

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 current Green Belt boundary as defined by the A124 represents a strong boundary. Release of the Site would lead to the creation of a weaker boundary to the north of the Site as defined by a hedgerow. The hedgerow and metal fencing along the eastern edge of the Site, beyond which lies some residential properties, represents 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 the large built-up area of Havering. The Site makes a limited contribution to preventing sprawl because it already contains urbanising features and is enclosed by development on two sides. As such, there is already a perception of urban 'sprawl' and encroachment.

Purpose 2: The Site lies between the western side of Romford and the eastern side of Chadwell Heath. The gap between the settlements at this point is very narrow and release of the Site would lead to a further narrowing of the gap between them, albeit there is little perception of a gap when travelling along the A124.

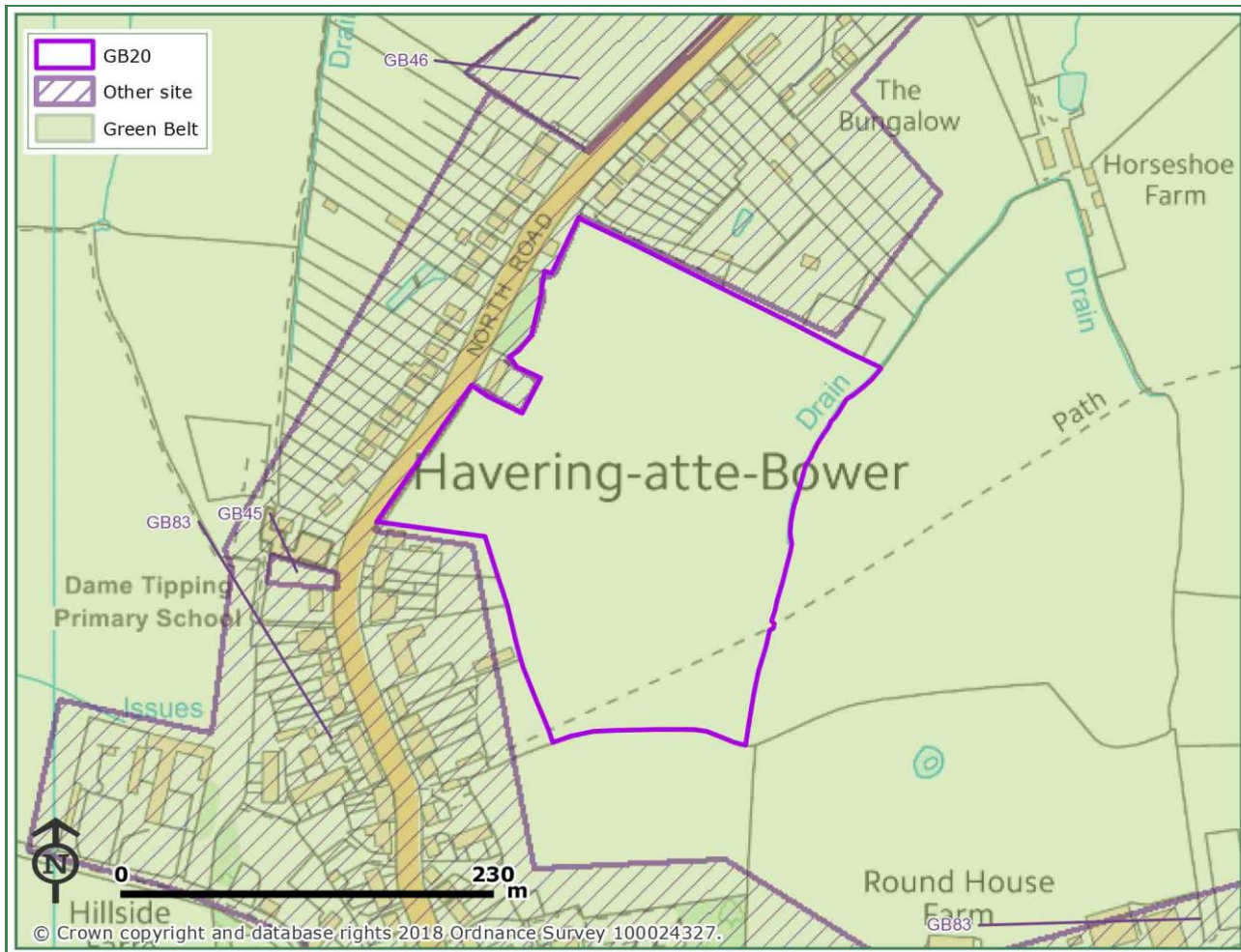
Purpose 3: There is already a perception of encroachment within the Site from existing development both within and adjacent to the Site. As such, the Site plays a limited role in safeguarding the countryside from encroachment.

This Site does have sensitivity in terms of its strategic role as part of the wider Green Belt. Release of this Site would weaken the contribution of the adjacent Green Belt land to the north because it would be almost fully enclosed by development. This would lead to a sense of encroachment, weakening its contribution to the Green Belt. This would call into the question the purpose of the remaining Green Belt within this narrow strip between Romford and Dagenham. 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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GB20 - North Road, Havering-atte-Bower

5.4ha





View looking north from south-west corner of the Site

Site Description

The Site comprises a large agricultural field, located on the eastern edge of the washed over settlement of Havering-atte-Bower.

Relationship Between Site, Settlement and Countryside

Hedgerow and trees border the eastern and southern edges of the Site whilst some paddock fencing borders the northern boundary of the Site, beyond which lies a sand school and residential properties. The western edge of the Site is partly bordered by North Road, as well as the rear gardens of some residential properties, some trees and paddock fencing. There are some urbanising influences from the adjacent urban area, but it is largely open countryside that has a strong relationship with the rural fields to the east and south.

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 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.

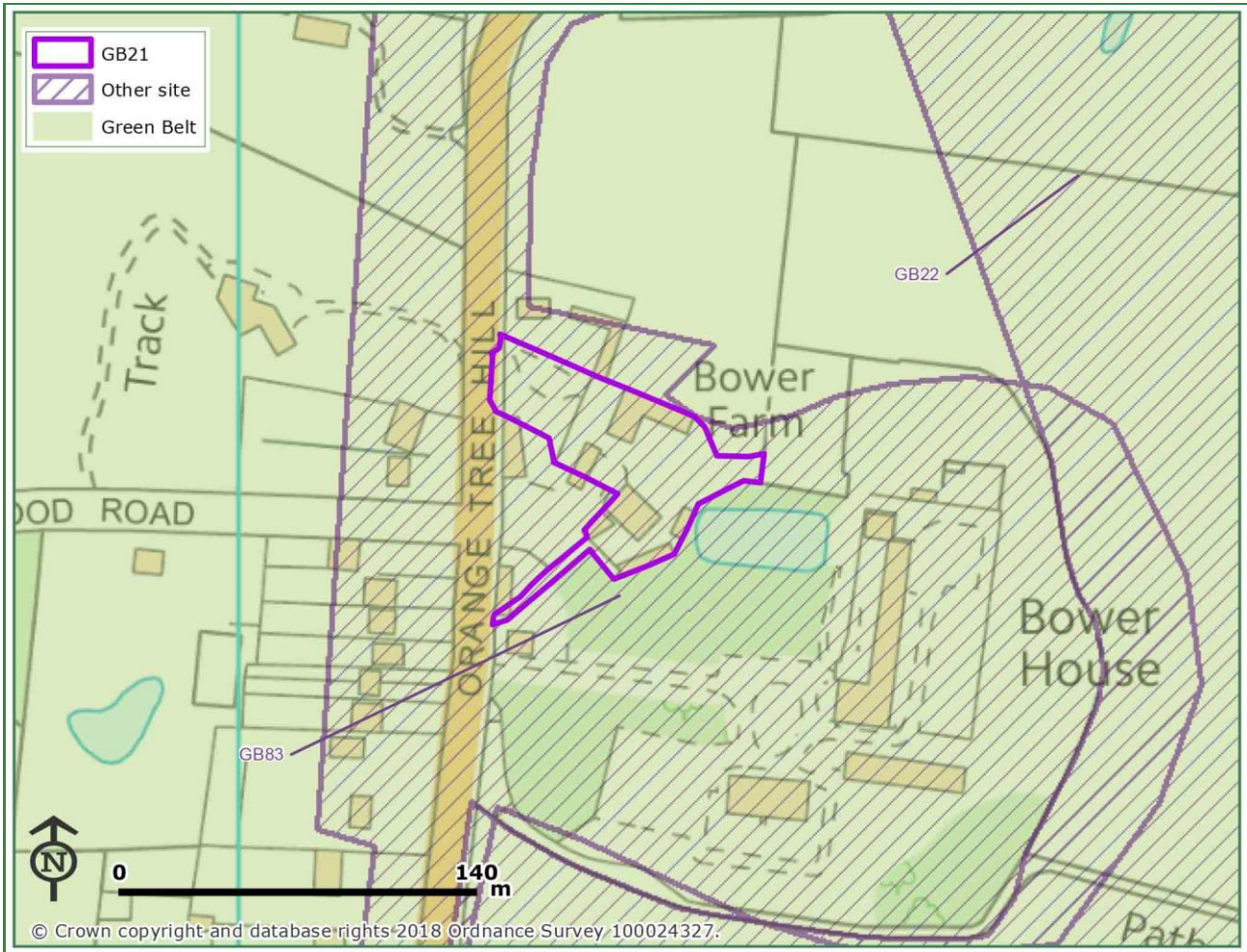
Release of this Site from the Green Belt would result in a weak Green Belt boundary. The Site's openness is an important contributor to countryside character and the wider openness of the Green Belt, particularly to the east and south of the Site. It's release may call into question the justification for retaining the washed over status of the rest of Havering-atte-Bower (which is assessed separately as GB83). 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

GB21 - Orange Tree Farm

0.4ha





View looking east into Site from Orange Tree Hill

Site Description

The Site contains a number of buildings and a hardstanding, adjacent to the Orange Tree Pub & Kitchen on the south-eastern edge of the washed over settlement of Havering-atte-Bower.

Relationship Between Site, Settlement and Countryside

The northern edge of the Site is partly defined by a hedgerow and building, beyond which lies a number of additional buildings which are associated with a catering company. The southern edge of the Site is partly bordered by some vegetation and trees, beyond which lies a public house and an associated car park. The western edge of the Site is bordered by the B175 (Orange Tree Hill) and the eastern edge of the Site is bordered by trees marking the Site perimeter of the Amana Trust, which contains a waterbody. The built development and hardstanding within the Site and its containment by adjacent development means that it has a much stronger association with the settlement than with the countryside.

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 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. 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.

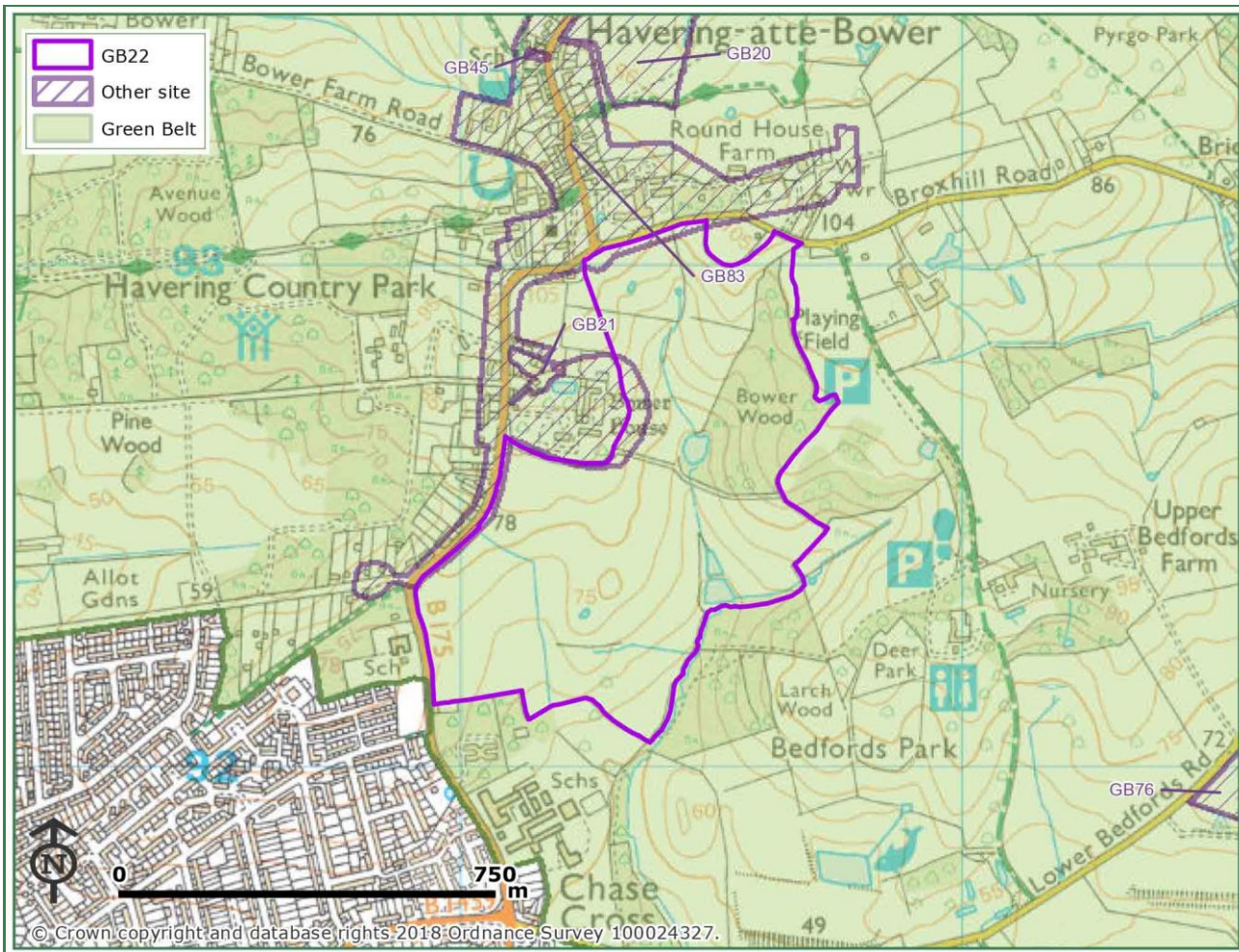
Purpose 3: There is already a perception of significant encroachment within the Site from existing development and the Site is no longer perceived to be part of the open countryside. As such, the Site does not playing a role in safeguarding the countryside from encroachment.

Release of this Site from the Green Belt would result in a weak boundary inset into the Green Belt. Any such release would need to be considered alongside the release of the whole village of Havering-atte-Bower (This is assessed separately as GB83). 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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GB22 - Orange Tree Hill

47.3ha





View looking south into Site from Orange Tree Hill to the north

Site Description

The Site comprises a collection of agricultural fields which slope downwards towards Bower Wood located in the eastern third of the Site. The south-western corner of the Site abuts the north-eastern edge of the inset settlement of Collier Row.

Relationship Between Site, Settlement and Countryside

The southern edge of the Site borders a small area of woodland whilst part of the eastern edge of the Site borders Bowers Wood. The remainder of the eastern boundary of the Site follows the edge of one of the fields making up the Site, as well as the edge of Larch Wood to the south-east. The B175 (Orange Tree Hill) and a hedgerow beyond which lies a large building accommodating the Amana Trust, borders the western edge of the Site. The B175 also borders the northern edge of the Site, as well as Boxhill Road and fencing that marks the perimeter of Havering-Atte-Bower Cricket Club. The north-western corner of the Site does not follow any physical features on the ground. Although there are some urbanising influences from the building housing the Amana Trust and ribbon development along the B175 to the west, the Site is largely open countryside and has a strong relationship with the countryside that it slopes downwards towards, to the east.

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 current Green Belt boundary to the south-east is strong and formed by Havering Road (B175). Release of the Site would lead to a significant weakening of the Green Belt boundary. An alternative Green Belt boundary could be formed by the woodland edge that lies adjacent to the southern edge and runs across the central eastern section of the Site (Bower Wood).

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

Purpose 1: The south-western edge of the Site abuts the north-eastern edge of 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 southern section of the Site lies partly between the towns of Collier Row and Harold Hill. Development of the Site would therefore lead to the erosion of part 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 therefore lead to encroachment of the countryside.

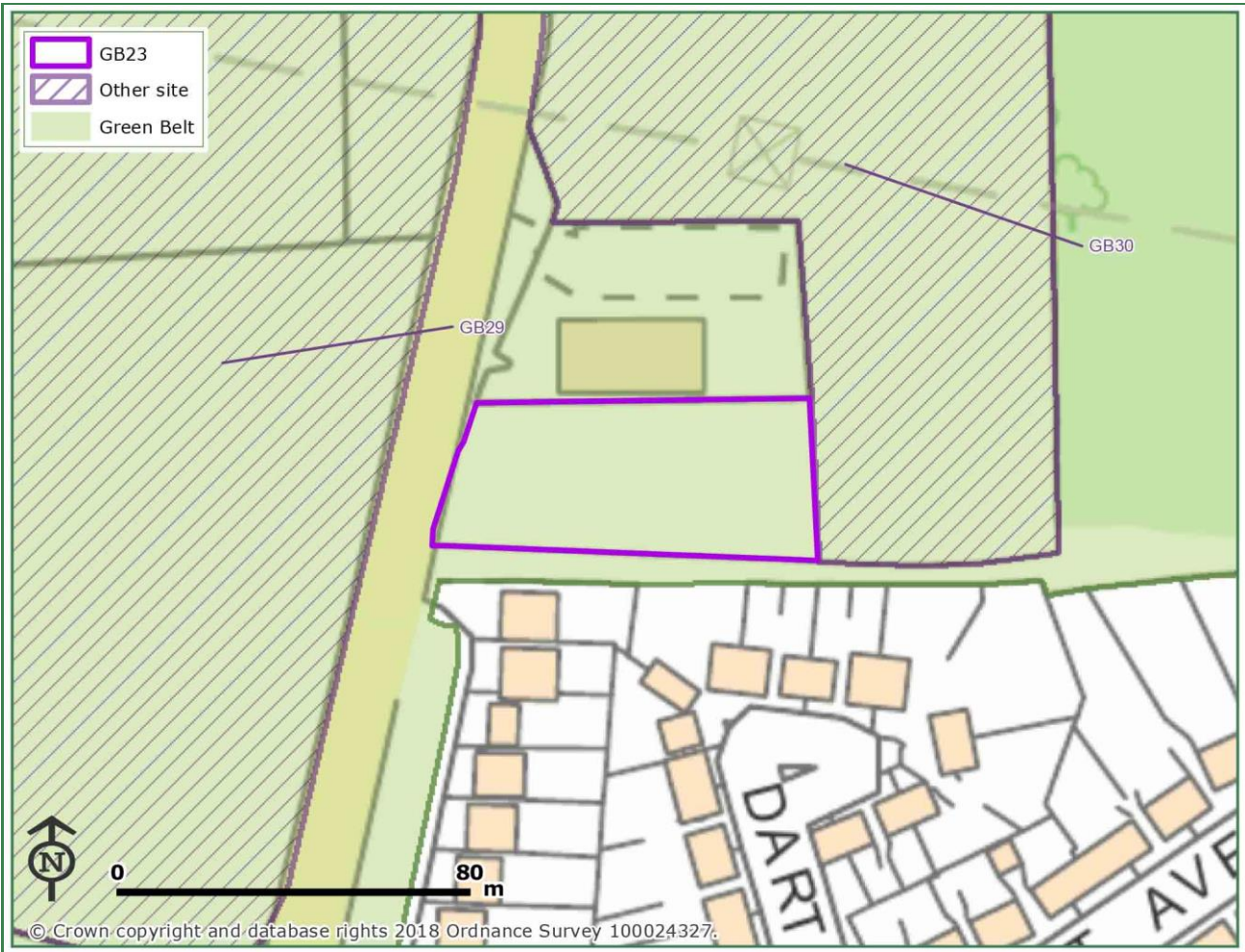
Release of this Site would weaken the contribution of adjacent Green Belt land. The north-western corner of the Site does not follow any physical features and development of the Site would significantly weaken the integrity of neighbouring Green Belt land. Release of the Site would call into question the status of the washed over settlement of Havering-atté-Bower which is assessed separately. Development of the Site would harm the open character of the village and surrounding Green Belt land. 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

GB23 - Hall Lane, Upminster

0.3ha





View into Site from Hall Lane

Site Description

The Site consists of a small pasture field on the north-western edge of inset settlement of Cranham.

Relationship Between Site, Settlement and Countryside

The Site is bordered to the south by a tree belt which provides a degree of separation to the inset settlement of Cranham. However, the washed over veterinary practice to the north has a relationship with the settlement, which combined with the hedgerow to the east and Hall Lane to the west results in the Site being well contained. The Site has a limited relationship with 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 current Green Belt boundary along the north of the settlement edge (with a dense woodland edge) and along Hall Lane represents a strong boundary. Release of the Site would lead to the creation of a weaker boundary along the Site's northern edge due to a lack of distinction between from the veterinary practice. Release of the Site would also lead to the creation of a weak boundary to the east due to the breach of the consistent Green Belt boundary along the settlement edge. An alternative Green Belt boundary could be formed with the inclusion of the veterinary practice, although this would be a weaker boundary than the present Green Belt edge.

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 because this Site is relatively small and is already contained by the veterinary centre to the north and therefore there is already a perception of sprawl.

Purpose 2: The Site plays a negligible role in preventing the merging or erosion of the visual and physical gap between Cranham and any other settlement.

Purpose 3: The Site is open and undeveloped and displays the characteristics of the countryside. However, the Site is enclosed to the north by the veterinary practice, which exerts an urbanising influence.

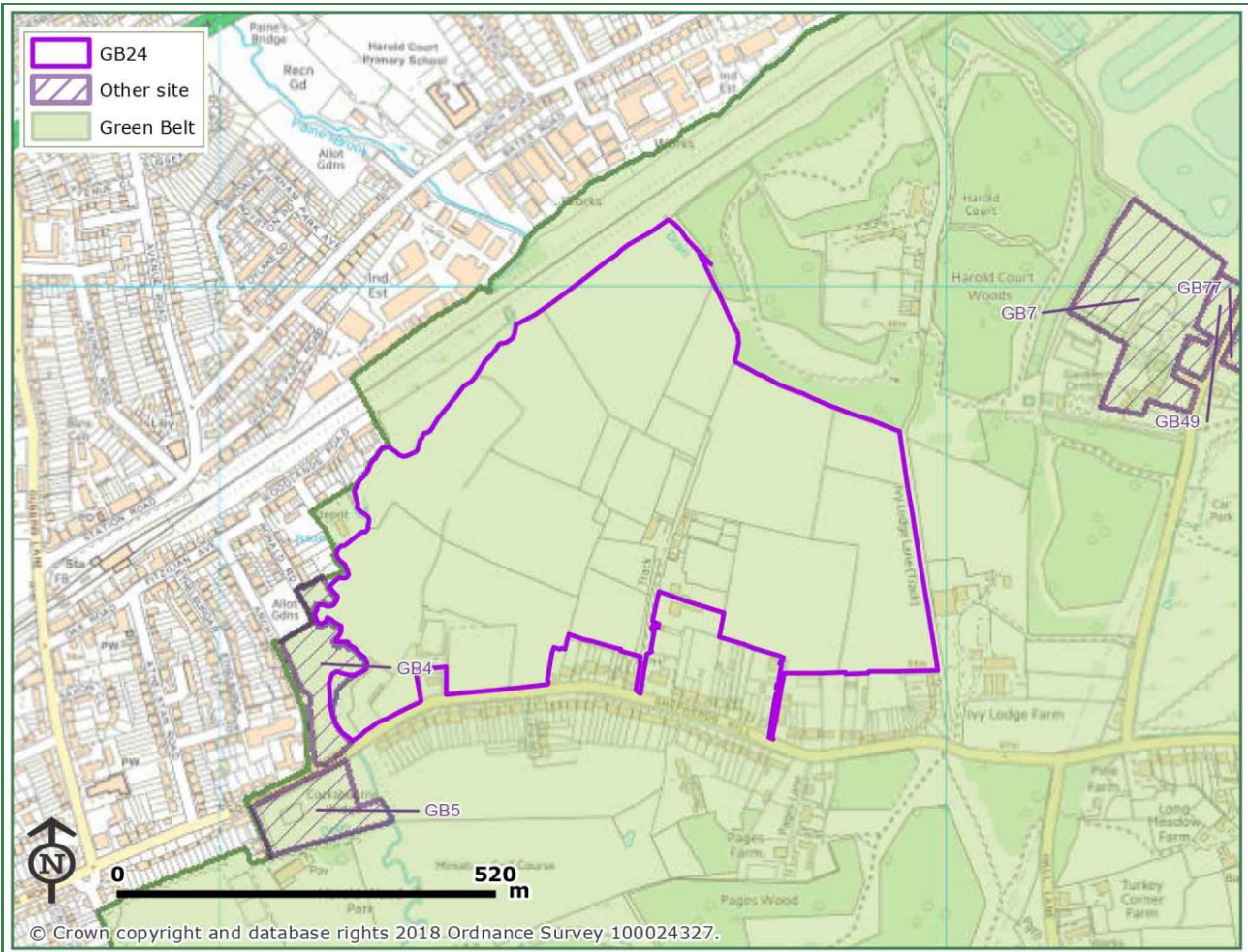
Whilst the Site is contained by the veterinary practice to the north, development of this Site would weaken the existing strong Green Belt boundary. Development would also weaken the contribution of the adjacent field to the east, which would be enclosed by development and lead to a further sense of encroachment. 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

GB24 - Little Paddocks Farm

33.7ha





View towards site from the south-east

Site Description

Located on the north-eastern edge of the inset settlement of Harold Wood, the Site comprises a number of woodland, pasture and arable fields with a farmstead and residential dwelling located just south of the centre of the Site.

Relationship Between Site, Settlement and Countryside

Ingrebourne River borders the western edge of the Site whilst a railway line is located along the north-western corner of the Site. A hedgerow and some fencing borders the remainder of the Site, beyond which lies Shepherds Hill Road and the rear gardens of residential dwellings to the south. Residential dwellings are also located to the west of the Site, on the other side of Ingrebourne River. The Site is largely open countryside that has a strong relationship with the rural fields to the north east and east.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P15)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.
P2: Preventing the merger of neighbouring towns Major	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.
P3: Safeguarding the countryside from encroachment Major	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.

Potential Alternative Green Belt Boundaries

The Site is located within an area washed over by the Green Belt close to the edge of Harold Wood. If the Site was to be released from the Green Belt, consideration would need to be given to the associated release of the adjacent area of Green Belt to the west of the Site (Assessed separately as GB4), land up to the railway line to the north and the residential properties along Shepherds Hill road. The existing Green Belt boundary is formed by the railway line to the north and the backs of residential properties to the west. The amended Green Belt boundary would be of similar strength (taking into account the additional releases outlined above). The revised Green Belt boundary would be defined by Harold Court road to the east, Shepherd Hills road to the south (although it is noted that there are residential properties to the south of this road as well) and field boundaries/hedgerows to the north east.

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

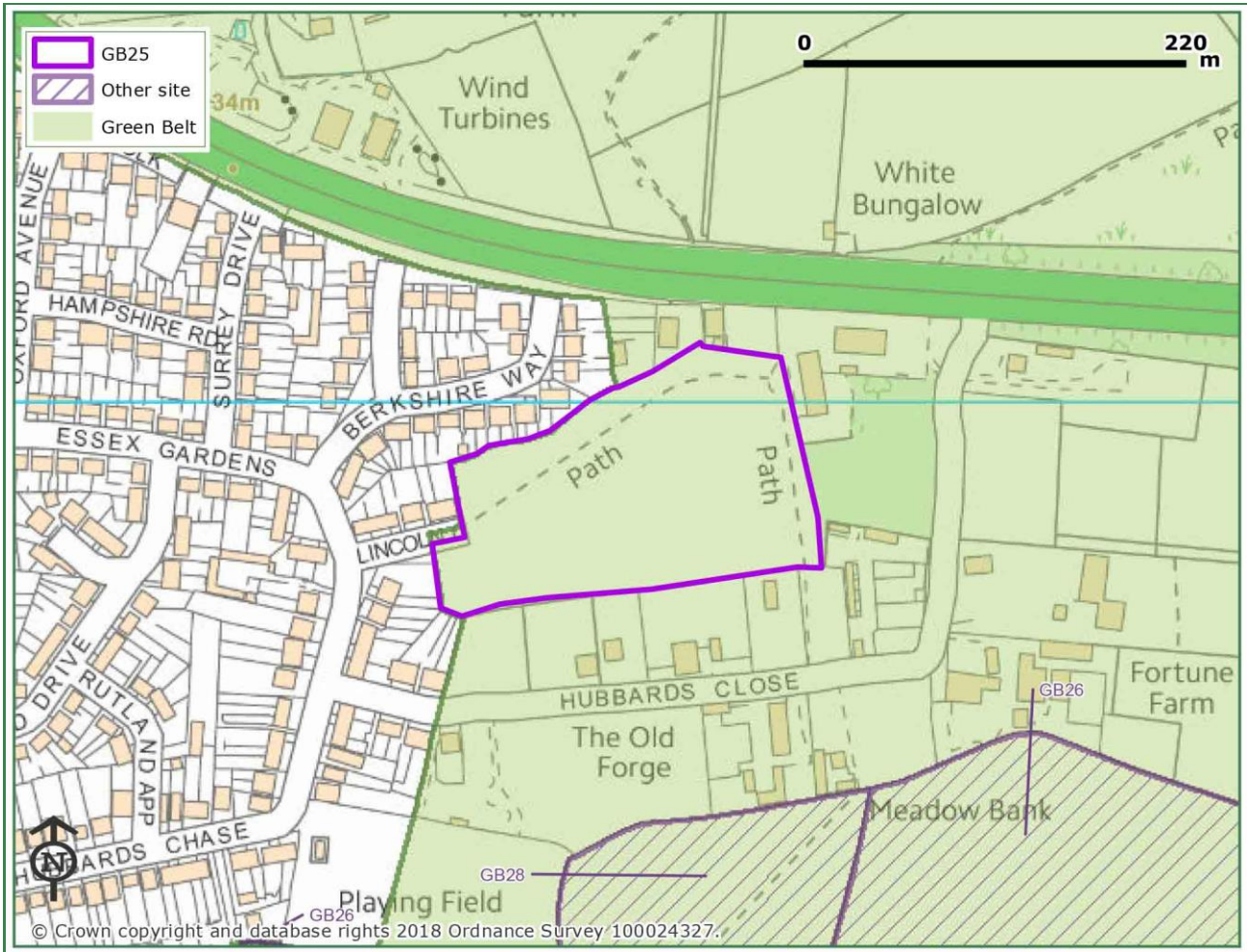
- Purpose 1:** The Site lies adjacent to the large built-up area of Havering but relates strongly to the wider countryside – development would represent significant expansion of the large built-up area in the open countryside.
- Purpose 2:** The Site lies between the north-eastern side of Harold Wood and the south-western side of Brentwood. Development of the Site would not lead to any significant erosion of the gap between the settlements as the inset urban edge of Harold Park already lies in closer proximity to Brentwood.
- 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 the adjacent Green Belt land to the east of the Site by encroaching on open countryside. It would also lead to the containment on all sides of the land to the east (GB4). 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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GB25 - Lincoln Close, Hornchurch

2.3ha





View towards Emerson Park from within Site

Site Description

The Site is comprised of a single open field located on the north-eastern edge of the inset settlement of Emerson Park.

Relationship Between Site, Settlement and Countryside

The Site is well contained by built development as the Site adjoins residential development to the north, west and south. The Site is bordered to the east by a car dealership and a small area of scrubland. Development that surrounds the Site provides a strong degree of separation from the wider countryside and as such it has a closer relationship with the settlement than the countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P13)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	Land within the parcel contains the outward growth of the Romford built up area (i.e. eastwards from development at Emerson Park; northwards and westwards from the edge of Upminster) into the Ingrebourne valley. Given the visually exposed elevated nature of the valley sides any development extending into this area is likely to be perceived as 'sprawl'.
P2: Preventing the merger of neighbouring towns Major	The parcel provides separation between the northern part of Upminster at Cranham and development at Emerson Park on the eastern edge of Romford.
P3: Safeguarding the countryside from encroachment Major	A surprisingly largely intact area of countryside, comprising part of the Ingrebourne Valley, which forms a 'wedge' of countryside extending northwards from Upminster between existing areas of development on the eastern edge of Romford and western edge of Cranham.

Potential Alternative Green Belt Boundaries

The current boundary along residential gardens of houses that line the settlement edge represents a weak boundary. Release of this Site would not lead to a boundary that is weaker or stronger than the existing Green Belt boundary. A slightly stronger boundary could be formed by releasing land up to the A127 to the north and Hubbards Close road to the east and south. It is noted however that there is also existing development to the south of Hubbards Close.

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 sprawl because the Site is already significantly enclosed by urbanising development and therefore there is already a perception of urban 'sprawl' and significant encroachment.

Purpose 2: The Site plays a negligible role in preventing the merging of the visual and physical gap between Emerson Park and Cranham as it forms part of the settlement extent.

Purpose 3: There is already a perception of significant encroachment from existing development adjacent to the Site and the Site is no longer perceived to be part of the wider countryside and therefore plays no role safeguarding the countryside from encroachment.

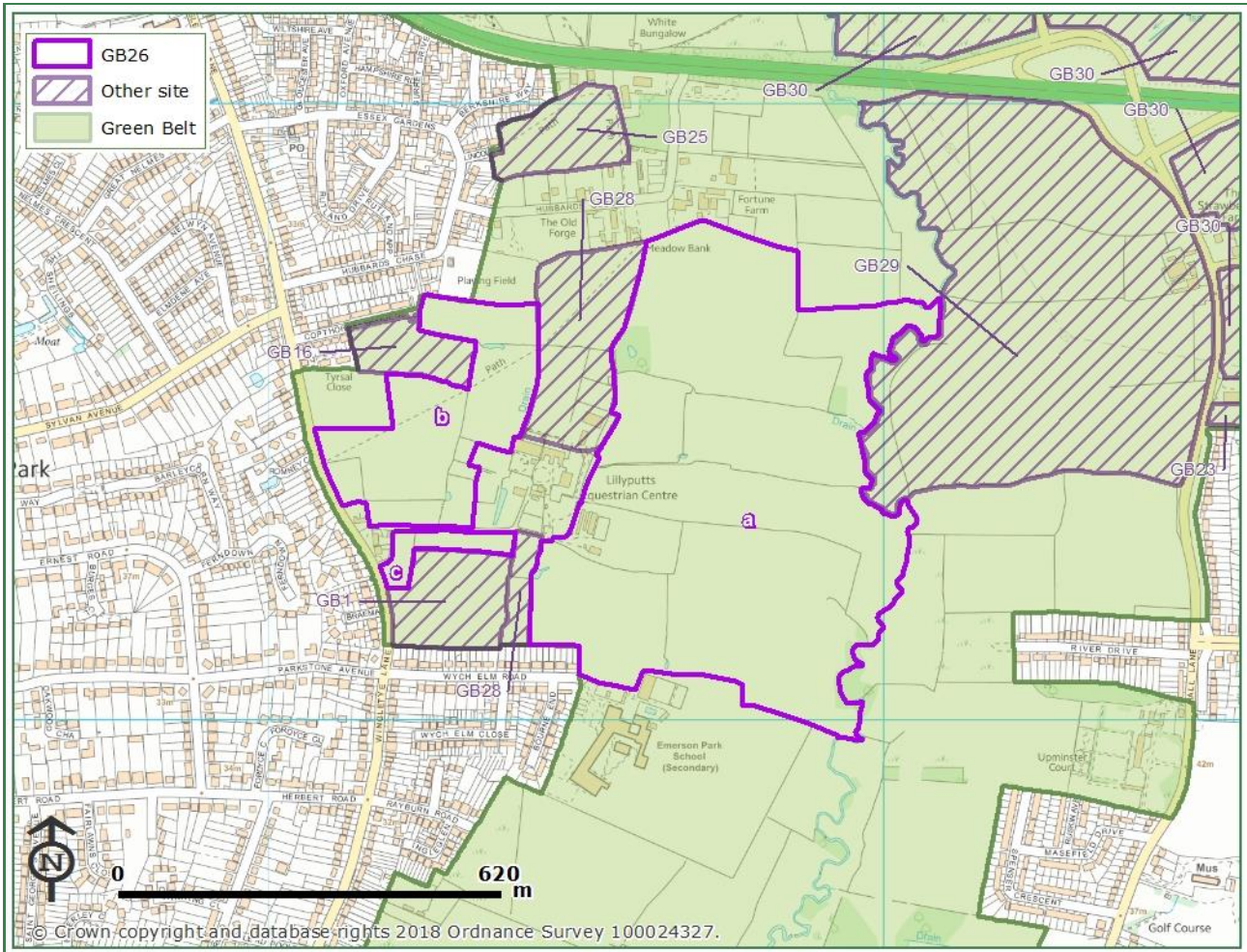
The Site relates strongly to the built-up area and release of the Site would not have a significant impact on the contribution of adjacent land, which is already limited due to its urbanising influences. However, release of this Site would reduce the justification for retaining the washed-over status of adjacent developed land as far as Hubbards Close/A127 due to a lack of distinction from the Site and lack of separating features. 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

GB26 - Parcels to the East of Hornchurch

42.3ha





View looking north into GB26a from Wych Elm Road

Site Description

The Site is comprised of three parts, GB26a, GB26b and GB26c on the eastern edge of the inset settlement of Emerson Park. GB26a consists of several open fields and stable buildings. GB26b consists of four pasture fields, whilst GB26c consists of four pasture fields subdivided by hedgerow and stock fencing.

Relationship Between Site, Settlement and Countryside

The west of the G26a is defined by open fields of pasture, as well as an equestrian and children's day centre. The east of the GB26a is defined by the Ingrebourne River, beyond which are a number of open fields between this part of the Site and the inset settlement of Cranham. To the north of the Site there are open fields between the GB26a and the A127, as well as some informal dwellings made of corrugated iron. Beyond the southern boundary of GB26a there are buildings, hard sports pitches and open playing fields that make up Emerson Academy School. The lack of built development within the Site and the adjoining land uses comprised of predominantly open countryside results in the GB26a having much stronger relationship to the countryside than to the urban area. GB26b is bound to the west by hedgerow, beyond which is Wingleye Road; to the north by woodland and hedgerow, beyond which is residential housing and an open pasture field respectively; to the east by hedgerow and the equestrian and children's day centre; to the south by a farm access track, beyond which are open pasture fields. GB26b lacks urbanising influences and has a stronger relationship with the countryside than the settlement. GB26c is bordered to the south by hedgerow, beyond which is an open pasture field; to the north by the farm access road, beyond which are open fields and the equestrian centre; to the east by a small open field and to the west by two residential dwellings. GB26c has a stronger relationship with the countryside than the settlement.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P13)
P1: Checking the unrestricted sprawl of large, built-up areas	Land within the parcel contains the outward growth of the Romford built up area (i.e. eastwards from development at Emerson Park; northwards and westwards from the edge of Upminster) into the Ingrebourne valley. Given the visually exposed elevated nature of the valley sides any development extending into this area is likely to be perceived as 'sprawl'.
Paramount	
P2: Preventing the merger of neighbouring towns	The parcel provides separation between the northern part of Upminster at Cranham and development at Emerson Park on the eastern edge of Romford.
Major	
P3: Safeguarding the countryside from encroachment	A surprisingly largely intact area of countryside, comprising part of the Ingrebourne Valley, which forms a 'wedge' of countryside extending northwards from Upminster between existing areas of development on the eastern edge of Romford and western edge of Cranham.
Major	

Potential Alternative Green Belt Boundaries

The Site is made of three separate parts, with intervening Green Belt land between parts a, b and c. Part b and small sections of a and c do border the existing urban edge of Emerson Park. Alignment of the Green Belt around the perimeter of these parts of the Site would constitute a weak boundary to the north, east and south of the Site due to a lack of strong separating features. The Ingrebourne River that defines the east of part a would represent a strong Green Belt boundary. If the Site (including a, b and c) were to be released, an alternative Green Belt boundary would need to be formed releasing all intervening land between the three parts of the Site - ie GB1, GB16, GB28.

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

Purpose 1: GB26a, GB26b and GB26c all lie adjacent to the large built-up area of Havering but relate strongly to the wider countryside – development in any of these parts would represent expansion of the large built-up area into the open countryside.

Purpose 2: GB26a forms part of a critical gap between Emerson Park and Cranham. GB26b and GB26c play a negligible role in preventing the erosion of the physical gap between Cranham and Emerson Park, however their position at the top of the valley edge means that there would be erosion of the perceived visual gap between these settlements.

Purpose 3: GB26a GB26b and GB26c are all rural in character and clearly display the characteristics of the countryside. Development of this Site would lead to significant encroachment of the countryside.

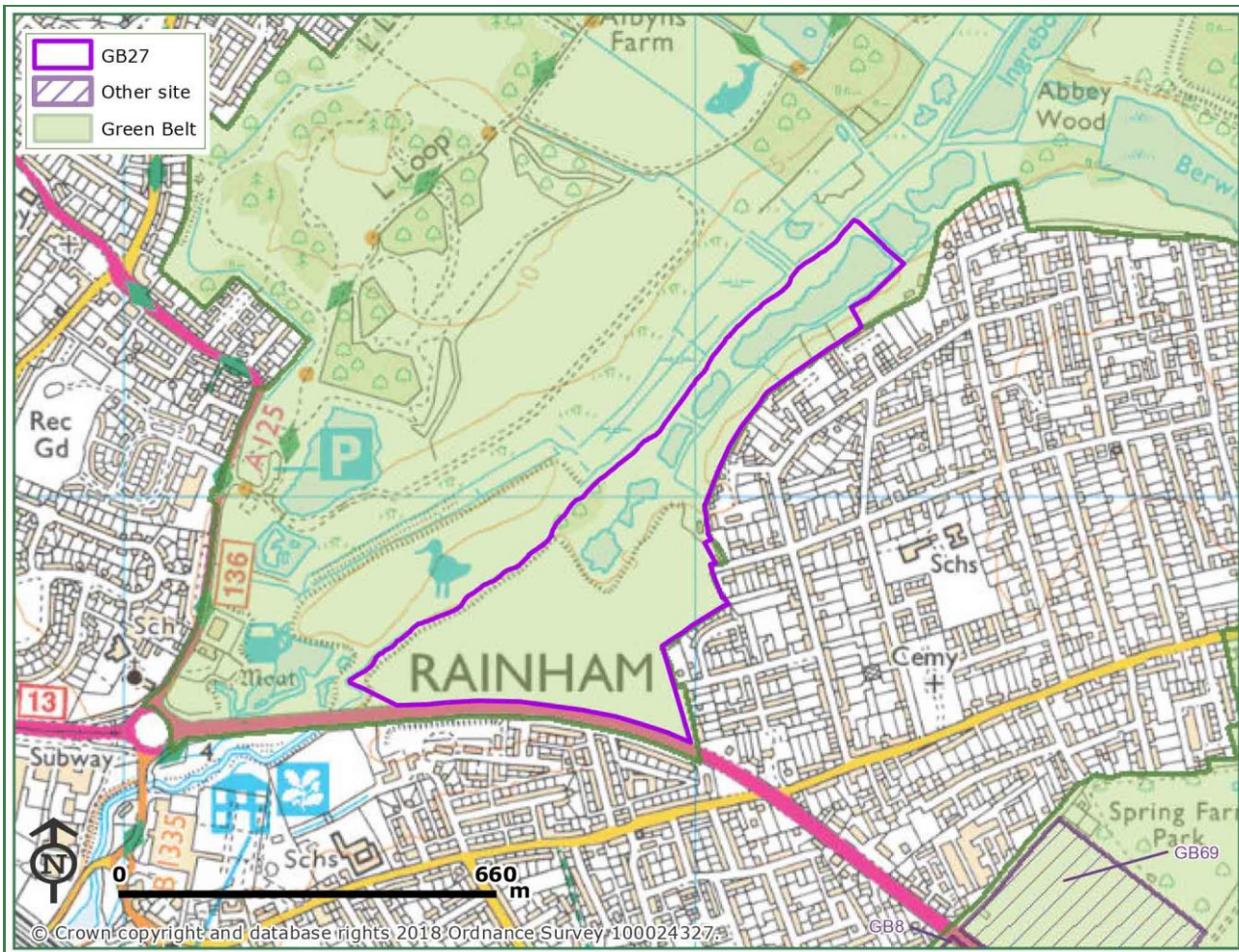
Release of GB26a, b and c would significantly weaken the contribution of intervening Green Belt land to west of the Site as far as the settlement edge of Emerson Park as these areas would be enclosed by development weakening their contribution to purpose 1, 2 and 3. Green Belt land between GB26a and the A127 would also be weakened. 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

GB27 - New Road, Rainham

22.9ha





View looking north into Site from New Road

Site Description

The Site is located on the northern edge of the inset settlement of Rainham and is predominantly undeveloped, comprising of scrub vegetation with lakes in the north of the Site. A small built development with a surrounding area of car parking is located on the eastern edge of the Site and some areas of disused hardstanding are present in the south.

Relationship Between Site, Settlement and Countryside

The Site is adjacent to residential dwellings on the urban edge to the south and east, and New Road (A1306) to the south. The Ingrebourne River bounds the Site along its north western edge and this, in conjunction with a band of woodland along part of the north western edge and hedgerows along many other parts of the Site edges, provide a degree separation between the Site and the wider countryside including Hornchurch Country Park. The Site is open, containing very limited development, and overall has a stronger association to the wider countryside than to the urban edge, albeit the land immediate adjacent to the urban edge to the south east has a strong association with the settlement.

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 trees, hedgerows and settlement edge to the east of Site represent a relatively weak existing Green Belt boundary, whilst the A1036 New Road to the south represents a strong existing Green Belt boundary. Release of the Site would lead to the creation of a stronger Green Belt boundary, as defined by the Ingrebourne River along the north western edge of Site and the lake along the northeast of the Site. However, the hedgerow along the southwest of the Site would form a weak boundary, and an alternative stronger Green Belt boundary could be formed along the Ingrebourne River and New Road to the southwest of 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 to the wider countryside – development would represent expansion of the large built-up area into the open countryside.

Purpose 2: The Site forms a key section of Green Belt between the settlements of Rainham and South Hornchurch. The settlements are in close proximity (within 1km) and the release of the Site could lead to the perception of narrowing the gap between them, especially when travelling between the settlements along New Road. It is acknowledged however that the settlements have already merged to the south.

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.

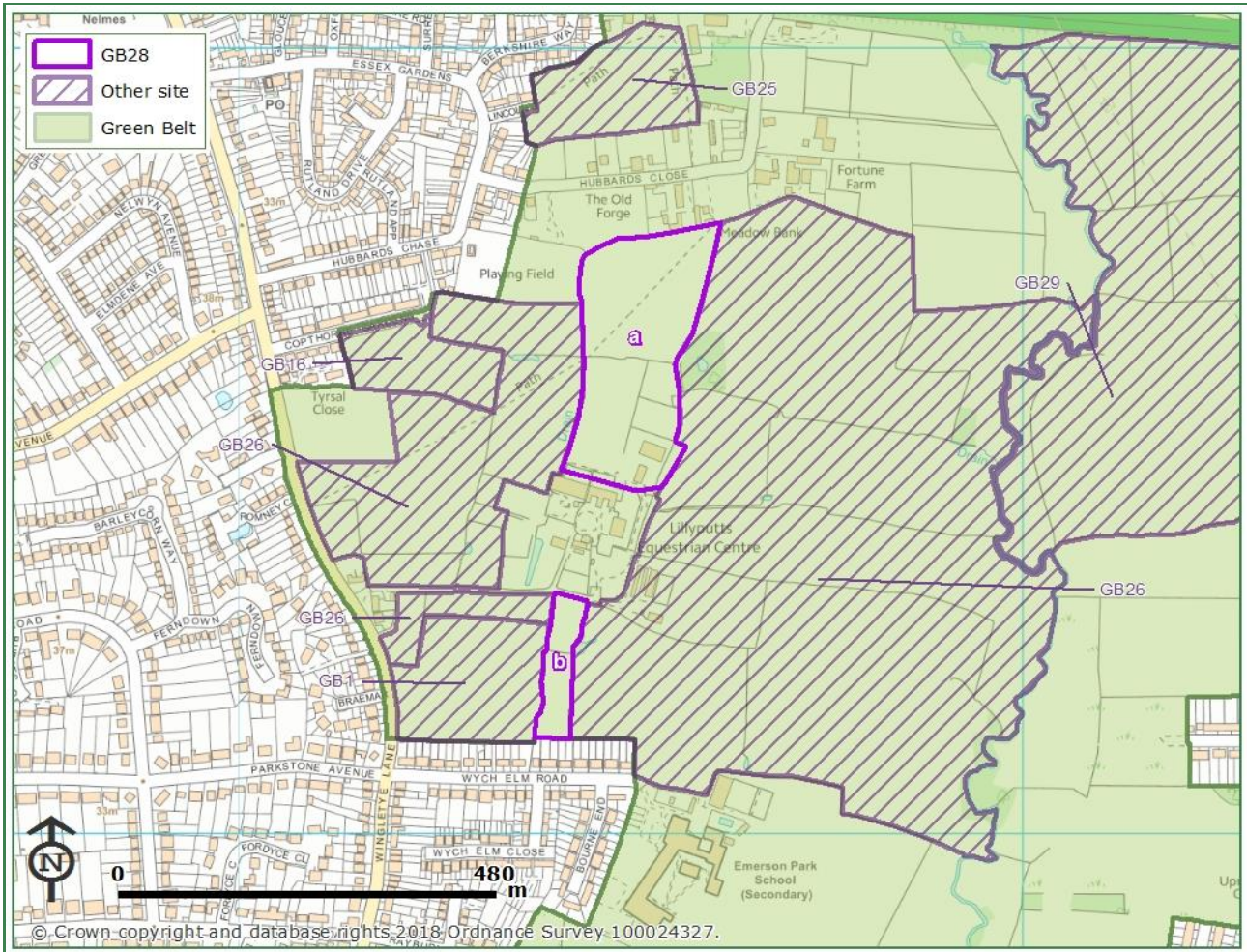
Development of the Site would lead to a degree of erosion of the separation of Rainham and South Hornchurch and would lead to encroachment on the remaining area of Green Belt between these settlements. The harm to the Green Belt resulting from release of this Site would therefore be *High*. It is however noted that release of a more limited area of Green Belt adjacent to the urban edge (following the footpath from the end of Farm Road to the A127) would not result in such a high level of harm.

Rating of Assessment of Harm for Release of Whole Site

High

GB28 - Land at Lillyputts Farm

5.2ha





View of GB28a from the north

Site Description

The Site is composed of two parts; GB28a and GB28b. GB28b comprises agricultural land, located on the north eastern edge of the inset settlement of Emerson Park. GB28a, located approximately 150m north of GB28b, comprises agricultural fields with some equestrian buildings present onsite. The two parts of the Site are separated by the Lilliputs Stable and Children's Centre.

Relationship Between Site, Settlement and Countryside

GB28b is bordered to the south by residential properties. The north of GB28b bordered by a track with an equestrian centre beyond, the southwest is bordered by hedgerows and the northeast by a small block of woodland. These provide some separation between GB28b and the wider countryside. There is no defined physical boundary to the east of GB28b. The north of GB28a is bordered by hedgerow with agricultural development and residential properties beyond, providing some separation between GB28a and the wider countryside. Parts of the east and west of GB28a have no physical boundary or are bordered by hedgerows and trees, providing limited separation between this part of the Site and the wider countryside. The southern edge of GB28a is defined by the edge of the equestrian centre and this separates GB28a from the countryside to the south. Both parts of the Site are open and are strongly associated with the surrounding countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P13)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	Land within the parcel contains the outward growth of the Romford built up area (i.e. eastwards from development at Emerson Park; northwards and westwards from the edge of Upminster) into the Ingrebourne valley. Given the visually exposed elevated nature of the valley sides any development extending into this area is likely to be perceived as 'sprawl'.
P2: Preventing the merger of neighbouring towns Major	The parcel provides separation between the northern part of Upminster at Cranham and development at Emerson Park on the eastern edge of Romford.
P3: Safeguarding the countryside from encroachment Major	A surprisingly largely intact area of countryside, comprising part of the Ingrebourne Valley, which forms a 'wedge' of countryside extending northwards from Upminster between existing areas of development on the eastern edge of Romford and western edge of Cranham.

Potential Alternative Green Belt Boundaries

If this Site was to be released from the Green Belt, the Green Belt boundary would need to be revised to remove the equestrian centre between GB28a and GB28b, as well as the land between the Site and the settlement boundary to the west and north in order to create a stronger boundary. The resulting boundary would be weaker than the existing boundary as there are no definable physical features to the east of GB28a and GB28b. It would however lead to a more coherent settlement edge from Hubbards Close in the north and Wych Elm road in the south.

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

Purpose 1: GB28a and GB28b lie adjacent to the large built-up area of Havering, but both relate to the wider countryside. Therefore, development would represent expansion of the large built-up area into the open countryside.

Purpose 2: Both parts of the Site lie between the settlements of Emerson Park and Cranham to the east. The settlements are in close proximity (within 1km) and the release of the Site could lead to the perception of narrowing the gap between them.

Purpose 3: Both parts of the Site are rural in character and clearly display the characteristics of the countryside. Development of the Site would lead to the encroachment of the countryside.

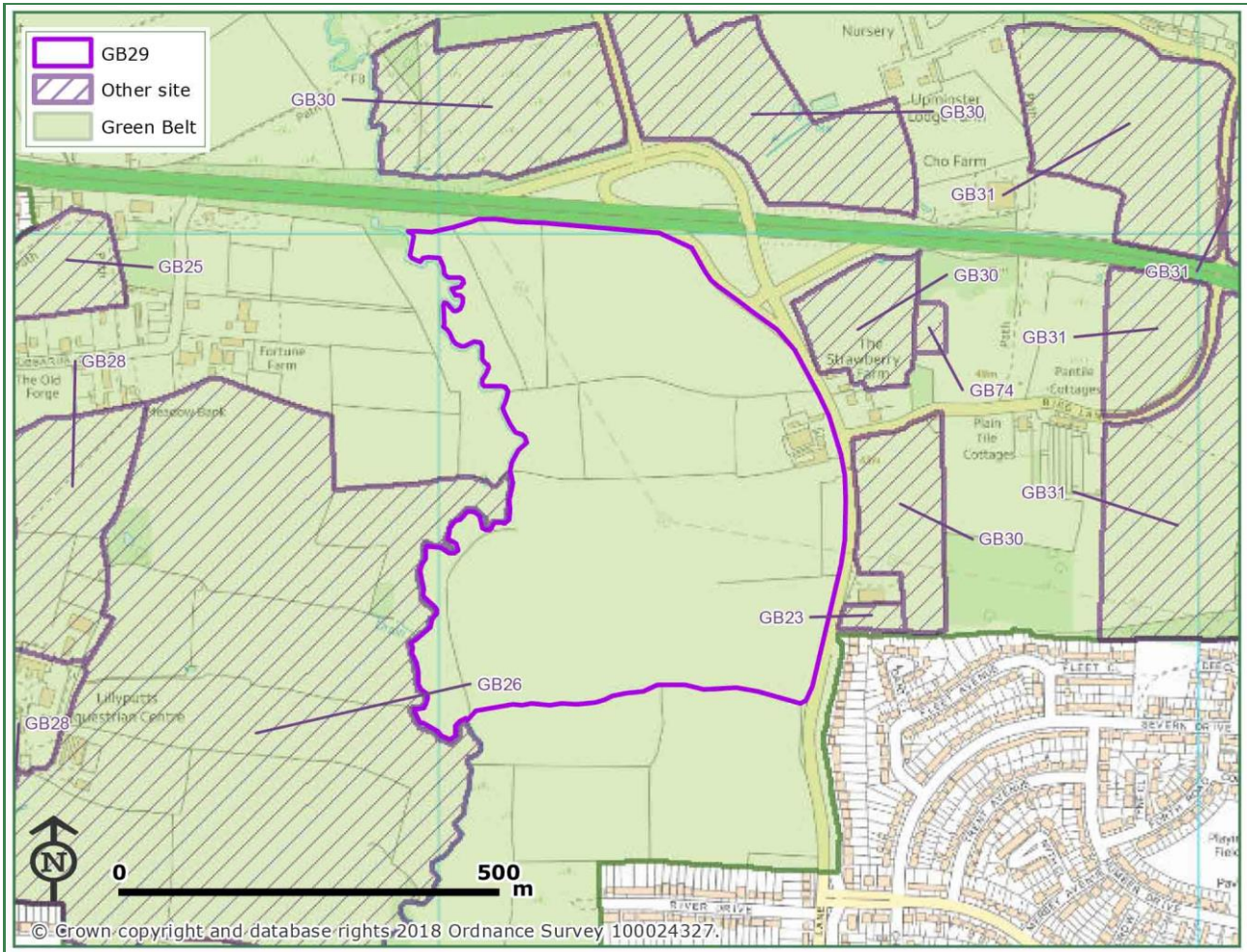
Development of the Site would cause the neighbouring Green Belt land to the west to be enclosed by development on three sides and would limit its contribution to the Green Belt and there would be no justification for its retention as Green Belt. Release of GB28a and b may also weaken the contribution of Green Belt land to the east in the relatively narrow wedge of Green Belt between Emerson Park and Cranham. 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

GB29 - Chapmans Farm, Upminster

28.2ha





View looking westwards into Site from Hall Lane

Site Description

The Site consists of ten agricultural fields, including a number of agricultural buildings on the north-western edge of the inset settlement of Cranham.

Relationship Between Site, Settlement and Countryside

The Site is bordered to the east by Hall Lane, which provides a degree of separation from Cranham to the south-east. The west of the Site is bordered by the Ingrebourne River, beyond which are a number of agricultural fields between the Site and Emerson Park. Whilst the A127 provides some physical separation from the wider countryside to the north, this Site is large and its land use comprised of open agricultural fields which relate more strongly to the countryside between Cranham and Emerson Park than the adjacent urban area.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P13)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	Land within the parcel contains the outward growth of the Romford built up area (i.e. eastwards from development at Emerson Park; northwards and westwards from the edge of Upminster) into the Ingrebourne valley. Given the visually exposed elevated nature of the valley sides any development extending into this area is likely to be perceived as 'sprawl'.
P2: Preventing the merger of neighbouring towns Major	The parcel provides separation between the northern part of Upminster at Cranham and development at Emerson Park on the eastern edge of Romford.
P3: Safeguarding the countryside from encroachment Major	A surprisingly largely intact area of countryside, comprising part of the Ingrebourne Valley, which forms a 'wedge' of countryside extending northwards from Upminster between existing areas of development on the eastern edge of Romford and western edge of Cranham.

Potential Alternative Green Belt Boundaries

The current Green Belt boundary of Hall Lane represents a strong Green Belt boundary. Release of the Site would lead to the creation of a boundary of equal strength to the west as defined by the Ingrebourne River but a weak boundary to the south as defined by hedgerow. The eastern edge of the Site would follow the boundary of Hall Lane. Release of the Site would lead to the creation of new area of inset development predominately disconnected from the existing settlement edge

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 forms part of a critical gap between the settlements of Cranham and Emerson Park. Development within the Site would lead to a narrowing of the gap 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.

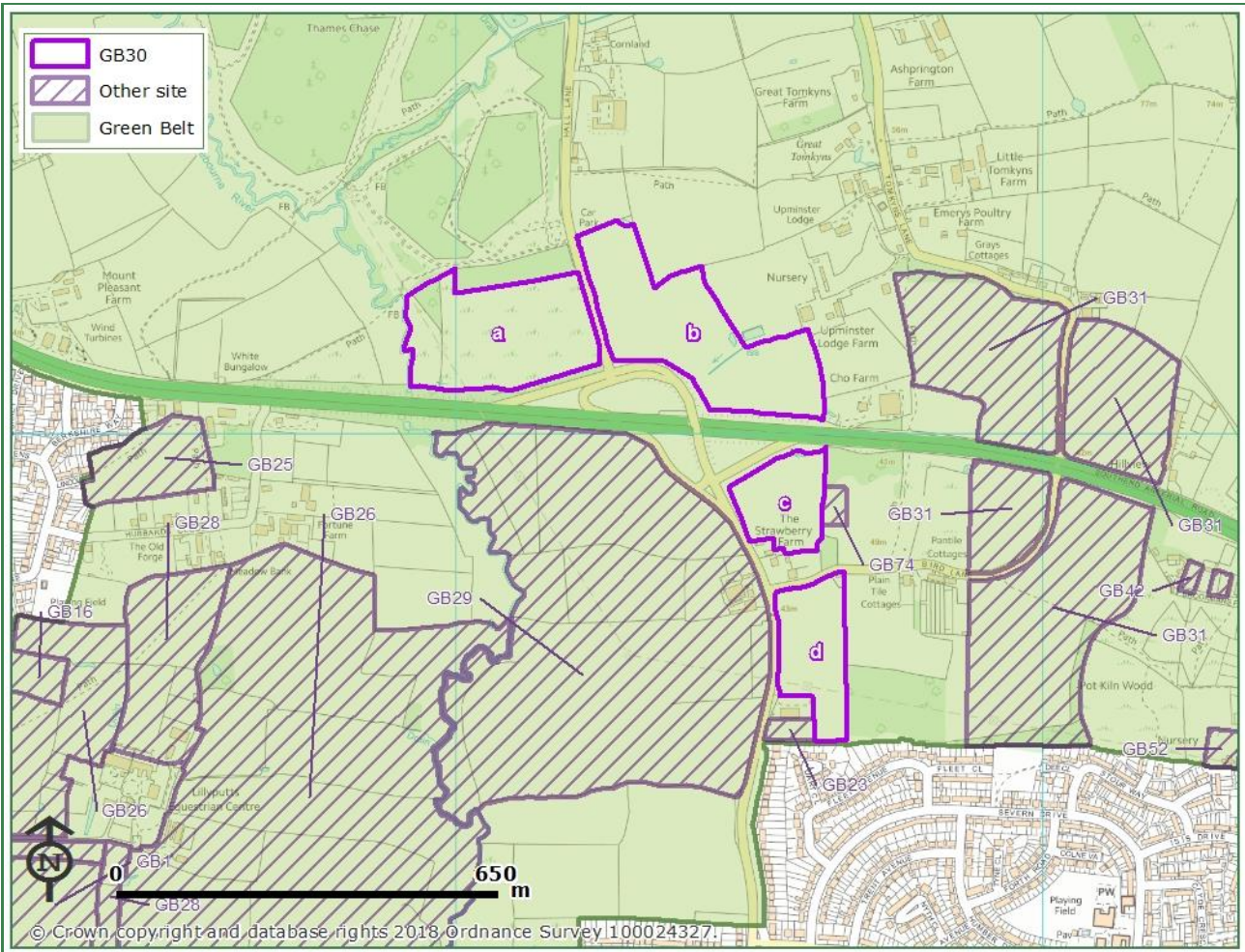
Release of the Site would lead to a sense of encroachment to land to the east, north of Cranham, as this area would be enclosed by development on two sides and the A127 to the north. Release would weaken the contribution of land to the south towards River Drive, and west towards Emerson Park. The harm 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

GB30 - Land at Chapmans Farm

16.6ha





View looking west into GB30a from Hall Lane

Site Description

The Site is composed of four parts: GB30a, GB30b, GB30c and GB30d. All four parts comprise agricultural land and GB30a also contains a band of woodland. GB30d is located adjacent to the north of the inset settlement of Cranham and GB30c is located approximately 300m north of this settlement. GB30a and GB30b are located beyond the A127, approximately 700m northwest and 550m north of Cranham respectively. GB30a is also located approximately 450m east of the settlement of Emerson Park.

Relationship Between Site, Settlement and Countryside

GB30a is well contained being bounded by woodland and the A127 dual carriageway to the southwest, a stream and woodland to the west, woodland to the north, and Hall Lane and the A127 junction to the east and southeast respectively. These effectively separate GB30a from the wider countryside and the roads, clearly visible across much of GB30a, have some urbanising influence upon it. Hall Lane also bounds GB30b, to the west, and the A127 junction bounds GB30b to the south, separating GB30b from the wider countryside. These roads also have some urbanising influence upon GB30b, though less so to the southeast where GB30b is separated from the A127 by a band of woodland. The northwest of GB30b is bordered by hedgerow and adjacent to a farmstead, providing limited separation between GB30b and the wider countryside. GB30c is also adjacent to the A127 junction, which borders the north of the Site, however the intervening tree line limits the urbanising influence of this upon GB30c. Hall Lane borders the west of the Site and both of these roads provide separation between GB30c and the wider countryside. The south and west of GB30c are bordered in places by hedgerow and trees, and some residential properties are present to the south of the Site. These provide some limited separation between GB30c and the surrounding countryside. GB30d is the only part of the Site adjacent to a settlement. The southern edge of GB30d is bordered by residential properties and a veterinary centre, separated by a line of hedgerows and trees. Hall Lane to the west, Bird Lane to the north and the block of woodland to the southeast effectively contain GB30d and separate it from the wider countryside, whilst the hedgerows bounding the northeast of GB30d provide more limited separation. All four parts of the Site are open, with limited urbanising influence from the adjacent roads. Overall, the Site is strongly associated with the countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P14 and P12)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	P12 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. P14 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	P12 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. P14 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	P12 (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. P14 (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 existing Green Belt boundary is adjacent to only one part of the Site, GB30d, and is relatively weak, as defined by trees and hedgerows to the south of Site, with the settlement edge behind. Release of the Site (ie a, b, c and d) in its entirety would lead to a significant weakening of the Green belt boundary, with a, b and c protruding into open Green Belt land. Release of parts c and d would lead to greater containment of the development with Hall Lane to the east and some blocks of woodland to the east, and the A127 to the north. Intervening areas of land, including GB23 and the vet centre would also need to form part of any proposed amendment to the Green Belt boundary.

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

Purpose 1: GB30d lies adjacent to the large built-up area of Havering and the remainder of the Site is within proximity to it (GB30a within approximately 450m, GB30b within approximately 550m and GB30c within approximately 300m). However, all four parts of the Site relate to the wider countryside, therefore development would represent expansion of the large built-up area into the open countryside.

Purpose 2: Individually, the four parts of the Site do not lie directly between two settlements that are being considered under Purpose 2 for this assessment, though development of GB30a could lead to the perception of narrowing the gap between Cranham and Emerson Park when travelling between the settlements along the A127. In combination, development of all four parts of the Site could represent the extension of the settlement of Cranham towards Emerson Park, and therefore the release of the Site could lead to the perception of narrowing the gap between these settlements.

Purpose 3: All four parts of the Site are rural in character and clearly display the characteristics of the countryside, with limited urbanising influence from the adjacent roads. Development of the Site would therefore lead to the encroachment of the countryside.

Development of the Site may also weaken the contribution of neighbouring Green Belt land particularly to the west of c and d and to the north of b.

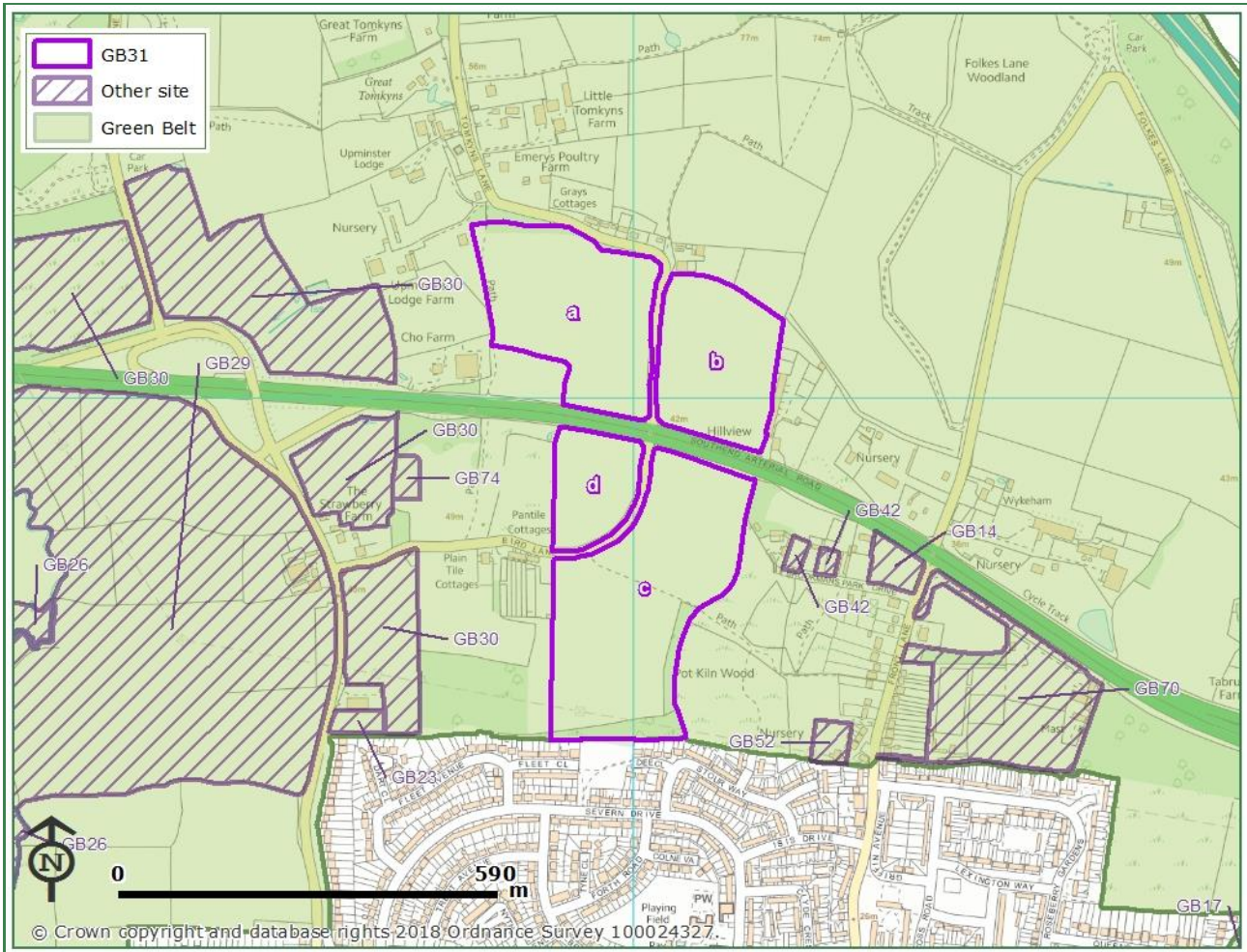
The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB31 - Chapmans Farm (Site 3)

21.4ha





View from the south-eastern corner of the GB31a

Site Description

The Site is composed of four parts: GB31a, GB31b, GB31c and GB31d; each of which comprises a single arable field. The two northern parts of the Site (GB31a and GB31b) are separated from the two southern parts of the Site (GB31c and GB31d) by the A127, which is bordered by thick hedgerow and trees. GB31a and GB31b are separated from one another by Tomkyns Lane and thick hedgerow/trees, whilst GB31c and GB31d are separated from one another by Bird Lane and more thick hedgerow/trees. The entire Site slopes downwards towards the south where it adjoins the inset settlement of Cranham.

Relationship Between Site, Settlement and Countryside

GB31a is bordered to the north and east by Tomkyns Lane whilst a hedgerow represents the western edge of GB31, beyond which lies three small fields. A warehouse is located in one of these fields whilst residential dwellings are located to the north of the Site, along Tomkyns Lane. These have an urbanising influence over GB31a. GB31b is bordered by Tomkyns Lane to the west, whilst the remainder of GB31b (with the exception of its southern edge which borders the A127) is bordered by a hedgerow, beyond which lies an area of woodland to the north-east and a number of warehouses to the east. GB31c is bordered by Bird Lane to the north-west, whilst the remainder of the Site (with the exception of its northern edge) is bordered by a hedgerow, beyond which lies the settlement of Cranham to the south and an area of woodland to the south-east. Some dwellings which are along Bird Lane are also located to the west of the Site. The residential properties located to the south GB31c have a limited urbanising influence over the Site due to the fact their rear gardens adjoin the settlement edge. The presence of a tree belt along the urban edge also visually separates this Site from the settlement. GB31d is bordered by the A127 to the north and Bird Lane to the south and east. A hedgerow is present at the western edge of the Site. All four parts of the Site are distinct in character to Cranham, displaying characteristics of the open countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P14 and P12)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	P12 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. P14 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	P12 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. P14 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	P12 (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. P14 (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 current Green Belt boundary along the northern edge of Cranham is marked by a hedgerow, which is considered a relatively weak boundary. Release of the Site would lead to the creation of an equally weak Green Belt boundary as defined by a hedgerow around the entire Site. A stronger Green Belt boundary could be formed by releasing the two southern parts of this Site (GB31c and GB31d), which would lead to the creation of a stronger Green Belt boundary along the A127. However, this would lead to the adjacent Green Belt land to the east being contained by development on all sides.

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

Purpose 1: The southern part of the Site (GB31c and d) lie adjacent to the large built-up area of Havering. However, the presence of the A127 through the middle of the Site acts as a barrier to sprawl, albeit GB31 a and b lie beyond this. The Site makes a significant contribution to preventing sprawl.

Purpose 2: The Site lies between the north/north-eastern edge of Cranham and the south-western edge of Brentwood (with approximately 3km between them). As such, any development within the Site would not lead to the perception of merging of the settlements.

Purpose 3: The Site is rural in character and clearly displays the characteristics of the countryside. This is especially due to the tree belt along the urban edge and connecting woodland, which create a strong distinction between settlement and countryside. Development of the Site would therefore lead to encroachment of the countryside.

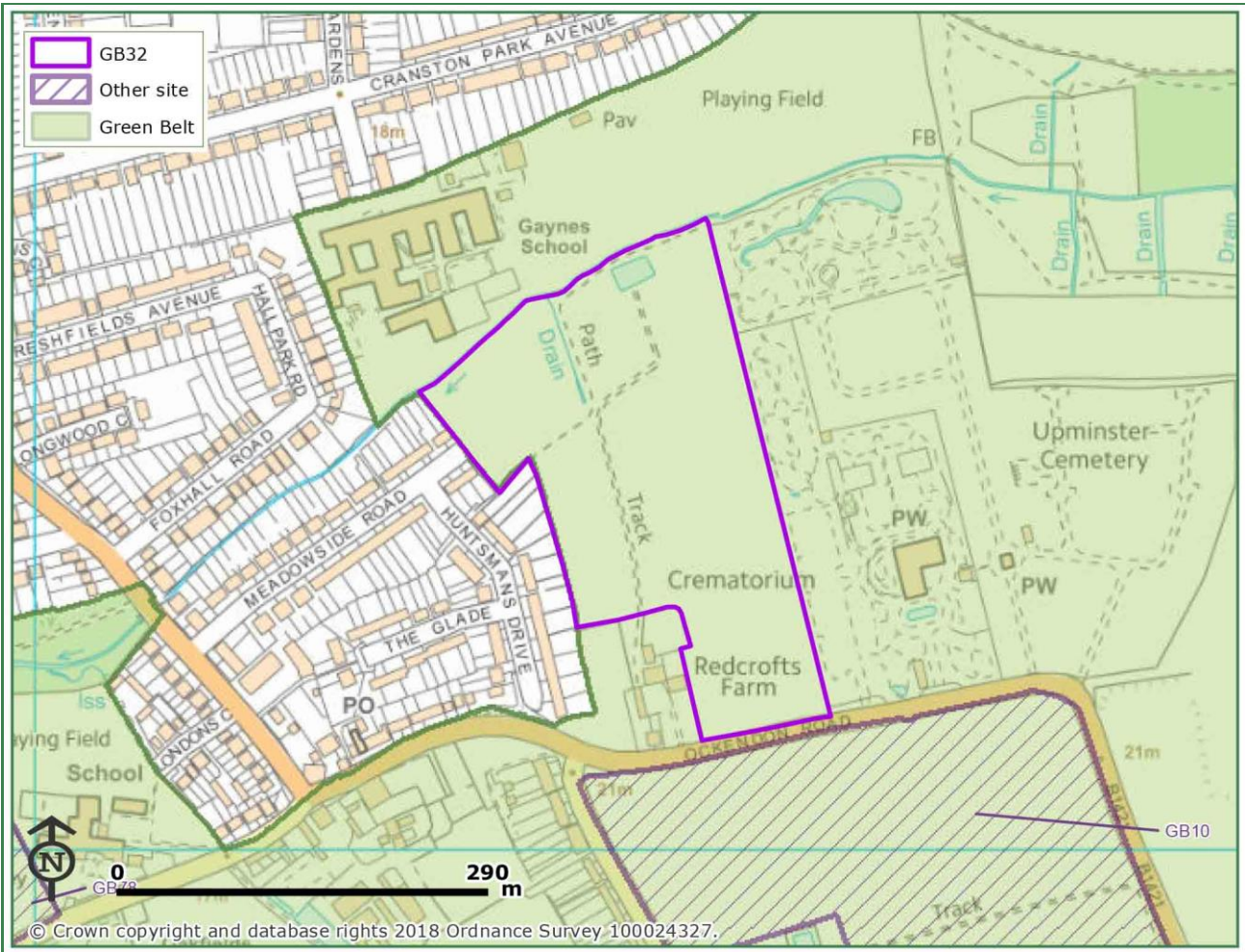
Release of the Site would cause the neighbouring Green Belt land to the east to be enclosed by development on all four sides. There is also the potential for encroachment on open countryside to the west and north of the Site. The harm to the Green Belt resulting from release of this Site would be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB32 - Land north of Ockendon Road

6.4ha





View into Site from Ockendon Road

Site Description

The Site comprises woodland and an area of grassland, located on the eastern edge of the inset settlement of Upminster.

Relationship Between Site, Settlement and Countryside

The north and northeast of the Site are bordered by lines of trees and the south of Site is bordered by Ockendon Road. Gaynes School and its playing fields are located to the north of the Site. The southeast of the Site is adjacent to a car park which is part of the South Essex Crematorium. Lines of trees separate the Site from the car park in this direction. The tree cover also provides some separation and enclosure for the Site in relation to the wider countryside. The west of the Site is bordered by residential properties and a development associated with a landscape design company. Further tree cover and hedgerows provide separation between the Site and development in this direction. The Site contains no built development and is open, and has an association with both the urban area to the east and the wider countryside to the south.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P6)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	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).
P2: Preventing the merger of neighbouring towns Slight/Negligible	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.
P3: Safeguarding the countryside from encroachment Major	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.

Potential Alternative Green Belt Boundaries

The trees, hedgerows and settlement edge to the west of the Site 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 tree lines to the north and east of Site and Ockendon Road to the south. If the Site was to be released from the Green Belt, it would also be appropriate to inset the residential properties and gardens to the south east and Gaynes school to the north west to form a coherent Green Belt edge.

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 and relates both to the wider countryside and the urban edge. The Site makes some contribution to limiting sprawl.
- Purpose 2:** The Site lies between the settlements of Upminster and South Ockendon to the south east. The settlements are not in close proximity (over 3km away) with the barrier of the M25 lies between them. 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 displays the characteristics of the countryside, albeit with some urbanising influence from the adjacent road and settlement edge. Development of the Site would lead to some sense of encroachment of the countryside.

The Site is relatively contained by the existing urban edge to the west, school to the north, Crematorium to the east and the B1421 road to the south. Release of the Site would not lead to any significant weakening of neighbouring Green Belt land. 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
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GB33 - Gaynesborough, Little Gaynes Lane

0.2ha





View towards Site from Little Gaynes Lane

Site Description

The Site comprises residential properties and their associated gardens, located on the southern edge of the inset settlement of Upminster.

Relationship Between Site, Settlement and Countryside

The northern edge of the Site is bordered by Little Gaynes Lane, with residential properties and a pub located beyond this road. The western edge of the Site is bordered by a track with an area of woodland beyond. The southern edge of the Site is bordered by another area of woodland. The eastern edge of the Site is bordered by a fence, providing limited separation between the Site and Branfil School Playing Field. These features contain the Site and separate it from the wider countryside. The Site is mostly developed and more associated with the adjacent settlement than 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

Little Gaynes Lane represents a relatively strong existing Green Belt boundary. Release of the Site would lead to the creation of a significantly weaker Green Belt Boundary, as defined by the fence to the northwest Site, and the woodland to the southwest and southeast of 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, however the Site is mostly developed and therefore makes no contribution to preventing urban sprawl.

Purpose 2: The Site lies between the settlements of Upminster and Rainham. The settlements are not in close proximity (there is over 2.5km between them) and the release of the Site would not lead to any significant perception of narrowing the gap between them.

Purpose 3: The Site is developed, therefore it makes no contribution to safeguarding the countryside from encroachment.

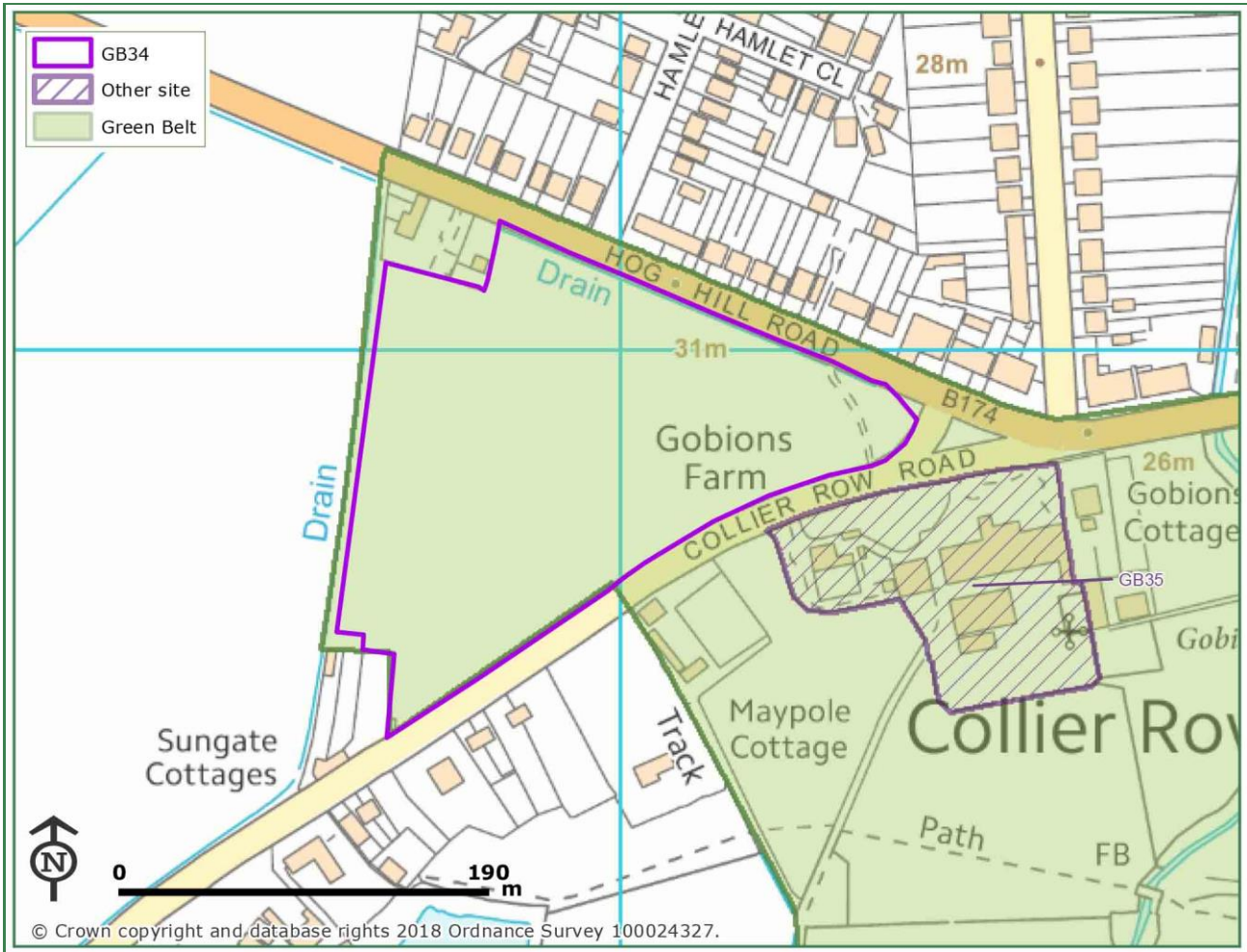
Release of the Site would lead to a weakening of the Green Belt boundary as there is currently no inset development to the south of Little Gaynes Road. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

Rating of Assessment of Harm for Release of Whole Site

Moderate High

GB34 - Collier Row Road (North)

4ha





View looking south-east from Romford Road (B174)

Site Description

Located on the western edge of the inset settlement of Collier Row, the Site comprises a single agricultural field.

Relationship Between Site, Settlement and Countryside

The Site is contained to the north and south by the B174 (Hog Hill Road) and Collier Row Road, respectively. Hedgerows and trees line the edges. Beyond the B174 lies residential housing, and some residential housing and businesses lie beyond Collier Row Road. A small number of residential dwellings are also located to the north of the Site, just to the south of the B174, and an area of hardstanding which contains some corrugated metal structures lies to the south-west of the Site (at the north of Collier Row Road). These uses have a limited urbanising influence on the Site. Despite these urbanising influences, the Site is largely open countryside and has a strong relationship with the rural fields located to its west.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P20)
P1: Checking the unrestricted sprawl of large, built-up areas	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.
Paramount	
P2: Preventing the merger of neighbouring towns	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.
Major	
P3: Safeguarding the countryside from encroachment	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.
Major	

Potential Alternative Green Belt Boundaries

The current Green Belt boundary as defined by the B174 represents a strong boundary. Release of the Site would lead to the creation of a weaker boundary to the west of the Site as defined by a hedgerow. The south-east of the Site would have a strong boundary in the form of the edge of Collier Row Road.

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 lies between the settlements of Collier Row and Chadwell Heath and Hainault to the north west. Development of the Site would lead to the erosion of part of the gap between the settlements, although it is acknowledged that there is significant existing ribbon development along Collier Row Road between Collier Row and Chadwell Heath.

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

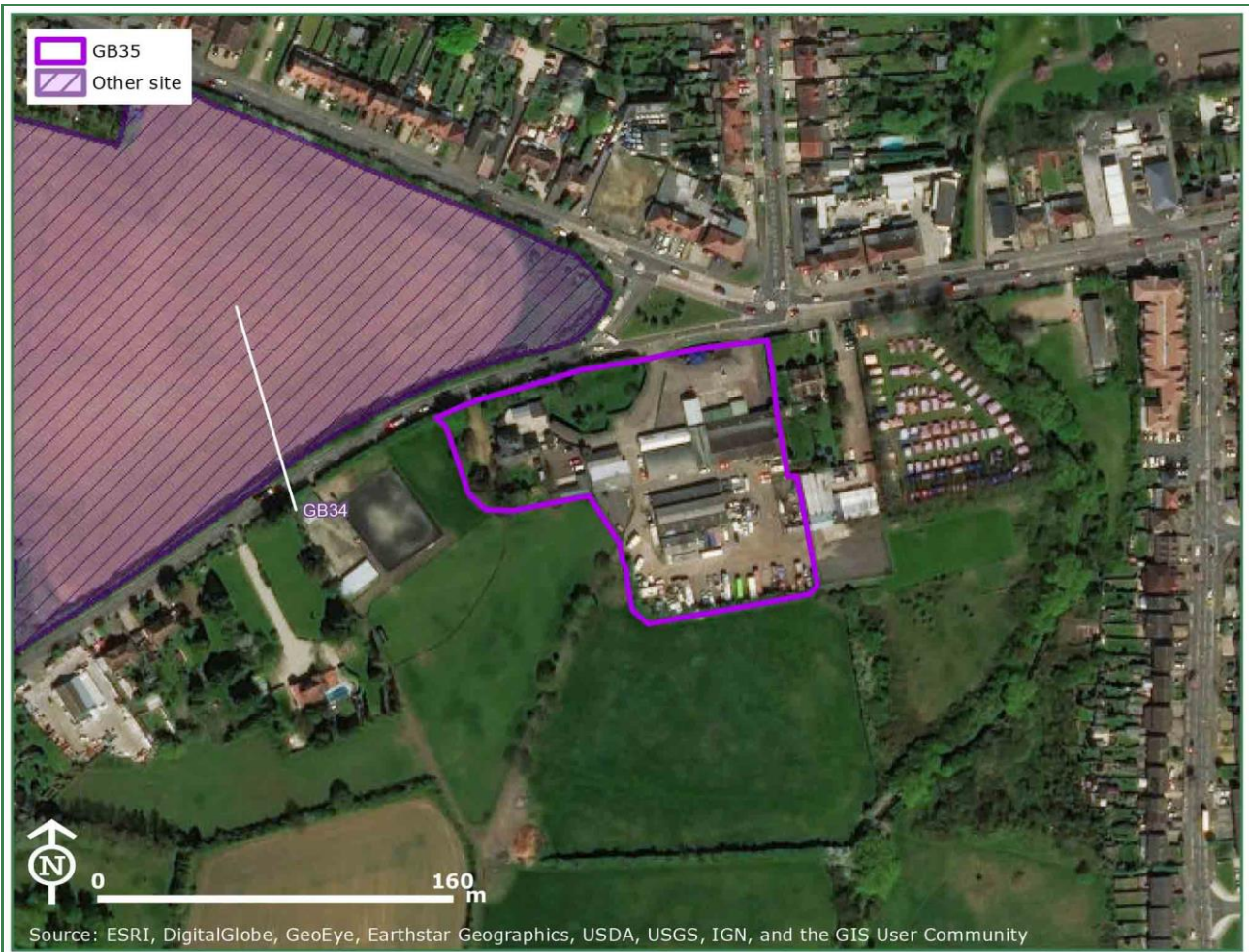
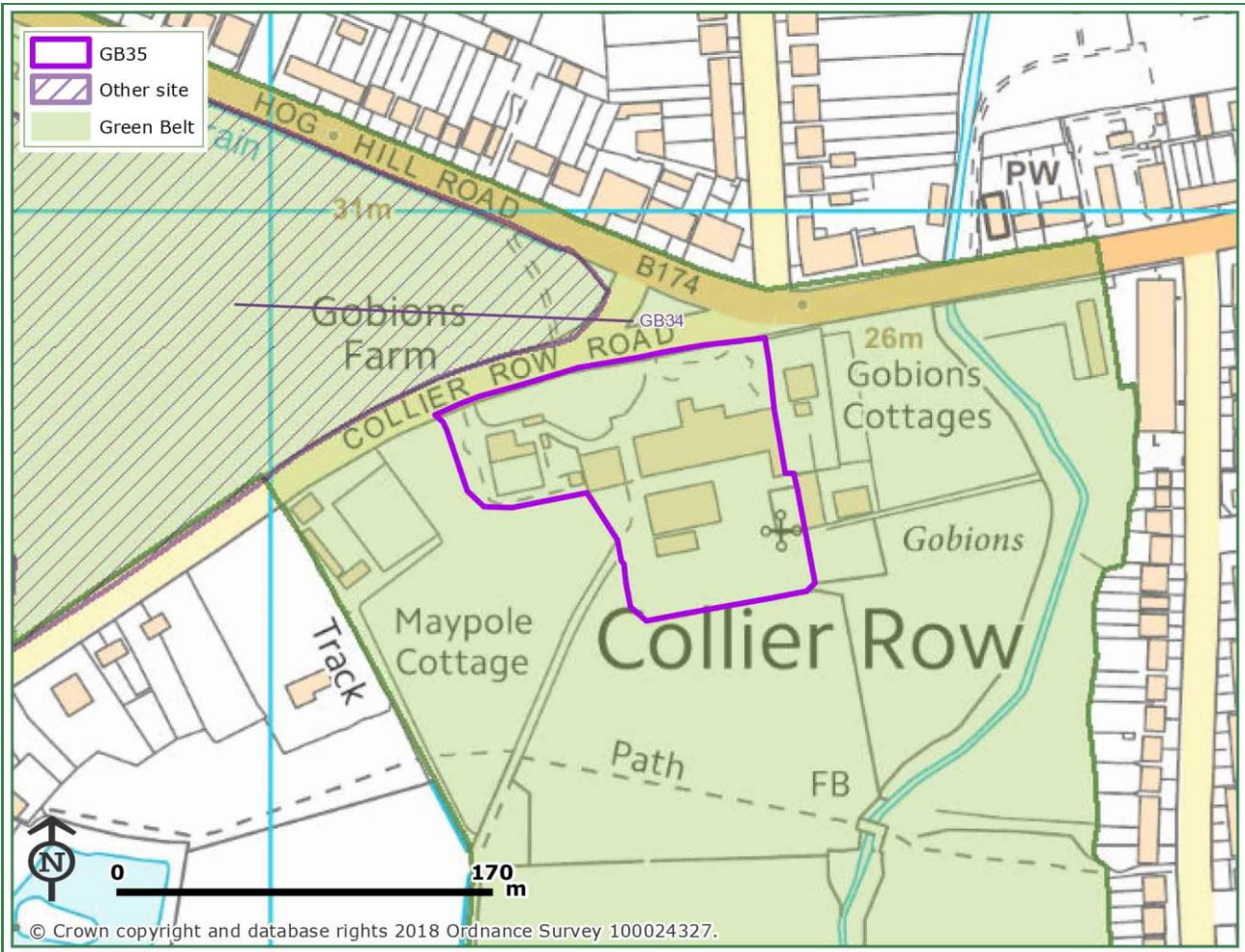
Release of this Site would weaken the Green Belt boundary and the contribution of adjacent Green Belt land to the west because the hedgerow along the western edge of the Site does not represent a strong boundary. The harm to the Green Belt resulting from release of this Site would therefore be *High*.

Rating of Assessment of Harm for Release of Whole Site

High

GB35 - Gobions Farm

1.3ha





View looking south towards Site from Collier Row Road

Site Description

Located on the western edge of the inset settlement of Collier Row, the Site comprises an area of hardstanding with a large house and agricultural buildings associated with Gibions Farm located in its north-western corner. The remainder of the Site contains a number of buildings which are associated with a vehicle services company.

Relationship Between Site, Settlement and Countryside

Collier Row Road borders the Site to the north, beyond which lies some residential dwellings. A camping store directly adjoins the Site to the east and a horse school is located to the west, on the other side of a pasture field. Although open countryside is located to the south of the Site, built development within the Site means that it has strong association with the urban area.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P21)
P1: Checking the unrestricted sprawl of large, built-up areas	The parcel comprises a wedge of land, around 800m-1km wide, between the edges of the built up areas of Romford and the north side of Dagenham at Chadwell Heath. Although there is a close existing relationship between these two built up areas, which have generally weakly defined edges and are almost linked by development along Collier Row Road which gives the perception of 'sprawl', the parcel overall makes a substantial contribution to this purpose.
Major	
P2: Preventing the merger of neighbouring towns	The parcel separates Collier Row and Chadwell Heath which are in close proximity (although the ribbon of almost continuous development along Collier Row Road on the northern edge of the parcel almost links the two settlements).
Paramount	
P3: Safeguarding the countryside from encroachment	Whilst there is encroachment of development along the northern edge of the parcel with an absence of 'countryside' characteristics, the rest of parcel primarily contains farmland and a mineral working (presumably to be restored). Designation contributes to the protection of this area which provides a 'wedge' of semi-rural countryside between the urban areas on each side.
Moderate	

Potential Alternative Green Belt Boundaries

The current Green Belt boundary as defined by Collier Row Road and the B174 (Hog Hill Road) represents a strong boundary. Release of the Site would lead to the creation of a weaker boundary along the southern edge of the Site which is defined by a hedgerow. An alternative Green Belt boundary would include the associated release of the adjacent camping store and fields which join onto the existing urban edge.

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 limited contribution to preventing sprawl because it contains urbanising development and therefore there is already a perception of urban 'sprawl' and encroachment.

Purpose 2: The Site lies between the settlements of Collier Row and Chadwell Heath. However, seeing as the Site already contains elements of development, release of the Site from the Green Belt would not lead to the perception of merging of the two settlements.

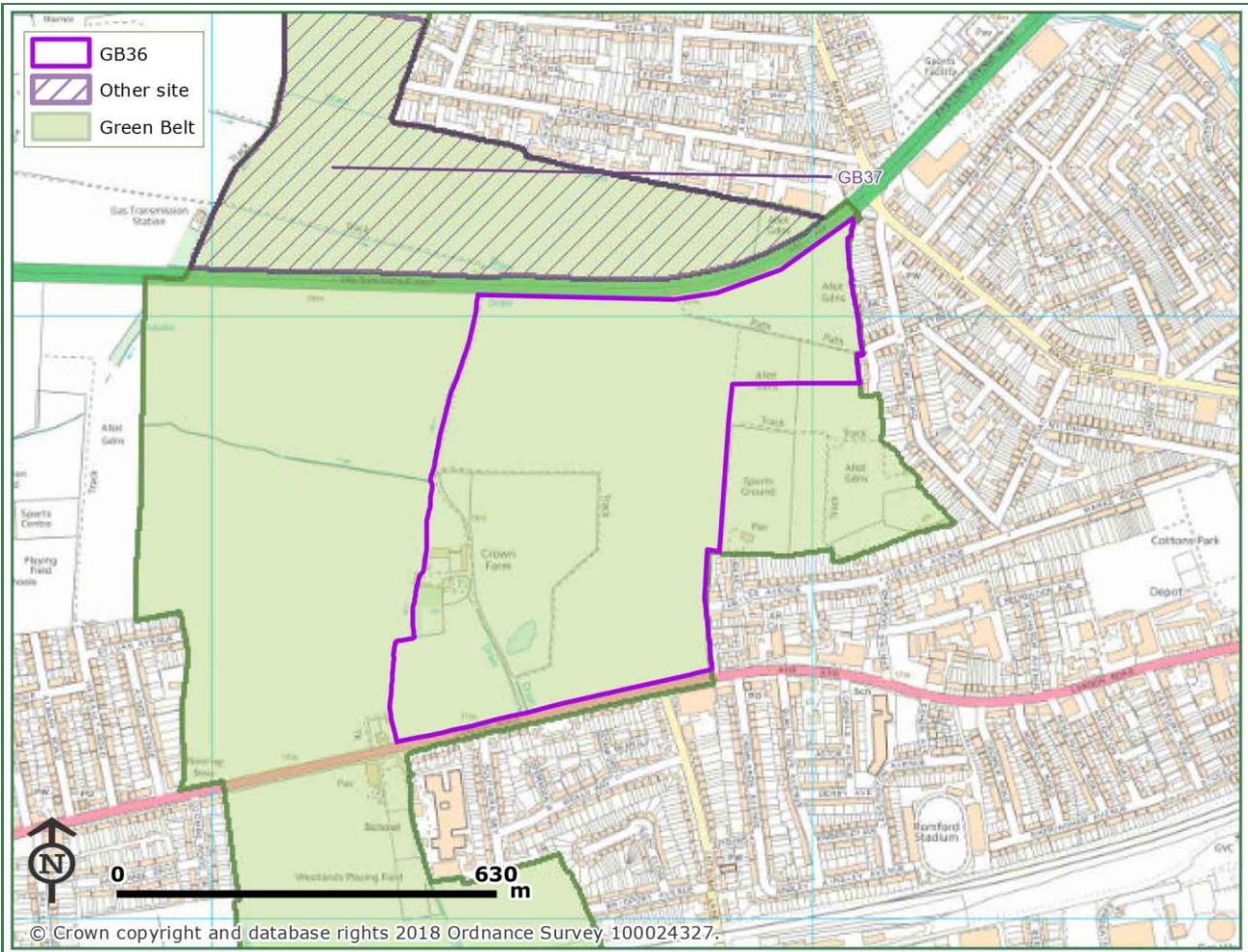
Purpose 3: There is a sense of encroachment within the Site as a result of existing buildings.

Whilst the Site itself makes a limited contribution to the Green Belt purposes, its release would create a weaker Green Belt boundary and would question the retention of land to the east of the Site to remain within 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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GB36 - London Road (North)

36.9ha





View towards looking north into Site from London Road (A118)

Site Description

The Site comprises agricultural land and a farmstead and associated smaller access routes, as well as a pond and an area of woodland. The Site is located on the western edge of the inset settlement of Romford.

Relationship Between Site, Settlement and Countryside

The northeast and southeast of the Site are bounded by trees and hedgerows, with residential properties beyond. The south of the Site is bounded by London Road with residential properties and a car dealership beyond this route. The east of the Site is bounded by hedgerows with an agricultural field and allotments beyond. This feature provides separation between the Site and the settlement of Romford. The north of the Site is bounded by the A12 dual carriageway, providing strong separation between the Site and the countryside to the north. The west of the Site is bounded by a stream, hedgerows and trees, as well as a farm track to the north west, with a golf course beyond. These features provide some separation between the Site and the wider countryside to the east. The Site is open and rural in character and more closely associated with the surrounding countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P22)
P1: Checking the unrestricted sprawl of large, built-up areas	The parcel comprises an area varying in width between 2km on the northern side to 400m in the south, between the edges of the built up areas of Romford and the north side of Dagenham at Chadwell Heath. The wider northern part of the parcel (north of the A118 High Road) makes a substantial contribution to the fulfilment of this purpose (in conjunction with parcel 21 to the north). The narrow southern part (south of High Road) has a very close existing relationship between these two built up areas and there is already a perception of 'sprawl'; this area therefore provides no contribution to this purpose.
Major/None	
P2: Preventing the merger of neighbouring towns	The parcel maintains the physical separation of the towns of Romford and Chadwell Heath which are in close proximity (as little as 400m in the southern part).
Paramount	
P3: Safeguarding the countryside from encroachment	The central and western parts of the parcel are in recreational use, with the north eastern part in agricultural use and where some recognisable characteristics of countryside remain. The playing field in the southern part, whilst not countryside, does prevent encroachment into this narrow area. This use is consistent with the objective of achieving the beneficial use of land within the Green Belt.
Moderate	

Potential Alternative Green Belt Boundaries

The trees and hedgerows to the west, with the settlement edge behind, represent relatively weak existing Green Belt boundaries to the northeast and southeast of Site, whilst London Road, with the settlement boundary beyond, to the south of the Site 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 A12 to the north, the farm track, stream, hedgerows and trees to the west and hedgerows to the southeast. A more coherent Green Belt boundary could be formed by extending the Site to be released to include the agricultural field and allotments to the southwest, preventing a fragment of weakly bounded Green Belt land from being formed.

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. As such development would represent expansion of the large built-up area into the open countryside.

Purpose 2: The Site is critical in forming the part of the Green Belt that separates the settlements of Romford and Chadwell Heath. The settlements are in close proximity (less than 500m apart) and the release of the Site could therefore lead to the visual and physical narrowing of the gap between them, especially when travelling between the towns along London Road to the south and the A12 to the north.

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.

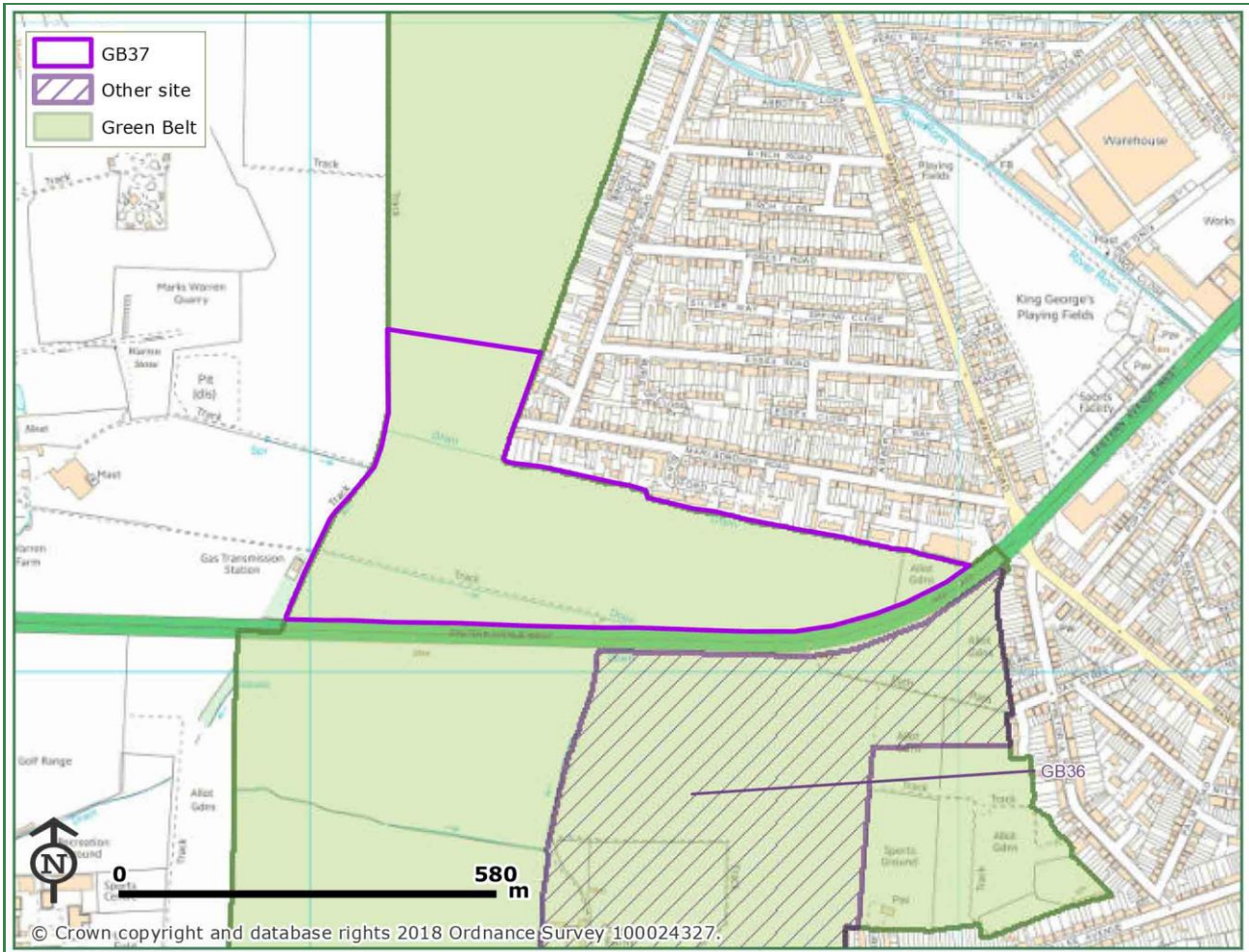
Development of the Site would cause the neighbouring Green Belt land to the southwest and to the north to be enclosed by development, and would weaken the surrounding Green Belt land's performance in terms of providing physical and visual separation between the settlements of Romford and Chadwell Heath (only a narrow strip would remain). 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

GB37 - Land North of A12

22.5ha





View looking east into Site from the south-eastern corner of the Site

Site Description

The Site comprises a number of undeveloped fields and a small area of woodland in the eastern corner. It is located on the south western edge of the inset settlement of Collier Row.

Relationship Between Site, Settlement and Countryside

The majority of the northern edge of the Site is bounded by residential properties, with a supermarket present to the far east. This development is separated from the Site by a line of hedgerows and trees. The southern and south eastern edges of the Site are bound by the A12 dual carriageway, which effectively separates the Site from the wider countryside to the south. The west of the Site is bound by a farm track, as well as a hedgerow and stream in places, providing some limited separation between the Site and the countryside to the west. The northwest of the Site is unconstrained and contiguous with the wider countryside to the northwest. There is some urbanising influence from the adjacent settlement edge to the north of the Site, due to the presence of some taller residential buildings and the supermarket overlooking the Site, as well as along the southern boundary adjacent to the A12. Overall however, the Site is open and rural in character and is strongly associated with the wider countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P21)
P1: Checking the unrestricted sprawl of large, built-up areas Major	The parcel comprises a wedge of land, around 800m-1km wide, between the edges of the built up areas of Romford and the north side of Dagenham at Chadwell Heath. Although there is a close existing relationship between these two built up areas, which have generally weakly defined edges and are almost linked by development along Collier Row Road which gives the perception of 'sprawl', the parcel overall makes a substantial contribution to this purpose.
P2: Preventing the merger of neighbouring towns Paramount	The parcel separates Collier Row and Chadwell Heath which are in close proximity (although the ribbon of almost continuous development along Collier Row Road on the northern edge of the parcel almost links the two settlements).
P3: Safeguarding the countryside from encroachment Moderate	Whilst there is encroachment of development along the northern edge of the parcel with an absence of 'countryside' characteristics, the rest of parcel primarily contains farmland and a mineral working (presumably to be restored). Designation contributes to the protection of this area which provides a 'wedge' of semi-rural countryside between the urban areas on each side.

Potential Alternative Green Belt Boundaries

The trees, hedgerows and settlement edge to the northeast of the Site represent a relatively weak exiting Green Belt boundary. Release of the Site could lead to the creation of a stronger Green Belt boundary, as defined by the A12 to the south and southeast, but with a weaker boundary of hedgerows, stream and a track along the west of Site and no existing defined boundary along the north 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 to the wider countryside – development would represent expansion of the large built-up area into the open countryside.

Purpose 2: The Site is critical in forming part of the Green Belt that separates the settlements of Collier Row and Chadwell Heath to the southwest. The settlements are in close proximity (less than 1km apart) and the release of the Site could lead to the visual and physical narrowing of the gap between them, especially when travelling between the towns along the A12.

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

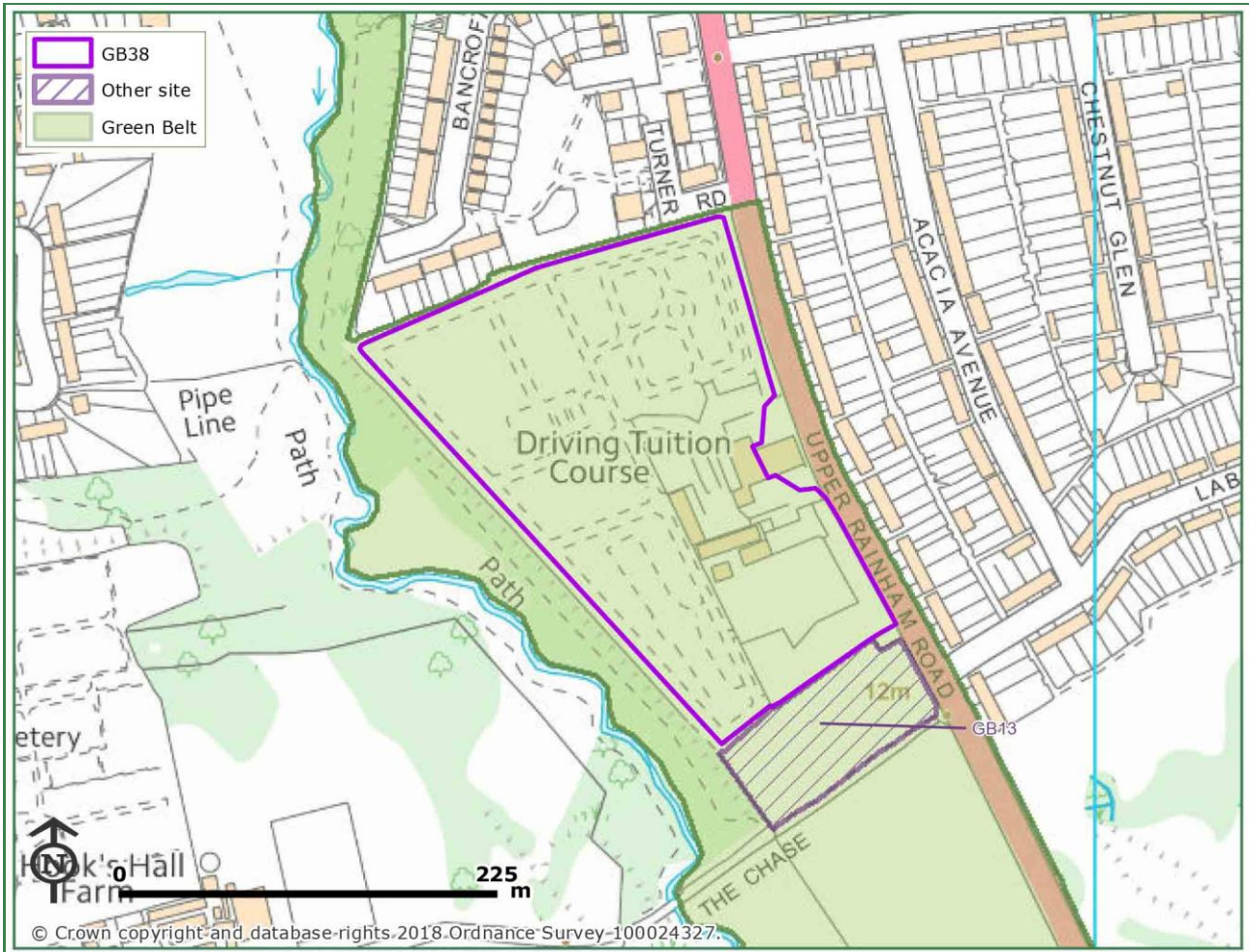
Development of the Site would cause the neighbouring Green Belt land to the south beyond the A12 to be enclosed by development on three sides and may weaken its performance in terms of purpose 1 and 3. The harm to the Green Belt resulting from release of this Site would therefore be *high*.

Rating of Assessment of Harm for Release of Whole Site

High

GB38 - Upper Rainham Road (West)

4.8ha





View into the south of the Site from Upper Rainham Road

Site Description

The Site comprises a driving school test track and contains buildings associated with this use. The southeast of the Site contains a skate park, a car parking area and a number of smaller buildings. The Site is located on the western edge of the inset settlement of Hornchurch.

Relationship Between Site, Settlement and Countryside

The northern edge of the Site is bordered by residential properties, separated by a line of hedgerows and trees. Most of the eastern edge of the Site is bordered by Upper Rainham Road with residential properties present beyond this. A petrol station is also present to the east of the Site on the western side of Upper Rainham Road. The western edge of the Site is bordered by an area of woodland which effectively separates the Site from the countryside to the west, whilst the southern edge of the Site is delineated by hedgerow, providing little separation between the Site and the countryside to the south. The onsite buildings and adjacent petrol station and road have an urbanising influence upon the eastern part of the Site and this part has a strong association with adjacent urban area. The residential properties at the settlement edge to the north and east are further urbanising influences on the Site. The western part of the Site is open in character and is associated with the wider countryside to the south and west.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P24)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The parcel contributes to varying degrees, together with adjoining Green Belt land within Barking and Dagenham Borough, to containing the growth of the built up areas of Romford and Dagenham. The wider central parts of the area fulfil the purpose to the greatest degree as these areas are less influenced by existing 'sprawl' of the built up areas; on this basis the parcel is considered to be of paramount importance to the purpose.
P2: Preventing the merger of neighbouring towns Major / Slight/Negligible	The towns of Romford and Dagenham are effectively already merged to the north (on the A124) and Rainham with Dagenham to the south (south of the A1306). The narrow wedges of land within the northern and southern parts of the parcel (in conjunction with land within the adjoining borough) therefore provide a limited local contribution to the retention of open land between the intervening parts of the adjacent towns. However the wider central part (in conjunction with Green Belt land within the adjoining borough), provides a much more significant contribution to this purpose. Most of the area is largely protected by other land use and policy constraints.
P3: Safeguarding the countryside from encroachment Major/Moderate	The parcel contains only small areas characteristic of 'normal' countryside as it mainly comprises various forms of recreational land, and some small areas of development. Most of the area forms a valued recreational resource and contains natural assets and prevents encroachment of development. Recreational uses are consistent with the objective of achieving the beneficial use of land within the Green Belt.

Potential Alternative Green Belt Boundaries

The trees, hedgerows and settlement edge to the north of Site represent a relatively weak existing Green Belt boundary, whilst Upper Rainham Road to the east represents a strong existing Green Belt boundary. Release of the Site would lead to the creation of a slightly weaker Green Belt boundary, as defined by the band of woodland to the west of Site and no existing defined boundary to the south. A stronger alternative boundary could be formed along The Chase lane approximately 60m south of the Site and the river to the West.

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 and, although the eastern part contains built development, the western part relates to the wider countryside – development in these parts would represent expansion of the large built-up area into the countryside.

Purpose 2: The Site lies between the settlements of Romford and Dagenham and between the settlements of Romford and Hornchurch. As the settlement of Romford extends further west towards Dagenham and south towards Hornchurch than the Site, the release of the Site would not lead to any significant perception of narrowing the gap between these settlements and Romford.

Purpose 3: The east of the Site contains built development and makes limited contribution to safeguarding the countryside from encroachment. The west of Site however is open and therefore development of this part of the Site could lead to a limited sense of encroachment of the countryside.

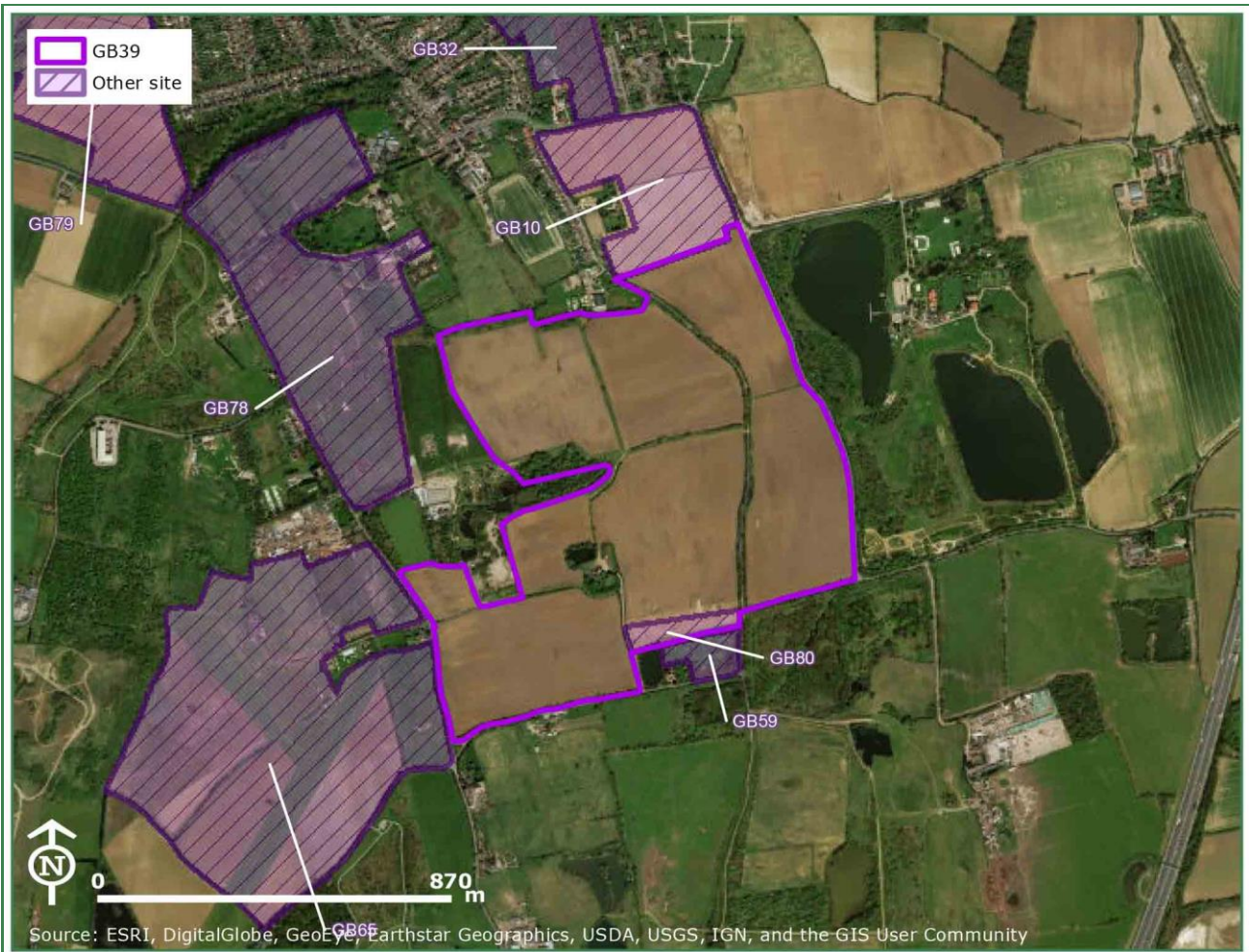
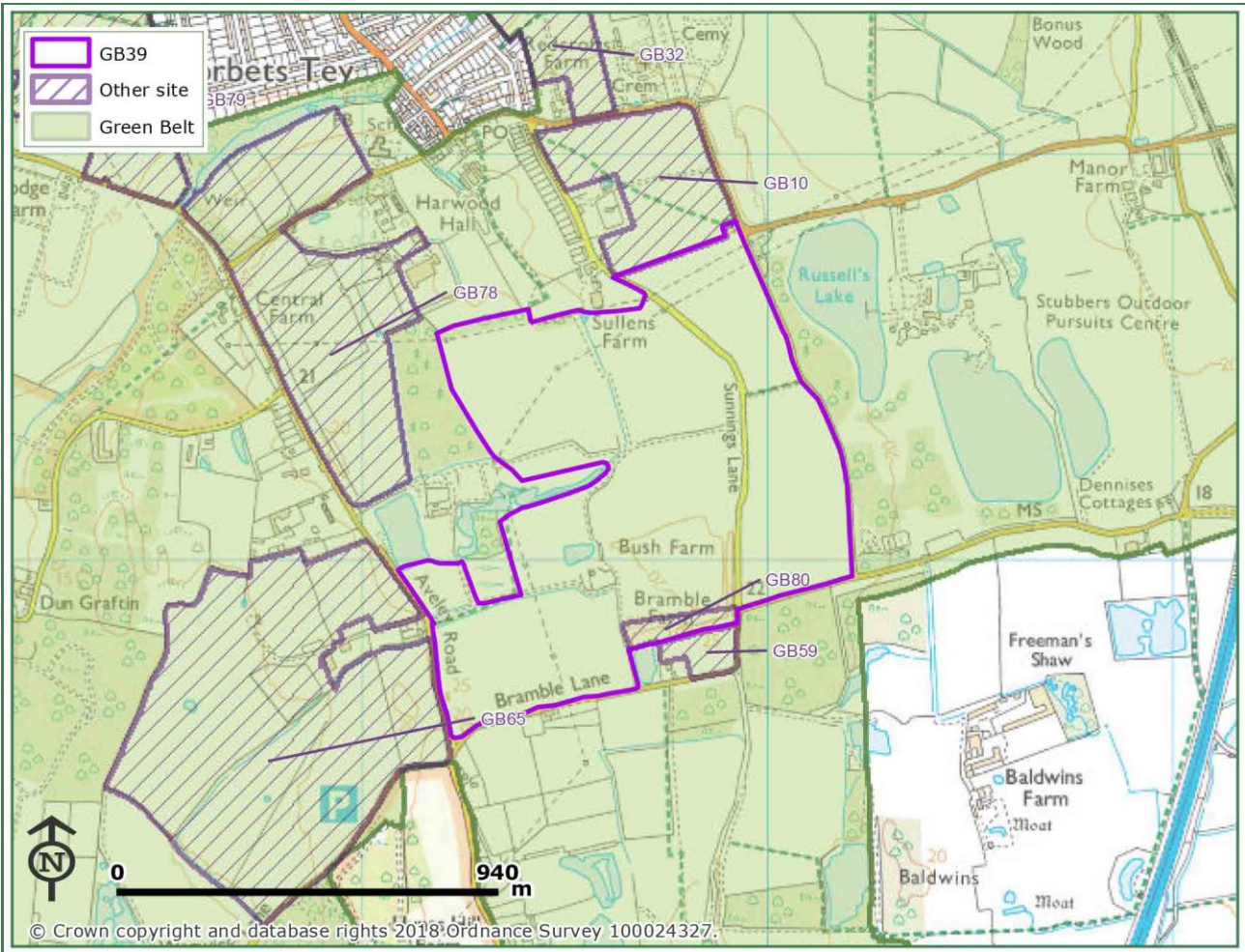
Development within the Site would lead to some sense of encroachment on the adjacent Green Belt area to the west and south, however the Site is bounded to the west by a band of woodland. The harm to the Green Belt resulting from release of this Site would therefore be *low-moderate*.

Rating of Assessment of Harm for Release of Whole Site

Low - Moderate

GB39 - Bush Farm Corbets Tey

79.9ha





View looking west from Sunning's Lane

Site Description

The Site comprises agricultural fields, a small area of woodland area and a pond. The Site also contains a farmstead and part of Sunnings Lane. The Site is located approximately 450m to the south of the inset settlement of Upminster at its closest point.

Relationship Between Site, Settlement and Countryside

Minor roads bound many of the Site's edges. The eastern edge of the Site is bordered by Stubbers Lane, the Site's south eastern edge is bordered by Dennises Lane, and the southwest is bordered by Bramble Lane and Aveley Road. These routes provide some separation between the Site and the wider countryside to the east, southeast and southwest. The remaining edges of the Site are bounded by weaker boundaries that provide limited separation between the Site and the countryside to the north, northwest and south. Part of the southern edge of the Site is bordered by a farm track, a small water body and sporadic trees. The western edge of the Site is bordered by hedgerows and trees as well as a small water body and an area of woodland in places. The north western edge of the Site and north of the Site is bordered by hedgerows and trees with a farmstead present beyond. The only development present within the Site is a farmstead and a country lane, both of which are characteristic to the countryside with minimal urban influence. The Site is open and strongly associated with the surrounding countryside.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P6)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	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).
P2: Preventing the merger of neighbouring towns Slight/Negligible	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.
P3: Safeguarding the countryside from encroachment Major	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.

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 predominantly by country lanes and hedgerows. Alternative stronger boundaries could be formed to the west along the length of Aveley Road and to the south along the length of Bramble Lane. This would require the removal of the adjacent Green Belt land as well.

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

Purpose 1: Although the Site is not adjacent to the large built-up area of Havering, it is in close proximity to it (approximately 450m). The Site relates to the wider countryside and therefore 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 South Ockendon to the southeast. The settlements are not in close proximity (over 3km away) therefore the release of the Site would not lead to any significant perception of narrowing the gap between them, although there would be narrowing of the gap between them.

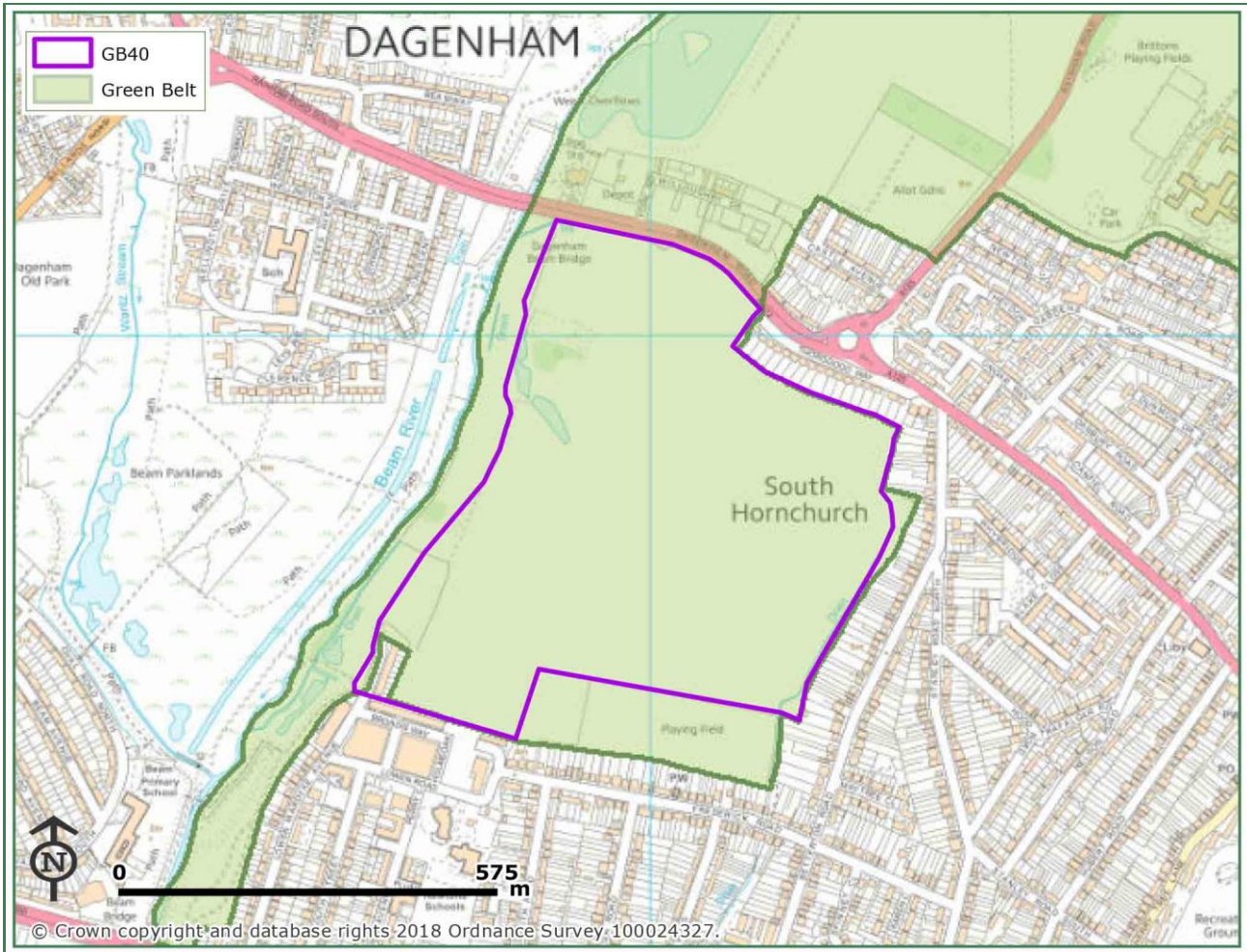
Purpose 3: The Site is rural in character and clearly displays the characteristics of the countryside. Development of the Site would lead to the encroachment of the countryside.

The Site is located approximately 450m from any existing Green Belt boundaries. If released, this would lead to the creation of new inset development with relatively weak boundaries. This would call into question the justification for retaining the remaining Green Belt land between the Site and the urban edge as it would become enclosed by development. 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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GB40 - Land at Mardyke Farm

38.6ha





View from northern corner of the Site from Dagenham Road

Site Description

The Site comprises a former aggregates and landfill Site, which it is assumed will be fully restored prior to potential Green Belt release. This assessment is therefore based on the assumption that the Site is open and contains no built development. The Site is located on the eastern edge of the settlement of South Hornchurch which is inset within the Green Belt.

Relationship Between Site, Settlement and Countryside

The southwestern, eastern and north eastern edges of the Site are bounded by residential properties, separated by a line of hedgerows and trees. The western edge of the Site is bounded by a band of trees and the Beam River, though undeveloped open green areas also separate these from one another. These features provide some separation between the Site and the residential properties and Bean Valley County Park to the west. A playing field, playground and area of open scrubland is present to the south eastern edge of Site, providing some separation between the Site and the residential properties beyond. The north of the Site is bounded by Dagenham Road thereby separating it from the wider countryside to the north. The Site is open and it has some association with the countryside although the Site surroundings at the existing residential properties act as urbanising features.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P24)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	The parcel contributes to varying degrees, together with adjoining Green Belt land within Barking and Dagenham Borough, to containing the growth of the built up areas of Romford and Dagenham. The wider central parts of the area fulfil the purpose to the greatest degree as these areas are less influenced by existing 'sprawl' of the built up areas; on this basis the parcel is considered to be of paramount importance to the purpose.
P2: Preventing the merger of neighbouring towns Major / Slight/Negligible	The towns of Romford and Dagenham are effectively already merged to the north (on the A124) and Rainham with Dagenham to the south (south of the A1306). The narrow wedges of land within the northern and southern parts of the parcel (in conjunction with land within the adjoining borough) therefore provide a limited local contribution to the retention of open land between the intervening parts of the adjacent towns. However the wider central part (in conjunction with Green Belt land within the adjoining borough), provides a much more significant contribution to this purpose. Most of the area is largely protected by other land use and policy constraints.
P3: Safeguarding the countryside from encroachment Major/Moderate	The parcel contains only small areas characteristic of 'normal' countryside as it mainly comprises various forms of recreational land, and some small areas of development. Most of the area forms a valued recreational resource and contains natural assets and prevents encroachment of development. Recreational uses are consistent with the objective of achieving the beneficial use of land within the Green Belt.

Potential Alternative Green Belt Boundaries

The trees, hedgerows and settlement edge to the southwest, east and northeast of the Site, as well as the playing field to the southeast represent, relatively weak existing Green Belt boundaries. Release of the Site would lead to the creation of a stronger Green Belt boundary to the west, as defined by the band of trees and the Beam River along the western edge of Site, and to the north, as defined by Dagenham Road. However, the playing field in the southwest of Site would form a weak boundary, and an alternative stronger Green Belt boundary could be formed along the trees, hedgerows and settlement edge south and east of the playing field.

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

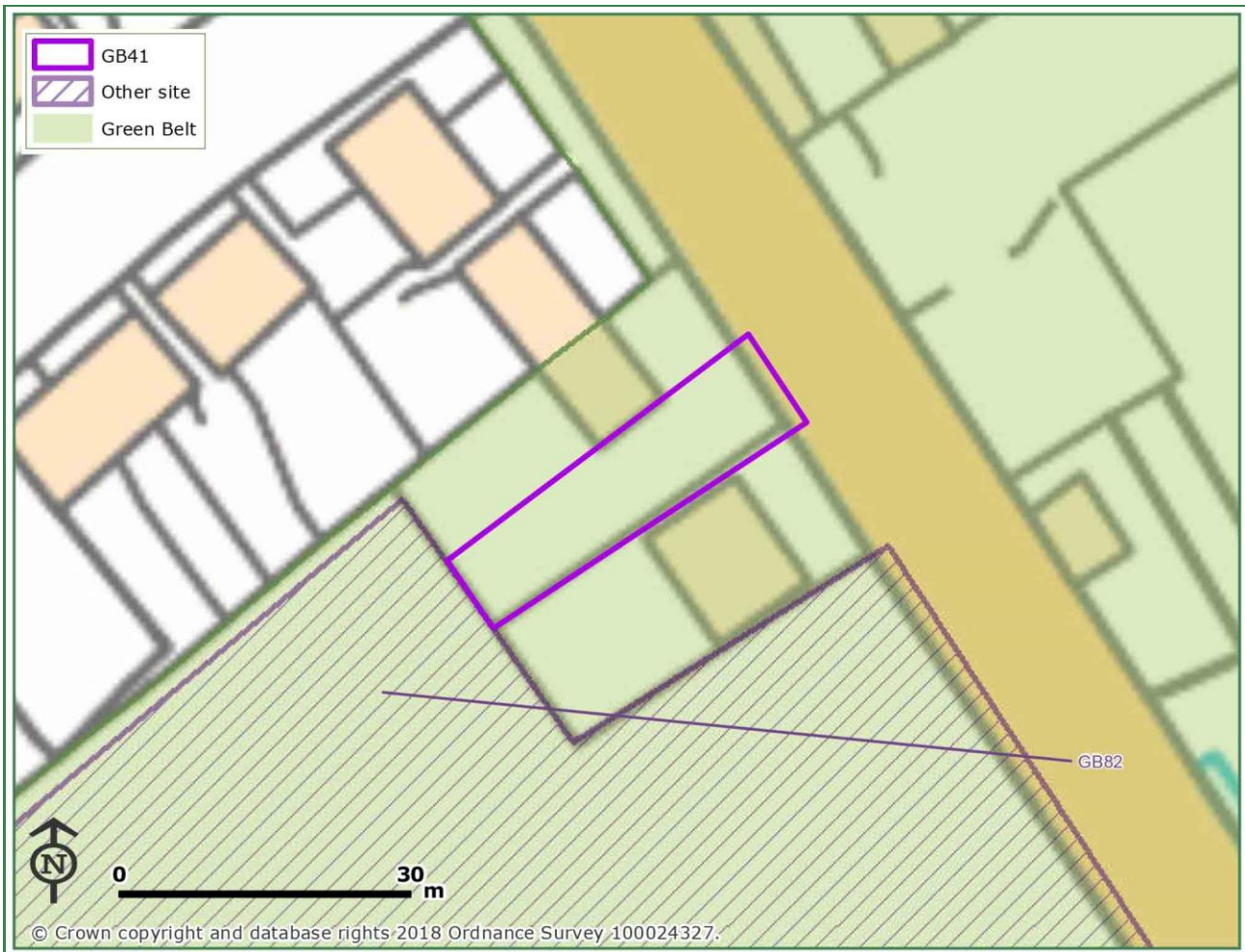
- Purpose 1:** The Site lies between the large built-up areas of Havering and Dagenham but relates to the wider countryside – development would represent expansion of the large built-up area into the open countryside.
- Purpose 2:** The Site is critical in forming the part of the Green Belt that separates the settlements of South Hornchurch and Dagenham. The settlements are in close proximity (less than 1km apart) and the release of the Site could therefore lead to the visual and physical narrowing of the gap between them, especially when travelling between the towns along Dagenham Road.
- Purpose 3:** The Site is rural in character and displays characteristics of the countryside, with limited urbanising influence from the on-site buildings, 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 to the east to be enclosed by development on three sides and would limit its performance in physically and visually separating the settlements of South Hornchurch and Dagenham. This would lead to a sense of encroachment and lead to a visual and physical narrowing of the gap between the two settlements, weakening the land's contribution to the Green Belt. Moreover, development of the Site would cause the neighbouring Green Belt land to the southeast, occupied by the playing field, to be enclosed by development on all sides. This would lead to a significant 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
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GB41 - Wennington Road

Oha





View into the Site from the east

Site Description

This is a small Site which includes a disused area of vegetation and a single building. It lies between two houses already built within the Green Belt on the south eastern edge of the inset settlement of Rainham.

Relationship Between Site, Settlement and Countryside

The Site is strongly contained by two residential properties to the northwest and southwest, as well as Wennington Road to the northeast. These separate the Site from the wider countryside. This containment, in addition to the building present on the Site and the close proximity of Rainham, mean that it is associated with the settlement and not the countryside.

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

This Site lies between two residential properties which have been built on the edge of Rainham 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 two neighbouring properties, with the revised boundary comprising the edge of the south eastern property and the end of the gardens of all three properties to the south west.

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

Purpose 1: The Site is contained by development on two sides with Wennington Road to the north. It therefore makes no contribution to preventing urban sprawl.

Purpose 2: The Site does not play any role in preventing the merging or erosion of the visual and physical gap between Rainham and Purfleet.

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 relates strongly to the built-up area and release of the Site would not have an impact on the integrity of the adjacent Green Belt land due to its containment by existing development. Release of the Site would require the Green Belt boundary to be revised incorporating the neighbouring development. This would to a slightly less coherent boundary Green Belt boundary. 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

GB42 - Brookmans Park Drive

0.3ha





View towards GB42a from the A127

Site Description

This Site is composed of two parts, GB42a and GB42b, and both parts of the Site comprise hard standing. GB42a appears to be in use as a paddock for the adjacent animal sanctuary and GB42b, located approximately 20m to the east, appears to be in use as a parking area. Both parts of the Site are located approximately 300m north of the inset settlement of Cranham.

Relationship Between Site, Settlement and Countryside

The south of both parts of the Site are bounded by Brookmans Park Drive, which provides separation between the Site and the countryside to the south. An area of fenced hard standing is present between the two parts of the Site, providing separation between them. The west of GB42a and the east of GB42b are bounded by existing buildings, though the southwest of GB42a appears unconstrained. The north of each part of the Site is also partially constrained by existing buildings but predominantly unconstrained. Therefore, there is little separation between both parts of the Site and the surrounding countryside. The Site parts contain hardstanding, are adjacent to existing development, and are within approximately 60m of the A1217 dual carriageway to the north but there is also little separation between the Site parts and the surrounding countryside. They are therefore associated with both the urban environment in the nearby settlement of Cranham and 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

Both parts of the Site are located within the Green Belt and not adjacent to any inset settlements. Release of the Site parts would therefore lead to the creation of new inset development and new Green Belt boundaries. These boundaries would be relatively weak. As defined by Brookmans Park Drive to the south, and a combination of buildings and sections of no existing defined boundaries to the north, east and west. If this Site was to be released from the Green Belt, a stronger boundary could be formed by revising the Green Belt boundary to remove the surrounding development to the east and west, as well as the hardstanding area located between the two parts of the Site, with the revised boundary comprising the edge of the woodland band to the west, Front Lane to the east and the A127 to the north.

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

Purpose 1: The Site parts are small and located approximately 300m away from the large built-up area of Havering, therefore they make a limited contribution to preventing urban sprawl.

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

Purpose 3: The Site parts are small and surrounded by existing development within the Green Belt. Furthermore, both parts of the Site appear to be developed, comprising hardstanding. Therefore, they make no contribution to safeguarding the countryside from encroachment.

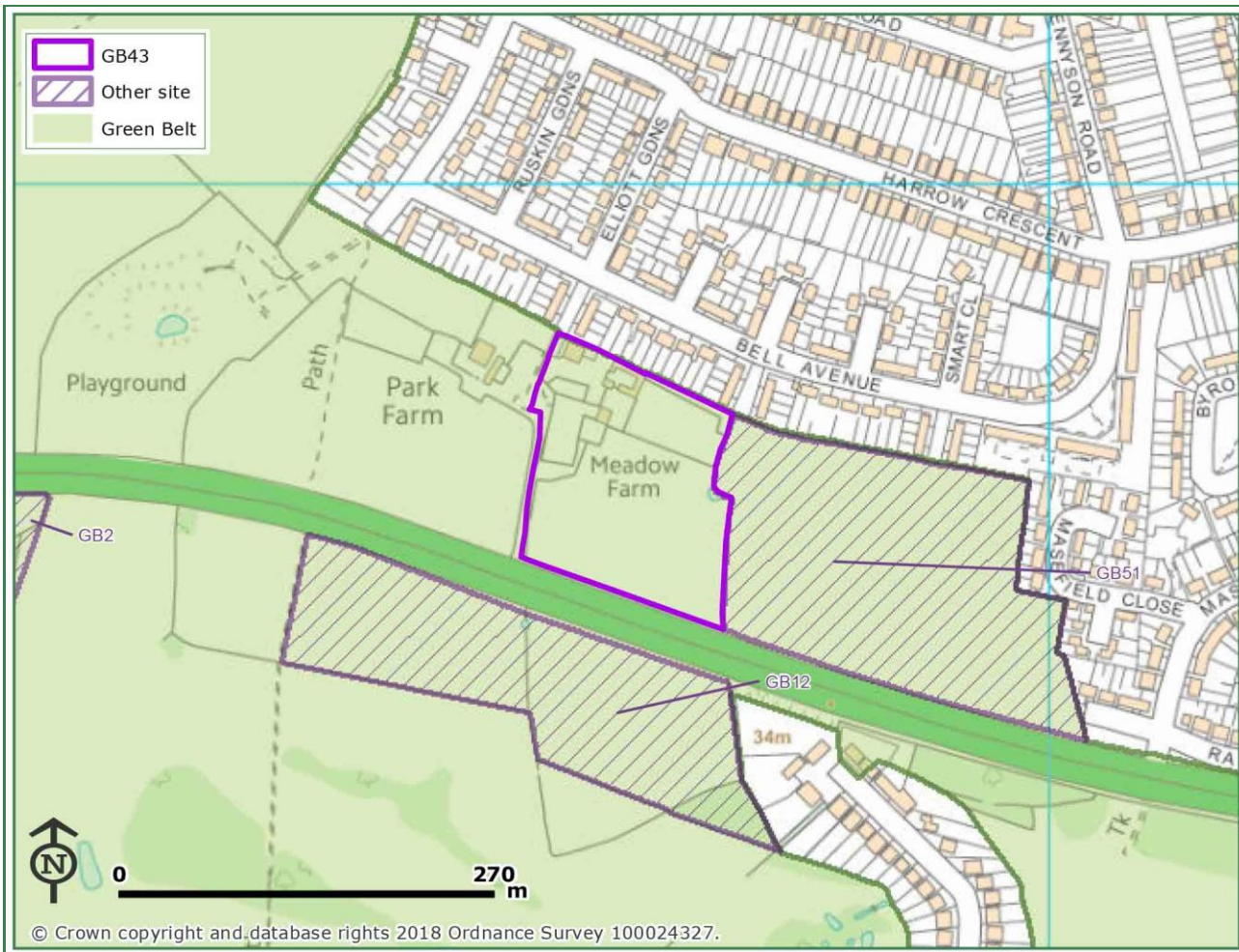
The Site parts are located approximately 300m from any existing Green Belt boundaries. If released, this would lead to the creation of new inset development, calling into question the justification for retaining the washed over status of the surrounding Green Belt developments, impacting the integrity of the surrounding Green Belt land and weakening its contribution to the Green Belt. Therefore, 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

GB43 - Land at Meadow Farm

2.2ha





View looking west along southern Site boundary along Eastern Avenue (A12)

Site Description

Located between the south-western edge of the inset settlement of Harold Hill and the A12, the Site comprises two pasture fields and farm buildings in its north-western corner.

Relationship Between Site, Settlement and Countryside

There is an urbanising influence within the Site and from the adjacent urban area to the north-east. A farmstead located to the north-west also has an urbanising influence over the Site, limiting its relationship with the countryside beyond. A belt of vegetation on the eastern edge of the Site also separates it from Harold Hill Youth FC's playing fields. As such, the Site has a stronger relationship 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 current Green Belt boundary of a hedgerow along the Site's northern edge represents a relatively weak boundary. Release of the Site could lead to the creation of a stronger Green Belt boundary as defined by the A12 along the Site's southern edge. However it would also lead to weak Green Belt boundaries to the east and west. It would also lead to the land to the east being contained by development on all sides.

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 and thus development of the Site would represent expansion of the large built-up area. However, the A12 acts as a southern limit to development, therefore containing the perception of unlimited growth.

Purpose 2: The Site lies between the settlements of Harold Hill and Collier Row/Romford. Development of the Site would therefore lead to the erosion of the gap between of the two settlements, particularly when travelling along the A12.

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 a limited role safeguarding the countryside from encroachment.

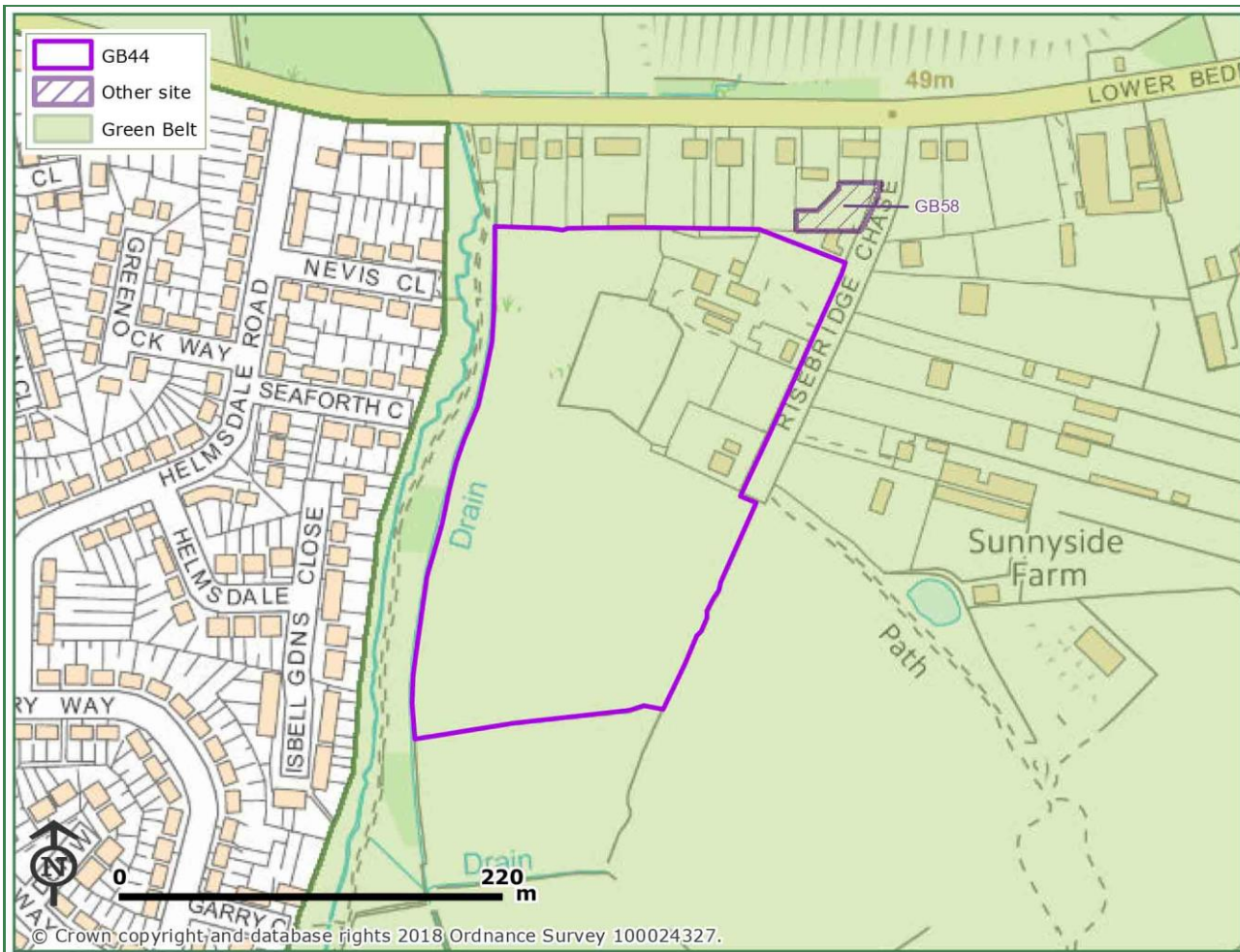
Release of this Site would weaken the contribution of adjacent Green Belt land to the east because it would be almost fully enclosed by development. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate-High*.

Rating of Assessment of Harm for Release of Whole Site

Moderate High

GB44 - Risebridge Chase (West)

4.9ha





View looking south-east into Site from Redbridge Chase

Site Description

The Site comprises two fields located on the eastern edge of the inset settlement of Collier Row. The field located in the northern half of the Site contains two residential dwellings, some stationary caravans and some corrugated metal structures and two small blocks of woodland. The field in the southern half contains some dispersed vegetation.

Relationship Between Site, Settlement and Countryside

The Site is separated from the settlement edge to the west by thick vegetation and some trees that border a footpath. Redbridge Chase defines part of the eastern edge of the Site, whilst the remainder of the Site is defined by hedgerow. There are some urbanising influences within the Site and from the adjacent urban area, but it is largely open countryside that has a strong relationship with the rural fields and countryside located to the south.

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 of thick vegetation and trees that border a footpath to the west of the Site represent a very strong boundary. Release of the Site would lead to the creation of a weaker boundary as defined by the hedgerow along the southern edge of the Site, part of the eastern edge of the Site and Risebridge Chase Road which also forms part of the eastern edge of the Site.

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

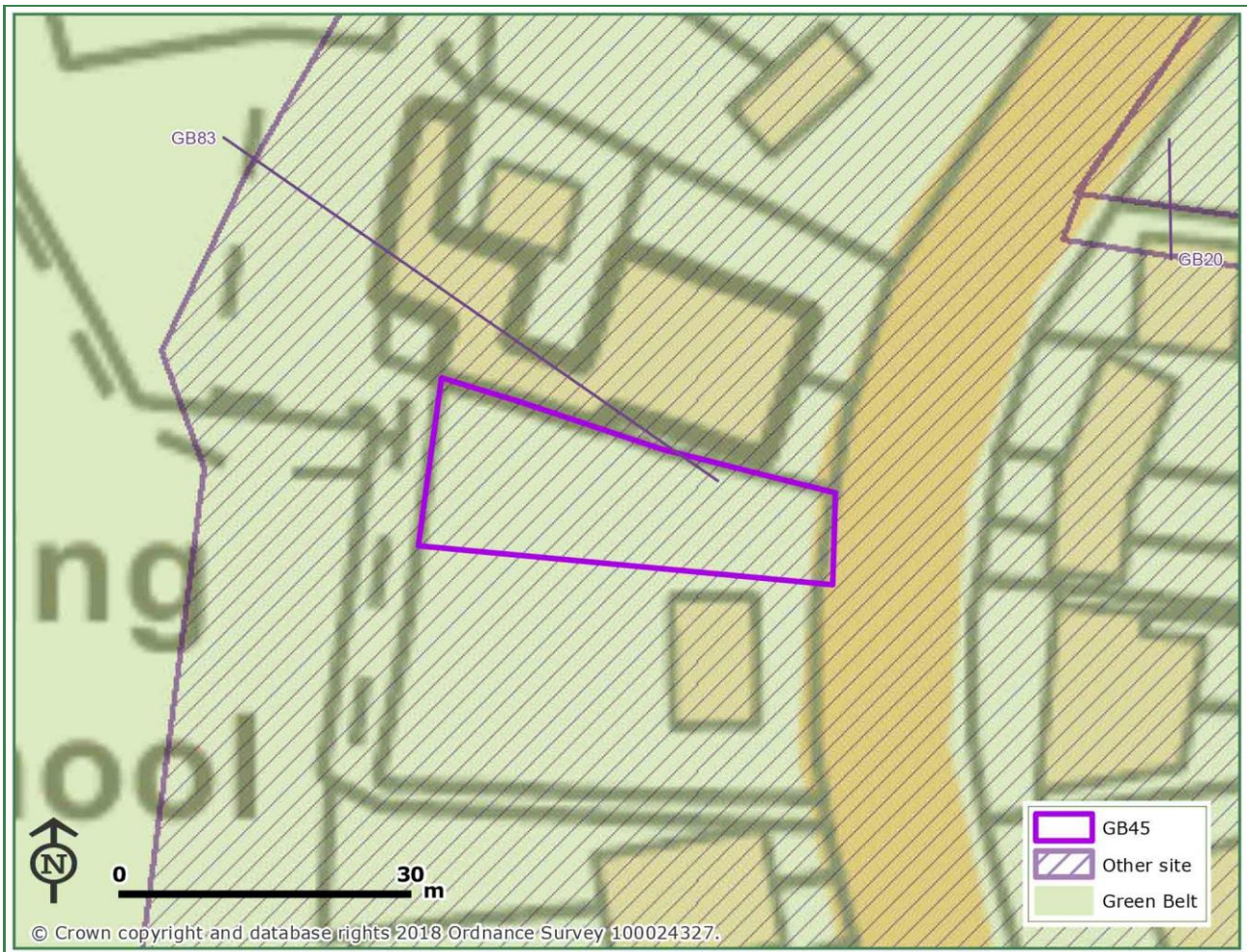
- Purpose 1:** The Site lies adjacent to the large built-up area of Havering but is related strongly to the wider countryside – development would represent significant expansion of the large built-up area into the open countryside.
- Purpose 2:** The Site lies between the settlements of Collier Row and Harold Hill. Development within the Site would lead to the erosion of part of the gap between the settlements.
- Purpose 3:** There is some sense of encroachment within the Site as a result of the residential dwelling, stationery caravans and corrugated metal structures but the urbanising influences are limited and the Site is open and the Green Belt is preventing further encroachment of the countryside.

Release of this Site would weaken the contribution of adjacent Green Belt land to the north, south and east. 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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GB45 - South of Dame Tipping Primary School

0.1ha





View looking west towards Site form B175

Site Description

The Site comprises a works' yard that including a gravel drive, barn and some temporary structures. It is located within the washed over settlement of Havering-atte-Bower.

Relationship Between Site, Settlement and Countryside

A primary school is located immediately to the north of the Site whilst a residential dwelling is located immediately to the south. The B175 (North Road) borders the eastern edge of the Site, beyond which are more residential dwellings within the settlement of Havering-atte-Bower. Large, agricultural fields are located to the west of the Site beyond a Public Right of Way. The built development within the Site and the level of containment at the Site means that it has a much stronger association with the settlement than with the 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. 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: There is already a perception of significant encroachment within the Site from existing development and the Site is no longer perceived to be part of the open countryside. As such, the Site does not play a role in safeguarding the countryside from encroachment.

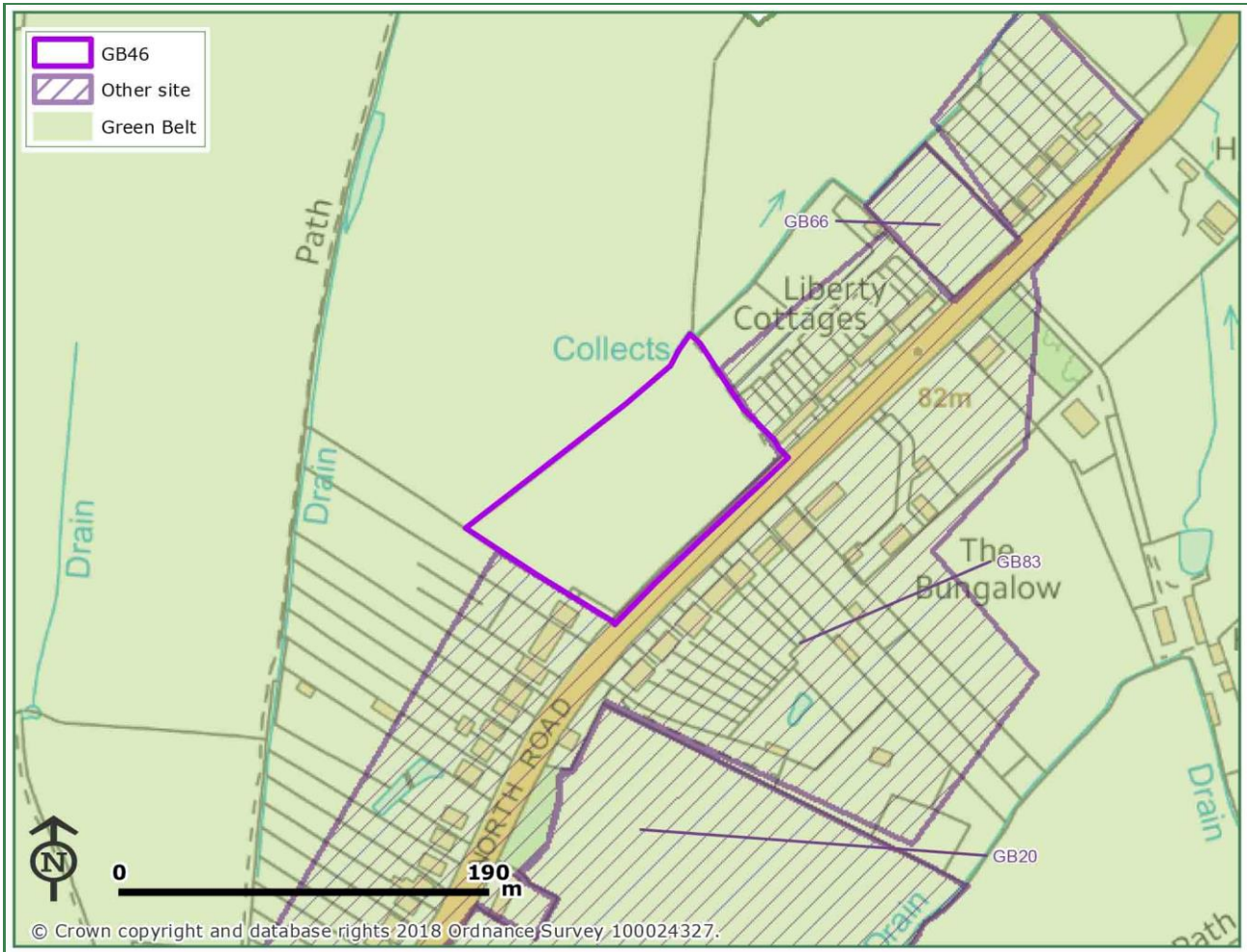
Release of this Site from the Green Belt would requiring inseting it into the Green Belt, resulting in weak boundaries that would not represent a clear distinction between the inset Site and the adjacent washed over village of Havering-atte-Bower. This would call into question the justification for retaining the washed over status of the rest of Havering-atte-Bower (which is assessed separately as GB83). 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

GB46 - North Road (West)

1.1ha





View looking south along Site's eastern boundary (Site located to the right of the image)

Site Description

The Site comprises a single pasture field, located on the edge of the washed over settlement of Havering-atte-Bower and 1.6km north-east of Collier Row.

Relationship Between Site, Settlement and Countryside

The Site adjoins a residential dwelling to the north-east and another to the south-west, whilst the B175 (North Road) borders the south-eastern edge of the Site beyond which lies some more residential dwellings. A hedgerow borders the entire Site, and some fencing separates the Site from the residential dwelling to the north-east and the another to the south-west. Open rural fields are located to the north-west of the Site. The Site's containment on three sides means that it 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 all round, due to a lack of distinction from existing development around the Site. 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. However, release of this Site would narrow the gap between the villages of Havering-Atte-Bower and Stapleford Abbots to the north-west.

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.

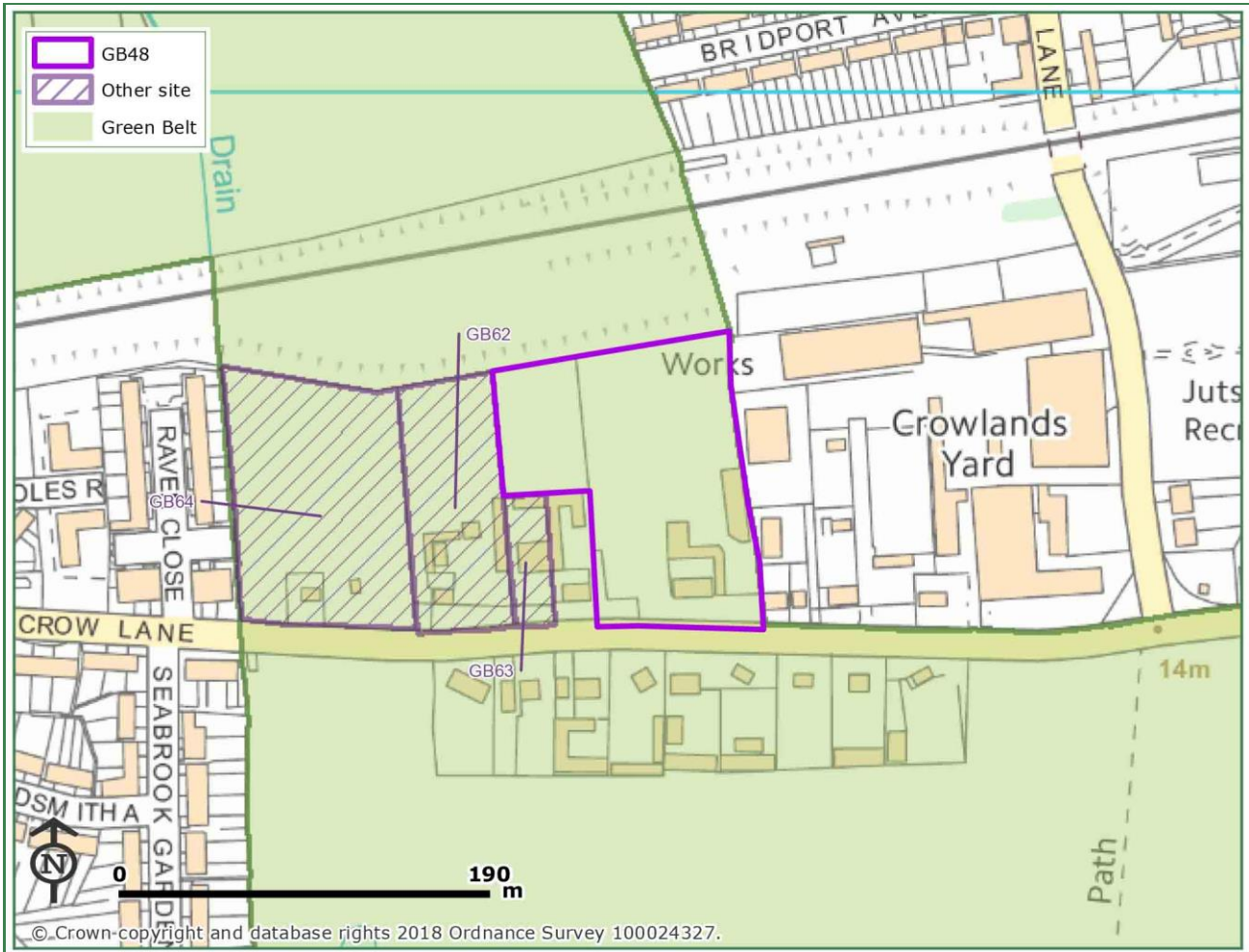
Release of this Site from the Green Belt would result in weak boundaries that would not represent a clear distinction between the inset Site and the adjacent washed over village of Havering-atte-Bower. This would call into question the justification for retaining the washed over status of the rest of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

GB48 - West of Crowlands Yard

1.5ha





View towards Site from Crow Lane

Site Description

This Site comprises an industrial development, which appears to be in use for a removals and storage company. The Site is located on the western edge of the inset settlement of Romford.

Relationship Between Site, Settlement and Countryside

The Site is bounded to the east and southwest by other industrial developments, which have an urbanising influence upon the Site. These, in addition to Crow Lane with residential and commercial development beyond bounding the south of Site and the woodland bounding the northwest of Site, contain the Site and separate it from the surrounding countryside. The north of the Site is defined by the edge of the industrial development, beyond which is a strip of woodland and a railway line. The adjacent development and existing industrial development on the Site mean that the Site is strongly associated with the adjacent settlement of Romford.

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 could be revised to remove the entire industrial area including the Site as well as the strip of woodland between the northern edge of the Site and the railway line. The revised Green Belt boundary would then comprise Crow Lane to the south, the railway line to the north and the industrial area edge to the west.

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 and approximately 200m 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.

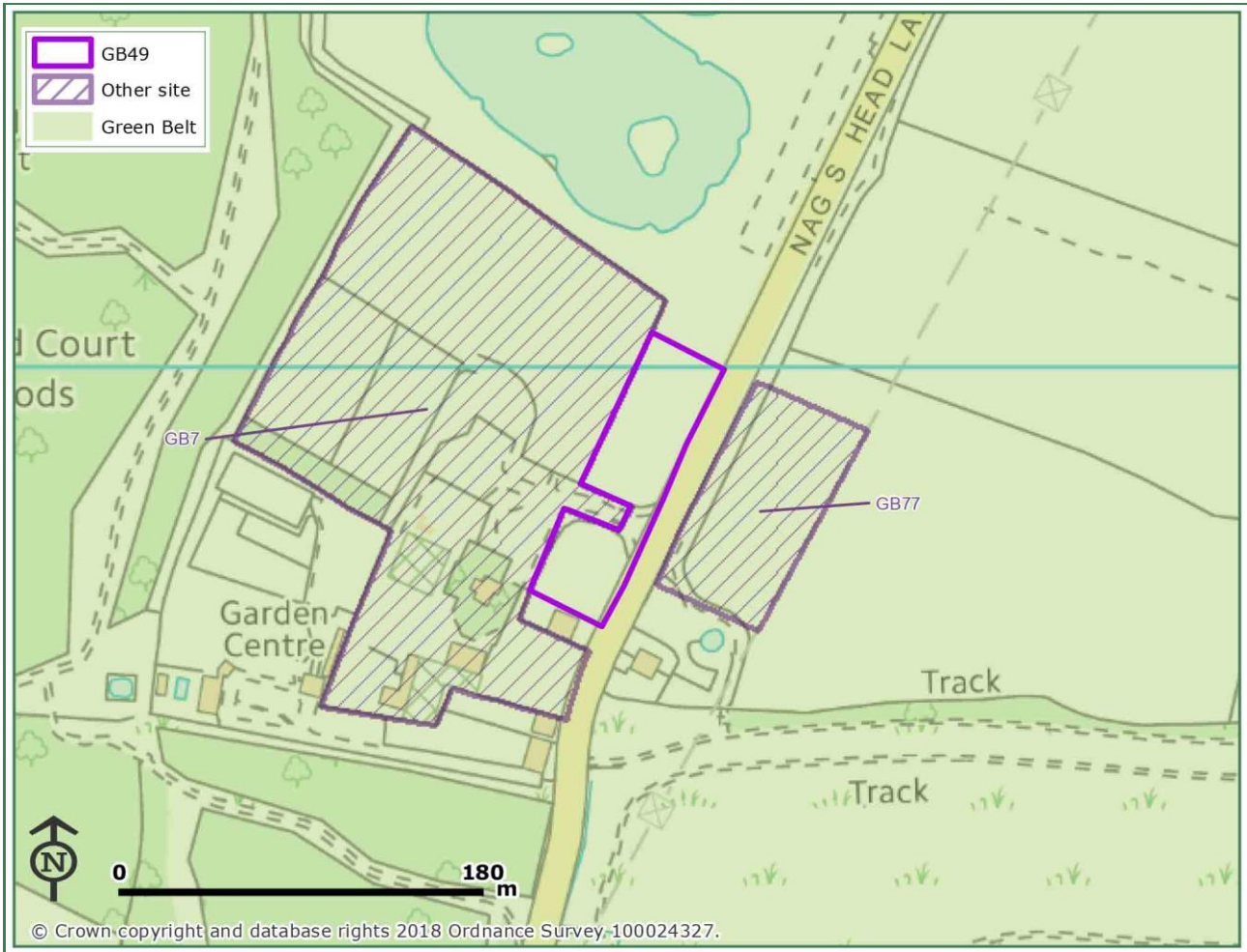
Purpose 3: The Site is contained and developed. It makes no contribution to safeguarding the countryside from encroachment.

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 adjacent to it. 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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GB49 - Tudor Oak, Nags Head Lane

0.5ha





View towards Site from Nags Head Lane

Site Description

The Site consists of scrub grassland with a small number of trees present. It is adjacent to Upminster Garden Centre, located within open countryside approximately 660m south-east of Harold Wood.

Relationship Between Site, Settlement and Countryside

Upminster Garden Centre lies adjacent to the Site to the south west and a residential property is adjacent to the Site of the south. Nags Head Lane borders the Site to the east and south-east. Although the garden centre has an urbanising influence, the Site forms part of the open countryside given its relationship with the undeveloped fields to the north.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P15)
P1: Checking the unrestricted sprawl of large, built-up areas Paramount	Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.
P2: Preventing the merger of neighbouring towns Major	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.
P3: Safeguarding the countryside from encroachment Major	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.

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 as there are no strong physical features. An alternative Green Belt boundary could include releasing GB7 and other land up to the edge of Nag's Head Lane and the adjacent residential properties and stables. This would however 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 Havering. As such, the Site makes no contribution to preventing sprawl.

Purpose 2: The Site lies between the settlement of Harold Wood and the south-western side of Brentwood, although the M25 forms a significant barrier between both settlements. Development of this Site would lead to the erosion of part of the gap between the settlements. However, in isolation, development of this small Site would not lead to any 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.

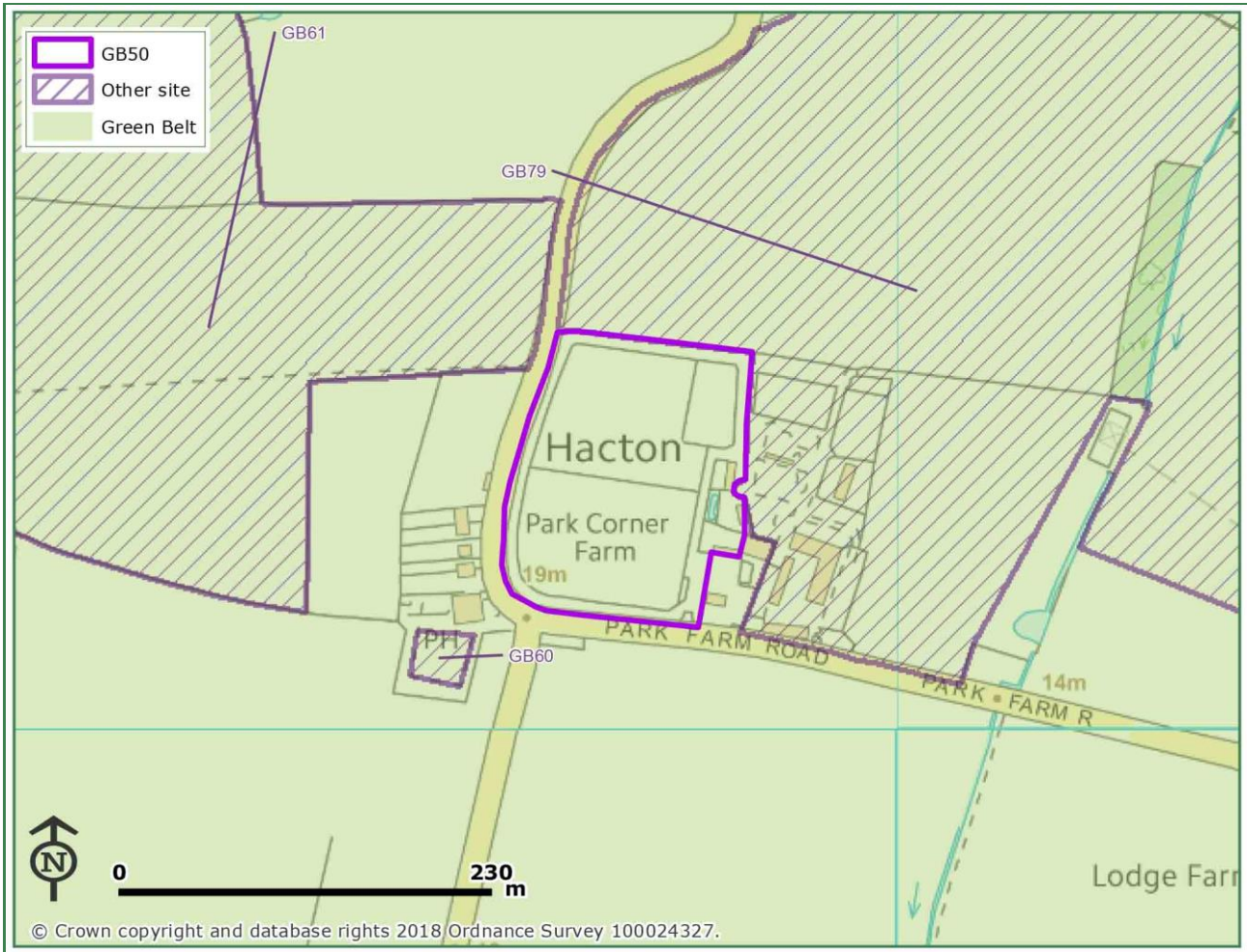
Release of this Site would call into question the washed over status of the adjacent residential property to the south of the Site and the garden centre to the south west due to a lack of distinction and lack of strong separating features. Release of this Site from the Green Belt would result in weak boundaries that would not represent a clear distinction between inset and washed over settlement. It would in turn also weaken the contribution of undeveloped land around 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

GB50 - Park Corner Farm Hacton

2.3ha





View of Site from Hacton Lane

Site Description

The Site comprises an agricultural field and contains a building and hardstanding in the east associated with the neighbouring farmstead and equestrian centre. The Site is located approximately 550m southeast of the inset settlement of Hornchurch and approximately 600m west of the inset settlement of Upminster.

Relationship Between Site, Settlement and Countryside

The south and west of the Site are bound by hedgerows and roads; Park Farm Road to the south and Hacton Lane to the west. These, in addition to the farmstead and equestrian centre adjacent to the east of the Site, provide some separation of the Site from the wider countryside. The north of the Site is bound by hedgerows, providing limited separation between the Site and wider countryside. The Site is open, containing limited development, and is strongly associated with the wider 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. These boundaries to the north and east would be relatively weak, as defined by the farmstead and equestrian centre to the east of the Site and the hedgerows to the north; a stronger alternative eastern boundary could be formed by the stream and tree line approximately 200m east of the Site, thereby encompassing the adjacent farmstead and equestrian centre development within the inset development. If adjoining Site GB79 were also released as an extension of Upminster to the south-west, relatively strong new boundaries would be formed by Park Farm Road to the south and Hacton Lane to the west.

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.

Purpose 2: The Site lies between the settlements of Upminster and Hornchurch. The settlements are in close proximity (less than 1km apart) and the release of the Site could therefore lead to some visual and physical narrowing of the gap between them.

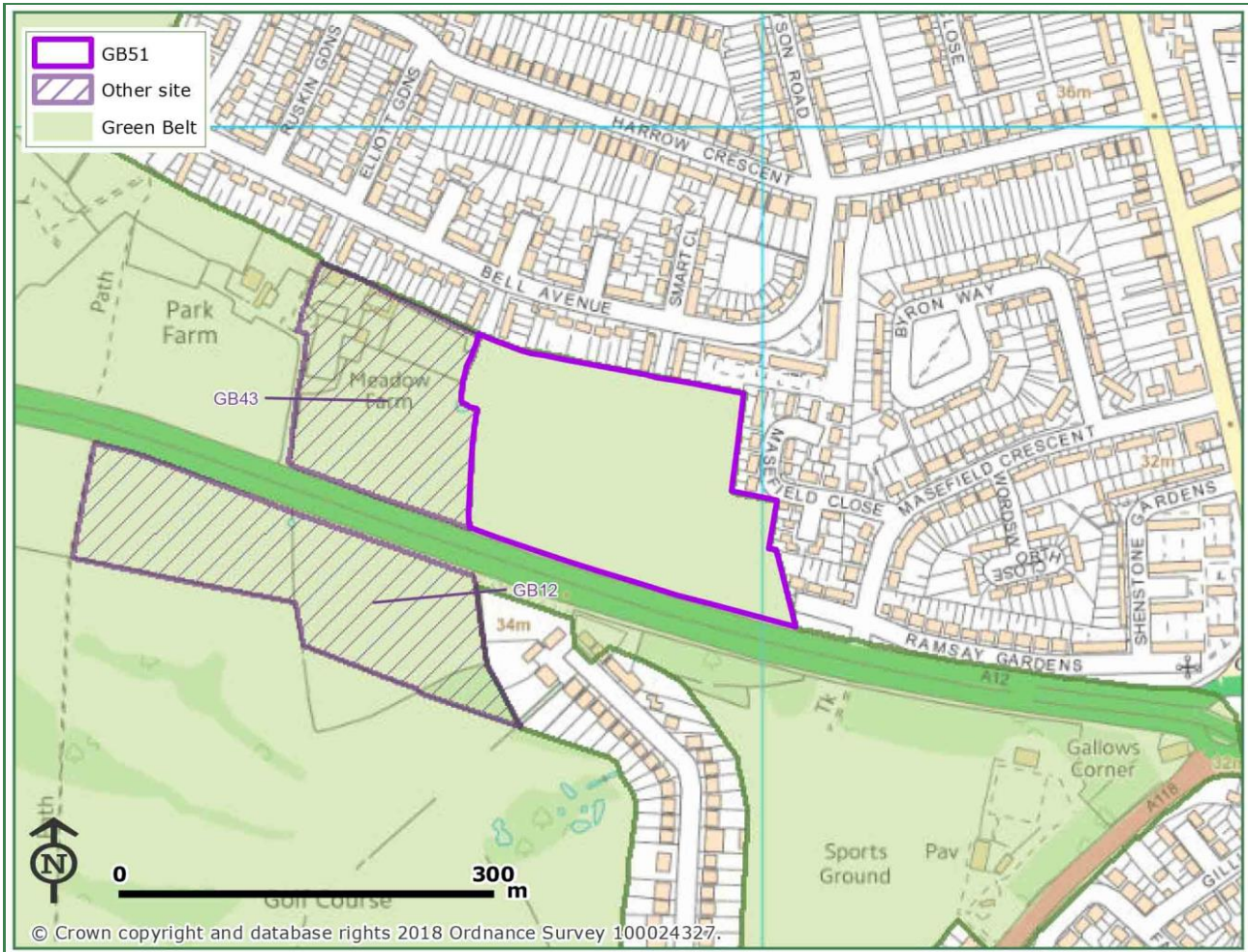
Purpose 3: The Site is rural in character and clearly displays the characteristics of the countryside. Development of the Site would lead to the encroachment of the countryside.

The Site is located more than 550m from any existing Green Belt boundaries. 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 other Green Belt development. Release of the Site would also have a significant negative impact on the integrity of the surrounding Green Belt land, reducing its performance in separating Hornchurch and Upminster visually and physically (Purpose 2) and introducing an urbanising influence on the adjacent areas of Green Belt that currently display the characteristics of open countryside (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
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GB51 - Eastern Avenue East (North)

3.8ha





View looking north-east into Site from Eastern Avenue A12

Site Description

Located between the south-western edge of the inset settlement of Harold Hill and the A12, the Site contains Harold Hill Youth FC's playing fields. A building and car park are located in the south-eastern corner of the Site.

Relationship Between Site, Settlement and Countryside

The Site is bordered by hedgerow on either side, beyond which lies some residential dwellings to the north and east. The A12 is located to the south of the Site whilst two pasture fields and a car/van dealership are located to the west of the Site. The built development within the Site and its containment on two sides 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 current Green Belt boundary of a hedgerow along the Site’s northern edge represents a relatively weak boundary. Release of the Site would lead to the creation of a stronger Green Belt boundary as defined by the A12 along the Site’s southern edge.

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 and thus development of the Site would represent expansion of the large built-up area. However, the A12 acts as a southern limit to development, therefore containing the perception of unlimited growth.

Purpose 2: The Site lies between the settlements of Harold Hill and Collier Row/Romford. Development of the Site would therefore lead to the erosion of the gap between of the two settlements, particularly when travelling along the A12.

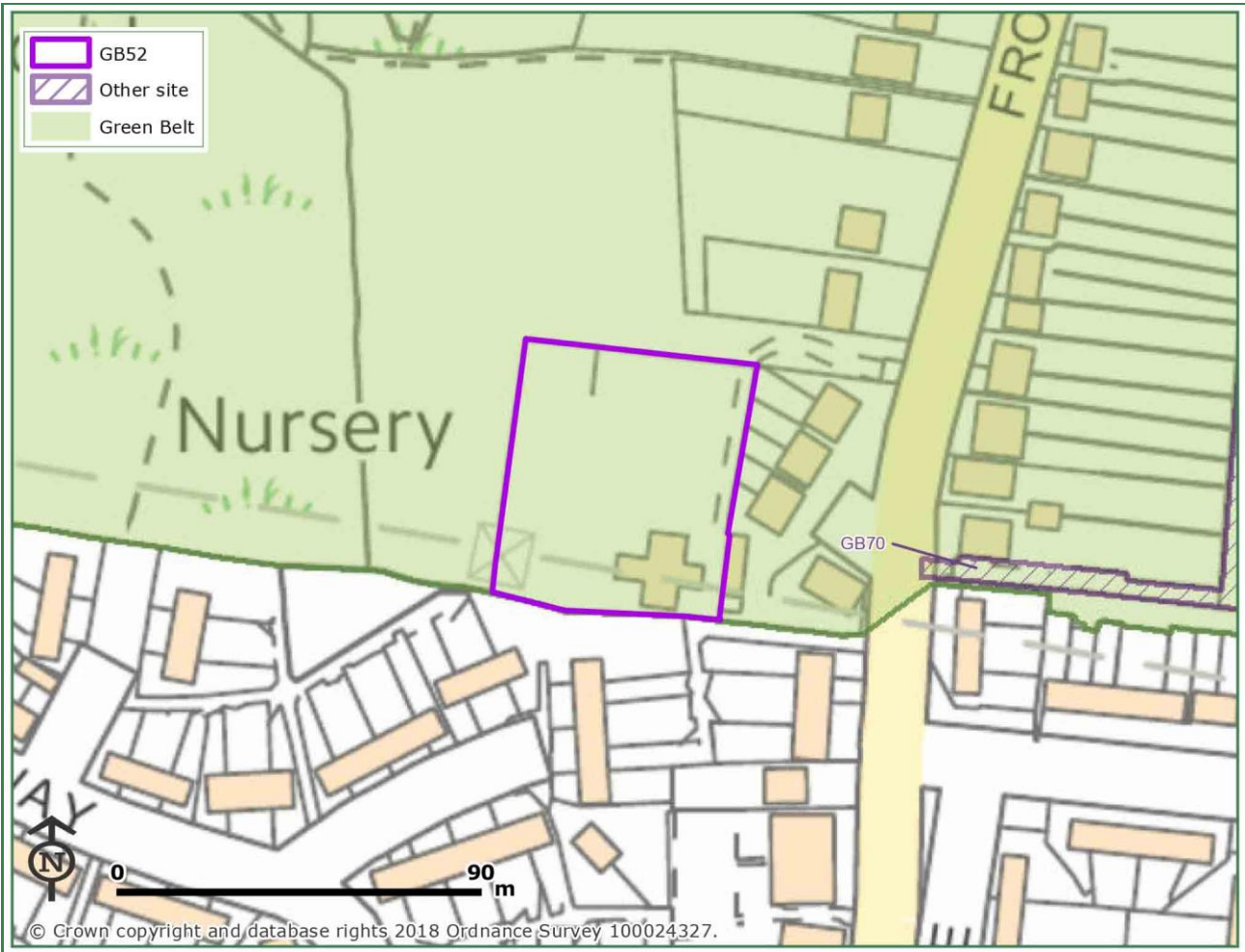
Purpose 3: The urbanising influences both within and adjacent to the Site mean that there is little sense of this area forming part of the countryside and therefore it plays a very limited role safeguarding the countryside from encroachment.

The site is well contained by existing development to the north and east and by the A127. Development of the site would not have a significant effect on the integrity of neighbouring Green Belt land. 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
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GB52 - Oak Royal Nurseries

0.4ha





View looking west towards entrance of Site on Front Lane

Site Description

The Site contains a tree nursery and associated buildings, located on the northern edge of the inset settlement of Cranham.

Relationship Between Site, Settlement and Countryside

The south of the Site is bounded by hedgerows and trees, with the settlement edge beyond. The north and west of the Site are bounded by hedgerows and trees, and the east bounded by a lane with residential development beyond. These provide some containment of the Site and separation between the Site and the wider countryside. Overall, the Site is more closely related to the surrounding countryside than the adjacent settlement.

Stage 1 Parcel Assessment Findings

Purpose/Rating	Assessment (P12)
P1: Checking the unrestricted sprawl of large, built-up areas	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.
Paramount	
P2: Preventing the merger of neighbouring towns	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.
Slight/Negligible	
P3: Safeguarding the countryside from encroachment	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.
Major	

Potential Alternative Green Belt Boundaries

The trees and hedgerows to the south, 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 boundary, as defined by hedgerows and trees to the north and west and a lane with residential properties beyond to the east. The band of woodland to the east of the Site and Front Lane approximately 300m west and 30m east of Site respectively could form stronger alternative boundaries. Brookmans Park Drive or the A127 approximately 200m and 300m north of the Site respectively could also form stronger northern boundaries, and the existing Green Belt development to the north of Site would then also become inset development.

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. Development of the Site would lead to the encroachment of the countryside.

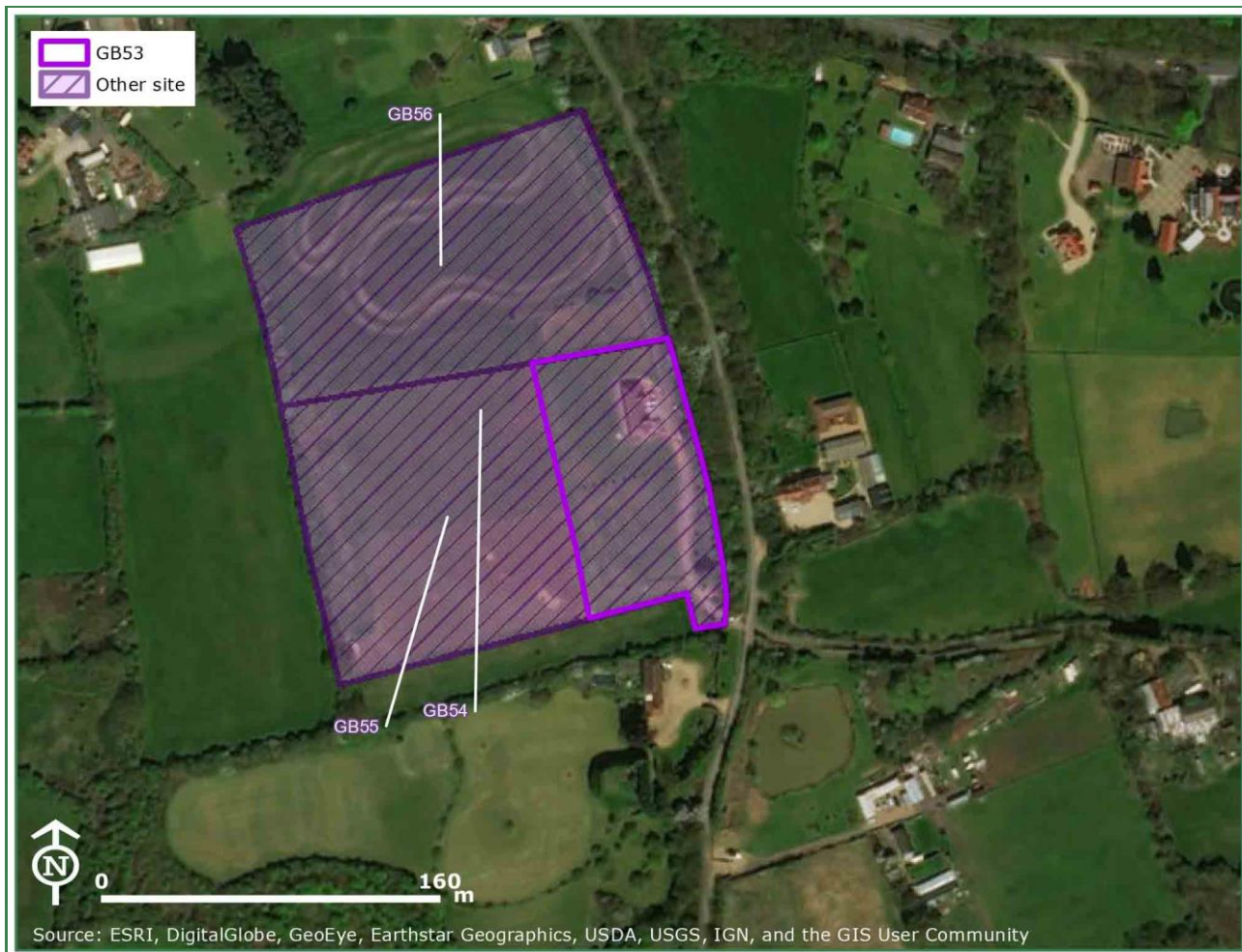
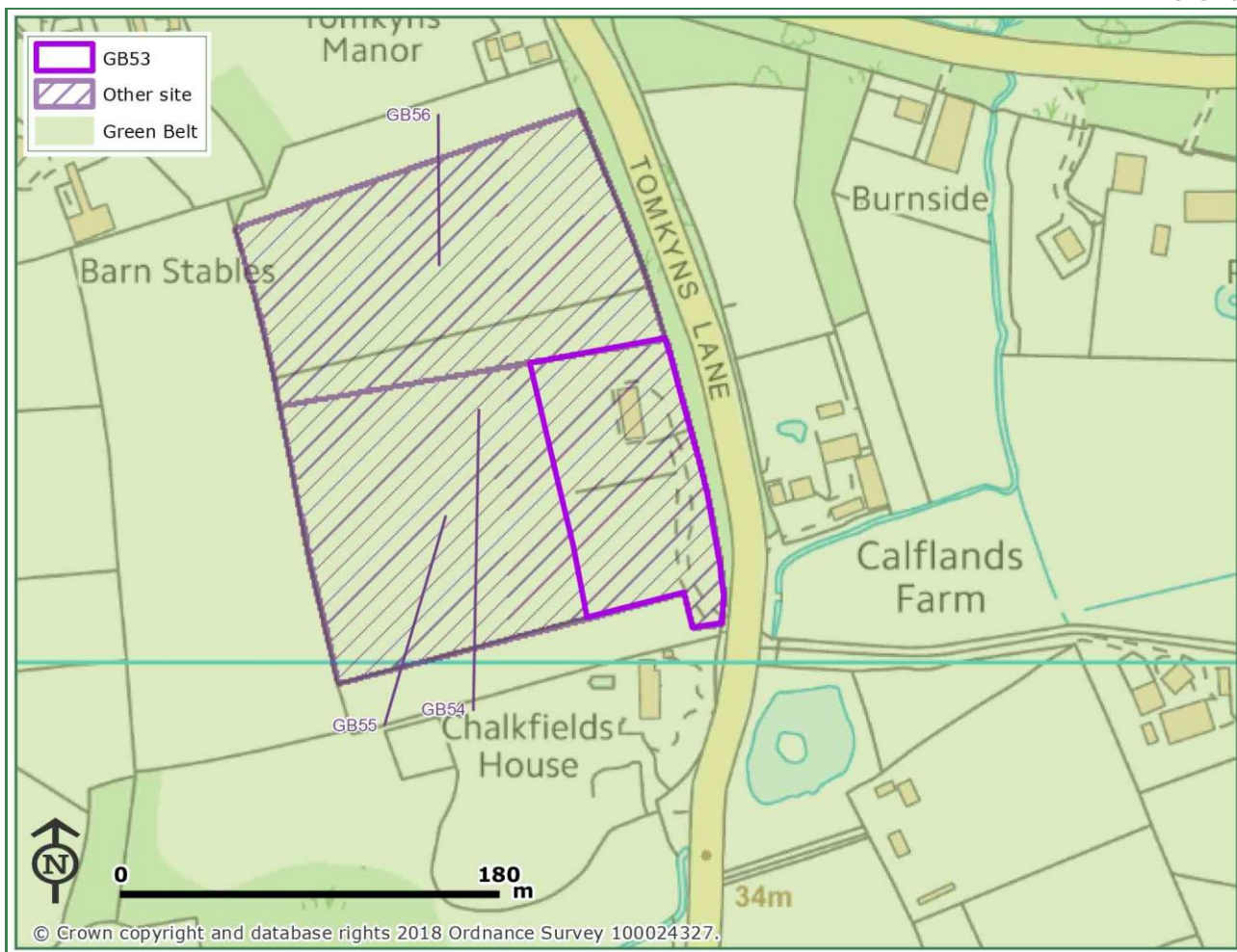
Development within the Site, would lead to some sense of encroachment on the adjacent Green Belt land, predominantly to the north and west where no existing development is present. The harm to the Green Belt resulting from release of this Site would therefore be *Moderate*.

Rating of Assessment of Harm for Release of Whole Site

Moderate

GB53 - Tomkyns Manor (South East of Site)

0.8ha





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 1.5km to the east of Harold Wood.

Relationship Between Site, Settlement and Countryside

Tomkyns Lane and a thick hedgerow border the eastern edge of the Site whilst further hedgerows border the southern and northern edges of the Site. Paddock fencing marks the western boundary 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