located beyond this. Much of the eastern edge of the Site is adjacent to the back gardens of residential properties. Part of the western edge of the Site is bounded by Hacton Lane and parts of the southern boundary are bordered by Park Farm Road. These provide separation between the Site and the wider countryside. The centre of the southern edge of the Site is set back from Park Farm Road and bounded by hedgerows. This provides limited separation between the Site and the wider countryside to the south. The north western edge of the Site is bordered by a fence and hedgerow, which provide some separation between the Site and Branfil School Playing Field to the west, and an area of woodland amongst which a small area of residential development is set. These areas act to provide separation between the Site and the wider countryside to the west. The southwestern edge of the Site is bounded by hedgerow and fencing that surrounds an equestrian centre. These features in combination with the farm adjacent to the Site and equestrian centre, provides some separation between the Site and the wider countryside. The south eastern edge of the Site is bordered by woodland and a stream, which contain the Site from the countryside to the east. The Site is open and rural, therefore it is strongly associated with the wider countryside to the south and east.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P4)
P1: Checking the unrestricted sprawl of large, built-up areas	The parcel provides strong containment of the easterly and southerly expansion of the Romford built up area and the northern expansion of the built up area at Rainham.
Paramount	
P2: Preventing the merger of neighbouring towns	The country park and Ingrebourne valley provide a strong level of constraint to the expansion of Romford (at South Hornchurch) and northern side of Rainham. The Green Belt designation fulfils a supporting role in preventing expansion that could lead to merging of these parts of the Romford towns in this area (although they are already connected to the south). Land within the rest of the parcel provides no real contribution to the purpose due to the considerable separation between the Romford towns and South Ockendon and the Thurrock towns to the south east.
Slight/Negligible	
P3: Safeguarding the countryside from encroachment	The country park and Ingrebourne corridor in the western part of the parcel prevents encroachment of development along the adjoining edge of Hornchurch. In the rest of the parcel the designation provides a strong level of protection to varied and quite rural areas of countryside. Designation also provides a constraint to further encroachment of existing inappropriate development at the farmsteads.
Major	

Potential Alternative Green Belt Boundaries

Little Gaynes Lane represents a moderate existing Green Belt boundary, whilst the settlement edge to the east represents a relatively weak existing Green Belt boundary. Release of the Site would lead to a similar strength Green Belt boundary for the most part, as defined by roads, hedgerows, fences, a stream and woodland. However, a weaker boundary would be created along the south of the Site where the Site boundary is set back from the road and part of it has no defined boundary. A stronger alternative boundary could be formed along the length of Park Farm Road to the south, along the length of Hacton Lane to the west and along the length of Little Gaynes Lane to the north.

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

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

Purpose 2: The Site forms part of the Green Belt gap that separates the settlements of Upminster and Rainham. Release of the Site would lead to physical narrowing of the gap between them.

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

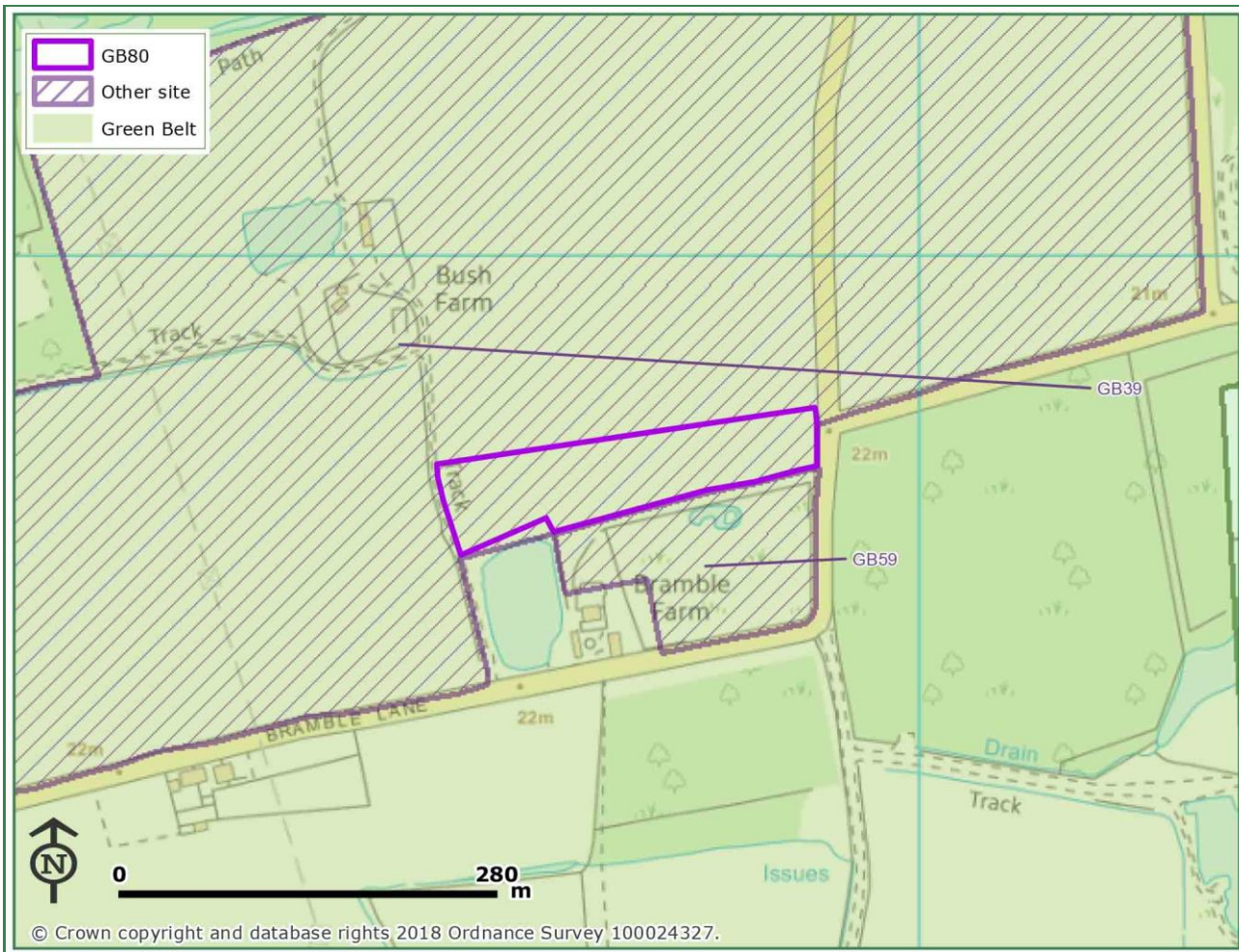
Development of the Site would cause the neighbouring Green Belt land to the northwest to be enclosed by development on three sides. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB80 - Bush Farm, Bramble Lane

1.5ha





View towards Site from Sunnings Lane

Site Description

The Site is comprised of a part of a larger open field located between Upminster and Aveley considerably within the open countryside.

Relationship Between Site, Settlement and Countryside

The Site adjoins the Bramble Farmhouse to the south, which includes its private garden and a large pond. Sunnings Lane and an access road adjoin east and west of the Site respectively, beyond which are predominantly open fields. The northern boundary of the Site is not defined by physical features and beyond the Site a large arable field is present. The Site has a stronger association with the countryside than the built-up area.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P6)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	<p>The north western part of the parcel adjoins the south eastern edge of the Romford built up area at Upminster; as such this part of the parcel acts to restrict the expansion of the built up area in this direction (although the two Conservation Areas that define much of the land within the edge of this parcel are a significant constraint in their own right). The parcel, in association with the eastern part of parcel 12 to the north, defines the eastern limit of the Metropolitan built up area and, as such, plays a particularly important role in containing the eastward expansion of the Metropolitan area (although the M25 to the east would provide a robust boundary to any further eastward expansion).</p>
P2: Preventing the merger of neighbouring towns Slight/Negligible	<p>Whilst the parcel lies between Upminster and South Ockendon within Thurrock the two towns are separated by a substantial gap (approx. 3km wide) within which lies the substantial barrier of the M25.</p>
P3: Safeguarding the countryside from encroachment Major	<p>Whilst there is evidence of some encroachment of inappropriate development within the parcel, the parcel has a predominantly rural character which is safeguarded by the designation.</p>

Potential Alternative Green Belt Boundaries

The Site is located within the Green Belt and is not adjacent to any inset settlements. Release of this Site would therefore lead to the creation of new inset development and new Green Belt boundaries. There are no strong separating features around the Site.

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

Purpose 1: The Site makes no contribution to preventing sprawl because it does not lie adjacent to the large built up area and is sufficiently distant from it (1.3km) to make no contribution sprawl.

Purpose 2: The Site forms part of the gap between Upminster and South Ockendon but is not of critical importance to the separation of the two settlements.

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

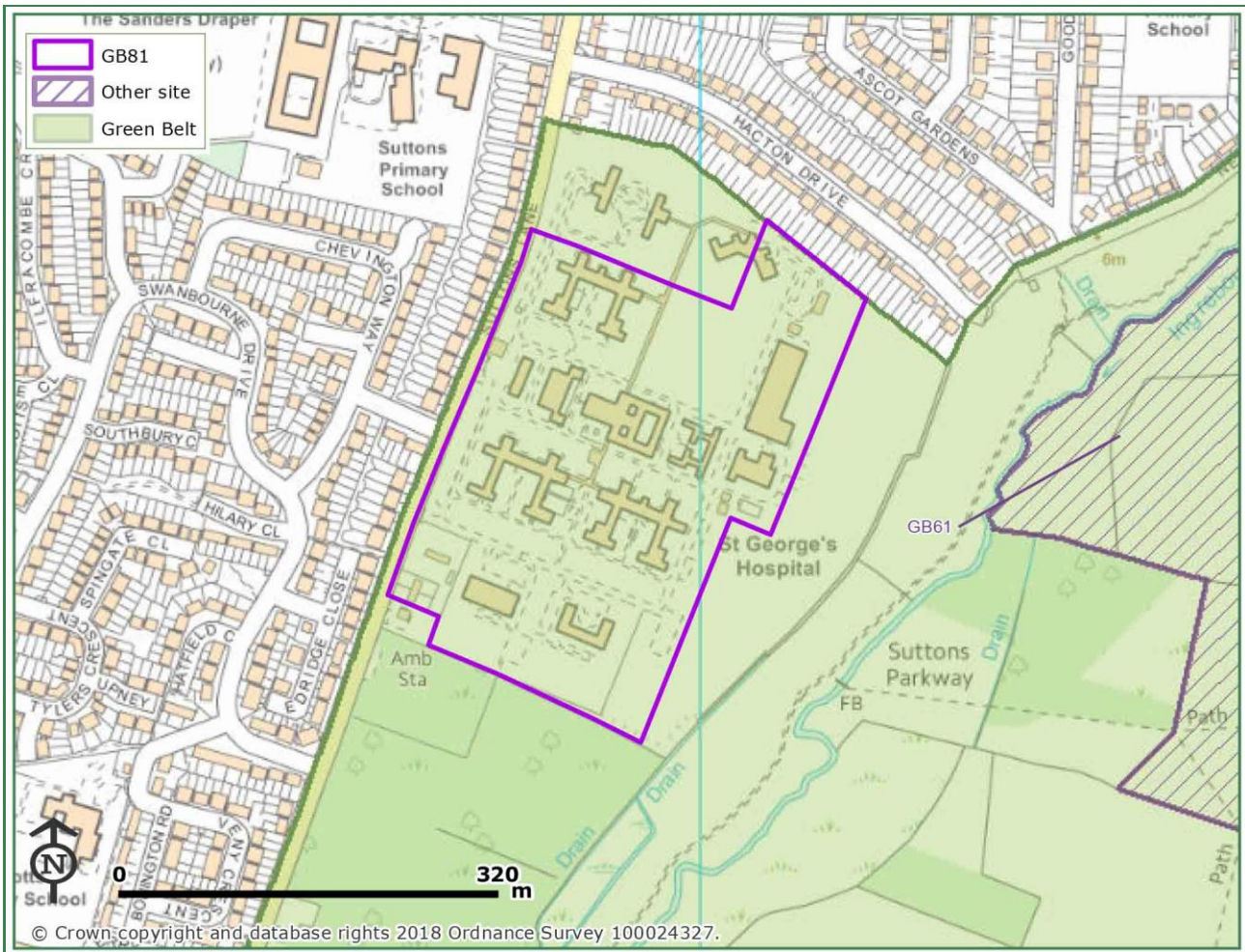
Release of this Site would create a new inset area of Green Belt within the countryside and its release would weaken the contribution of surrounding Green Belt land by encroaching on the open countryside. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB81 - St. Georges Hospital

10ha





View looking east into Site from Suttons Lane

Site Description

This Site consists of a significant number of disused hospital buildings in landscaped surroundings on the southern edge of the inset settlement of Hornchurch.

Relationship Between Site, Settlement and Countryside

There is little separation between the Site and settlement as residential housing is located to the north and west of the Site. Adjacent to the south of the Site is the Ingrebourne Nature Reserve which is defined by a relatively thick tree cover. To the east of the Site woodland and semi-rural parkland that lines the Ingrebourne River runs from north to south. These features together provide a significant degree of separation from the wider countryside. Built development within and adjacent to the Site exert an urbanising influence on the Site. As such the Site has a stronger relationship with the built-up area than the countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P4)
P1: Checking the unrestricted sprawl of large, built-up areas	The parcel provides strong containment of the easterly and southerly expansion of the Romford built up area and the northern expansion of the built up area at Rainham.
Paramount	
P2: Preventing the merger of neighbouring towns	The country park and Ingrebourne valley provide a strong level of constraint to the expansion of Romford (at South Hornchurch) and northern side of Rainham. The Green Belt designation fulfils a supporting role in preventing expansion that could lead to merging of these parts of the Romford towns in this area (although they are already connected to the south). Land within the rest of the parcel provides no real contribution to the purpose due to the considerable separation between the Romford towns and South Ockendon and the Thurrock towns to the south east.
Slight/Negligible	
P3: Safeguarding the countryside from encroachment	The country park and Ingrebourne corridor in the western part of the parcel prevents encroachment of development along the adjoining edge of Hornchurch. In the rest of the parcel the designation provides a strong level of protection to varied and quite rural areas of countryside. Designation also provides a constraint to further encroachment of existing inappropriate development at the farmsteads.
Major	

Potential Alternative Green Belt Boundaries

The current Green Belt boundary of Sutton Lane represents a strong Green Belt boundary. Release of the Site would not lead to either a significantly weaker or stronger boundary than the existing boundary as woodland to south and east of the Site would act as a defensible Green Belt boundary. An alternative boundary would be to take the eastern edge of the Site close to the Ingrebourne River in line with the inset settlement to the north.

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

Purpose 1: The Site lies adjacent of the large built up area of Havering. The Site makes limited contribution to preventing sprawl because it already contains urbanising development and therefore there is already a perception of urban 'sprawl' and encroachment.

Purpose 2: The Site is already developed and therefore plays a negligible role in preventing the merging or erosion of the visual and physical gap between Hornchurch and Upminster.

Purpose 3: The urbanising influences both within and adjacent to the Site mean that there is little sense of this area forming part of the countryside and therefore it plays no role in safeguarding the countryside from encroachment.

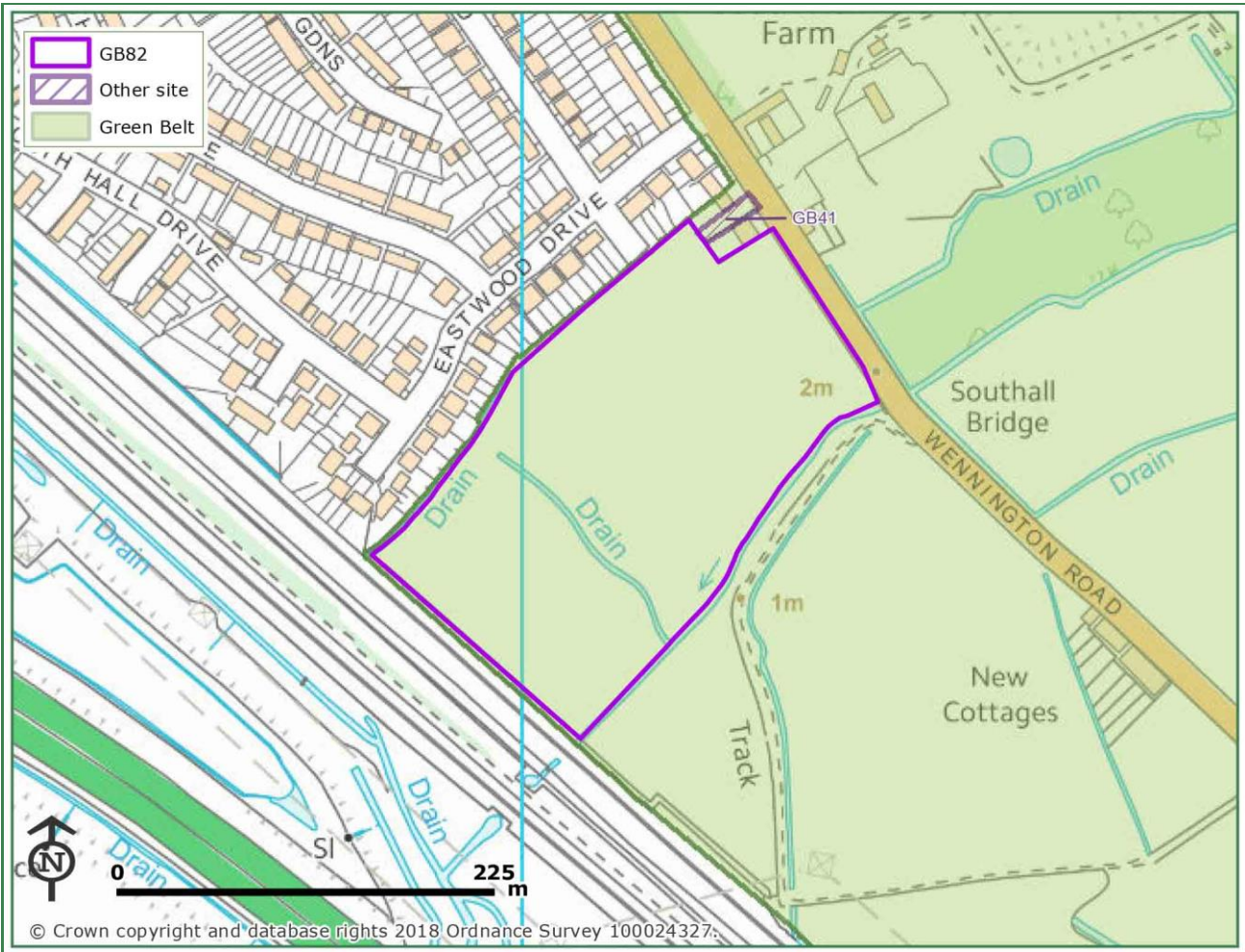
Release of this Site would weaken slightly the contribution of land to the south of the Site where the Ingrebourne Valley Nature Reserve is located because this area would be contained by development on two sides, thereby weakening its contribution to purpose 3. However, the nature reserve in itself acts as a significant separating feature and could act as defensible Green Belt boundary thereby limiting harm to Green Belt south of the Site. The harm to the Green Belt resulting from release of this Site would therefore be *Low - Moderate*.

Rating of Assessment of Harm for Release of Whole Site

Low - Moderate

GB82 - Wennington Road (West)

4.6ha





View looking south from the northern corner of the Site

Site Description

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

Relationship Between Site, Settlement and Countryside

The north western edge of the Site is bounded by residential properties, separated by a line of hedgerows and trees. Wennington Road which runs along the northeast boundary of the Site provides some separation between it and the wider countryside, as do the two railway lines and the A13 to the southwest, though undeveloped open green areas also separate these from one another. This land to the south west however is not designated as Green Belt. The southeast of the Site is bounded by hedgerows and a stream, beyond which lies the wider open countryside. The Site contains no built development and is open and overall has a stronger association to the countryside than to the settlement to the northwest.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P2)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	Designation prevents south eastward encroachment of Romford built up area at Rainham. Also constrains expansion of existing pockets of inappropriate development within parcel which may otherwise be difficult to resist in this highly accessible location. Also contributes to restricting north westerly extension of Purfleet (part of Thurrock built up area).
P2: Preventing the merger of neighbouring towns Major	Parcel provides a significant contribution to this purpose by preventing outward growth of Rainham and Purfleet on either side of parcel.
P3: Safeguarding the countryside from encroachment Major	Designation provides valuable protection to further encroachment from inappropriate development into area of open productive farmland (notably in southern part) and remnant marshland, within a strategically attractive location.

Potential Alternative Green Belt Boundaries

The railway line to the southwest of the Site represents a strong existing Green Belt boundary, whilst the trees and hedgerows to the northwest, with the settlement edge behind, represent an existing weaker boundary. Release of the Site would lead to the creation of a similar boundary, as defined by Wennington Road to the northeast of the Site and a hedgerow and stream along the southeast of the Site. There are no clear alternative stronger Green Belt boundaries, within or beyond the Site that could be used.

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

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

Purpose 2: The Site lies between the settlements of Rainham and Purfleet and Rainham and Aveley to the south east (Note: Aveley is not defined as a Purpose 2 settlement for the purpose of this assessment). The settlements are not in close proximity (over 3km away) and the release of the Site would not lead to any significant perception of narrowing the gap between them.

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

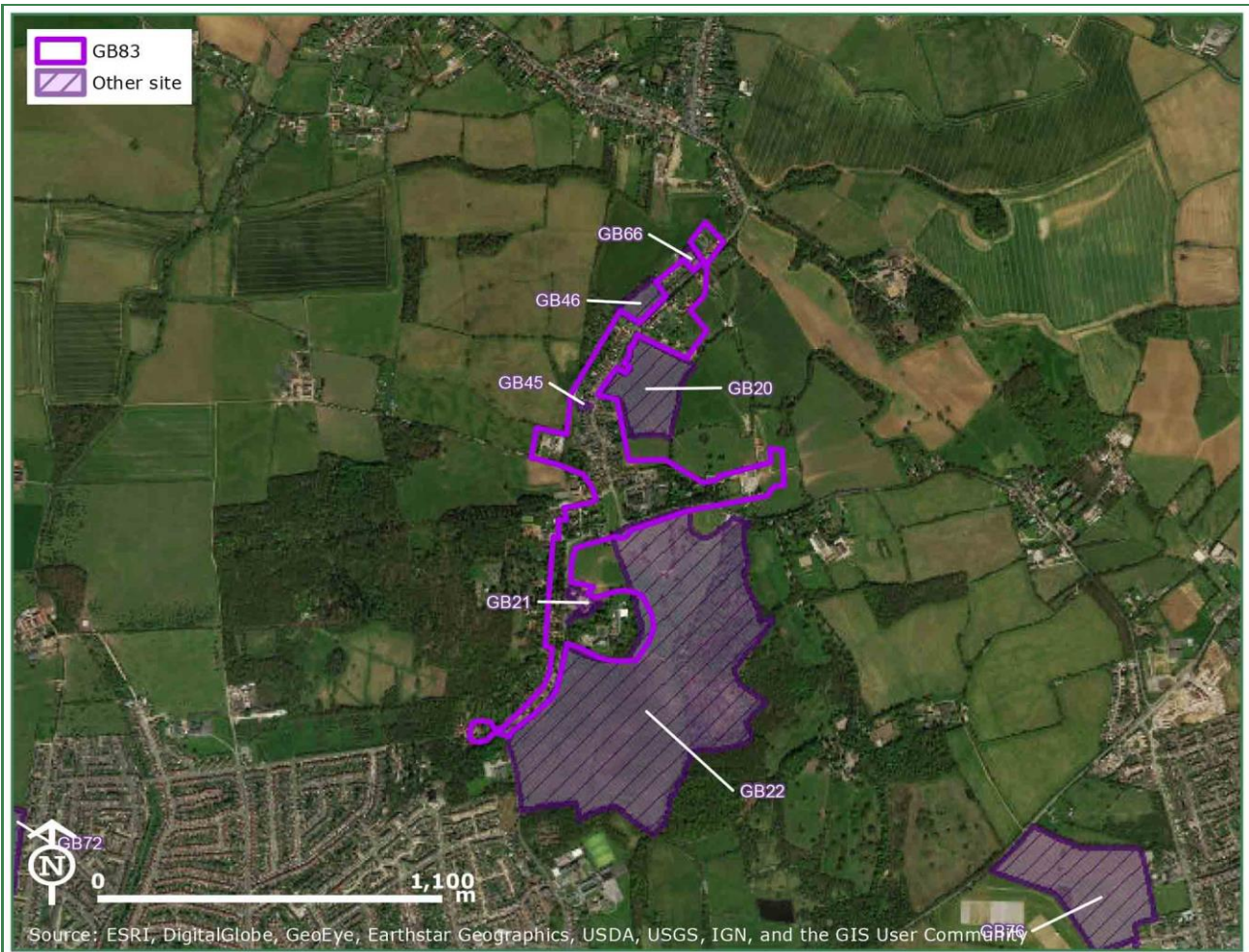
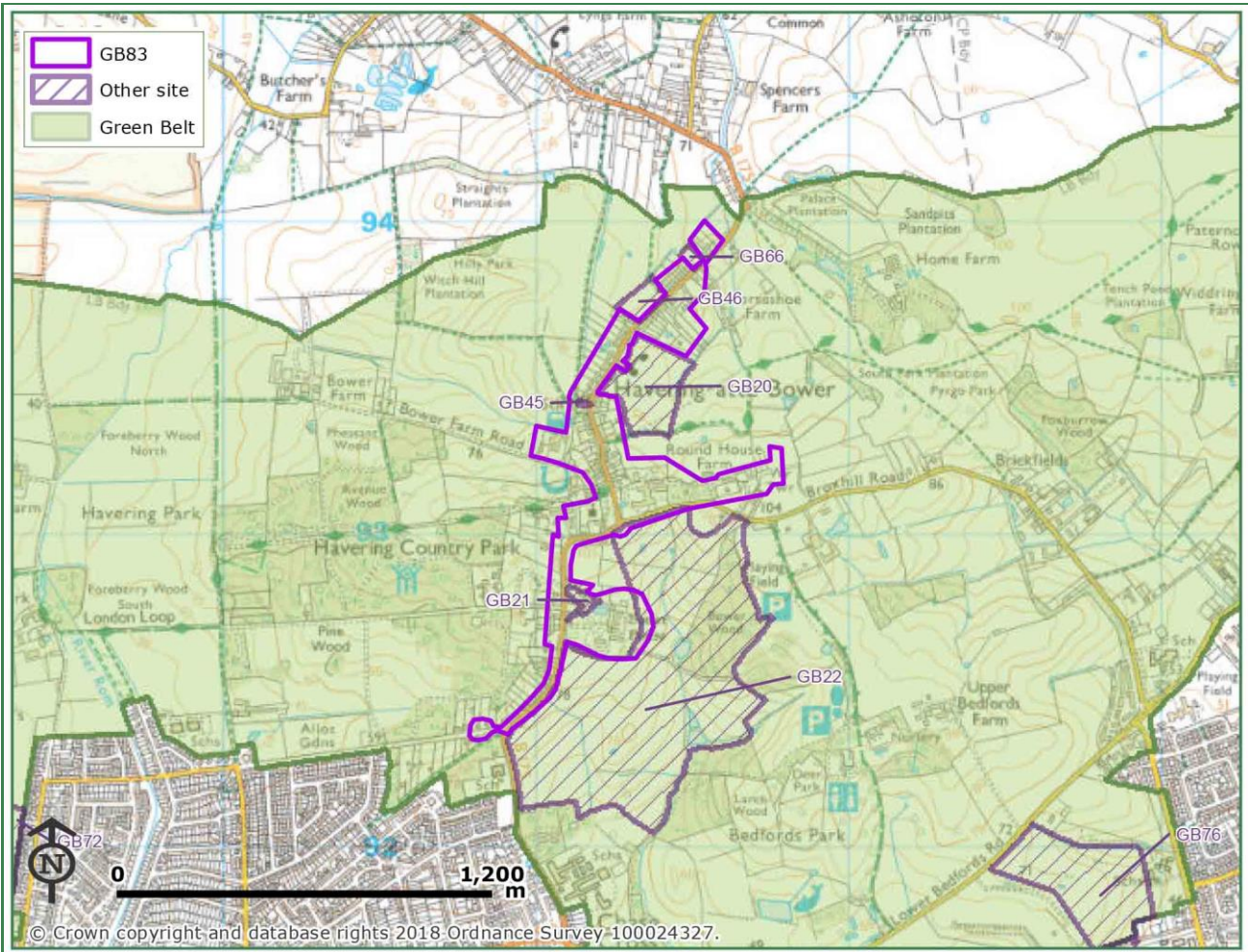
Development within the Site, would lead to some sense of encroachment on the adjacent Green Belt area to the north east and south east. However the Site is bounded to the north by Wennington Road and to south west by the railway lines and A13. Land beyond the railway lines to the South East is open land but it is not designated as Green Belt. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate*.

Rating of Assessment of Harm for Release of Whole Site

Moderate

GB83 - Havering-Atte-Bower Village

32.5ha





View of Havering-atte-Bower looking north along B175

Site Description

The Site comprises the washed-over village of Havering-atte-Bower, centred on a historic settlement core located at the south-western end of Havering Ridge, but extending downhill along the B175 Orange Tree Hill southward towards Collier Row and northward along the B175 North Road towards Stapleford Abbots.

Relationship Between Site, Settlement and Countryside

Havering-atte-Bower is a sizeable village but one which retains a strong linear form, with barely any dwellings set back from the through roads. Settlement density is moderate, but strong tree cover breaks up the built form and there are some sizable open spaces, in particular to the east of Orange Tree Hill. Although development out along the main road means that the village is almost contiguous with Collier Row and Stapleford Abbots, both of which are inset settlements, landform and land cover create a strong sense of distinction between Havering-atte-Bower and its neighbours. To the south, open pastures and extensive woodlands fall sharply away from the village centre, with Havering Park to the west and the strong valley form of Bedfords Park to the south-east. Open fields facing onto the village centre provide expansive views over the Bedfords Park woodland towards Romford, with elevation and tree cover creating a strong sense of rural separation. To the north, the descent to Stapleford Abbots is more gradual, but extensive fields and belts of trees preserve a stronger sense of separation away from the B175 than along it.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P20, P19 and P18)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	P18 (Paramount) Those parts of the parcel adjoining the northern edge of the built up area fulfil this purpose by preventing the growth of development on the north eastern side of the Metropolitan area at Romford.
	P19 (Slight/Negligible) The parcel is separated from the built up area of Romford by parcel 20 which fulfils this role to a greater degree.
	P20 (Paramount) Parcel extends around the northern side of the Romford built up area and constrains growth of this outer edge of the Metropolitan area and is therefore fundamental to this purpose.
P2: Preventing the merger of neighbouring towns Major	P18 (None) Whilst the south western part lies between the northern edges of the towns of Collier Row and Harold Hill, overall the parcel provides no contribution to this purpose.
	P19 (None) The parcel makes no contribution to this purpose as it does not lie between towns.
	P20 (Major) The western part of the parcel forms approximately half of the open area (approx. 1.8km wide overall) that separates the north western edge of Collier Row from the eastern part of Hainault (within Redbridge Borough). The designation therefore provides a substantial contribution to this purpose.
P3: Safeguarding the countryside from encroachment Paramount	P18 (Paramount) Most of the parcel is considered to be highly sensitive to change and designation therefore provides valuable protection from encroachment (some of which is already evident within the parcel). The hills are important landscape features within the wider context of the Metropolitan area and identified as the Havering Ridge Area of Special Character.
	P19 (Paramount) The majority of the parcel comprises farmland with a strong rural character which is protected by designation. Designation also safeguards the area from encroachment by piecemeal development within the southern part of the linear settlement of Bournebridge (within Epping Forest District) and west side of Havering-atte-Bower which lie within the north eastern and south eastern edges of the parcel respectively. The Havering part of the parcel falls within the Havering Ridge Area of Special Character.
	P20 (Paramount) Although there is some limited encroachment designation provides important protection to the countryside, much of which forms part of the Havering Ridge Area of Special Character.

Potential Alternative Green Belt Boundaries

At the southern end of the village and to the west of Orange Tree Hill, houses back onto woodland which would form a relatively strong boundary. There is negligible development to the east of Orange Tree Hill, so the road would likewise form a clear boundary. In the northern part of the village, hedgerows form a weaker settlement edge and undeveloped gaps would further complicate any new inset settlement edge.

At the top of Orange Tree Hill, where the ridge crest, woodland and very low housing density create a break, it would potentially be possible to draw a boundary between the central/northern and southern parts of the village. This is discussed further below.

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

Purpose 1: The area within the Site boundary is already to a large extent developed, but avoidance of any increase in development density is important in retaining its sense of distinction from the nearby large, built-up area at Collier Row.

Purpose 2: The extent of existing development and the absence of any towns for some distance to the north means that the Site does not contribute to this purpose.

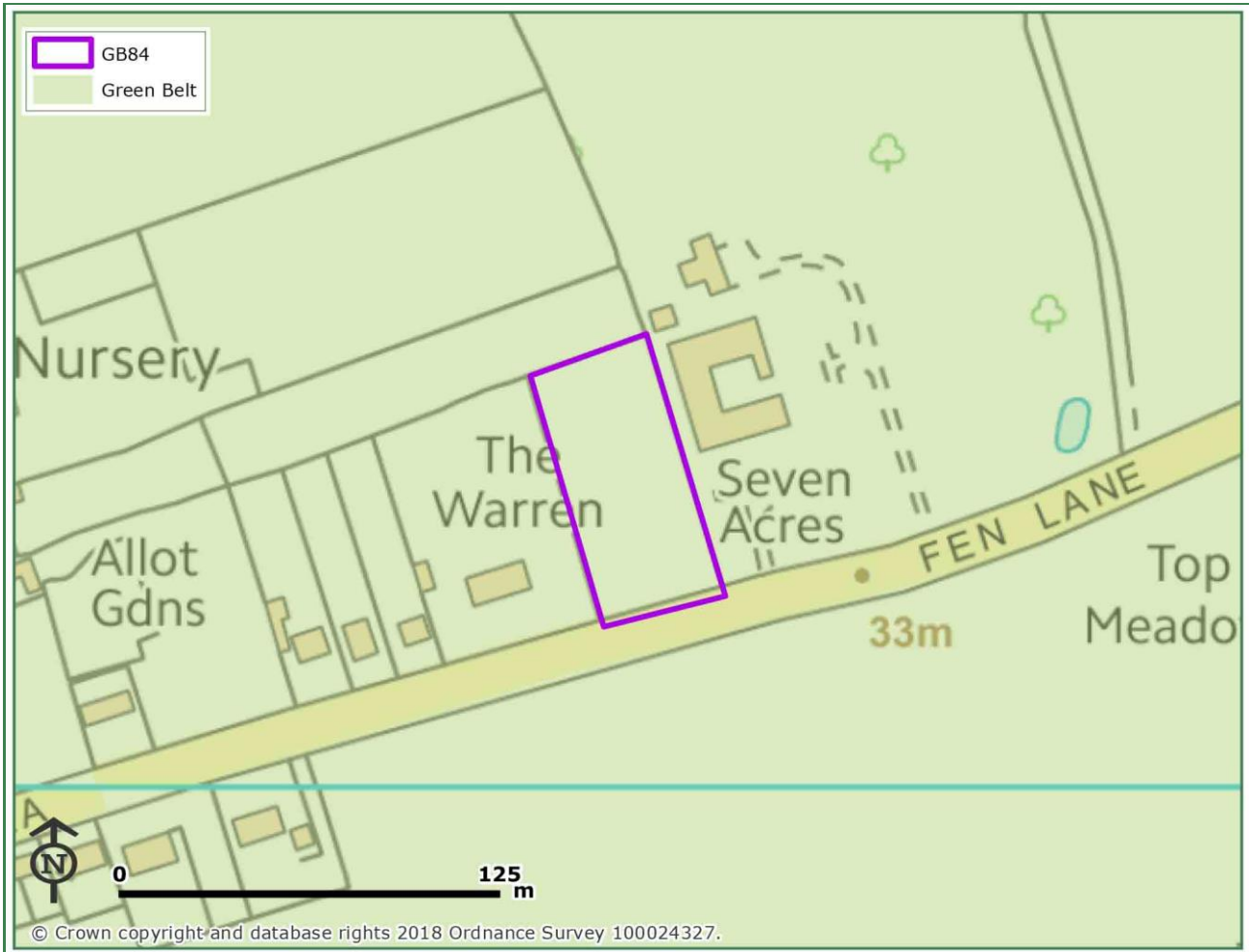
Purpose 3: The village retains a strong rural character, despite its proximity to the urban edge, as a result of its landform and woodland setting, and the retention of open grassland areas in within its immediate setting (although these are excluded from this Site and assessed separately – see GB20, GB22, GB46 and GB66).

Despite linear sprawl, Havering-atte-Bower retains a rural open character and sense of separation from significant urbanising influence. Insetting it from the Green Belt would potentially permit higher-density development that could affect the sense of openness within the settlement. This could weaken the justification for retaining the open spaces within and around it which are important contributors to countryside character and the wider openness of the Green Belt. Increased urbanisation would reduce the sense of distinction between Collier Row, Havering-atte-Bower and Stapleford Abbots, increasing the perception of metropolitan sprawl. The harm to the Green Belt resulting from release of this Site would therefore be *high*.

Limiting Green Belt release to the north of Orange Tree Hill and Broxhill Road would retain greater separation between an inset village area and Collier Row, but would nonetheless constitute significant encroachment on the countryside. Harm for release of this section of the village would be *Moderate-High*.

GB84 - Fen Lane (East)

0.4ha





View into Site looking north from Fen Lane

Site Description

The Site is relatively small in size and comprises an undeveloped and overgrown area of vegetation. It lies between a care home development to east and a residential dwelling to the west. The Site is located at the eastern edge of the washed over settlement of North Ockendon and within 2.5km of the inset settlement of Cranham.

Relationship Between Site, Settlement and Countryside

The Site is strongly contained to the east by a care home development, and bordered by the trees and hedgerow surrounding the garden of the adjacent residential property to the west. The Site is bordered to the south by Fen Lane. A line of trees act to provide separation between the Site and the undeveloped fields to the north. These features separate the Site from the wider countryside. This containment means that the Site is strongly associated with the settlement of North Ockendon. This settlement is washed over by the Green Belt and has the characteristics of the countryside, and therefore the Site is also associated with the countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P10)
P1: Checking the unrestricted sprawl of large, built-up areas None	Parcel not directly related to edge of Greater London at Upminster on the edge of Romford built up area, the edge of which is some 1.4km to the west and is separated from it by other land which, together with the M25, constrains the outward growth of the built up area. Almost 4km separates the southern edge of the parcel from the northern edge of the Thurrock urban area; over 5km separates it from the nearest edge of Basildon to the east. As such other land adjoining these large urban areas fulfils this purpose.
P2: Preventing the merger of neighbouring towns None	As purpose 1. The separation of this parcel from other towns, including South Ockendon means that any strategic level of development would not lead to merging, although separation would be reduced to some extent.
P3: Safeguarding the countryside from encroachment Paramount	A broad expansive fenland landscape with a strong sense of openness and long distance views with development limited primarily to farmsteads and small areas of development along roads on north, west and east sides; greater incidence of scattered development at North Ockendon creating some sense of encroachment. Designation provides high level of protection against piecemeal encroachment of inappropriate development, particularly adjoining existing development.

Potential Alternative Green Belt Boundaries

The Sites lies between a care home development and a house already built within the Green Belt, located in the east of a settlement washed over by the Green Belt. Release of this Site would lead to the creation of new inset development and new Green Belt boundaries away from an existing inset settlement. These boundaries would be relatively weak, as defined by the adjacent care home development and tree line to the east, the trees and hedgerow surrounding the garden of the adjacent residential property to the west, Fen Lane to the south and a line of trees to the north. There are no clear alternative stronger Green Belt boundaries, within or beyond the Site that could be used.

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

Purpose 1: The Site makes no contribution to preventing sprawl because it does not lie adjacent to the large built-up area of Havering and is sufficiently distant from it (approximately 2.5km) to make no contribution to preventing urban sprawl.

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

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

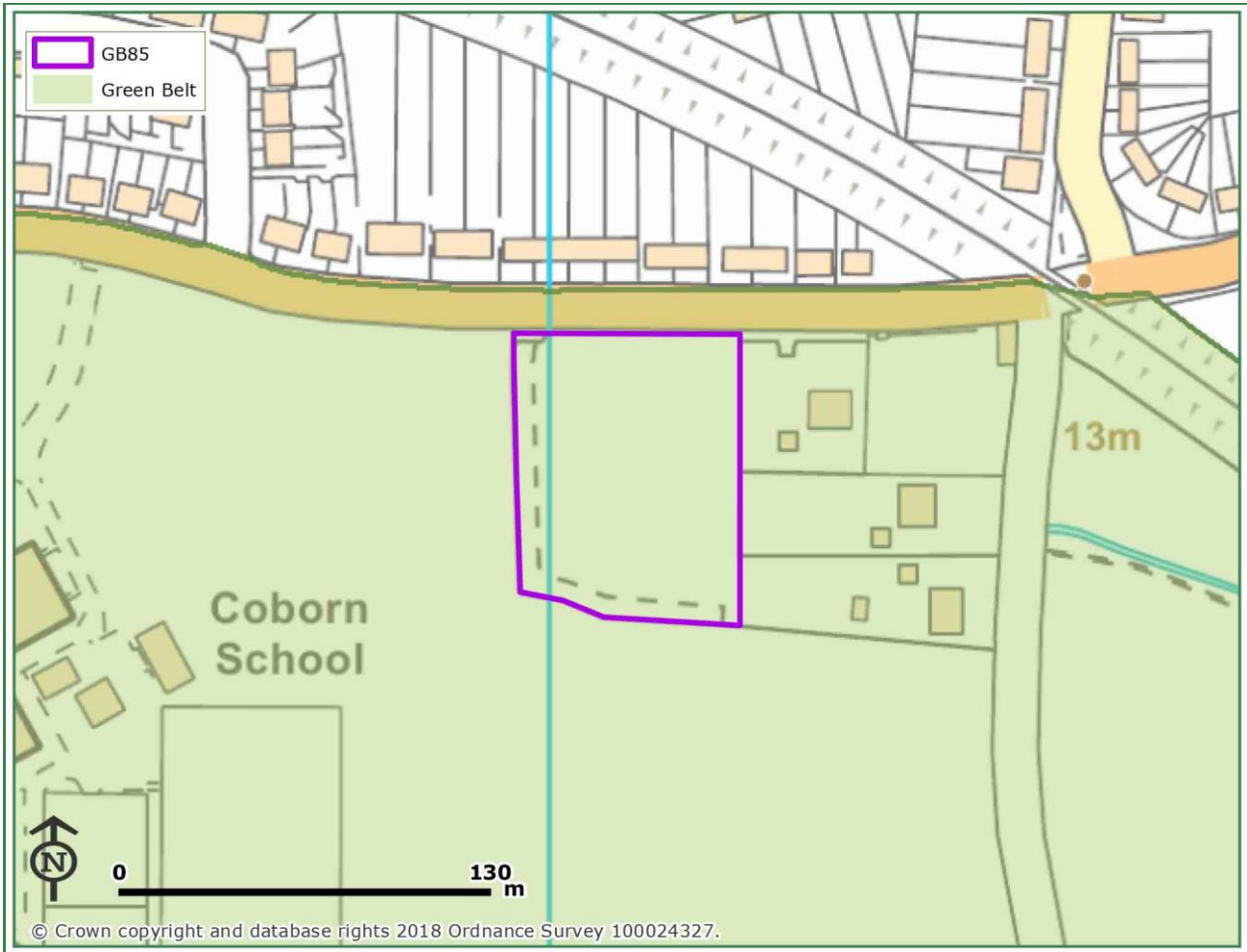
The Site is located more than 1.5km from any existing urban edge. If released, this would lead to the creation of new inset development with weak boundaries that would not represent a clear distinction between inset and washed-over settlement. This would call into question the justification for retaining the washed over status of North Ockendon. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB85 - Land at St Mary's Lane

0.8ha





View from the northwestern point of the site

Site Description

The Site consists of a single open undeveloped field on the south-eastern edge of the inset settlement of Upminster.

Relationship Between Site, Settlement and Countryside

The Site is adjoined to south and west by the playing fields of Coppers' Company & Coborn School, which provide some separation from the wider countryside further south comprised of a patchwork of agricultural fields. The Site is adjoined to the north by St. Mary's Lane, beyond which are residential properties; to the east by three large residential properties, within the Green Belt, which together have a degree urbanising influence and result in the Site having a relationship with both the settlement and the countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P6)
<p>P1: Checking the unrestricted sprawl of large, built-up areas</p> <p>Paramount</p>	<p>The north western part of the parcel adjoins the south eastern edge of the Romford built up area at Upminster; as such this part of the parcel acts to restrict the expansion of the built up area in this direction (although the two Conservation Areas that define much of the land within the edge of this parcel are a significant constraint in their own right). The parcel, in association with the eastern part of parcel 12 to the north, defines the eastern limit of the Metropolitan built up area and, as such, plays a particularly important role in containing the eastward expansion of the Metropolitan area (although the M25 to the east would provide a robust boundary to any further eastward expansion).</p>
<p>P2: Preventing the merger of neighbouring towns</p> <p>Slight/Negligible</p>	<p>Whilst the parcel lies between Upminster and South Ockendon within Thurrock the two towns are separated by a substantial gap (approx. 3km wide) within which lies the substantial barrier of the M25.</p>
<p>P3: Safeguarding the countryside from encroachment</p> <p>Major</p>	<p>Whilst there is evidence of some encroachment of inappropriate development within the parcel, the parcel has a predominantly rural character which is safeguarded by the designation.</p>

Potential Alternative Green Belt Boundaries

The current Green Belt boundary of St. Mary’s Lane (B187) and the rear gardens of properties along Argyle Gardens represent a strong consistent Green Belt boundary. Release of the Site would lead to the creation of a weaker boundary to the east, south and, west. This is due to a lack of distinction and separating features from the school Site and properties to the west thereby calling into question their Green Belt status. There are no alternative Green Belt boundaries within this Site.

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

Purpose 1: The Site lies adjacent to the large built-up area of Havering. The Site makes a limited contribution to preventing sprawl as it is enclosed by residential development to the east and school buildings to the south-west and therefore there is already a perception of sprawl and encroachment.

Purpose 2: The Site plays a negligible role in the preventing the merging or erosion of the physical gap between Upminster and South Ockenden.

Purpose 3: The Site is open and undeveloped, however, the urbanising influences adjacent to the Site and presence of playing fields to the south means that there is limited sense of this area forming part of the countryside and therefore it plays a limited role safeguarding the countryside from encroachment.

Release of this Site would weaken the contribution to land to the east, west and to a lesser extent the south due to a lack of distinction and separating features from the school Site and properties to the east thereby calling into question their Green Belt status. The harm to the Green Belt would therefore be *moderate-high*.

<p>Rating of Assessment of Harm for Release of Whole Site</p>	<p>Moderate High</p>
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