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Epping Forest District Green Belt Assessment: Stage 2

Stage 2 Report - Technical Annex: Detailed Assessment Findings
Prepared by LUC
August 2016



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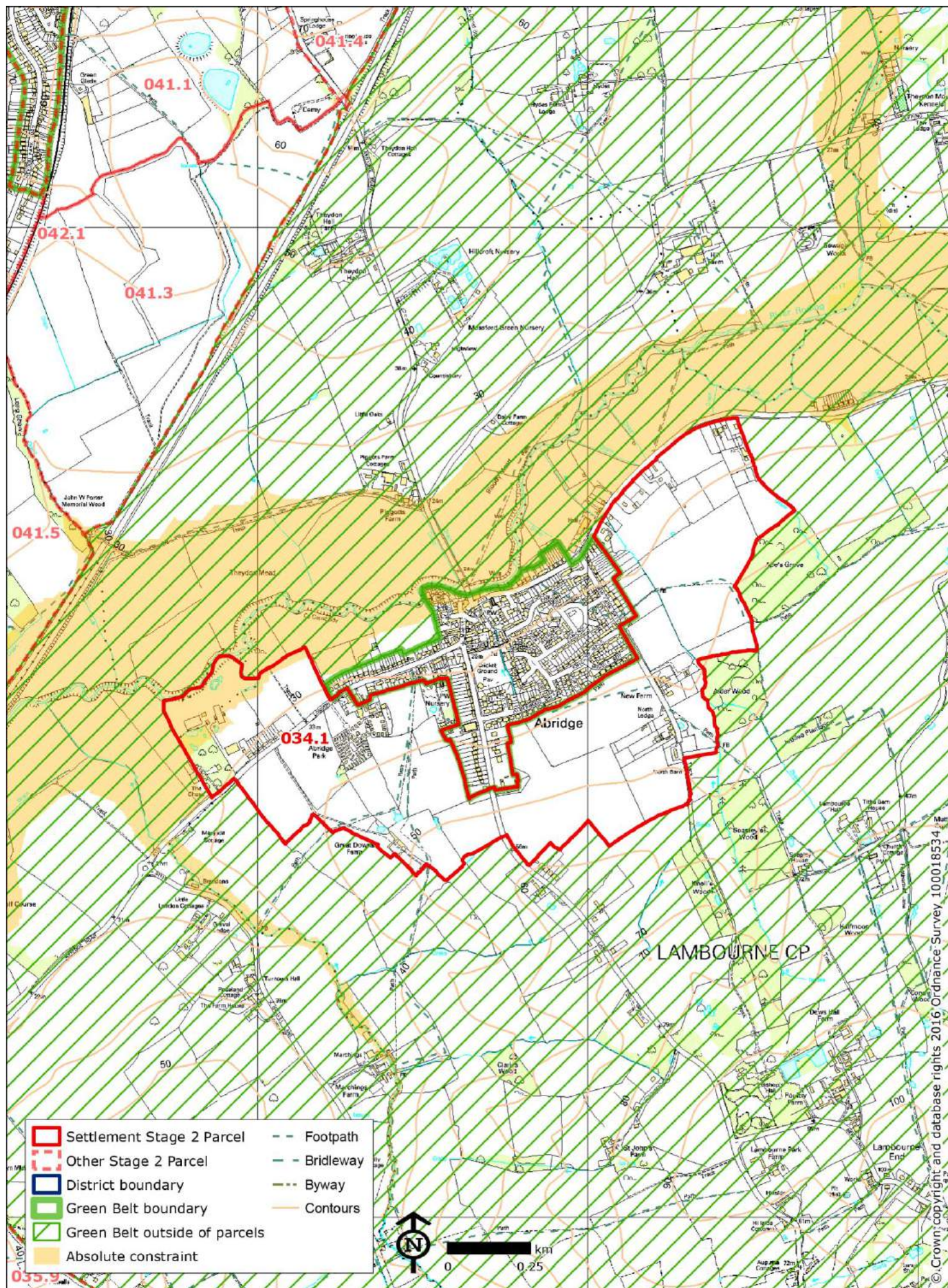
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Detailed Assessment Findings

Settlement: **Abridge**

Settlement Type: **Small Village**



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Settlement: **Abridge**Settlement Type: **Small Village****Description of broad locations for further assessment**

The identified area is restricted by absolute constraints to the north west. The remaining land is defined by the 0.5km buffer.

Parcel Features used to define parcel

034.1	The parcel is drawn around the settlement of Abridge, following defined field boundaries.
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Parcel Potential anomalies

034.1	None identified.
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Settlement: **Abridge**Settlement Type: **Small Village****Stage 1 Assessment****Parcel** DSR 034 - North of Hainault Forest**Parcel Size (Ha)** - 817.71**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

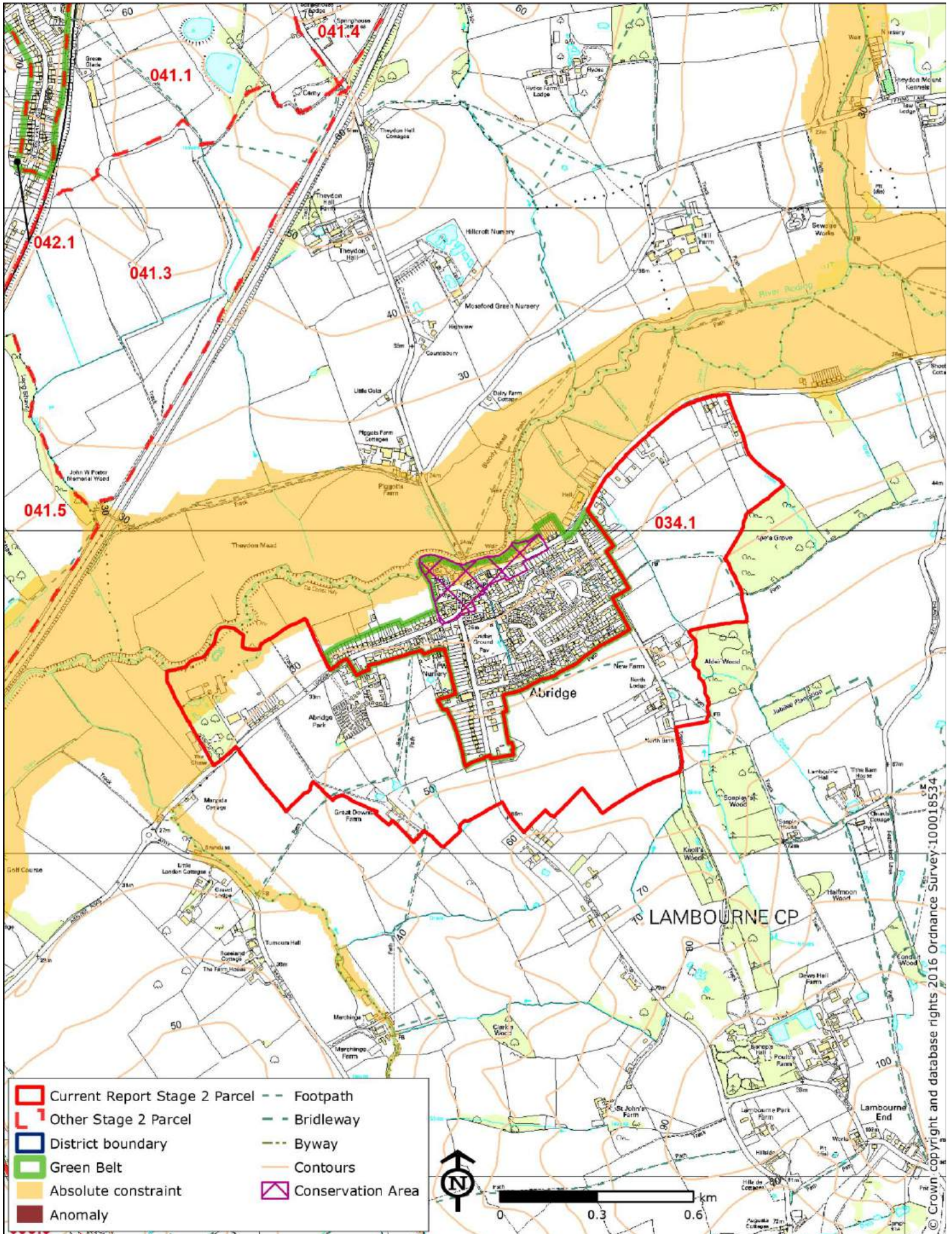
1st Green Belt Purpose	Relatively Strong	4
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		9

1. Check the unrestricted sprawl of large built-up areas	Relatively Strong - 4
<p>(1) The parcel adjoins the LB Havering and LB Redbridge, at the southern border of Epping Forest District. The built development of Hainault abuts the south west boundary of the parcel with development from Chigwell Row and Hainault nearly adjoining one another.</p> <p>(2) The parcel adjoins DSR-035 at the western boundary and adjoins DSR-033 at the eastern boundary. The parcels consist of relatively open countryside that forms a strategic barrier that prevents sprawl from the north eastern edge of Greater London.</p> <p>(3) The majority of the east and west boundaries of the parcel are formed of topographical changes in the landscape, with relatively few discernible boundaries capable of containing development. The southern boundary of the parcel is relatively well-defined being formed by Hainault Forest Country Park SSSI. The northeast boundary of the parcel is made up of the built-up area of Abridge. The northeast boundary is formed of topographical changes in the landscape, with relatively few discernible boundaries capable of containing development.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here helps protect appropriate Green Belt development in the countryside. The land in this parcel consists mostly of arable land with large areas of woodland throughout, which are lined with PRoWs. The Lambourne End Outdoor Centre and Camp site also facilitates outdoor sport and recreation.</p> <p>(12) The parcel abuts Abridge, to the north and includes a number of small-scale settlement pattern of isolated, in addition to small linear hamlets of Lambourne and Lambourne End. The topography of the surrounding land is relatively level, which is unlikely to prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately 0.08% (0.63 hectare) south of Abridge.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Abride**

Settlement Type: **Small Village**

Stage 2 Assessment



- Current Report Stage 2 Parcel
- Other Stage 2 Parcel
- District boundary
- Green Belt
- Absolute constraint
- Anomaly
- Footpath
- Bridleway
- Byway
- Contours
- Conservation Area

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Settlement: **Abridge**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 034.1

Parcel Size (Ha) - 94.35

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

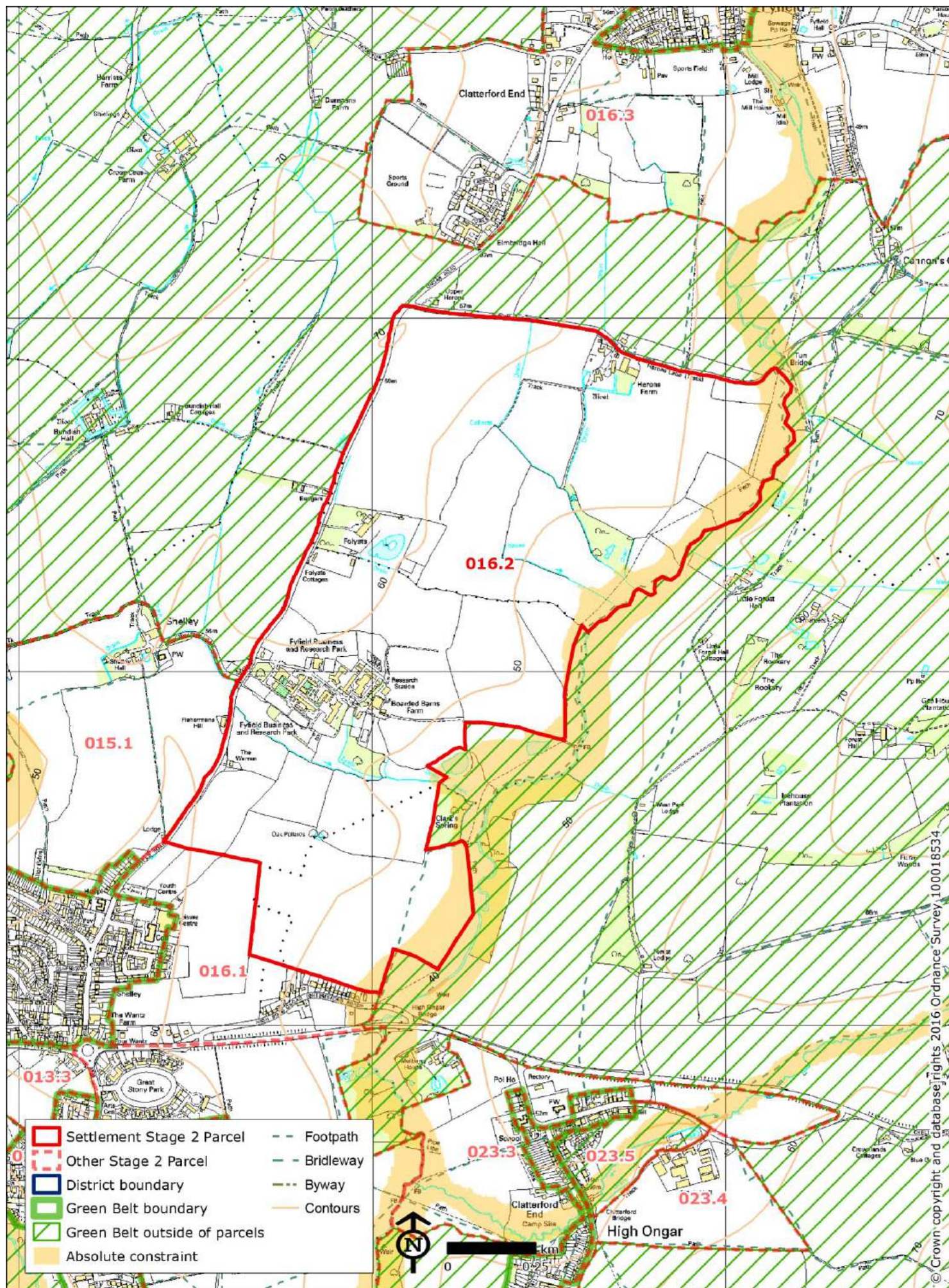
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel does not adjoin a large built-up area (it is approximately 3.2km to the north of Hainault in the London Borough of Redbridge). Therefore other land to the south of the parcel as well as Hainault Forest, performs a greater role in preventing sprawl.	
The higher rating given to Stage One parcel DSR-035 reflects the area of the larger Stage One parcel that was adjacent to the large built-up area of London (LB Havering and LB Redbridge).	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located adjacent to the settlement of Abridge. It lies approximately 2km from Theydon Bois, separated by the River Roding (absolute constraint) and approximately 3.5km from Chigwell. It lies within the gap between Abridge and Loughton/ Debden which is approximately 1.3km, although other barriers would prevent their merging, including the M11 and River Roding and there is no intervisibility between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
There is some development within the parcel including properties along London Road and Ongar Road and a mobile home park on London Road. The remainder of the parcel contains agricultural fields and is rural in character. The outer parcel boundaries are relatively weakly defined by irregular hedgerows and the landscape is predominantly flat and open to the surrounding countryside, or gently sloping to the north towards the River Roding. Therefore the Green Belt designation assists in safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Smaller parcels could have been created along Hoe Lane and the small area north of London Road, however this would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Broad Area DSR - 016

Settlement Type: Broad Area



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Settlement: **Broad Area DSR - 016**Settlement Type: **Broad Area****Description of broad locations for further assessment**

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Parcel **Features used to define parcel**

016.2	River Roding forms a strong boundary to the east and flood zone area of constraint.
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Parcel **Potential anomalies**

016.2	None identified.
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Settlement: **Broad Area DSR - 016**Settlement Type: **Broad Area****Stage 1 Assessment**

Parcel DSR 016 - North East of Chipping Ongar

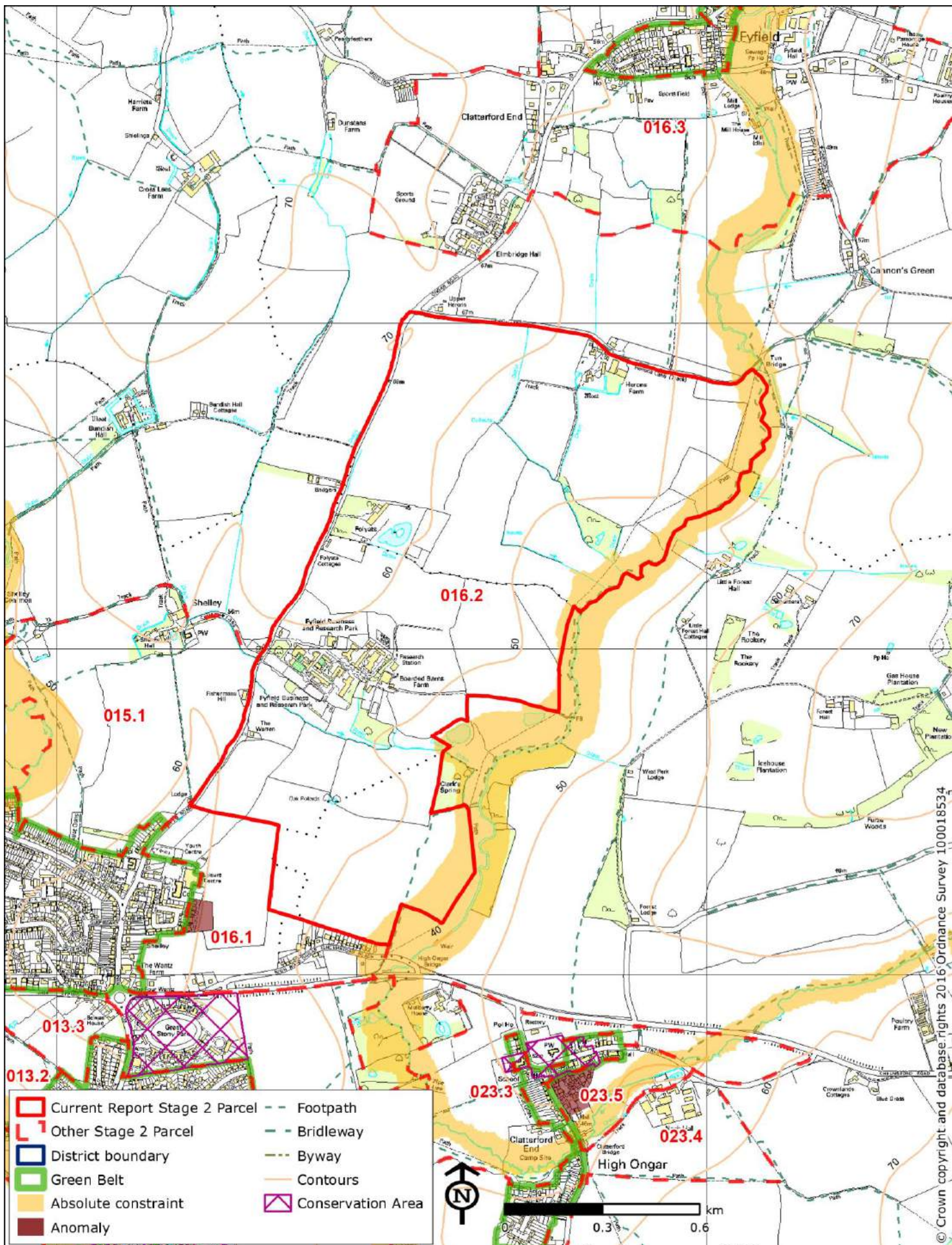
Parcel Size (Ha) - 683.92

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Weak	1
Total		6

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns. The parcel is connected to Fyfield to the north and Ongar to the southwest.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside.</p> <ul style="list-style-type: none"> - The fields within the parcel are mostly used for agricultural purposes, with the exception of the fields directly north-east of the settlement Chipping Ongar and south of Fyfield, which are used for recreational activities. - There is an area of ancient woodland (Witney Wood), which contains a LoWs (Ep206) at the eastern border. Moving westward there is a strip of unprotected woodland running to the south of Cannon's Green, which is partly used as a bridleway. There are two areas of unprotected woodland running further south from this point, the first is either side of the River Roding to the north of The Rookery and the second is again alongside the River north of the A414. There is also large deciduous woodland around North Mandeville. To the north of Cannon's Green is a relatively large LoWS (Ep200), which follows Herons Lane and a track. - Relative to the size of the parcel, there are not a large amount of PRowS. There are however a few that mostly follow the River Roding. <p>(12) The topography of DSR-016 is characterised by gently undulating agricultural (predominantly arable) fields with a number of visually significant slopes that provide an open view to the urban edge of the town Chipping Ongar. It is unlikely that the topography of the land at the urban edge would be able to prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately .43% (3.04 hectares) of built development or other urbanising elements at the residential development near Chipping Ongar Leisure Centre, the Fyfield Business and Research Park east of Fyfield Road and around Fyfield village.</p>	
4. To preserve the special character of historic towns	Weak - 1
<p>(14) The south western parcel boundary adjoins the historic town Chipping Ongar. The Shelley Estate at the northern edge of the town creates a strong barrier between the parcel and the historic core of Chipping Ongar. Although the parcel is in close proximity to the Great Stony Park conservation at the south-western boundary, the A414 and significant hedgerow provide a strong barrier.</p> <p>(15) The parcel abuts the Great Stony Park conservation area at the northern edge of the historic town within Green Belt land. The Great Stony Park consists of residential buildings that are sited around a large central green. The layout of the site separates the buildings visually and physically from the land, north, south and west of the conservation area.</p> <p>(16) The contribution of the Green Belt land in relation to the northern edge of the town is limited, because of the isolated nature of the development (please see to Q15). A 1950s residential development separates the Green Belt land within parcel DSR-013, from the central core of the historic town, at the south eastern boundary.</p> <p>(17) Although the south western parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.</p>	

Stage 2 Assessment



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Settlement: **Broad Area DSR - 016**Settlement Type: **Broad Area****Stage 2 Assessment**

Parcel 016.2

Parcel Size (Ha) - 162.61

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
As the parcel is distant from the large built up area, it makes no contribution to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the north east of Chipping Ongar. It does not lie within a gap between Chipping Ongar and any other town. However, it does lie within the gap between Chipping Ongar and the smaller settlement of Fyfield which lies approximately 1km from the northern boundary of the parcel, and Chipping Ongar and Shelley, a hamlet to the west of the parcel, which it plays an important role in separating.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains some development including a research centre in the centre of the parcel and dispersed farmsteads. The remainder of the parcel consists of agricultural fields and woodland blocks and is rural in character with few encroaching elements. It is therefore considered that the parcel makes a major contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The southern edge of the parcel is located approximately 550m from the Stony Park Conservation Area and over 1km from the historic core of Chipping Ongar as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999). There is no intervisibility with the historic town and therefore it is considered that the parcel plays a minimal role in the setting and significance of Chipping Ongar.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Broad Area DSR - 050**Settlement Type: **Broad Area****Description of broad locations for further assessment**

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Parcel **Features used to define parcel**

050.1	The eastern boundary is strongly defined by the M11; the western and northern boundaries are strongly defined by London Road.
050.4	Woodland forms a strong boundary to the west with the M11 to the east.

Parcel **Potential anomalies**

050.1	None identified.
050.4	None identified.

Settlement: **Broad Area DSR - 050**Settlement Type: **Broad Area****Stage 1 Assessment**

Parcel DSR 050 - North, East and South of Thornwood

Parcel Size (Ha) - 251.28

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		4

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel adjoins DSR-072 and DSR-073 to the west, DSR-053 to the north and DSR-010 to the east. The parcels are all relatively open in character, providing a strategic barrier against the sprawl of the Harlow although. The parcel does contribute to a wider network of parcels, to form a strategic barrier against the sprawl of Harlow – particularly at the north of the parcel.</p> <p>(3) The eastern parcel boundary is created by the M11, the northern boundary is created by the junction 7 roundabout the western boundary follows the High Road (B1393) and the road Woodside and the most southern boundary is created by the Epping - Ongar railway tracks.</p> <p>(1) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(2) The eastern boundary is formed by M11, woodland and a Woodside forms a southern and south-western boundaries. The majority of the southern boundary is created by Woodside and Epping Forest/Lower Forest woodland. The parcel is well contained by natural and infrastructure boundaries on all sides, which would prevent the merger of Epping and Thornwood. \</p> <p>(3) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(4) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(5) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(6) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.</p> <p>(7) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover east of Epping. However it would compromise the overall openness of the parcel.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(5) The eastern boundary is formed by M11, woodland and a Woodside forms a southern and south-western boundaries. The majority of the southern boundary is created by Woodside and Epping Forest/Lower Forest woodland. The parcel is well contained by natural and infrastructure boundaries on all sides, which would prevent the merger of Epping and Thornwood. \</p> <p>(6) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(7) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover east of Epping. However it would compromise the overall openness of the parcel.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The parcel consists mostly of arable land used for agricultural purposes with recreational grounds and allotment gardens to the north of Thornwood.</p> <p>(12) Raised, high area of farmland, which overlooks the surrounding areas of undulating plateau farmland. There is a visually significant slope to the east of Thornwood which may prevent encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Broad Area DSR - 050**Settlement Type: **Broad Area****Stage 2 Assessment**

Parcel 050.1

Parcel Size (Ha) - 162.55

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

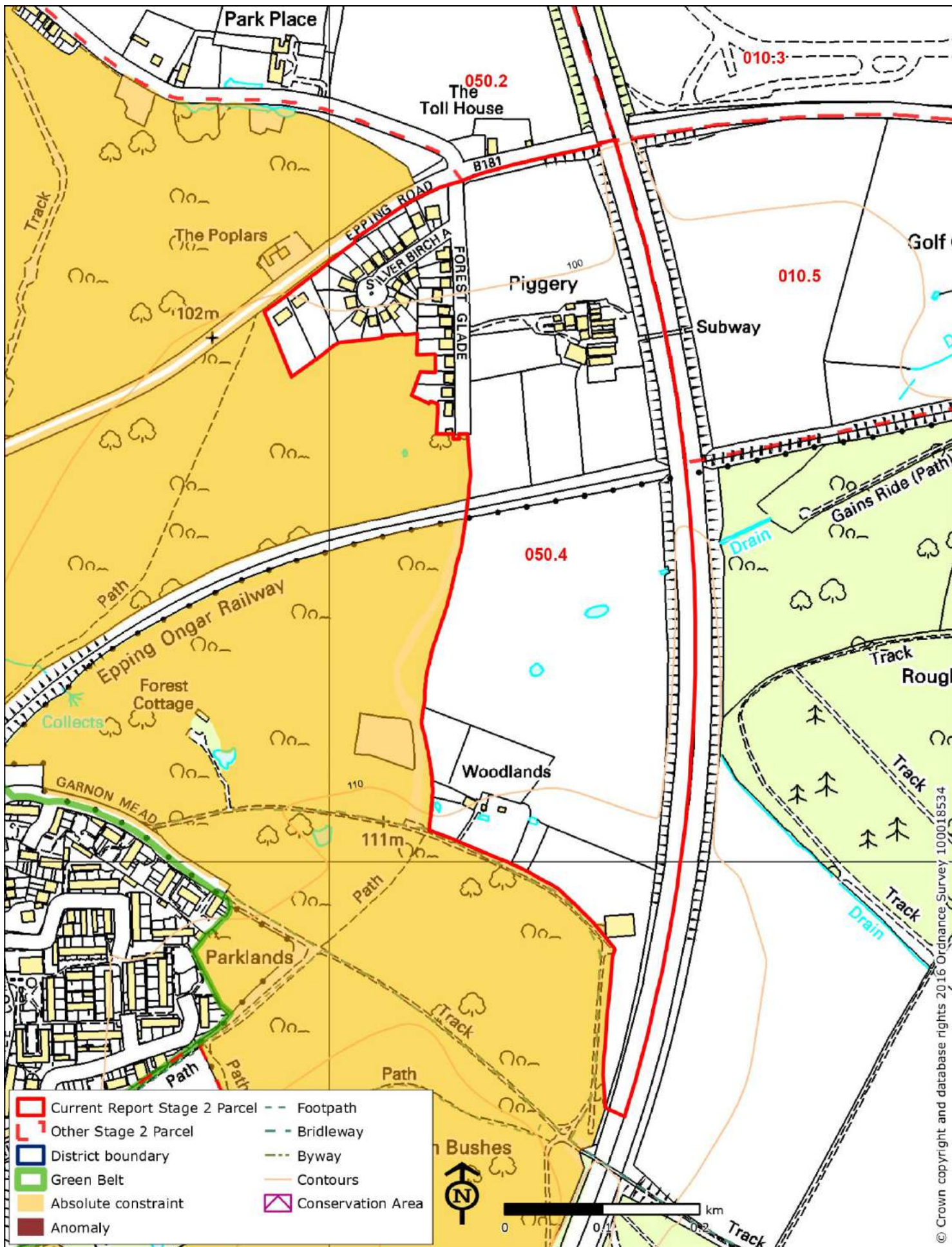
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The northern part of the parcel lies within 1 km of the southern edge of the large built-up area of Harlow, at its closest point. The parcel contributes to the prevention of sprawl from Harlow as part of a wider network of parcels to the north west, as well as Green Belt land within Harlow to the north of the parcel.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel occupies a large central part of a gap between Epping and Harlow, which is approximately 4.6 km in this location. The parcel also lies within the gap between Harlow and the smaller settlement of Thornwood. Any new development that took place within the parcel would lead to a reduction of the separation between Thornwood and Harlow which, in turn, may lead to the perception of a reduction in the gap between the towns of Epping and Harlow.	
Stage One parcel DSR-050 was given a lower rating because Harlow was not considered as a town in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel has a predominantly rural, open countryside character, with many wide views to the wider countryside to the east as a result of the elevated and undulating topography. Existing development within the parcel consists of dispersed farms, and other land uses include agricultural fields and sewage works in the south east of the parcel. It is considered that the Green Belt designation within the parcel makes a major contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Broad Area DSR - 050

Settlement Type: Broad Area

Stage 2 Assessment



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Settlement: **Broad Area DSR - 050**Settlement Type: **Broad Area****Stage 2 Assessment**

Parcel 050.4

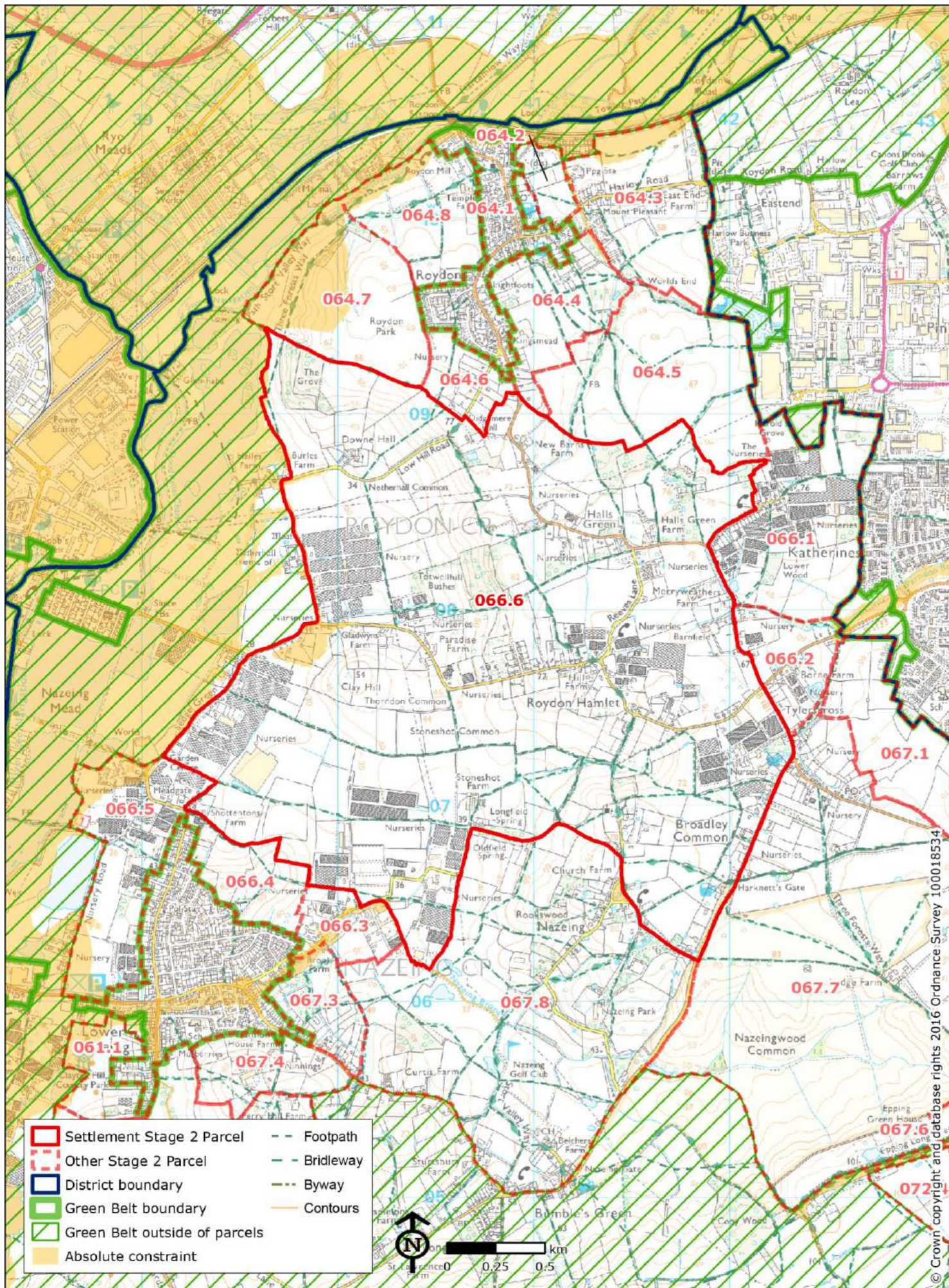
Parcel Size (Ha) - 20.72

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is relatively isolated from settlement, located approximately 1km south of Thornwood. It lies within the gap between Epping and North Weald Bassett which is approximately 1.9km in this location. The parcel lies approximately half way between the towns. Other intervening land contributes to the separation of the two towns - primarily the block of woodland (Wintry Wood) which is part of Epping Forest SSSI (an absolute constraint) and is located to the west of the parcel, providing a strong barrier between the parcel and Epping. The M11 lies to the east of the parcel, providing a strong barrier between the parcel and North Weald Bassett. Therefore the parcel plays a minor role in contributing to the separation of the towns as other areas of land fulfil this function to a much greater degree.	
The southern part of the parcel lies relatively close to Coopersale (250m to the south west), which also lies in between Epping and North Weald Bassett. Development within the parcel may therefore combine with the settlement of Coopersale to reduce the physical gap between Epping and North Weald Bassett slightly, although the woodland block to the west of the parcel and to the east of the parcel (Roughtalley's Wood) are likely to maintain the sense of separation and prevent the merging of the towns.	
Stage One parcel DSR-050 was given a lower rating because Harlow was not considered as a town in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel contains a cul-de-sac (Silver Birch) and houses along Forest Glade in the north west of the parcel. It also contains a piggery in the centre of the parcel and listed barn buildings in the south of the parcel. The remainder of the parcel contains pastoral fields divided by the railway line which is lined with mature vegetation. The parcel's outer boundaries are well-defined by woodland to the west and south, the M11 to the east and Epping Road to the north. The parcel lies on a ridgeline which provides a degree of intervisibility with the wider landscape to the north, although this is limited by vegetation. The enclosure and sense of separation from settlements gives the parcel a rural character overall (although the cul-de-sac and housing are more suburban in character). The relatively strong boundaries also weaken the parcel's performance against this purpose.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	



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Settlement: **Broad Area DSR - 066**Settlement Type: **Broad Area****Description of broad locations for further assessment**

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Parcel **Features used to define parcel**

066.6	Intact hedgerows form relatively strong boundaries around the parcel.
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Parcel **Potential anomalies**

066.6	None identified.
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Settlement: **Broad Area DSR - 066**Settlement Type: **Broad Area****Stage 1 Assessment****Parcel** DSR 066 - North of Nazeing, South West of Harlow**Parcel Size (Ha)** - 765.90**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		11

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

- (1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow.
- (2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. The parcel adjoins DSR-064 to the north, which surrounds the settlement of Roydon, and parcel DSR-067 to southeast.
- (3) The parcel is in close proximity to the specifically mentioned built-up areas. To the north east of parcel DSR-066, Water Lane and Epping Road (or Pardon Brook) create a strong barrier that would could contain the sprawl of Harlow. Old House Lane in itself provides a relatively weak boundary. However, the ribbon development existing along the south of the lane together with the large nurseries, could potentially provide a barrier that could limit sprawl of Harlow into the important gap area to the north of Old House Lane and Epping Road, containing development within the area to the south, east and north of Old House Lane and Epping Road and Water Lane, respectively.

2. Prevent neighbouring towns from merging into one another**Relatively Weak - 2**

- (4) The parcel acts itself, for the most part, as a gap between Lower Nazeing and Roydon.
- (5) Defensible boundaries within the parcel to prevent neighbouring towns from merging are: Epping Road (B181) and Pecks Hill/Sedge Hill / Hamlet Hill / Tylers Road forms an important and busy east/west route through the parcel.
- (6) The distance between Lower Nazeing and Roydon is 2.78 km.
- (7) There is evidence of significant ribbon development as the hamlets of Broadley Common, Halls Green and Roydon Hamlet developed in linear/ribbon fashion along Epping Road (B181), Hamlet Hill and Sedge Green and Tylers Road.
- (8) Vistas from Epping Road, Hamlet Hill, Sedge Green and Tylers Road across the gap are limited due to development along much of its length including large nurseries and the hamlets and Broadley Common, Tylers Green and Halls Green. From Hamlet Hill intermittent view afforded south across Stoneshot Common and Clays Hill area.
- (9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.
- (10) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually. The gap between these two settlements is extensive – visual separation would only be eroded through substantial development in this area and in particular to the south of Roydon Hamlet.

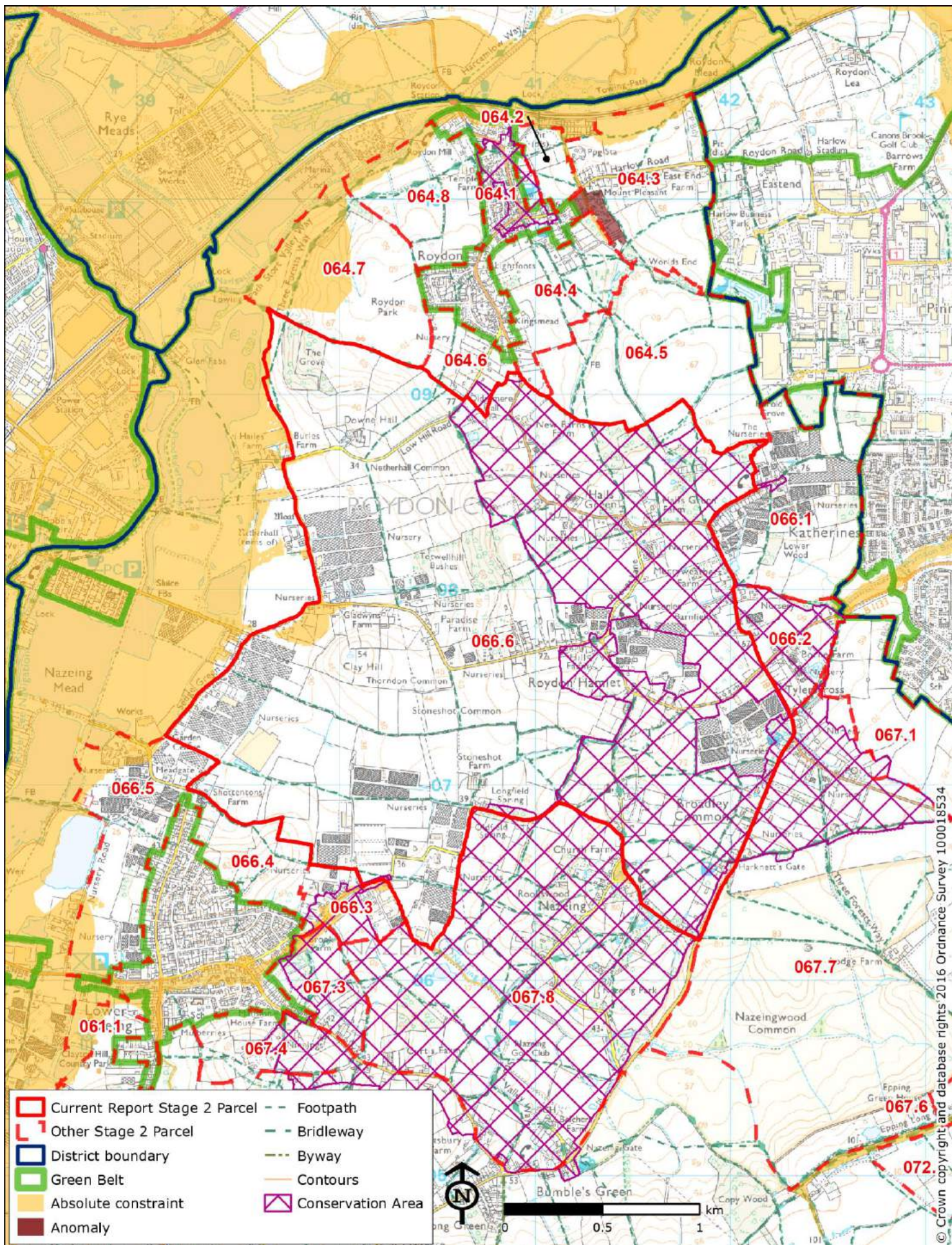
3. Assist in safeguarding the countryside from encroachment**Relatively Strong - 4**

- (11) The Green Belt designation in this parcel protects the countryside as the parcel is characterised by large commercial plant nurseries / 'buildings for agriculture'. The area also includes significant tracts of arable farmland, particularly to the south of Roydon Hamlet. The parcel includes a sports ground located to the west of North Road, Lower Nazeing, a number of local transport routes and a church cemetery on Betts Lane.
- (12) The site has an undulating topography with a number of visually significant slopes (most notable to the northeast of Lower Nazeing, Clays Hill, Totwell Hill and Betts Lane) affording long views across undeveloped agricultural land and large nurseries. Apart from the notable topography features mentioned the topography does not prevent encroachment of development.
- (13) The parcel has been encroached by approximately .28% (2.14 hectares) at the south east parcel boundary.

4. To preserve the special character of historic towns**No Contribution - 0**

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

Stage 2 Assessment



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Settlement: **Broad Area DSR - 066**Settlement Type: **Broad Area****Stage 2 Assessment**

Parcel 066.6

Parcel Size (Ha) - 620.09

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

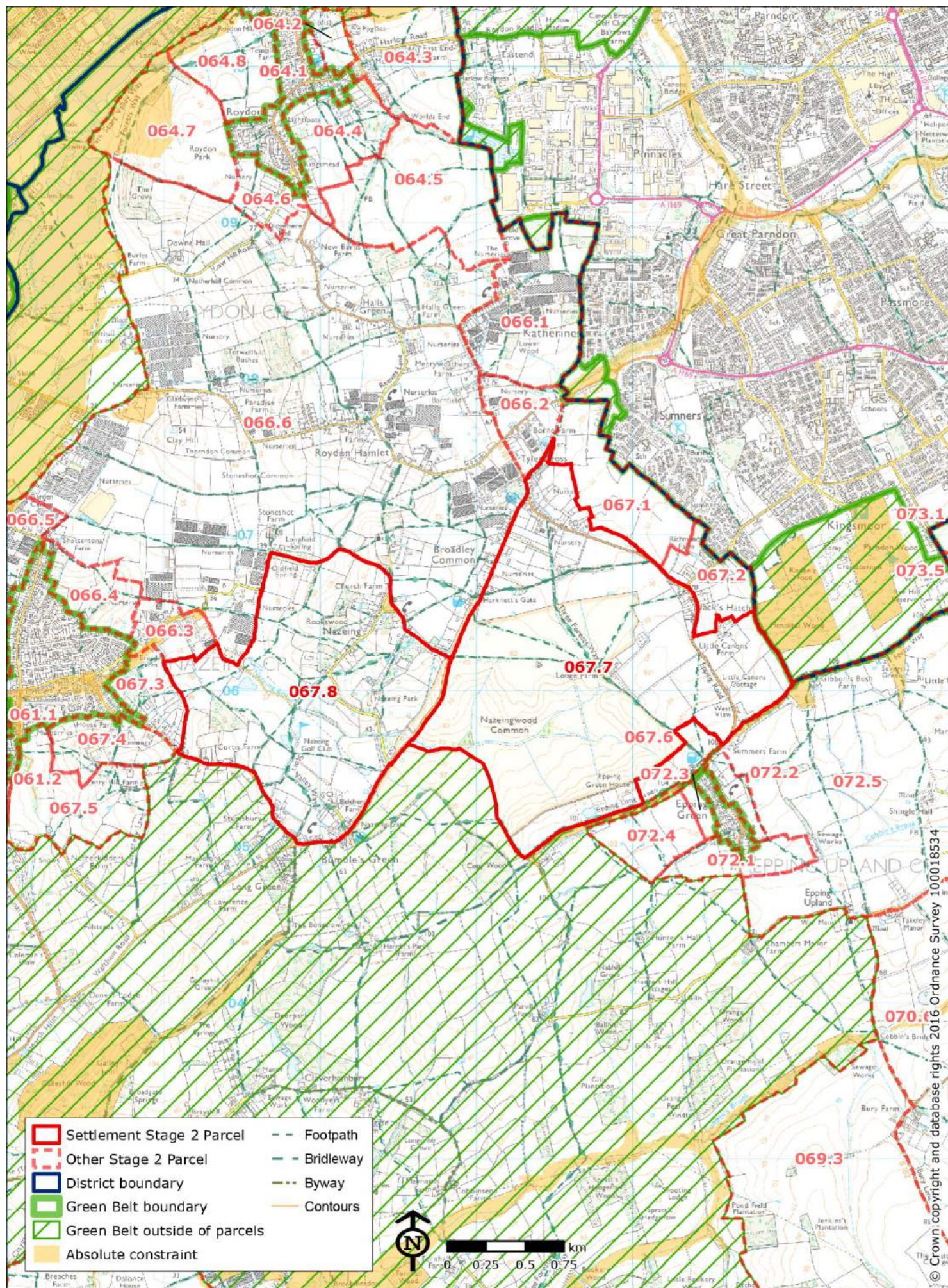
1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
In combination with smaller parcels of land adjacent to the large built-up area, the eastern part of this large parcel makes a contribution to limiting the spread of Harlow. The western side of the parcel is close to Hodddesdon but is separated from it by the Lee Valley, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. Any development within this parcel would therefore relate to settlements in Epping Forest District rather than Hodddesdon, and so would not be perceived as sprawl emanating from the latter.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel represents the core Green Belt area between Harlow, Lower Nazeing and Roydon, and therefore the major part of the settlement gaps between them. The Stage 1 assessment for DSR-066 made the assumption, not made at Stage 2, that development within the parcel would be unlikely to be extensive, and therefore considered the extent of screening within the parcel to limit the likelihood of any sense of coalescence.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The majority of this parcel is arable farmland, typically relatively small fields, but horticultural cultivation, commonly using large glasshouses, is a more evident characteristic of this area. Adjacent to settlement edges this form of development can potentially be an urbanising influence, particularly if there is associated residential development, but away from settlement edges, particularly if there is a distinct change in landform or cover (e.g. screening from trees), it can be viewed as a rural land use. Several linear settlements lie within an area of nursery growing in the eastern part of the parcel, including Broadley Common, Roydon Hamlet and Halls Green, but these are distinct from the surrounding settlements. Any expansion of Harlow, Lower Nazeing or Roydon into this area would constitute significant encroachment on the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Broad Area DSR - 067

Settlement Type: Broad Area



Settlement: **Broad Area DSR - 067**Settlement Type: **Broad Area****Description of broad locations for further assessment**

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Parcel	Features used to define parcel
067.7	A large parcel consisting of land beyond settlement-edge parcels 67.1 and 67.2, framed by Common Road and Nazing Common (road) to the west and by Epping Long Green to the south. Field boundaries mark the south-western edge.
067.8	Roads and associated boundary trees/hedges form strong edges along Middle Street to the south, Nazeing Common and Betts Lane to the east and Hoe Lane to the north and west. Glasshouses to the south of Hoe Lane, east of Nazeing Brook, have been included within parcel 66.6 as they form part of a larger grouping of similar structures within that parcel.

Parcel	Potential anomalies
067.7	None identified.
067.8	None identified.

Settlement: **Broad Area DSR - 067**Settlement Type: **Broad Area****Stage 1 Assessment**

Parcel DSR 067 - East of Lower Nazeing

Parcel Size (Ha) - 972.38

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

- (1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow. The parcel adjoins the western boundary of the Harlow DC.
- (2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. It adjoins DSR-066 to the north and DSR-072 to the south / east. Together, the parcels consist mostly of open fields used for agricultural purposes, with a few scattered glasshouses to the north. Together the parcels create an important strategic barrier against the sprawl at the south / western edge of Harlow.
- (3) There are no particularly strong defensible boundaries in the northern section of the parcel to contain the sprawl of Harlow. The boundary between Harlow and the parcel is poorly defined by a thin line of mature trees. Epping Road (B181) to the west and Epping Long Green (track between Rye Hill Road and Epping Road provide defensible boundary which could be used to contain further sprawl of Harlow apart from the ridgeline at the southern boundary of the parcel which is a very strong boundary.

2. Prevent neighbouring towns from merging into one another**Weak - 1**

- (1) The parcel forms part of, a gap between Lower Nazeing and Waltham Abbey.
- (2) Nazeing Common/Waltham Road bisects the parcel broadly forms northeast/south west which could also provide a strong boundary to prevent merger of the two towns.
- (3) The distance between the settlements Waltham Abbey and Lower Nazeing is 4.2 km.
- (4) Evidence of existing ribbon development extends south, east and north of Lower Nazeing along St Leonards Road, Middle Street and Peck Hill, respectively. Many of the smaller settlements within the parcel (Broadley Green, Jacks Hatch, Long Green, Nazeing and Bumbles Green) form a linear development along the road.
- (5) Overall, the parcel is only sporadically developed, with some clusters of development particularly around the Broadley Common and Jack's Hatch areas. The parcel is dominated by open countryside.
- (6) A reduction in the gap would not compromise the separation of towns in physical terms.
- (7) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually.

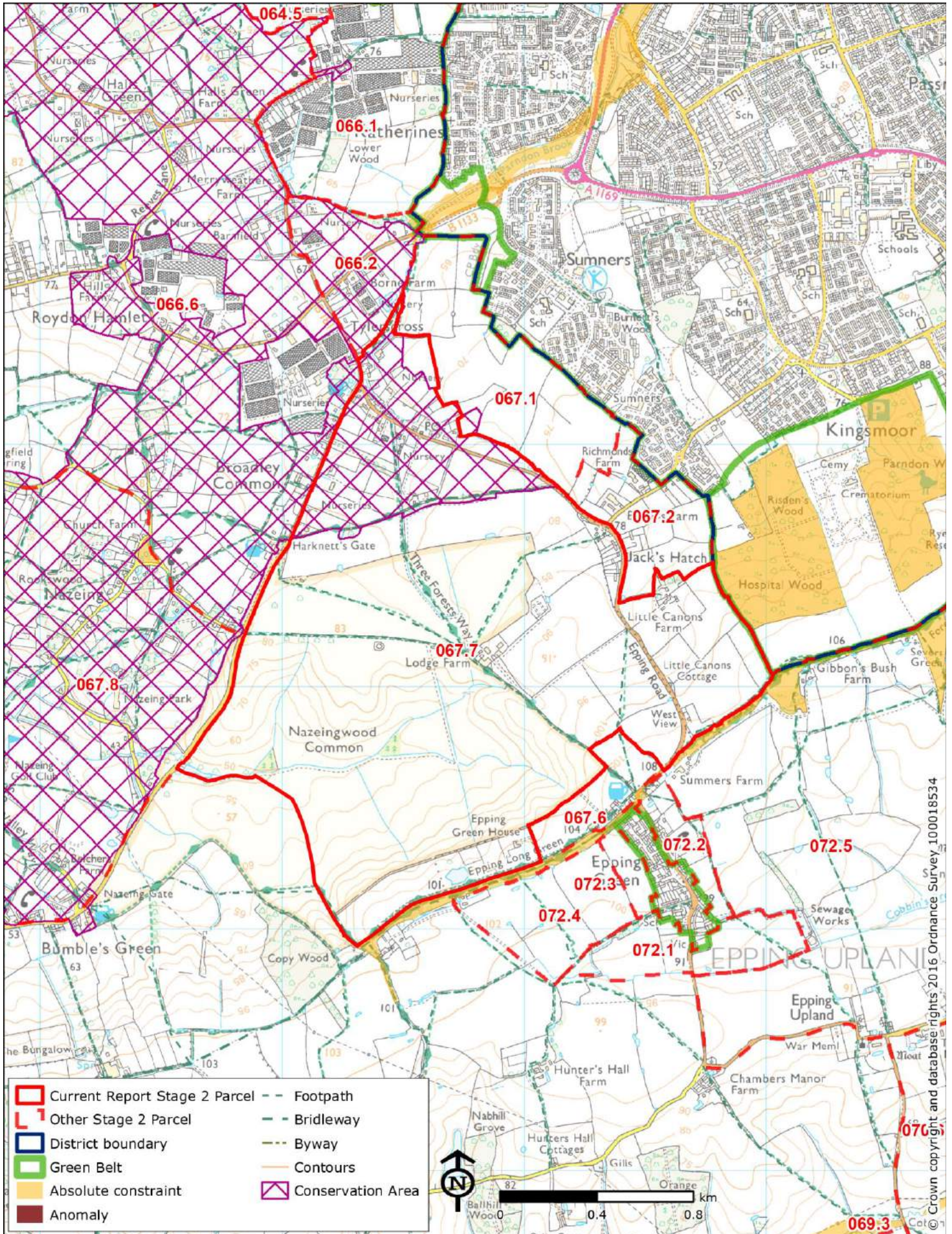
3. Assist in safeguarding the countryside from encroachment**Relatively Strong - 4**

- (11) The Green Belt designation in this parcel protects the countryside from encroachment. The parcel consists largely of arable fields which are lined with mature hedgerows, as well as an interconnected network of footpaths and National Trails (including the Three Forests Way and Stort Valley Way), which connect with other parcels. A very small part of the parcel at the western boundary lies within the LVRP. On the outskirts of the small village Bumbles's Green and Broadley Common to the north and south of the parcel, are allotment gardens and recreational grounds.
- (12) The area encompasses an undulating landform with a series of small, pronounced hills that create a local variation in topography at the western edge and visually significant slopes, at the urban edge of Lower Nazeing, to the south. The ridge line is some distance from Harlow which would not necessarily prevent encroachment from Harlow in this respect.
- (13) The parcel has been encroached by built development or other urbanising elements within the parcel by approximately 0.03% (.34 hectares) at the northeast of the parcel.

4. To preserve the special character of historic towns**No Contribution - 0**

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

Stage 2 Assessment



Settlement: **Broad Area DSR - 067**Settlement Type: **Broad Area****Stage 2 Assessment**

Parcel 067.7

Parcel Size (Ha) - 300.19

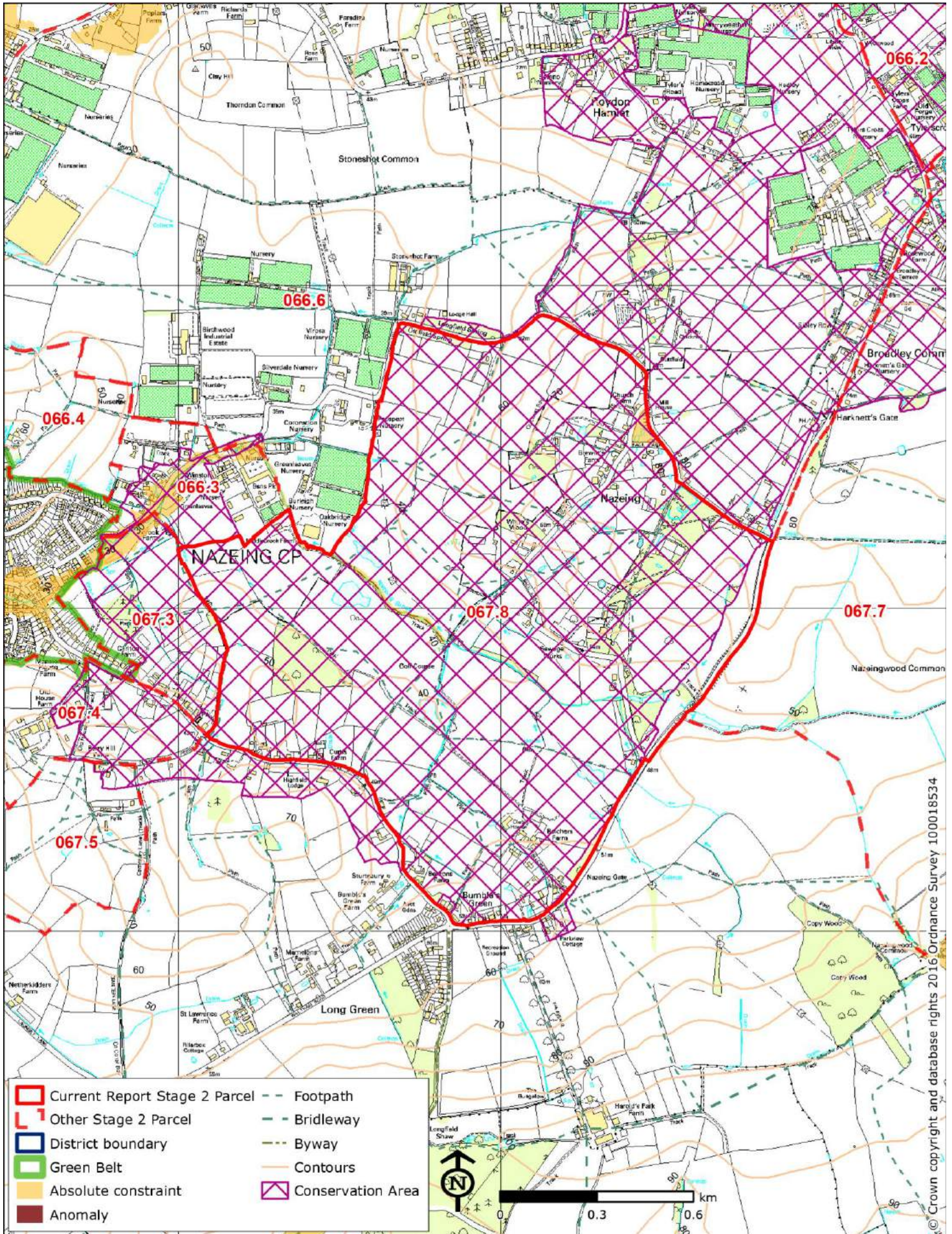
Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Weak
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

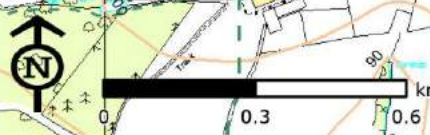
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
Land to the east of this parcel (67.1 and 67.2) is considered to make a relatively strong contribution to preventing sprawl from Harlow. The higher rating given to Stage One parcel DSR-067 reflects that parcel's inclusion of land adjacent to the Harlow District boundary.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
This area forms part of the main body of Green Belt between Lower Nazeing and Harlow, and to a lesser extent between Harlow and Epping, but the gaps are such that, were it to be extensively developed, it would not lead to a perception of settlement coalescence. Gaps between Harlow and other towns were not addressed in the Stage 1 assessment, hence the stronger contribution identified at Stage 2.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
Nazeing Common is a very distinctive, expansive arable landscape, characterised by a strong valley network forming the headwaters of Nazeing Brook. The landform to the east of Nazeing Common is only gently undulating, rising to a high point on the edge of Epping Green, and is also arable farmland but with smaller fields and more hedgerows. To the north a strong hedgerow/tree belt separates the farmland from plant nurseries on the southern edge of Broadley Common. This area is rural in character and distinctly separate from Harlow to the east and the smaller-scale landscape around Lower Nazeing to the west.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The B189 could form a strong alternative eastern boundary but this would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Stage 2 Assessment



- Current Report Stage 2 Parcel
- Other Stage 2 Parcel
- District boundary
- Green Belt
- Absolute constraint
- Anomaly
- Footpath
- Bridleway
- Byway
- Contours
- Conservation Area



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Settlement: **Broad Area DSR - 067**Settlement Type: **Broad Area****Stage 2 Assessment**

Parcel 067.8

Parcel Size (Ha) - 198.55

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

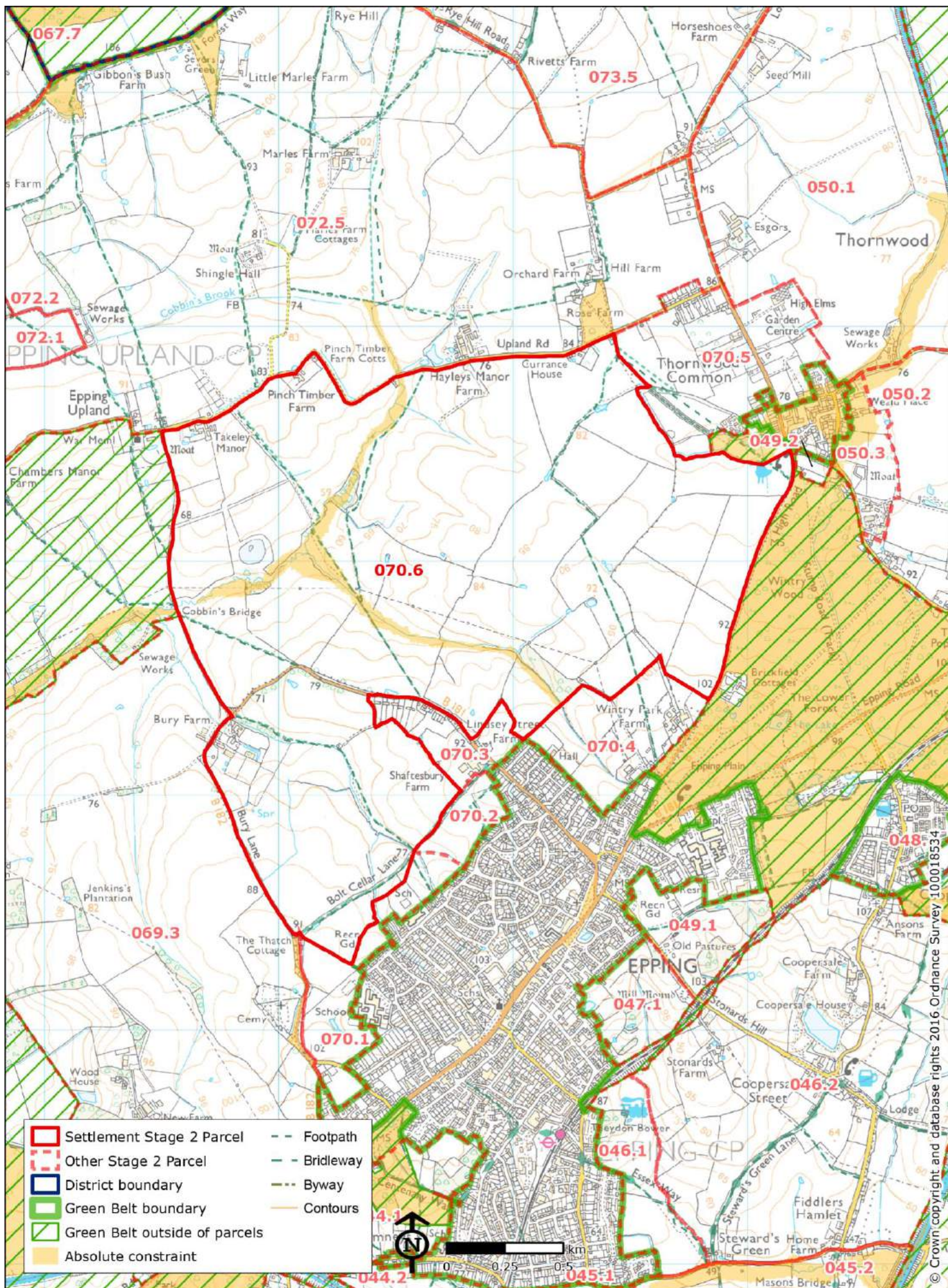
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is separated from Hodddesdon by the River Lea floodplain, where environmental constraints form a strong barrier to sprawl, and by land to the west of Lower Nazeing, which makes an additional contribution. Land to the east of Lower Nazeing is not therefore considered to make any additional contribution to the prevention of sprawl from Hodddesdon. Land closer to Harlow is considered to make a strong contribution to preventing sprawl from that direction, so the parcel makes no contribution to this either. The higher rating given to Stage One parcel DSR-067 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel bridges the gap between the fringes of Lower Nazeing and the hamlets of Nazeing and Bumbles Green. The plateau to the east around Broadley Common prevents any intervisibility between this area and Harlow, but the valley, and especially its upper slopes, provide a sense of openness which contributes to the separation of Lower Nazeing and Harlow. Gaps between Harlow and other towns were not addressed in the Stage 1 assessment, hence the stronger contribution identified at Stage 2.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The valley of the Nazeing Brook and its containing hills, ridges and tree cover is a distinctive landscape feature which is clearly separate from the landform on which Lower Nazeing is located. Development within the parcel is limited to the rural hamlet of Nazeing and isolated dwellings or clusters of houses with a rural character. Development at Winston Farm, and extensive glasshouse horticulture on the flatter northern side of the valley, mostly outside of this parcel, has some influence on landscape character, and conifers used for screening in some locations have an urbanising effect, but this does not diminish the extent to which the parcel can be considered distinct from the settlement.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Broad Area DSR - 070

Settlement Type: Broad Area



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Settlement: **Broad Area DSR - 070**Settlement Type: **Broad Area****Description of broad locations for further assessment**

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Parcel **Features used to define parcel**

070.6	B1393 High Road forms a strong boundary to the east; stream (and bankside vegetation) forms a strong boundary to the north east; Upland Road forms a strong boundary to the north; B181 forms a strong boundary to the south west.
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Parcel **Potential anomalies**

070.6	None identified.
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Settlement: **Broad Area DSR - 070**Settlement Type: **Broad Area****Stage 1 Assessment**

Parcel DSR 070 - North West of Epping

Parcel Size (Ha) - 501.80

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

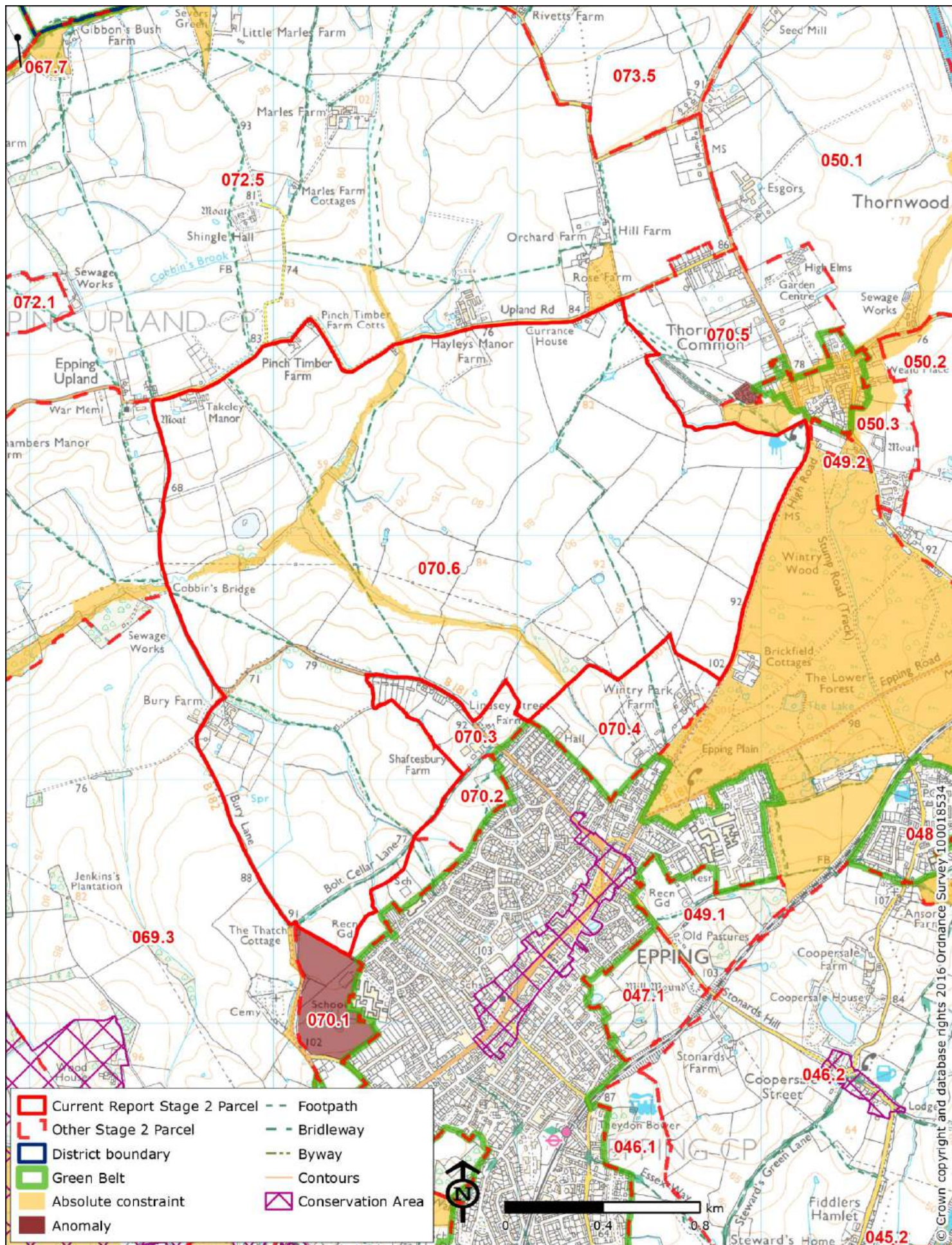
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Strong	5
Total		10

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act, in itself as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel adjoins DSR-072 to the north and parcel DSR-050 to the northeast. The parcels are relatively open and border the urban edge of Harlow, to provide a strategic barrier preventing the east and southern sprawl of Harlow. However DSR070 is a bit far south of Harlow to be considered part of the 'primary' network of parcels preventing sprawl from Harlow.</p> <p>(3) Upland Road provides a boundary at north of the parcel however it is not particularly defensible and has open views along this road to the north and south.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not form part of a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(1) The Green Belt here protects countryside uses as it encompasses a patchwork of arable fields that are interspersed with small patches of woodland. Key ecological habitats are provided by small ponds and stream corridors and a County Wildlife site.</p> <p>(2) The topography of DSR-70 is characterised by gently undulating agricultural (predominantly arable) fields that provide an open view to the urban edge of Epping to the south east. The topography and location relative to existing development does not prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(3) There is no evidence of encroachment or urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	Strong - 5
<p>(1) The parcel adjoins the northwest boundary of the historic town of Epping.</p> <p>(2) During the 20th century, Epping was extended to accommodate commuters, to the north, west and south. Parcel DSR-070 mostly borders the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and/ or any heritage assets. The Green Belt land within parcel DSR-070 briefly aligns with the historic core of Epping, east of Lindsey Street. The Green Belt land at the settlement boundary has helped maintain the strong open character of this area.</p> <p>(3) The origins of Epping tracks back to Epping Upland, to the north western parcel boundary. In the mid-12th century the settlement was re-located to Epping Heath on Lindsay Street and gradually developed into a town to capitalise on the trade passing along the route from London to Cambridge. The open character of the Green Belt land, east of Lindsey Street, preserves the quality of the only remaining view between Epping Upland and Epping town. The removal of the Green Belt designation to the east of Lindsay Street will not necessarily harm the open setting of the Epping Conservation Area, however, it would eliminate the visual connection and long vistas shared between Epping and Epping Upland. The openness of the Green Belt here affords views of Epping's three towers which plot the route of the High Street (Victorian water tower, St John's Church tower, and the Civic Office tower), and Epping Upland Church can be seen in some views out of Epping. These views are an important aspect of the significance and setting of the town and its heritage assets.</p> <p>(4) The removal of the Green Belt designation to the east of Lindsay Street will not necessarily harm the open setting of the Epping Conservation Area, however, it would eliminate the visual connection and long vistas shared between Epping and Epping Upland. The openness of the Green Belt here affords views of Epping's three towers which plot the route of the High Street (Victorian water tower, St John's Church tower, and the Civic Office tower), and Epping Upland Church can be seen in some views out of Epping. These views are an important aspect of the significance and setting of the town and its heritage assets.</p>	

Settlement: Broad Area DSR - 070

Settlement Type: Broad Area

Stage 2 Assessment



Settlement: **Broad Area DSR - 070**Settlement Type: **Broad Area****Stage 2 Assessment**

Parcel 070.6

Parcel Size (Ha) - 400.11

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

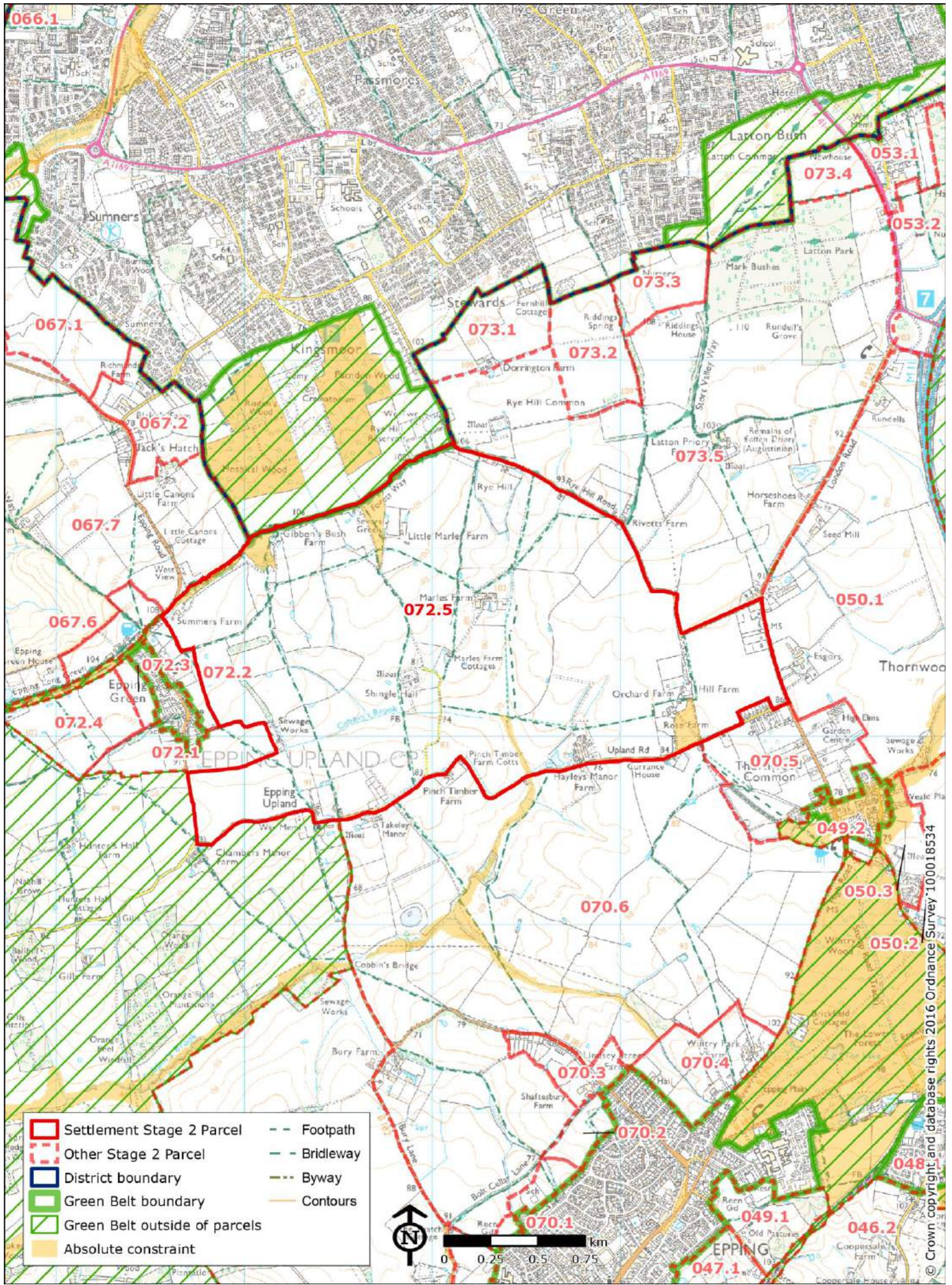
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Expansion of Epping to encompass this parcel would still leave a sizeable gap between Epping and Harlow and due to landform there is no intervisibility between the towns. Cobbins Brook, to the north, provides another defensible boundary that would prevent the merging of the two towns. The smaller settlement of Thornwood also lies within the gap between Epping and Harlow. Any new development that took place within the parcel may lead to reduction of the gap between Epping and Thornwood which may affect the perception of the gap between Epping and Harlow to a small degree.	
Stage One parcel DSR-070 was given a lower rating because Harlow was not considered as a town in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The buildings of Bury Farm constitute the only development in what is otherwise open, arable land. The urban edge of Epping is visible along Shaftesbury Road, but the wooded area to the west of this screens most development from view. This, together with the parcel's valley landform, make it distinctly separate from Epping.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Strong
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is little relationship between this area and the ridge-top conservation areas within Epping, but the parcel forms a significant element in the historic ridge-top setting of Epping, as seen in views from the Epping Upland area. Development down into this parcel would constitute a significant change in the form of the historic town, although skyline views of Epping's distinctive towers would not be affected.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The parcel is bisected by Cobbin's Brook and a tributary; these are well-treed streams which could constitute strong boundary features, but they would not affect the strong contribution made in respect of Purpose 3.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Broad Area DSR - 072

Settlement Type: Broad Area



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Settlement: **Broad Area DSR - 072**Settlement Type: **Broad Area****Description of broad locations for further assessment**

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Parcel **Features used to define parcel**

072.5	A large parcel consisting of land separated from the urban edge of Harlow by woodlands (Hospital Wood and Parndon Wood). Rye Hill Road and the B1393 form the eastern edge, the B181 Upland Road forms the southern edge and settlement-edge parcels defined around Epping Green form the western boundary.
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Parcel **Potential anomalies**

072.5	None identified.
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Settlement: **Broad Area DSR - 072**Settlement Type: **Broad Area****Stage 1 Assessment**

Parcel DSR 072 - South of Harlow

Parcel Size (Ha) - 567.74

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

- (1) The parcel acts as an effective barrier against the sprawl from Harlow.
(2) The parcel is adjoins DSR-067 to the NW and DSR-073 to the northeast, together they form a wider network of parcels that provide a strategic barrier against the sprawl of Harlow.
(3) Rye Hill Road at the northern boundary of the parcel provides a boundary consisting of a small road lined with hedgerows and some wood however it is not particularly a strong boundary.

2. Prevent neighbouring towns from merging into one another**No Contribution - 0**

- (4) The parcel does not form part of, a gap or space between towns.
(5) See Question 4 above.
(6) See Question 4 above.
(7) See Question 4 above.
(8) See Question 4 above.
(9) See Question 4 above.
(10) See Question 4 above.

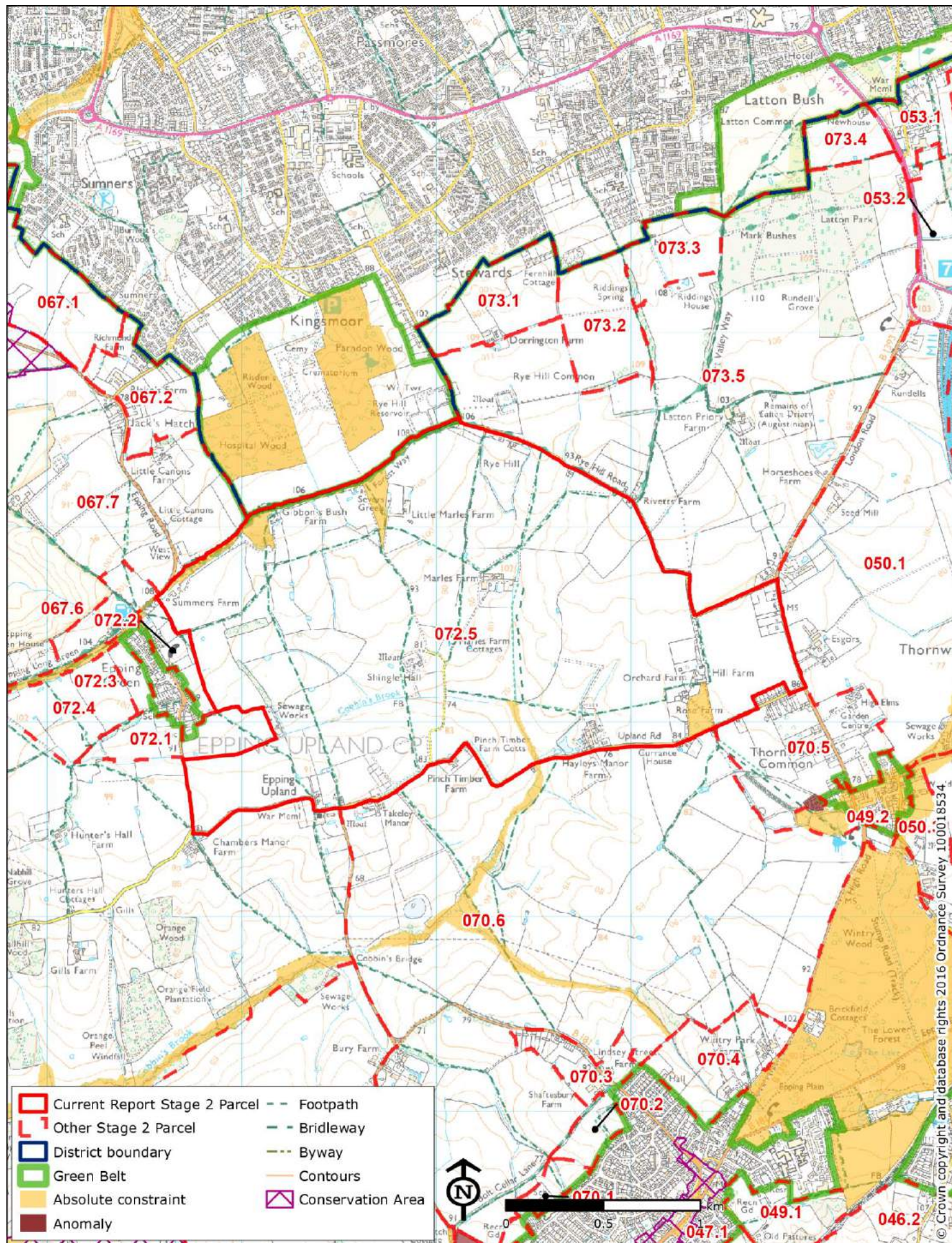
3. Assist in safeguarding the countryside from encroachment**Strong - 5**

- (1) The Green Belt designation here does protect countryside as it consists mostly of arable fields, which are lined with a network of mature hedgerows and small, linear belts of deciduous woodland. The narrow stream Cobbins Brook runs through the parcel and there are several ponds are scattered throughout the area. There is also an interconnected network of public footpaths across the area which connect to the Forest Way National Trail. There is a small area of allotment gardens, to the east of the settlement Epping Green.
(2) The topography of the parcel encompasses slightly undulating plateau farmland. The topography in the area does not therefore prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment
(3) There is no evidence of encroachment or urbanising elements within the parcel.

4. To preserve the special character of historic towns**No Contribution - 0**

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

Stage 2 Assessment



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Settlement: **Broad Area DSR - 072**Settlement Type: **Broad Area****Stage 2 Assessment**

Parcel 072.5

Parcel Size (Ha) - 413.17

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

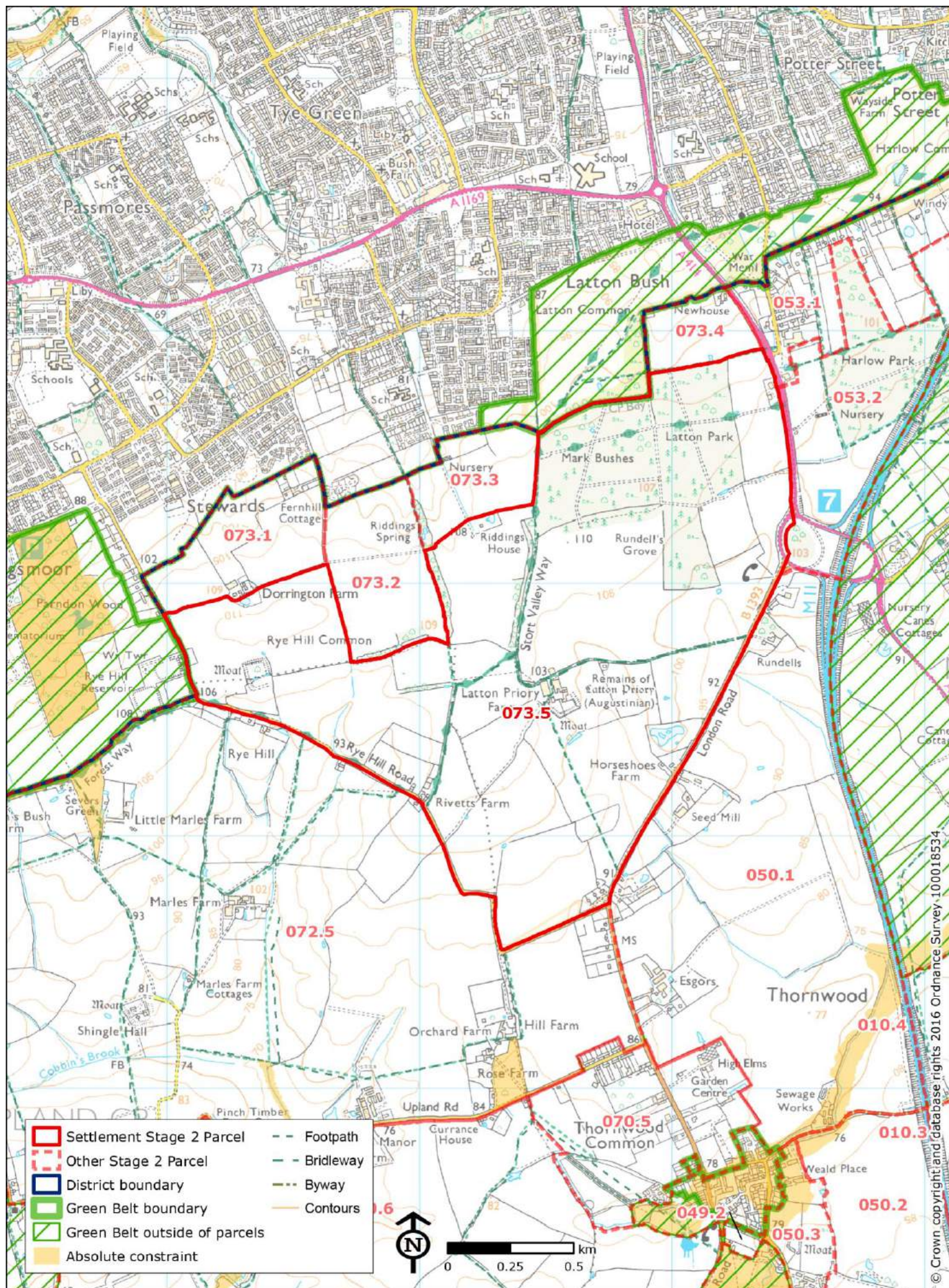
1st Green Belt Purpose	Weak
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Relatively Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
Land to the north of this parcel, in particular Parndon Wood and Hospital Wood, is considered to make a strong contribution to preventing sprawl from Harlow. The higher rating given to Stage One parcel DSR-072 reflects a view that the parcel combines with DSR-067 and DSR-073 to form a belt, but the woodlands noted above, which are in the Green Belt, are considered to combine with DSR-067 and DSR-073 to perform this function.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development within this parcel would not lead to the merging of Harlow and Epping, but the extent of loss of gap, including potential coalescence with Epping Upland or Thornwood, and introduction of intervisibility where none currently exists, would have an impact on perceived separation. Gaps between Harlow and other towns were not addressed in the Stage 1 assessment, hence the stronger contribution identified at Stage 2.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
This is a rural, agricultural landscape that has little physical or visual relationship with Harlow or Epping (the nearest towns). It contains only isolated farmsteads, with no public roads other than the minor roads and B181 which form its edges, and has no significant urbanising elements.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The higher ground within this parcel forms part of the rural northern backdrop to Epping. There are views between Epping and Epping Upland, and the slopes of Rye Hill up towards its Water Tower and Parndon and Hospital Woods (in Harlow District) are noticeable features, but at this distance the parcel's importance to historic setting is limited. The Stage One assessment considered the parcel too distant from Epping to make any contribution in this respect.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Reducing parcel size would not significantly affect the contribution made in respect to restricting the growth of Harlow.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Broad Area DSR - 073

Settlement Type: Broad Area



Settlement: **Broad Area DSR - 073**Settlement Type: **Broad Area****Description of broad locations for further assessment**

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Parcel **Features used to define parcel**

073.5	This is a large parcel separated from the urban edge of Harlow by parcels 73.1 to 73.4 and by Mark Bushes, a large woodland block. London Road and Rye Hill Road form strong boundaries to the west, south and east.
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Parcel **Potential anomalies**

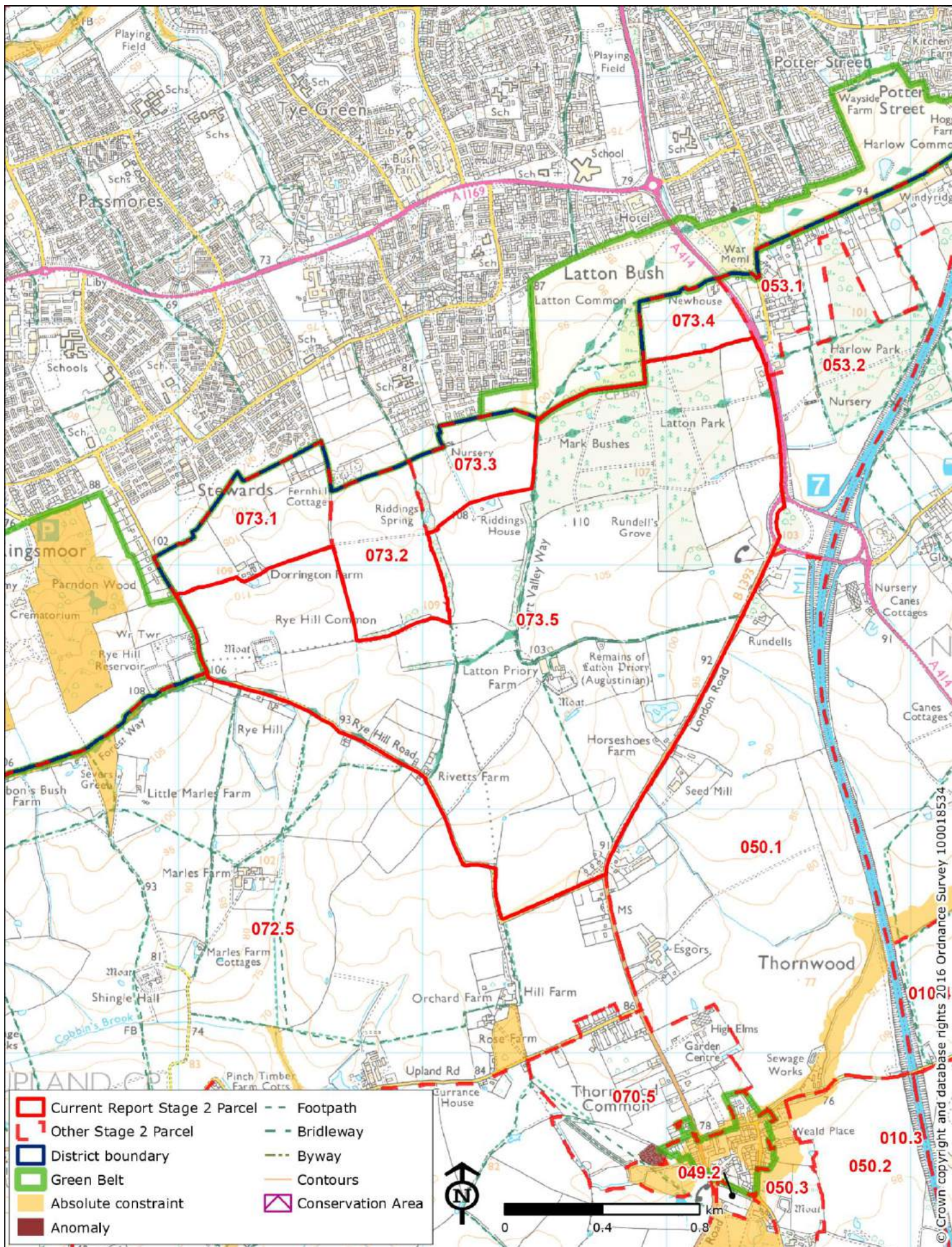
073.5	None identified.
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Settlement: **Broad Area DSR - 073**Settlement Type: **Broad Area****Stage 1 Assessment****Parcel** DSR 073 - South of Harlow/West of J7 of M11**Parcel Size (Ha)** - 345.45**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas	Strong - 5
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow. The majority of north boundary) adjoins Harlow and area of undesignated green space to the east of Rye Hill Road.</p> <p>(2) The parcel does contribute as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. Parcel adjoins DSR-053 to the east and parcel DSR-062 to the west. The parcels are relatively open and border the urban edge of Harlow, to provide a strategic barrier preventing the east and southern sprawl of Harlow.</p> <p>(3) The A414 at the eastern boundary is a strong defensible boundary as is the ridgeline to the south and to lesser extent Rye Hill Road on the western boundary of the parcel. The northern boundary adjoins Harlow boundary and there is little in the way of physical defensible boundaries on the edge of Harlow. Latton Common Road currently acts as boundary to the growth of Harlow at the northeast of the parcel however it is not particularly defensible. Development has already breached Commonside Road and Long Wood Road. Rundell's Grove (south of Latton Common) acts as quit a good defensible boundary however is not particularly linear.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(1) The parcel does not form part of, a gap or space between towns.</p> <p>(2) See Question 4 above.</p> <p>(3) See Question 4 above.</p> <p>(4) See Question 4 above.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(1) The Green Belt designation here protects countryside uses. The parcel consists mostly of farmland, with a large block of woodland towards the north-eastern boundary and a few PRoWs that run through the centre.</p> <p>(2) The topography gradually slopes, culminating in a ridge at Rye Hill. This is one of the highest points in the District and facilitates open views to the edge of Harlow, to the north. This topography does prevent encroachment however as there is considerable undeveloped land between Harlow and the ridge.</p> <p>(3) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Stage 2 Assessment



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Settlement: **Broad Area DSR - 073**Settlement Type: **Broad Area****Stage 2 Assessment**

Parcel 073.5

Parcel Size (Ha) - 272.74

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

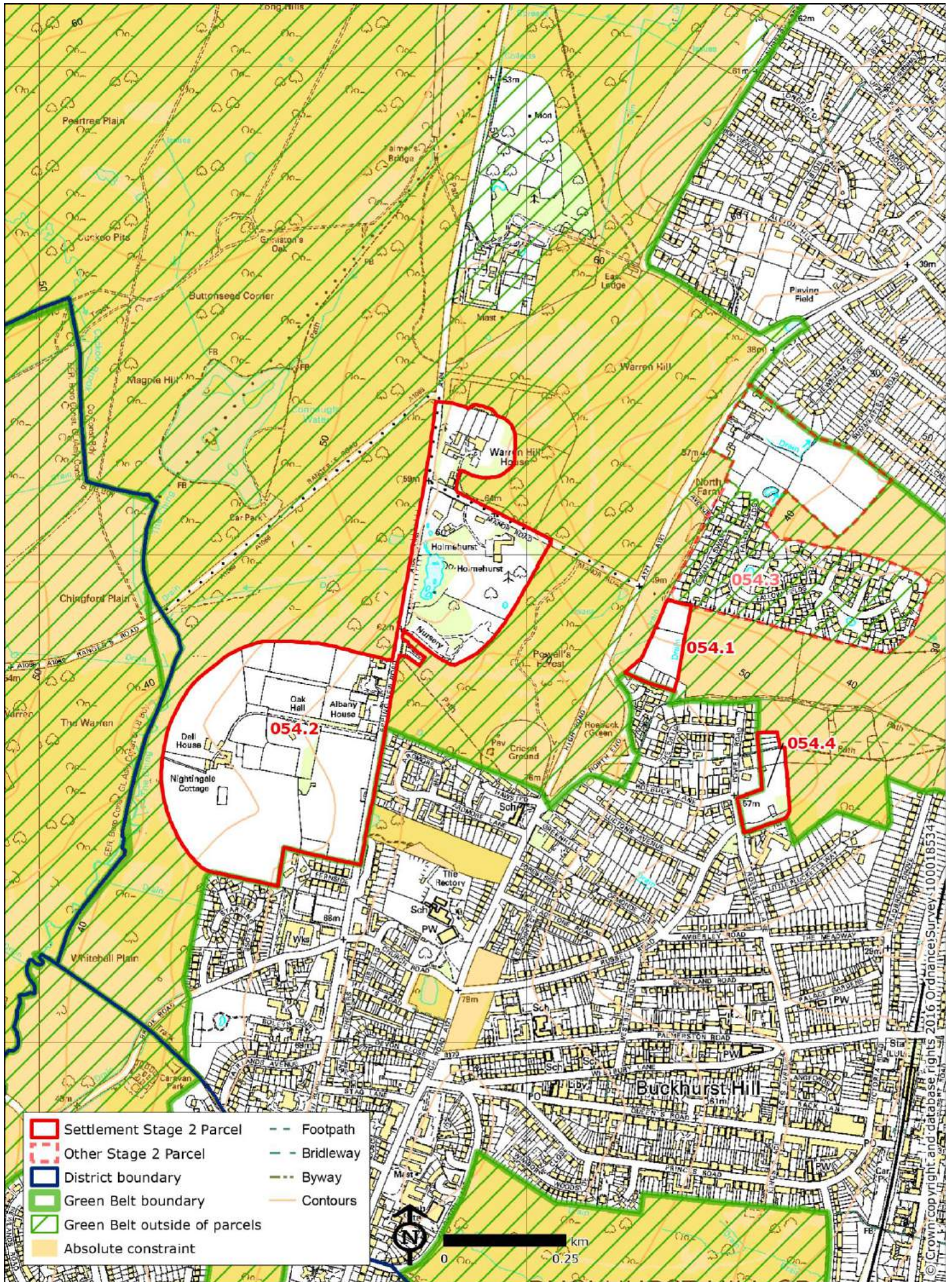
1st Green Belt Purpose	Relatively Weak
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
Land to the north of this parcel (73.1 to 73.4 together with Latton Common, within Harlow District) is considered to make a strong or relatively contribution to preventing sprawl from Harlow. The higher rating given to Stage One parcel DSR-073 reflects that parcel's inclusion of land adjacent to the Harlow District boundary.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development across this parcel would not lead to the merging of Harlow and Epping, but it would have some impact on sense of separation by introducing intervisibility where none currently exists. There would be potential for loss of gap between Harlow and the village of Thornwood Common. Gaps between Harlow and other towns were not addressed in the Stage 1 assessment, hence the stronger contribution identified at Stage 2.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
On this plateau there is little relationship with Harlow and Epping is some distance away. There are no significant urbanising elements in this predominantly arable landscape, other than in the locality of M11 Junction 7.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The high ground of this parcel and the wooded backdrop provided by Mark Bushes, Latton Park and Parndon Wood form part of the distant rural backdrop to Epping, but effects of development on the character of Epping would be very limited at this distance.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Tree belts within the parcel could form alternative strong boundaries, but this would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Buckhurst Hill**

Settlement Type: **Large Village**



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Settlement: **Buckhurst Hill**Settlement Type: **Large Village****Description of broad locations for further assessment**

There is little land remaining outside of the areas covered by absolute constraints. Given the continuous built nature of Buckhurst Hill and Loughton/ Debden, all land in the Green Belt within the defined buffer has been included for further assessment.

Parcel	Features used to define parcel
054.1	Wooded field boundaries form relatively strong boundaries marked by the absolute constraint of Epping Forest designations.
054.11	Wooded field boundaries form relatively strong boundaries marked by the absolute constraint of Epping Forest designations.
054.2	Boundaries formed by woodland and the absolute constraints of Epping Forest designation.

Parcel	Potential anomalies
054.1	None identified.
054.11	None identified.
054.2	None identified.

Settlement: **Buckhurst Hill**Settlement Type: **Large Village****Stage 1 Assessment****Parcel** DSR 054 - Epping Forest – East of Epping New Road**Parcel Size (Ha)** - 933.10**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

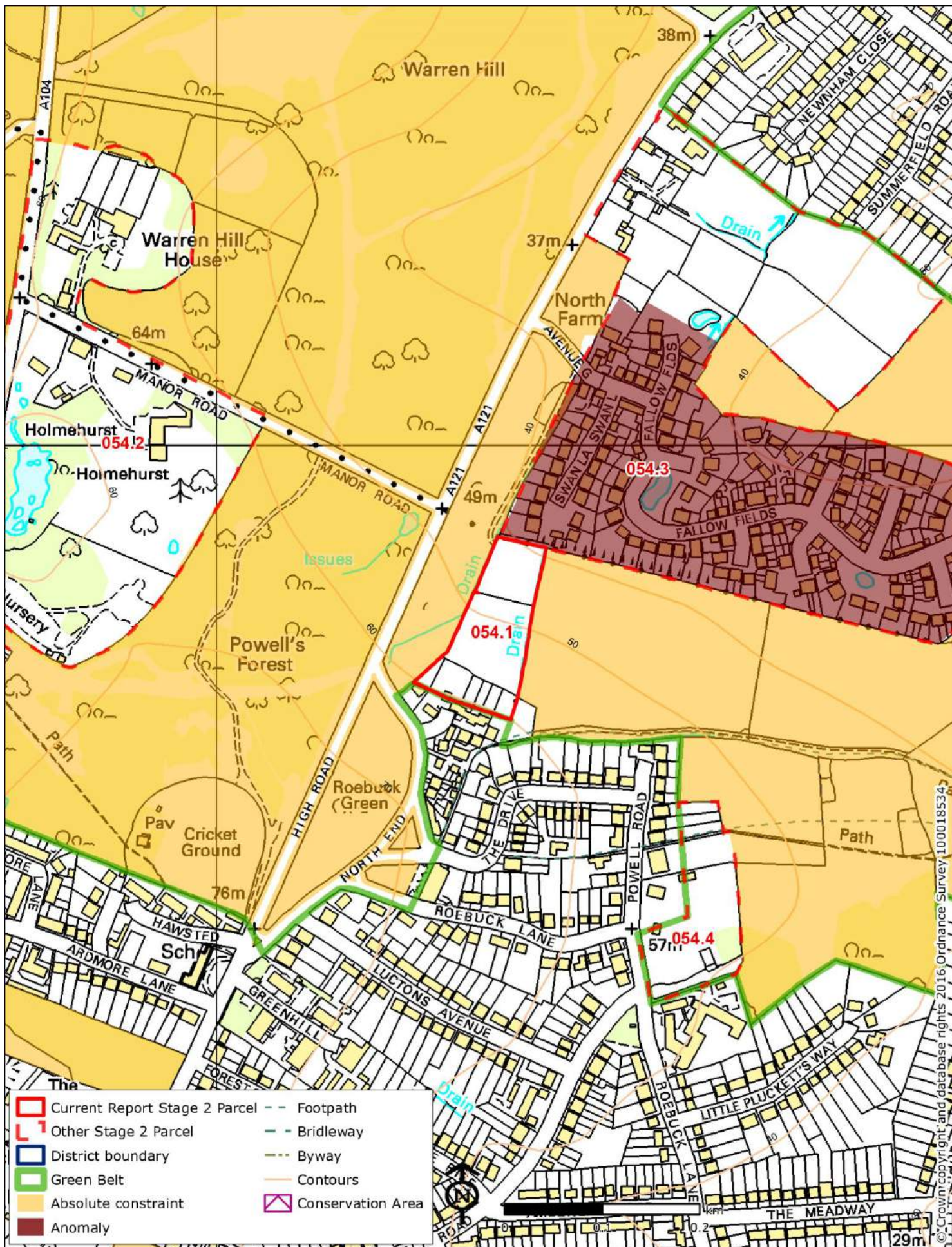
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Strong	5
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		9

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act itself as a barrier against sprawl of large built up areas.</p> <p>(2) The parcel does not contribute as part of a wider network of parcels as a strategic barrier against the sprawl of large built up areas.</p> <p>(3) See questions 1 and 2 above.</p>	
2. Prevent neighbouring towns from merging into one another	Strong - 5
<p>(4) The parcel forms part of the gap between Waltham Abbey and Theydon Bois and Waltham Abbey and Loughton / Debden and the gap between Theydon Bois and Epping.</p> <p>(5) Strong defensible boundary in the northern section of the parcel created by the M25. Eastern boundary created by the B1393 (Epping Road) which runs through the Forest.</p> <p>(6) The distance between the towns Loughton/Debden – Waltham Abbey is 4.8 km. The distance between the towns Buckhurst Hill – Waltham Abbey is 5.4 km. The distance between Theydon Bois and Waltham Abbey is 4.0 km. The distance between Theydon Bois and Loughton/ Debden is .8 km. The distance between Loughton / Debden and Buckhurst Hill is 0.64km. The distance of the gap between Epping- Theydon Bois is 1.1 km.</p> <p>(7) There is evidence of ribbon development extending west from Theydon along B172.</p> <p>(8) Epping Forest is situated between Waltham Abbey and the other settlements therefore the visual perception is one of forest in this respect. In terms of the Debden / Loughton Lane the thoroughfare between Theydon Bois and Loughton / Debden it is bordered with mature hedgerow and planting along much of the length with the perception of an undeveloped gap between the Theydon Bois and Loughton. In terms of the A121 (High Road) which is the main thoroughfare between Buckhurst Hill and Loughton / Debden West views into the gap are limited to mature trees along much of its length. With the exception of the access to the estate, the residential estate within the gap is well concealed, giving the perception that the gap remains undeveloped and forms part of the wider Epping Forest area.</p> <p>(9) Epping Forest is situated between Waltham Abbey and the other settlements therefore there is no risk of the gap being compromised in this respect. A reduction in the Theydon Bois – Loughton / Debden gap could compromise the physical separation of the given the proximity of the towns to one another. In terms of Loughton / Debden and Buckhurst Hill these towns have already merged to east of central line. Development of the gap would consolidate this merger to the west of the underground line.</p> <p>(10) See Question 9 above which also applies to Question 10.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The Green Belt in this location does protect countryside. The parcel includes Loughton golf course to the south, part of Theydon Bois Golf Course to the north, a campsite, a number of walking routes (including a public footpath linking Nursery Road with Epping Forest). To the southwest of Theydon, the parcel also includes a cricket pitch, tennis courts and allotment gardens.</p> <p>(12) There are visually significant slopes in relation to existing development in the following locations which may be helping to prevent encroachment: Theydon Bois – north, northwest and south of the settlement. Loughton Debden – west and southwest. Buckhurst Hill – north (south of the housing estate in the gap between Buckhurst Hill and Loughton / Debden) and northwest of Buckhurst Hill. Therefore, there are areas of the Green Belt where the topography helps prevent encroachment.</p> <p>(13) The parcel has been encroached by approx. 1.03% (9.61hectares) of built development in the form of the housing estate between Buckhurst Hill and Loughton / Debden.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Buckhurst Hill**

Settlement Type: **Large Village**

Stage 2 Assessment



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Settlement: **Buckhurst Hill**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 054.1

Parcel Size (Ha) - 1.27

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

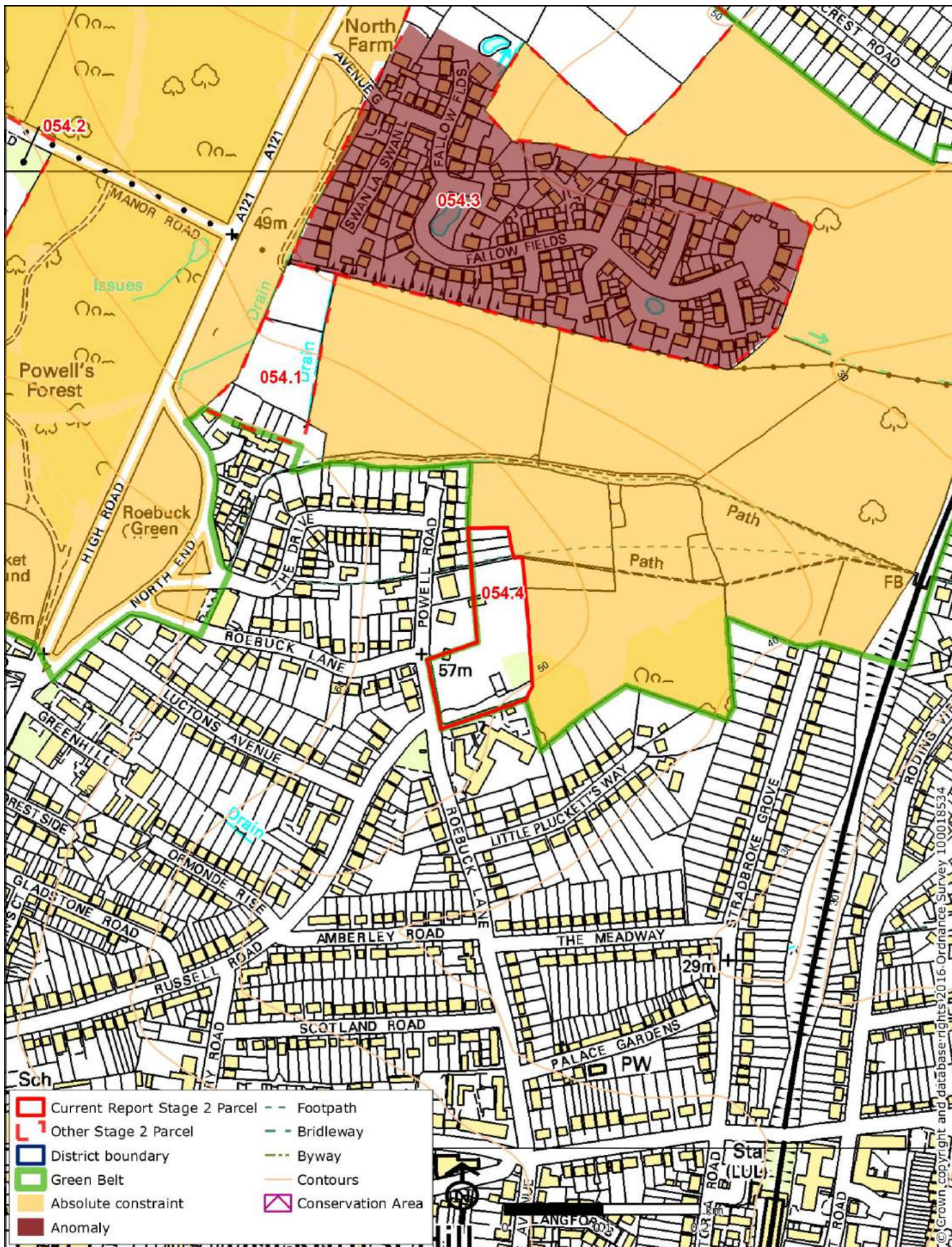
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies adjacent, to the north to the settlement of Buckhurst Hill and lies within the gap between Loughton/ Debden and Buckhurst Hill, which is approximately 600m at this location. The residential estate at Avenue Gate also lies within the gap between Loughton/ Debden and Buckhurst Hill. Consequently this parcel in combination with 054.3 forms most of the remaining gap separating the towns (joined by the A121). The woodland within the parcel is considered to contribute to the visual separation of the towns and therefore the parcel is considered to form an important role in maintaining a sense of separation between Buckhurst Hill and Loughton/ Debden in this location (despite the fact that the towns have already merged to the east of the railway line).	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel contains woodland on the edge of North Farm fields to the east of the parcel. It maintains a sense of visual continuity with Epping Forest woodland to the west of the parcel, and therefore can be perceived as part of the wider countryside to an extent, despite the fact that settlement adjoins it to the north and south.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
None identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Buckhurst Hill**

Settlement Type: **Large Village**

Stage 2 Assessment



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Settlement: **Buckhurst Hill**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 054.11

Parcel Size (Ha) - 1.29

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

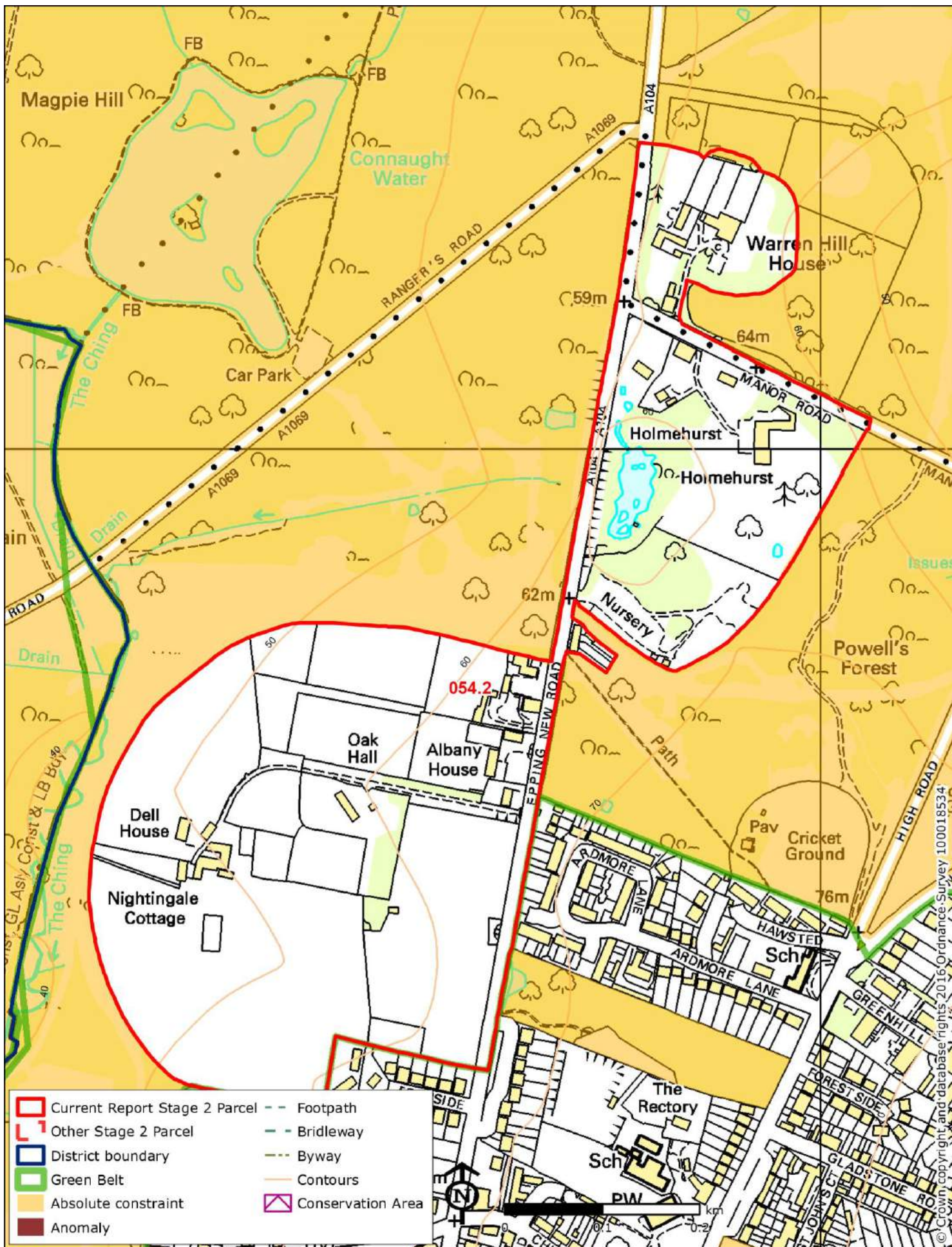
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is considered not to contribute to this purpose as it is within the settlement envelope of Buckhurst Hill.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Weak
The parcel contains back gardens and recreation ground associated with the settlement of Buckhurst Hill and therefore is considered to contribute little to this purpose.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No alternative parcel boundaries were identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Buckhurst Hill**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **Buckhurst Hill**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 054.2

Parcel Size (Ha) - 28.41

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Weak
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies close to the large built-up area of London (approximately 500m from Chingford in the London Borough of Waltham Forest). The parcel is considered to contribute to a small degree to preventing sprawl from London, although the woodland within Epping Forest to the west of the parcel (partly within Epping Forest district and partly within Waltham Forest district) is considered to fulfil this purpose to a much greater extent.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the west of Buckhurst Hill and lies within the gap between Buckhurst Hill and the Chingford area of London. The parcel is considered to contribute to the separation of the towns to a degree in combination with woodland within Epping Forest.	
Stage One parcel DSR-054 was given a higher rating as it was a much larger parcel that also adjoined Theydon Bois and Epping.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel contains some existing development, including Oak Hall, a pub, a petrol station, garden centre and some detached properties with gardens to the west of Epping New Road, and to the north and south of Manor Road. There are some urbanising influences associated with the development within the parcel including formal gates and the petrol station. However, it is considered that the Green Belt designation within the parcel limits further encroachment into the countryside on the edge of Buckhurst Hill to the south.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Cheshunt**

Settlement Type: **Large built-up area**

Settlement: Cheshunt**Settlement Type:** Large built-up area**Description of broad locations for further assessment**

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Parcel	Features used to define parcel
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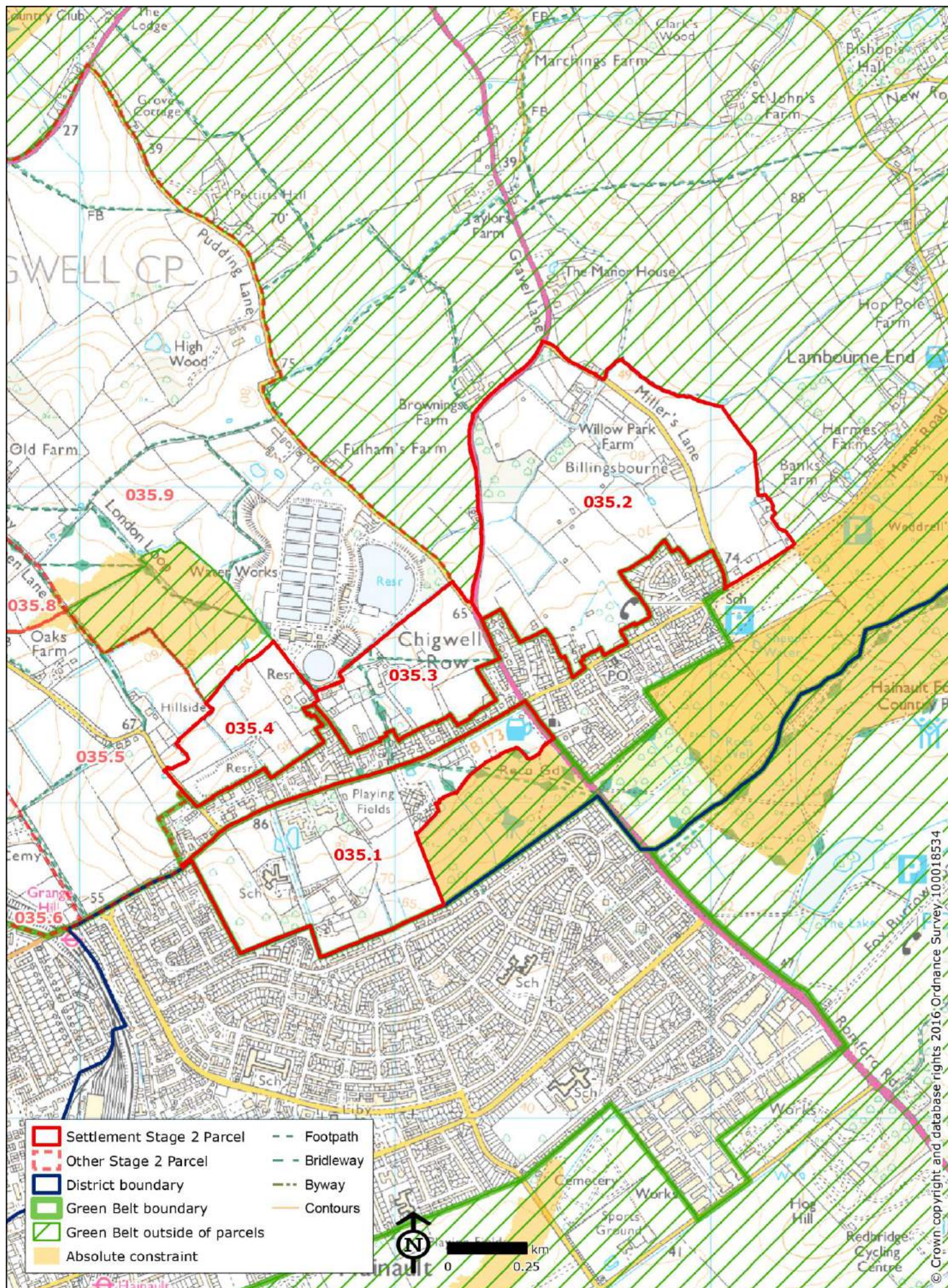
Parcel	Potential anomalies
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Settlement: **Cheshunt**

Settlement Type: **Large built-up area**

Settlement: **Chigwell Row**

Settlement Type: **Small Village**



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Settlement: **Chigwell Row**Settlement Type: **Small Village****Description of broad locations for further assessment**

The identified area is extended to join the area around Chigwell to ensure a continuous assessment of the land between settlements.

Parcel	Features used to define parcel
035.1	The settlement edge of Hainault forms a strong boundary to the south and west; Hainault Road forms a strong boundary to the east.
035.2	Hedgerow field boundaries form a relatively strong eastern boundary; Gravel Lane forms a strong northern and western boundary.
035.3	The fenced and vegetated boundary with Chigwell Water Works forms a strong boundary to the north; Romford Road forms a strong boundary to the east; Grove Lane forms a strong boundary to the west.
035.4	Hedgerow field boundaries form relatively strong boundaries to the north; Vicarage Lane forms a strong boundary to the west; Grove Lane forms a strong boundary to the east.

Parcel	Potential anomalies
035.1	None identified.
035.2	None identified.
035.3	None identified.
035.4	None identified.

Settlement: **Chigwell Row**Settlement Type: **Small Village****Stage 1 Assessment****Parcel** DSR 035 - Land North, West and East of Chigwell**Parcel Size (Ha)** - 795.42**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Moderate	3
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		13

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

- (1) The parcel adjoins LB Redbridge at the southern border of the boundary and abuts the built development of Hainault.
- (2) The parcel adjoins DSR-034, DSR-036, DSR-038 and DSR039, contributing to a wider network of parcels which act as a strategic barrier against the sprawl of London.
- (3) West of Grange Hill tube station a strong defensible boundary is formed by the Central Line (in cutting) including to the west of Chigwell until it meets the M11. . The B173 east of Grange Hill provides a boundary however apart from a row of trees and hedges to the north of this road there is little defence.

2. Prevent neighbouring towns from merging into one another**Moderate - 3**

- (4) The parcel forms part of a gap between the towns of Chigwell and Loughton / Debden and between the towns of Chigwell and Buckhurst Hill.
- (5) A very strong defensible boundary is formed to the west of the parcel by the M11 as well as Abridge Road and Gravel Road.
- (6) The distance between the towns Chigwell and Buckhurst Hill is 1.2km. The distance between the towns of Chigwell and Loughton/ Debden is 1.6km.
- (7) There evidence of some ribbon development north along the A113 between Chigwell and junction 5 of the M11.
- (8) Views into the parcel from the M11 are limited by vegetation. The gap created by the River Roding flood plain between Chigwell and Loughton is apparent from Chigwell Rise (B170) as it rises from the crossing of the M11, and intermittently from High Road and Abridge Road although is often obscured by vegetation and buildings. There are sporadic views of the gap between Chigwell Row and Greater London from Manor Road close to the junction with Vicarage Lane although vegetation restricts the view in many instances. Other well used thoroughfares to the east of the parcel provide views of open countryside. The overall perception of the gaps between towns is variable, with vegetation restricting views in many instances.
- (9) A reduction in the gap is not likely to compromise the separation of the towns in physical terms with the M11 acting as a strong boundary to coalescence.
- (10) Visual links between Chigwell Village and Buckhurst Hill/Debden/Loughton are for the most part restricted by the M11. Although, in some places the topographic variations, particular toward Chigwell Rise and Chigwell Lane, do allow for some views of the towns.

3. Assist in safeguarding the countryside from encroachment**Strong - 5**

- (11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The parcel consists mostly of fields used for agricultural purposes that are lined with PRoWs. The field pattern is interspersed with small pockets of deciduous woodland and Hainault Forest Country Park forms part of the south-eastern boundary. A large number of sports grounds and playing fields directly that adjoin the urban edge of Chigwell to the north and west, as well as the Grange Farm Riding School, caravanpark and cricket ground. At the eastern edge of the town are allotment gardens and further south is a relatively large cemetery. Adjoining the settlement Chigwell Row, to the north, are allotment gardens and two camp sites.
- (12) The parcel abuts the Chigwell, Grange Hill and Chigwell Row, to the south. The topography of the land surrounding existing development encompasses a gently undulating landform, created by a significant visually slope at parcel boundary, to the west. Given that there is existing evidence of ribbon development, north of Chigwell, it is unlikely that the topography in the area could prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.
- (13) The parcel has been encroached by approximately 0.11% (0.88 hectares) north of Chigwell.

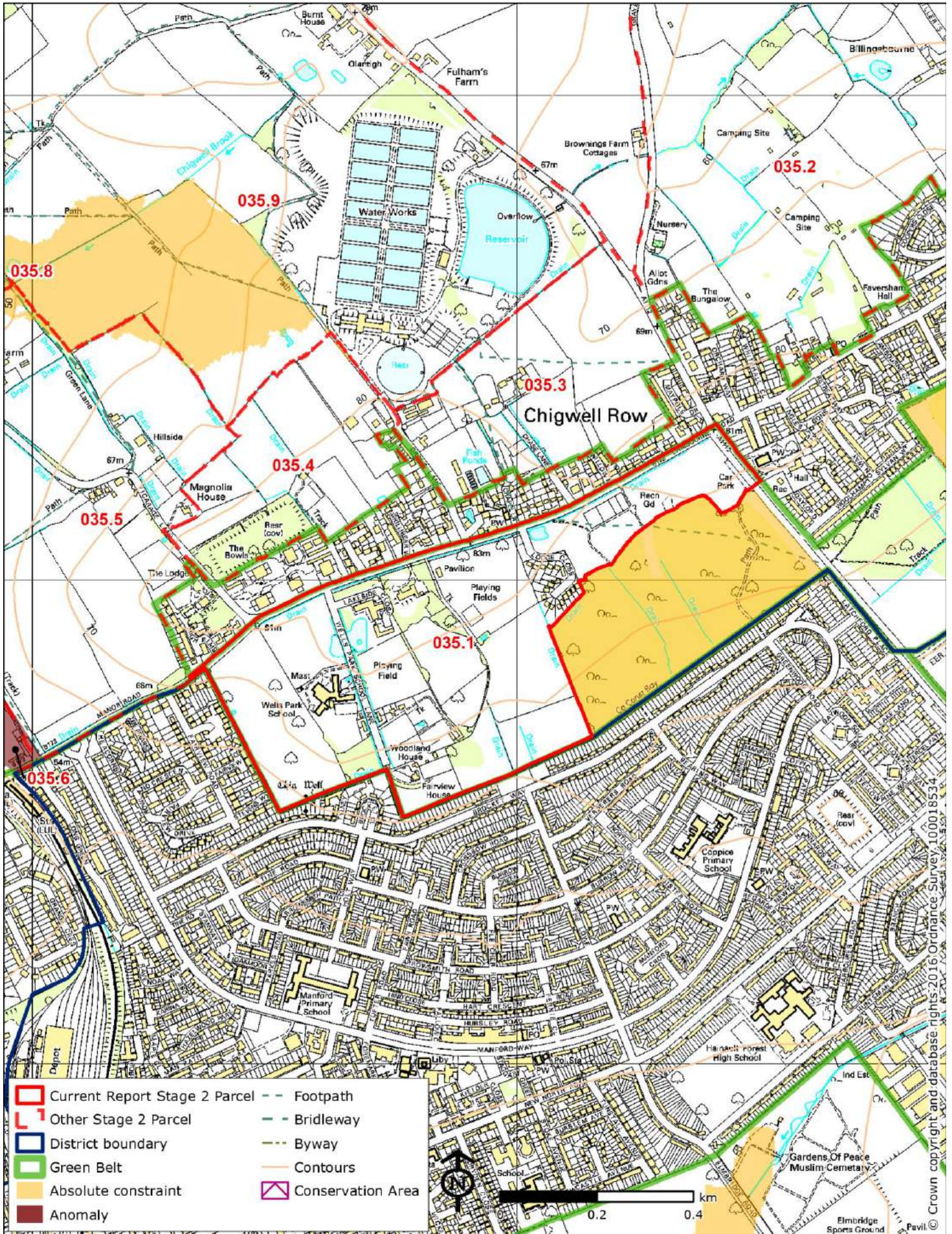
4. To preserve the special character of historic towns**No Contribution - 0**

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

Settlement: **Chigwell Row**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Chigwell Row**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 035.1

Parcel Size (Ha) - 37.46

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

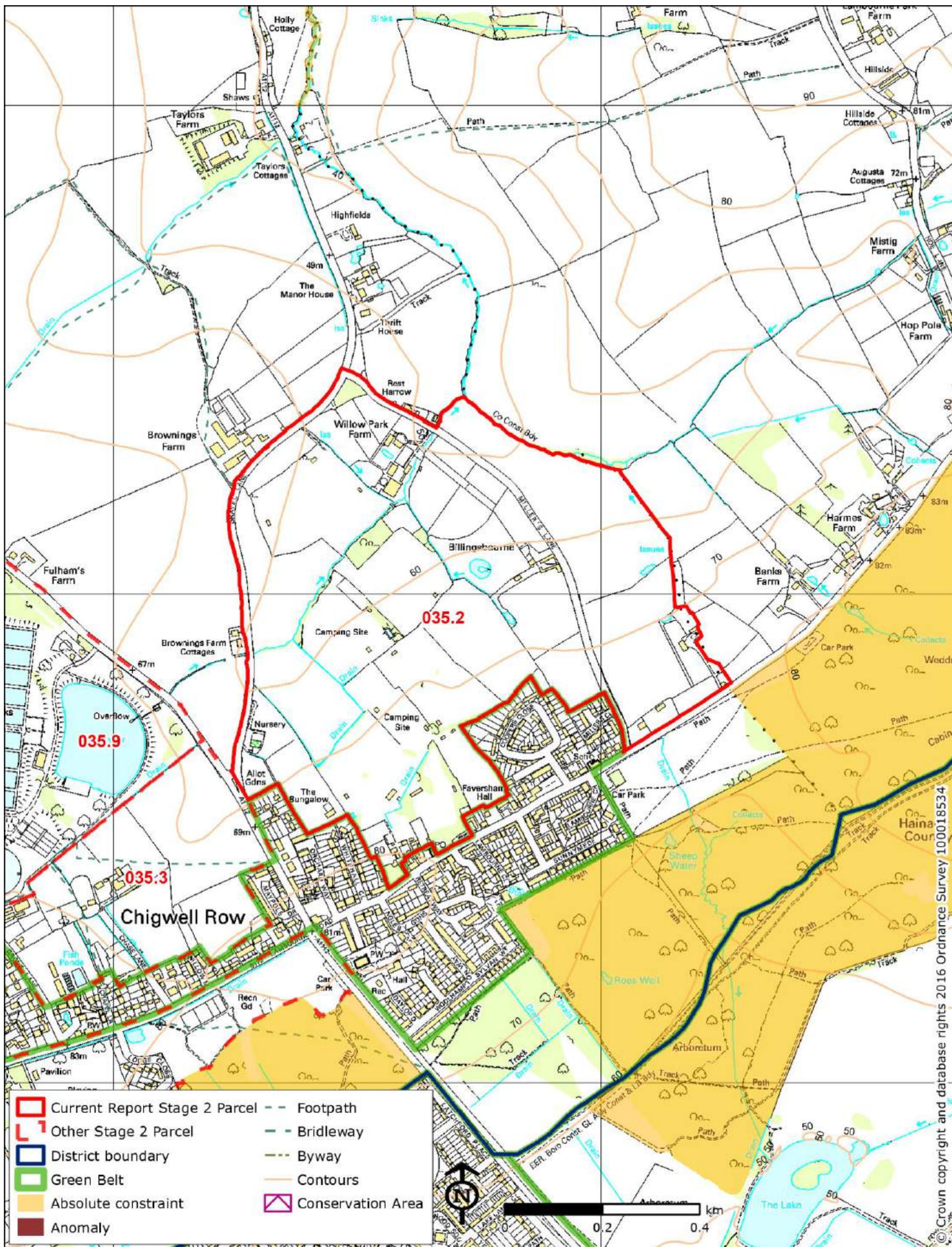
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies adjacent, to the north of the large built-up area of London (Hainault in the London Borough of Redbridge). The woodland and field boundary of the parcel contributes to the clear edge of the settlement of Hainault. The parcel is therefore playin an important role in checking the unrestricted sprawl of London.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the south of the village of Chigwell Row. It lies within the gap between the towns of Chigwell and Hainault, although the settlement of Chigwell Row also lies within this gap. The parcel lies between the settlements of Chigwell Row and Hainault, although merging has already occurred between these settlements to the north west corner of the parcel along the B173 (physical merging, although trees along the road maintain a perception of visual separation). If new strategic development were to occur within the parcel this may lead to the physical and visual coalescence of Hainault and the smaller settlement of Chigwell Row. This, in turn, may lead to a slight reduction in the gap between Chigwell and Hainault, although it would not result in development coming in closer proximity to that which already exists at Grange Hill, to the west of the parcel. Therefore, the parcel is considered to perform moderately in relation to this purpose.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
Existing development within the parcel comprises institutional buildings in large grounds with blocks of woodland in the west of the parcel (Wells Park School and Alder House Cheshire Home), playing fields, a residential development of semi-detached houses in a cul-de-sac at Lodge Close in the centre of the parcel and a playground and recreation ground in the east of the parcel. The parcel is surrounded to the south west, west, north and east by development within Hainault and Chigwell Row. The south eastern part of the parcel is separated from Hainault by a Local Wildlife Site. The woodland blocks within the parcel and the steeply sloping topography (sloping down towards the south and east) limit the sense of urbanising influences within the parcel. The Green Belt designation prevents further encroachment within the parcel, thereby retaining a sense of openness between urban areas.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The hedgerow boundary to the west of Lodge Close could potentially form an alternative parcel boundary, which would create a small sub-parcel in the eastern section of the parcel. This sub-parcel, containing the cul-de-sac development and playground is more closely associated with the settlement of Chigwell Row and has more of a suburban and amenity land use character. Therefore, this part of the parcel would be likely to contribute less to Purpose 3 in terms of preventing encroachment into the countryside.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell Row**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Chigwell Row**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 035.2

Parcel Size (Ha) - 64.02

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

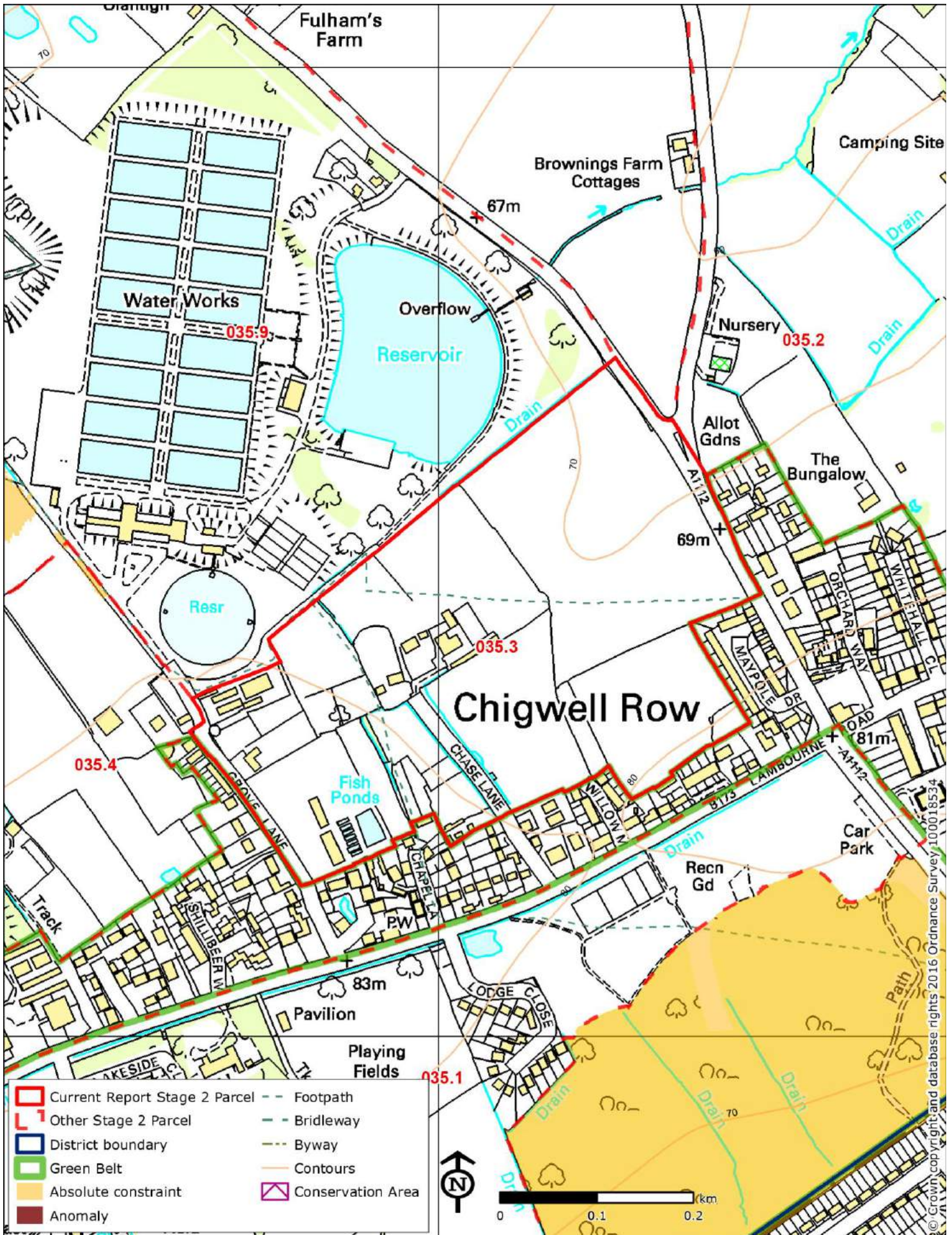
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is located to the north of Chigwell Row, and is separated from the large built-up area of London (Hainault in the LB Redbridge) by the settlement of Chigwell Row. Therefore the parcel could be considered to contribute to the prevention of sprawl of London only if Chigwell Row became subsumed within London. At this location, the absolute constraint of the Local Wildlife Site to the south of Chigwell Row, and Hainault Country Park within the LB Redbridge, are considered to check unrestricted sprawl of London to a greater degree.	
The higher rating given to Stage One parcel DSR-035 reflects that larger parcel adjoins the large built-up area of London (Redbridge).	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel does not lie directly between two towns. The parcel does lie between the smaller settlement of Chigwell Row and Loughton/ Debden, which lie approximately 3 km apart. This does not affect the sense of separation between Loughton/ Debden and any other town.	
The higher rating given to Stage One parcel DSR-035 reflects that the larger parcel contains land that is closer to other towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel is predominantly undeveloped, unspoilt countryside which is largely intact and rural in character. Development consists of farms in the centre and north of the parcel, and Chigwell Nurseries in the south west corner of the parcel, as well as a few individual detached dwellings in large grounds along Lambourne Road in the south east of the parcel. Overall, the Green Belt designation is considered to make a major contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell Row**

Settlement Type: **Small Village**

Stage 2 Assessment



- Current Report Stage 2 Parcel
- Other Stage 2 Parcel
- District boundary
- Green Belt
- Absolute constraint
- Anomaly
- Footpath
- Bridleway
- Byway
- Contours
- Conservation Area

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Settlement: **Chigwell Row**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 035.3

Parcel Size (Ha) - 17.18

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

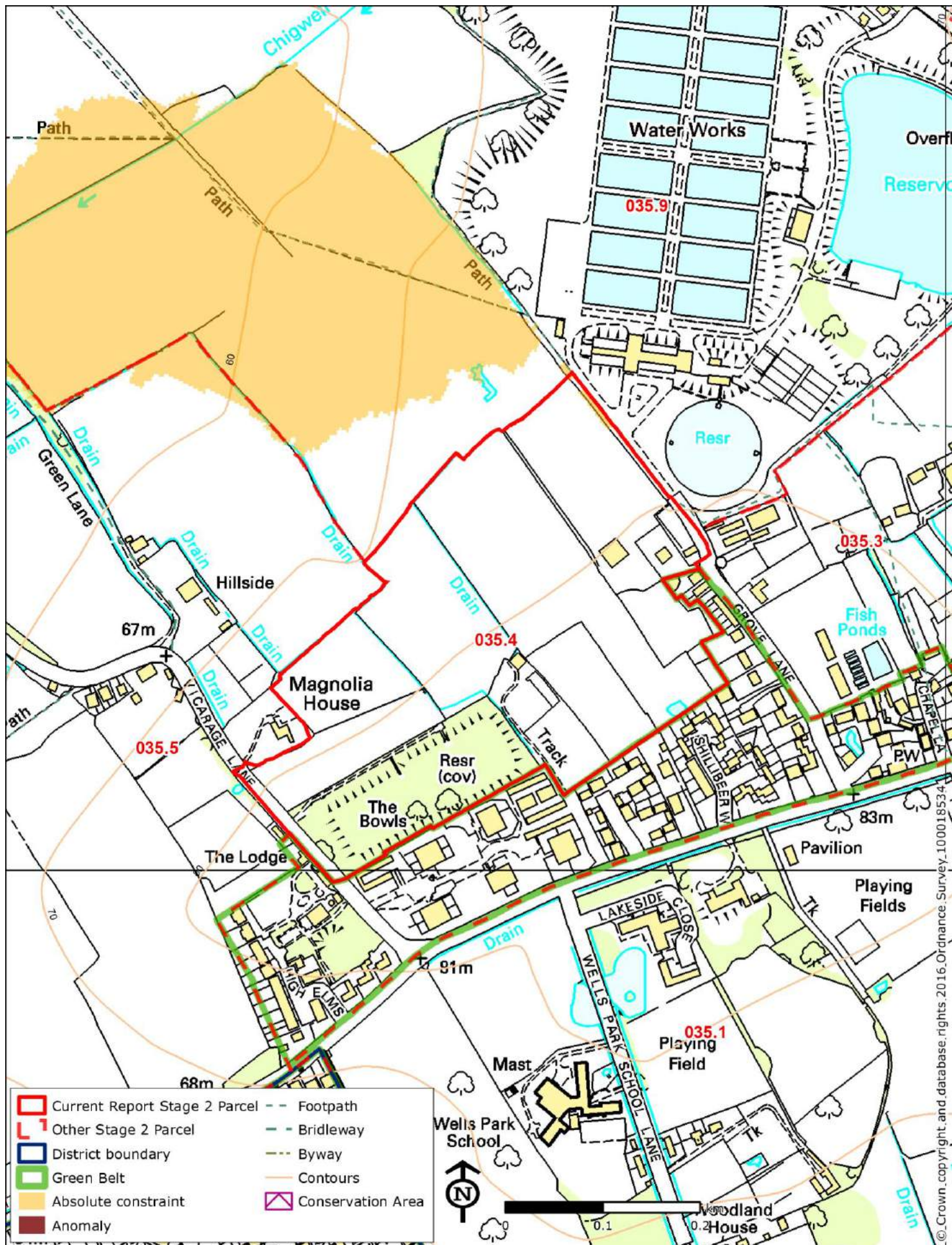
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is located to the north of Chigwell Row, and is separated from the large built-up area of London (Hainault in the LB Redbridge) by the settlement of Chigwell Row. Therefore the parcel could be considered to contribute to the prevention of sprawl of London only if Chigwell Row became subsumed within London. At this location, the absolute constraint of the Local Wildlife Site to the south of Chigwell Row, and Hainault Country Park within the LB Redbridge, are considered to check unrestricted sprawl of London to a greater degree.	
The higher rating given to Stage One parcel DSR-035 reflects that larger parcel adjoins the large built-up area of London (Redbridge).	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel does not lie directly between two towns. The parcel does lie between the smaller settlement of Chigwell Row and Loughton/ Debden, which lie approximately 3 km apart. This does not affect the sense of separation between Loughton/ Debden and any other town.	
The higher rating given to Stage One parcel DSR-035 reflects that the larger parcel contains land that is closer to other towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel contains some development, including a farm in the centre of the parcel and farm units and dwellings to the east of Grove Lane. There are also smaller patches of land lined by hedgerows and trees, with land uses including allotments and back gardens/ rough fields and fields with horses at the northern edge of the settlement of Chigwell Row which together create some sense of urbanising influences. The existing Green Belt boundary is relatively weakly defined along back gardens with a gradual transition rather than a clear delineation between the village and countryside. The parcel contains many public rights of way including the London Loop and there are long distance views across the sloping topography to the east and north east which visually connect the parcel with the wider countryside. The outer parcel boundary (northern boundary) is strongly defined along the boundary with the Chigwell Water Works. This boundary could potentially act as an alternative Green Belt boundary although any development in the north east corner of the parcel would be likely to be visible from the wider countryside and therefore could be perceived as encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
There may be potential for alternative parcel boundaries to be drawn around the smaller patches of land close to the settlement edge. Where such areas are strongly defined by hedges and trees, the landscape structure may help to integrate any potential new development, thus reducing the sense of encroachment into the wider countryside in respect of Purpose 3.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Chigwell Row

Settlement Type: Small Village

Stage 2 Assessment



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Settlement: **Chigwell Row**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 035.4

Parcel Size (Ha) - 13.71

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

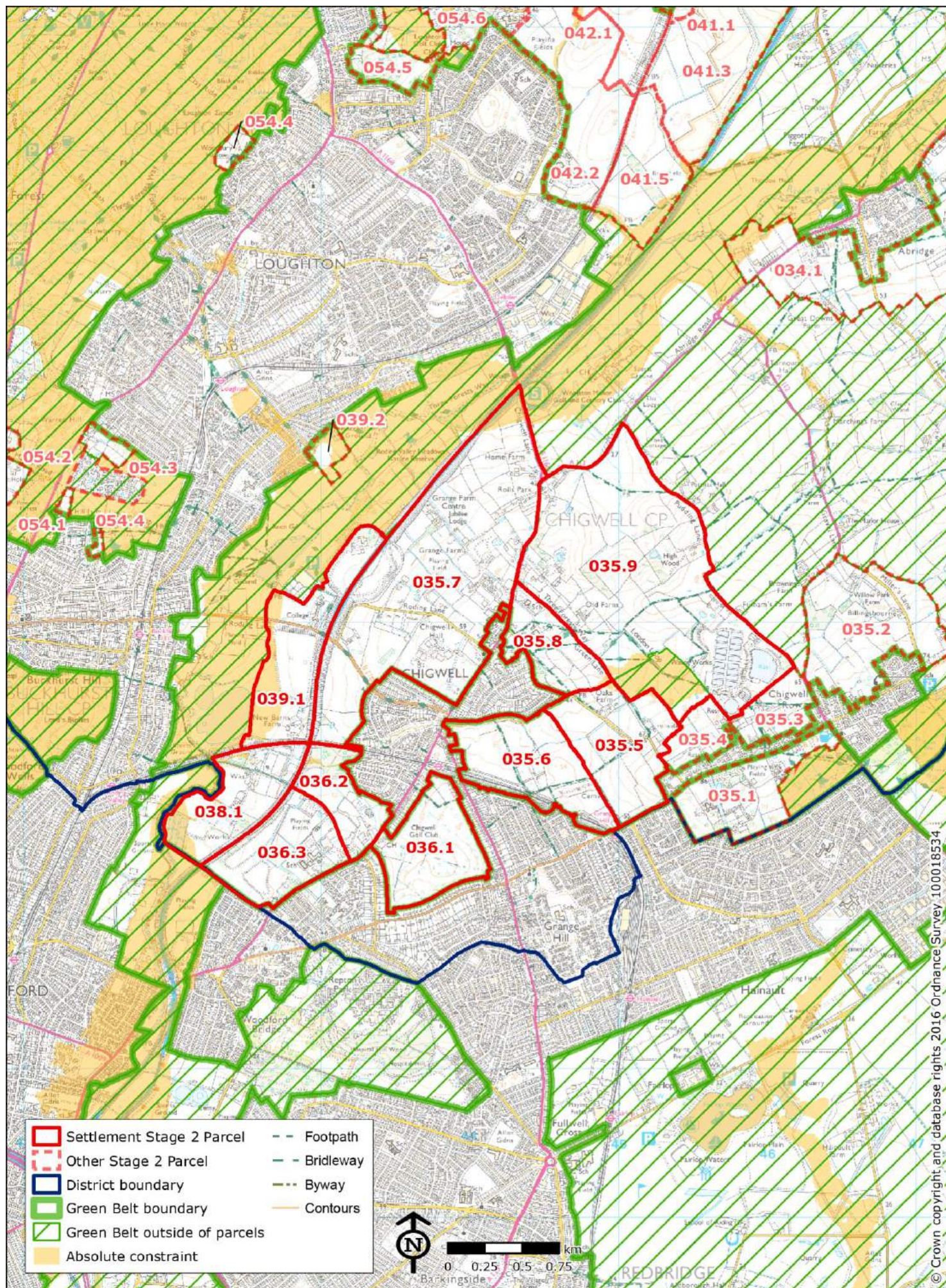
1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is located to the north of Chigwell Row, and is separated from the large built-up area of London (Hainault in the LB Redbridge) by the settlement of Chigwell Row. Therefore the parcel could be considered to contribute to the prevention of sprawl of London only if Chigwell Row became subsumed within London. At this location, the absolute constraint of the Local Wildlife Site to the south of Chigwell Row, and Hainault Country Park within the LB Redbridge, are considered to check unrestricted sprawl of London to a greater degree.	
The higher rating given to Stage One parcel DSR-035 reflects that larger parcel adjoins the large built-up area of London (Redbridge).	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the north west of the village of Chigwell Row. It lies between the towns of Chigwell and Hainault, although it is separated from the towns by the settlement of Chigwell Row and other land parcels. Therefore it is considered to perform weakly against this purpose.	
The higher rating given to Stage One parcel DSR-035 reflects that the larger parcel contains land that is closer to other towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains little development except for a farm in the east of the parcel and a reservoir in the south west of the parcel, with grass embankments. The remainder of the parcel consists of open fields with strong intervisibility with the wider countryside. The Green Belt designation in the parcel is considered to perform strongly in relation to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell**

Settlement Type: **Large Village**



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Settlement: **Chigwell**Settlement Type: **Large Village****Description of broad locations for further assessment**

The Green Belt land within the defined buffer extends to Chigwell Lane, Abridge Road, Pudding Lane, Gravel Lane and Miller's Lane to the north east, the M11 to the north west and the District boundary to the south. The identified area joins the area around Chigwell Row and Buckhurst Hill to ensure a continuous assessment of the land between settlements.

Parcel	Features used to define parcel
035.5	The settlement of Hainault forms a strong boundary to the south; a woodland belt forms a strong field boundary to the south west, but becomes more weakly defined by a tree-lined field boundary to the north west; field boundaries and the rising topography to the east form relatively strong boundaries to the east.
035.6	The railway line forms a relatively strong boundary to the south; a woodland belt forms a strong field boundary to the south east, but becomes more weakly defined by a tree-lined field boundary to the north east.
035.7	The motorway forms a strong boundary to the west; the railway line forms a strong boundary to the south and Chigwell Lane forms a strong boundary to the north.
035.8	Eastern boundary relatively weakly defined by hedgerows along Green Lane (no alternative stronger boundaries exist close to the settlement. Northern boundary strongly defined by A113 High Road; southern boundary strongly defined by wooded stream and floodplain.
035.9	Chigwell Lane forms a strong boundary to the west; Pudding Lane forms a strong boundary to the north; public rights of way and field boundaries form relatively strong boundaries to the east. The south western corner of the parcel is located within an area of flood zone constraint.
036.1	The A1168 forms a relatively strong boundary to the west (although development occurring to the west of the road reduces its strength as a potential Green Belt boundary).
036.2	Luxborough Lane forms a strong boundary to the south; M11 forms a strong boundary to the west; railway line forms a strong boundary to the north.
036.3	M11 forms a strong boundary to the west; Luxborough Lane forms the boundary to the east and the settlement edge forms the boundary to the west.
038.1	Hedgerows and river form a strong boundary to the west; railway forms a strong boundary to the north and east.
039.1	Hedgerows and river form a strong boundary to the west; railway forms a strong boundary to the south; motorway cutting forms a strong boundary to the north.

Parcel	Potential anomalies
035.5	None identified.
035.6	The Grange Hill station / Froghall Lane area is a developed area. The pattern of settlement in this area is of a similar density and character to the adjacent settlement and the area does not meet the Purposes of Green Belt or openness. It should therefore be considered as a potential anomaly.
035.7	None identified.
035.8	None identified.
035.9	None identified.
036.1	None identified.
036.2	None identified.
036.3	None identified.
038.1	None identified.
039.1	None identified.

Settlement: **Chigwell**Settlement Type: **Large Village****Stage 1 Assessment****Parcel** DSR 035 - Land North, West and East of Chigwell**Parcel Size (Ha)** - 795.42**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Moderate	3
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		13

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

- (1) The parcel adjoins LB Redbridge at the southern border of the boundary and abuts the built development of Hainault.
- (2) The parcel adjoins DSR-034, DSR-036, DSR-038 and DSR039, contributing to a wider network of parcels which act as a strategic barrier against the sprawl of London.
- (3) West of Grange Hill tube station a strong defensible boundary is formed by the Central Line (in cutting) including to the west of Chigwell until it meets the M11. . The B173 east of Grange Hill provides a boundary however apart from a row of trees and hedges to the north of this road there is little defence.

2. Prevent neighbouring towns from merging into one another**Moderate - 3**

- (4) The parcel forms part of a gap between the towns of Chigwell and Loughton / Debden and between the towns of Chigwell and Buckhurst Hill.
- (5) A very strong defensible boundary is formed to the west of the parcel by the M11 as well as Abridge Road and Gravel Road.
- (6) The distance between the towns Chigwell and Buckhurst Hill is 1.2km. The distance between the towns of Chigwell and Loughton/ Debden is 1.6km.
- (7) There evidence of some ribbon development north along the A113 between Chigwell and junction 5 of the M11.
- (8) Views into the parcel from the M11 are limited by vegetation. The gap created by the River Roding flood plain between Chigwell and Loughton is apparent from Chigwell Rise (B170) as it rises from the crossing of the M11, and intermittently from High Road and Abridge Road although is often obscured by vegetation and buildings. There are sporadic views of the gap between Chigwell Row and Greater London from Manor Road close to the junction with Vicarage Lane although vegetation restricts the view in many instances. Other well used thoroughfares to the east of the parcel provide views of open countryside. The overall perception of the gaps between towns is variable, with vegetation restricting views in many instances.
- (9) A reduction in the gap is not likely to compromise the separation of the towns in physical terms with the M11 acting as a strong boundary to coalescence.
- (10) Visual links between Chigwell Village and Buckhurst Hill/Debden/Loughton are for the most part restricted by the M11. Although, in some places the topographic variations, particular toward Chigwell Rise and Chigwell Lane, do allow for some views of the towns.

3. Assist in safeguarding the countryside from encroachment**Strong - 5**

- (11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The parcel consists mostly of fields used for agricultural purposes that are lined with PRoWs. The field pattern is interspersed with small pockets of deciduous woodland and Hainault Forest Country Park forms part of the south-eastern boundary. A large number of sports grounds and playing fields directly that adjoin the urban edge of Chigwell to the north and west, as well as the Grange Farm Riding School, caravanpark and cricket ground. At the eastern edge of the town are allotment gardens and further south is a relatively large cemetery. Adjoining the settlement Chigwell Row, to the north, are allotment gardens and two camp sites.
- (12) The parcel abuts the Chigwell, Grange Hill and Chigwell Row, to the south. The topography of the land surrounding existing development encompasses a gently undulating landform, created by a significant visually slope at parcel boundary, to the west. Given that there is existing evidence of ribbon development, north of Chigwell, it is unlikely that the topography in the area could prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.
- (13) The parcel has been encroached by approximately 0.11% (0.88 hectares) north of Chigwell.

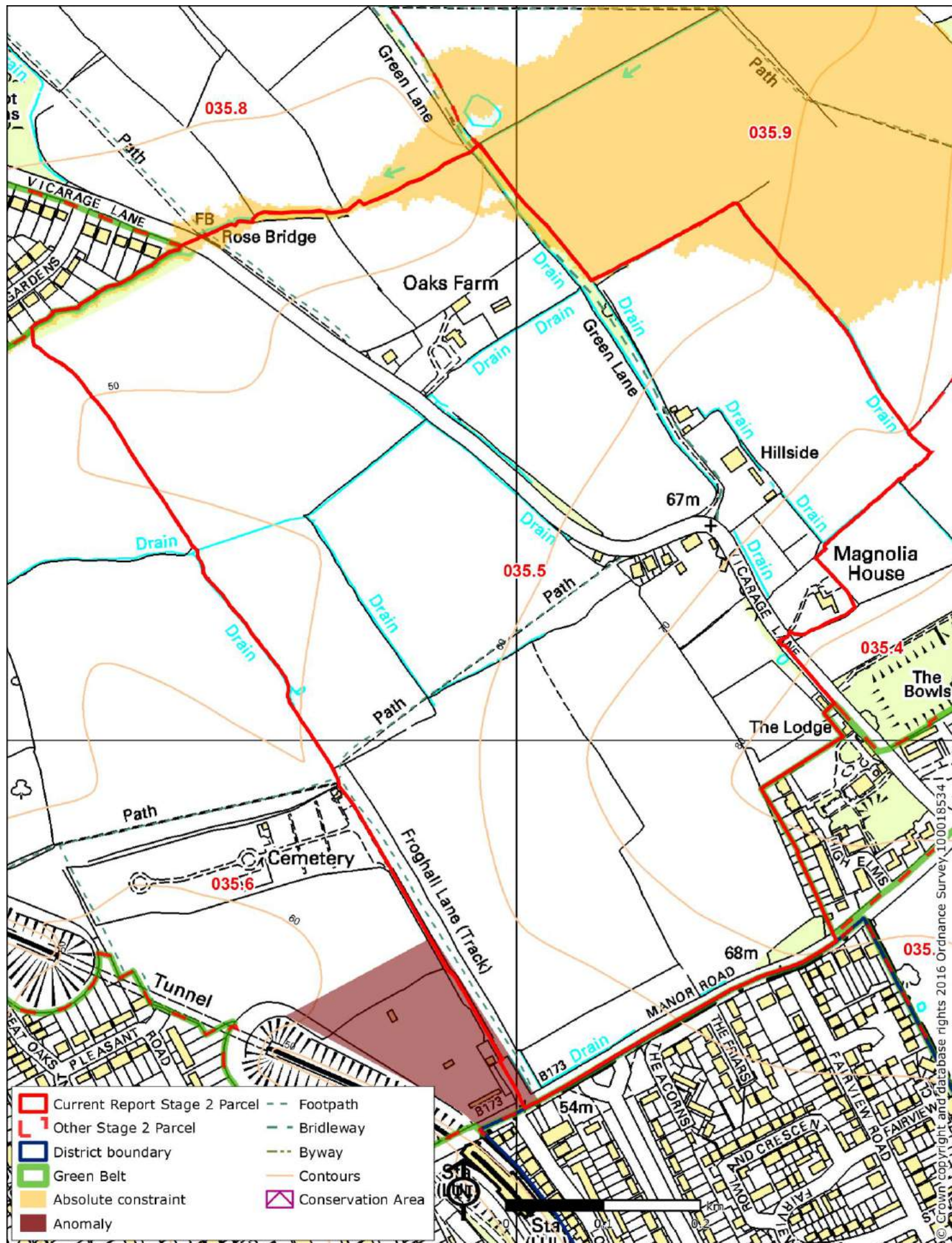
4. To preserve the special character of historic towns**No Contribution - 0**

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

Settlement: Chigwell

Settlement Type: Large Village

Stage 2 Assessment



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Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 035.5

Parcel Size (Ha) - 49.60

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The southern edge of the parcel is adjacent to the large built-up area of London (Hainault in the LB Redbridge). The ridgeline running across the southern part of the parcel contributes to defining the edge of Hainault. Although this ridgeline may assist in allowing a small amount of development in the very southern part of the parcel, there are no strong boundary features within the parcel which could act as barrier features and future Green Belt boundaries to contain sprawl of the large built-up area. Therefore the parcel contributes strongly to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between the southern edge of Chigwell and the northern edge of Hainault; the gap between the towns is less than 1km in this location. Therefore the parcel is integral to the separation of these two towns. Any significant new development within the parcel is likely to result in the physical coalescence or a clearly recognisable perception of merging between these towns.	
The higher rating than the Stage One assessment is due to the direct relationship of the parcel between the towns at this more detailed scale of assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
There is little existing development within the parcel, with the exception of a number of detached dwellings in large grounds associated with Vicarage Lane, and Oaks Farm. The undulating topography and public rights of way contribute to a strongly rural character with little intrusion from development. The existing Green Belt boundary with the southern edge of Chigwell is strongly defined by a stream lined by vegetation, creating a strong distinction between town and countryside. Topography slopes towards the settlement of Chigwell, although there are no strong boundary features within the parcel which could contain future development. Therefore development within the parcel is considered likely to result in the perception of encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 035.6

Parcel Size (Ha) - 49.96

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

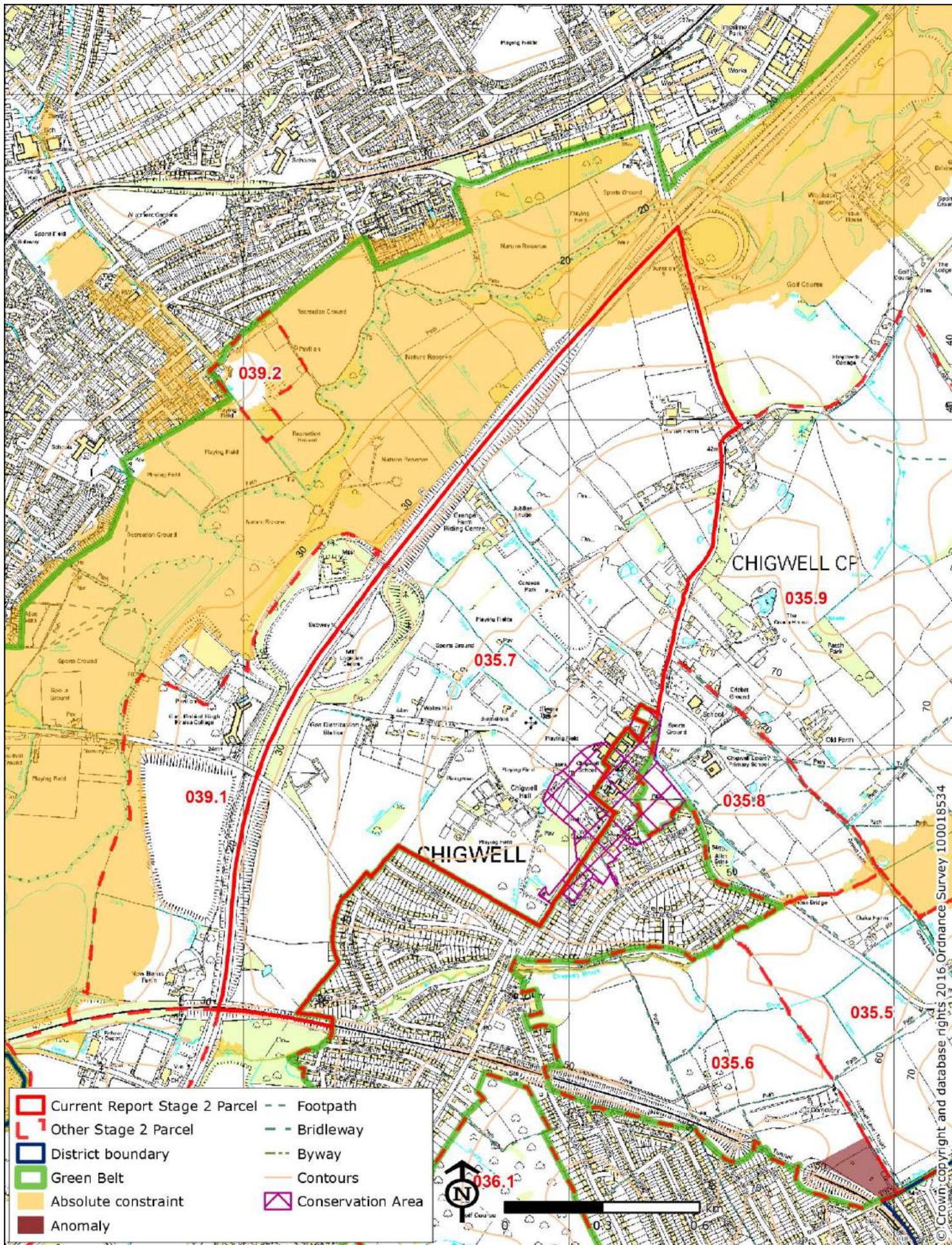
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies immediately to the north of the large built-up area of London, where the southern part of Chigwell (Grange Hill - this could be perceived as the northern-most part of Greater London) merges with the London Borough of Redbridge (Hainault). The Central Line (in cutting) forms a strong southern boundary to the parcel, potentially restricting northward sprawl of the Grange Hill area. The parcel could therefore be considered to contribute to the edge of what is perceived as the north of the London area.	
The parcel also acts as a strategic barrier, in combination with other land within parcels 036.2 and 036.3, 038.1 and 035.6, to the growth of London (Woodford Bridge to the south and west and Hainault/ Grange Hill to the south and east). The Green Belt designation is therefore considered to act as an integral restriction to the sprawl of London northwards.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the south of Chigwell's village core. It lies within the gap between Chigwell and London which is approximately 1.5 km in this area, and forms a gap between the core of the village of Chigwell and the southern part of Chigwell (Grange Hill) which merges with Greater London to the south.	
Merging of Chigwell (southern part) and London has already occurred to a degree (at the junction of High Road/ Hainault Road). However, development within the parcel would lead to a substantial reduction of the remaining separation between the two areas of Chigwell (the village core with Grange Hill to the south of the parcel), and thereby result in a substantial reduction/ merging of the towns of Chigwell and London.	
The higher rating than the Stage One assessment is due to the direct relationship of the parcel between the towns at this more detailed scale of assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
There is very little development within the parcel, with the exception of Chigwell Cemetery and some isolated buildings nearby. Therefore the parcel retains a predominantly rural character of agricultural fields lined by hedgerows and woodland copses, with little intrusion from urbanising elements (despite some views of housing on the southern edge of Chigwell). The existing Green Belt boundary (northern boundary) is strongly defined by Courtland Drive and a vegetated stream. Therefore the land is considered to perform strongly in relation to this purpose.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
The Grange Hill station / Froghall Lane area is a developed area. The pattern of settlement in this area is of a similar density and character to the adjacent settlement and the area does not meet the Purposes of Green Belt or openness. It should therefore be considered as a potential anomaly.	

Settlement: **Chigwell**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 035.7

Parcel Size (Ha) - 175.63

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel does not directly adjoin the large built-up area of London but it forms part of a wider network of parcels around Chigwell (038 and 036) which help to prevent sprawl. The parcel is separated from the Hainault area of London by Chigwell and the parcel therefore contributes little to restricting sprawl of this area (other parcels 035.1-6 perform this function).	
The higher rating given to Stage One parcel DSR-035 reflects that the larger parcel directly adjoins the large built-up area of London.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the north west of Chigwell and lies within the gap between Chigwell and Buckhurst Hill and Chigwell and Loughton/ Debden. The gap between Chigwell and Loughton/ Debden is approx. 1.2km at this location. The parcel forms part of the gap between the towns in combination with other land to the west of the parcel including parcel 039.1, the M11 and the River Roding and its floodplain.	
There is some intervisibility between Chigwell and Loughton/ Debden and Buckhurst Hill (e.g. along Chigwell Rise and Chigwell Lane), and woodland within the parcel contributes to views from Buckhurst Hill and Loughton; but extensive intervisibility is limited by intervening vegetation around the River Roding. Development within the parcel would reduce the physical and therefore perceptual gap between the towns, although the river and floodplain would prevent their coalescence.	
The higher rating than the Stage One assessment is due to the direct relationship of the parcel between the towns at this more detailed scale of assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
There is some development spread throughout the parcel including facilities and playing fields associated with Chigwell School in the south of the parcel, detached dwellings along Roding Lane and High Road (A113), buildings at Bramble Close and Grange Farm Centre and Home Farm in the north of the parcel. Existing development is predominantly dispersed and set within wooded belts, and therefore does not have a large urbanising influence on the countryside.	
The west of the parcel contains a visually significant slope, which slopes away from the settlement but this is not likely to prevent encroachment of development. Therefore the Green Belt designation is considered to provide a constraint to future development within the parcel and safeguards the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries that would significantly alter the assessment have been identified. Alternative boundaries may be drawn along Roding Lane and Chigwell Rise to create smaller parcels, however, the smaller sub-parcels would not perform differently against the Green Belt purposes.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell**

Settlement Type: **Large Village**

Stage 2 Assessment



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Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 035.8

Parcel Size (Ha) - 27.97

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

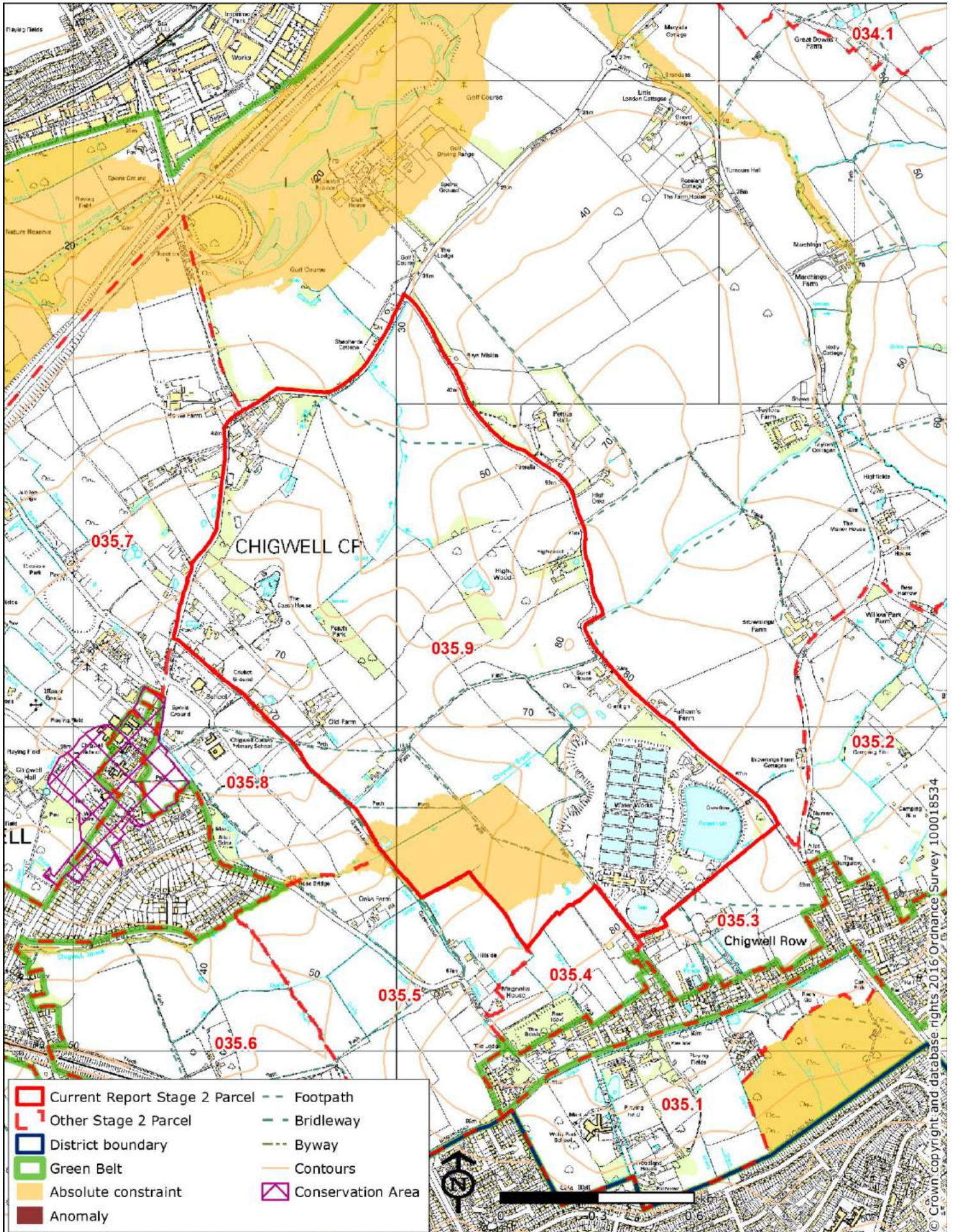
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel does not adjoin the large built-up area of London but it forms part of a wider network of parcels around Chigwell (038 and 036) which help to prevent sprawl. The parcel is separated from the Hainault area of London by other parcels which fulfil this function to a greater degree.	
The higher rating given to Stage One parcel DSR-035 reflects that the larger parcel directly adjoins the large built-up area of London.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the north east of Chigwell. It does not lie directly within a gap between Chigwell and Buckhurst Hill or Chigwell and Loughton/ Debden. Any new development within the parcel would be only marginally closer to these towns than existing development within Chigwell. Therefore the parcel in itself is not important in maintaining separation between the towns and it is likely that development could be accommodated without causing the perception of merging of Chigwell with either Buckhurst Hill or Loughton/ Debden.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The only existing development within the parcel consists of two schools and allotments. The parcel predominantly consists of medium sized agricultural fields surrounded by hedgerows and treed field boundaries with some small woodland blocks, and is largely rural and wooded in character with few urbanising influences. The existing Green Belt boundary (to the west) is well defined along Vicarage Lane and by topography which slopes up away from the settlement - this marks a clear distinction between the town and countryside. Furthermore, the outer parcel boundary (eastern boundary) is relatively weakly defined by Green Lane and intermittent hedgerows; therefore, development within the parcel is considered likely to result in the perception of encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 035.9

Parcel Size (Ha) - 186.45

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	Relatively Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel does not adjoin the large built-up area of London but it forms part of a wider network of parcels around Chigwell (035, 038 and 036) which help to prevent sprawl. The parcel is separated from the Hainault area of London by other parcels (035.4, 035.5 and 035.6) and the settlement of Chigwell Row, which fulfil this function to a greater degree.	
The higher rating given to Stage One parcel DSR-035 reflects that the larger parcel directly adjoins the large built-up area of London.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the north east of Chigwell, separated from the settlement edge by parcel 035.8. It lies within the gap between Chigwell and Loughton/ Debden which is approx. 1.7km in this location. The parcel forms part of the gap between the towns in combination with other land to the north of the parcel including parcel 035.7, the M11 and the River Roding and its floodplain. These other strong barriers within the gap would prevent the physical coalescence of Chigwell and Loughton/ Debden. Development within the parcel would however, lead to a reduction in the separation between the towns and result in increased visibility between them, particularly from areas of higher ground within the parcel (e.g. High Wood which contributes to wooded/ countryside views south from Loughton/ Debden).	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The only existing development within the parcel consists of detached dwellings in large grounds, farmsteads, and Chigwell Water Treatment Works (reservoirs and associated infrastructure) in the south east corner of the parcel. The parcel predominantly consists of woodland blocks and medium sized agricultural fields surrounded by hedgerows and treed field boundaries and crossed by public rights of way including the London Loop trail. The parcel is rural in character with few urbanising influences.	
The topography is quite steeply sloping although it is unlikely that this could contribute to containing new development within the parcel, and therefore it is likely that new development within the parcel would be perceived as encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell**Settlement Type: **Large Village****Stage 1 Assessment**

Parcel DSR 036 - Land South of Chigwell

Parcel Size (Ha) - 109.02

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

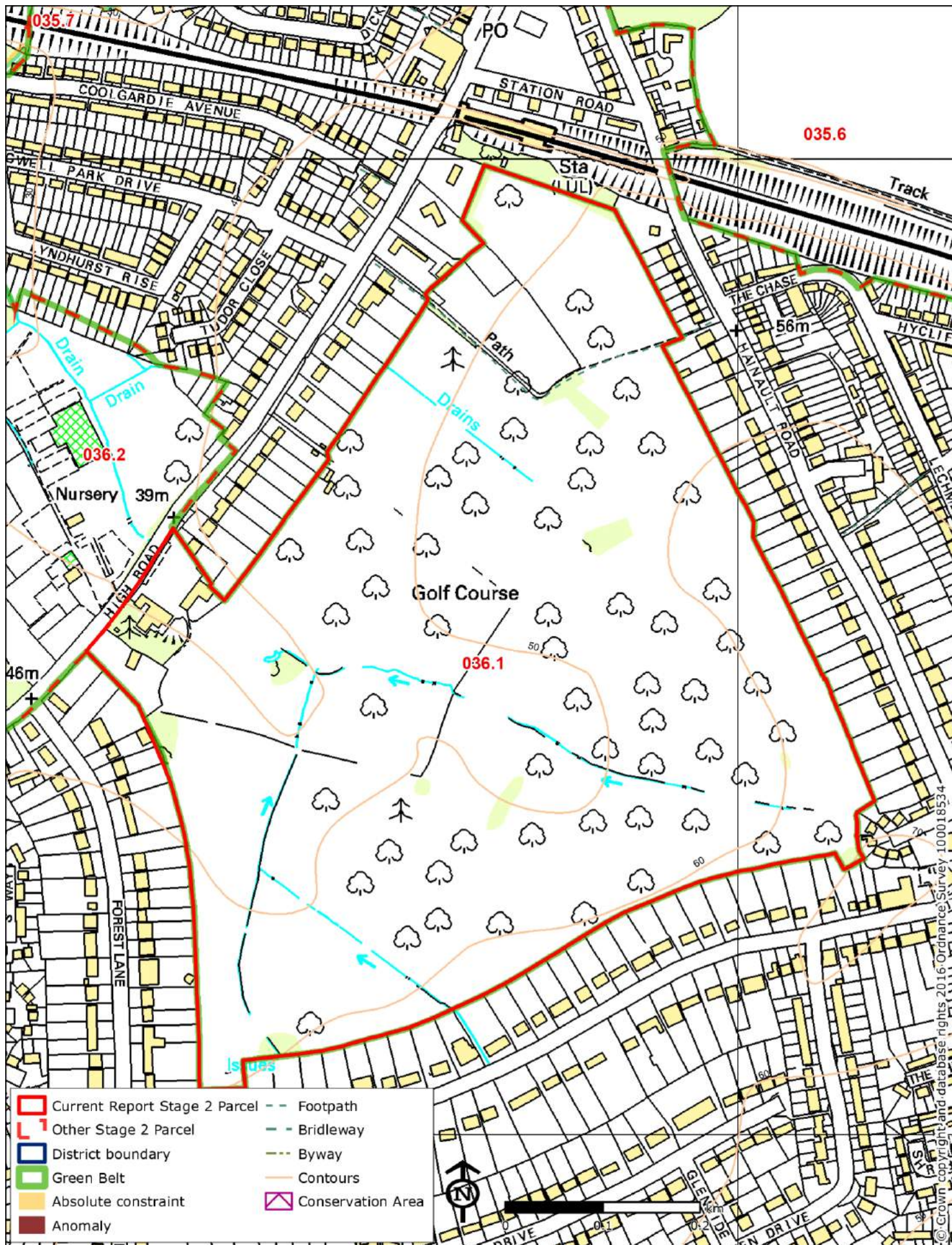
1st Green Belt Purpose	Relatively Strong	4
2nd Green Belt Purpose	Moderate	3
3rd Green Belt Purpose	Moderate	3
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas	Relatively Strong - 4
<p>(1) The parcel adjoins the LB Redbridge at the southern border of the Epping Forest district boundary between the M11 and the western edge of Woodford Bridge. It also adjoins Grange Hill which although part of Epping Forest District is contiguous with London (LB Redbridge).</p> <p>(2) The parcel adjoins DSR-035, DSR-038 and DSR-039 acting as a strategic barrier to the growth of London (Grange Hill / Woodford Bridge) to the east and south and Woodford to the west. Chigwell Golf Club and the undeveloped land to the west of the A113 create two areas of undeveloped gap between Chigwell in the north and Grange Hill Woodford Bridge in the south which are part of greater London. Development extends south of Chigwell and north from Woodford Bridge along High Road (A113).</p> <p>(3) Strong western boundary created by the M11 motorway and parts of northern boundary created by the Central line. However, the other boundaries are weak as they are formed by residential gardens.</p>	
2. Prevent neighbouring towns from merging into one another	Moderate - 3
<p>(4) The parcel itself is situated south and southwest of Chigwell. The parcel forms part of a gap or space between the towns of Chigwell and Buckhurst Hill.</p> <p>(5) Strong western boundary created by the M11 motorway and parts of northern boundary created by the Central line. However, the other boundaries are weak formed by residential gardens.</p> <p>(6) The distance between the towns Chigwell and Buckhurst Hill is 1.2km.</p> <p>(7) There are no well-used thoroughfares in the parcel between the towns.</p> <p>(8) There are no well-used thoroughfares in the parcel between the towns.</p> <p>(9) The M11 , the Central Line and the body of water to the east of Buckhurst Hill form very strong boundaries between the settlements of Chigwell and Buckhurst Hill as they relate to this parcel .A reduction in the gap is not likely to compromise the separation of the towns in physical terms with the M11 acting as a strong boundary to coalescence.</p> <p>(10) Depending on the scale and location of development there could be a reduction in the gap in visual terms. Some development adjoining the urban areas could be considered appropriate provided the visual openness of the gap is not affected.</p>	
3. Assist in safeguarding the countryside from encroachment	Moderate - 3
<p>(11) The land west of the High Road (A113) consists mostly of patches of woodland and the playing fields of West Hatch High School. The land to the east of the High Road (A113) consists of the Chigwell Golf Course.</p> <p>(12) The parcel encompasses an undulating landform, which provides open views to the edges of Chigwell, to the north, as well as Hainault and Grange Hill to the south. Given that the landform forms relatively strong slope at the urban edges of Chigwell, Hainault and Grange Hill, it is likely that the topography prevents encroachment of development.</p> <p>(13) The parcel has not been encroached by built development or other urbanising elements.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Chigwell**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 036.1

Parcel Size (Ha) - 41.06

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies close (to the north) to the large built-up area of London, where the southern part of Chigwell (Grange Hill - this could be perceived as the northern-most part of Greater London) merges with the London Borough of Redbridge (Hainault). The parcel could therefore be considered to contribute to the edge of what is perceived as the north of the London area. The parcel also acts as a strategic barrier, in combination with other land within parcels 036.2 and 3, 038.1 and 035.6, to the growth of London (Woodford Bridge to the south and west and Hainault/ Grange Hill to the south and east). The Green Belt designation is therefore considered to act as an integral restriction to the sprawl of London north-wards.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the south of Chigwell's village core. It lies within the gap between Chigwell and London which is less than 1km in this area, and forms a gap between the core of the village of Chigwell and the southern part of Chigwell (Grange Hill) which merges with Greater London to the south.	
Merging of Chigwell (southern part) and London has already occurred to a degree (at the junction of High Road/ Hainault Road). However, development within the parcel would lead to a substantial reduction of the remaining separation between the two areas of Chigwell (the village core with Grange Hill to the south of the parcel), and thereby result in a substantial reduction/ merging of the towns of Chigwell and London.	
The parcel is also located within a gap between the towns of Chigwell and Buckhurst Hill, which is approx. 1.2 km in this area. However, other areas of land (the M11, central line and body of water to the east of Buckhurst Hill) form strong barriers that would prevent separation. Development within the parcel may reduce the perception of the gap between the towns in visual terms to a small degree, although development would not be brought physically closer to Buckhurst Hill than currently exists at the western extent of Chigwell.	
The higher rating than the Stage One assessment is due to the direct relationship of the parcel between the towns at this more detailed scale of assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Weak
The parcel is currently used as a golf course (Chigwell Golf Course); it does not contain any buildings except for the club house and a single residence in the north western corner of the parcel but it is entirely surrounded by development which prevent views in from public vantage points. The parcel is characterised by a valley landform, with a stream cutting east/west through the centre of the parcel which continues west into the adjacent parcels (and therefore connects to the wider countryside to an extent). The land within the parcel rises to the north and south. This provides open views to the surrounding settlements of Chigwell to the north, and Hainault and Grange Hill to the south.	
As the parcel is entirely surrounded by development, the Green Belt designation is not considered to have safeguarded the countryside from encroachment to a strong degree. The Green Belt designation within the parcel may have prevented the land from being infilled with development, although the strong relationship of the parcel to the surrounding settlement (visually and physically) and the amenity land use of the parcel, indicate that development within the parcel would be unlikely to cause substantial harm to the wider Green Belt in respect of Purpose 3.	
This differs from the Stage One assessment for DSR-035 because at the more detailed scale this particular parcel is surrounded by devleopment and is therefore considered to perform weakly against this purpose. The Stage One parcel included land further from the settlement edge.	

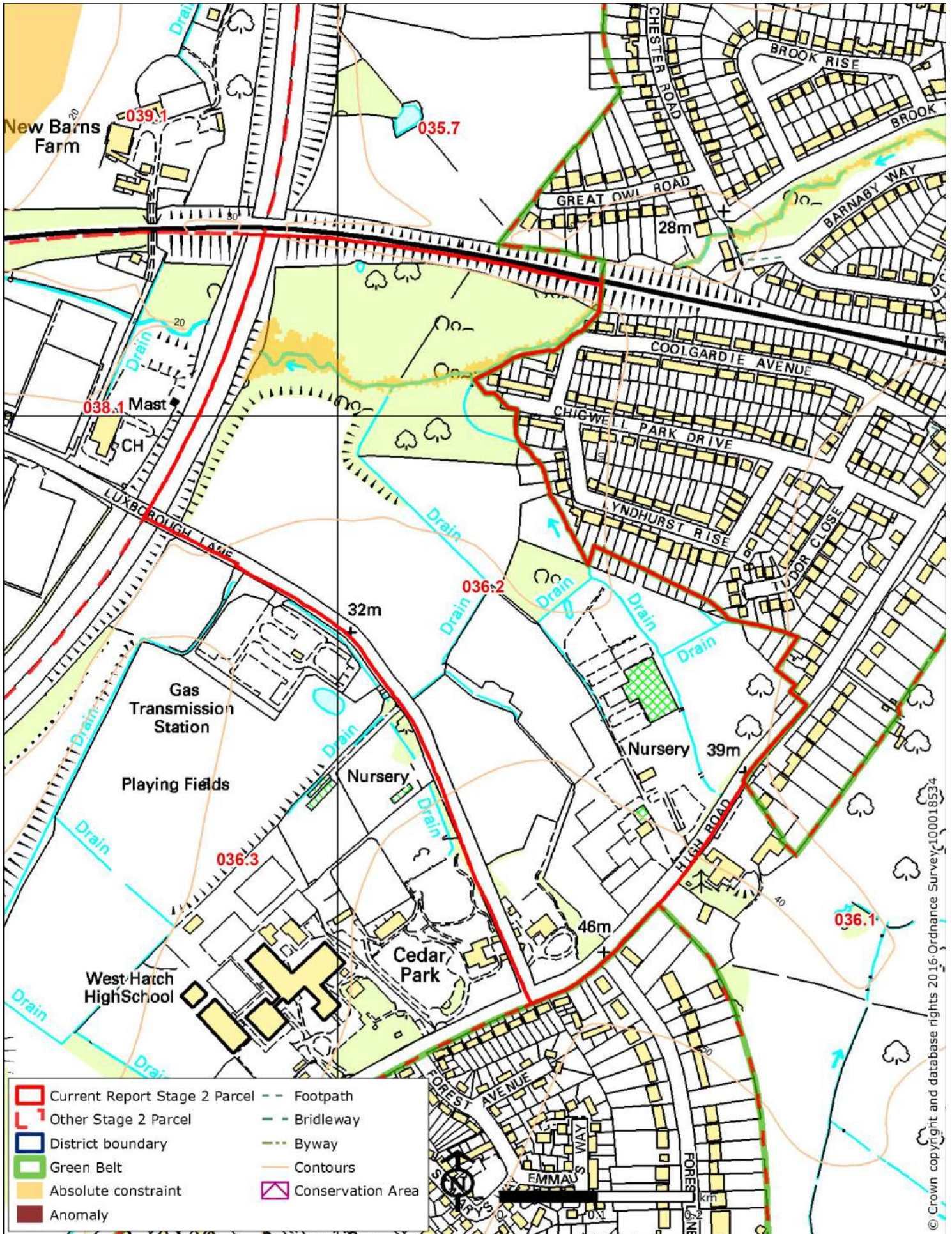
Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell**

Settlement Type: **Large Village**

Stage 2 Assessment



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Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 036.2

Parcel Size (Ha) - 24.76

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

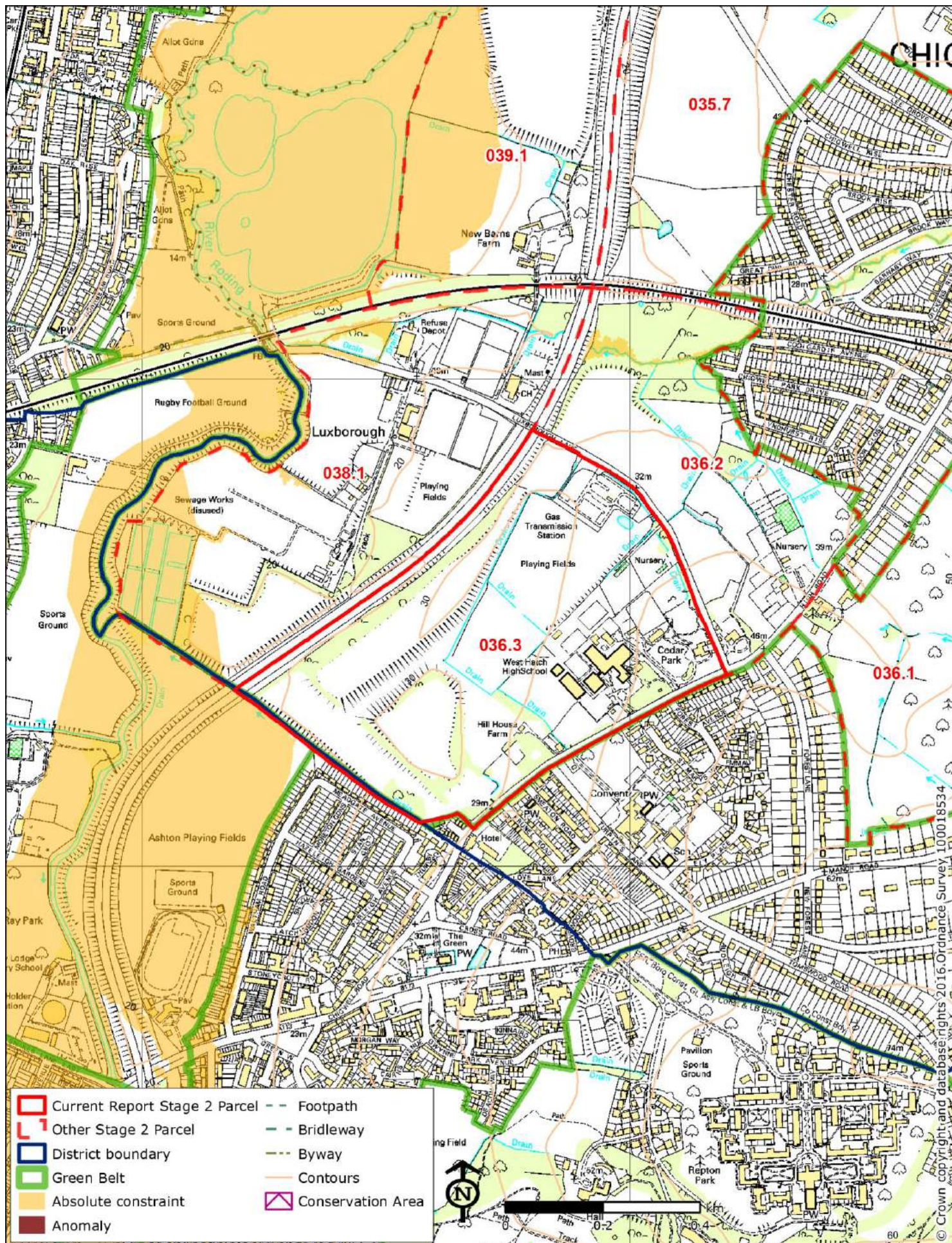
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies close (to the north) to the large built-up area of London, where the southern part of Chigwell (Grange Hill area - this could be considered/ perceived as the northern-most part of Greater London) merges with the London Borough of Redbridge (Woodford Bridge). The parcel also acts as a strategic barrier, in combination with other land within parcels 036.1 and 3, 038.1 and 035.6, to the growth of London (Woodford Bridge to the south and west and Hainault/ Grange Hill to the south and east). The Green Belt designation is therefore considered to act as an integral part of the strategic network restricting the sprawl of London north-wards.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the south of Chigwell's village core. It lies within the gap between Chigwell and London which is approx. 1km in this area, and forms a gap between the core of the village of Chigwell and the southern part of Chigwell (Grange Hill) which merges with Greater London to the south.	
Merging of Chigwell (southern part) and London has already occurred to a degree. However, development within the parcel would lead to a substantial reduction of the remaining separation between Chigwell village core with Grange Hill to the south of the parcel, and thereby result in a substantial merging of the towns of Chigwell and London.	
The parcel is also located within a gap between the towns of Chigwell and Buckhurst Hill, which is approx. 1.2km in this area. However, other areas of land (the M11, central line and body of water to the east of Buckhurst Hill) form strong barriers that would prevent separation. Development within the parcel may reduce the perception of the gap between the towns.	
The higher rating than the Stage One assessment is due to the direct relationship of the parcel between the towns at this more detailed scale of assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel currently contains a some development, including a nursery and residential dwelling in the southern part of the parcel. The remainder of the parcel contains woodland, open fields and back gardens. The parcel is characterised by a valley landform which slopes down towards the west towards the River Roding. The outer boundaries of the parcel are relatively strong (Luxborough Lane to the south west and the M11 to the north west), and enforced by land which rises to the south west of the parcel, potentially providing a degree of containment to new development if the parcel was to be developed.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The southern half of the parcel contains existing development (dwellings and a nursery), and has a visual and physical relationship with development within the settlement of Chigwell adjacent, to the north of the parcel. An alternative boundary could be drawn along the stream/ tree belt/ field boundaries; although the resulting sub-parcel is considered perform the same overall and would therefore not significantly alter the assessment.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 036.3

Parcel Size (Ha) - 42.45

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	Strong
The parcel lies adjacent to the large built-up area of London (Woodford Bridge, in the London Borough of Redbridge). The parcel also acts as a strategic barrier, in combination with other land within parcels 036.1 and 036.2, 038.1 and 035.6, to the growth of London (Woodford Bridge to the south and west and Hainault/ Grange Hill to the south and east). The Green Belt designation is therefore considered to act as an integral part of the strategic network restricting the sprawl of London north-wards.	
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	Strong
The parcel lies to the south west of Chigwell (core), within the gap between Chigwell and London which is approx. 1km in this area. Merging of Chigwell (southern part) and London has already occurred to a degree to the south of the parcel. However, development within the parcel (including cumulative development of the adjacent parcel 036.2 from the south of Chigwell) would lead to a substantial reduction/ merging of the towns of Chigwell and London. The parcel is also located within a gap between the towns of Chigwell and Buckhurst Hill, which is approx. 1.2km in this area. However, other areas of land (the M11, central line and body of water to the east of Buckhurst Hill) form strong barriers that would prevent separation. Development within the parcel may reduce the perception of the gap between the towns. The higher rating than the Stage One assessment is due to the direct relationship of the parcel between the towns at this more detailed scale of assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel currently contains some development, including buildings and playing fields of West Hatch High School, dwellings at Cedar Park (this part has a relatively greater urbanising influence due to black metal security fencing which relates in character to the rest of the main settlement) in the east of the parcel and a sub station in the north east of the parcel. The remainder of the parcel contains fields and areas of woodland. The parcel shares some relationship with settlements to the south west and south east (Woodford Bridge and Grange Hill) and the outer (north eastern) boundary formed by the M11 is relatively strong which may help to physically safeguard the wider countryside if the parcel was to be developed. However, the undulating topography and open views indicate that new development is likely to be visible in the wider countryside, potentially contributing to the perception of encroachment to a degree. Furthermore the existing boundary with the settlement is well-defined, and the development within the parcel is of a lower density and set within spacious grounds, thereby relating more to the wider countryside than the settlement.	
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	No Contribution
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell**Settlement Type: **Large Village****Stage 1 Assessment****Parcel** DSR 038 - Southwest of M11 and the London Underground Fairlop Loop**Parcel Size (Ha)** - 42.84**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

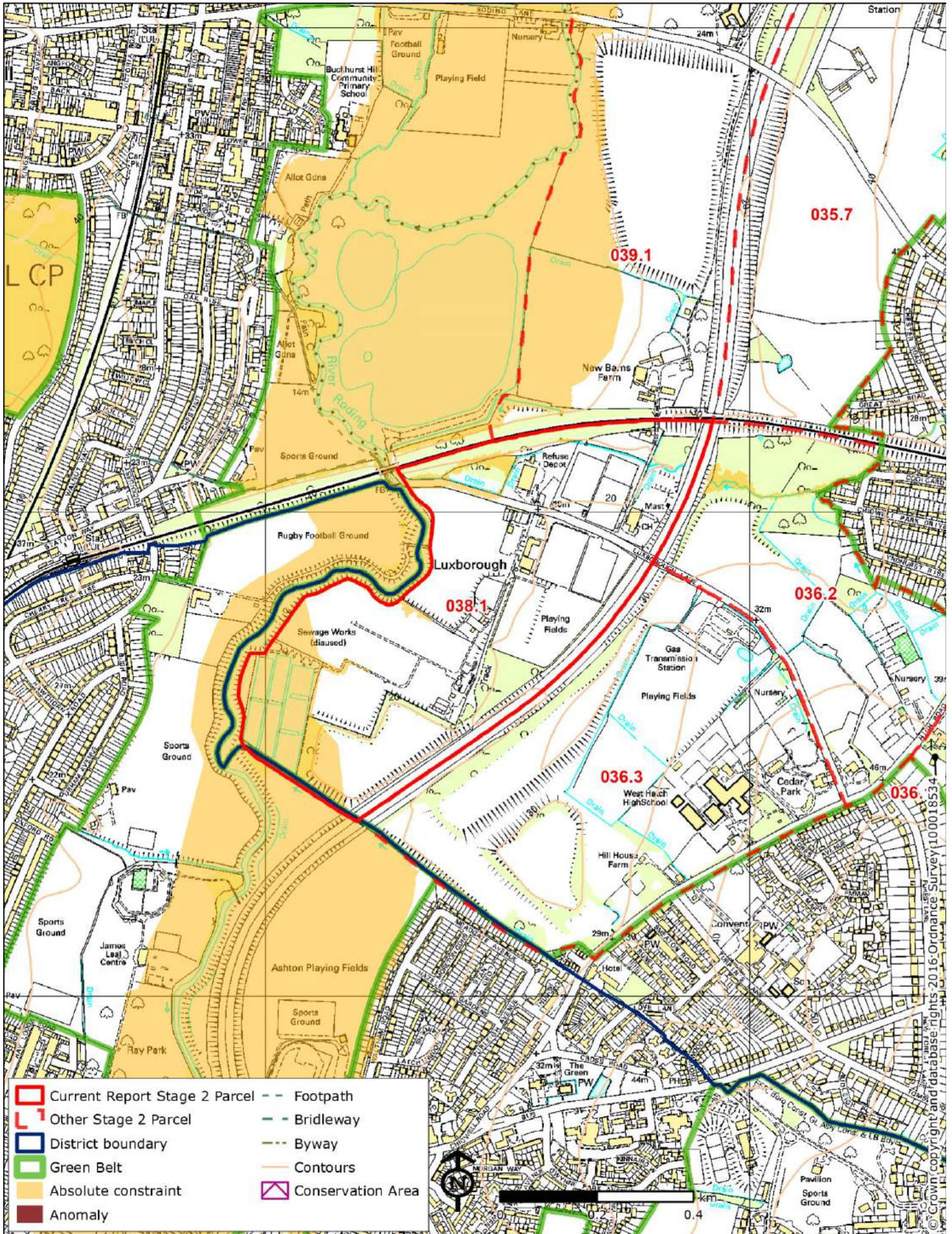
1st Green Belt Purpose	Relatively Strong	4
2nd Green Belt Purpose	Moderate	3
3rd Green Belt Purpose	Relatively Weak	2
4th Green Belt Purpose	No Contribution	0
Total		9

1. Check the unrestricted sprawl of large built-up areas	Relatively Strong - 4
<p>(1) Parcel adjoins LB Redbridge to the south. It is separated from the built up area of Woodford Green by playing fields. To the south east corner of the parcel, some properties on the edge of Woodford Green are visible where vegetation becomes sparse.</p> <p>(2) The parcel forms an important gap, defined by the M11 and river in west and east, respectively, preventing the sprawl of the London urban expanse from the west, south and east.</p> <p>(3) The parcel is contained by the London Underground railway railway line to the north, River Roding to the west and the M11 to the south-east. Woodford Green is located beyond the playing fields to the west of the parcel. The River Roding its flood plain and playing fields appear to have prevented the eastward growth of Woodford Green. The river forms an important feature that has prevented the sprawl of this large urban area. If this boundary were breached sprawl would likely be prevented by the M11.</p>	
2. Prevent neighbouring towns from merging into one another	Moderate - 3
<p>(4) The parcel forms part of a gap or space between the towns of Chigwell and Buckhurst Hill.</p> <p>(5) The site is bounded by the London underground railway track to the north; the M11 to the east and the River Roding to the south and west. A track crosses through the centre of the parcel with some residential properties on the western side (to south of Luxborough Lane) and treed boundary between Old Loughtonians Hockey Club and Refuse Depot (to north of Luxborough Lane). East of the track has remained relatively undeveloped in part due to flooding constraints. The flood plain has provided a strong physical natural barrier preventing development at Buckhurst Hill / Woodford Green from expanding eastwards. The M11 and River Roding combine to form an important barrier preventing the coalescence of Chigwell in the east and Buckhurst Hill/ Woodford Green in the west.</p> <p>(6) The distance between the towns Chigwell and Buckhurst Hill is 1.2km.</p> <p>(7) There is no evidence of ribbon development within parcel. The only residential properties are located within the southern parts of Luxborough Lane by the track running to the water works site and along the track itself.</p> <p>(8) Vegetation & topography along Luxborough Lane prevent views into the parcel.</p> <p>(9) A reduction in the gap would not compromise the separation of the towns in physical terms. The parcel does not physically adjoin any existing towns, and is well contained by the M11 and the River Roding.</p> <p>(10) A strategic release of the Green Belt in this parcel, whilst not resulting in the physical coalescence, is likely to compromise the visual separation of settlements. Where the vegetation becomes sparser to the southeast, visual connection would be much more pronounced.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Weak - 2
<p>(1) The Green Belt designation in this land parcel does protect countryside uses as much of the area that adjoins the M11, at the south-western boundary is used for outdoor sports and recreation however no or very little land is used for agriculture. The remaining land consists of a disused sewage treatment works with patches of woodland and overall the countryside is of rather low quality in this parcel.</p> <p>(2) The River Roding runs along the boundary, to the west, creating a gently undulating landform that gradually becomes slightly more level, to the north east. It is unlikely that the topography of the land and location relative to existing development would prevent encroachment.</p> <p>(3) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Chigwell**

Settlement Type: **Large Village**

Stage 2 Assessment



- Current Report Stage 2 Parcel
- Other Stage 2 Parcel
- District boundary
- Green Belt
- Absolute constraint
- Anomaly
- Footpath
- Bridleway
- Byway
- Contours
- Conservation Area

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Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 038.1

Parcel Size (Ha) - 40.85

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Strong
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies adjacent to the large built-up area of London to the east and south (the London Borough of Redbridge). There is some intervisibility between the south eastern corner of the parcel and properties on the edge of Woodford Green. However, the parcel adjoins Green Belt land on the outer edge of the LB Redbridge, consisting of a sports ground and playing fields on the outer edge of Woodford. The parcel is therefore considered to contribute to the prevention of sprawl in combination with the land within the Green Belt in the LB Redbridge, and strong boundaries that may help to contain sprawl including the River Roding and its flood plain, and the M11.	
The parcel does act as a strategic barrier, in combination with other land within parcels 036.1, 036.2 and 036.3 and 035.6, to the growth of London (Woodford to the south west, Woodford Bridge to the south and west and Hainault/Grange Hill to the south and east).	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel forms part of the gap between the towns of Woodford/ Woodford Bridge in the LB Redbridge/ Buckhurst Hill within Epping Forest District, and Chigwell. This gap is approx. 1.2km in this area. Other constraints are likely to prevent towns from merging - including the flood zone constraint and the River Roding which has provided a strong physical natural barrier to development expanding eastwards from Buckhurst Hill/ Wood Green. The parcel, in combination with the M11 and River Roding, forms an important barrier preventing the coalescence of Chigwell in the east and Buckhurst Hill/ Woodford Green in the west.	
As stated in the Stage One assessment, if development were to occur within the parcel in isolation, no physical merging between the towns would result as the parcel does not adjoin any settlement. However, if cumulative development occurred in combination with adjacent parcels (e.g. 036.2 or 036.3) this may result in the perception of merging of the towns and is likely to compromise the visual separation of settlements. Therefore, the parcel is considered to perform strongly in relation to this purpose.	
The higher rating than the Stage One assessment is due to the direct relationship of the parcel between the towns at this more detailed scale of assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel contains some development including disused sewage treatment works, and patches of woodland. There is little sense of encroachment within the parcel. The parcel boundaries are strongly defined by the River Roding and floodplain to the west, and the M11 to the east. If the parcel was developed it is considered likely that it would be perceived as encroachment into the wider countryside as it would be separated from the M11 barrier and would not be visually contained by the River Roding barrier. It is therefore considered that the Green Belt designation does safeguard the countryside from encroachment within this parcel.	
The higher rating for this parcel reflects the overall lack of encroachment in the parcel. Although the Stage One assessment noted that the quality of the countryside is low, this does not contribute to the performance of the parcel in Green Belt terms.	

Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chigwell**Settlement Type: **Large Village****Stage 1 Assessment**

Parcel DSR 039 - East of Buckhurst Hill

Parcel Size (Ha) - 261.04

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate	3
2nd Green Belt Purpose	Strong	5
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		13

1. Check the unrestricted sprawl of large built-up areas	Moderate - 3
<p>(1) The south- western edge of the parcel adjoins Woodford (LB Redbridge) and adjoins at the rugby ground. The parcel forms an important gap, defined by the M11 and river in west and east, respectively, preventing the sprawl of the London urban expanse from the west, south and east.</p> <p>(2) The parcel adjoins DSR-038 and DSR-036, which together restrict sprawl from greater London.</p> <p>(3) The London Underground railway line at the southern boundary provides a strong defensible boundary as does the River Roding and associated body of water in the southwest corner of the parcel.</p>	
2. Prevent neighbouring towns from merging into one another	Strong - 5
<p>(4) The parcel forms part of a gap or space between the towns of Chigwell and Buckhurst Hill and Chigwell and Loughton / Debden. The parcel also performs a role in preventing further merger of Loughton / Debden and Buckhurst Hill.</p> <p>(5) The eastern and southern boundaries, are formed by the M11 and the London underground railway track which are both very strong boundaries. The River Roding runs north / south through the middle of the parcel forming a strong boundary. The western and north- western and the majority of the boundaries within the parcel are weak boundaries comprised of residential gardens, fields and nature reserve sites.</p> <p>(6) The distance between the towns Chigwell and Buckhurst Hill is 1.2km. The distance between the towns Chigwell and Loughton/Debden is 1.6km.</p> <p>(7) There is no evidence of ribbon development identified within the parcel.</p> <p>(8) As Chigwell Rise crosses the M11, some long views are possible toward Buckhurst Hill across the river valley. These views in particular create a perception of open countryside.</p> <p>(9) A reduction in the gap would not compromise the separation of the towns in physical terms. The majority of western boundary abuts Loughton/Debden and Buckhurst Hill. However, Chigwell in the east is physically separated from Loughton /Debden and Buckhurst Hill by the strong infrastructure boundary created by the M11 and natural barrier formed by the River Roding.</p> <p>(10) A reduction in the gap is likely to compromise the visual perception of the gap between Loughton/Debden and Chigwell and Buckhurst Hill and Chigwell.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The parcel includes a number of nature reserve sites, as well as an extensive area which forms part of the River Roding Valley Local Wildlife Site. At the western boundary, which adjoins the urban edges of Buckhurst Hill and Loughton/ Debden there are a large amount of recreational grounds and allotment gardens, in addition to the sports grounds, playing fields and football grounds associated with Buckhurst Hill Community Primary School. The majority of the PRoWs are concentrated at the south- eastern edge of the parcel. The River Roding gently meanders through the parcel and includes a patchwork of small scale arable fields and pockets of woodland. There is a large lake (ex-gravel extraction for the motorway) in the southwest in the southwest section of the parcel which stocked with fish and has an active angling club.</p> <p>(12) The parcel encompasses the lower section of the river Roding that has gently or steeply sloping valley sides, which dissect an otherwise gently undulating landform often facilitate views across and along the valley to the towns of Loughton and Buckhurst Hill, to the west however it is unlikely that the topography of the land in this parcel would prevent encroachment.</p> <p>(13) The parcel has been encroached by approx. 1.26% (3.28 hectares) of built development east of Buckhurst Hill and Loughton.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 039.1

Parcel Size (Ha) - 52.64

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

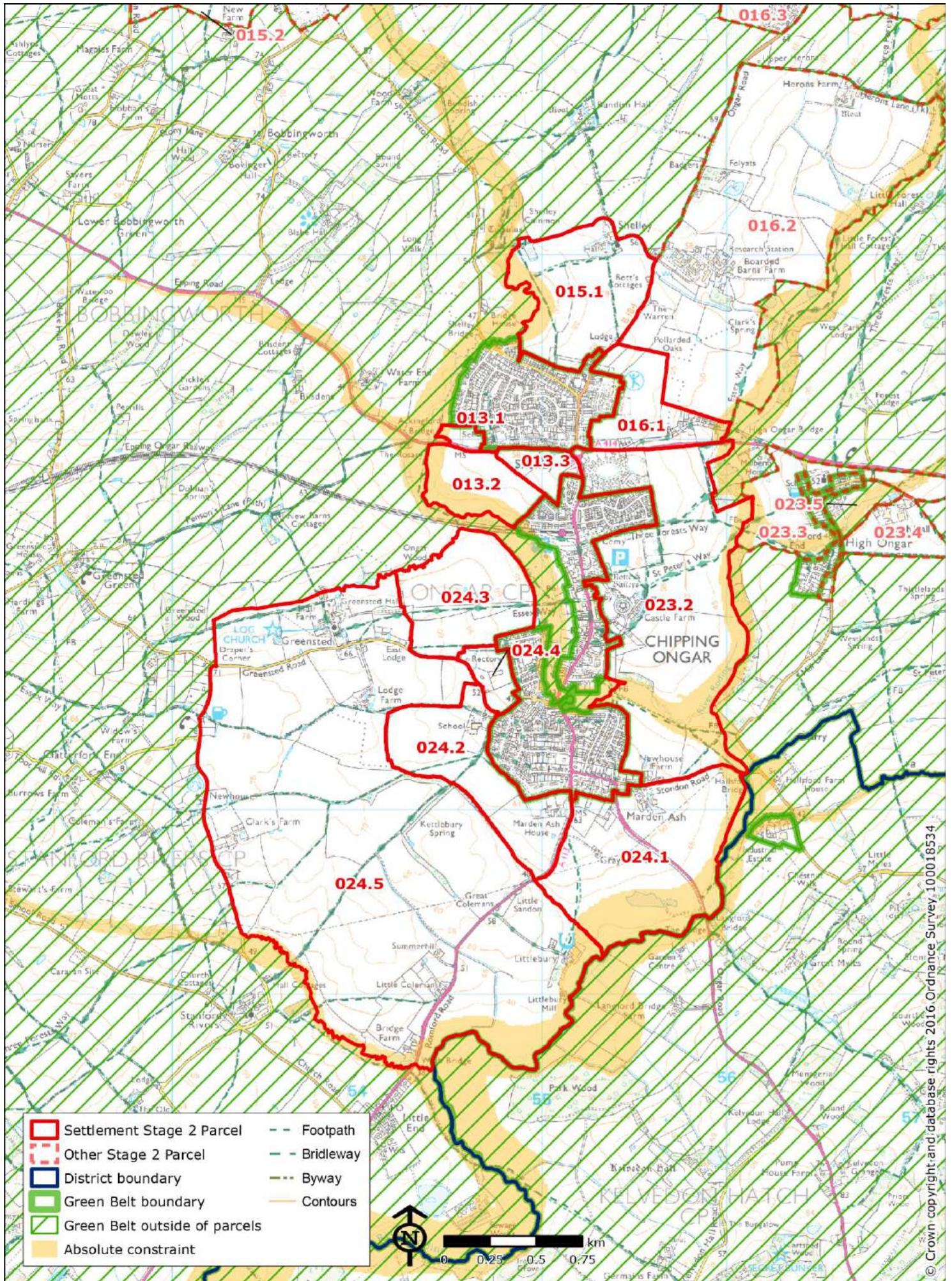
1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies close to the large built-up area of London to the south (the London Borough of Redbridge). The parcel is considered to contribute to the prevention of sprawl from London in combination with intervening areas of land (including the London Underground line at the southern boundary which provides a strong barrier, thereby weakening the role of the Green Belt designation in relation to Purpose 1) and as part of a network of parcels (including parcels 038.1, 036.2 and 036.3).	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel forms part of the gap between the towns of Chigwell and Buckhurst Hill and Chigwell and Loughton/ Debden. The gap is approx. 1.2km in this area. Other constraints are likely to prevent towns from physically merging - including the flood zone constraint and the River Roding which has provided a strong physical natural barrier to development expanding eastwards from Buckhurst Hill. The parcel is important in contributing to these and forms a critical part of the visual gap between Chigwell in the east and Buckhurst Hill/ Loughton/ Debden in the west.	
If development were to occur within the parcel in isolation, no physical merging between the towns would result as the parcel does not adjoin any settlement. However, if cumulative development occurred in combination with adjacent parcels (e.g. 035.7) this is likely to result in the perception of merging of the towns. There is existing intervisibility between the towns (e.g. from the B170) and development within the parcel is likely to reduce the distinction between the separate settlements. Therefore, the parcel is considered to perform strongly in relation to this purpose.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains some development including a college and commercial buildings in the north of the parcel and New Barns Farm in the south of the parcel, however urbanising influences are limited due to the dispersed arrangement of the development.	
The parcel boundaries are strongly defined by the River Roding and floodplain to the west, and the M11 to the east. If the parcel was developed it is considered likely that it would be perceived as encroachment into the wider countryside as it would be separated from the M11 barrier and would not be visually contained by the River Roding barrier. It is therefore considered that the Green Belt designation does safeguard the countryside from encroachment within this parcel.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chipping Ongar**

Settlement Type: **Town**



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Settlement: **Chipping Ongar**Settlement Type: **Town****Description of broad locations for further assessment**

The Green Belt land within the defined buffer is restricted by absolute constraints to the east and north west. The remaining land aligns with Church Lane, Ongar Road (B184) and Herons Lane to the south; and Mutton Row and a watercourse to the west.

Parcel	Features used to define parcel
013.1	Public Right of way lined by trees and vegetation forms an intermittently strong boundary to the south (no other stronger boundaries exist close to the settlement edge).
013.2	Cripsey Brook forms a strong boundary to the south and west of the parcel. The south western part of the parcel is within the flood zone constraint.
013.3	Public Right of way lined by trees and vegetation forms an intermittently strong boundary to the south (no other stronger boundaries exist close to the settlement edge).
015.1	Cripsey Brook forms a strong boundary to the west; hedgerow-lined Church Lane forms a strong boundary to the north; B184 forms a strong boundary to the east.
016.1	Eastern and northern boundaries formed by intermittent hedgerows - currently a relatively weak boundary but could be strengthened.
023.2	River Roding forms relatively strong boundaries to the south and east; A414 forms strong boundary to the north.
024.1	A113 forms strong boundary to the west; River Roding forms relatively strong boundary to the south; A128 forms strong boundary to the east.
024.2	Hedgerow field boundaries form relatively strong boundaries to the south and north; A113 forms strong boundary to the east.
024.3	The river forms a strong boundary to the north and intact hedgerows form strong boundaries to the west and south.
024.4	Hedgerow field boundaries form relatively strong boundaries to the west, north and east.
024.5	Vegetated field boundaries form relatively strong boundaries to the west and north, and the river forms a strong boundary to the south.

Parcel	Potential anomalies
013.1	None identified.
013.2	None identified.
013.3	None identified.
015.1	None identified.
016.1	The residential development at the Gables to the west of the parcel is a developed area with a similar pattern, form and character to the adjoining settlement to the west. It does therefore performs weakly against the Purposes of Green Belt and lacks openness, and should therefore be considered as a potential anomaly.
023.2	None identified.
024.1	None identified.
024.2	None identified.
024.3	None identified.
024.4	None identified.
024.5	None identified.

Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 1 Assessment****Parcel** DSR 013 - West of Chipping Ongar**Parcel Size (Ha)** - 160.97**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

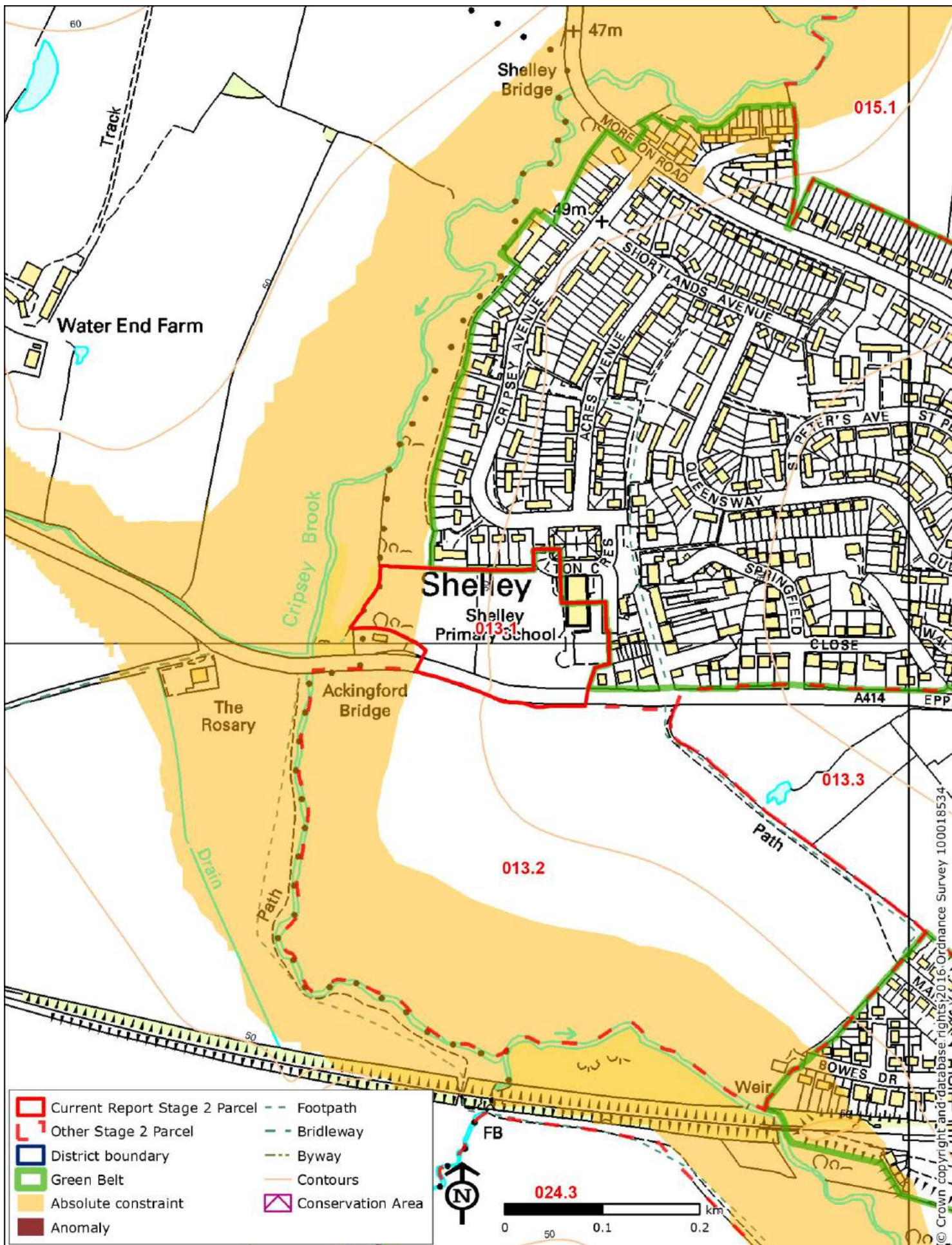
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Relatively Weak	2
Total		8

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to any built-up areas.</p>	
2. Prevent neighbouring towns from merging into one another	Weak - 1
<p>(4) The parcel itself is situated directly west of the town Chipping Ongar. It therefore provides, or forms part of a gap or space between the towns Chipping Ongar and North Weald Bassett</p> <p>(5) The parcel has a strong boundary to north provided by A414 and to the south by the railway line). The eastern boundary that adjoins with Ongar is weak in most places, relying mainly on back garden fences and hedges. The western boundary is a combination of wooded areas such as Miller's Grove and Dewley Wood connected by ditches and mature hedgerows and trees.</p> <p>(6) The distance of the gap between Chipping Ongar and North Weald Bassett is 3.6 km.</p> <p>(7) There is no evidence of ribbon development along the A414, between Chipping Ongar and North Weald Bassett.</p> <p>(8) The eastern edge of this parcel directly adjoins Chipping Ongar, and reaches westwards towards Tyler's Green and North Weald Bassett. It gives the perception of open countryside from the A414.</p> <p>(9) The reduction of the gap would not lead to the physical connection of two or more settlements.</p> <p>(10) A reduction in the gap would not compromise the separation of the towns visually. However development in the parcel is likely to lead to reduction of the overall openness of the parcel.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt in this location protects the countryside. The majority of land in the parcel is agricultural. There is an area of deciduous woodland (Pickle's Gardens) located close to the centre of the parcel and is visible from some distance, in numerous directions. This area of woodland contains a LoWS (Ep172). There is also an area of deciduous woodland that adjoins Chipping Ongar at the north- eastern parcel boundary and an area of unprotected woodland towards the south- western boundary.</p> <p>(12) The topography of DSR-013 is characterised by gently undulating agricultural (predominantly arable) fields that provide an open view to the urban edge of Chipping Ongar to the east. It is unlikely that the topography and location relative to existing development prevents encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	Relatively Weak - 2
<p>(1) The north eastern parcel boundary abuts the historic town Chipping Ongar. The eastern parcel boundary adjoins the historic core of the town Chipping Ongar, which is within a designated conservation area and contains a large number of listed buildings.</p> <p>(2) The parcel abuts the Great Stony Park conservation area at the northern edge of the historic town within Green Belt land. The Great Stony Park consists of residential buildings that are sited around a large central green. The layout of the site separates the buildings visually and physically from the land, north, south and west of the conservation area.</p> <p>(3) The contribution of the Green Belt land in relation to the northern edge of the town is limited, because of the isolated nature of the development (please see Q15 above). A 1950s residential development separates the Green Belt land within parcel DSR-013, from the central core of the historic town, at the south eastern boundary.</p> <p>(4) Although the north eastern parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.</p>	

Settlement: **Chipping Ongar**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 013.1

Parcel Size (Ha) - 2.67

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Weak
4th Green Belt Purpose	Relatively Weak
5th Green Belt Purpose	Not Assessed

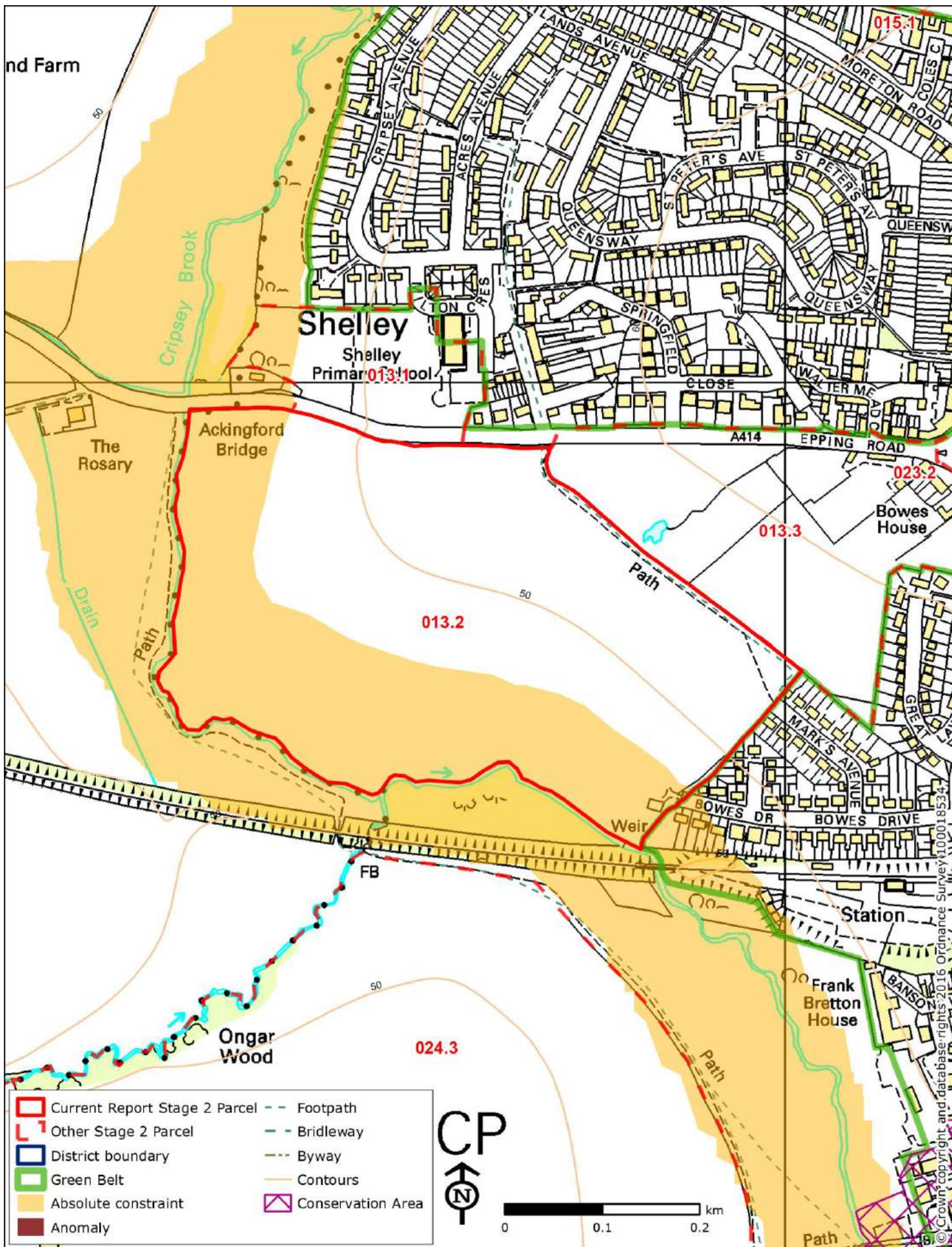
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the west of Chipping Ongar, adjacent to the settlement edge. It lies within the gap between Chipping Ongar and North Weald Bassett (to the west) which is 3.6 km in this location. However, the parcel lies within the overall envelope of the settlement of Chipping Ongar and therefore development within the parcel would not result in any reduction in the gap between the two towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Weak
The parcel contains school playing fields of Shelley County Primary School and a field of rough grassland. The parcel falls within the overall envelope of the existing settlement, which wraps around it to the north and east. The existing Green Belt boundary is defined by back gardens but relatively weakly defined to the east as the school playing field is more associated with the school than the countryside. The outer parcel boundaries are strongly defined by dense trees to the west and south along Epping Road, which could potentially contain development from the wider countryside.	
Stage One parcel DSR-013 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel does not adjoin the historic town of Chipping Ongar as defined in the Essex Historic Towns – Supplementary Planning Guidance (1999) or Chipping Ongar Conservation Area which is separated from the central core of the village by 1950s development.	
The parcel is enclosed by development to the north and east. There are few views in to the parcel from the historic core due to the parcel's location and surrounding development. It is considered that the parcel does not make a major contribution to the historic setting of Chipping Ongar and it is unlikely that extending development in this area would detract significantly from the overall setting of the town although the setting and character of the town may be affected to a smaller degree.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chipping Ongar**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 013.2

Parcel Size (Ha) - 18.58

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

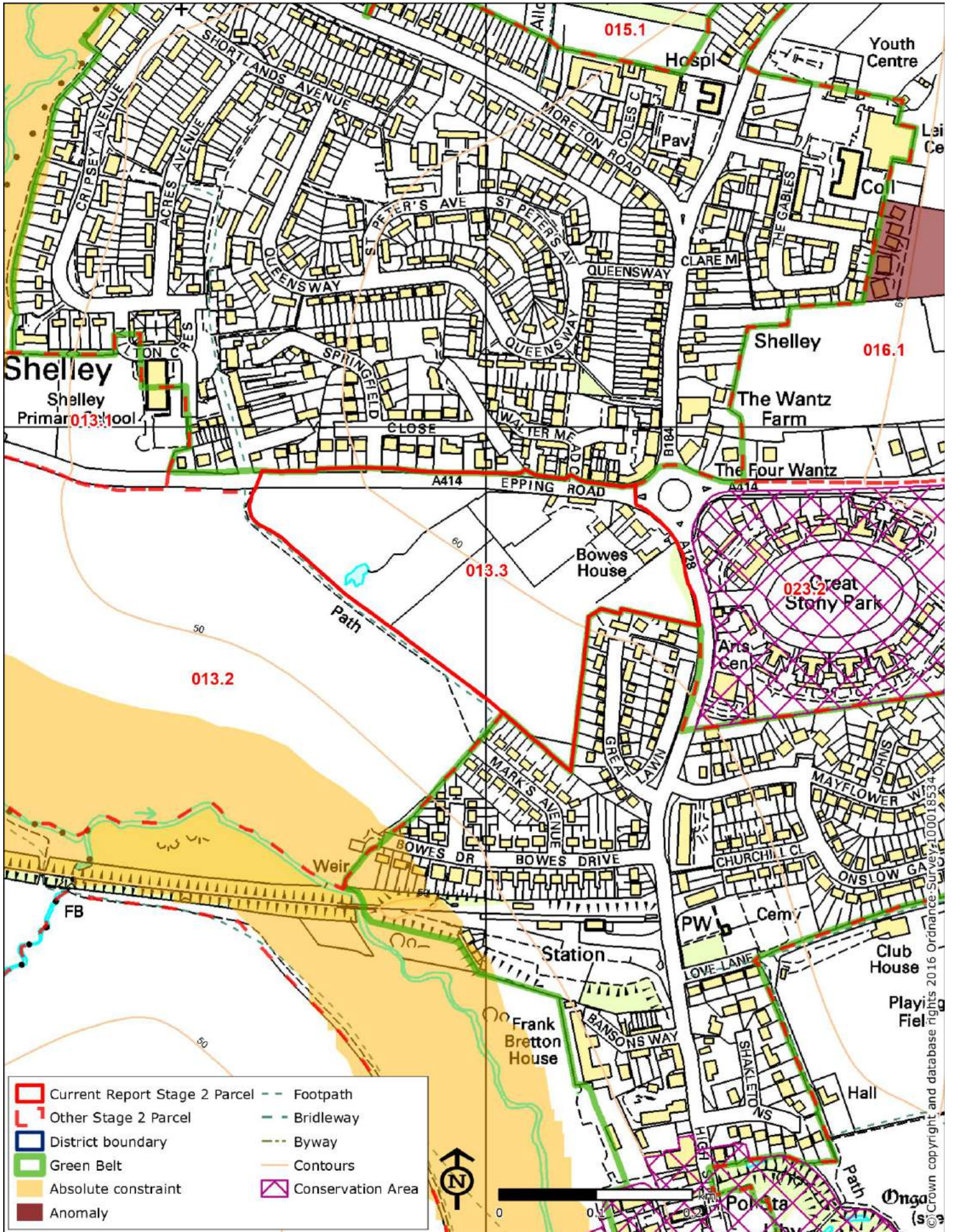
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the west of Chipping Ongar, separated from the settlement edge by parcel 013.3 to the east and north. It lies within the gap between Chipping Ongar and North Weald Bassett (to the west) which is 3.6 km in this location. However, the distance between the towns and the strong barrier of the Cripsey Brook to the west of the parcel means that the parcel makes a limited contribution to maintaining separation between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel currently contains no development, and consists of an arable field with strong rural character. The outer parcel boundary (to the west) is relatively strongly defined by the Cripsey Brook. The existing Green Belt boundary to the adjacent settlement to the east of the parcel is relatively weakly defined by low hedges and the open-ended Bowes Drive, providing a harsh urban edge. Topography slopes down towards the south of the parcel to the river valley, providing strong intervisibility with the wider countryside to the west, indicating that any new development that took place within the parcel may be visible from the wider countryside. However, the relationship of the parcel with the settlement to the north, east and south (physically the developed areas of the settlement surround the parcel and there is also strong intervisibility with the surrounding settlement), and the strong boundary to the west implies that this may be less likely to be perceived as encroachment in terms of the wider countryside.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Strong
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The south eastern parcel boundary is close to the historic town of Chipping Ongar (approximately 150m to the railway station area) as defined in the Essex Historic Towns – Supplementary Planning Guidance (1999). The parcel does not adjoin Chipping Ongar Conservation Area which is separated from the central core of the village by 1950s development. However, the parcel is also close to the Stony Park Conservation Area to the east (approximately 200m).	
The parcel has an open character which may be glimpsed in views from some parts of the historic core, including the railway. The open aspect of the Green Belt countryside provides a valuable setting to the historic market town. The 1950s development to the south of the parcel interrupts the physical and visual relationship between the historic core and the surrounding countryside to a degree. However, it is considered that the openness of the parcel contributes to the setting of the historic market town and that extending development in this area, particularly to the west of the parcel, may detract from the overall setting of the town, such as within views of/ from the railway and in the historic features of the agricultural landscape that remain as visual clues to the development and market town function of Chipping Ongar.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chipping Ongar**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 013.3

Parcel Size (Ha) - 7.41

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Weak
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the west of Chipping Ongar, adjacent to the settlement edge. It lies within the gap between Chipping Ongar and North Weald Bassett (to the west) which is 3.6 km in this location. However, the parcel lies within the overall envelope of the settlement of Chipping Ongar and therefore development within the parcel would not result in any reduction in the gap between the two towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Weak
The parcel is known as Bowers Field and partially divides the northern part of Chipping Ongar from the southern part. The parcel contains some properties with back gardens in the north and east of the parcel, adjacent to the A414/ A128 roundabout. The remainder of land within the parcel is rough open fields with some trees.	
The existing Green Belt boundary (to the north and east) is only relatively weakly defined as houses occur to the south of Epping Road and (outside the parcel) to the west of High Street (where the roads might otherwise have formed a strong boundary). The outer parcel boundary (south western boundary) is sparse in places, defined by trees with some lower vegetation allowing filtered views through - this would require strengthening in order to form a new potential Green Belt boundary. Furthermore, the topography slopes to the south-west, away from the settlement and therefore any new development within the parcel may be visible in the wider countryside and be perceived as encroachment. Nevertheless the parcel relates strongly to the settlement and lies within the overall envelope of the settlement, which wraps around the parcel to the north, east and south. This is considered likely to limit the encroaching influences on the wider countryside of potential new development in the parcel if well-designed.	
Stage One parcel DSR-013 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Strong
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The eastern parcel boundary adjoins part of the historic town of Chipping Ongar as defined in the Essex Historic Towns - Supplementary Planning Guidance (1999). The parcel does not adjoin Chipping Ongar Conservation Area which is separated from the central core of the village by 1950s development. However, the parcel does adjoin the Stony Park Conservation Area to the east.	
The parcel is enclosed by development to the north, east and south, lying between development in the northern part of Chipping Ongar and the 1950s development to the south. There are few views in to the parcel from the historic core due to the parcel's location and surrounding development. However, the parcel contributes to the openness of the approach to Chipping Ongar from Epping Road to the west and shares a physical connection to the Great Stony Park Conservation Area.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 015 - North of Chipping Ongar

Parcel Size (Ha) - 2,532.26

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

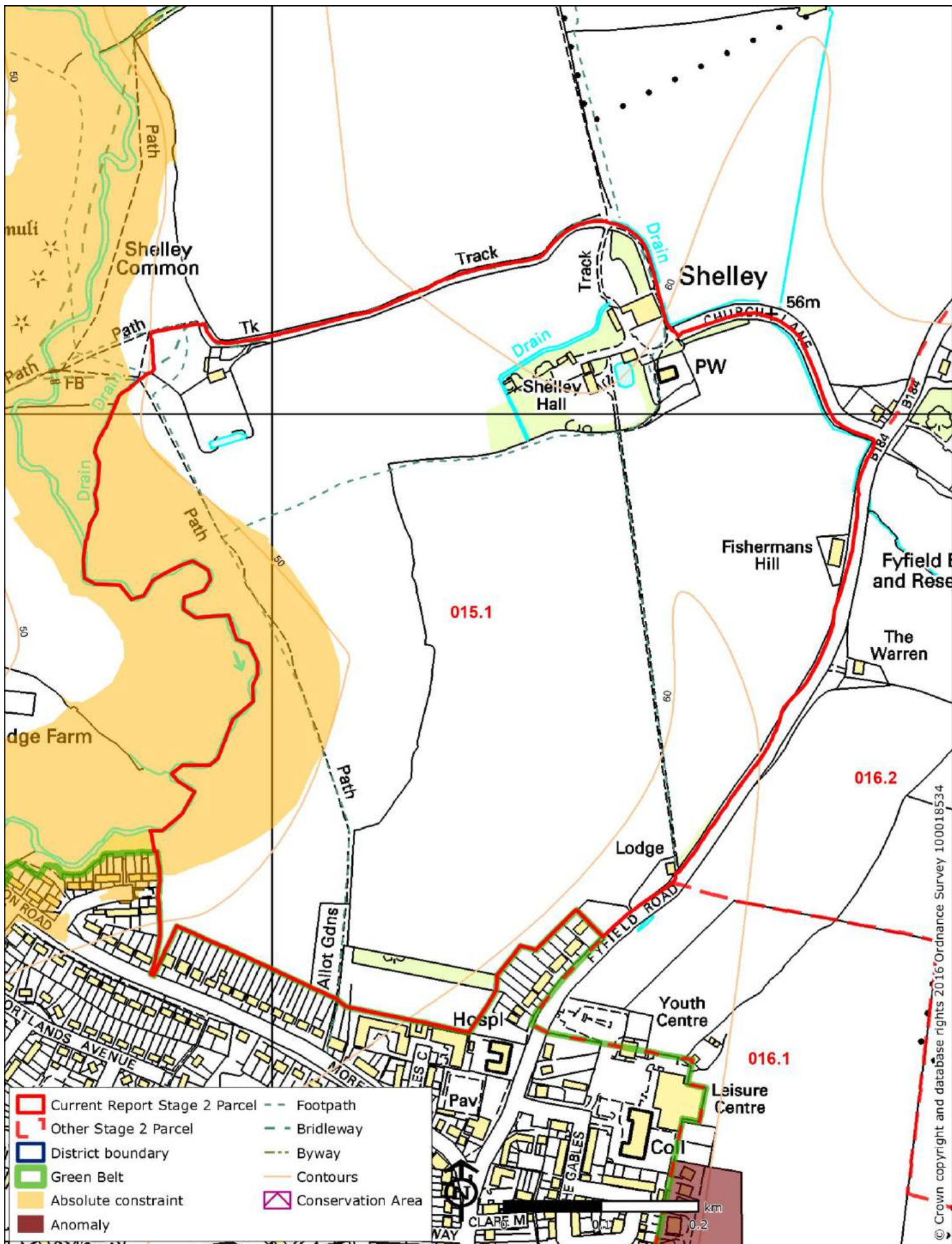
1st Green Belt Purpose	Moderate	3
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		8

1. Check the unrestricted sprawl of large built-up areas	Moderate - 3
<p>(1) The parcel provides an effective barrier against sprawl from Harlow, at the northeast border of Epping Forest District.</p> <p>(2) The parcel adjoins DSR-007 at the south western boundary. Both parcels are situated directly east of the M11, which provides a strong defensible boundary against potential sprawl from the eastern urban edge of Harlow.</p> <p>(3) The parcel has strong northern boundary provided by Matching Road and Harlow Road as well as the bottom of Matching. The boundary is less strong around the edge of Matching Green, where it consists mostly of hedge rows or fences. The eastern boundary is strong where it follows the roads of Little Laver Road, Moreton Road and Ongar Road (B184). However there are long sections where the parcel boundary follows nothing on the ground. The southern boundary adjoins the urban edge of Chipping Ongar and follows the roads of Moreton Road, Stony Lane and Ashlyns Lane. Although the roads provide a strong defensible barrier, there are areas along the boundary that are considered to be weak, as the boundary follows nothing on the ground.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not form part of a gap between the towns identified in the methodology.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects countryside that is in use for agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure. The parcel consists mostly of fields used for agricultural purposes, with a large network of PRowS. There is an ancient woodland area (Matching Park) which contains a LoWS (Ep150) forms part of the parcels northern boundary. As well as a small area of deciduous woodland and two LoWS (Ep163 and Ep161), towards the north- western boundary. There are also small areas of unprotected woodland to the south- east of Moreton. There are a number of LoWS peppered throughout the parcel, two of which run along Faggoters Lane and New Way Lane (Ep155 and Ep142) towards the north-western boundary; as well as the two LoWS (Ep154 and 146) at the south- western boundary and a further three LoWS (EP173, Ep175 and Ep170) in close proximity to the settlement Moreton. Within Moreton, towards the southern boundary, there is an allotment garden as well as the Lakeview Caravan Park. There is also an allotment garden at the urban edge of Chipping Ongar</p> <p>(12) Within the parcel there are a series of valleys which are encapsulated by ridges, resulting in an undulating landform and visually significant slopes, at the northern edge of the town Chipping Ongar. It is likely that the topography and the location may help prevent encroachment from existing development.</p> <p>(13) The parcel has been encroached by approx. 0.17% (4.26 hectares) of built development or other urbanising elements, predominately around Moreton and High Laver.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) The southern parcel boundary adjoins the historic town Chipping Ongar. The Shelley Estate at the northern edge of the town creates a strong barrier between the parcel and the historic core of Chipping Ongar.</p> <p>(15) In the second half of the 20th century, Chipping Ongar was extended to accommodate commuters. As a result the Shelley Estate to the north of the town and Marden Ash Estate to the south were developed and are sited at either end of the historic core of the town. Because DSR-015 abuts the Shelley Estate, there is weak relationship between the Green Belt land in this parcel and the setting of the historic core of Chipping Ongar and/ or any heritage assets.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Chipping Ongar. It is unlikely that the open character of the Green Belt land in this parcel would contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Given that the parcel does not have a physical or visual relationship with the historic core of Chipping Ongar. It is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-015 would cause harm to the setting and significance of the historic town and heritage assets within the town.</p>	

Settlement: **Chipping Ongar**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 015.1

Parcel Size (Ha) - 44.00

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
The Stage One parcel DSR-015 was given a higher rating because the area within the larger parcel adjoined the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the north of Chipping Ongar. It does not lie within a gap between Chipping Ongar and any other town and therefore contributes little to this purpose. However, it does lie within the gap between Chipping Ongar and the smaller settlements of Moreton (approximately 2km to the north west of the parcel) and Chipping Ongar and Fyfield (approximately 3km to the north east of the parcel) and Chipping Ongar and Shelley, a hamlet in the north of the parcel, which it plays an important role in separating.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains open agricultural fields and occasional historic farmsteads, Shelley Hall and the adjacent Church of St Peter, woodland blocks and an allotment adjacent to the settlement edge in the south of the parcel. The character of the parcel is rural, unspoilt and largely intact. Public rights of way cross through the parcel. Topography rises towards the north east of the parcel and contributes to a relatively strong outer (northern) parcel boundary. The existing Green Belt boundary to the south of the parcel is relatively strongly defined by field boundaries along back gardens (a generally consistent and defined boundary line). It is considered that the Green Belt designation within the parcel prevents encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The edge of the parcel is located approximately 500m from the edge of the historic core as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999). It is located approximately 450m from the Stony Park Conservation Area and 1km from the Chipping Ongar Conservation Area. It is separated both physically and visually from the historic elements of the town by intervening development in the north of the settlement (including the Shelley Estate). It is therefore unlikely that the openness of the Green Belt in this parcel makes an important contribution to the significance of the historic town of Chipping Ongar.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 016 - North East of Chipping Ongar

Parcel Size (Ha) - 683.92

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

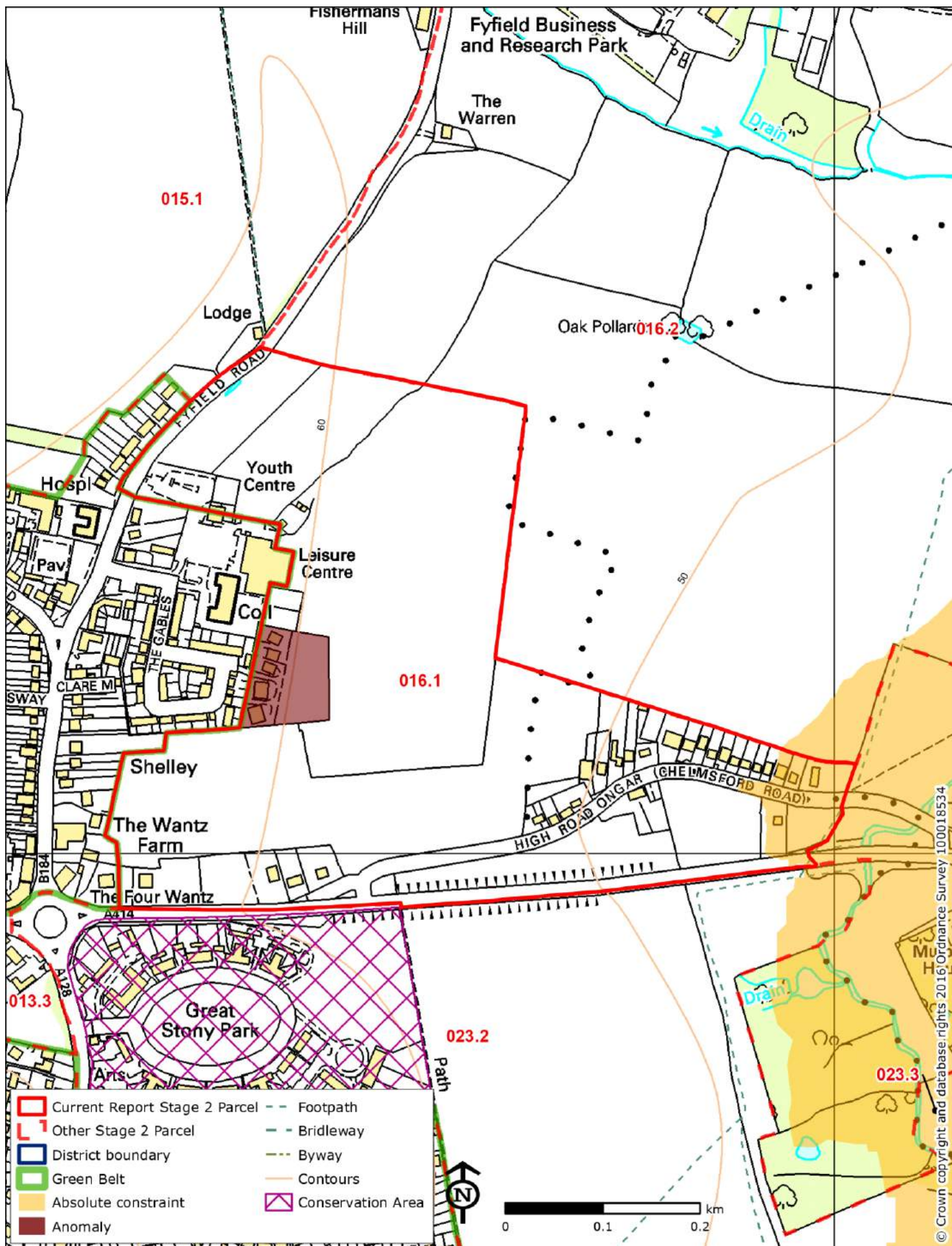
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Weak	1
Total		6

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns. The parcel is connected to Fyfield to the north and Ongar to the southwest.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside.</p> <ul style="list-style-type: none"> - The fields within the parcel are mostly used for agricultural purposes, with the exception of the fields directly north-east of the settlement Chipping Ongar and south of Fyfield, which are used for recreational activities. - There is an area of ancient woodland (Witney Wood), which contains a LoWs (Ep206) at the eastern border. Moving westward there is a strip of unprotected woodland running to the south of Cannon's Green, which is partly used as a bridleway. There are two areas of unprotected woodland running further south from this point, the first is either side of the River Roding to the north of The Rookery and the second is again alongside the River north of the A414. There is also large deciduous woodland around North Mandeville. To the north of Cannon's Green is a relatively large LoWS (Ep200), which follows Herons Lane and a track. - Relative to the size of the parcel, there are not a large amount of PRoWs. There are however a few that mostly follow the River Roding. <p>(12) The topography of DSR-016 is characterised by gently undulating agricultural (predominantly arable) fields with a number of visually significant slopes that provide an open view to the urban edge of the town Chipping Ongar. It is unlikely that the topography of the land at the urban edge would be able to prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately .43% (3.04 hectares) of built development or other urbanising elements at the residential development near Chipping Ongar Leisure Centre, the Fyfield Business and Research Park east of Fyfield Road and around Fyfield village.</p>	
4. To preserve the special character of historic towns	Weak - 1
<p>(14) The south western parcel boundary adjoins the historic town Chipping Ongar. The Shelley Estate at the northern edge of the town creates a strong barrier between the parcel and the historic core of Chipping Ongar. Although the parcel is in close proximity to the Great Stony Park conservation at the south-western boundary, the A414 and significant hedgerow provide a strong barrier.</p> <p>(15) The parcel abuts the Great Stony Park conservation area at the northern edge of the historic town within Green Belt land. The Great Stony Park consists of residential buildings that are sited around a large central green. The layout of the site separates the buildings visually and physically from the land, north, south and west of the conservation area.</p> <p>(16) The contribution of the Green Belt land in relation to the northern edge of the town is limited, because of the isolated nature of the development (please see to Q15). A 1950s residential development separates the Green Belt land within parcel DSR-013, from the central core of the historic town, at the south eastern boundary.</p> <p>(17) Although the south western parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.</p>	

Settlement: **Chipping Ongar**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 016.1

Parcel Size (Ha) - 23.72

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	No Contribution
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	No Contribution
The parcel lies to the east of Chipping Ongar. It does not lie within a gap between Chipping Ongar and any identified town and therefore contributes little to this purpose. However, it lies partly within the gap between Chipping Ongar and the hamlet of Shelley to the north west of the parcel.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel contains some ribbon development along High Ongar Road in the south of the parcel. It also contains open fields and recreational fields associated with the adjacent Leisure Centre. The existing Green Belt boundary with the settlement to the west of the parcel is weakly defined by recent settlement at the Gables which could be perceived as encroaching into the countryside, and fencing around sports pitches which add a degree of urbanising characteristics. The outer parcel boundaries are relatively weakly defined by low hedgerows and back gardens (no other stronger parcel boundaries exist nearby) and there is strong intervisibility with the surrounding countryside to the east; however, the southern boundary is strongly defined by the A414. The northern outer boundaries would require strengthening in order to form an appropriate new Green Belt boundary. Stage One parcel DSR-016 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	Relatively Strong
The parcel lies adjacent to the Stony Park area of the historic town as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999). The parcel boundary lies approximately 700m to the north of the Chipping Ongar Conservation Area but there is little intervisibility between the Conservation Area and the parcel due to intervening development (including the Shelley Estate) to the south of the parcel. It is considered to be unlikely that the parcel forms a significant role in the visual setting of the historic town of Chipping Ongar although it contributes to its sense of physical openness and form, as well as its relationship to the Stony Park Conservation Area, and therefore contributes to its overall setting. Stage One parcel DSR-016 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
The residential development at the Gables to the west of the parcel is a developed area with a similar pattern, form and character to the adjoining settlement to the west. It does therefore performs weakly against the Purposes of Green Belt and lacks openness, and should therefore be considered as a potential anomaly.	

Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 023 - East of Chipping Ongar

Parcel Size (Ha) - 487.78

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Strong	5
Total		10

1. Check the unrestricted sprawl of large built-up areas**No Contribution - 0**

- (1) The parcel adjoins the Brentwood Borough's boundary at the south east border of the Epping Forest District. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.
- (2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.
- (3) The parcel is not in close proximity to the specifically mentioned built-up areas.

2. Prevent neighbouring towns from merging into one another**No Contribution - 0**

- (4) The parcel does not provide, or form part of, a gap or space between towns. However if High Ongar were classified as a 'town' the western section of the parcel would be a very important gap between it and Chipping Ongar.
- (5) See Question 4 above.
- (6) See Question 4 above.
- (7) See Question 4 above.
- (8) See Question 4 above.
- (9) See Question 4 above.
- (10) See Question 4 above.

3. Assist in safeguarding the countryside from encroachment**Strong - 5**

- (11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The Green Belt designation in this area protects a number of countryside uses.
- The site of Ongar Castle, Chipping Ongar playing field and recreational grounds are situated at the western boundary, where the parcel adjoins the town Chipping Ongar. Towards the centre of the parcel, there are allotment gardens and camping grounds, west of the settlement High Ongar.
 - The remaining land consists mostly of arable land, with pockets of woodland mostly to the west and north of High Ongar. Within the woodland between the settlements is a relatively large LoWS, as well as a network of PRowS, which are mostly concentrated around the urban edges.
- (12) The parcel encompasses gently or steeply sloping valley sides which often facilitate views across and along the valley to the town Chipping Ongar and the village High Ongar. It is unlikely that the topography of the land at the urban edge prevents encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.
- (13) The parcel has been encroached by approx. 0.27% (1.31 hectares) east of High Ongar.

4. To preserve the special character of historic towns**Strong - 5**

- (14) The parcel borders a large section of Chipping Ongar's historic core, which contains a large number of listed buildings and one Schedule Monument (Ongar Castle). The Great Stony Park conservation area is sited on the northern edge of the historic town is entirely within Green Belt land. However, the Green Belt appears to be making little contribution to this purpose in the eastern section of this parcel.
- (15) The parcel adjoins the historic core of the town Chipping Ongar at the western boundary, which is within a designated conservation area and contains a large number of listed buildings. Within the parcel there are fourteen listed buildings, three conservation areas and two scheduled monuments.
- Three of the listed buildings (Mulberry Cottages, stable at Mulberry Cottage and Crownland Farmhouse) are situated along the A414, at the western boundary; One of the listed buildings (Church of St Mary the Virgin) is situated within the High Ongar conservation area, along the Street, north of the settlement High Ongar; three of the listed buildings (Paslow Hall, Nash Hall and Mulberry House) are situated towards the eastern edge of High Ongar; one of the listed buildings (Old Cottage) is situated along Mill Lane; one listed building (Newhouse Farmhouse) is situated along Stondon Road, at the eastern edge of the town Chipping Ongar; five of the listed buildings (White House, outbuilding, Castle House, granary and barn) and two scheduled monuments (Ongar Castle and tomb) are situated within the Chipping Ongar conservation area, east of the town; and the Great Stony Park conservation area is situated at the northwestern boundary.
- There are a significant number of listed buildings within the historic core of the town Chipping Ongar at the eastern boundary, and within the settlement High Ongar towards the northern boundary.
- (16) Chipping Ongar has to date retained the visual appearance of a 'historic town', and the street plan, castle and church are all prominent reminders of its medieval origins. The built-up area of the historic core consists mostly of narrow properties fronting either side of the High Street. Therefore, it is unlikely that Green Belt land would contribute to the significance of the town or heritage assets in this section, because the focal point of the medieval buildings was on the main road, rather than the open character of the land.
- However, the Castle mote, inner bailey and the above ground portions of the town enclosure earthwork are Scheduled

Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 1 Assessment**

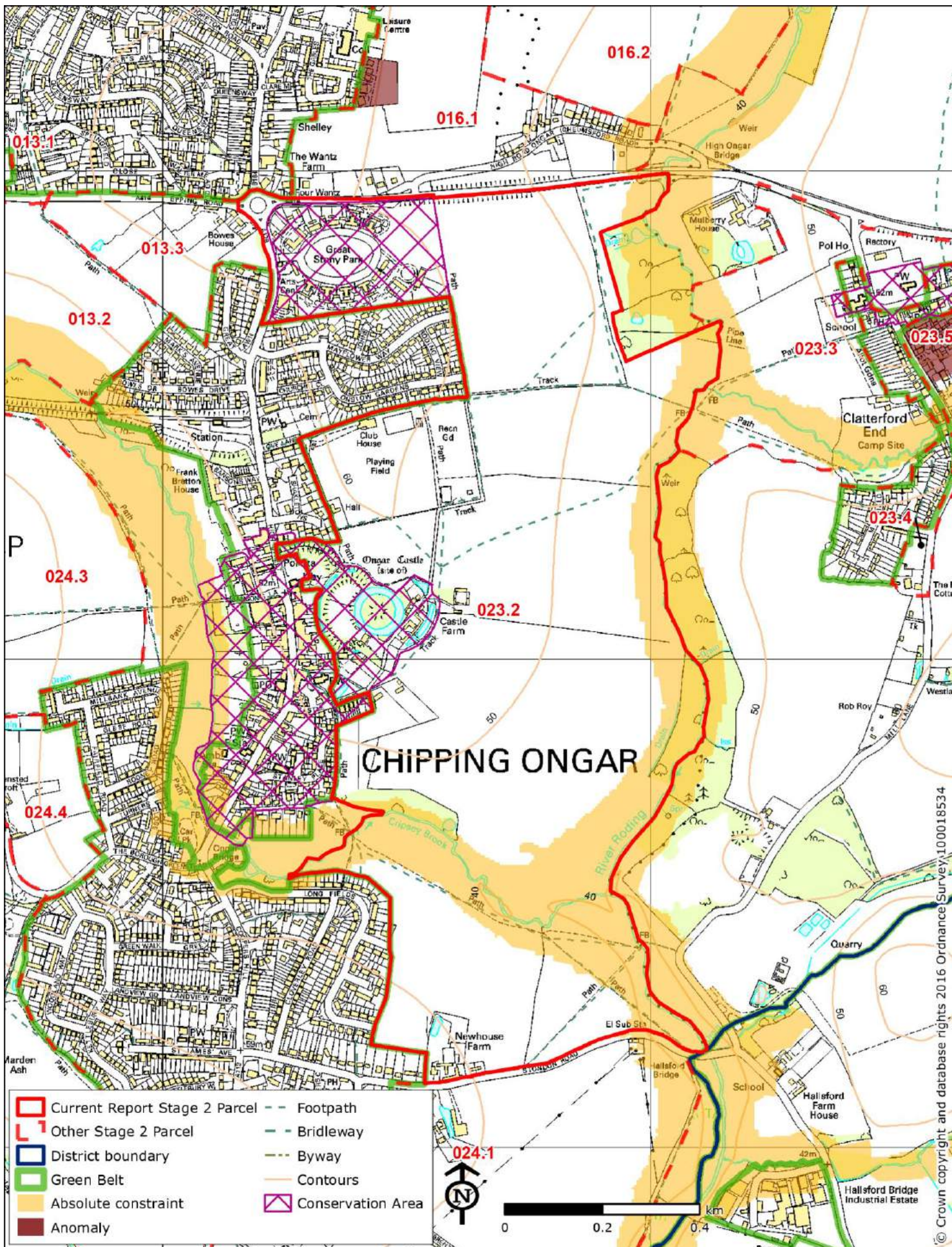
and sited on top of slightly elevated land, to which open character of the Green Belt land contributes positively both visually and physically. The Green Belt land also contributes positively to the significance of the Great Stony Park conservation area at the northern edge of the historic town. The Great Stony Park consists of residential buildings that are sited around a large central green with an opening to the east. The layout of the site separates the buildings visually and physically from the land, north, south and west of the conservation area, but allows for open rural views to the east. The removal of the Green Belt designation and consequent loss of openness from the urbanising development on the land that abuts the urban edge would cause harm to the historic linear pattern.

(17) The removal of the Green Belt designation and consequent loss of openness from the urbanising development on the land that abuts the urban edge would cause harm to the historic linear pattern. However, the Green Belt appears to be making little contribution to this purpose in the eastern section of this parcel.

Settlement: **Chipping Ongar**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 023.2

Parcel Size (Ha) - 114.70

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Strong
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the east of the settlement of Chipping Ongar. It does not lie within a gap between Chipping Ongar and any other identified town. However, it does lie within the gap between Chipping Ongar and the village of High Ongar, which lies approximately 1km to the east.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel is predominantly rural and free from development with the exception of the residential development at Great Stony Park in the north west of the parcel. The remainder of the parcel consists of open arable fields, allotments on the settlement edge, Chipping Ongar playground and recreation ground, and some individual detached properties with gardens. The Three Forests Way and St Peter's Way public rights of way cross through the parcel and Ongar Castle Scheduled Monument lies in the west of the parcel. The sloping valley sides and consequent visual connectivity with the wider countryside to the east present a strong rural character. Despite some exposed urban edges with the settlement to the east and south of the parcel, the Green Belt designation within the parcel is considered to make a major contribution to safeguarding the countryside from encroachment. The development at Stony Park shares more of a relationship with the settlement of Chipping Ongar, however, the form of the settlement and its historic character set in open grounds mean that it does not have an overly urbanising influence.	
Purpose 4. To preserve the setting and special character of historic towns	Strong
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel lies adjacent to the historic core of Chipping Ongar as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999). Part of the Conservation Area as well as the Scheduled Monument of Ongar Castle lie within the parcel. The Stony Park Conservation Area lies adjacent to the northern part of the parcel. The open landscape within the parcel is considered to make a major contribution to the setting and significance of the historic town. New development within the parcel would be likely to cause harm to the setting and significance of the special character of the town, particularly if it were to affect the existing linear pattern of the historic town that retains its medieval plan form.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 1 Assessment****Parcel** DSR 024 - West and South West of Chipping Ongar**Parcel Size (Ha)** - 2,219.15**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose		
Total		Type

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel adjoins the Brentwood Borough's boundary at the south east border of the Epping Forest District. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. With the exception of Chipping Ongar, the parcel is characterised by open countryside (predominantly arable farmland) interspersed by small hamlets/villages, pockets of woodland, playing fields at the south-eastern boundary and Toothill Golf Course to the centre north of the parcel. Development of the parcel would have reduce the overall openness of the parcel in a visual sense.</p> <p>(12) This area is characterised by the gently undulating farmland with long open views to the town Chipping Ongar. It is unlikely that the topography of the land at the urban edge prevents encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has not been encroached by built development or other urbanising elements.</p>	
4. To preserve the special character of historic towns	-
<p>(14) The parcel adjoins the historic town Chipping Ongar at the north- eastern boundary.</p> <p>(15) The parcel borders a large section of Chipping Ongar's historic core, which contains a large number of listed buildings.</p> <p>(16) Chipping Ongar has to date retained the visual appearance of a 'historic town', and the street plan, castle and church are all prominent reminders of its medieval origins. The built-up area of the historic core consists mostly of narrow properties fronting either side of the High Street. Therefore, it is unlikely that Green Belt land would contribute to the significance of the town or heritage assets in this section, because the focal point of the medieval buildings was on the main road, rather than the open character of the land.</p> <p>(17) The removal of the Green Belt designation and consequent loss of openness from the urbanising development on the land that abuts the urban edge would cause harm to the historic linear pattern. It is unlikely that the loss of openness from urbanising Green Belt land south of Stondon Road and east of the Marden Ash Estate would cause harm to the setting of the historic town and heritage assets, as the 1950's development provides a strong physical barrier.</p>	

Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 024.1

Parcel Size (Ha) - 72.20

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Moderate
5th Green Belt Purpose	Not Assessed

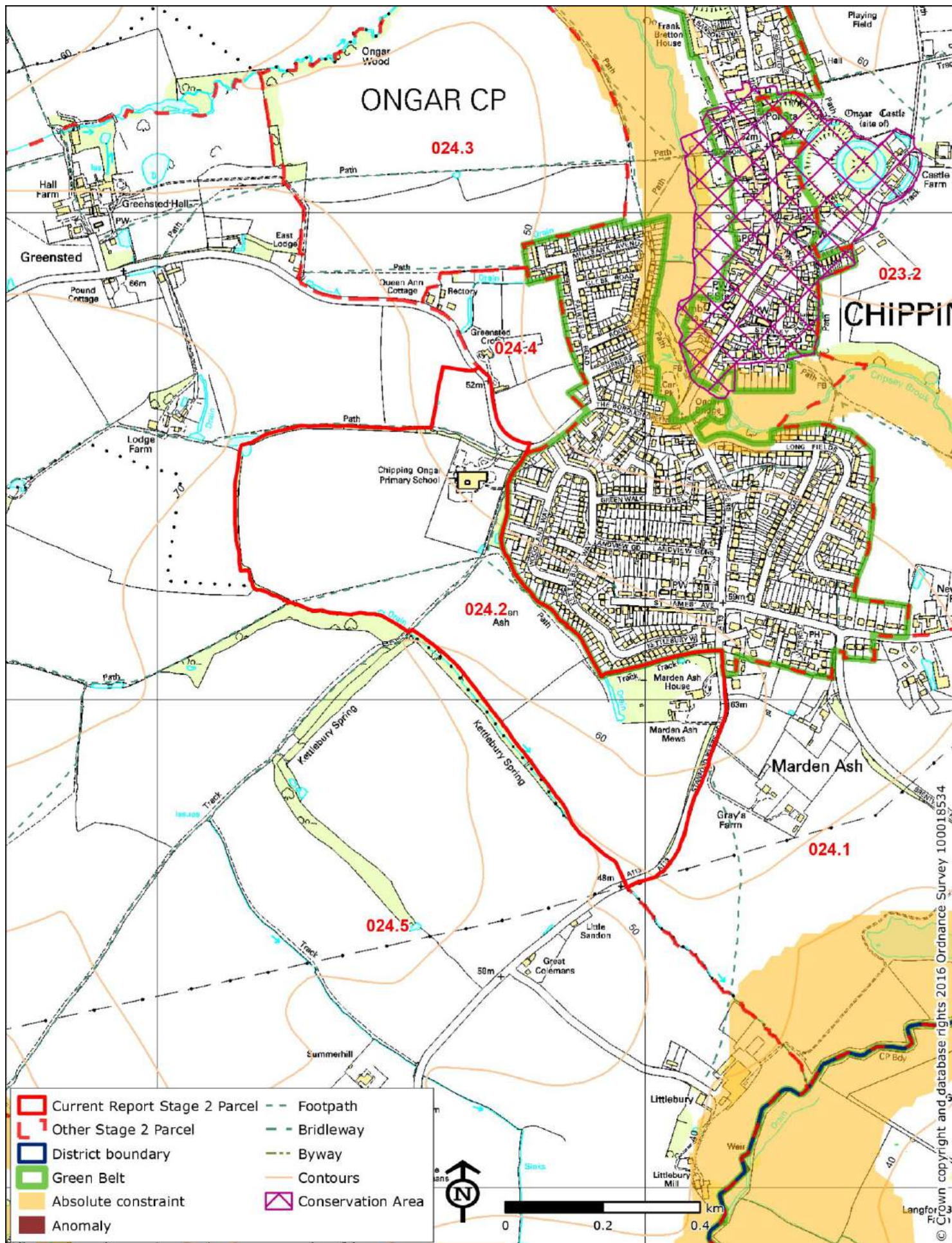
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the south of Chipping Ongar. It does not lie within a gap between Chipping Ongar and any other town and it therefore contributes little to this purpose.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains little development with the exception of some detached dwellings (primarily converted farms and barns) and back gardens in the north of the parcel adjacent to the southern settlement edge of Chipping Ongar and buildings at Gray's Farm in the west of the parcel. The outer parcel boundary is strongly defined by a stream and the River Roding along the south western and south eastern parcel boundaries. The character of the landscape is strongly rural and the topography slopes gently to the south. Therefore the landscape is open and intervisible with the wider countryside; and thus if the parcel was to be developed, this may be perceived as encroachment. Despite the strong outer parcel boundaries it is considered that the parcel performs strongly in safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	Moderate
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel lies within approximately 350m of the historic core of the town of Chipping Ongar and is approximately 420m from the Conservation Area. It is separated from the Conservation Area by residential development at the south west of Chipping Ongar. The parcel's sloping topography forms the wider setting of the town of Chipping Ongar and there are some listed buildings at the southern gateway to the town indicating that there may be a limited relationship between the landscape within the parcel and the wider setting of the town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Ongar Road could also form a strong radial parcel boundary, but this would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chipping Ongar**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 024.2

Parcel Size (Ha) - 40.68

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Relatively Weak
5th Green Belt Purpose	Not Assessed

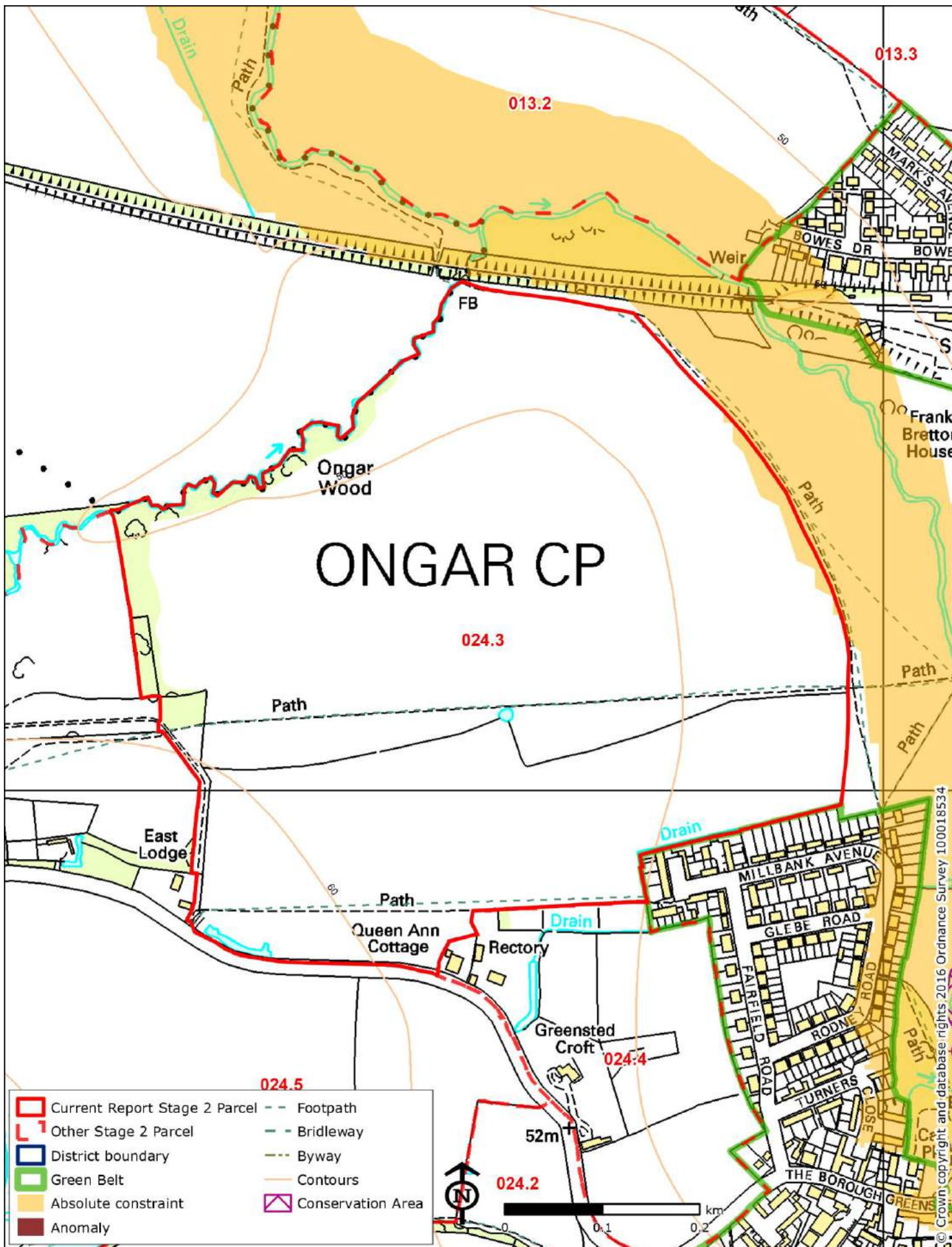
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the south west of Chipping Ongar. It lies within the gap between Chipping Ongar and North Weald Bassett (to the west) which is 4.7 km in this location. However, the distance between the towns and the woodland and landform barriers of the intervening landscape to the west of the parcel means that the parcel has a limited contribution to maintaining separation between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains no development except for a school and Marden Ash House, both large buildings in extensive grounds. The remainder of the parcel consists of arable fields divided by hedgerow boundaries. Public rights of way including St Peter's Way cross through the parcel. The parcel has a strongly rural character. The existing Green Belt boundary to the east of the parcel is relatively consistently defined by vegetated boundaries to back gardens although gaps in vegetation allow views to development and therefore sometimes create a visually harsh urban edge. The outer parcel boundaries are well defined by woodland belts. The gently west-sloping landform (away from the settlement) would be unlikely to prevent encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel lies within approximately 350m of the historic core of the town of Chipping Ongar and is approximately 420m from the Conservation Area. It is separated from the Conservation Area by Cripsey Brook and residential development at the south west of Chipping Ongar. The parcel's relationship as part of the hinterland of the historic town, including the listed building Marden Ash House in the east of the parcel indicates that it may be considered to form part of the wider setting of the historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chipping Ongar**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 024.3

Parcel Size (Ha) - 36.48

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Strong
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

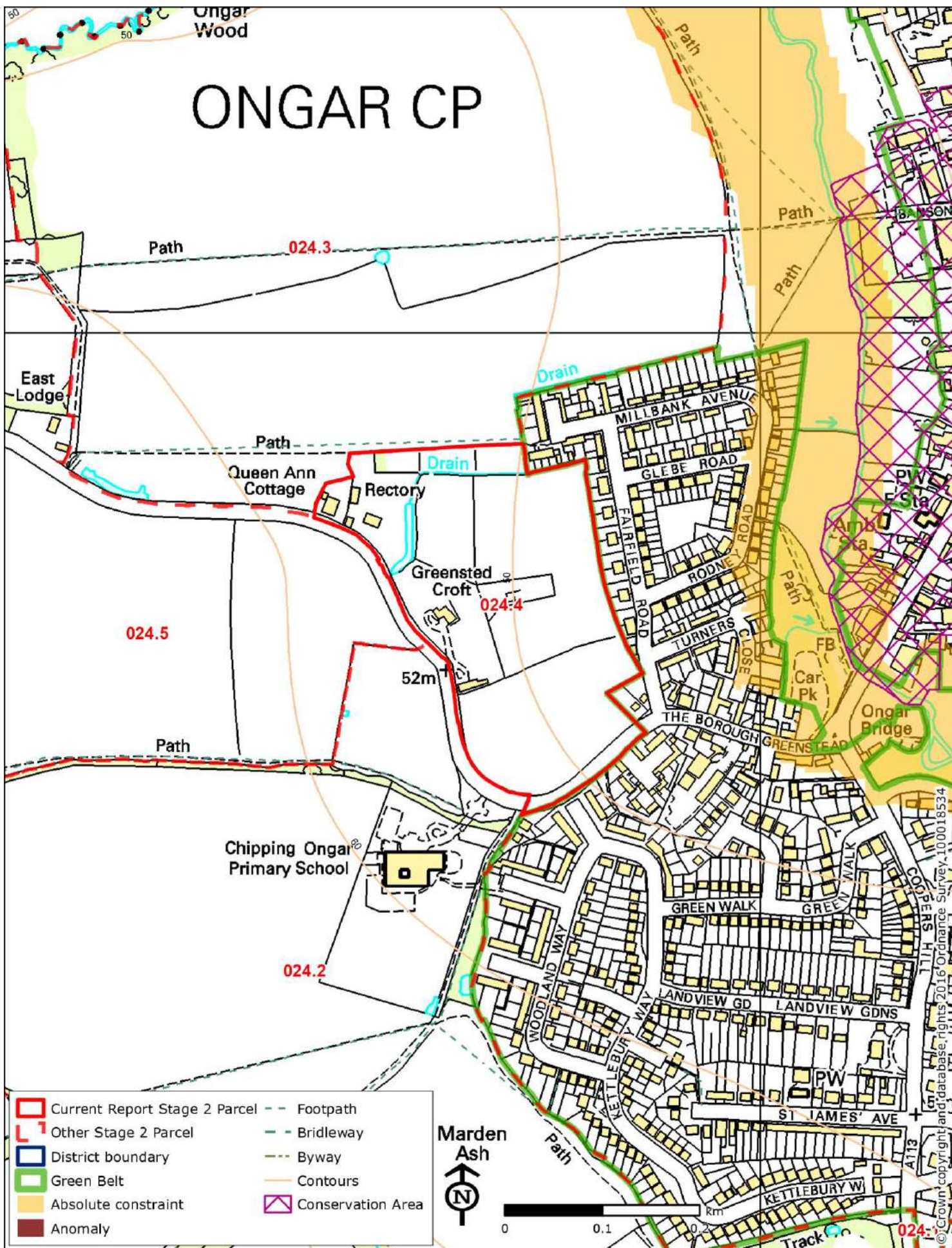
Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	No Contribution
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	Weak
The parcel is located to the west of Chipping Ongar. It lies within the gap between Chipping Ongar and North Weald Bassett (to the west) which is 3.6 km in this location. However, the distance between the towns and the woodland and landform barriers of the intervening landscape to the west of the parcel means that the parcel has a limited contribution to maintaining separation between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel does not contain any existing development and consists of agricultural fields. The landscape represents countryside which is visible from within the settlement and it has a public right of way (St Peter's Way) crossing through the centre of it. There is an area of flood zone constraint along Cripsey Brook between the existing settlement edge and the parcel, and therefore any development would be separated from the settlement. Part of the southern parcel boundary follows the line of residential development at Millbank Avenue which juts out from the southern part of Chipping Ongar settlement. The outer parcel boundary (western boundary) is relatively strongly defined and enclosed by a woodland belt and topography which slopes upwards to the west; the edges of the settlement to the north, east and south are also visible, resulting in a degree of existing encroachment from the settlement edges. Nevertheless it is considered that the Green Belt designation within the parcel makes a major contribution to preventing further encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	Strong
The parcel is adjacent to the historic town of Chipping Ongar as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999), and in close proximity to the Conservation Area (within 150m). Views from the High Street within the Conservation Area into the adjacent countryside are noted as important elements of the character of the town in the Conservation Area Appraisal. It is therefore likely that the open countryside within the parcels makes a strong contribution to the historic significance and setting of the town, and that new development within the parcel would be likely to cause harm to the special character of the town.	
The parcel has a higher rating than the Stage One parcel DSR-035 which contained land further from the Conservation Area and historic core.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chipping Ongar**

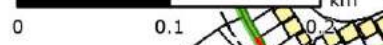
Settlement Type: **Town**

Stage 2 Assessment

ONGAR CP



- | | | | |
|--|-------------------------------|--|-------------------|
| | Current Report Stage 2 Parcel | | Footpath |
| | Other Stage 2 Parcel | | Bridleway |
| | District boundary | | Byway |
| | Green Belt | | Contours |
| | Absolute constraint | | Conservation Area |
| | Anomaly | | |



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Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 024.4

Parcel Size (Ha) - 7.22

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

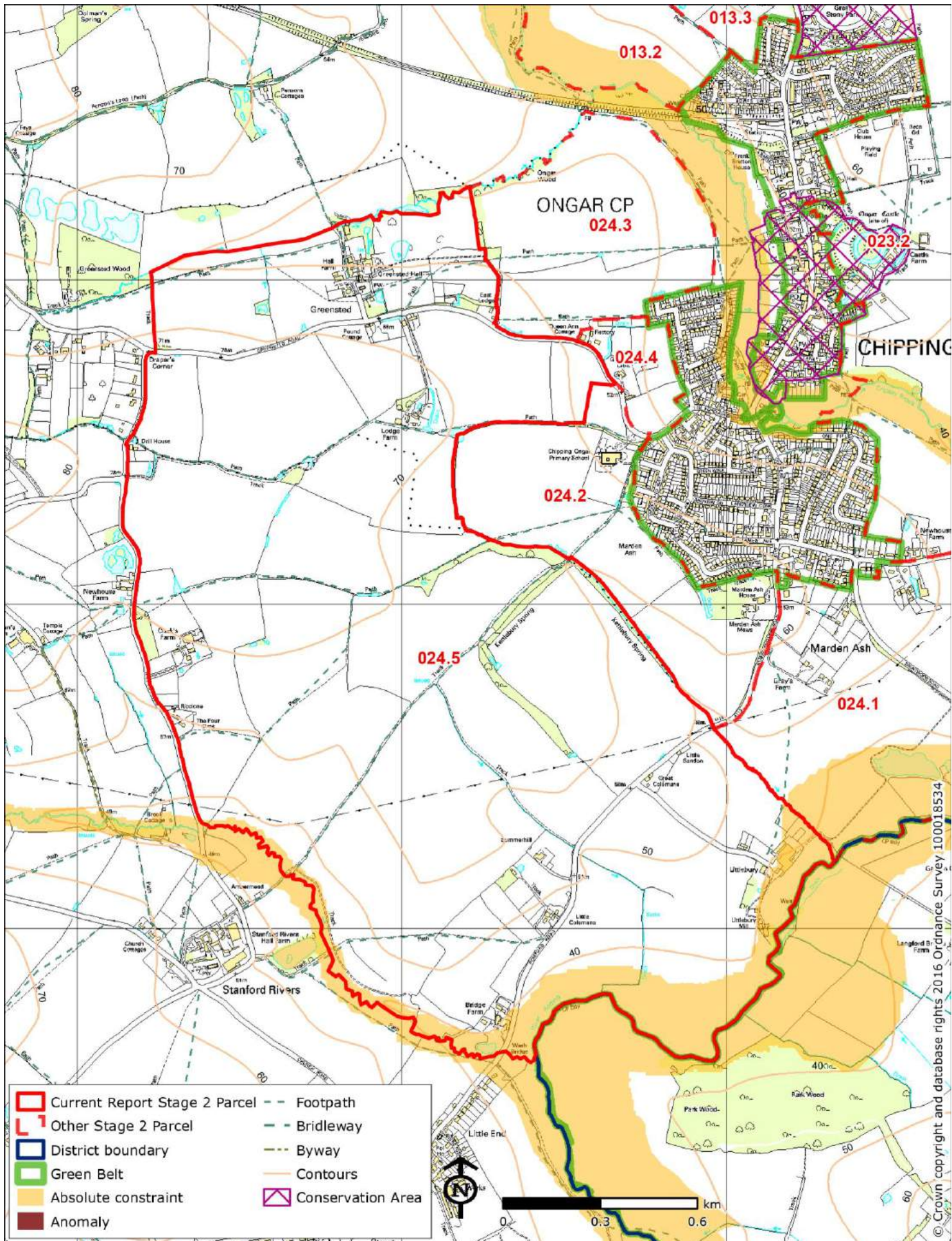
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	No Contribution
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	Weak
The parcel is located to the west of Chipping Ongar. It is a small parcel adjacent to existing settlement, and lies within the gap between Chipping Ongar and North Weald Bassett (to the west) which is 4.7 km in this location. However, the distance between the towns and the woodland and landform barriers of the intervening landscape to the west of the parcel means that the parcel has a limited contribution to maintaining separation between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The small parcel lies adjacent to the settlement edge of Chipping Ongar, to the north and west of Greensted Road and to the west of the housing development at Fairfield Road. Existing development within the parcel is limited, consisting of detached houses nestled in woodland in the west and north west of the parcel. The remainder of the parcel is open fields divided by hedgerows. The existing Green Belt boundary to the east of the parcel is relatively well- defined by a consistent settlement boundary although it follows the line of back gardens which extends outwards to the east at the northern and southern ends of the parcel, weakening its strength as a permanent Green Belt boundary. The outer parcel boundaries are strongly defined by a dense tree/ hedgerow boundaries and the parcel is very enclosed, indicating it may act as containment to new development if the parcel was to be developed.	
Stage One parcel DSR-024 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	Relatively Strong
The parcel lies very close to the historic town of Chipping Ongar as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999), and in close proximity to the Conservation Area (within 250m). Views from the High Street within the Conservation Area into the adjacent countryside are noted as important elements of the character of the town in the Conservation Area Appraisal. However, the parcel lies the other side of more recent development at Fairfield Road (and adjacent streets) which limits views from the High Street to the countryside within the parcel.	
There are occasional glimpsed views into the parcel from the town and there is a listed building in the north west corner. The open countryside of the parcel forms part of the setting of the town, and therefore new development may cause harm to the setting and special historic character of the town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Chipping Ongar**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Chipping Ongar**Settlement Type: **Town****Stage 2 Assessment**

Parcel 024.5

Parcel Size (Ha) - 340.54

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

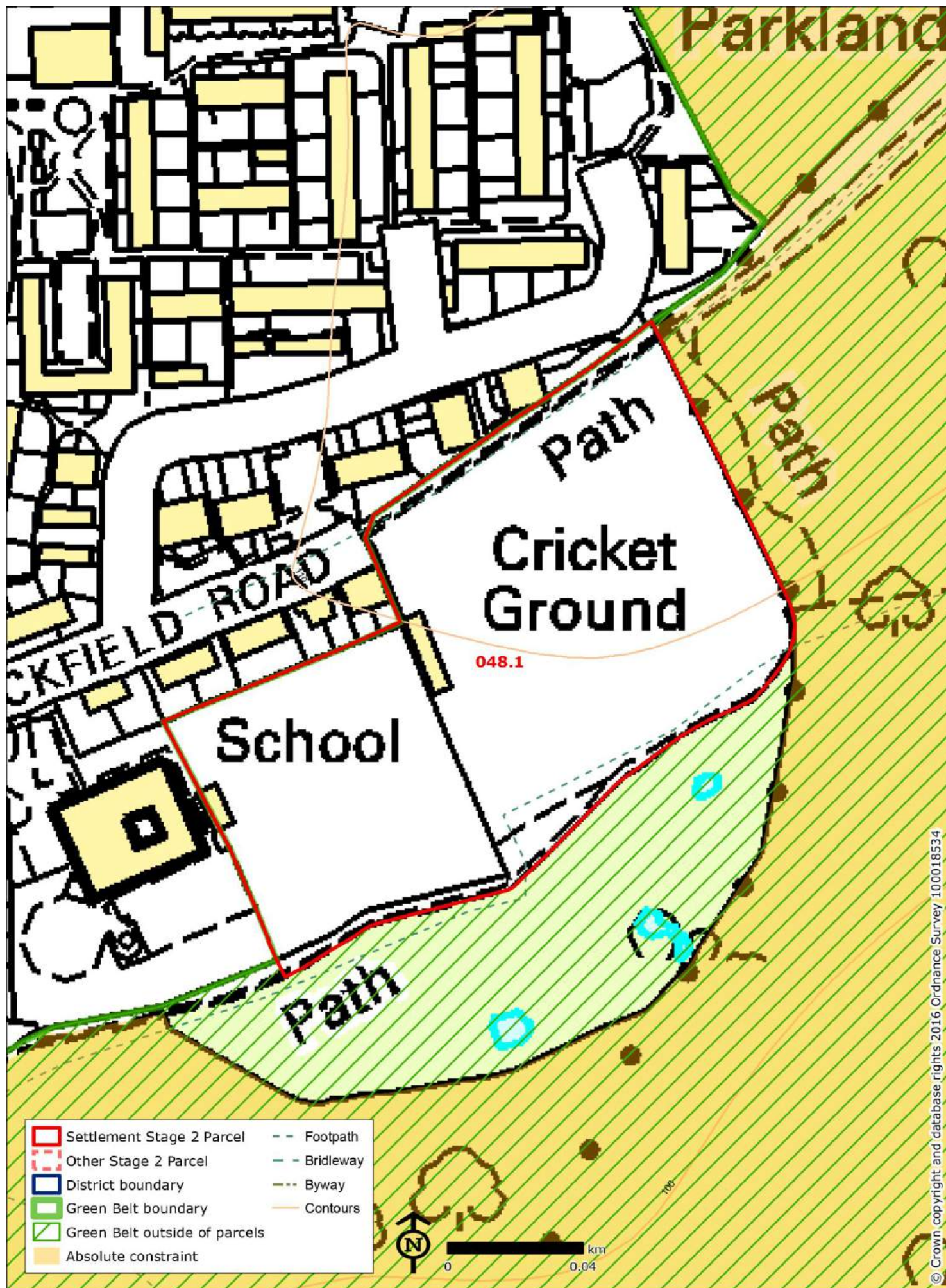
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Moderate
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the west of Chipping Ongar, separated from the settlement edge by parcels 024.1, 024.2, 024.3 and 024.4. It lies within the gap between Chipping Ongar and North Weald Bassett which is approximately 4.9 km in this location. Other intervening land provides separation between the two towns and therefore the parcel is not significant in fulfilling this role.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel is predominantly undeveloped and consists of agricultural fields divided by hedgerow boundaries and dispersed farmsteads and woodland belts/ copses. It is a strong, unspoilt landscape which is largely intact and rural. The Three Forests Way runs through the centre of the parcel. The Green Belt designation in this parcel is considered to make a major contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	Moderate
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is separated from the historic town of Chipping Ongar by other parcels of land (024.1, 024.2, 024.3 and 024.4) and is separated from the Conservation Area by Cripsey Brook. It lies approximately 600m from the Conservation Area. The parcel's relationship as part of the hinterland of the historic town and Conservation Area indicates that it may be considered to form part of the wider setting of the historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Coopersale**

Settlement Type: **Small Village**



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Settlement: **Coopersale**Settlement Type: **Small Village****Description of broad locations for further assessment**

The identified area is extended to join the area around Epping to ensure a continuous assessment of the land between settlements.

Parcel **Features used to define parcel**

048.1	The outer boundaries to the east and south are strongly defined by the Gernon Bushes woodland.
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Parcel **Potential anomalies**

048.1	None identified.
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Settlement: **Coopersale**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 048 - East of Coopersale

Parcel Size (Ha) - 68.73

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

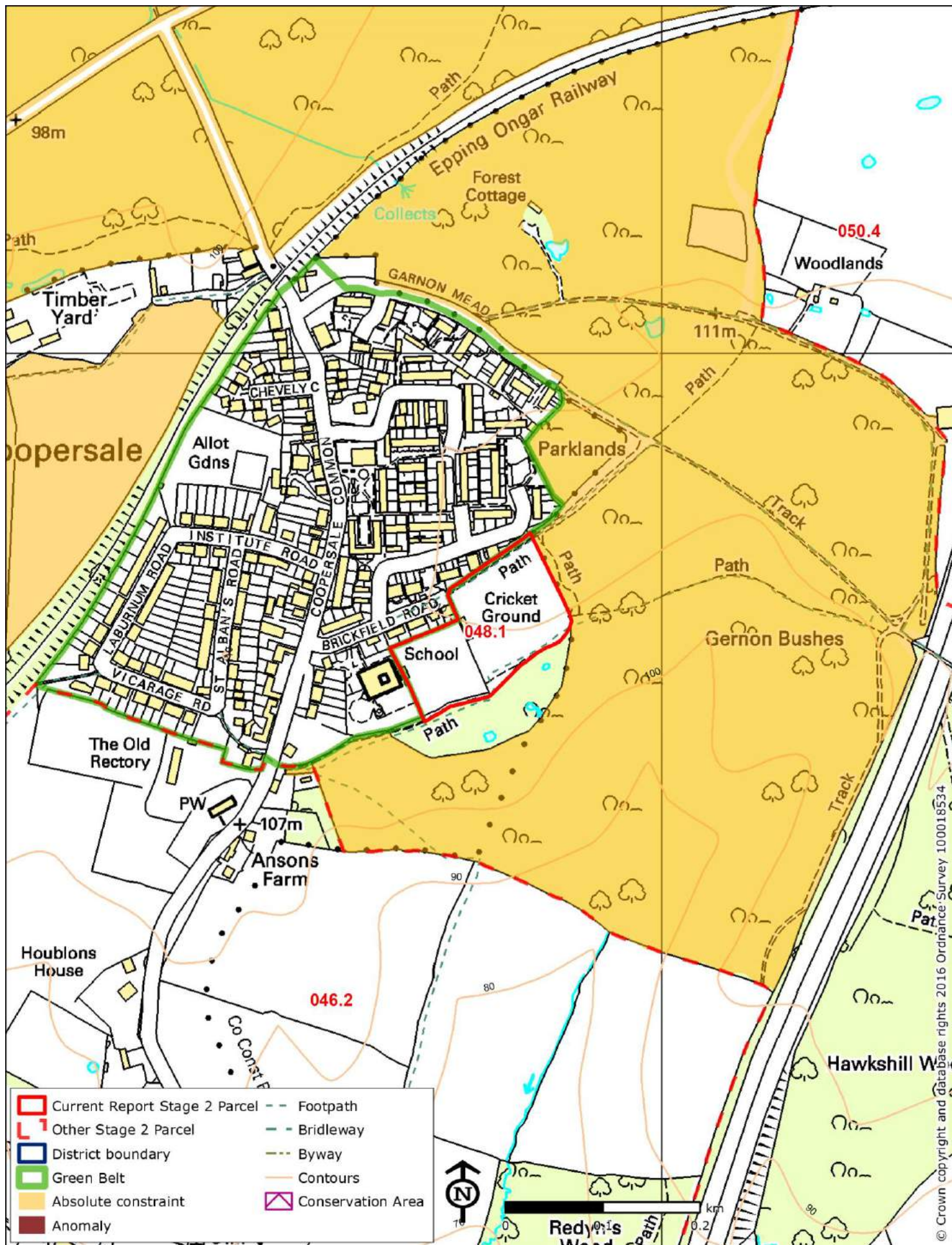
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		4

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

Settlement: **Coopersale**

Settlement Type: **Small Village**

Stage 2 Assessment



	Current Report Stage 2 Parcel		Footpath
	Other Stage 2 Parcel		Bridleway
	District boundary		Byway
	Green Belt		Contours
	Absolute constraint		Conservation Area
	Anomaly		

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Settlement: **Coopersale**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 048.1

Parcel Size (Ha) - 1.75

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

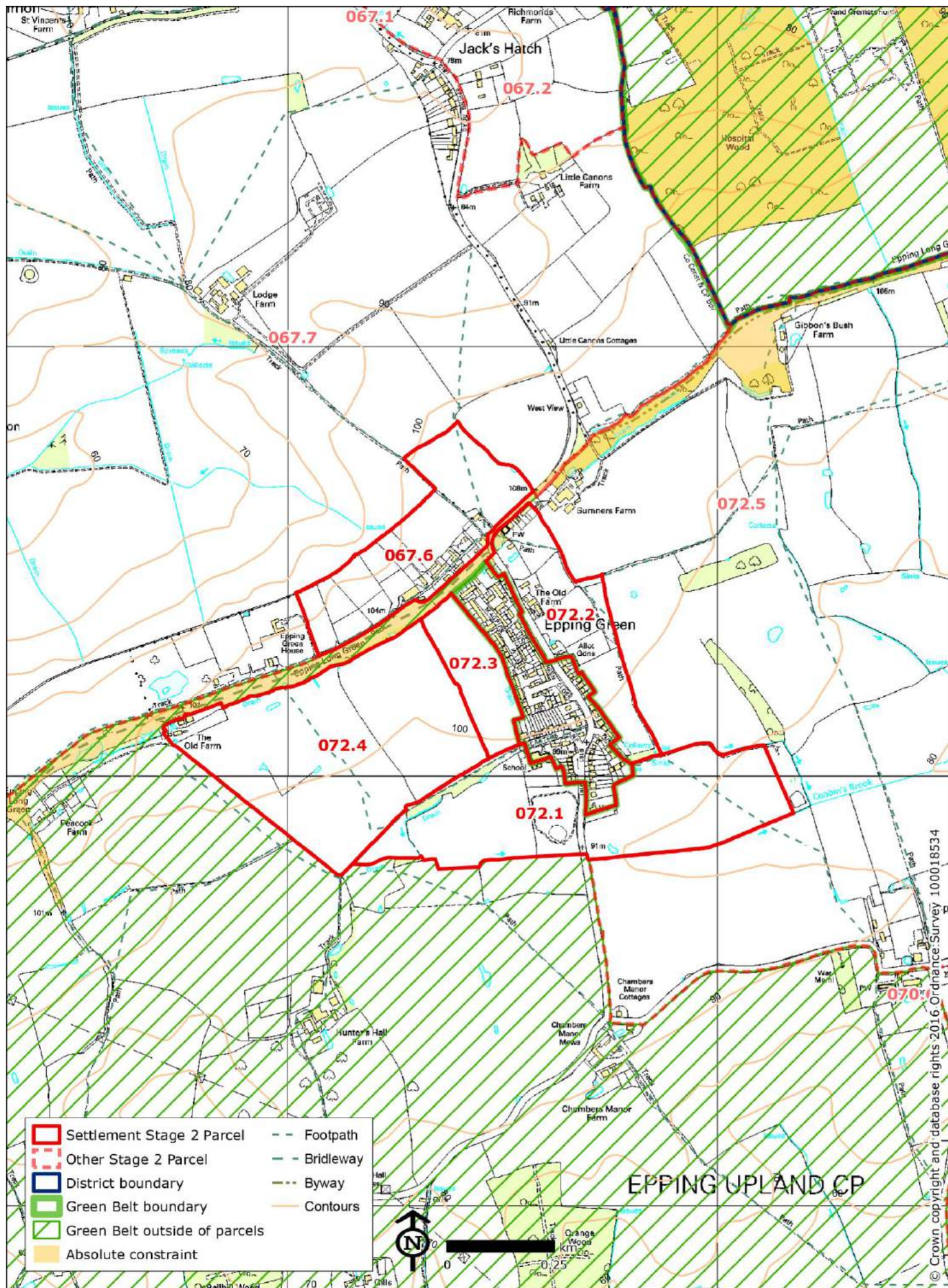
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from any large built-up area and therefore contributes nothing to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is very small and is entirely contained by the inset settlement edge and Gernon Bushes woodland, so it plays no role in settlement separation.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Weak
The parcel consists of playing fields adjacent to a school - subdivided by a hedgerow. There is no visual separation from the settlement edge and the outer edges of the parcel are formed by a sizeable woodland block, Gernon Bushes. Development would have no impact on the wider Green Belt. Stage One parcel DSR-048 was given a higher rating because it included land more remote from the settlement edge. Environmental constraints - the surrounding Ancient Woodland is SSSI designated - have limited the parcel size.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The hedgerow through the centre of the parcel could form a boundary; the assessment set out above would be the same for each of the sub-parcels.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping Green**

Settlement Type: **Hamlet**



Settlement: **Epping Green**Settlement Type: **Hamlet****Description of broad locations for further assessment**

The identified area is extended to join the area around Harlow and Epping to ensure the continuous assessment of the land between settlements.

Parcel	Features used to define parcel
067.6	Strong hedgerows form outer boundaries to the north and east. A line of tall conifers screens the parcel from the lawns around Epping Green House, to the west, with the house's driveway, edged by more widely spaced, younger trees, forming the rest of the western edge.
072.1	A stretch of the upper reach of Cobbin's Brook defines the outer, southern edge of the parcel. It is fairly weakly vegetated. Stronger hedgerows extend out from the settlement edge to form boundaries with adjacent parcels to the east and west Epping Green.
072.2	Solid hedgerows form an outer boundary, with houses along Epping Road forming an edge to the north and a block of trees forming the southern boundary.
072.3	Low hedgerow field boundary forms a relatively weak boundary to the west (no other stronger boundaries exist near to the settlement edge).
072.4	Track forms a weak boundary to the west (no other stronger boundaries exist nearby).

Parcel	Potential anomalies
067.6	None identified.
072.1	None identified.
072.2	None identified.
072.3	None identified.
072.4	None identified.

Settlement: **Epping Green**Settlement Type: **Hamlet****Stage 1 Assessment**

Parcel DSR 067 - East of Lower Nazeing

Parcel Size (Ha) - 972.38

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

- (1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow. The parcel adjoins the western boundary of the Harlow DC.
- (2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. It adjoins DSR-066 to the north and DSR-072 to the south / east. Together, the parcels consist mostly of open fields used for agricultural purposes, with a few scattered glasshouses to the north. Together the parcels create an important strategic barrier against the sprawl at the south / western edge of Harlow.
- (3) There are no particularly strong defensible boundaries in the northern section of the parcel to contain the sprawl of Harlow. The boundary between Harlow and the parcel is poorly defined by a thin line of mature trees. Epping Road (B181) to the west and Epping Long Green (track between Rye Hill Road and Epping Road provide defensible boundary which could be used to contain further sprawl of Harlow apart from the ridgeline at the southern boundary of the parcel which is a very strong boundary.

2. Prevent neighbouring towns from merging into one another**Weak - 1**

- (1) The parcel forms part of, a gap between Lower Nazeing and Waltham Abbey.
- (2) Nazeing Common/Waltham Road bisects the parcel broadly forms northeast/south west which could also provide a strong boundary to prevent merger of the two towns.
- (3) The distance between the settlements Waltham Abbey and Lower Nazeing is 4.2 km.
- (4) Evidence of existing ribbon development extends south, east and north of Lower Nazeing along St Leonards Road, Middle Street and Peck Hill, respectively. Many of the smaller settlements within the parcel (Broadley Green, Jacks Hatch, Long Green, Nazeing and Bumbles Green) form a linear development along the road.
- (5) Overall, the parcel is only sporadically developed, with some clusters of development particularly around the Broadley Common and Jack's Hatch areas. The parcel is dominated by open countryside.
- (6) A reduction in the gap would not compromise the separation of towns in physical terms.
- (7) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually.

3. Assist in safeguarding the countryside from encroachment**Relatively Strong - 4**

- (11) The Green Belt designation in this parcel protects the countryside from encroachment. The parcel consists largely of arable fields which are lined with mature hedgerows, as well as an interconnected network of footpaths and National Trails (including the Three Forests Way and Stort Valley Way), which connect with other parcels. A very small part of the parcel at the western boundary lies within the LVRP. On the outskirts of the small village Bumbles's Green and Broadley Common to the north and south of the parcel, are allotment gardens and recreational grounds.
- (12) The area encompasses an undulating landform with a series of small, pronounced hills that create a local variation in topography at the western edge and visually significant slopes, at the urban edge of Lower Nazeing, to the south. The ridge line is some distance from Harlow which would not necessarily prevent encroachment from Harlow in this respect.
- (13) The parcel has been encroached by built development or other urbanising elements within the parcel by approximately 0.03% (.34 hectares) at the northeast of the parcel.

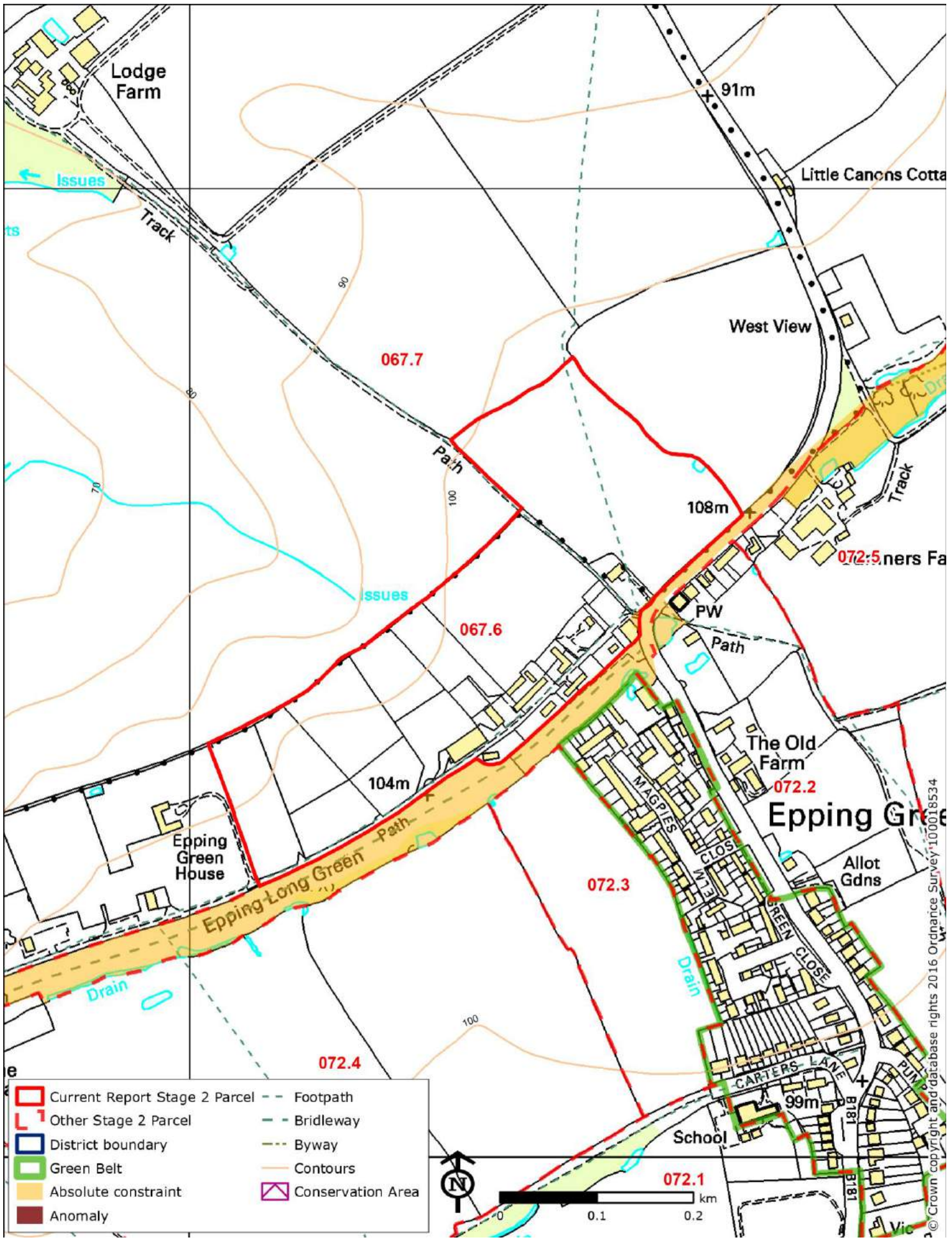
4. To preserve the special character of historic towns**No Contribution - 0**

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

Settlement: Epping Green

Settlement Type: Hamlet

Stage 2 Assessment



Settlement: **Epping Green**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 067.6

Parcel Size (Ha) - 11.23

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Weak
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The large open space of Nazeingwood Common combines with land closer to Harlow to make a strong contribution to preventing sprawl, but the visual relationship of this parcel with Nazeingwood Common means that it also makes some limited contribution.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies fairly centrally in the area between Harlow, Lower Nazeing and Epping but away from any routes between them. The open landscape of Nazeingwood Common to the north and screening to the south by the trees around Epping Long Green mean that development here would not be perceived as reducing any gaps between these settlements.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
Epping Long Green - two lines of trees framing a green area - is a strong barrier between the inset settlement and this parcel, which is a combination of horse paddocks and arable farmland. There are some dwellings and farm buildings along the road on the southern edge of the parcel, but these are open and rural in character. The parcel is on top of a ridge facing on to the very open landscape of Nazeingwood Common, and so has a very different setting to the village. This is a prominent ridge with a rural character on which any significant development would be considered an encroachment on countryside. An arable field at the eastern end of the parcel, with one modern dwelling in the corner, has a slightly stronger relationship with the settlement, being adjacent to the B181, but the buildings across the road from it are older ones, within the Green Belt, and the field is separated from the road by a strong hedgerow.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping Green**Settlement Type: **Hamlet****Stage 1 Assessment**

Parcel DSR 072 - South of Harlow

Parcel Size (Ha) - 567.74

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

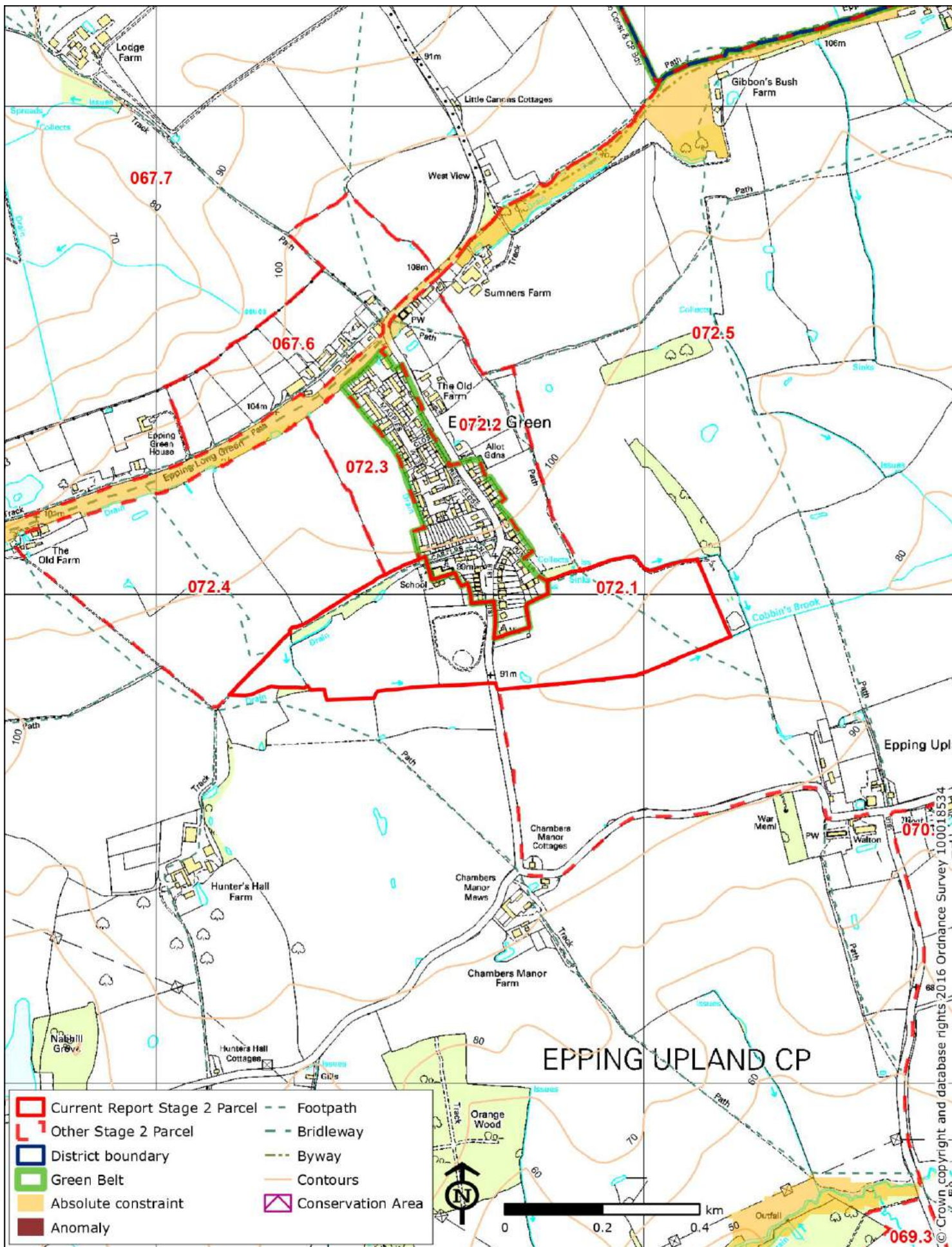
1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		10

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

Settlement: Epping Green

Settlement Type: Hamlet

Stage 2 Assessment



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Settlement: **Epping Green**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 072.1

Parcel Size (Ha) - 18.18

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

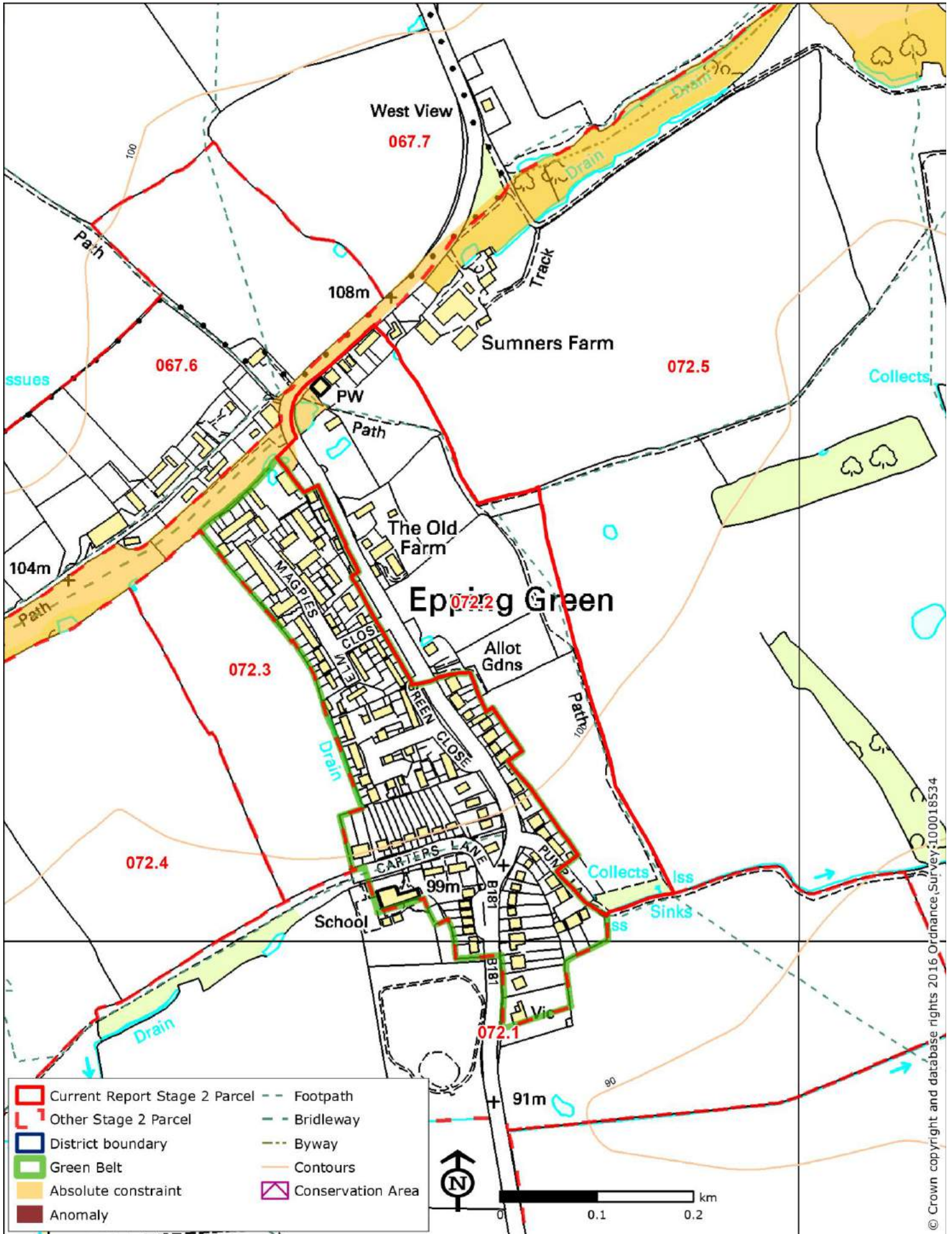
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
High ground between Epping Green and Harlow and the strong barrier features of Hospital Wood and Parndon Wood combine to prevent sprawl from Harlow, which is less than 2km away. This parcel is clearly associated with Epping Green rather than Harlow. The higher rating given to Stage One parcel DSR-072 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Epping Green lies between the south-western edge of Harlow and Epping, but there is a significant distance between two and this parcel is too small to have any impact on their separation.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel is mostly arable farmland, along with an area of public recreational space. The outer boundary does not represent a strong barrier in terms of any change between countryside and settlement edge character, and the parcel's inner edges are well-treed, limiting the influence of the settlement on the land within the parcel.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is intervisibility between this edge of Epping Green and the fringes of Epping, classified as an historic town for the purposes of this assessment, but at this distance the parcel makes only a very limited contribution to the wider rural setting of Epping.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping Green**

Settlement Type: **Hamlet**

Stage 2 Assessment



Settlement: **Epping Green**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 072.2

Parcel Size (Ha) - 8.24

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

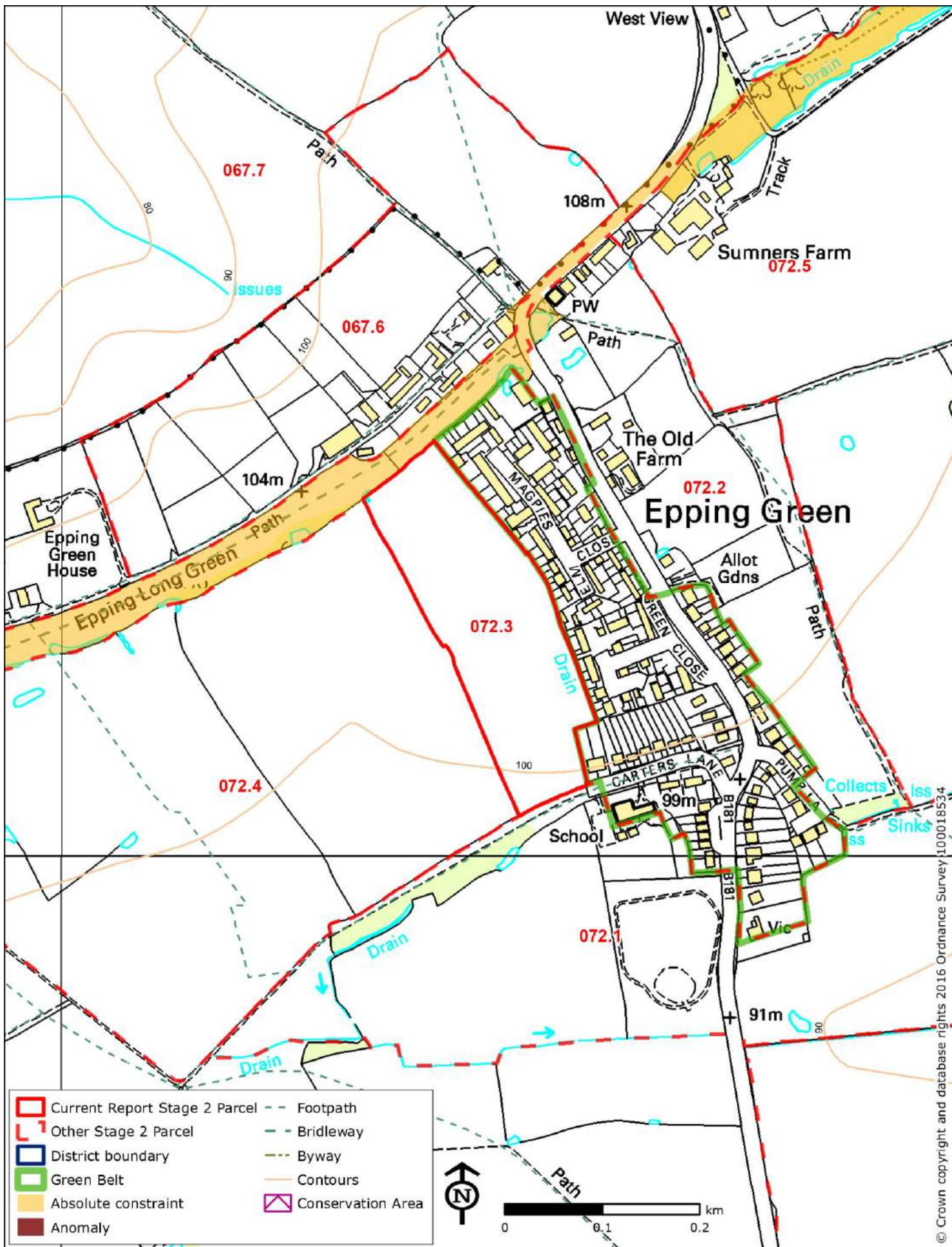
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
High ground between Epping Green and Harlow and the strong barrier features of Hospital Wood and Parndon Wood combine to prevent sprawl from Harlow, which is less than 1.5km away. This small parcel is clearly associated with Epping Green rather than Harlow. The higher rating given to Stage One parcel DSR-072 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between Harlow and Epping, but there is a broad valley between Epping Green and Epping and development eastwards within the confines of this parcel would have no impact on this separation.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel consists of a group of hedged grazing fields and one arable field. All of these have outer hedgerow boundaries which provide some degree of separation from the wider landscape, but the grazing fields abut older properties along a well-treed edge which lies outside of the inset settlement boundary, so the area has some countryside character. The arable field at the southern end of the parcel is adjacent to an exposed inset settlement edge, with a more urbanising influence; its hedgerow boundary to the east doesn't provide much visual containment but a belt of trees beyond the next field edge does largely restrict longer views. There is a tree belt providing containment to the south. Contribution to Purpose 3 in this area is considered to be 'relatively weak'.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is intervisibility between this edge of Epping Green and the fringes of Epping, classified as an historic town for the purposes of this assessment, but at this distance the parcel makes only a very limited contribution to the wider rural setting of Epping.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The parcel could be split so as to separate the arable field at the southern end which, as noted above, is considered to make a weaker contribution to Purpose 3.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping Green**

Settlement Type: **Hamlet**

Stage 2 Assessment



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Settlement: **Epping Green**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 072.3

Parcel Size (Ha) - 4.07

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

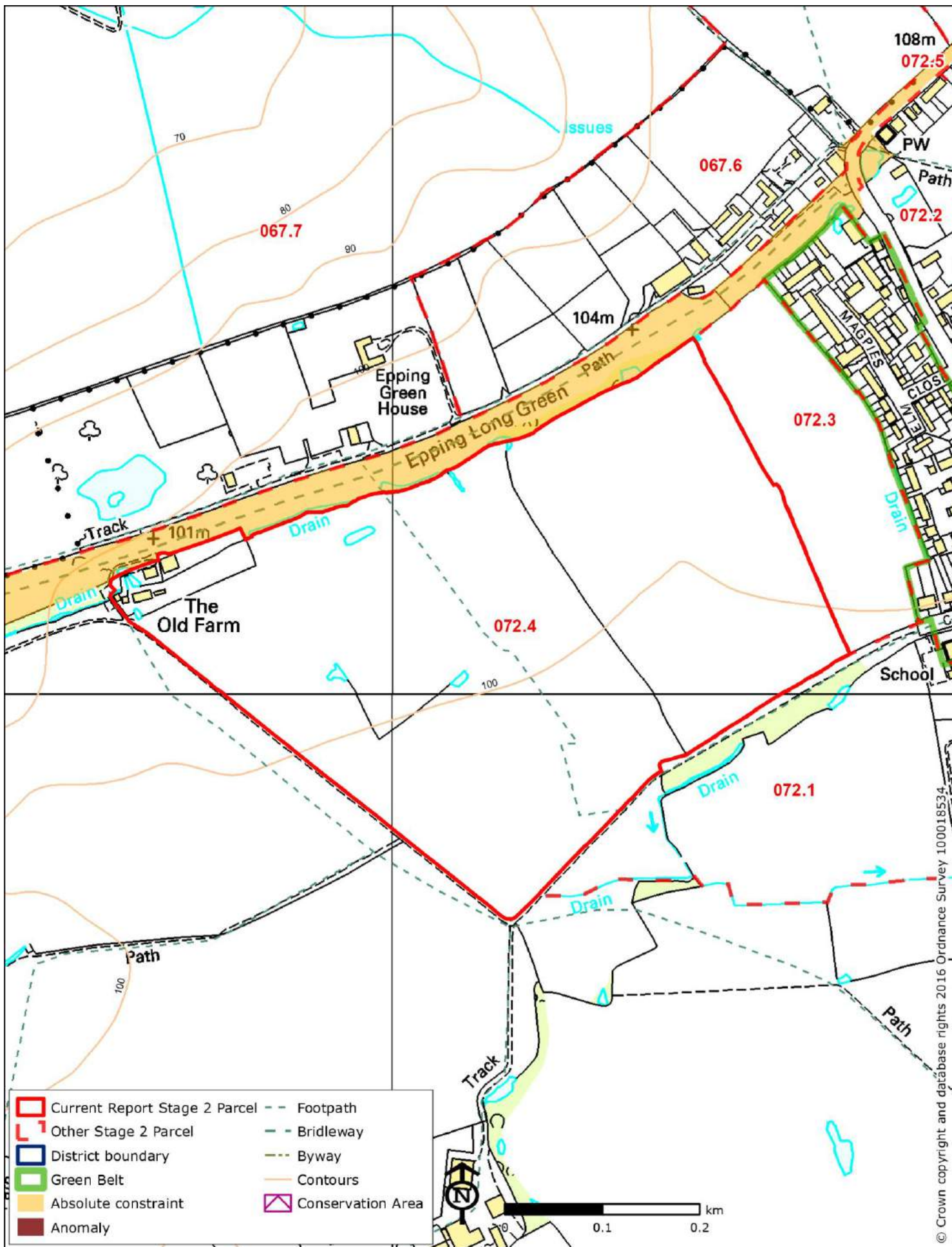
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
High ground between Epping Green and Harlow and the strong barrier features of Hospital Wood and Parndon Wood combine to prevent sprawl from Harlow, which is 1.5km away. This parcel is clearly associated with Epping Green rather than Harlow. The higher rating given to Stage One parcel DSR-072 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development of this small parcel would advance the settlement edge no more than 100m westwards, which would have no perceptible impact on any settlement gaps.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
This arable field is undeveloped, and does not have a visually strong outer boundary, so there is no sense of separation from the arable landscape to the west. However, the settlement edge is very exposed, the landscape is a flat plateau and the parcel is well contained to north and south by tree cover. Advancement of the settlement edge to the next hedgerow would therefore have little impact on the wider countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Epping Green

Settlement Type: Hamlet

Stage 2 Assessment



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Settlement: **Epping Green**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 072.4

Parcel Size (Ha) - 22.41

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

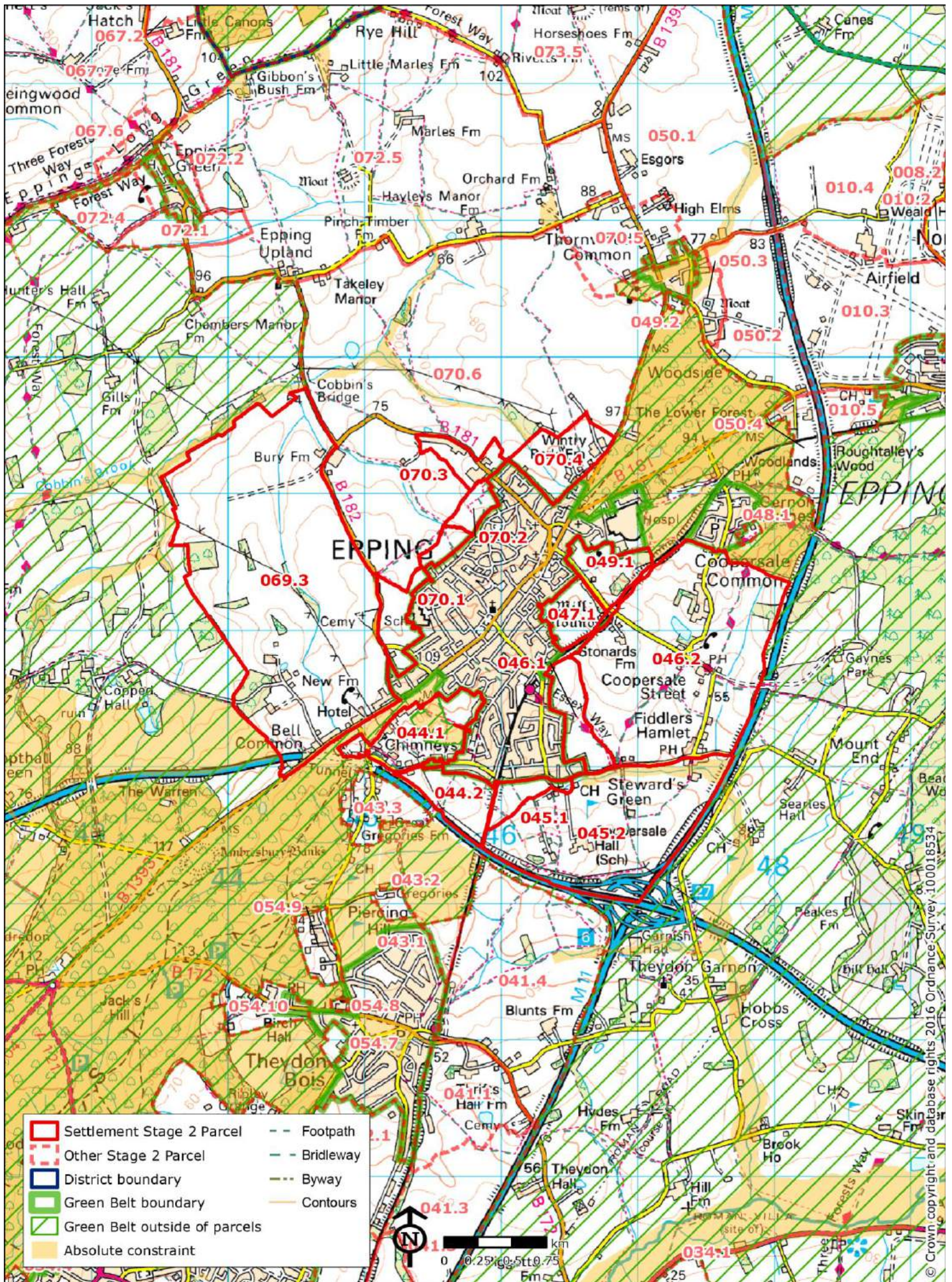
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
High ground between Epping Green and Harlow and the strong barrier features of Hospital Wood and Parndon Wood combine to prevent sprawl from Harlow, which is less than 2km away. This parcel is clearly associated with Epping Green rather than Harlow. The higher rating given to Stage One parcel DSR-072 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between Harlow, Lower Nazeing and Epping, but the distances and visual containment are such that development would have no perceptible impact on the gaps between the settlements.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
These two arable fields are undeveloped, other than several isolated cottage to the south of Epping Long Green, and the parcel does not have a visually strong outer boundary, so there is no sense of separation from the arable landscape to the west. However, the settlement edge is very visible, the landscape is a flat plateau and the parcel is well contained to north and south by tree cover. The perceived extent of encroachment on the countryside will increase gradually with distance as there are no landscape features that are likely to mark a step-change in impact on this plateau farmland area until development reaches the point where there is visibility from further afield.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is potentially very limited intervisibility between this edge of Epping Green and the fringes of Epping, classified as an historic town for the purposes of this assessment, but at this distance the parcel makes only a very limited contribution to the wider rural setting of Epping.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The area contained by the low hedgerow that separates the two fields can be considered to make a 'moderate' contribution to Purpose 3.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping**

Settlement Type: **Town**



Settlement: **Epping**Settlement Type: **Town****Description of broad locations for further assessment**

The Green Belt land within the defined buffer is bounded by the M11 to the east, the M25 to the south and absolute constraints to the north and west. The identified area is extended to join the area around Coopersale and Thornwood to ensure a continuous assessment of the land between settlements.

Parcel	Features used to define parcel
044.1	Ivy Chimneys Road forms a strong boundary to the south; parcel is surrounded by the settlement edge of Epping on the other three sides, although the central part is not suitable for development due to being part of the Corporation of London – Forest Region.
044.2	The M25 forms a strong boundary to the south and east of the parcel; the railway line forms a strong boundary to the east of the parcel.
045.1	Railway line forms a strong boundary to the west; tree line and topography form a strong boundary to the south; edge of car park forms a weak boundary to the east.
045.2	Topography and field boundaries (hedges and trees) form strong boundaries and the M25 forms a strong southern boundary.
046.1	Outer (eastern) boundary is formed by a small stream, forming a relatively strong boundary in the northern section where it is more heavily wooded. Stewards Green Road forms a strong boundary to the south.
046.2	M11 forms a strong eastern (outer) boundary; Steward's Green Road and the river to the south of it form a strong southern boundary.
047.1	Boundaries are strongly defined by woodland belts and the railway line.
049.1	Strong boundaries formed by the railway line to the south east and Stonards Hill (road) to the south west.
069.3	Cobbins Brook forms a strong boundary to the north; field boundaries and woodland blocks form a relatively strong boundary to the west; Bury Lane forms a strong boundary to the east.
070.1	B182 forms strong boundary to west; Swaines Green Woodland forms a strong boundary to the north; hedgerow and topography forms a strong boundary to the east.
070.2	Bridleway and hedgerow forms a relatively weak boundary to the north-west.
070.3	Hedgerow field boundaries and settlement along Lindsey Street form relatively weak boundaries to the north.
070.4	Field-edge and roadside hedgerows and trees form moderately strong boundaries to the west but weaker ones to the north.

Parcel	Potential anomalies
044.1	None identified.
044.2	None identified.
045.1	None identified.
045.2	None identified.
046.1	None identified.
046.2	None identified.
047.1	None identified.
049.1	None identified.
069.3	None identified.
070.1	The residential development on Buckingham Road, and St Johns School in the area between Bury Lane and Tower Road/ Lower Swaines Road is a developed area that continues the pattern of settlement. It does not meet the Purposes of Green Belt and the density and character of development means that it is not open. It should therefore be considered as a potential anomaly.
070.2	None identified.
070.3	None identified.
070.4	None identified.

Settlement: **Epping**Settlement Type: **Town****Stage 1 Assessment****Parcel** DSR 044 - South West of Epping**Parcel Size (Ha)** - 69.62**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

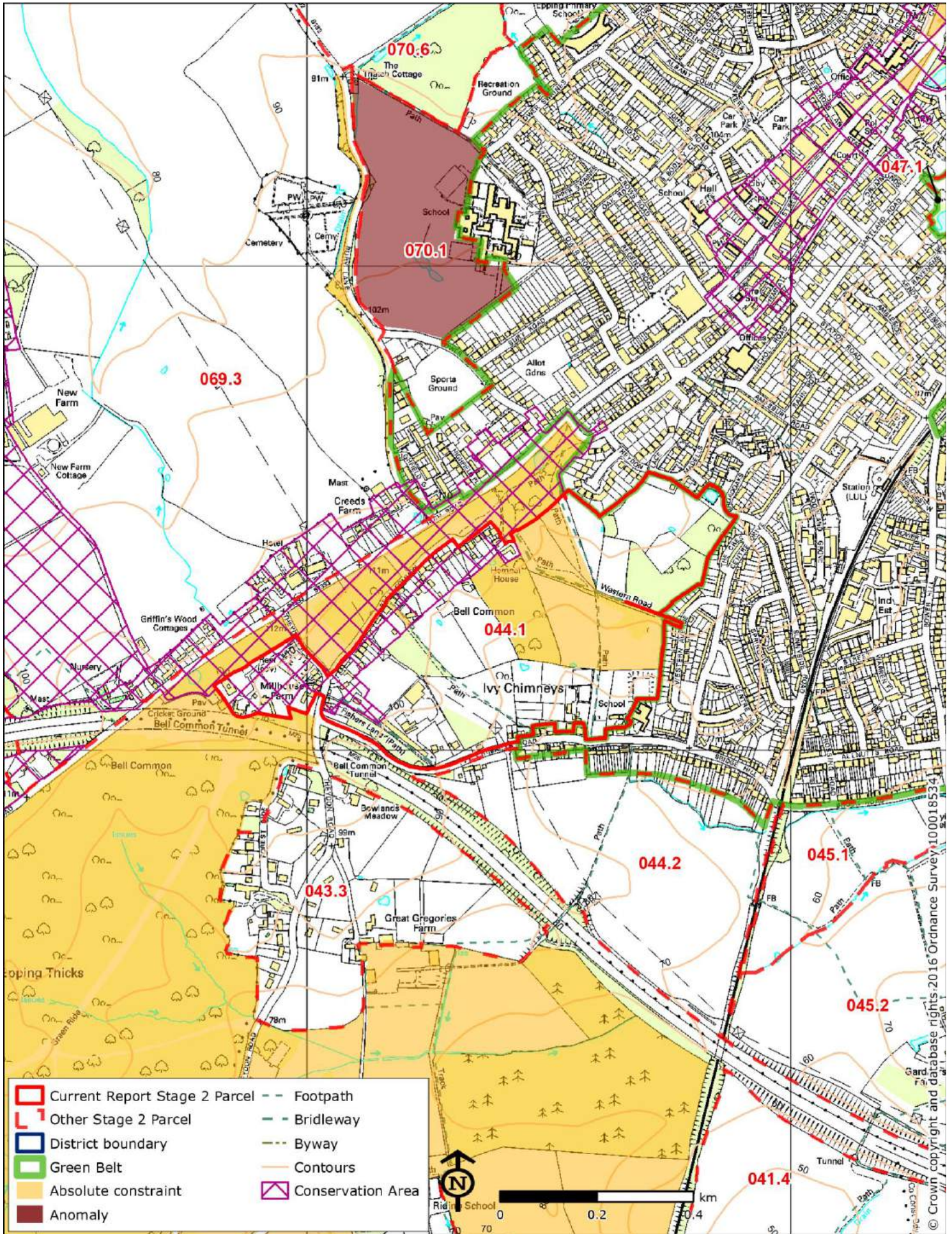
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Moderate	3
Total		9

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	Weak - 1
<p>(4) The parcel forms part of the gap which separates Theydon Bois and Epping connected to DSR043, DSR045 and DSR054.</p> <p>(5) The M25 acts as a strong boundary along the south of the parcel. There are patches of woodland throughout the centre of the parcel which act as a boundary.</p> <p>(6) The distance of the gap between Epping- Theydon Bois is 1.1 km.</p> <p>(7) Ivy Chimneys Road has considerable ribbon development which continues south of the M25 along Theydon Road. There is a risk that further ribbon development could lead to a merger with sparse residential development located in the Bell Common Tunnel area.</p> <p>(8) Views south are limited along Theydon Road.</p> <p>(9) Physical connection of the two settlements is restricted by the M25.</p> <p>(10) Given the degree of visual separation provided by the M25 and woodland to the south of the parcel, some reduction of the gap (with the exception of the high ground to the north east of Theydon) is unlikely to have significant impact on the visual separation of the two settlements. However a significant reduction of the gap would inevitably have a significant impact on the perceived openness of the gap.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The southeast section of the parcel (south of Ivy Chimneys Road) consists of undeveloped agricultural land. The area to the north of the Ivy Chimney Road is recognised for its ecological value as a LoWs and contains a number of small areas of woodland, as well as PRowS.</p> <p>(12) The topography of DSR-44 is characterised by undulating landforms that provide an open view to the urban edge of Epping to the north east. It is unlikely that the topography and location relative to existing development prevents encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	Moderate - 3
<p>(14) The parcel adjoins the historic town Epping, at the south western boundary of the settlement.</p> <p>(15) The parcel briefly borders the south western edge of the historic core of Epping town and includes the Bell Common conservation area that contains a number of listed buildings in Green Belt land.</p> <p>(16) The open character of the Green Belt land, north of Ivy Chimneys Road contributes positively to the significance of Bell Common, which provides an important transition in the landscape between Epping Forest and the historic core of the town Epping. The land south of Ivy Chimneys Road is separated from the historic core of the town of Epping, by development that occurred in the 20th century to accommodate commuters. Given that this area does not have a physical or visual relationship with the historic core. It is unlikely that the open character of the Green Belt land in this parcel would contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Given that land south of Ivy Chimneys Road does not have a physical or visual relationship with the historic core of Epping, it is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-044 would cause harm to the setting and significance of the historic town and heritage assets within the town.</p>	

Settlement: **Epping**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 044.1

Parcel Size (Ha) - 32.62

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	Strong
5th Green Belt Purpose	Not Assessed

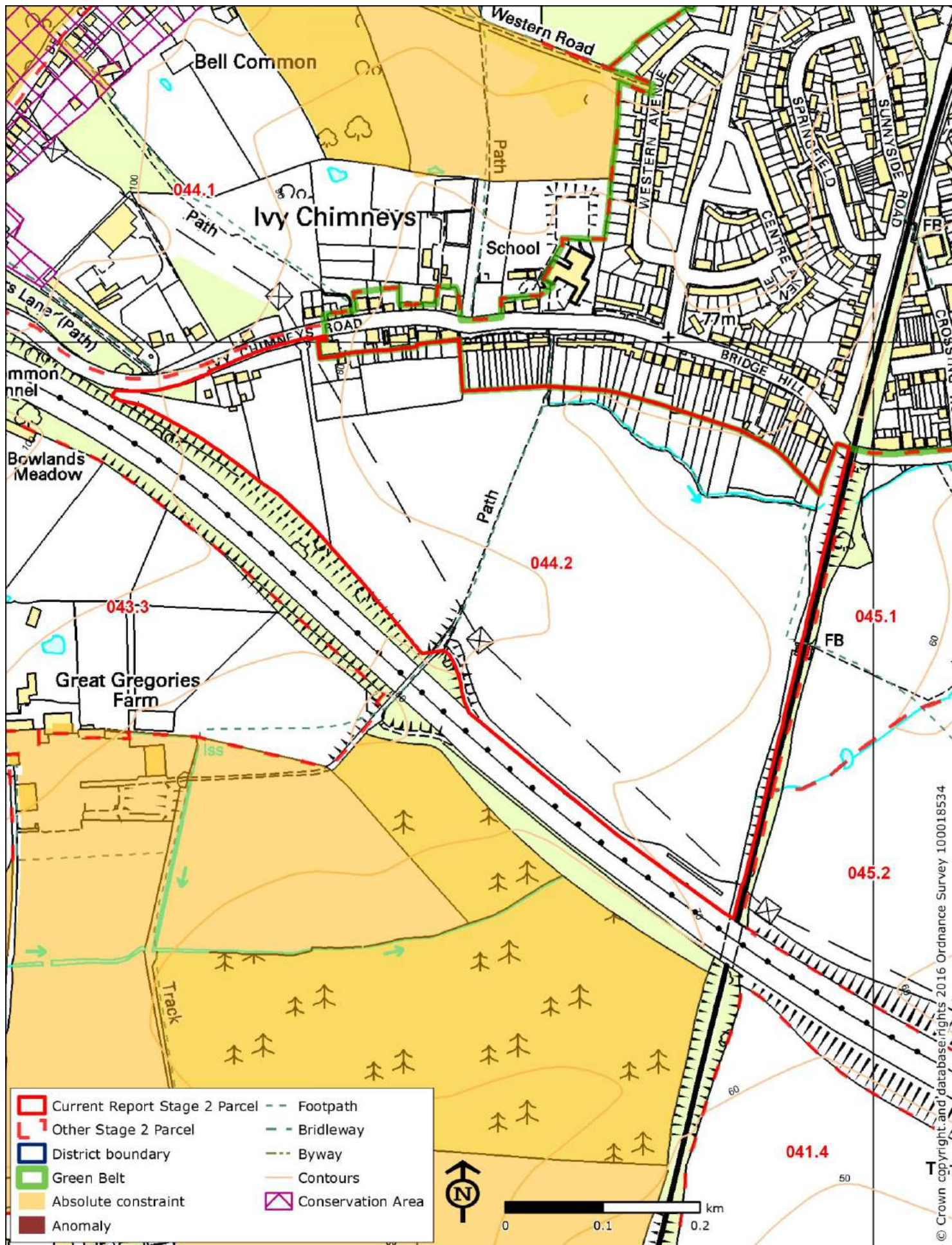
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies withing the gap between Epping and Theydon Bois, which is approximately 1.2km wide at this point. Other features provide separation between the two towns (the M25 and land further south outside the parcel). Woodland in the south of the parcel reduces intervisibility between the towns. However, new development within the parcel could increase the perception of merging with the residential development south of the M25 along Theydon Road and in the Bell Common Tunnel area. This may reduce the size of the gap, but is not likely to be a substantial reduction or prejudice the visual distinction between the two settlements.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
There is quite a lot of development within the parcel consisting of detached dwellings with gardens and a pub/ hotel associated with Bell Common Road (within the Bell Common Conservation Area) at the north east of the parcel; dwellings and commerical development on Ivy Chimneys Road along the south of the parcel; and a care home and individual large dwellings in the western section of the parcel (west of Theydon Road). However, development is relatively low density and urbanising influences are limited; there are some significant blocks of woodland and views to the wider countryside to the south east. The designation therefore provides constraint to further development.	
The outer parcel boundary is relatively strongly defined by Ivy Chimneys Road which would help to safeguard the wider countryside from encroachment if the parcel were to be developed. The absolute constraint provided by Bell Common and adjacent woodlands to the north and centre of the parcel, also provide a strong landscape structure so that potential new development may be integrated and less apparent as encroachment. Furthermore, the parcel occupies an area enveloped by the settlement of Epping to the north and east; therefore new development within the parcel would share a relationship with the existing settlement. However, if strategic development were to occur within the parcel this would be likely to result in a loss of trees and, in combination with the open, sloping topography (which may increase views of development from the wider countryside), this may be perceived as encroachment to a degree.	
Stage One parcel DSR-044 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	Strong
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is not shown as lying within the extent of the historic town on the map of the Essex Historic Towns – Supplementary Planning Guidance (1999). The rural character of the Green Belt land within the parcel contributes positively to the significance of the Bell Common Conservation Area. This area provides an important transition and gateway in the landscape between Epping Forest and the setting and character of the town of Epping.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The northern area of the parcel (north of the absolute constraint of Bell Common) is relatively well enclosed by surrounding woodland. It is considered that development could potentially be integrated and less apparent as encroachment within this area, with an alternative boundary formed by the treeline and footpath along the area of constraint, thereby presenting a weaker performance against Purpose 3. Existing woodland would need to be retained to ensure this.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Epping

Settlement Type: Town

Stage 2 Assessment



Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 044.2

Parcel Size (Ha) - 20.57

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore does not contribute to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies withing the gap between Epping and Theydon Bois, which is approximately 1.2km wide at this point. Other features provides separation between the two towns (the M25 and land further south outside the parcel, including the woodland block). Development within the parcel would reduce the size of the gap and may increase the visibility/sense of relationship between the two towns due to the elevated and undulating topography within the parcel.	
Stage One parcel DSR-044 was given a lower rating because it contained land that was not located between the two towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel consists of an agricultural field and is currently undeveloped apart from a pylon. The existing Green Belt boundary is strong, with a clear definition to the urban edge of Epping provided by a vegetated stream. Despite the presence of the M25 as a potentially strong barrier feature, the elevated and undulating topography means that new development within the parcel is likely to be visible from the wider countryside. Therefore it is considered that development within the parcel would be be perceived as encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Strong
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is not shown as lying within the extent of the historic town on the map of the Essex Historic Towns – Supplementary Planning Guidance (1999). The parcel is separated from the Epping Conservation Area by development that occurred in the 20th century to accommodate commuters. It does not share a physical or visual relationship with the Epping Conservation Area although it does lie adjacent to the Bell Common Conservation Area and contributes to its setting as the topography rises and is visible from the Conservation Area as green, open land. The Bell Common Conservation Area provides an important transition in the landscape between Epping Forest and the town of Epping.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 045 - South East of Epping

Parcel Size (Ha) - 128.18

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

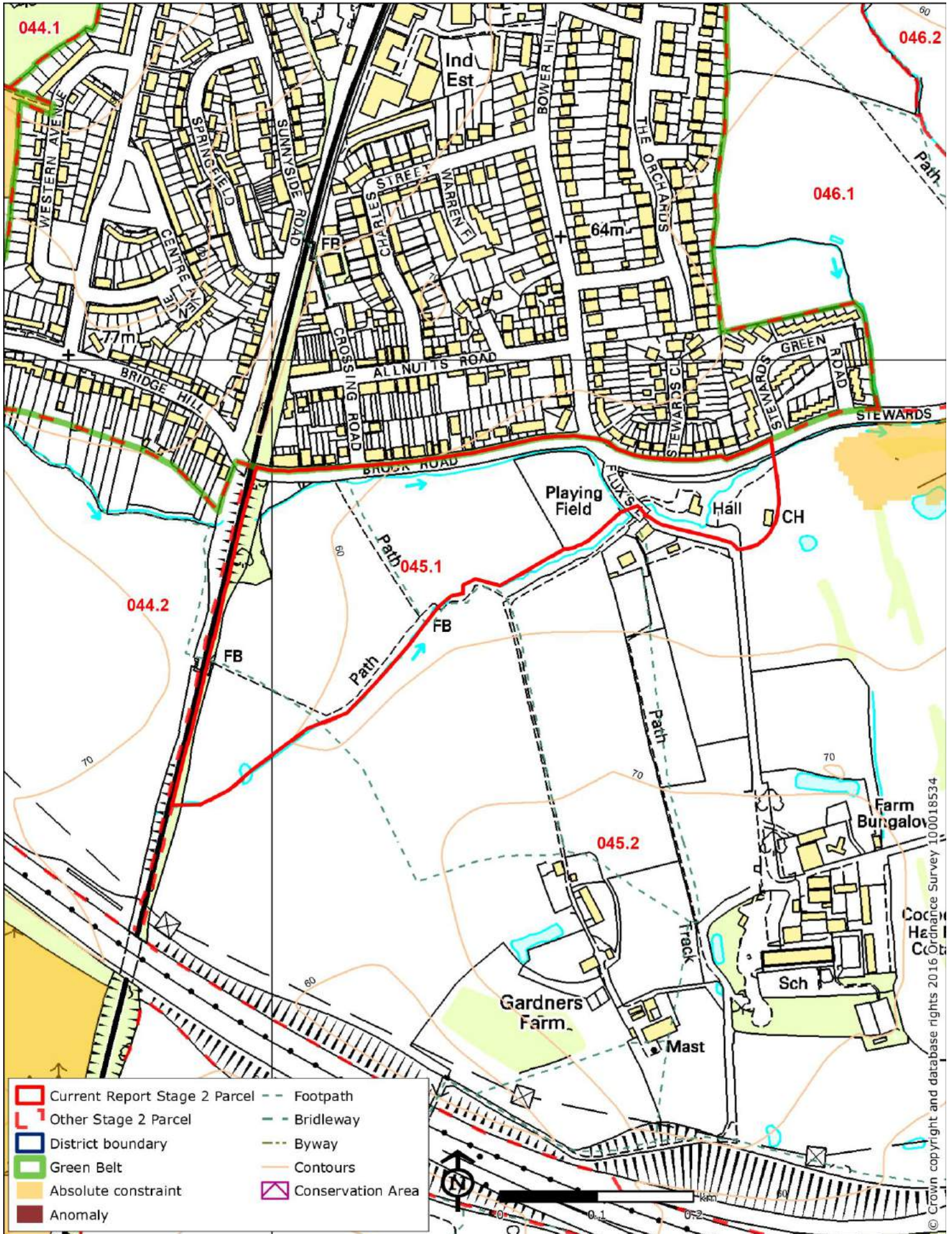
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		5

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel forms part of the gap which separates Theydon Bois and Epping.</p> <p>(5) The existing infrastructure creates strong defensible boundaries that would prevent Epping merging with Theydon Bois. The parcel is well contained by the existing infrastructure particularly the M25 and the Underground line. Other defensible boundaries are Brook Road, Stewards Green Road The area consists of several fields with weak boundaries and Epping Golf Club, with the exception of the field at the most north- western edge which is well contained by Brook Road at the northern boundary.</p> <p>(6) The distance of the gap between Epping- Theydon Bois is 1.1 km.</p> <p>(7) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) The southern boundary of the parcel is formed by the M25, which forms a strong physical boundary that prevent any gap from being compromised.</p> <p>(10) A reduction in the gap is unlikely to compromise the visual separation of the towns however it may compromise the overall openness of the gap.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The parcel consists of the fields used for agricultural purposes at the western and eastern boundaries. Epping Golf Course is situated at the centre of the parcel, directly east of Flux's Lane and Brook Road Playing Field forms a small area, at the northern boundary, directly west of Flux's Lane. The PRoWs follow the agricultural field boundaries.</p> <p>(12) The topography of DSR-045 consists of a relatively flat or undulating landform. The topography and location relative to existing development does not prevent encroachment and Green Belt designation in this parcel therefore safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.39% (0.5 hectare) south of Epping.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) The north west parcel boundary adjoins the historic town Epping.</p> <p>(15) During the 20th century, Epping was extended to accommodate commuter, to the north, west and south. Parcel DSR-045 adjoins the south- eastern boundary of the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and/ or any heritage assets.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Epping the open character of the Green Belt land in this parcel does not contribute positively to the significance of the town and/or heritage assets within the town. Given that the parcel does not have a physical or visual relationship with the historic core of Epping. It is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-045 would cause harm to the setting and significance of the historic town and heritage assets within the town.</p> <p>(17) Given that the parcel does not have a physical or visual relationship with the historic core of Epping. It is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-045 would cause harm to the setting and significance of the historic town and heritage assets within the town.</p>	

Settlement: **Epping**

Settlement Type: **Town**

Stage 2 Assessment



- Current Report Stage 2 Parcel
- Other Stage 2 Parcel
- District boundary
- Green Belt
- Absolute constraint
- Anomaly
- Footpath
- Bridleway
- Byway
- Contours
- Conservation Area

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Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 045.1

Parcel Size (Ha) - 9.52

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Relatively Weak
5th Green Belt Purpose	Not Assessed

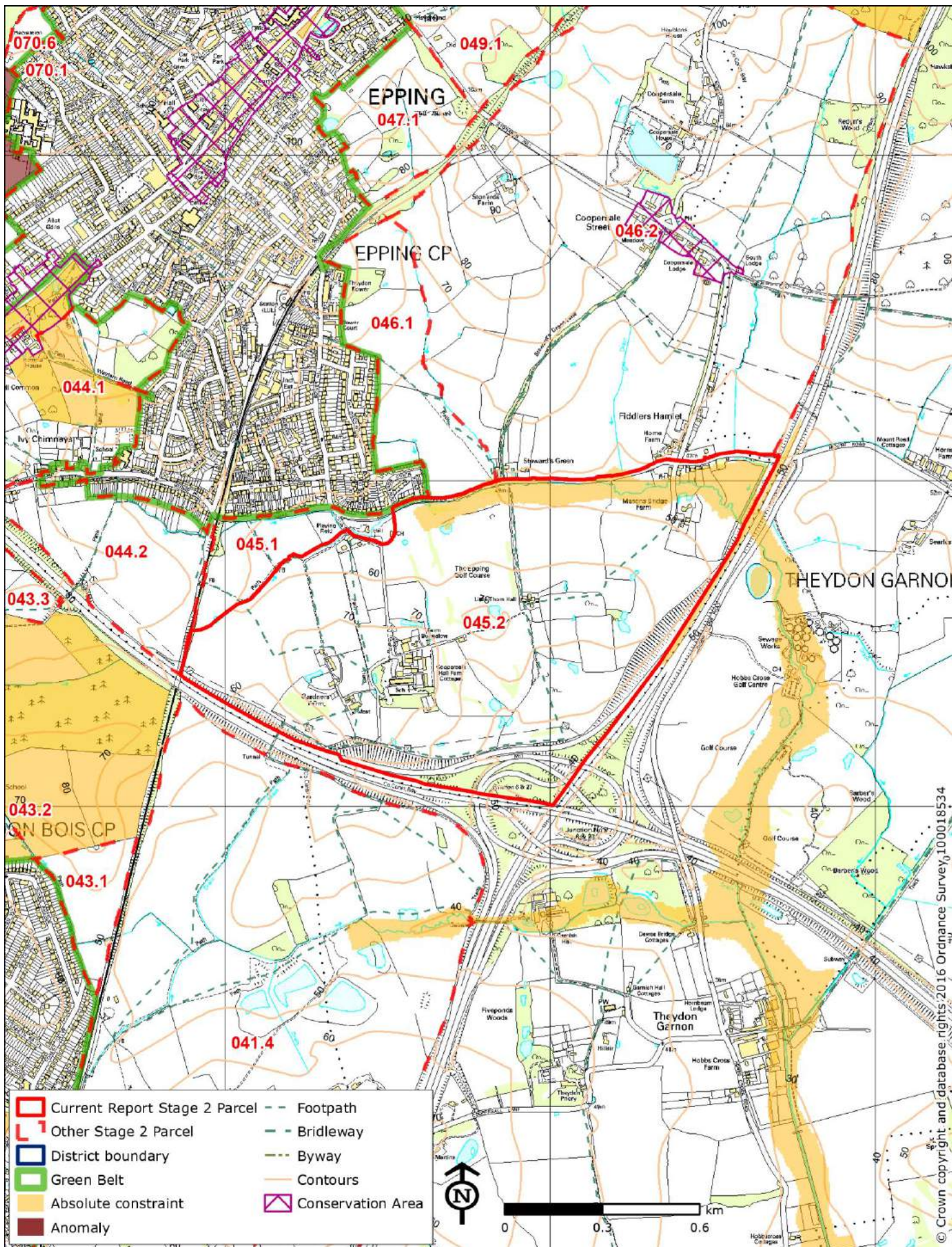
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	No Contribution
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	Relatively Weak
The parcel lies within the gap between Epping and Theydon Bois, which is approximately 1.1km wide at this location. Other features provide separation between the two towns (the M25 and land further south outside the parcel, including the woodland block). Development within the parcel would reduce the size of the gap, but is not likely to be a substantial reduction or prejudice the visual distinction between the two settlements. The Stage One parcel DSR-045 was given a lower rating. Although the M25 forms a barrier to the merging of settlements, development within parcel 045.1 would still result in a reduction in the physical separation of the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel consists of agricultural fields and a playing field, both surrounded by strong tree/ hedgerow boundaries and is primarily undeveloped with the exception of a car park and building associated with the golf course in the far eastern part of the area. The existing Green Belt boundary with Epping's urban edge is strongly defined by trees and Brook Road. The outer boundary of the parcel is also quite strongly defined (in the south east but less so in the south west) by trees along a stream, and topography, which rises to the south (outwards) and south east – forming a high point in the south eastern corner of the parcel. If the parcel were to be developed, the western boundary would require significant strengthening. Development within the parcel is therefore likely to result in a sense of encroachment into the wider countryside.	
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	Relatively Weak
The parcel is not shown as lying within the extent of the historic town on the map of the Essex Historic Towns – Supplementary Planning Guidance (1999). The parcel is separated from the Epping Conservation Area by development that occurred in the 20th century to accommodate commuters. It does not share a physical or visual relationship with the Conservation Area although it does lie relatively close to the Bell Common Conservation Area and may contribute to its setting as the topography rises in the south west of the parcel which is visible from the Conservation Area as green, open land.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 045.2

Parcel Size (Ha) - 115.49

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The gap between Epping and Theydon Bois in this location is approx. 1.1km and the parcel lies within it. Other land provides separation between the two towns (the M25 and land further south outside the parcel, including the woodland block). Development within the parcel would reduce the size of the gap and, given the elevated and undulating topography, may increase perception of the proximity of the towns to each other, though it would not result in a sense of physical or visual coalescence.	
The Stage One parcel DSR-045 was given a lower rating. Although the M25 forms a barrier to the merging of settlements, development within parcel 045.1 would still result in a reduction in the physical separation of the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel consists of agricultural fields with scattered individual buildings including a school and farmsteads, as well as Epping Golf Course, and some minor rural lanes. The landscape is intact and rural with the existing development well integrated. The topography is pronounced, forming a horizontal ridge across the centre of the parcel which dips down to the stream next to Stewards Green Road and to the south towards the M25. The parcel is not adjacent to the settlement edge. New strategic development on the north-facing slopes would lead to the perception of encroachment into the countryside in views from Epping as these slopes are highly visible from the southern part of the town and from further south around Theydon Bois.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Strong
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is not shown as lying within the extent of the historic town on the map of the Essex Historic Towns – Supplementary Planning Guidance (1999). As stated in the Stage One assessment, the parcel is separated from the Epping Conservation Area by development that occurred in the 20th century to accommodate commuters. It does not share a strong physical or visual relationship with the Conservation Area.	
Views from the higher ground within the parcel (Gardeners Barn in the vicinity of Fluxs Lane) contribute to the perception of the town of Epping as a compact town, including views across to the three towers on Epping High Street. This contributes to its historic importance as a small medieval and post-medieval market town as noted in the Essex Historic Towns – Supplementary Planning Guidance (1999). It is likely that this view would be impacted if strategic development were to occur within the parcel. There is some intervisibility with the parcel from Epping town and therefore the parcel contributes to its setting and the perception of its ridgeline location as a historic market town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 046 - East of Epping

Parcel Size (Ha) - 183.70

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

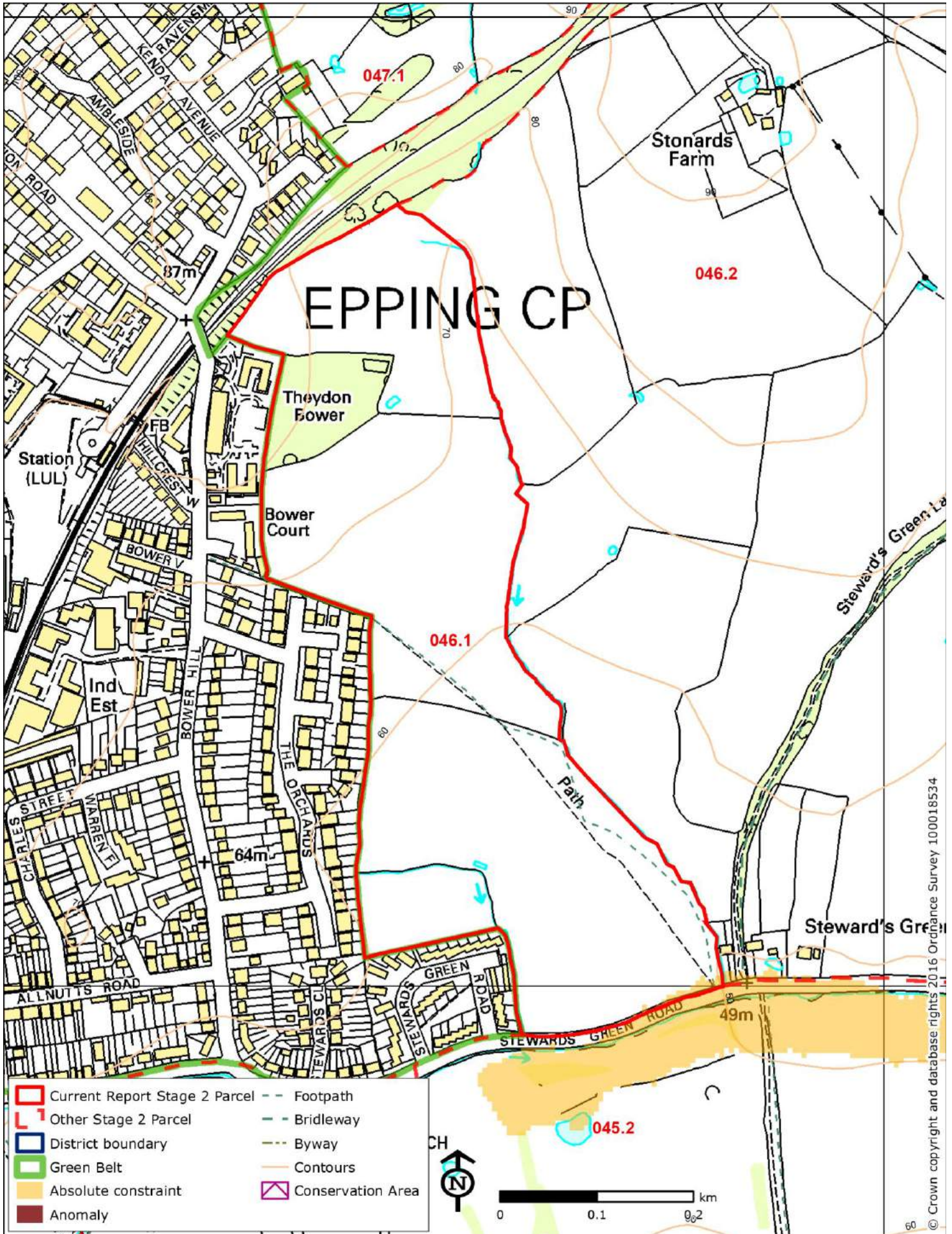
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		5

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(5) The boundary to the west of Coopersale well defined by strong boundary created by Epping and Ongar Railway Line and thick mature trees and vegetation extending along its length. Boundaries to the south of Coopersale are weak consisting of residential gardens. Stonards Hill Road creates a boundary which could contain development extending from the east of Epping and south of Stonards Hill Road.</p> <p>(6) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(7) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms due to the defensible boundaries outside of the parcel including the M11 and forest / woodland between the towns.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover north of the parcel. However it would compromise the overall openness of the gap.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The parcel consists mostly of fields that are used for agricultural purposes, which are lined with mature, unprotected trees and hedgerows. There is also a pocket of unprotected woodland at the eastern boundary. Stewards Green Lane, which crosses through the southern part of the parcel, connected Stewards Green Road with Stonards Hill, is a designated LoWS (Ep91). This lane forms part of the network of four PRoWs that connect the south- eastern edge of Epping, with the south- eastern edge of Coopersale.</p> <p>(12) The topography of DSR-046 is characterised by gently undulating landform that provides an open view to the urban edge of Epping, to the west. It is unlikely that the topography and location relative to existing development would be able to prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) The parcel adjoins the south- eastern boundary of the historic town Epping.</p> <p>(15) During the 20th century, Epping was extended to accommodate commuter, to the north, west and south. Parcel DSR-046 adjoins the south- eastern boundary of the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and / or any heritage assets.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Epping, the open character of the Green Belt land in this parcel does not contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Given that the parcel does not have a physical or visual relationship with the historic core of Epping. It is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-046 would cause harm to the setting and significance of the historic town and heritage assets within the town.</p>	

Settlement: **Epping**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 046.1

Parcel Size (Ha) - 19.29

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Moderate
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon) The parcel is remote from a large built-up area and therefore contributes little to this purpose.	No Contribution
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing) The parcel lies adjacent to the east of Epping and is distant from, and not directly between, other towns (approximately 3km to North Weald Bassett). The smaller settlement of Coopersale lies within the gap between the towns. Any new development that took place within the parcel may lead to a small reduction in the gap between Epping and Coopersale, but this would not affect the overall perception of the gap between Epping and North Weald Bassett. Stage One parcel DSR-046 was given a lower rating because the gap between Epping and Coopersale was not considered to be so important in separation in the context of the larger Stage One parcel.	Weak
Purpose 3. Assist in safeguarding the countryside from encroachment The parcel does not contain any development and is intact, with rural character. The existing Green Belt boundary with the east of Epping is relatively weakly defined by trees and hedgerows of back gardens, and development is visible across the fields (e.g. from Stewards Green Road) thereby potentially resulting in the perception of encroachment into the countryside to a degree. The parcel does provide constraint to further development in the countryside. The outer boundary would require strengthening in order to be effective as a new Green Belt boundary.	Relatively Strong
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth) The parcel is not shown as lying within the extent of the historic town on the map of the Essex Historic Towns – Supplementary Planning Guidance (1999). As stated in the Stage One assessment, the parcel is separated from the Epping Conservation Area by development that occurred in the 20th century to accommodate commuters. It does not share a physical or visual relationship with the Conservation Area, although it is location within 500m of the Conservation Area and therefore is considered to form part of its wider setting. The ancient Essex Way also connects the parcel to Epping town.	Moderate
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land Not assessed at individual parcel level, as explained in Methodology section of report.	Not Assessed
Consideration of alternative parcel boundaries No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC None identified.	

Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 046.2

Parcel Size (Ha) - 174.67

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the east of Epping, separated from the settlement by parcels 046.1, 047.1 and 049.1. It does not lie directly between Epping and another town (approximately 3km to North Weald Bassett to the north east which is the other side of the M11 motorway, forming a significant barrier). The smaller settlement of Coopersale lies within the gap between the towns. Any new development that took place within the parcel would lead to a reduction in the gap between Epping and Coopersale. This may affect the perception of the gap between Epping and North Weald to a degree although the woodlands to the north east of Coopersale would prevent physical or visual merging of the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel consists of agricultural fields lined with mature, unprotected trees and hedgerows and the Conservation Area of Coopersale Street which retains an open character. The landscape is rural in character and contains Stewards Green Lane recreational route which forms part of a network of recreational routes on the edges of Epping. Landform is gently undulating and open and is unlikely to be able to form a containing function to future development within the parcel. If developed, development would be likely to lead to encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is not shown as lying within the extent of the historic town on the map of the Essex Historic Towns – Supplementary Planning Guidance (1999). As stated in the Stage One assessment, the parcel is separated from the Epping Conservation Area by development that occurred in the 20th century to accommodate commuters. It does not share a physical or visual relationship with the Conservation Area and is considered unlikely to be important to the setting or significance of the historic town. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Stonard's Hill may form an alternative parcel boundary which would result in two smaller parcels. However, this would not significantly alter the assessment.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 047 - Mill Mound - East of Epping

Parcel Size (Ha) - 16.32

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

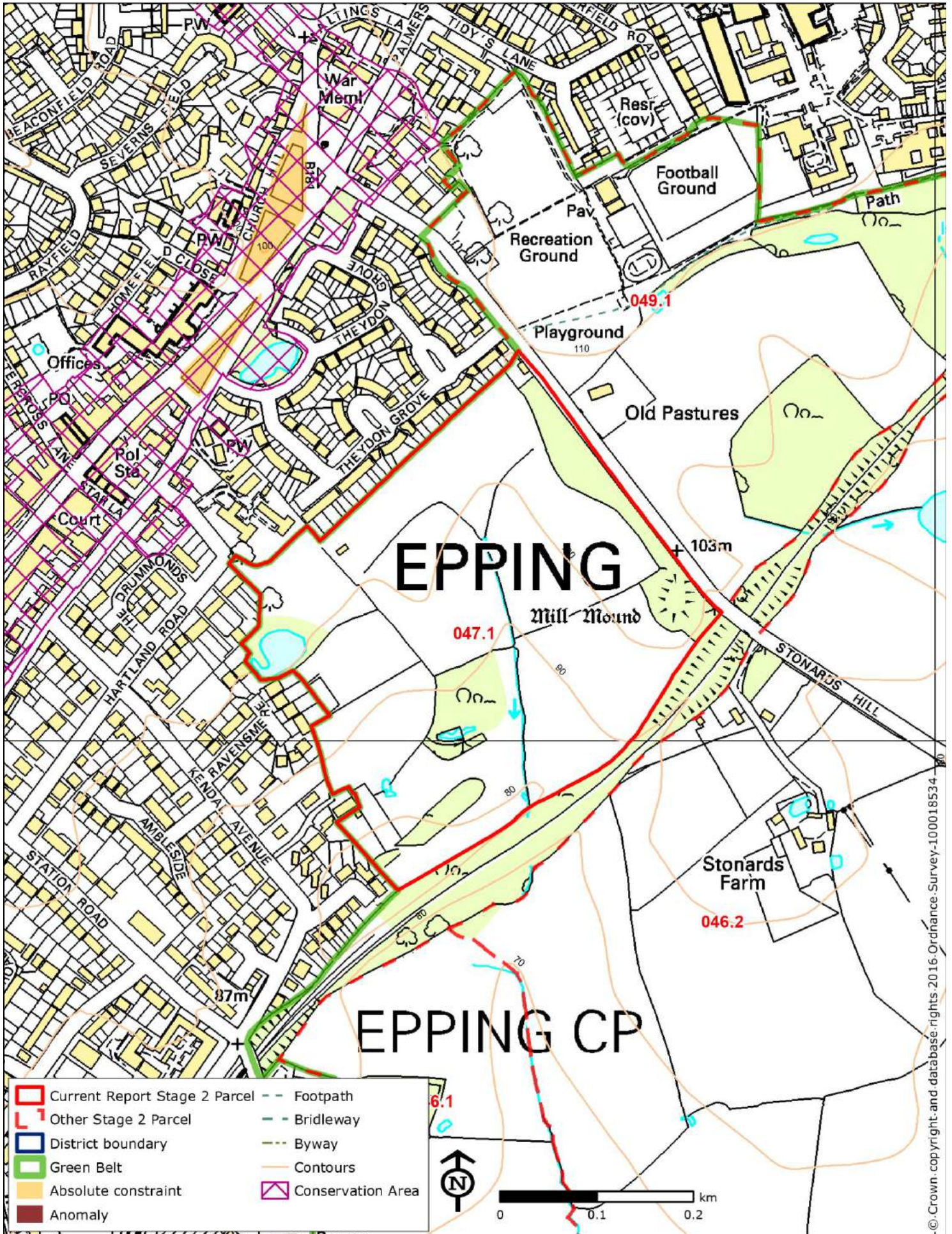
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		5

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(5) Strong defensible boundaries that would prevent Epping and North Weald Bassett from merging are created by the road Stonards Hill to the north- east and the EOR to the south-east. Within the parcel the undeveloped fields are lined with mature hedgerow and trees.</p> <p>(6) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(7) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms due to the defensible boundaries outside of the parcel including the M11 and forest / woodland between the towns.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover north of the parcel. The parcel is bounded by a developed area to the north west and south west, residential properties are visible from a number of vantage points within the parcel, the parcel north east and south east boundaries consist of mature trees that screen the parcel, therefore the parcel does not contribute towards the openness of the area.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The parcel consists mostly of undeveloped fields lined by mature hedgerow and trees. At the centre of the parcel and along Stonards Hill, there are relatively large areas of unprotected woodland.</p> <p>(12) The topography of DSR-047 is characterised by gently undulating landform that provides an open view to the urban edge of Epping, to the northwest. The topography and location relative to existing development does not prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) The parcel adjoins the eastern boundary of the historic town Epping.</p> <p>(15) In the 20th Century, the Theydon Grove Estate was developed within the parameters of the historic town. The development provides a physical and visual barrier that limits the relationship between the parcel and the historic core of Epping, to the south- east.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Epping. Therefore the open character of the Green Belt land in this parcel does not contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Although the north western parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.</p>	

Settlement: **Epping**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 047.1

Parcel Size (Ha) - 14.85

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies adjacent, to the east of Epping and is distant from, and not directly between, other towns (approximately 3km to North Weald Bassett). The smaller settlement of Coopersale lies within the gap between the towns. Any new development that took place within the parcel may lead to a small reduction in the gap between Epping and Coopersale but this would not affect the perception of the gap between Epping and North Weald Bassett.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel is predominantly undeveloped fields with woodland blocks. At the centre of the parcel and along Stonards Hill, there are relatively large areas of woodland (most of the trees and tree groups are protected by TPOs - note correction to Stage One). The topography slopes away from the settlement, forming a bowl which could potentially form containment to development, although this would necessitate considerable loss of trees, thus increasing perception of encroachment. The parcel is surrounded by the settlement of Epping to the north and west, and the outer boundaries are strongly defined by the railway (to the south) and Stonards Hill Road (to the east) thus reducing the parcel's performance against this purpose slightly.	
Stage One parcel DSR-047 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel adjoins the eastern boundary of the historic town Epping. In the 20th Century, the Theydon Grove Estate was developed within the parameters of the historic town. The development provides a physical and visual barrier that limits the relationship between the parcel and the historic core of Epping, to the south- east. Given that the parcel does not have a physical or visual relationship with the historic core of Epping, the open character of the Green Belt land in this parcel is considered unlikely to be important to the setting or significance of the historic town. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 049 - North East of Epping)

Parcel Size (Ha) - 157.26

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	Relatively Weak	2
Total		8

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	Relatively Weak - 2
<p>(1) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(2) A strong boundary provided to the east by the Epping Ongar Railway (EOR). Epping Forest creates a strong boundary in the north and east of the parcel. The strength of the boundary in the area adjacent to Thornwood is diminished around the allotment area – with the boundary of the parcel being comprised of relatively loose-knit development form, allotment and flood protection bund. The boundary is strengthened to some extent along this section by the minor road. The boundary is strengthened further still by the main road to Harlow, (B1393). In Epping, a strong boundary is created by Stonards Hill within the Old Pastures field, this boundary is supported by a strong line of mature trees. Beyond this field to the north, within the Recreation Ground, the boundary is weak, comprising of the line of built development, mostly residential and including Epping Hospital. The area adjoining adjacent to hospital is supported by mature planting in places.</p> <p>(3) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(4) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(5) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(6) A reduction in the gap is unlikely to compromise the separation of towns in physical terms. However, development within this parcel could compromise the separation of Epping and Coopersale in physical terms</p> <p>(7) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover north of the parcel. However it would compromise the overall openness of the parcel in the south particularly between Epping and Coopersale.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The northern part of the parcel, has a significant coverage of deciduous woodland, ancient woodland (Wintry Wood) and SSSI (Epping Forest). There is also relatively large deciduous woodland and an area of unprotected woodland within Old Pastures field). The south-western part of the parcel, consists mostly of land used for agricultural purposes, as well as recreation grounds, a playground, football grounds, pockets of woodland and a number of PRoWs.</p> <p>(12) The parcel is set on a ridge of higher land that overlooks surrounding undulating farmland, to the south; this area is predominantly covered by, mixed woodland, the majority of which is categorised as ancient or semi-ancient. The topography and the high proportion of tree coverage to the north of the parcel does prevent encroachment. However, it is unlikely that the land to the south of the parcel prevents encroachment due to the topographical change and the open character of the land. Therefore, the Green Belt designation in this parcel helps safeguard the countryside from encroachment from the existing settlement Epping.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	Relatively Weak - 2
<p>(14) The parcel adjoins north-eastern edge of the historic town Epping.</p> <p>(15) During the 20th century, Epping was extended to accommodate commuters. Parcel DSR-049 adjoins the north-eastern boundary of the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and/ or any heritage assets. Epping Forest also provides a strong physical and visual barrier to the north of the B181.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Epping. It is unlikely that the open character of the Green Belt land in this parcel would contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Although the south western parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.</p>	

Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 049.1

Parcel Size (Ha) - 17.72

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Moderate
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between Epping and North Weald Bassett (approximately a 2 km gap in this location), although other boundaries and constraints (Epping Forest SSSI) exist in between the towns to prevent the merging of settlements. Development within the parcel could, however, contribute to the reduction in the gap between Epping and Coopersale. This may affect the perception of the gap between Epping and North Weald Bassett to a degree although intervening woodland would prevent their coalescence.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The inner part of the parcel has amenity uses (playing fields and playground) and open grassland, with woodland blocks in the outer part. Development within the outer part of the parcel is likely to compromise the openness of the Green Belt by reducing the gap between Epping and Coopersale and therefore being perceived as encroachment. The outer part of the parcel is characterised by steeper topography upon which new development is likely to be visible and be perceived as encroachment into the wider countryside.	
Purpose 4. To preserve the setting and special character of historic towns	Moderate
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel adjoins the eastern boundary of the historic town Epping. In the 20th Century, the Theydon Grove Estate was developed within the parameters of the historic town. The development provides a physical and visual barrier that limits the relationship between the parcel and the historic core of Epping, to the south- east. Given that the parcel does not have a physical or visual relationship with the historic core of Epping, the open character of the Green Belt land in this parcel is considered unlikely to be important to the setting or significance of the historic town. However, given the proximity of the parcel to the Conservation Area it is considered to form part of its wider setting.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The hedgerow along the public footpath through the centre of the parcel could potentially form an alternative parcel boundary, which would create a small sub-parcel in the north of the parcel, adjacent to the existing settlement of Epping (which would surround it to the west, north and east). Development within this sub-parcel could potentially be accommodated with limited harm to the Green Belt purposes although other constraints are likely to prevent development (e.g. recreational uses).	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping**Settlement Type: **Town****Stage 1 Assessment****Parcel** DSR 069 - East of Waltham Abbey & West of Epping**Parcel Size (Ha)** - 1,496.75**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Moderate	3
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Relatively Weak	2
Total		10

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act in itself, as an effective barrier against sprawl from the large built-up areas of London, Harlow, Cheshunt or Hoddesdon.</p> <p>(2) The parcel does adjoin DSR072 and DSR067 which are both on the southern boundary of Harlow, however DSR069 is a bit far south of Harlow to be considered part of the 'primary' network of parcels preventing sprawl from Harlow.</p> <p>(3) See answer to Question 2 above.</p>	
2. Prevent neighbouring towns from merging into one another	Moderate - 3
<p>(4) The parcel forms a large gap between Epping to the east and Waltham Abbey to the west.</p> <p>(5) The parcel contains a number of defensible boundaries which help prevent neighbouring towns from merging: Upland Road and Wood Green Road (east of Waltham Abbey); B1393 (just west of Epping); Cobbins Brook (tributary of River Lea); Fragmented pockets of woodland dispersed throughout the parcel. The Selvage/Copped Hall Green, Rookery Wood, and Spratt's Hedgerow Wood create near continuous natural barrier from the M25 in the south to Cobbins Brook.</p> <p>(6) The distance between the towns Waltham Abbey- Epping is 4.6 km.</p> <p>(7) Ribbon development is evident to the southwest of Epping, stretching along High Road (B1393). Copthall Green, small linear settlement along Horseshoe Lane east side of route. Further ribbon development located along Woodgreen Road to the east of Waltham Abbey.</p> <p>(8) To the east end of M25 there are unobscured views north across farmland toward Copped Hall. To the east of the parcel, from Bury Road, there are intermittent views east across farmland. Fragmented pockets of trees dispersed across the parcel and undulating topography obscures views across the gap from Epping to Waltham Abbey. The natural topography and features throughout the site mean that at present there is no particular visual relationship between the two towns.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms given that the size of the substantial size of the gap.</p> <p>(10) A reduction in the gap could compromise the separation of towns and the overall openness of the parcel visually depending on the location and scale of such a reduction.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation in this parcel protects countryside including predominantly agricultural land, a number of large nurseries, Upshire Primary School playing fields, a Cricket ground located to the north of Sergeants Green and Southend Lane and a number of PRoWs There are also numerous pockets of woodland dispersed throughout the site.</p> <p>(12) The eastern fringes of Waltham Abbey and the western fringes of Epping are consist of undulating farmland. The topography changes mid-way between Epping and Waltham Abbey to create a sharp peak. However given the distance relative to existing development, it does not prevent encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.08% (1.15 hectares) of built development or other urbanising elements. There is a particular heavy concentration of encroachment west of Woodgreen Road and east of Waltham Abbey in the form of offices, storage, housing and equestrian related businesses. This area of the parcel performs considerably worse than the rest of the parcel for this purpose.</p>	
4. To preserve the special character of historic towns	Relatively Weak - 2
<p>(1) Parcel adjoins the historic settlements of Epping to the east and Waltham Abbey to the west.</p> <p>(2) The Green Belt land that adjoins Epping and Waltham Abbey provides an open and undeveloped context to the settlement. However, the contribution toward the historic nature of the towns is not particularly evident given that more modern development has already occurred around the historic cores of the towns.</p> <p>(3) The Green Belt land that adjoins Epping and Waltham Abbey provides an open and undeveloped context to the settlement. However, the contribution toward the historic nature of the towns is not particularly evident given the more modern development that has already occurred around the historic cores of the towns. It is unlikely that additional development, would have much impact on the historic setting.</p> <p>(4) Development on the periphery of the historic towns, to the east/northeast of Waltham Abbey and to the west of Epping is unlikely to have a significant impact on the setting of the towns. Development that has occurred around the historic core has not responded well to its historic context. As such, additional growth would be unlikely to have a significant impact on the historic character of the towns.</p>	

Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 069.3

Parcel Size (Ha) - 275.59

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	No Contribution
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	Moderate
Expansion of Epping to encompass this parcel would still leave a sizeable gap between Epping and Harlow and, due to landform, there is no intervisibility between the towns. Cobbins Brook, to the north, provides another defensible boundary that would prevent the merging of the two towns. The smaller settlements of Epping Upland and Epping Green also lie within the gap between Epping and Harlow in this location. Any new development that took place within the parcel would lead to reduction of the gap between Epping and these smaller settlements which may affect the sense of separation between Epping and Harlow.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel is predominantly undeveloped, except for individual dispersed farms. The character of the parcel is strongly rural, open and undulating agricultural land. The Green Belt designation in this parcel is considered to make a major contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	Relatively Strong
There is little relationship between this area and the Epping Conservation Area but the parcel forms a significant element in the historic ridge-top setting of Epping, as seen in views from the Epping Upland area, and the southern part of the parcel lies within the Bell Common Conservation Area. Development down into this parcel would constitute a significant change in the form of the historic town, although skyline views of Epping's distinctive towers would not be affected. The parcel is located over 5.5km from the Waltham Abbey Conservation Area and does not form part of its setting.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 070 - North West of Epping

Parcel Size (Ha) - 501.80

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

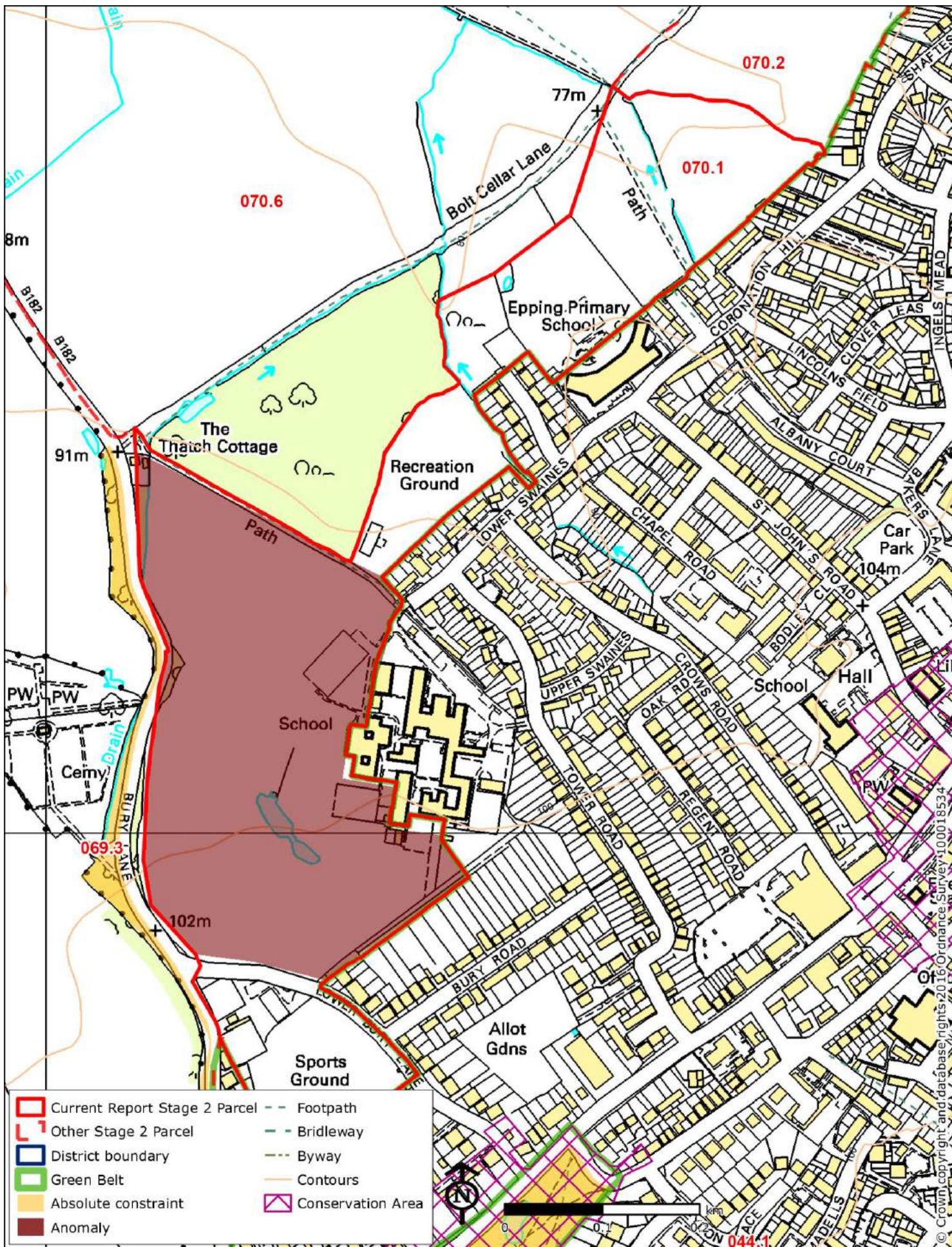
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Strong	5
Total		10

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act, in itself as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel adjoins DSR-072 to the north and parcel DSR-050 to the northeast. The parcels are relatively open and border the urban edge of Harlow, to provide a strategic barrier preventing the east and southern sprawl of Harlow. However DSR070 is a bit far south of Harlow to be considered part of the 'primary' network of parcels preventing sprawl from Harlow.</p> <p>(3) Upland Road provides a boundary at north of the parcel however it is not particularly defensible and has open views along this road to the north and south.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not form part of a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(1) The Green Belt here protects countryside uses as it encompasses a patchwork of arable fields that are interspersed with small patches of woodland. Key ecological habitats are provided by small ponds and stream corridors and a County Wildlife site.</p> <p>(2) The topography of DSR-70 is characterised by gently undulating agricultural (predominantly arable) fields that provide an open view to the urban edge of Epping to the south east. The topography and location relative to existing development does not prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(3) There is no evidence of encroachment or urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	Strong - 5
<p>(1) The parcel adjoins the northwest boundary of the historic town of Epping.</p> <p>(2) During the 20th century, Epping was extended to accommodate commuters, to the north, west and south. Parcel DSR-070 mostly borders the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and/ or any heritage assets. The Green Belt land within parcel DSR-070 briefly aligns with the historic core of Epping, east of Lindsey Street. The Green Belt land at the settlement boundary has helped maintain the strong open character of this area.</p> <p>(3) The origins of Epping tracks back to Epping Upland, to the north western parcel boundary. In the mid-12th century the settlement was re-located to Epping Heath on Lindsay Street and gradually developed into a town to capitalise on the trade passing along the route from London to Cambridge. The open character of the Green Belt land, east of Lindsey Street, preserves the quality of the only remaining view between Epping Upland and Epping town. The removal of the Green Belt designation to the east of Lindsay Street will not necessarily harm the open setting of the Epping Conservation Area, however, it would eliminate the visual connection and long vistas shared between Epping and Epping Upland. The openness of the Green Belt here affords views of Epping's three towers which plot the route of the High Street (Victorian water tower, St John's Church tower, and the Civic Office tower), and Epping Upland Church can be seen in some views out of Epping. These views are an important aspect of the significance and setting of the town and its heritage assets.</p> <p>(4) The removal of the Green Belt designation to the east of Lindsay Street will not necessarily harm the open setting of the Epping Conservation Area, however, it would eliminate the visual connection and long vistas shared between Epping and Epping Upland. The openness of the Green Belt here affords views of Epping's three towers which plot the route of the High Street (Victorian water tower, St John's Church tower, and the Civic Office tower), and Epping Upland Church can be seen in some views out of Epping. These views are an important aspect of the significance and setting of the town and its heritage assets.</p>	

Settlement: **Epping**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 070.1

Parcel Size (Ha) - 21.19

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Weak
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
This narrow parcel is contained by tree cover and lacks intervisibility with Harlow, the nearest town, due to intervening higher ground, and is a considerable distance away.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Weak
This area is strongly contained from the wider countryside by well treed boundaries, and land uses, mostly playing fields, relate to the settlement. There would be little sense of encroachment into the countryside if the parcel was to be further developed.	
Stage One parcel DSR-070 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is adjacent to existing 20th century development on Epping's urban edge, and so is detached from and lack intervisibility with Epping's conservation areas. Its containment by strong boundary vegetation and location on lower ground than the ridge-crest historic core of the town limits the impact any development would be likely to have on the visual connection and long vistas shared between Epping and Epping Upland (noted in the Stage 1 assessment), although there is some limited potential for a perception in long views towards Epping of development moving further downslope, away from its historic core.	
The higher rating given to Stage One parcel DSR-070 reflects that parcel's inclusion of land closer to the historic core of Epping.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
The residential development on Buckingham Road, and St Johns School in the area between Bury Lane and Tower Road/ Lower Swaines Road is a developed area that continues the pattern of settlement. It does not meet the Purposes of Green Belt and the density and character of development means that it is not open. It should therefore be considered as a potential anomaly.	

Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 070.2

Parcel Size (Ha) - 7.40

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	Relatively Weak
5th Green Belt Purpose	Not Assessed

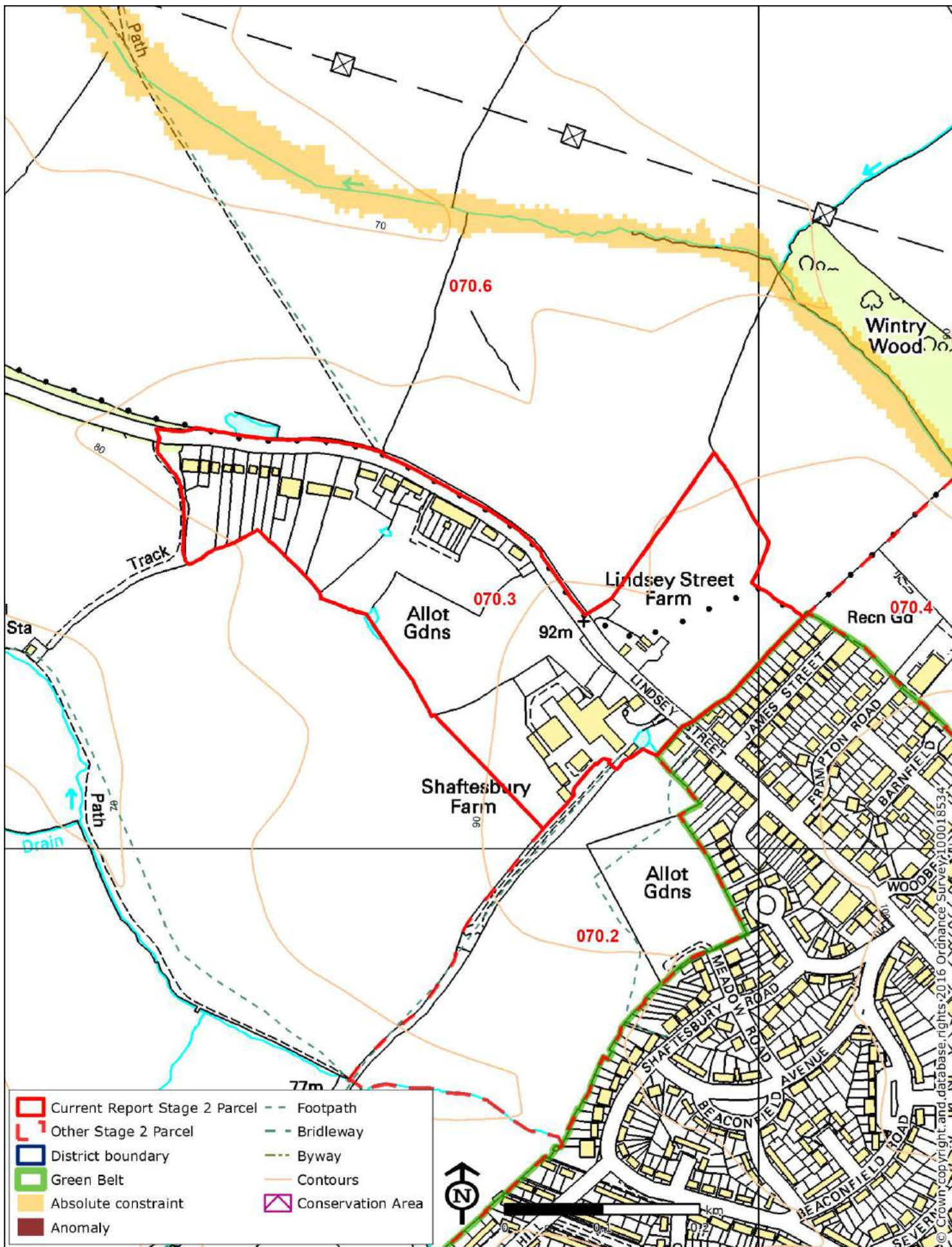
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
This parcel lacks intervisibility with Harlow, the nearest town, due to intervening higher ground, and is a considerable distance away. Any new development would be no closer to Harlow than existing housing on Lindsey Street.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
There is an allotment north of Shaftesbury Road but no built development. Weak boundary features mean that the area has a relationship with both the existing settlement edge and the wider countryside, but development on this gently sloping site would not significantly increase the perceived extent of the settlement within the wider countryside.	
Stage One parcel DSR-070 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no direct relationship between this area and the town's conservation areas or heritage assets. The settlement edge along Shaftesbury Avenue is very visible in views from higher ground to the north – e.g. Epping Upland – but the landform doesn't slope significantly in this direction so additional development would not have a strong impact on settlement form and therefore on Epping's historic setting.	
The higher rating given to Stage One parcel DSR-070 reflects that parcel's inclusion of land closer to the historic core of Epping.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 070.3

Parcel Size (Ha) - 11.83

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

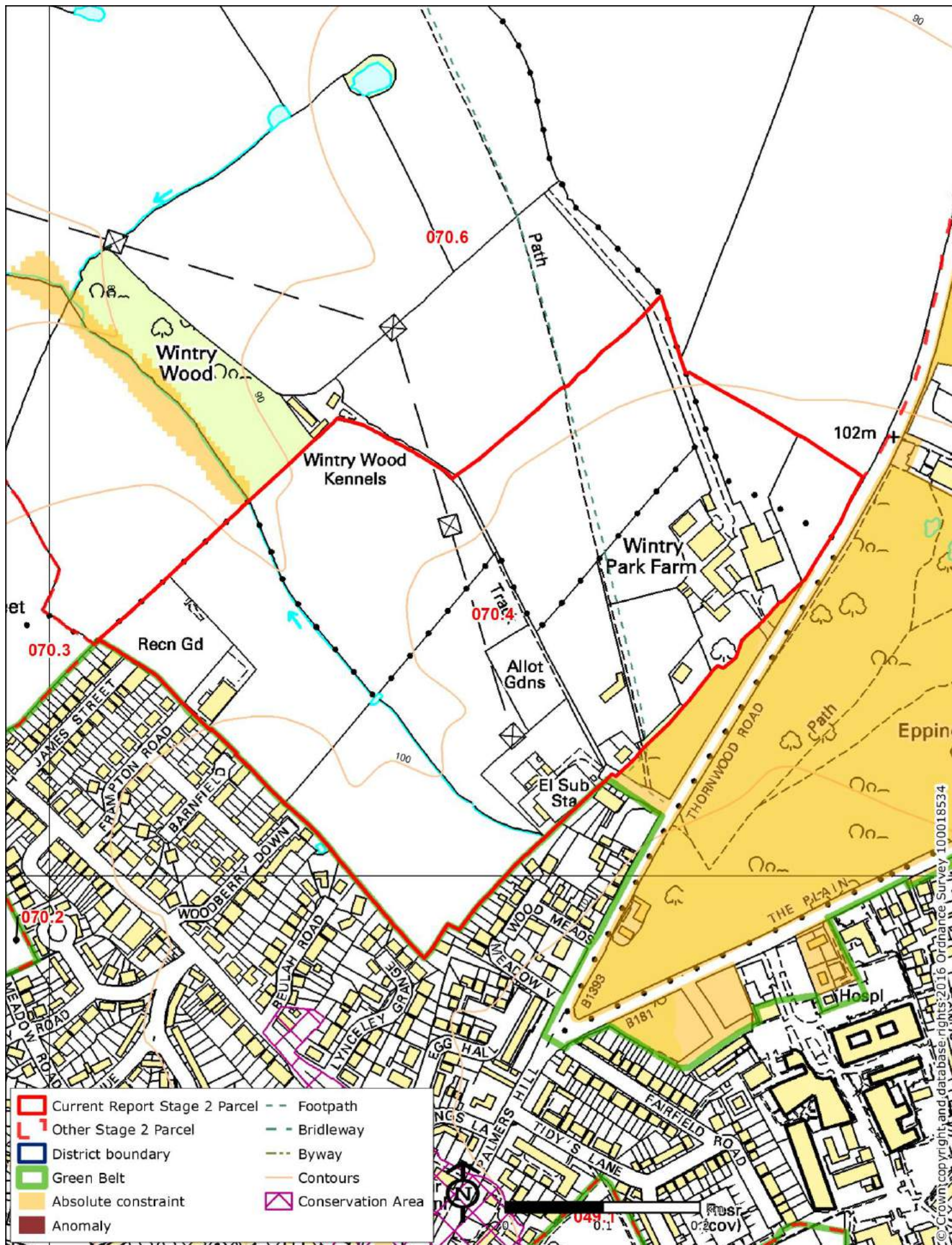
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Expansion of Epping to encompass this parcel would still leave a sizeable gap between Epping and Harlow and due to landform there is no intervisibility between the towns. Cobbins Brook, to the north, provides another defensible boundary that would prevent the merging of the two towns. The smaller settlement of Thornwood also lies within the gap between Epping and Harlow. Any new development that took place within the parcel would, however, be unlikely to result in the perception of a reduction of the gap between Epping and Thornwood and this is therefore unlikely to affect the sense of separation between Epping and Thornwood. Any new development would be no closer to Harlow than existing housing on Lindsey Street.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
Some development has occurred along Lindsey Street (detached dwellings and farm buildings) but urbanising influences into the countryside are limited by the trees and space between buildings. New development creating a stronger link between Lindsey Street and Epping would represent a more significant encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Strong
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The Stage 1 assessment identified sensitivities associated with the Green Belt to the east of Lindsey Street in views between Epping and Epping Upland, but it is unlikely that development within the small part of this parcel that lies to the east of Lindsey Street would have any significant impact in this respect, given its proximity to adjacent 20th century urban-character housing on James Street. There is no direct visual relationship between this area and the town's conservation areas or heritage assets, but development which increases the sense of what is currently an outlying area of housing becoming part of Epping would however affect settlement form and could therefore have some impact on the historical character of the town. The openness of the parcel also contributes to the open approach to Epping.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
An alternative parcel boundary could be defined along Lindsey Street. However, the smaller sub-parcels that would result would perform the same against all Green Belt purposes and would therefore not alter the assessment.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Epping**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Epping**Settlement Type: **Town****Stage 2 Assessment**

Parcel 070.4

Parcel Size (Ha) - 24.98

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

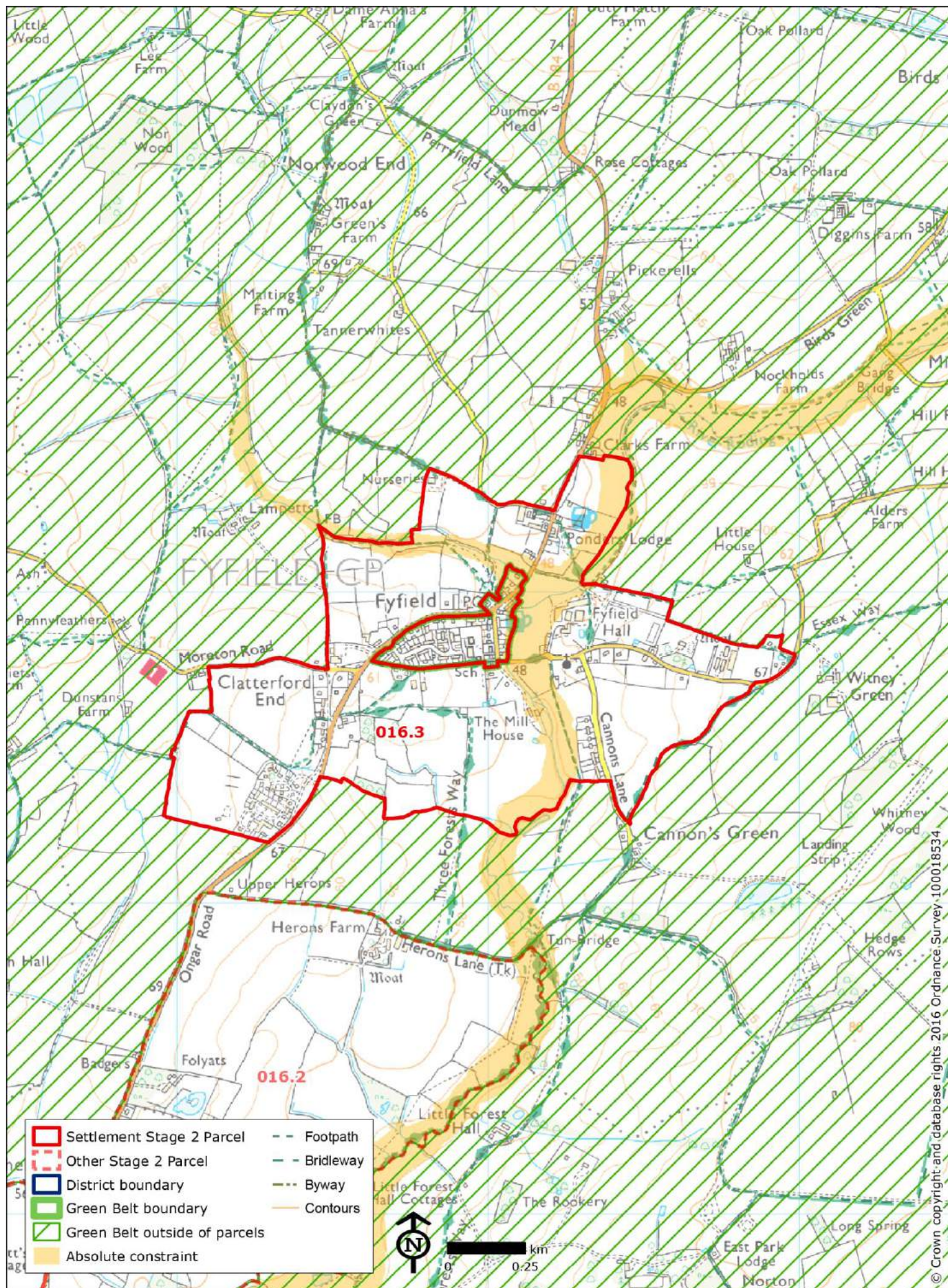
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	No Contribution
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	Weak
Expansion of Epping to encompass this parcel would still leave a sizeable gap between Epping and Harlow and, due to landform, there is no intervisibility between the towns. Cobbins Brook, to the north, provides another defensible boundary that would prevent the merging of the two towns. The smaller settlement of Thornwood also lies within the gap between Epping and Harlow in this location. Any new development that took place within the parcel may lead to reduction of the gap between Epping and Thornwood to a small degree but would be unlikely to affect the perception of the gap between Epping and Harlow.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
Some development has occurred within the parcel (farm buildings and a small number of individual detached dwellings) but they are associated with the B1393 High Road and their urban influence is limited. The existing settlement boundary is relatively weak (sparse hedgerows and trees). Topography dips to a river valley in the centre of the parcel and slopes gently down to the wider countryside. Woodland blocks would provide some containment to new development in the parcel but the outer boundary would require strengthening. The views and strong relationship of the parcel to the wider countryside means that development within the parcel may be perceived as encroachment.	
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	Relatively Strong
The parcel plays a limited role in the setting of the Conservation Area as it is adjacent to existing 20th century development on Epping's urban edge, though in relative proximity to the Conservation Area (approximately 1.4km) thereby potentially forming part of its wider setting. The parcel is not shown as lying within the extent of the historic town on the map of the Essex Historic Towns – Supplementary Planning Guidance (1999) but it may form the setting to this due to its proximity to the Conservation Area. The Green Belt designation within the parcel has preserved open views towards Epping and the association between Lindsey Street and the town centre.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Fyfield**

Settlement Type: **Small Village**



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Settlement: **Fyfield**Settlement Type: **Small Village****Description of broad locations for further assessment**

The identified area is defined by the 0.5km buffer and Norwood End to the North. The area has been extended to include existing development along Ongar Road and Willingale Road.

Parcel **Features used to define parcel**

016.3	The parcel is drawn around the settlement of Fyfield, following defined field boundaries.
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Parcel **Potential anomalies**

016.3	
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Settlement: **Fyfield**Settlement Type: **Small Village****Stage 1 Assessment****Parcel** DSR 016 - North East of Chipping Ongar**Parcel Size (Ha)** - 683.92**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Weak	1
Total		6

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns. The parcel is connected to Fyfield to the north and Ongar to the southwest.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside.</p> <ul style="list-style-type: none"> - The fields within the parcel are mostly used for agricultural purposes, with the exception of the fields directly north-east of the settlement Chipping Ongar and south of Fyfield, which are used for recreational activities. - There is an area of ancient woodland (Witney Wood), which contains a LoWs (Ep206) at the eastern border. Moving westward there is a strip of unprotected woodland running to the south of Cannon's Green, which is partly used as a bridleway. There are two areas of unprotected woodland running further south from this point, the first is either side of the River Roding to the north of The Rookery and the second is again alongside the River north of the A414. There is also large deciduous woodland around North Mandeville. To the north of Cannon's Green is a relatively large LoWS (Ep200), which follows Herons Lane and a track. - Relative to the size of the parcel, there are not a large amount of PRoWs. There are however a few that mostly follow the River Roding. <p>(12) The topography of DSR-016 is characterised by gently undulating agricultural (predominantly arable) fields with a number of visually significant slopes that provide an open view to the urban edge of the town Chipping Ongar. It is unlikely that the topography of the land at the urban edge would be able to prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately .43% (3.04 hectares) of built development or other urbanising elements at the residential development near Chipping Ongar Leisure Centre, the Fyfield Business and Research Park east of Fyfield Road and around Fyfield village.</p>	
4. To preserve the special character of historic towns	Weak - 1
<p>(14) The south western parcel boundary adjoins the historic town Chipping Ongar. The Shelley Estate at the northern edge of the town creates a strong barrier between the parcel and the historic core of Chipping Ongar. Although the parcel is in close proximity to the Great Stony Park conservation at the south-western boundary, the A414 and significant hedgerow provide a strong barrier.</p> <p>(15) The parcel abuts the Great Stony Park conservation area at the northern edge of the historic town within Green Belt land. The Great Stony Park consists of residential buildings that are sited around a large central green. The layout of the site separates the buildings visually and physically from the land, north, south and west of the conservation area.</p> <p>(16) The contribution of the Green Belt land in relation to the northern edge of the town is limited, because of the isolated nature of the development (please see to Q15). A 1950s residential development separates the Green Belt land within parcel DSR-013, from the central core of the historic town, at the south eastern boundary.</p> <p>(17) Although the south western parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.</p>	

Settlement: **Fyfield**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 016.3

Parcel Size (Ha) - 126.06

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

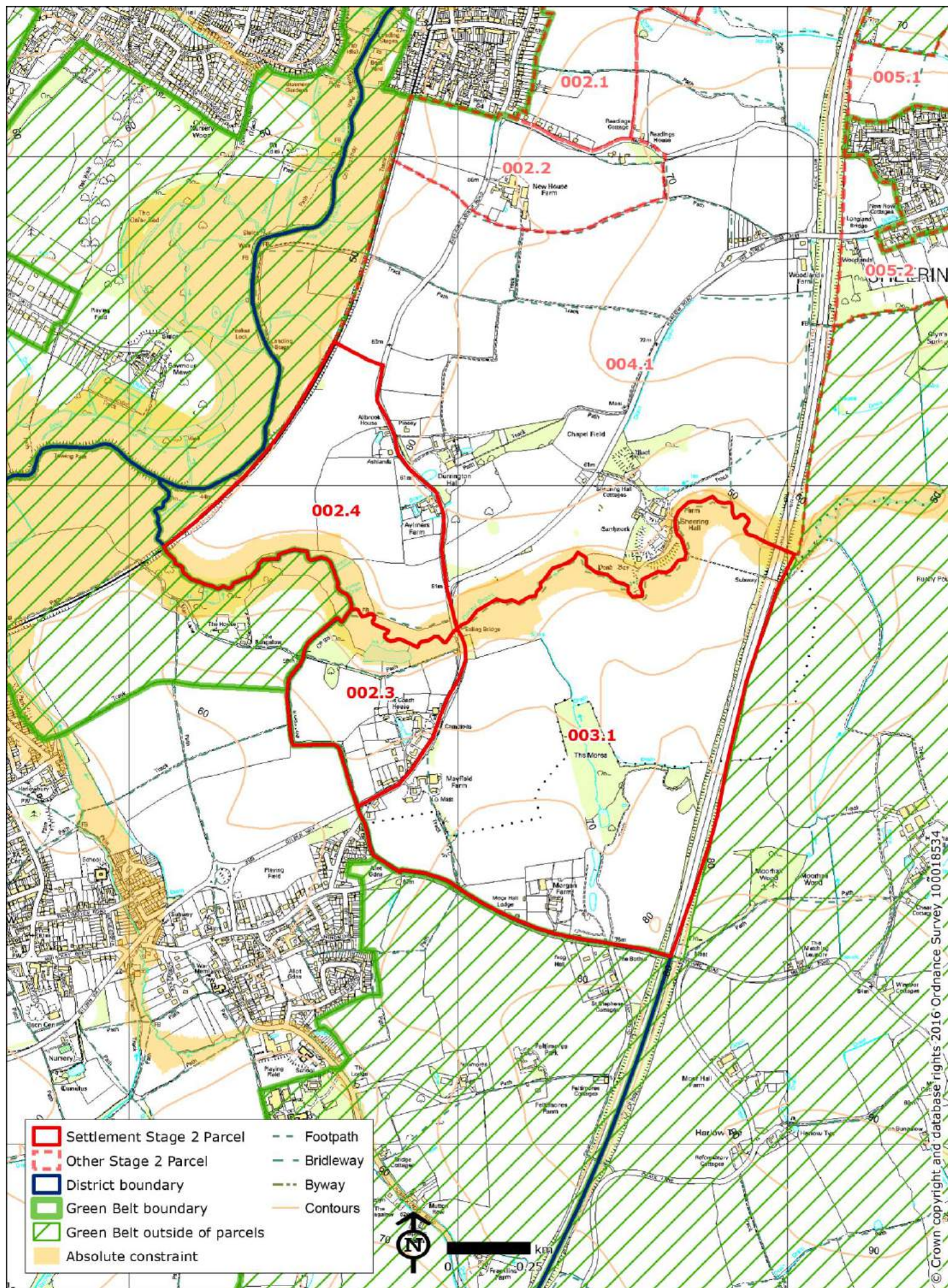
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located around the settlement of Fyfield. It does not lie within a gap between two defined towns and therefore contributes little to this purpose. Fyfield lies adjacent to the hamlet of Clatterford End but this does not affect the perception of any gap between towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains quite a bit of development around the settlement of Fyfield. Detached dwellings along Clatterford End in the west of the parcel, a school and residential estate at Forest Drive/ Abbey Close in the south west of the parcel, semi detached dwellings along Cannons Lane in the east of the parcel, a pub and cluster of listed buildings (detached dwellings and converted farm buildings) at Ponders Lodge on the B184 in the north of the parcel and a small residential development at Fyfield Grange to the east of Fyfield. There are also scattered dwellings set back from the main roads (B184 and Willingale Rd) and White Chicks Farm in the east of the parcel. Recreation grounds lie adjacent to the south of the settlement edge.	
The remainder of the parcel consists of agricultural fields with public rights of way including the Three Forests Way. Despite the existing development the character of the parcel remains rural as a result of development being set back from the main roads and well integrated into the landscape with trees and vegetation. Much of the development is converted historic buildings which also retain a rural character rather than urbanising influence. The existing Green Belt boundary around Fyfield retains a strong distinction between the more densely built-up settlement and the surrounding countryside and therefore the Green Belt designation in the parcel protects the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Alternative parcel boundaries may have been drawn along the main roads B184 and Willingale Road or Cannons Lane, along the Three Forests Way footpath, Moreton Road and the river corridors to the north and east of Fyfield to create much smaller parcels of land. However, no other parcel boundaries would significantly alter the assessment.	
Potential anomalies identified for consideration by EFDC	

Settlement: Harlow - East

Settlement Type: Large built-up area



Settlement: **Harlow - East**Settlement Type: **Large built-up area****Description of broad locations for further assessment**

2km buffer taken from the District boundary, as to take this from the Town Centre and the stations would not provide a sufficient area of search around Harlow. The identified area is extended to join the area around Lower Sheering , Roydon, Thornwood and Epping Upland to ensure a continuous assessment of the land between settlements. The M11 provides a strong defensible boundary, therefore land to the east of the motorway is not included.

Parcel	Features used to define parcel
002.3	Marsh Lane forms a strong edge to the Green Belt. The railway line, the B183 Sheering Road and the tree-lined Pincey Brook form strong boundaries to the west, east and north respectively.
002.4	The railway line to the west, the B183 Lower Sheering Road to the east and the well-treed Pincey Brook and adjacent woodland to the south form strong boundaries.
003.1	Moor Hall Road and a track along the back of houses on Wehterly Close form a strong edge. The latter forms part of Churchgate Street, the eastern edge of the large built-up area of Harlow. The B183 Sheering Road, the M11 and the mostly well-treed Pincey Brook form strong edges to the west, east and north respectively.

Parcel	Potential anomalies
002.3	None identified.
002.4	None identified.
003.1	None identified.

Settlement: **Harlow - East**Settlement Type: **Large built-up area****Stage 1 Assessment****Parcel** DSR 002 - East and South East of Lower Sheering**Parcel Size (Ha)** - 202.44**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

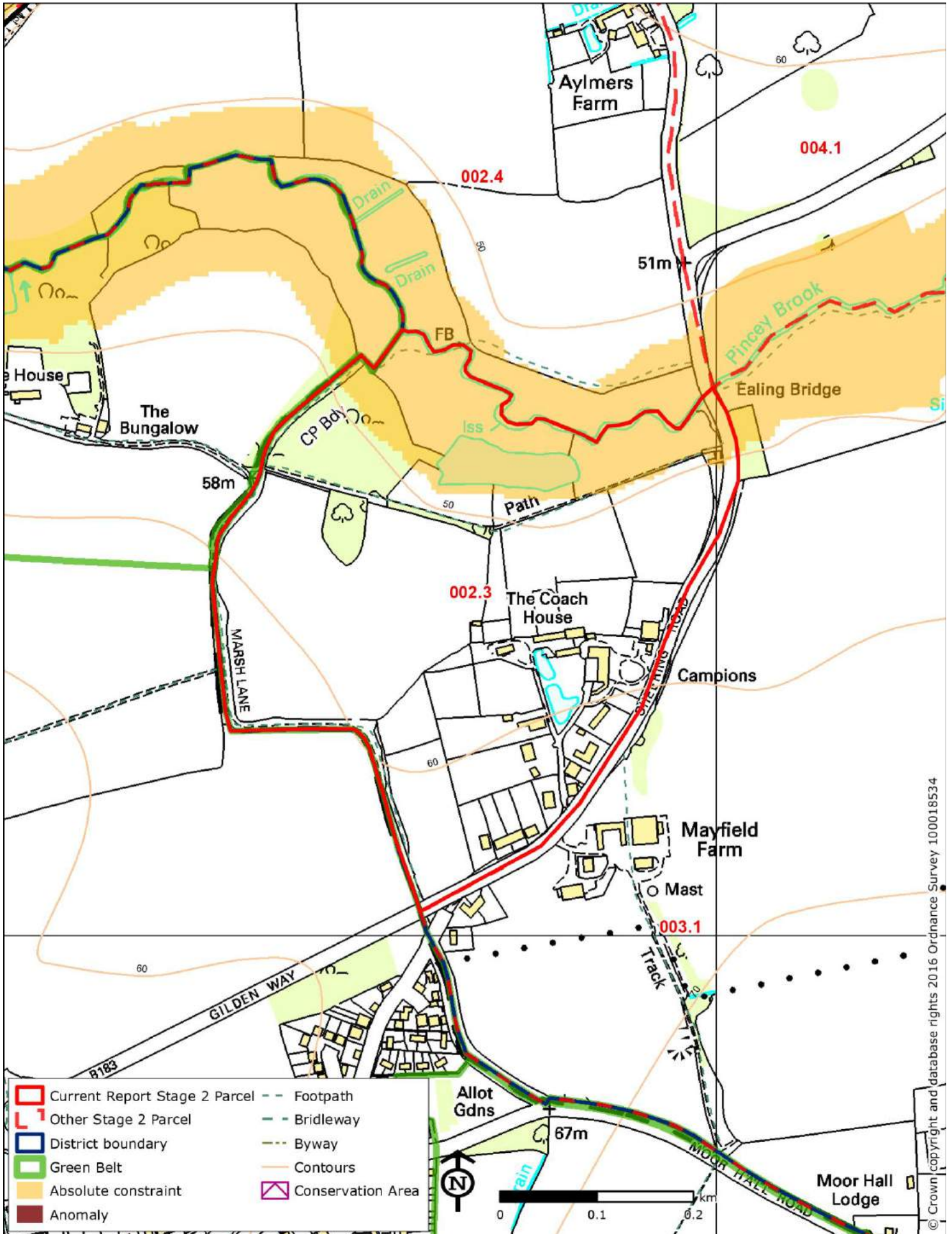
1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas	Strong - 5
<p>(1) The parcel provides an effective barrier against sprawl from Harlow, at the northwest border of Epping Forest District.</p> <p>(2) The parcel adjoins DSR-001 at the south west boundary and DSR-003 at the south east boundary. The parcels are relatively open in character, which provides a strategic barrier that prevents sprawl from the north eastern urban edge of Harlow.</p> <p>(3) The west and southwest parcel boundary follows the River Stort and the river crosses the parcel in the south of the parcel. The B183 provides an obvious defensible boundary in the southern part of the parcel. To the north of Churchgate Street, Old Harlow (within Harlow administrative area) a potential strong defensible boundary is created by Sheering Road.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not form part of a gap between towns defined in the methodology.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt in this location does protect the countryside. A significant amount of the parcel is used for agricultural purposes, with the exception of deciduous woodland at the south-eastern boundary, the ancient woodland (Marsh Lane Wood), deciduous woodland and LoWS (Ep109) at the south- western boundary. Seven PRoWs cross the parcel, mostly along field borders and one follows the north-eastern parcel boundary.</p> <p>(12) To the south of Lower Sheering, the parcel consists of a gently rolling plateau landscape with medium to large-scale arable fields, lined with a network of hedgerow. It is unlikely that the topography and location prevents encroachment of development, given the proximity to Lower Sheering and the open landscape. Therefore, the Green Belt designation safeguards the countryside from encroachment. To the east of Lower Sheering, a visually significant slope, does prevent encroachment. To the east of Lower Sheering, a visually significant slope, does help prevent encroachment.</p> <p>(13) The parcel has not been encroached of built development or other urbanising elements.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: Harlow - East

Settlement Type: Large built-up area

Stage 2 Assessment



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Settlement: **Harlow - East**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 002.3

Parcel Size (Ha) - 19.57

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

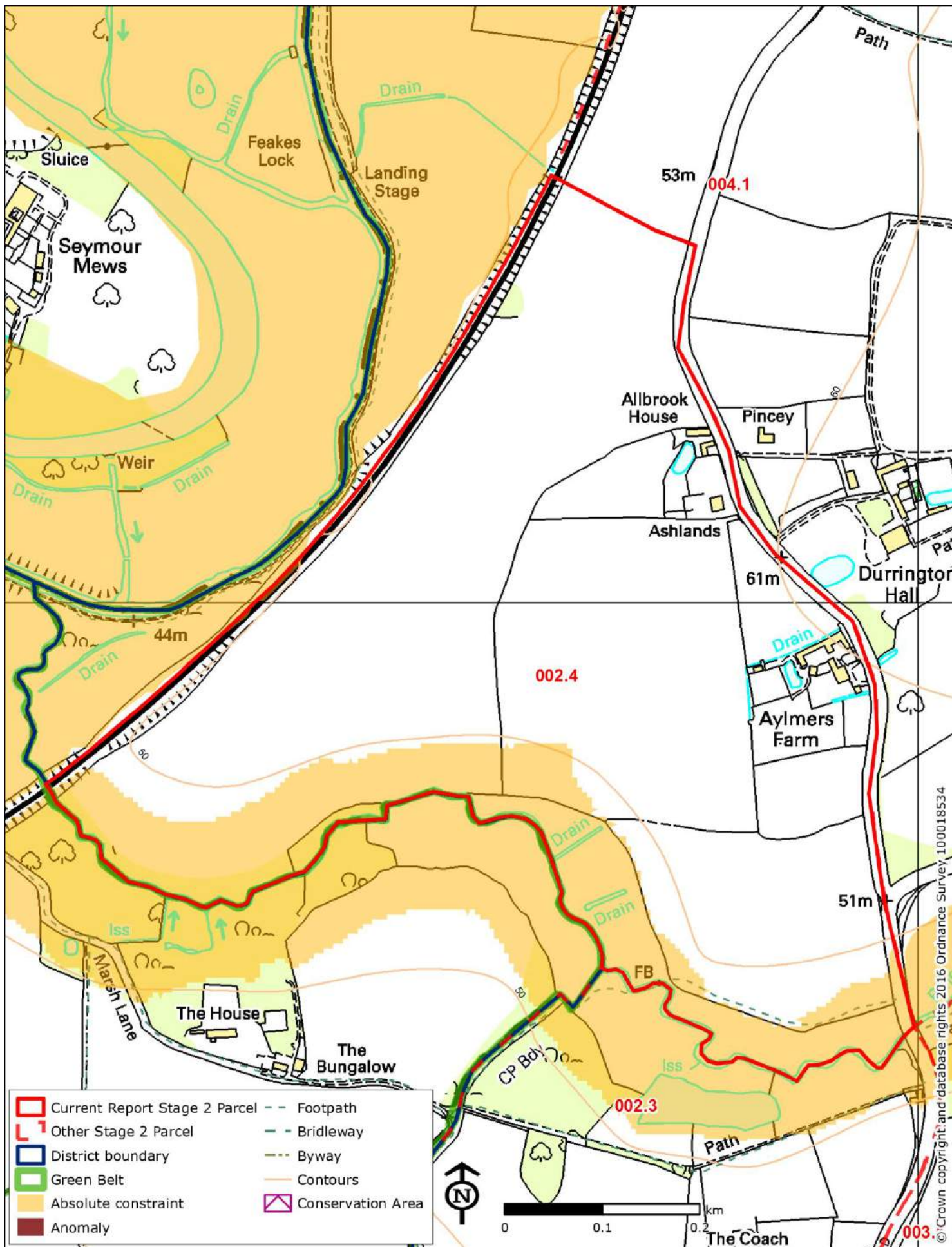
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel adjoins the District boundary on the approaches of the large built-up area of Harlow. Land to the north west of the parcel within Harlow District is currently designated as Green Belt, however, open arable fields to the south west of the parcel within Harlow District are not designated Green Belt. Therefore the parcel plays an important role in preventing potential sprawl from Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between the towns of Sawbridgeworth and Harlow, which are approximately 1.8km apart in this location. There is no visual relationship between the towns due to the effect of vegetation, landform and distance. If the parcel was developed, it would lead to the perception of narrowing of the gap between the two towns although only to a small degree. The parcel lies within the gap between Harlow and Lower Sheering which is approximately 2km in this location, however Lower Sheering is not considered to be a town for the purposes of this assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel contains open agricultural fields and some development in the form of detached dwellings along Sheering Road and roads off Sheering Road. The landform in this location slopes away from Harlow to the north east towards the small valley of Pincey Brook. Development within the parcel would therefore be less associated with Harlow and more associated to the wider countryside to the east. The parcel does therefore assist in safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is little relationship between this area and the historic core of Sawbridgeworth, which is over 1.5km distant.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Harlow - East

Settlement Type: Large built-up area

Stage 2 Assessment



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Settlement: **Harlow - East**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 002.4

Parcel Size (Ha) - 38.08

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Strong
2nd Green Belt Purpose	Relatively Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel adjoins the District boundary on the approaches of the large built-up area of Harlow. The land within Harlow district immediately to the west of the parcel is designated Green Belt. Therefore, parcel 002.4 plays an important role in preventing sprawl in combination with the Green Belt land within Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies roughly equidistant between the towns of Sawbridgeworth and Harlow, the gap between the towns in this area is approximately 2km. If developed, development would be brought closer to both towns and therefore may lead to a perception of narrowing of the gap between the towns. Other barriers including the River Stort, railway line and other areas of Green Belt, exist within the gap, however, the prominence of the landform within the parcel may result in the introduction of intervisibility between towns. Stage One parcel DSR-002 was given a lower rating because neither Harlow nor Sawbridgeworth were considered as towns in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
This is a rural, arable landscape containing only isolated farmsteads. Undulating landform that slopes down to the south and west to Pincey Brook and the wooded floor of the Stort Valley to the west gives it a sense of separation from urban areas.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is little relationship between this area and the historic core of Sawbridgeworth, which is over 1.5km distant.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Harlow - East**Settlement Type: **Large built-up area****Stage 1 Assessment**

Parcel DSR 003 - East of Old Harlow

Parcel Size (Ha) - 98.93

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

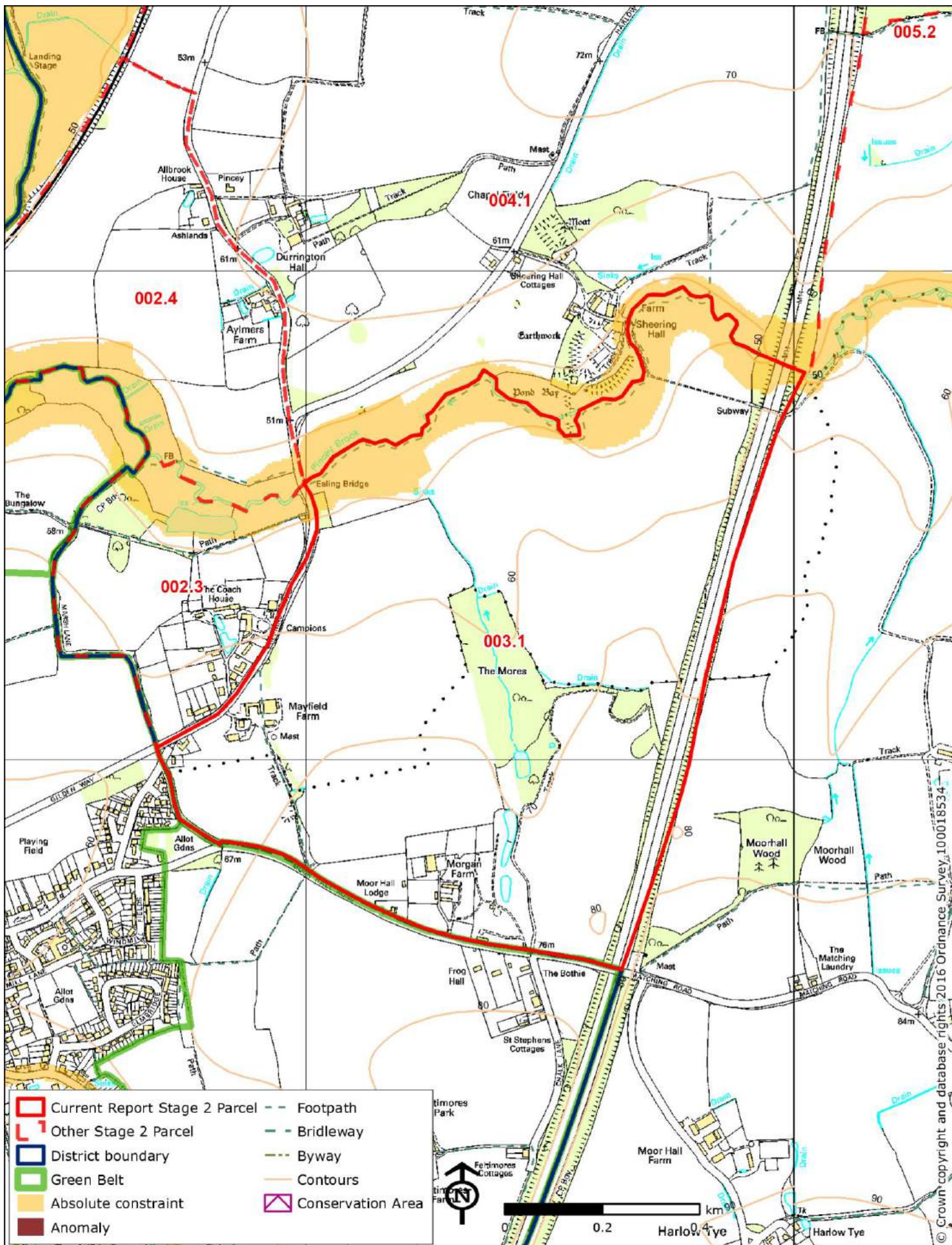
1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas	Strong - 5
<p>(1) The parcel provides an effective barrier against sprawl from Harlow, at the north west border of Epping Forest District.</p> <p>(2) The parcel DSR-003 adjoins DSR-002 at the western boundary. Situated to the west of the M11, the parcels are relatively open in character, consisting mostly of arable land. This gap provides an important strategic barrier that prevents sprawl from the north eastern urban edge of Harlow.</p> <p>(3) The southeast corner of the parcel is close to the settlement of Churchgate Street / Old Harlow and expansive urban area of Harlow town in the adjoining authority. The parcel is separated from Churchgate Street by small arable field and to the south of Gildea Way. The parcel is framed to the west by Sheering Road, to the north by Pincey Brook, to the east by the M11 and to the south by Moor Hall Road. With the exception of the parcel perimeters which are considered a strong defensible boundary, the boundaries of the fields within the parcel are relatively weak and if breached could encourage sprawl of the settlement in a northeast direction.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel itself is situated to the north east of Harlow, along the district boundary. However, it does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt in this location does protect the countryside. At the centre of the parcel there is a visually distinctive area of deciduous woodland. There are two PRow's, one of which follows the Pincey Brook at the northern boundary, and the other briefly crosses the parcel on a track, towards the south- western boundary.</p> <p>(12) The parcel encompasses a gently rolling landform, which provides open views across the arable fields to the urban edge of Harlow, to the south. The topography and location is unlikely to prevent encroachment of development, given the parcels location within the fringes of Harlow and the open rolling landscape. Therefore, Green Belt designation in this parcel helps safeguard the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: Harlow - East

Settlement Type: Large built-up area

Stage 2 Assessment



- Current Report Stage 2 Parcel
- Other Stage 2 Parcel
- District boundary
- Green Belt
- Absolute constraint
- Anomaly
- Footpath
- Bridleway
- Byway
- Contours
- Conservation Area

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Settlement: **Harlow - East**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 003.1

Parcel Size (Ha) - 102.58

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

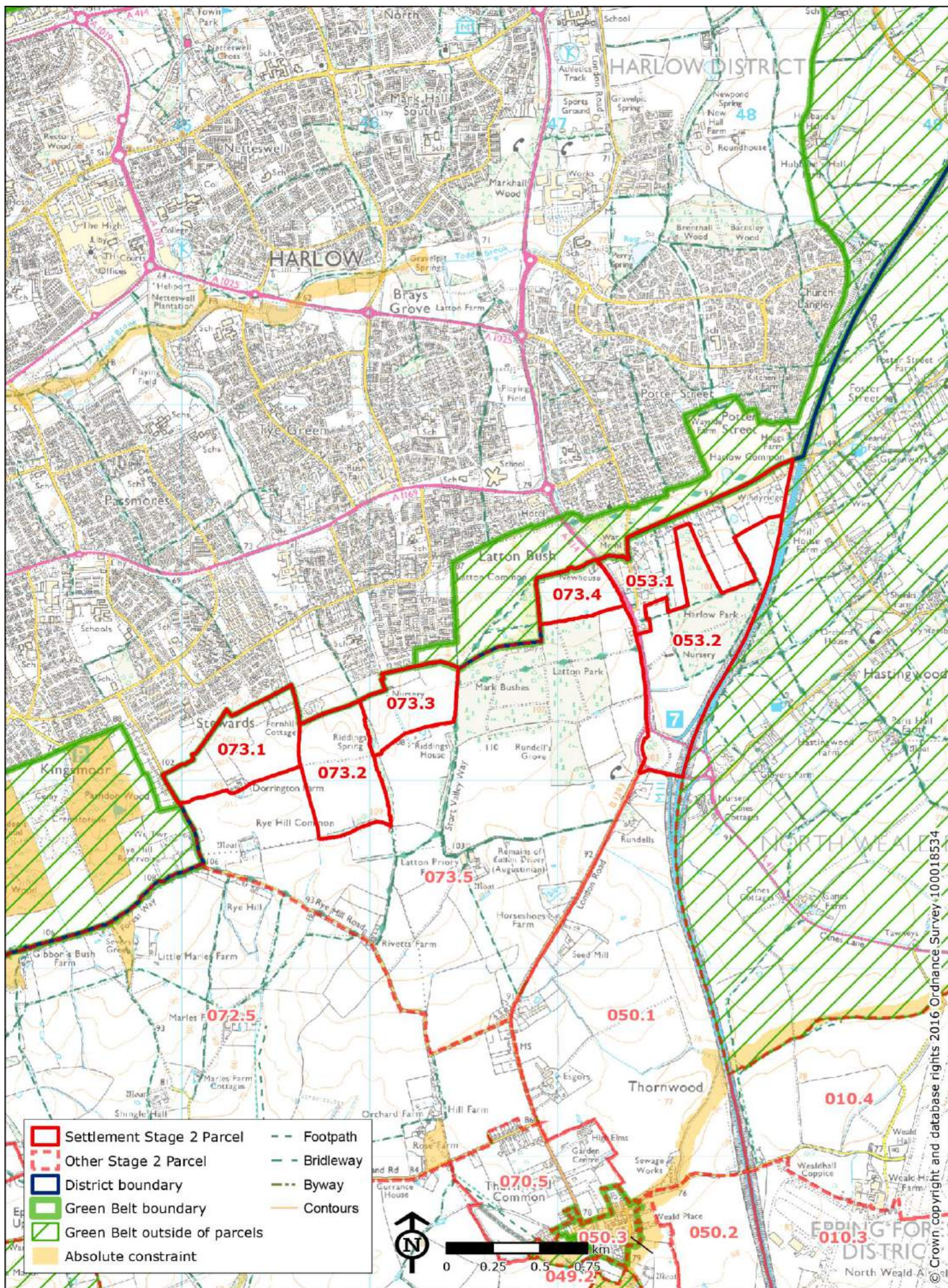
1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The south west edge of the parcel adjoins the District boundary on the approaches of the large built-up area of Harlow. The land to the south of the parcel, within Harlow District, is designated as Green Belt. The parcel plays an important role in preventing sprawl along Green Belt land within Harlow to the south of the parcel.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies indirectly between the towns of Sawbridgeworth and Harlow, which are approximately 2km apart in this location. The parcel also lies between Harlow and Lower Sheering, and Harlow and Sheering. However, neither Lower Sheering or Sheering are considered as towns for the purposes of this assessment.	
The parcel does not directly separate the towns of Harlow and Sawbridgeworth. However, development within the parcel may lead to a perception of narrowing of the gap between the two towns to a degree.	
Stage One parcel DSR-003 was given a lower rating because neither Harlow nor Sawbridgeworth were considered as towns in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
This is a rural, arable landscape containing only isolated farmsteads. The undulating landform which slopes down to the north and woodland copses give it a sense of separation from urban areas.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is little relationship between this area and the historic core of Sawbridgeworth, which is over 1.5km distant.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Harlow - South

Settlement Type: Large built-up area



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Settlement: **Harlow - South**Settlement Type: **Large built-up area****Description of broad locations for further assessment**

2km buffer taken from the District boundary, as to take this from the Town Centre and the stations would not provide a sufficient area of search around Harlow. The identified area is extended to join the area around Lower Sheering , Roydon, Thornwood and Epping Upland to ensure a continuous assessment of the land between settlements. The M11 provides a strong defensible boundary, therefore land to the east of the motorway is not included.

Parcel	Features used to define parcel
053.1	The Harlow District boundary along Harlow Common (road), fronting onto houses along the south side of the road within the parcel, forms a strong inner edge. The public open space of Harlow Common, which is within the Green Belt, separates the parcel from the built-up area of Harlow. The outer edges of the parcel are the A414 to the west and M11 to the east, forming strong barriers. To the south the Harlow Park woodland edge forms a strong feature along most of the boundary, and field boundary hedgerows form relatively strong boundaries to either side.
053.2	The northern perimeter of Harlow Park wood forms a strong boundary along most of the inner edge of the parcel, with hedgerows to either side. The A414 and M11 form strong boundaries to the west and east, meeting at the Hastingwood Roundabout to the south.
073.1	The Harlow District boundary, marked by a hedgerow, forms a relatively strong inner edge to the parcel and also the Green Belt boundary. An area of public open space separates the parcel from the built-up area edge. Outer edge is field boundary hedgerows running east-west from farm buildings. These are low hedgerows but are located on a ridge crest, which increases their presence as boundary features. Rye Hill Road with adjacent settlement forms parcel and District boundary to west and Fern Hill Lane with associated hedgerows forms boundary to east.
073.2	The Harlow District boundary, marked by a hedgerow, forms a relatively strong inner edge to the parcel and also the Green Belt boundary. Several small pasture fields separate the parcel from the built-up area edge. Belts of trees form strong eastern and southern boundaries. The northern end of the western edge of the parcel has a hedgerow but the southern end has no clear distinction from the adjacent arable field.
073.3	The Harlow District boundary, marked by a hedgerow, forms a relatively strong inner edge to the parcel and also in part the Green Belt boundary. It abuts the urban edge at Corner Meadow but is separated from it by a pasture field to the west and an area of public open space, which is within the Green Belt in Harlow District, to the east. A field boundary forms a weak boundary to the south (no other stronger boundaries exist nearby close to the settlement edge); woodland blocks form strong boundaries to the east and west.
073.4	The Harlow District boundary, marked by a hedgerow to the north and belt of trees to the west, forms a relatively strong inner edge to the parcel. An area of public open space, Latton Common, also within the Green Belt, separates the parcel from the built-up area edge. A dense woodland, Latton Park, together with a field boundary hedge form a strong edge to the south and the A414 forms a strong edge to the east.

Parcel	Potential anomalies
053.1	None identified.
053.2	None identified.
073.1	None identified.
073.2	None identified.
073.3	None identified.
073.4	None identified.

Settlement: **Harlow - South**Settlement Type: **Large built-up area****Stage 1 Assessment**

Parcel DSR 053 - South of Harlow Common

Parcel Size (Ha) - 83.63

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

- (1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow to the north.
- (2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. The parcel adjoins DSR-073 to the west and DSR-007 to the east. There is a strong visual relationship between the two (separated by weak boundary of Harlow Common and the road Harlow Common).
- (3) Harlow Common Road is at the northern boundary of the parcel however it is a weak boundary. Harlow Common Road is fronted on the southern side by detached homes apart from at the eastern end of the road which consists of open fields with no homes fronting the road.

2. Prevent neighbouring towns from merging into one another**No Contribution - 0**

- (4) The parcel does not prevent neighbouring towns merging into one another.
- (5) See Question 4 above.
- (6) See Question 4 above.
- (7) See Question 4 above.
- (8) See Question 4 above.
- (9) See Question 4 above.
- (10) See Question 4 above.

3. Assist in safeguarding the countryside from encroachment**Strong - 5**

- (11) The Green Belt designation in this parcel protects countryside. A significant proportion of the site is covered by the Harlow Park woodland. In addition to the small areas of unprotected woodland to the northeast and to the south, there are a large number of unprotected mature hedgerows and trees that line field boundaries. A small area of the parcel is used for agricultural purposes, towards the southern boundary, which is bordered by a watercourse and PRoW. With the parcel there is an interconnected network of public footpaths that serve the area, including the Stort Valley Way National Trail.
- (12) The topography of the parcel is relatively level with a slight slope but does not prevent encroachment. Green Belt designation safeguards the countryside from encroachment.
- (13) The parcel has been encroached by approximately .46% (0.38 hectares) of built development – the petrol station off the A414. with other potential existing encroachment at the northwest (housing) and western boundaries (pub, car dealership).

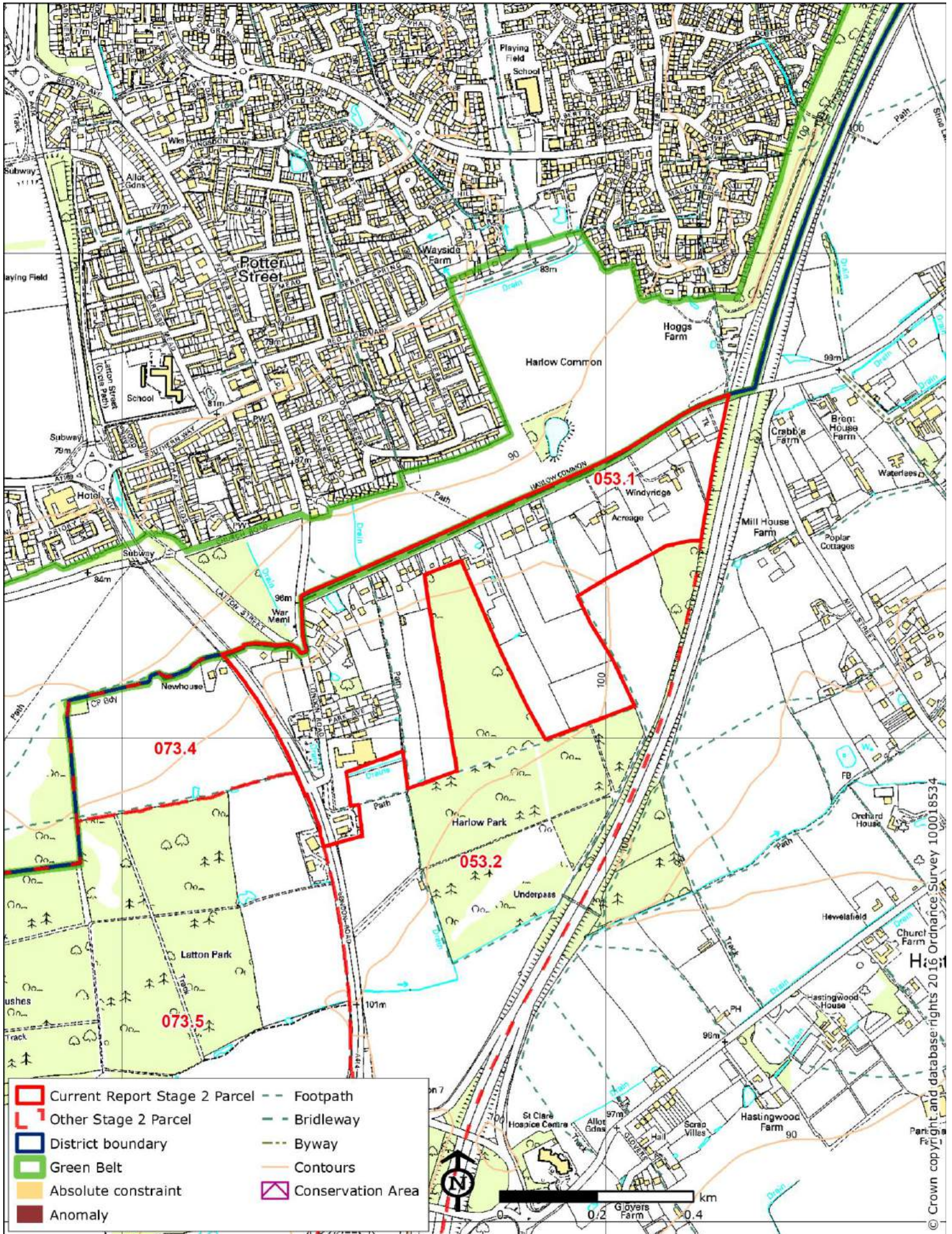
4. To preserve the special character of historic towns**No Contribution - 0**

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

Settlement: Harlow - South

Settlement Type: Large built-up area

Stage 2 Assessment



Settlement: **Harlow - South**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 053.1

Parcel Size (Ha) - 33.57

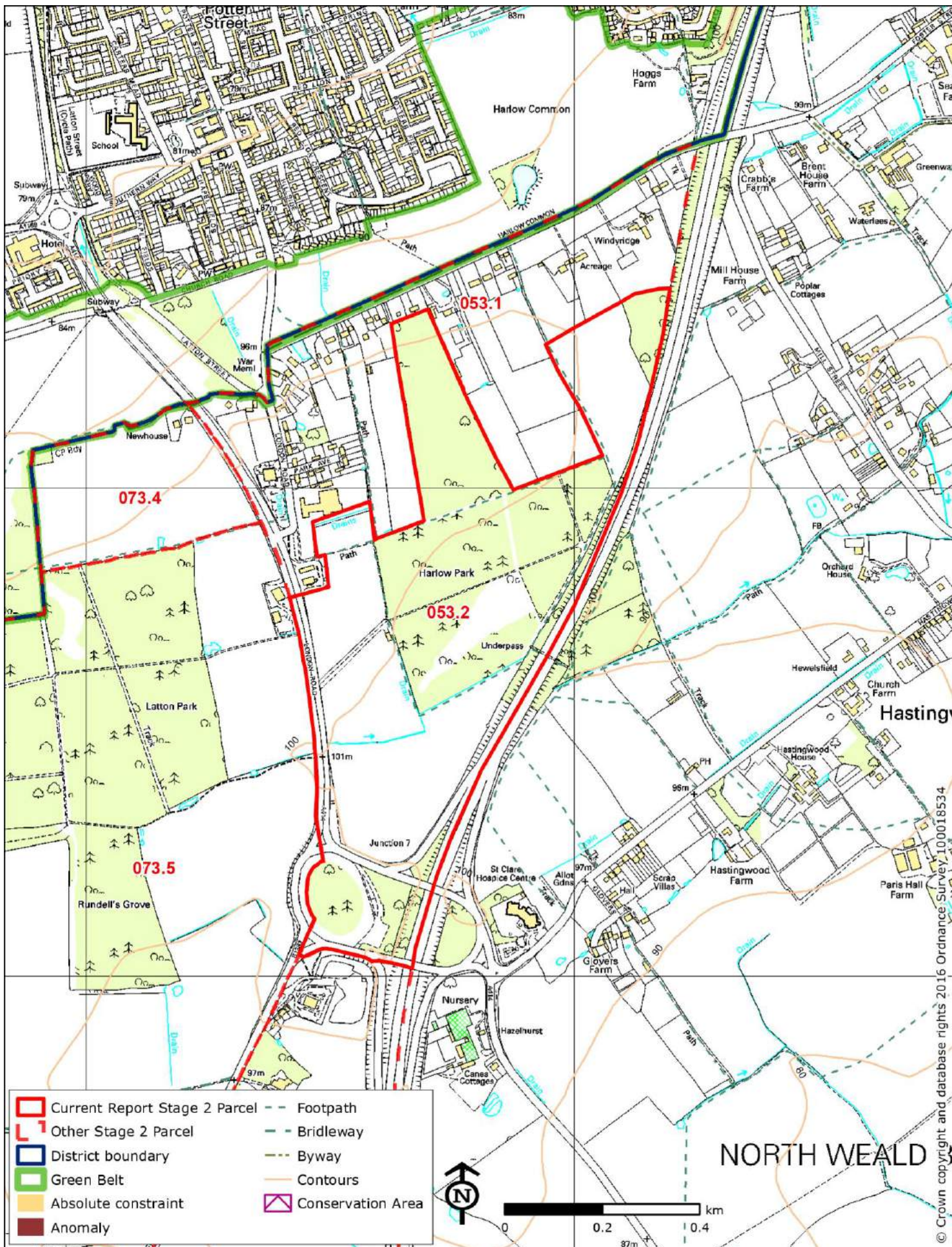
Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is not contiguous with the built-up area of Harlow, being bordered to the north by Harlow Common which is a Local Wildlife Site and forms part of a larger area of open access which includes Latton Common to the west of the A414. If Harlow Common remained undeveloped, any development in this parcel would consequently be isolated from the defined settlement and therefore more likely to be perceived as sprawl. Although there is existing development east of the A414 this is not within the defined settlement, and is physically separated by the main road, so any new development that took place within the parcel would not be likely to relate well to it. The parcel has a reasonably strong outer woodland hedgerow boundary, which provides some barrier function.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Distance combined with lack of intervisibility due to the presence of intervening woodland means that there is no relationship between the parcel and Epping, the nearest town, or the intervening village of Thornwood Common.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel contains some residential development associated with Harlow Common and London Road, a pub restaurant and car dealership. This, in combination with the adjacent A414 dual carriageway (which is lit and paved) provides some urbanising influences albeit integrated with woodland and tree planting and relatively low density of development. Its visual containment by the wooded areas of Latton Park and Harlow Park, and the tree-fringed M11/A414 junction to the south, affect the extent to which development in this area would affect the wider countryside but by virtue of its disconnection from the urban edge of Harlow development here would be perceived as encroachment. Stage One parcel DSR-053 was given a higher rating because it included land to the south which is mostly wooded and is more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic towns.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Stage 2 Assessment



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Settlement: **Harlow - South**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 053.2

Parcel Size (Ha) - 48.83

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Strong
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel contributes towards a well-defined edge to the large built-up area of Harlow as part of the ridge landform south of Harlow Common and the woodland block of Harlow Park. Development of the parcel would occur to the south of the ridge and therefore may be perceived as sprawl despite the parcel's strong outer boundary defined by the M11.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development across this parcel would not lead to the merging of Harlow and Epping, but it would reduce sense of separation by introducing intervisibility where none currently exists. Gaps between Harlow and other towns were not addressed in the Stage 1 assessment, hence the stronger contribution identified at Stage 2.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel predominantly comprises open fields and the woodland block at Harlow Park. The countryside is perceived as relatively open and therefore the parcel performs strongly against this purpose.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The high ground of this parcel and the wooded backdrop provided by Mark Bushes, Latton Park and Parndon Wood form part of the distant rural backdrop to Epping, but effects of development on the character of Epping would be very limited at this distance.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Harlow - South**Settlement Type: **Large built-up area****Stage 1 Assessment**

Parcel DSR 073 - South of Harlow/West of J7 of M11

Parcel Size (Ha) - 345.45

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

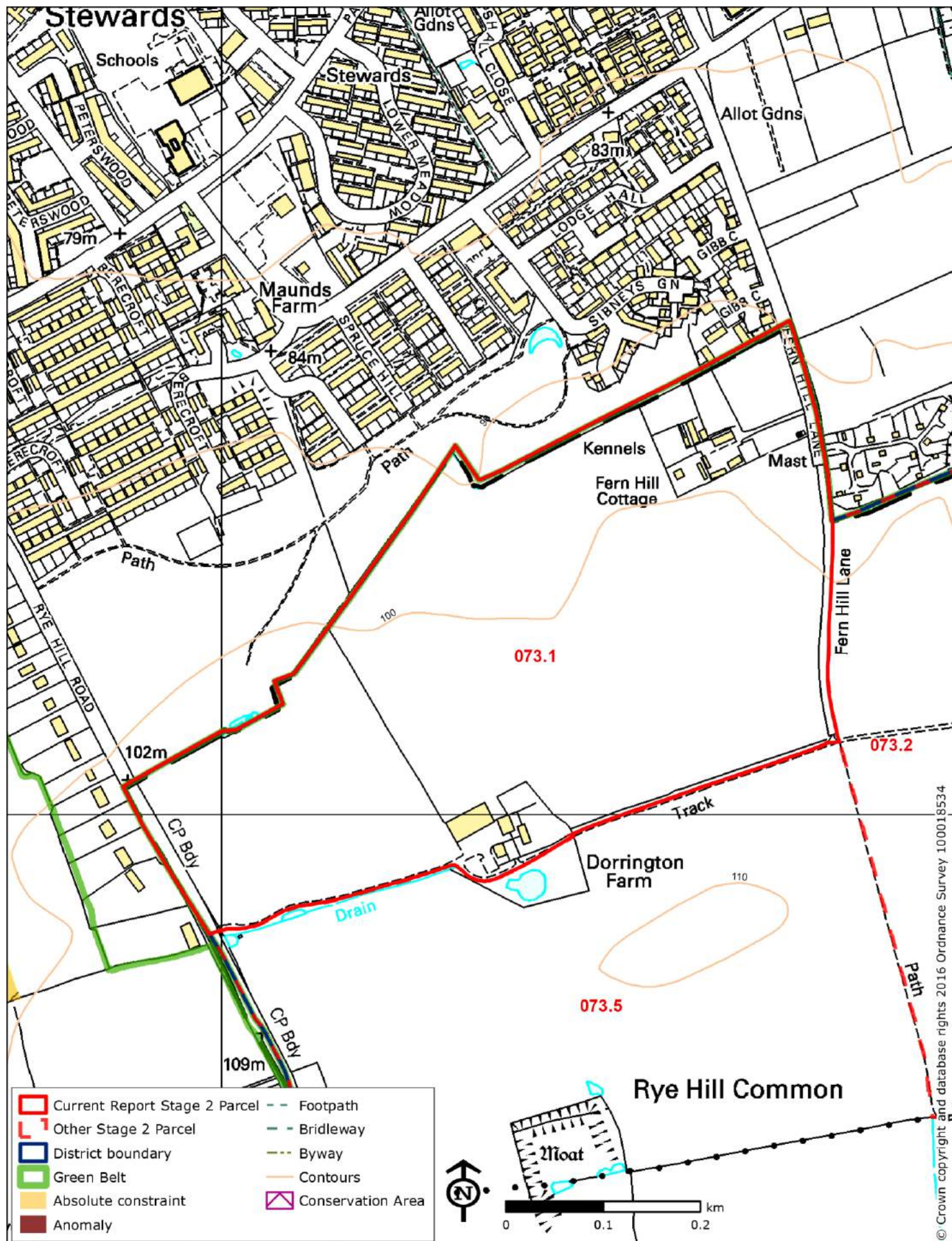
1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas	Strong - 5
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow. The majority of north boundary) adjoins Harlow and area of undesignated green space to the east of Rye Hill Road.</p> <p>(2) The parcel does contribute as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. Parcel adjoins DSR-053 to the east and parcel DSR-062 to the west. The parcels are relatively open and border the urban edge of Harlow, to provide a strategic barrier preventing the east and southern sprawl of Harlow.</p> <p>(3) The A414 at the eastern boundary is a strong defensible boundary as is the ridgeline to the south and to lesser extent Rye Hill Road on the western boundary of the parcel. The northern boundary adjoins Harlow boundary and there is little in the way of physical defensible boundaries on the edge of Harlow. Latton Common Road currently acts as boundary to the growth of Harlow at the northeast of the parcel however it is not particularly defensible. Development has already breached Commons Road and Long Wood Road. Rundell's Grove (south of Latton Common) acts as quit a good defensible boundary however is not particularly linear.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(1) The parcel does not form part of, a gap or space between towns.</p> <p>(2) See Question 4 above.</p> <p>(3) See Question 4 above.</p> <p>(4) See Question 4 above.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(1) The Green Belt designation here protects countryside uses. The parcel consists mostly of farmland, with a large block of woodland towards the north-eastern boundary and a few PRoWs that run through the centre.</p> <p>(2) The topography gradually slopes, culminating in a ridge at Rye Hill. This is one of the highest points in the District and facilitates open views to the edge of Harlow, to the north. This topography does prevent encroachment however as there is considerable undeveloped land between Harlow and the ridge.</p> <p>(3) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: Harlow - South

Settlement Type: Large built-up area

Stage 2 Assessment



Settlement: **Harlow - South**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 073.1

Parcel Size (Ha) - 24.46

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

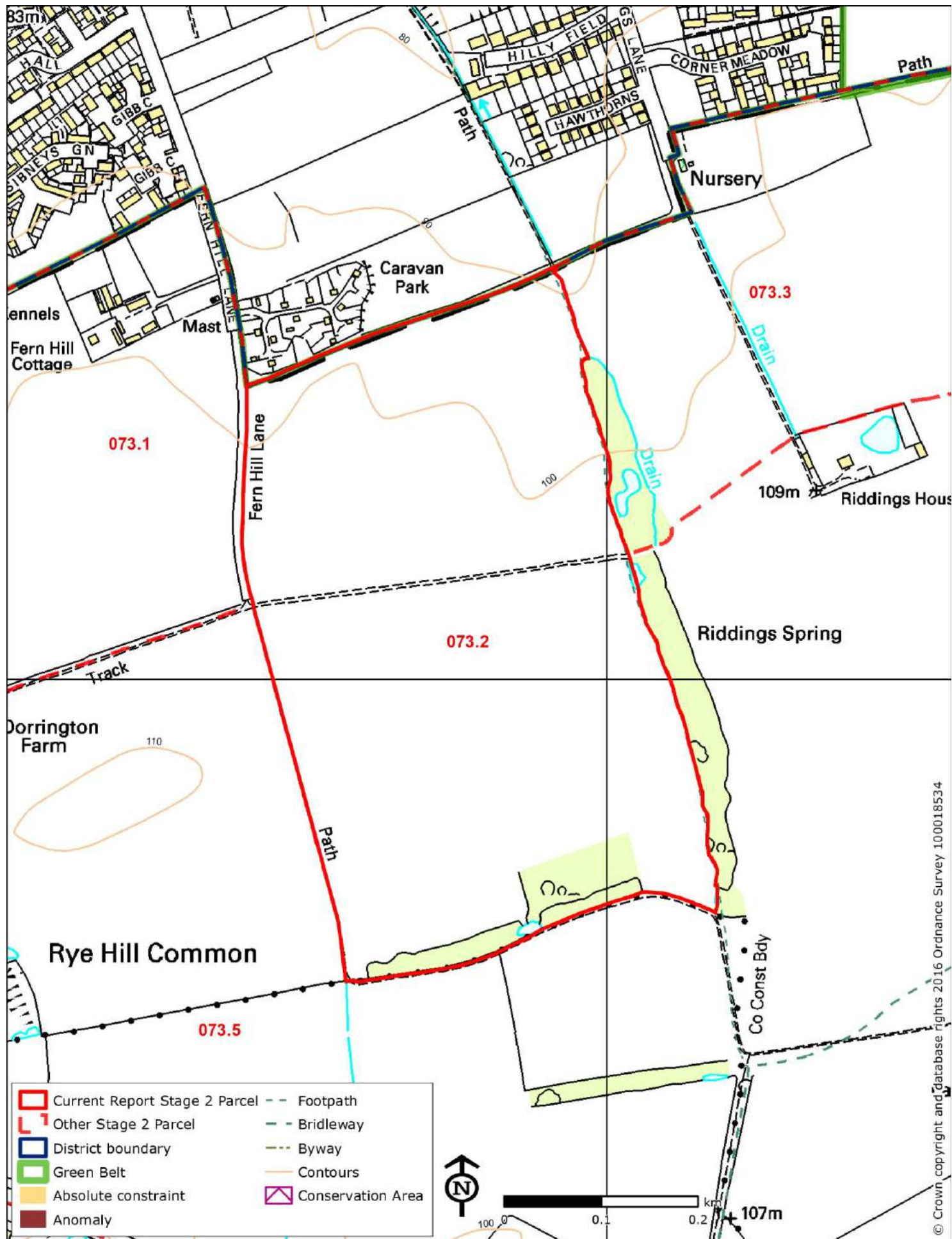
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel does not lie immediately adjacent to the settlement edge as an area of public green space (outside of the Green Belt) sits in between, but it combines with this green space to form a buffer. There is only a low hedgerow separating the two areas. The outer parcel boundary hedgerow sits at the crest of a ridge, but any development visible from south this ridge would be perceived as a significant expansion of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Distance combined with lack of intervisibility due to the presence of intervening ridges means that there is no relationship between the parcel and Epping, the nearest town.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel consists mostly of two fields in arable cultivation, but a house and outbuildings in the north-eastern corner, and the Dorrington Farm buildings, which are the location for several industrial units, are urbanising influences. The landform slopes towards Harlow, and the settlement edge is very visible, giving the parcel a relationship with the urban area, but development within this area would be visible above the southern boundary ridgeline and so would affect countryside beyond the parcel itself. Stage One parcel DSR-073 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The nearest historic town, Epping, is some distance away and landform prevents any intervisibility.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Harlow - South

Settlement Type: Large built-up area

Stage 2 Assessment



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Settlement: **Harlow - South**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 073.2

Parcel Size (Ha) - 24.62

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

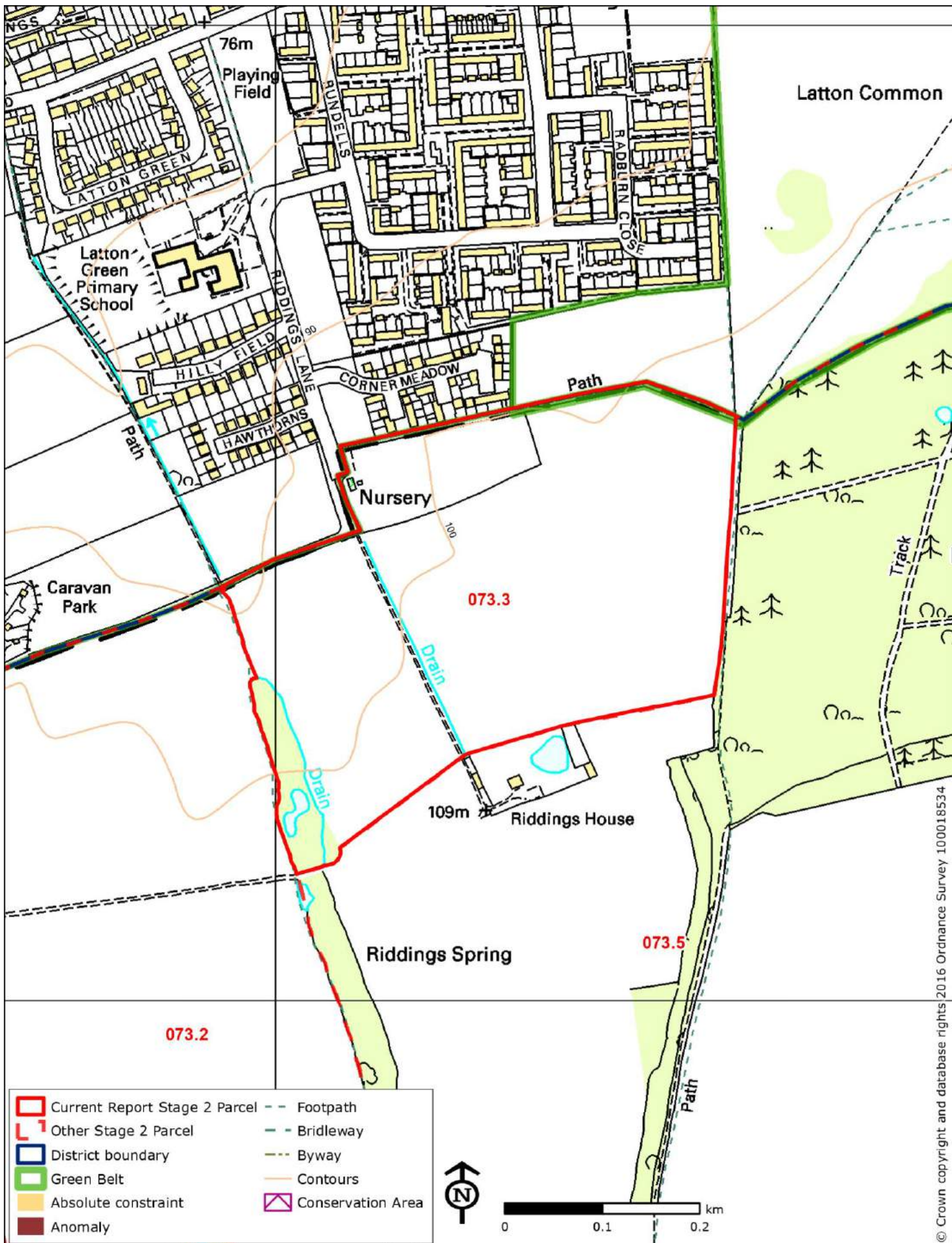
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is not contiguous with the built-up area of Harlow. Pasture fields to the north form the southern end of a continuous green wedge which prevents the merger of urban areas within Harlow District, separating Stewards from Latton Bush, and Passmores from Tye Green. The parcel therefore plays an important role in linking with this strip of green space - these strips of green space being an important characteristic of Harlow's original garden city design. The outer southern boundary is a strong belt of trees on the flat ridge top, but the strength of this boundary feature does not diminish the role of the parcel in relation to the green wedge to the north.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Distance combined with lack of intervisibility due to the presence of intervening ridges means that there is no relationship between the parcel and Epping, the nearest town.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel is a large, arable field. There are no urbanising elements within it, although a caravan site located just beyond the inner boundary, within Harlow District, represents an urbanising influence. The landform largely slopes towards Harlow, giving the parcel some relationship with the urban area, but flattens out to the south and west, where it relates to the plateau of land which extends west towards Epping Green. The strong southern boundary and tree belt to the east limit the extent of the parcel's relationship with the wider countryside in these directions.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
Landform and tree cover screen the area from views from Epping, the nearest historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Reducing parcel size, for example by using the farm track which represents a continuation of the boundary of DSR 073.01 as a boundary, would not alter the assessment of the parcel as making a strong contribution to Purpose 1.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Harlow - South

Settlement Type: Large built-up area

Stage 2 Assessment



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Settlement: **Harlow - South**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 073.3

Parcel Size (Ha) - 16.31

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Strong
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

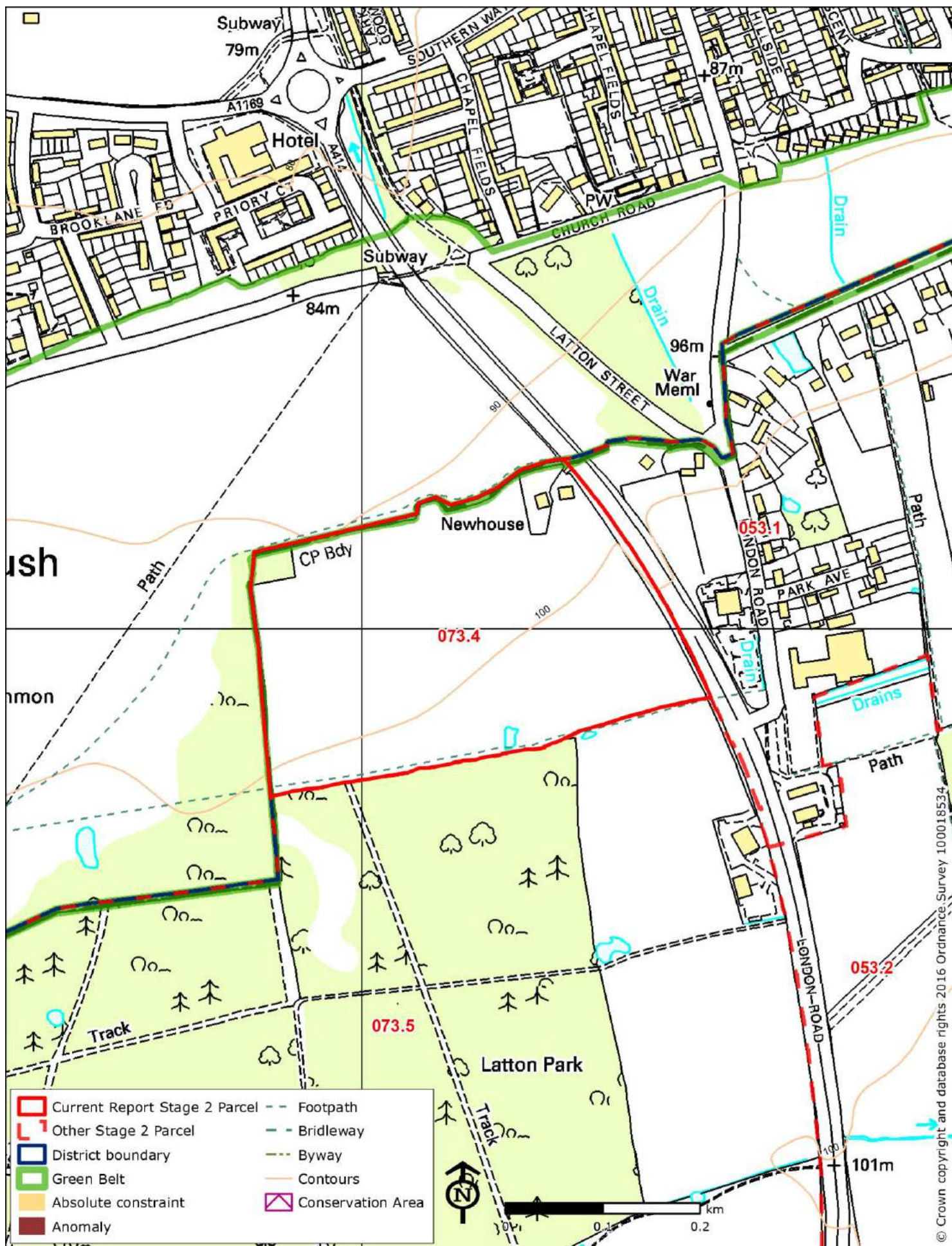
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
Only a short stretch of the parcel is contiguous with the built-up area of Harlow, at Corner Meadow, with several narrow fields providing separation from the urban edge to east and west. The field to the east of Corner Meadow lies within the Harow District Green Belt. The southern edge of the parcel has no barrier feature, and the land combines with the smaller undeveloped fields to the north to form a buffer, but in strategic terms it is somewhat isolated from the wider Green Belt by Mark Bushes to the east and a strong belt of trees to the west.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Distance combined with lack of intervisibility due to the presence of intervening ridges means that there is no relationship between the parcel and Epping, the nearest town.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
Arable land use, elevation and containment by trees to east and west give this area a degree of isolation from Harlow despite its topographical orientation towards it, but the degree of containment also limits the impact that any development would have on the wider countryside. One dwelling lies at the southern edge of the parcel, but does not represent an urbanising feature.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
Landform and tree cover screen the area from views from Epping, the nearest historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
There are no alternative boundary features within the parcel. Further south beyond Riddings House the landscape begins to slope down southwards, and so has less relationship with Harlow.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Harlow - South

Settlement Type: Large built-up area

Stage 2 Assessment



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Settlement: **Harlow - South**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 073.4

Parcel Size (Ha) - 10.67

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

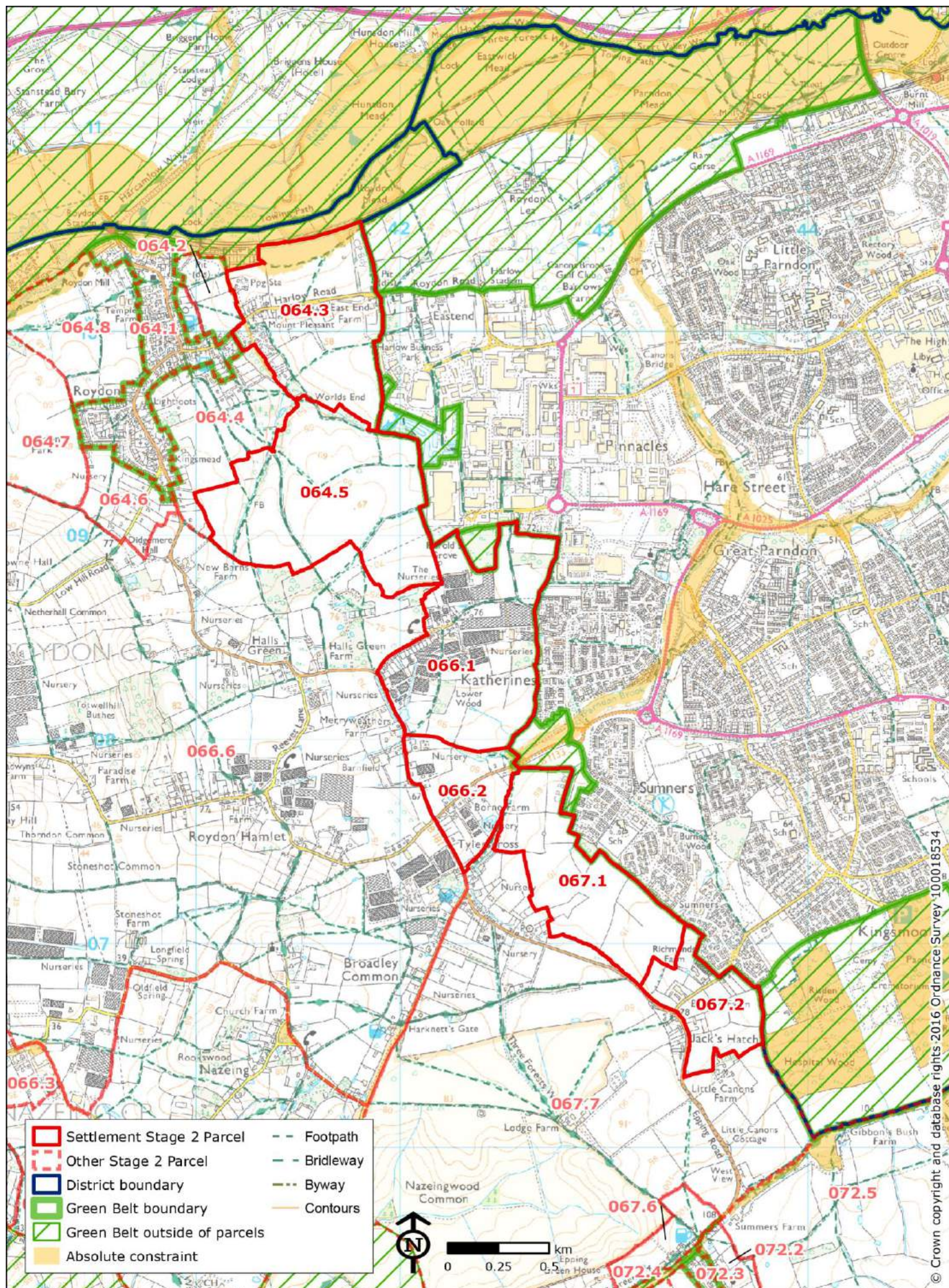
1st Green Belt Purpose	Relatively Strong
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is not contiguous with Harlow, being bordered to the north by the Latton Common which is a Local Wildlife Site and forms part of an area of open access which extends to Harlow Common to the east. If Latton Common remained undeveloped, any development in this parcel would consequently be isolated from the defined settlement and therefore more likely to be perceived as sprawl. Although there is existing development east of the A414 this is not within the defined settlement, and is physically separated by the main road, so any new development that took place within the parcel would not be likely to relate well to it. The parcel has a reasonably strong outer hedgerow boundary, which provides some barrier function.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Distance combined with lack of intervisibility due to the presence of intervening woodland means that there is no relationship between the parcel and Epping, the nearest town, or the intervening village of Thornwood Common.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
This grazed field, with one dwelling in the north-eastern corner, is affected by the urbanising influences of the A414 dual carriageway (which is lit and paved) and adjacent development to the east, including a car dealership and pub. Its visual containment by the wooded areas of Latton Park and Harlow Park, and the tree-fringed M11/A414 junction to the south, affect the extent to which development in this area would affect the wider countryside but by virtue of its disconnection from the urban edge of Harlow development here would be perceived as encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic towns.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
There are no alternative boundaries within the parcel. Urbanising influences continue to the south, where service stations are located to either side of the road, but field boundaries in the arable land to the south are weaker and the perception of development as sprawl would increase with distance from Harlow (taking into consideration the fact that Latton Common, to the north of the parcel, is also Green Belt). Release of land between Latton Park and Harlow Park would also contribute to the isolation of the area of Green Belt between the A414 and the M11 (Stage 1 parcel DSR 053), so contribution to Purpose 1 in this area is Strong.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Harlow - West

Settlement Type: Large built-up area



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Settlement: **Harlow - West**Settlement Type: **Large built-up area****Description of broad locations for further assessment**

2km buffer taken from the District boundary, as to take this from the Town Centre and the stations would not provide a sufficient area of search around Harlow. The identified area is extended to join the area around Lower Sheering, Roydon, Thornwood and Epping Upland to ensure a continuous assessment of the land between settlements. The M11 provides a strong defensible boundary, therefore land to the east of the motorway is not included.

Parcel	Features used to define parcel
064.3	Intact hedgerows form a relatively strong boundary to the west; the railway line forms a strong boundary to the north; woodland belt forms a strong boundary to the south. To the north of the railway line lies the River Stort, beyond which the Green Belt continues into East Herts.
064.5	Intact hedgerows form relatively strong boundaries around the parcel.
066.1	B181 forms a relatively strong boundary to the west (although development occurs west of the road which weakens the boundary); woodland belt forms a relatively strong boundary to the south; woodland blocks and settlement edge form a relatively strong boundary to the north.
066.2	B181 forms a relatively strong boundary to the south and west. Well-treed hedgerows, following the two streams which combine at the north-eastern corner of the parcel to form Parndon Brook, are relatively strong features defining the northern and eastern edges of the parcel.
067.1	Intact hedgerows form strong boundaries to the south, east and west.
067.2	B181 forms a relatively strong boundary to the west (although development occurs west of the road which weakens the boundary); intact hedgerows form strong boundaries to the north and south.

Parcel	Potential anomalies
064.3	Houses along Little Brook Road are of an age, density and form that is considered to represent an anomaly in Green Belt terms. There is only a short physical distance between the potential anomaly area and the existing inset boundary of Roydon, but a strong belt of trees creates some separation and in visual terms they have a contained setting, with reasonably strong tree cover on all sides. Although perception of housing in this area is limited, extending the Green Belt boundary to include it would reduce the defined gap between the built-up areas of Roydon and Harlow. It would also lengthen the already long Green Belt boundary around Roydon, which is weakened by number of turns it makes to follow the settlement form, and create a new edge adjacent to further dwellings to both the east and north (across Harlow Road), raising the question of whether those houses ought also to be considered anomalous. This would also call into question the status of houses along the southern half of Grange Lane (in parcel 64.4 to the west). On balance the woodland between Little Brook Road and the built-up area as defined at present is probably a stronger boundary than that which would be created were Little Brook Road to be released from the Green Belt.
064.5	None identified.
066.1	None identified.
066.2	None identified.
067.1	None identified.
067.2	None identified.

Settlement: **Harlow - West**Settlement Type: **Large built-up area****Stage 1 Assessment**

Parcel DSR 064 - Area Surrounding Roydon

Parcel Size (Ha) - 311.24

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

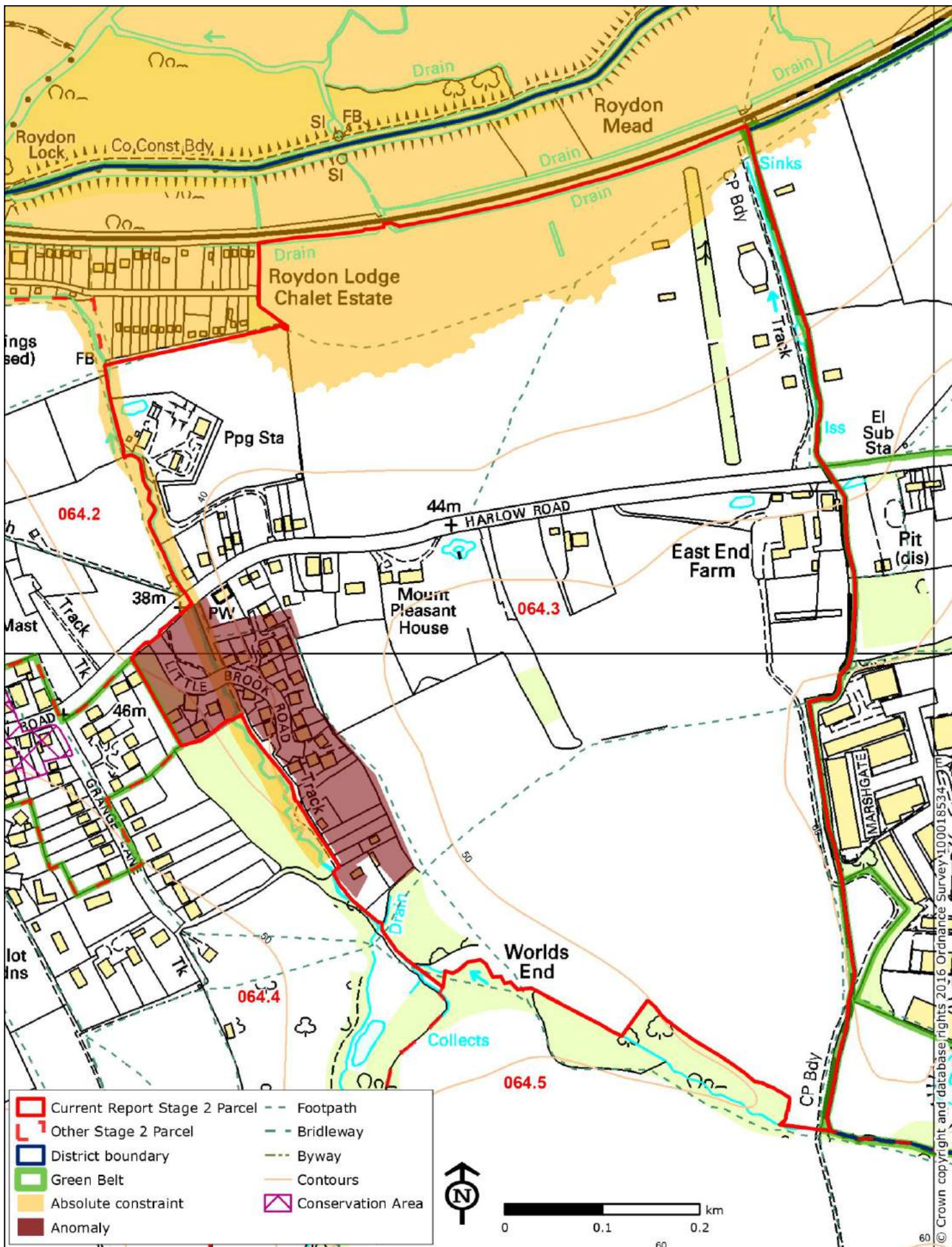
1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		11

1. Check the unrestricted sprawl of large built-up areas	Strong - 5
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow and Hoddesdon</p> <p>(2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow and Hoddesdon. The parcel adjoins DSR-063 and DSR-066 at the southern boundary and DSR65 at the northern boundary.</p> <p>(3) The River Stort, Marina and railway line all act as strong defensible boundaries to the sprawl of Hoddesdon. There are no notable north-south boundaries acting as an effective barrier to sprawl. Harlow Road which runs east-west is the strongest boundary. The western edge of Harlow adjoins an open field.</p>	
2. Prevent neighbouring towns from merging into one another	Relatively Weak - 2
<p>(4) The parcel forms part of a gap with DSR-066 between the towns of Roydon and Lower Nazeing.</p> <p>(5) The parcel provides defensible boundaries within the parcel to prevent neighbouring towns from merging. A mature hedgerow and trees line the southern boundary of the parcel south of Roydon creating a good defensible boundary.</p> <p>(6) The distance of the gap between Roydon and Lower Nazeing is 2.8 km.</p> <p>(7) There is some evidence of ribbon development at the southern edge of Roydon, along Epping Road (B181).</p> <p>(8) The visual perception of the gap along Epping Road (B181) is of open countryside.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.</p> <p>(10) A reduction in the gap would be unlikely to compromise the separation of towns and the overall openness of the parcel visually.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The Green Belt designation in this parcel protects the countryside. The western part of the parcel is within the Lea Valley Regional Park (LVRP), with the exception of a pocket of unprotected woodland at the south-western edge of the settlement Roydon. The river Stort flows along the north-western boundary within the LVRP and is used for recreational activities such as fishing. The fields are predominantly used for agricultural purposes that are lined with a network of mature hedgerows, mature veteran trees and PRoWs, with the exception of Roydon recreation ground and allotments to the south east and an enclosed field to the north east of Roydon. There are also two local wildlife sites located within the eastern part of the area, the Worlds End which is relatively central and the other at the lower edge.</p> <p>(12) The linear village Roydon runs north to south across the area. To the west of the village, the topography encompasses a hill which slopes downwards to the west towards the valley of the River Lee (the western slopes of this hill form the eastern valley sides). To the southeast of the village, the topography rises from the edge of the settlement to the top of two hills. These slopes are considered to be visually significant. Therefore the topography in this location does prevent encroachment.</p> <p>To the south and east of the village the topography is relatively level. Therefore it is unlikely that the topography in this location prevents encroachment.</p> <p>(13) The parcel has been encroached by approximately 1 % (3.11 hectares) east of Roydon.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: Harlow - West

Settlement Type: Large built-up area

Stage 2 Assessment



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Settlement: **Harlow - West**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 064.3

Parcel Size (Ha) - 51.48

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
Open, arable land in the southern part of the parcel is immediately adjacent to Harlow Business Park, and land to the north lies close to the edge of Harlow at East End. The landform slopes away northward and westward into valleys (the Stort Valley to the north and a narrower tributary to the west). The Stort Valley is floodplain and has both a river and a railway line to act as strong barriers to sprawl, but the valley to the west, despite contributing a degree of visual screening, also contains residential development, which limits the extent to which it can be considered to form a barrier. The Green Belt designation within the parcel therefore contributes to the prevention of potential sprawl from Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Harlow and the inset settlement of Roydon are visually separated by a distinct valley, but its wooded character screens the extent to which development along and off from Harlow Road has reduced the sense of settlement separation experienced in travelling between the settlements. The modern residential development along Little Brook Road, which is considered to mark the eastern edge of Roydon (see Anomalies section below), lies to the east of the valley floor, so the arable fields within this parcel provide an openness which is very important in terms of maintaining physical settlement separation across the valley. Gaps between Harlow and other towns were not addressed in the Stage 1 assessment, hence the stronger contribution identified at Stage 2.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains built development along Harlow Road, a pumping station on the valley floor to the north and East End Farm just to the north of Harlow Business Park. A planted tree belt provides some separation between the parcel and Harlow Business Park, but the the scale of the buildings within it means that they are not hidden from view. However, the parcel has a rural character, resulting from a combination of open, arable farmland, valley landform and woodland screening, which is clearly separate from the large urban area to the east. It is contiguous with open valley slopes to the north of Harlow, which form part of the Green Belt in Harlow District.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Harlow Road could form an alternative boundary, splitting the parcel into two, but neither would have a significantly different rating to the defined parcel.	
Potential anomalies identified for consideration by EFDC	
Houses along Little Brook Road are of an age, density and form that is considered to represent an anomaly in Green Belt terms. There is only a short physical distance between the potential anomaly area and the existing inset boundary of Roydon, but a strong belt of trees creates some separation and in visual terms they have a contained setting, with reasonably strong tree cover on all sides. Although perception of housing in this area is limited, extending the Green Belt boundary to include it would reduce the defined gap between the built-up areas of Roydon and Harlow. It would also lengthen the already long Green Belt boundary around Roydon, which is weakened by number of turns it makes to follow the settlement form, and create a new edge adjacent to further dwellings to both the east and north (across Harlow Road), raising the question of whether those houses ought also to be considered anomalous. This would also call into question the status of houses along the southern half of Grange Lane (in parcel 64.4 to the west). On balance the woodland between Little Brook Road and the built-up area as defined at present is probably a stronger boundary than	

Settlement: Harlow - West**Settlement Type:** Large built-up area**Stage 2 Assessment**

that which would be created were Little Brook Road to be released from the Green Belt.

Settlement: **Harlow - West**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 064.5

Parcel Size (Ha) - 70.29

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Relatively Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
This expansive, arable farmland is immediately west of Harlow Business Park. Strong hedgerows and woodland blocks form boundaries along stream channels in the western part of the parcel, but offer only limited containment because the landform slopes away north-westwards into a wooded valley. The Green Belt designation therefore plays a strong role in preventing potential sprawl from Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The southern edge of Roydon, at Kingsmead, is separated from Harlow by three fields within this parcel, forming the head of a valley. Potential development that stopped short of the well-treed stream channels would stay physically separate from Roydon, but from higher ground to the south the loss of gap would be visually evident. The valley topography emphasises its distinction from adjacent settlements, and increases the extent to which development would be seen as reducing the gap. Gaps between Harlow and other towns were not addressed in the Stage 1 assessment, hence the stronger contribution identified at Stage 2.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains no built development. A strong hedgerow provides some separation between the parcel the Harlow Business Park, but the the scale of the buildings within the Business Park (mostly notably the Brakes warehouse) means that they are not hidden from view. However, the parcel has a rural character, resulting from a combination of open, arable farmland, valley landform and woodland screening, which is clearly separate from the large urban area to the east.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Harlow - West**Settlement Type: **Large built-up area****Stage 1 Assessment**

Parcel DSR 066 - North of Nazeing, South West of Harlow

Parcel Size (Ha) - 765.90

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		11

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow.
(2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. The parcel adjoins DSR-064 to the north, which surrounds the settlement of Roydon, and parcel DSR-067 to southeast.
(3) The parcel is in close proximity to the specifically mentioned built-up areas. To the north east of parcel DSR-066, Water Lane and Epping Road (or Pardon Brook) create a strong barrier that would could contain the sprawl of Harlow. Old House Lane in itself provides a relatively weak boundary. However, the ribbon development existing along the south of the lane together with the large nurseries, could potentially provide a barrier that could limit sprawl of Harlow into the important gap area to the north of Old House Lane and Epping Road, containing development within the area to the south, east and north of Old House Lane and Epping Road and Water Lane, respectively.

2. Prevent neighbouring towns from merging into one another**Relatively Weak - 2**

(4) The parcel acts itself, for the most part, as a gap between Lower Nazeing and Roydon.
(5) Defensible boundaries within the parcel to prevent neighbouring towns from merging are: Epping Road (B181) and Pecks Hill/Sedge Hill / Hamlet Hill / Tylers Road forms an important and busy east/west route through the parcel.
(6) The distance between Lower Nazeing and Roydon is 2.78 km.
(7) There is evidence of significant ribbon development as the hamlets of Broadley Common, Halls Green and Roydon Hamlet developed in linear/ribbon fashion along Epping Road (B181), Hamlet Hill and Sedge Green and Tylers Road.
(8) Vistas from Epping Road, Hamlet Hill, Sedge Green and Tylers Road across the gap are limited due to development along much of its length including large nurseries and the hamlets and Broadley Common, Tylers Green and Halls Green. From Hamlet Hill intermittent view afforded south across Stoneshot Common and Clays Hill area.
(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.
(10) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually. The gap between these two settlements is extensive – visual separation would only be eroded through substantial development in this area and in particular to the south of Roydon Hamlet.

3. Assist in safeguarding the countryside from encroachment**Relatively Strong - 4**

(11) The Green Belt designation in this parcel protects the countryside as the parcel is characterised by large commercial plant nurseries / 'buildings for agriculture'. The area also includes significant tracts of arable farmland, particularly to the south of Roydon Hamlet. The parcel includes a sports ground located to the west of North Road, Lower Nazeing, a number of local transport routes and a church cemetery on Betts Lane.
(12) The site has an undulating topography with a number of visually significant slopes (most notable to the northeast of Lower Nazeing, Clays Hill, Totwell Hill and Betts Lane) affording long views across undeveloped agricultural land and large nurseries. Apart from the notable topography features mentioned the topography does not prevent encroachment of development.
(13) The parcel has been encroached by approximately .28% (2.14 hectares) at the south east parcel boundary.

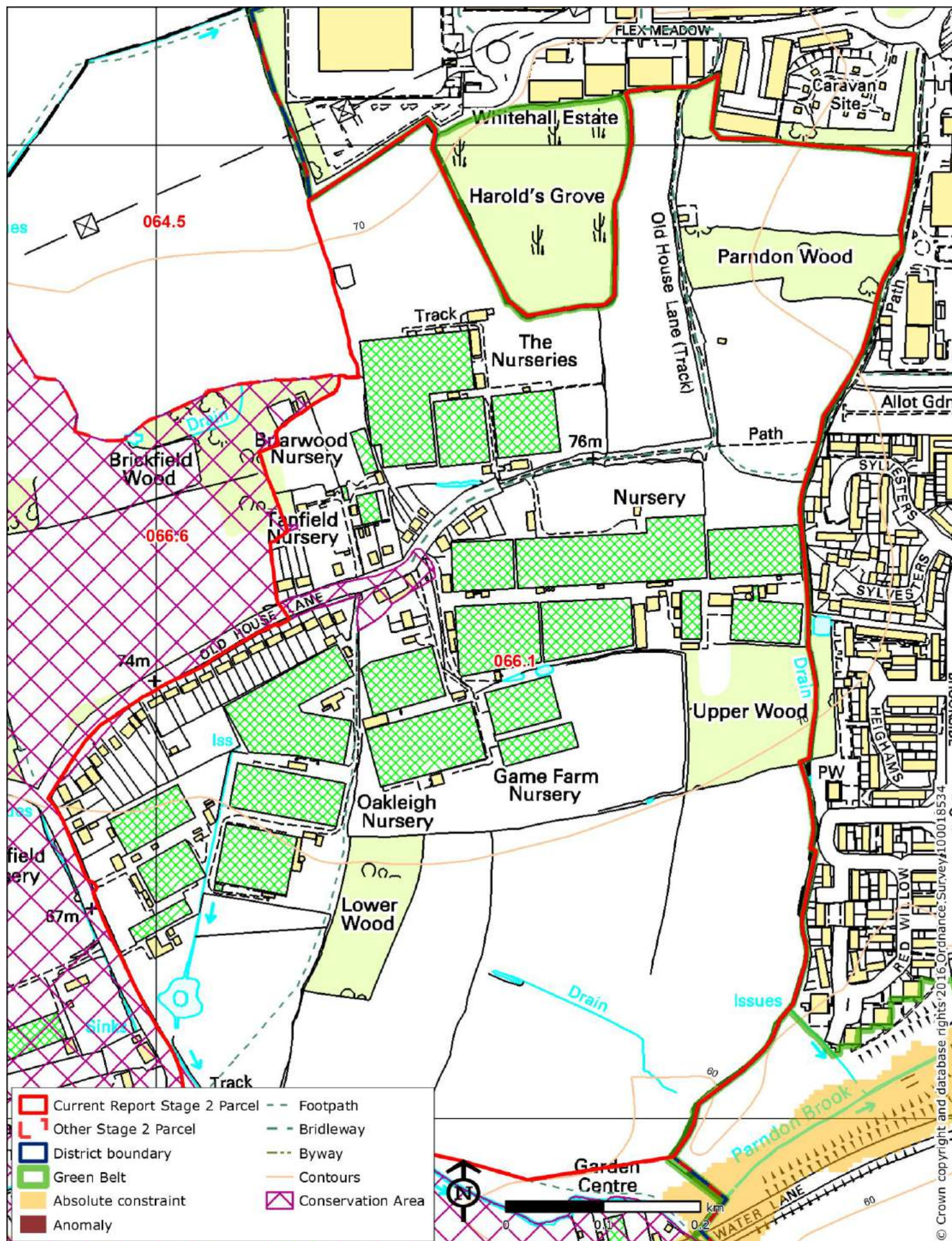
4. To preserve the special character of historic towns**No Contribution - 0**

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

Settlement: Harlow - West

Settlement Type: Large built-up area

Stage 2 Assessment



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Settlement: **Harlow - West**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 066.1

Parcel Size (Ha) - 61.20

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Strong
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

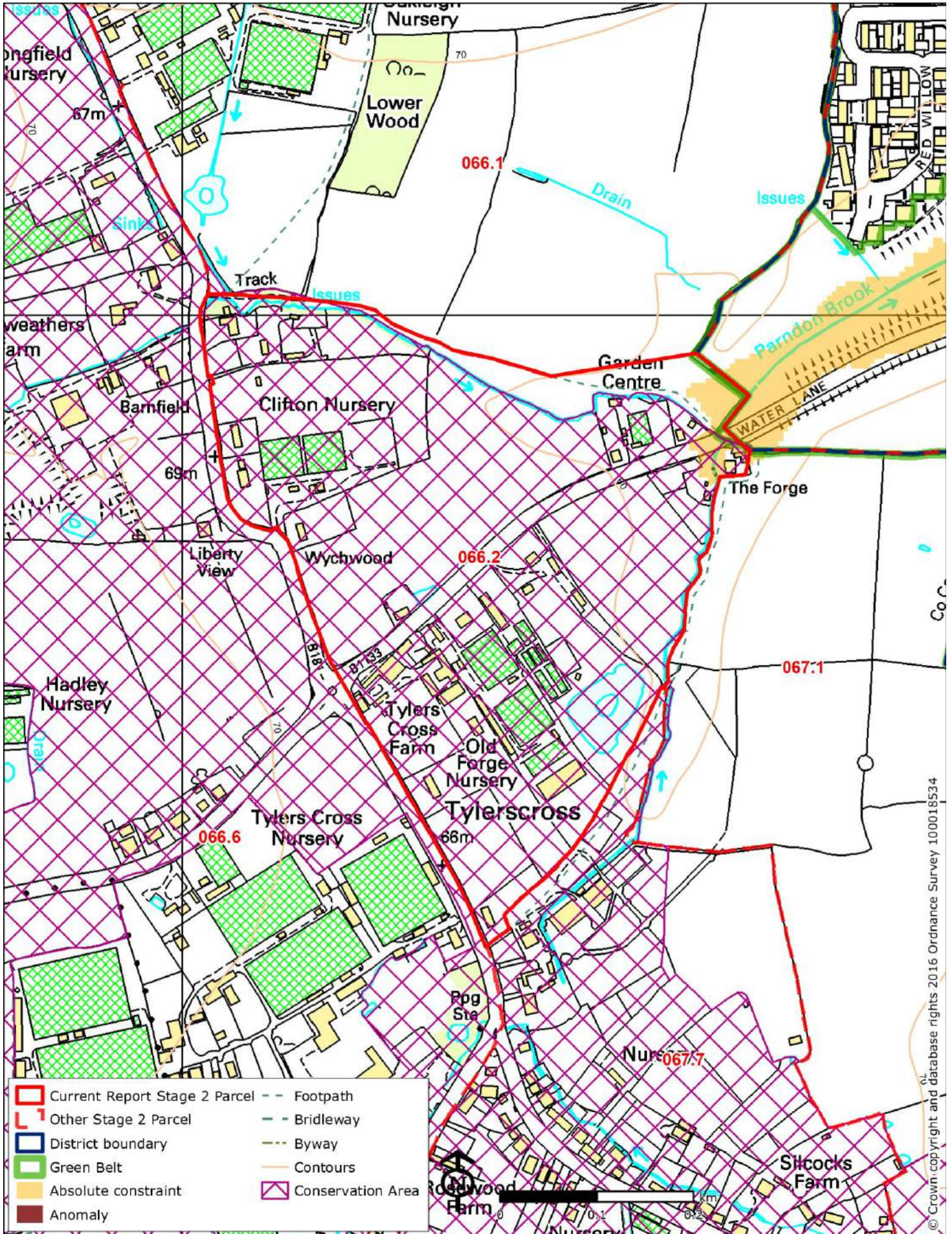
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
This parcel lies at the eastern end of a ridge of high ground which runs east-west between Halls Green and Katherines, a little to the north of Old House Lane, and which falls northwards towards tributaries of the Stort Valley and south and east towards Parndon Brook. Existing residential and glasshouse development in this area is generally well contained by tree cover, with three small woodland blocks lying adjacent to the built-up area edge; this separation increases the extent to which development in this area would be perceived as sprawl. There is also a fairly consistent gap between the edge of Harlow and the B181 Epping Road which this parcel combines with parcels to south to maintain.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development in this area would reduce the physical gap between Harlow and the nearby small settlements of Halls Green, Tylers Cross and Roydon Hamlet, but this would still leave sizeable gaps to Lower Nazeing and Roydon, with no intervisibility.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
This is an area containing substantial glasshouse development, centred on Oldhouse Farm and with residential development (mostly semi-detached) along Old House Lane, flanked by fields to the north (mostly pasture) and south (mostly arable). The area has a number of woodland blocks which provide containment, and fairly small field sizes, which distinguish it from the broader arable landscape to the north and gives it more in common with the landscape around Roydon Hamlet and Broadley Common. Despite the proximity of glasshouses to the urban edge (adjacent to Silvesters in the Katherines estate), and the urbanising influence of dwellings on Old House Lane, strong settlement-edge hedgerows and woodland blocks, such as Harold's Grove, provide separation.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
A boundary along the well-hedged bridleway that marks an eastward continuation of Old House Lane would create a smaller area to the north that is more contained in relation to the existing settlement edges and the topography of the parcel, and which would therefore contribute less in relation to Purpose 1, but strong boundaries to the settlement edge mean that there would still be a relatively strong contribution to Purpose 3.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Harlow - West

Settlement Type: Large built-up area

Stage 2 Assessment



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Settlement: **Harlow - West**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 066.2

Parcel Size (Ha) - 21.35

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Strong
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
This small parcel is largely contained by higher ground, but it is located at a gateway point to Harlow, adding to its strategic value as part of a network of parcels. There is a fairly consistent gap between the edge of Harlow and the B181 Epping Road which this parcel and those to the north (DSC 066.1) and south (DSC 067.1) combine to maintain.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Expansion of Harlow to include Tylers Cross (which lies partly within and partly to the west of this parcel) would reduce the gaps to Roydon Hamlet and Broadley Common, but this would still leave sizeable gaps to Lower Nazeing and Roydon, with no intervisibility.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
This area contains a mixture of arable, pasture and horticulture, with some residential development on Epping Road and Water Lane (the hamlet of Tylers Cross). The landform slopes gently eastwards towards the settlement edge but has strong boundaries formed by vegetation along the stream channels which combine to form Parndon Brook, creating separation from Harlow. The B181 forms an outer edge but this is a weaker visual barrier than the inner boundaries. Development in this area in isolation would be very detached from Harlow unless adjacent land to the north and/or east, part of which lies within the Green Belt in Harlow District, were also developed.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The B1133 Water Lane forms a potential strong boundary running from the inner parcel edge out to the B181, but has not been defined as such because it is considered that the land to either side of it does not make a significantly different contribution to Green Belt purposes.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Harlow - West**Settlement Type: **Large built-up area****Stage 1 Assessment**

Parcel DSR 067 - East of Lower Nazeing

Parcel Size (Ha) - 972.38

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

- (1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow. The parcel adjoins the western boundary of the Harlow DC.
- (2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. It adjoins DSR-066 to the north and DSR-072 to the south / east. Together, the parcels consist mostly of open fields used for agricultural purposes, with a few scattered glasshouses to the north. Together the parcels create an important strategic barrier against the sprawl at the south / western edge of Harlow.
- (3) There are no particularly strong defensible boundaries in the northern section of the parcel to contain the sprawl of Harlow. The boundary between Harlow and the parcel is poorly defined by a thin line of mature trees. Epping Road (B181) to the west and Epping Long Green (track between Rye Hill Road and Epping Road provide defensible boundary which could be used to contain further sprawl of Harlow apart from the ridgeline at the southern boundary of the parcel which is a very strong boundary.

2. Prevent neighbouring towns from merging into one another**Weak - 1**

- (1) The parcel forms part of, a gap between Lower Nazeing and Waltham Abbey.
- (2) Nazeing Common/Waltham Road bisects the parcel broadly forms northeast/south west which could also provide a strong boundary to prevent merger of the two towns.
- (3) The distance between the settlements Waltham Abbey and Lower Nazeing is 4.2 km.
- (4) Evidence of existing ribbon development extends south, east and north of Lower Nazeing along St Leonards Road, Middle Street and Peck Hill, respectively. Many of the smaller settlements within the parcel (Broadley Green, Jacks Hatch, Long Green, Nazeing and Bumbles Green) form a linear development along the road.
- (5) Overall, the parcel is only sporadically developed, with some clusters of development particularly around the Broadley Common and Jack's Hatch areas. The parcel is dominated by open countryside.
- (6) A reduction in the gap would not compromise the separation of towns in physical terms.
- (7) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually.

3. Assist in safeguarding the countryside from encroachment**Relatively Strong - 4**

- (11) The Green Belt designation in this parcel protects the countryside from encroachment. The parcel consists largely of arable fields which are lined with mature hedgerows, as well as an interconnected network of footpaths and National Trails (including the Three Forests Way and Stort Valley Way), which connect with other parcels. A very small part of the parcel at the western boundary lies within the LVRP. On the outskirts of the small village Bumbles's Green and Broadley Common to the north and south of the parcel, are allotment gardens and recreational grounds.
- (12) The area encompasses an undulating landform with a series of small, pronounced hills that create a local variation in topography at the western edge and visually significant slopes, at the urban edge of Lower Nazeing, to the south. The ridge line is some distance from Harlow which would not necessarily prevent encroachment from Harlow in this respect.
- (13) The parcel has been encroached by built development or other urbanising elements within the parcel by approximately 0.03% (.34 hectares) at the northeast of the parcel.

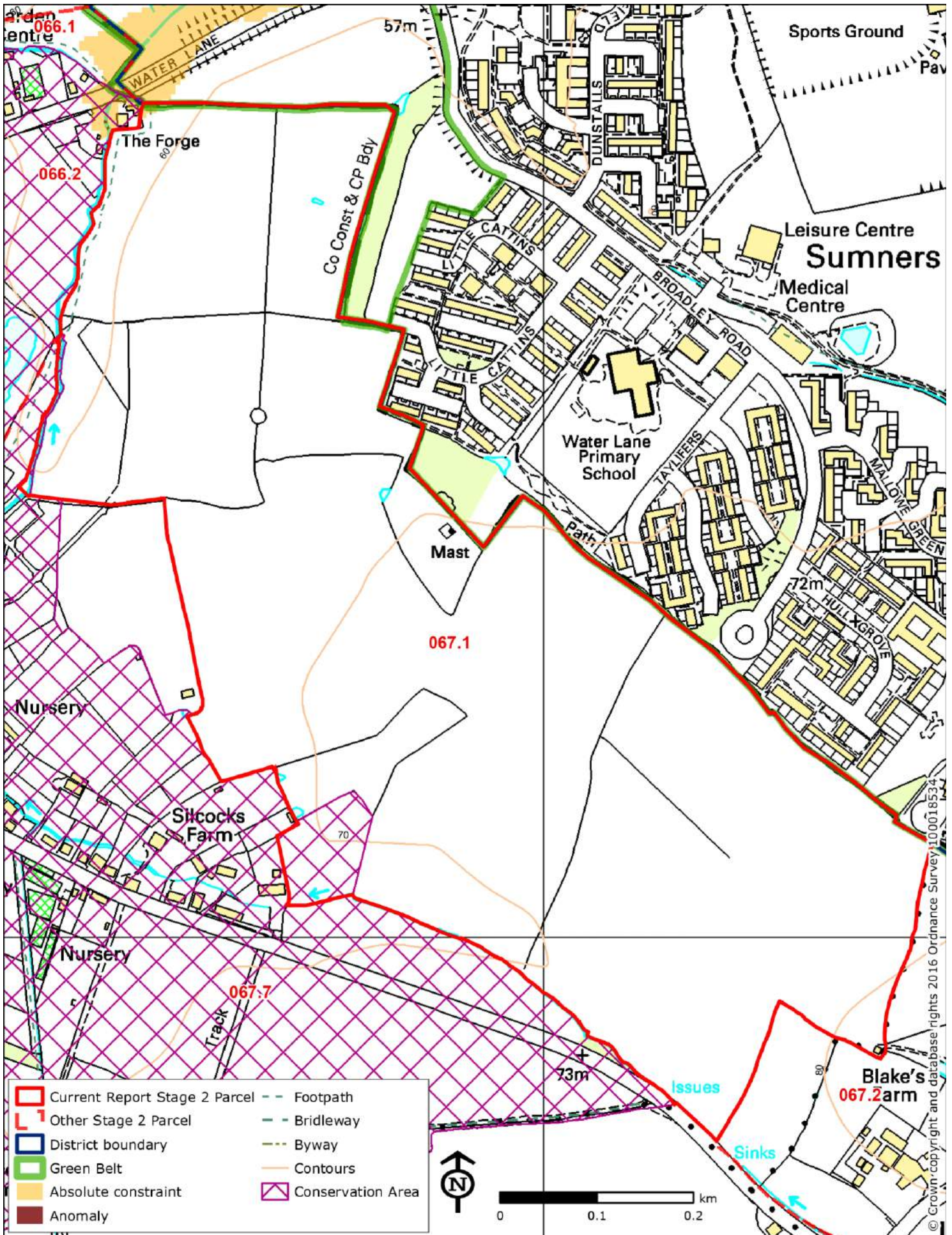
4. To preserve the special character of historic towns**No Contribution - 0**

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

Settlement: Harlow - West

Settlement Type: Large built-up area

Stage 2 Assessment



Settlement: **Harlow - West**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 067.1

Parcel Size (Ha) - 42.59

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Strong
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

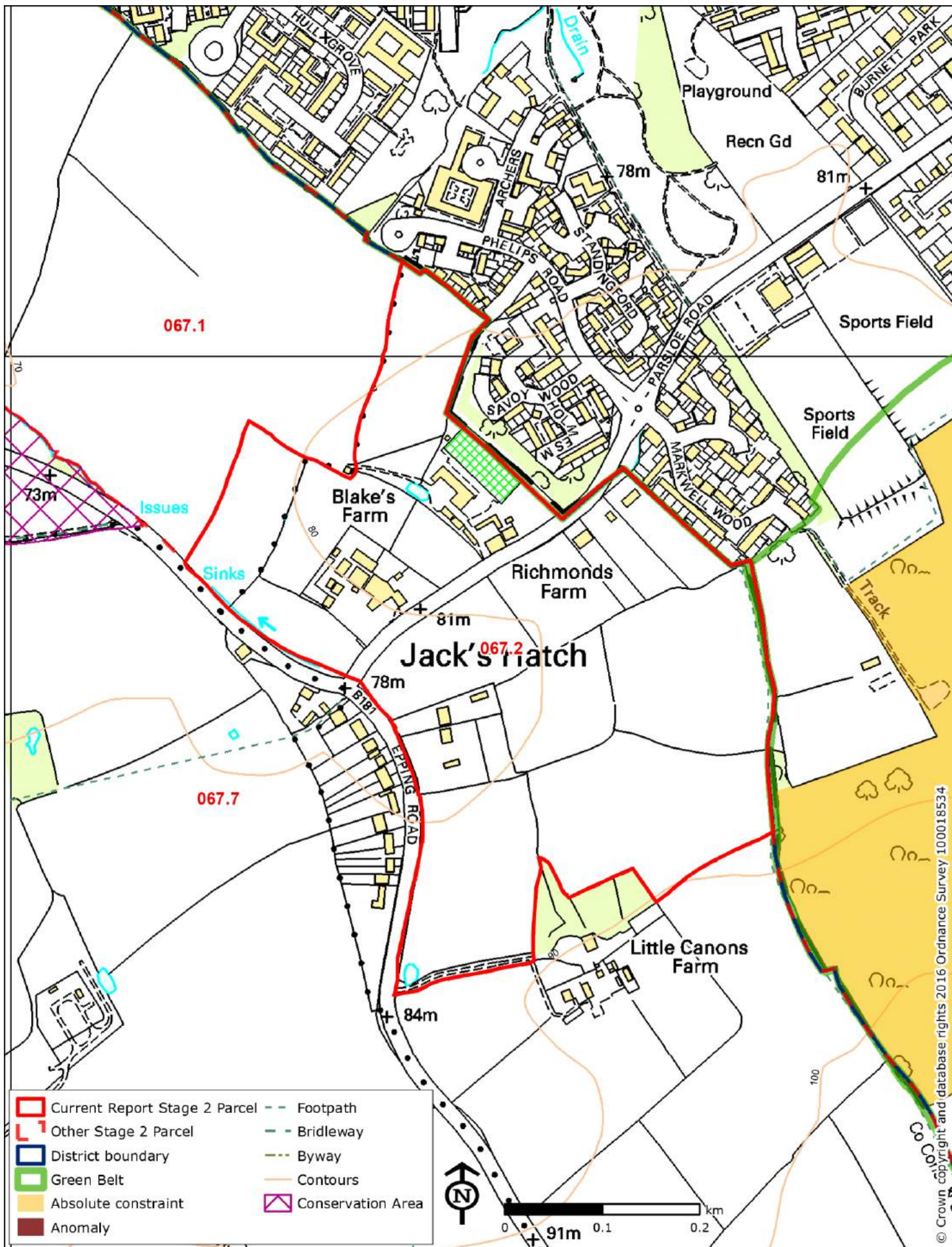
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
This farmland forms a clear and consistent edge to Harlow along a frontage of over 1km, functioning to form a buffer to the settlement and combining with parcels to either side to maintain a fairly consistent gap between the edge of Harlow and the B181 Epping Road, but outer boundary hedges are also strong.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The small settlements of Tylerscross, Broadley Common and Jack's Hatch lie close to the edges of the parcel, along the B181 Epping Road. Future development in this parcel could result in perceived coalescence with one or more of these settlements; this would noticeably reduce the gap between Harlow and Lower Nazeing, but a sizeable area of land would still separate the two physically and visually.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
Boundary vegetation along the Sumners settlement edge is strong, so despite there being no change in landform to mark the boundary there is a sense of separation between the open farmland in this parcel, which has no built development, and the urban area. The outer edge of the parcel also has strong hedgerows, but these lie in the Parndon Brook valley bottom. Development extending into this valley would represent expansion of Harlow into a separate area of landscape, and would also encroach on the smaller-scale agricultural landscape around Broadley Common.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The B181 just to the south of the parcel could also form a strong boundary, but this would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Harlow - West

Settlement Type: Large built-up area

Stage 2 Assessment



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Settlement: **Harlow - West**Settlement Type: **Large built-up area****Stage 2 Assessment**

Parcel 067.2

Parcel Size (Ha) - 21.44

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Strong
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
This farmland forms a clear and consistent edge to Harlow, functioning to form a buffer to the settlement and combining with parcels to the north to maintain a fairly consistent gap between the edge of Harlow and the B181 Epping Road, but outer boundary hedges are also strong. It would be possible to define a smaller parcel using hedgelines within the parcel, but this would lose consistency with the boundary of the adjoining parcel to the north.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The small settlement of Jack's Hatch lies along the edge of the parcel, on the B181 Epping Road. Future development within this parcel could potentially lead to coalescence with this settlement; this would slightly reduce the gap between Harlow and Lower Nazeing, but a sizeable area of land would still separate the two physically and visually.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
Boundary vegetation along the Sumners settlement edge is strong, so despite there being no change in landform to mark the boundary there is a sense of separation between this parcel and the urban area. There are two farms in the parcel and a small number of residential dwellings on Epping Road and Parsloe Road, including three on the edge of Harlow, but the small, well-hedged pasture fields have a contained, rural character. To the south of Parsloe Road, Hospital Wood forms a strong feature containing the southward extent of Harlow. The outer edge of the parcel also has strong hedgerows, and there are alternative boundaries within the parcel, so impact of any settlement expansion on the wider countryside would be limited.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
There are hedgerows just to the east of Richmonds Farm, to both sides of Parsloe Road, that could form alternative outer boundaries to a much smaller parcel, potentially reducing contribution to Purpose 1 to 'moderate'. Parsloe Road could also form a boundary, but there would be no significant difference in ratings for land to either the north or south of it.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **High Beach**Settlement Type: **Hamlet****Description of broad locations for further assessment**

The identified area is restricted by absolute constraints to the west and to the east. The remaining land is defined by the 0.5km buffer.

Parcel **Features used to define parcel**

058.2	The parcel is drawn around the settlement of High Beach, following defined field boundaries to the west and Epping Forest (absolute constraint) to the east.
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Parcel **Potential anomalies**

058.2	None identified.
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Settlement: **High Beach**Settlement Type: **Hamlet****Stage 1 Assessment**

Parcel DSR 058 - High Beach and Sewardstonebury

Parcel Size (Ha) - 813.85

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

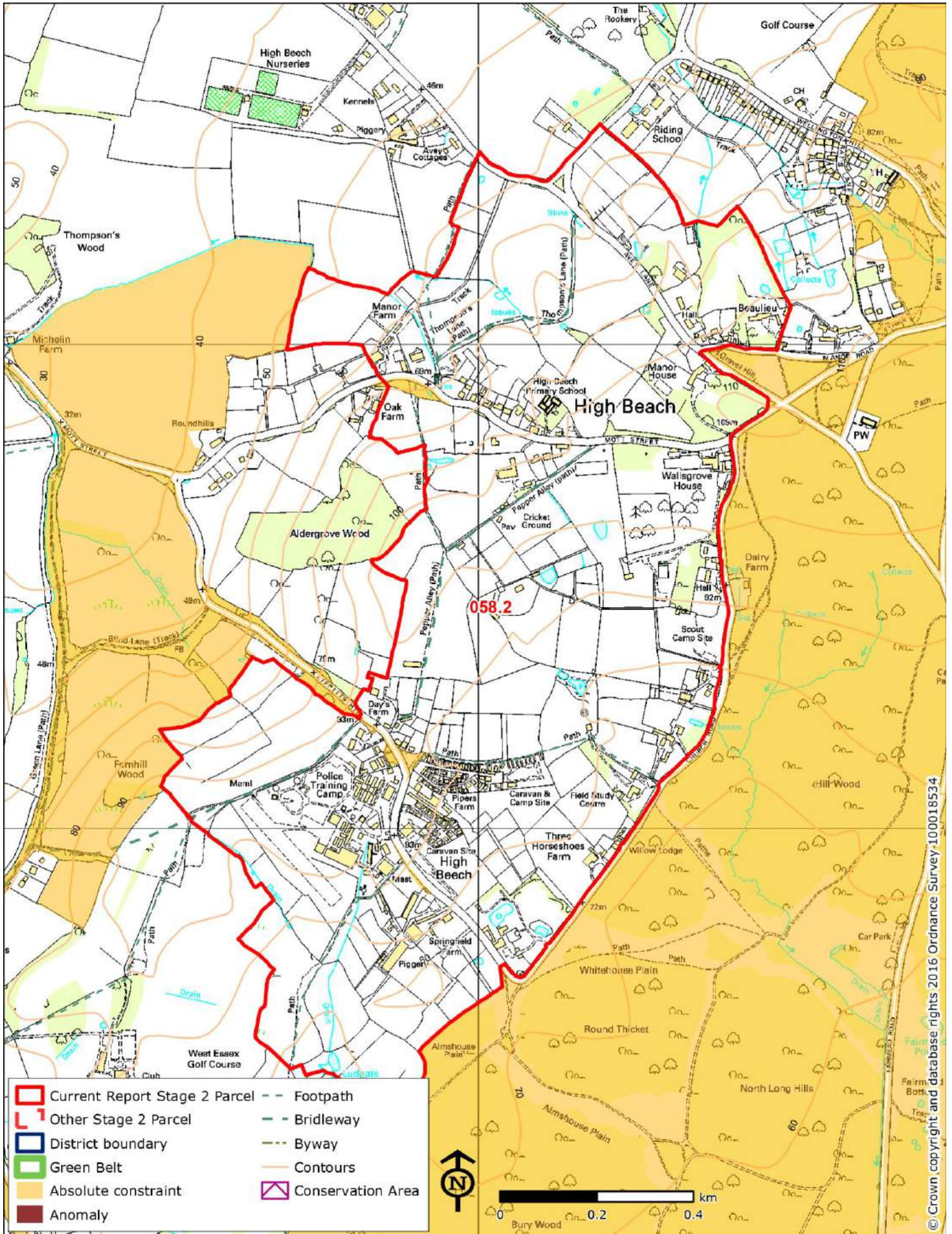
1st Green Belt Purpose	Moderate	3
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		9

1. Check the unrestricted sprawl of large built-up areas	Moderate - 3
<p>(1) The parcel adjoins the built up areas of London - LB Waltham Forest (Chingford) in the southwest corner of the parcel.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR-059 and DSR-057), acting as a strategic barrier against the sprawl of London.</p> <p>(3) Yardley wood (southwest corner of this parcel) and woodland to the east within adjoining parcel DSR-057) in places provides a strong natural southern barrier preventing the northern sprawl of London.</p>	
2. Prevent neighbouring towns from merging into one another	Weak - 1
<p>(1) The parcel forms part of the gap between the Waltham Abbey and Buckhurst Hill and Waltham Abbey and Loughton and Debden.</p> <p>(2) Strong defensible boundary in the northern section of the parcel created by the M25 and A121 However this had been breached to the north of parcel at Beechfields Walk/Lodge Lane. East and south boundary created by Epping Forest creating a strong natural barrier.</p> <p>(3) The distance between the towns Loughton/Debden - Waltham Abbey is 4.8 km. The distance between the towns Buckhurst Hill - Waltham Abbey is 5.4 km.</p> <p>(4) Some evidence of ribbon development toward the west of the site notably along Wellington Hill and Mott Street (High Beech area) and to the south along Bury Road to the north of Sewardstonebury.</p> <p>(5) Epping Forest is situated between the settlements therefore the visual perception is one of forest.</p> <p>(6) A reduction in the gap is unlikely to compromise the physical separation of the towns as Epping Forest is situated between the towns.</p> <p>(7) A reduction in the gap is unlikely to compromise the separation of the towns visually due to Epping Forest however it is likely to compromise the openness of the gap.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The parcel contains a number of 'countryside uses'. A significant amount of the parcel is used for agricultural purposes; predominately arable farmland with some large commercial nurseries towards the north- western boundary. The parcel also includes Gilwell Park scouting HQ and activity centre, West Essex Golf Club and High Beech Golf Club, Waltham Abbey Jewish Cemetery, High Beech Cricket Ground, a long distance walking route (London Orbital walk traverses part of parcel to south - Yeats Meadow), numerous and public rights of way.</p> <p>(12) The topography of this area encompasses a series of pronounced hills, to the north east, in an otherwise gently undulating landform. The topography in the area does not prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) The historic town of Waltham Abbey located adjacent to northern boundary formed by the M25 motorway.</p> <p>(15) Some views of Waltham Abbey and church tower, from the hill to the north of the parcel, east of Lord Padgets Wood/south of A121. Given the separation provided by M25, and the urban context provided by the relatively recent development to the south of the motorway, the impact of development within the parcel upon the historic significance Waltham Abbey town is considered to be negligible.</p> <p>(16) Please see Q15 - negligible impact on historic significance of Waltham Abbey.</p> <p>(17) Please see Q15 - negligible impact on historic significance of Waltham Abbey</p>	

Settlement: **High Beach**

Settlement Type: **Hamlet**

Stage 2 Assessment



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Settlement: **High Beach**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 058.2

Parcel Size (Ha) - 135.32

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

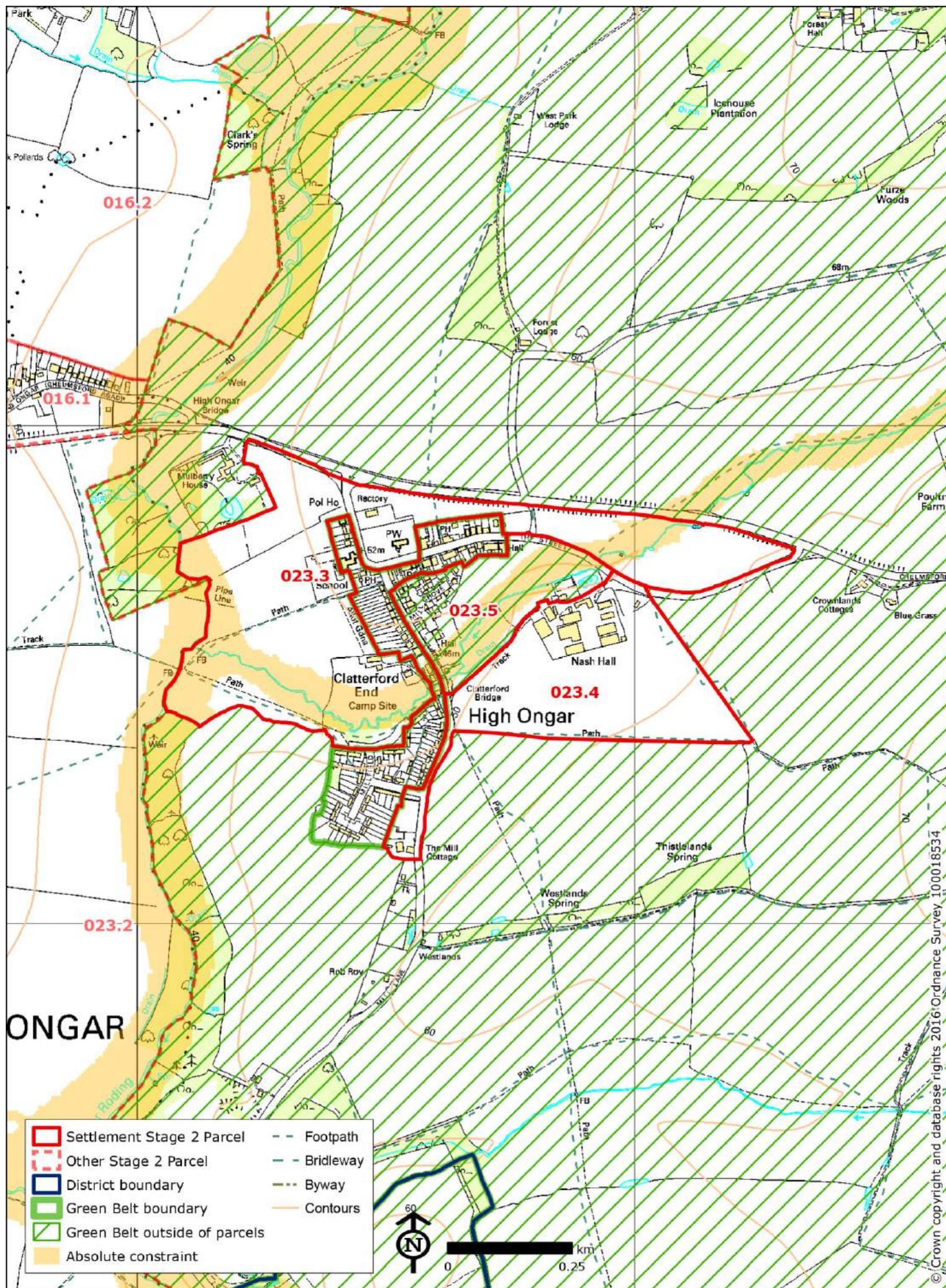
1st Green Belt Purpose	Weak
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel does not adjoin a large built-up area but is relatively nearby (approximately 1.7 km), to the north, of London (LB Waltham Forest). The parcel contributes to the prevention of unrestricted sprawl as part of a wider network of parcels although intervening land (other Green Belt land to the south west and part of Epping Forest SSSI at Yardly Hill) fulfils this purpose to a greater degree.	
The higher rating given to the Stage One parcel reflects the Stage One parcel including land that is closer to the large built-up area.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies approximately half way between the towns of Waltham Abbey and Loughton/ Debden, and Waltham Abbey and Buckhurst Hill. The distance between Waltham Abbey and Loughton/ Debden is approximately 4km at this location and the distance to Buckhurst Hill is approximately 5.4km. There is no intervisibility between the settlements due to the intervening woodland of Epping Forest which lies adjacent to the parcel, to the south east. Therefore, it is considered that development could occur within the parcel without prejudicing the physical or visual distinction between these towns. Development within the parcel is, however, likely to reduce the extent of the gap as the parcel lies roughly in between the towns. It may also reduce the sense of separation between Waltham Abbey and London (Chingford) to the south to a small degree. Development may also cause the merging of the two separate areas of development of High Beach and High Beech, creating the perception of a larger developed area.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
There is existing development dispersed across the parcel, associated with the hamlet of High Beach (including linear development of detached dwellings in large grounds along Mott Street and dispersed dwellings along Church Road). Other development spread across the parcel includes the Police Cadet Training Centre, Gilwell Park Scouting HQ and activity centre, High Beech Cricket Ground and High Beech Primary School. The remainder of the parcel is open agricultural fields and is largely intact and rural in character. The Green Belt designation in this parcel is considered to make a major contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: High Ongar

Settlement Type: Small Village



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Settlement: **High Ongar**Settlement Type: **Small Village****Description of broad locations for further assessment**

The identified area is defined by absolute constraints to the west and Chelmsford Road to the north.

Parcel	Features used to define parcel
023.3	The River Roding forms a strong boundary to the west and the A414 forms a strong boundary to the north. A tree-lined field boundary forms a strong boundary to the south.
023.4	Northwest parcel boundary is defined by the hedgerow-lined track to Nash Hall. The eastern and southern parcel boundaries are relatively weakly defined by footpaths; no other stronger boundaries exist nearby that are within or close to the area of search.
023.5	

Parcel	Potential anomalies
023.3	None identified.
023.4	None identified.
023.5	The residential development along Mill Grove contains houses and roads of a similar form and density to the existing settlement. This area lacks openness and performs weakly against Green Belt Purposes. It should therefore be considered as a potential anomaly.

Settlement: **High Ongar**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 023 - East of Chipping Ongar

Parcel Size (Ha) - 487.78

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Strong	5
Total		10

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel adjoins the Brentwood Borough's boundary at the south east border of the Epping Forest District. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns. However if High Ongar were classified as a 'town' the western section of the parcel would be a very important gap between it and Chipping Ongar.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The Green Belt designation in this area protects a number of countryside uses.</p> <ul style="list-style-type: none"> - The site of Ongar Castle, Chipping Ongar playing field and recreational grounds are situated at the western boundary, where the parcel adjoins the town Chipping Ongar. Towards the centre of the parcel, there are allotment gardens and camping grounds, west of the settlement High Ongar. - The remaining land consists mostly of arable land, with pockets of woodland mostly to the west and north of High Ongar. Within the woodland between the settlements is a relatively large LoWS, as well as a network of PRowS, which are mostly concentrated around the urban edges. <p>(12) The parcel encompasses gently or steeply sloping valley sides which often facilitate views across and along the valley to the town Chipping Ongar and the village High Ongar. It is unlikely that the topography of the land at the urban edge prevents encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.27% (1.31 hectares) east of High Ongar.</p>	
4. To preserve the special character of historic towns	Strong - 5
<p>(14) The parcel borders a large section of Chipping Ongar's historic core, which contains a large number of listed buildings and one Schedule Monument (Ongar Castle). The Great Stony Park conservation area is sited on the northern edge of the historic town is entirely within Green Belt land. However, the Green Belt appears to be making little contribution to this purpose in the eastern section of this parcel.</p> <p>(15) The parcel adjoins the historic core of the town Chipping Ongar at the western boundary, which is within a designated conservation area and contains a large number of listed buildings. Within the parcel there are fourteen listed buildings, three conservation areas and two scheduled monuments.</p> <p>Three of the listed buildings (Mulberry Cottages, stable at Mulberry Cottage and Crownland Farmhouse) are situated along the A414, at the western boundary; One of the listed buildings (Church of St Mary the Virgin) is situated within the High Ongar conservation area, along the Street, north of the settlement High Ongar; three of the listed buildings (Paslow Hall, Nash Hall and Mulberry House) are situated towards the eastern edge of High Ongar; one of the listed buildings (Old Cottage) is situated along Mill Lane; one listed building (Newhouse Farmhouse) is situated along Stondon Road, at the eastern edge of the town Chipping Ongar; five of the listed buildings (White House, outbuilding, Castle House, granary and barn) and two scheduled monuments (Ongar Castle and tomb) are situated within the Chipping Ongar conservation area, east of the town; and the Great Stony Park conservation area is situated at the northwestern boundary.</p> <p>There are a significant number of listed buildings within the historic core of the town Chipping Ongar at the eastern boundary, and within the settlement High Ongar towards the northern boundary.</p> <p>(16) Chipping Ongar has to date retained the visual appearance of a 'historic town', and the street plan, castle and church are all prominent reminders of its medieval origins. The built-up area of the historic core consists mostly of narrow properties fronting either side of the High Street. Therefore, it is unlikely that Green Belt land would contribute to the significance of the town or heritage assets in this section, because the focal point of the medieval buildings was on the main road, rather than the open character of the land.</p> <p>However, the Castle mote, inner bailey and the above ground portions of the town enclosure earthwork are Scheduled</p>	

Settlement: **High Ongar**Settlement Type: **Small Village****Stage 1 Assessment**

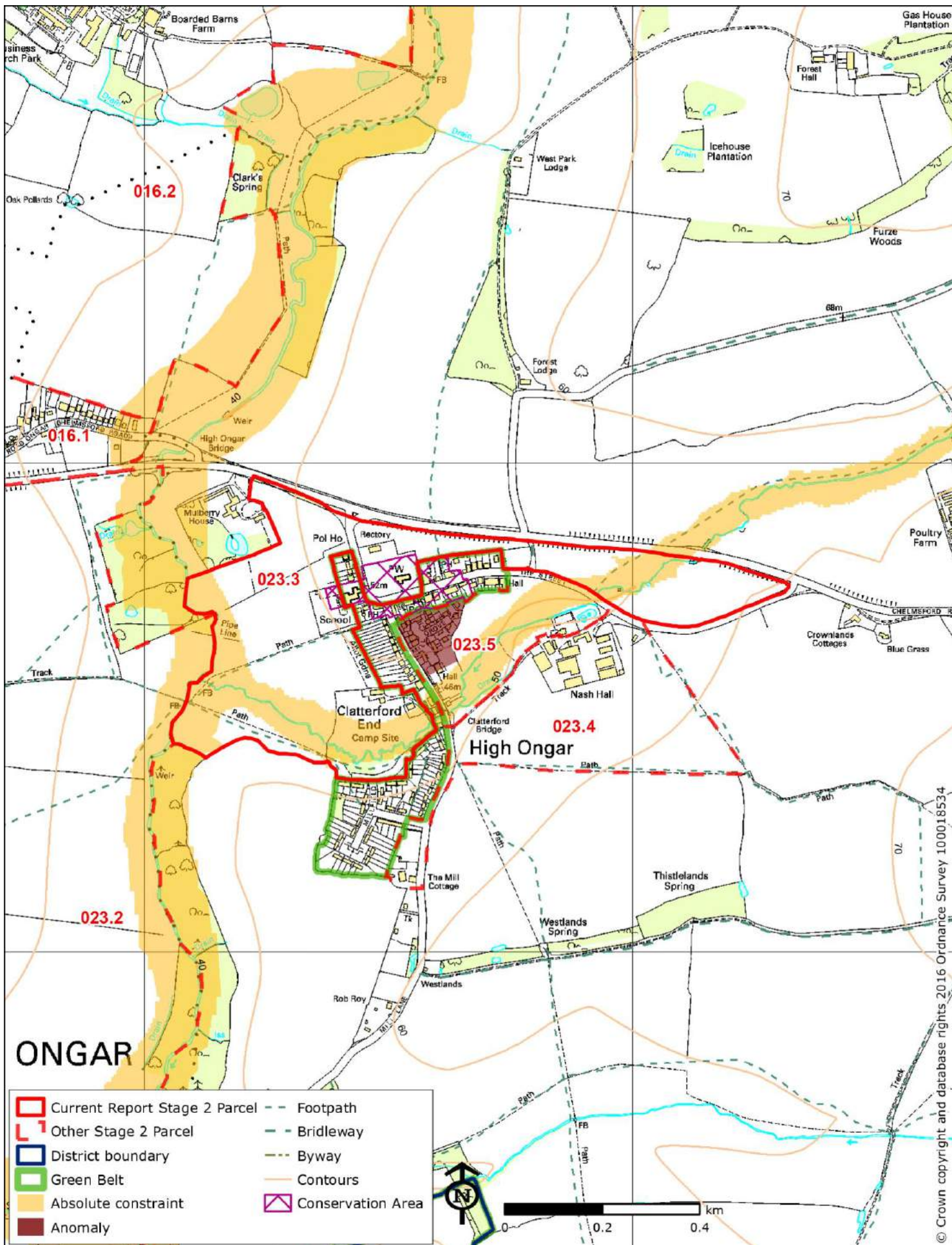
and sited on top of slightly elevated land, to which open character of the Green Belt land contributes positively both visually and physically. The Green Belt land also contributes positively to the significance of the Great Stony Park conservation area at the northern edge of the historic town. The Great Stony Park consists of residential buildings that are sited around a large central green with an opening to the east. The layout of the site separates the buildings visually and physically from the land, north, south and west of the conservation area, but allows for open rural views to the east. The removal of the Green Belt designation and consequent loss of openness from the urbanising development on the land that abuts the urban edge would cause harm to the historic linear pattern.

(17) The removal of the Green Belt designation and consequent loss of openness from the urbanising development on the land that abuts the urban edge would cause harm to the historic linear pattern. However, the Green Belt appears to be making little contribution to this purpose in the eastern section of this parcel.

Settlement: **High Ongar**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **High Ongar**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 023.3

Parcel Size (Ha) - 26.00

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

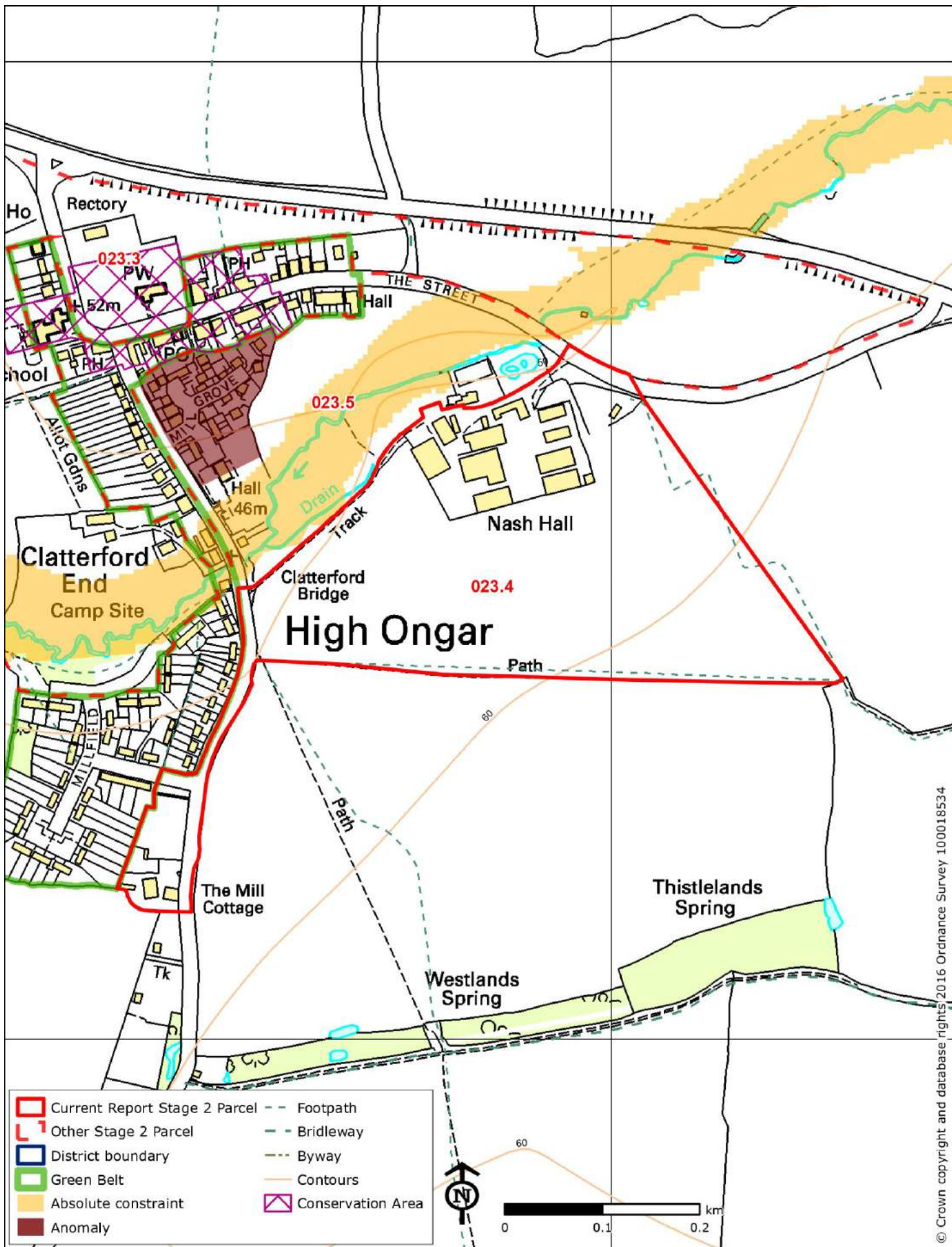
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the west of High Ongar. It does not lie within a gap between any defined towns. However, it lies within the gap between the smaller settlement of High Ongar and the town of Chipping Ongar which are approximately 800m apart in this location.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
There is no development within the parcel, however there is a camping site in the east of the parcel adjacent to High Ongar and playing fields of High Ongar Primary School in the north of the parcel. The topography of the land within the parcel slopes down to the west, away from the settlement. The topography is unlikely to provide containment to potential development as the landscape within the parcel is widely visible from the opposite valley side at the eastern edge of Chipping Ongar. The outer parcel boundary (western boundary) is, however, well-defined by the River Roding as is the northern boundary by the A414, reducing performance against this purpose slightly. Two public rights of way - The Three Forests Way and St Peter's Way - cross through the parcel.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Strong
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel lies approximately 650m from the Conservation Area of Chipping Ongar. The rising landform of the eastern valley side of the River Roding results in strong intervisibility with the opposite valley side, including from the Chipping Ongar Conservation Area. Therefore it is likely that the parcel plays a part in the wider setting of the historic town of Chipping Ongar, and development within the parcel may affect the setting and character of the historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **High Ongar**

Settlement Type: **Small Village**

Stage 2 Assessment



Settlement: **High Ongar**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 023.4

Parcel Size (Ha) - 13.72

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

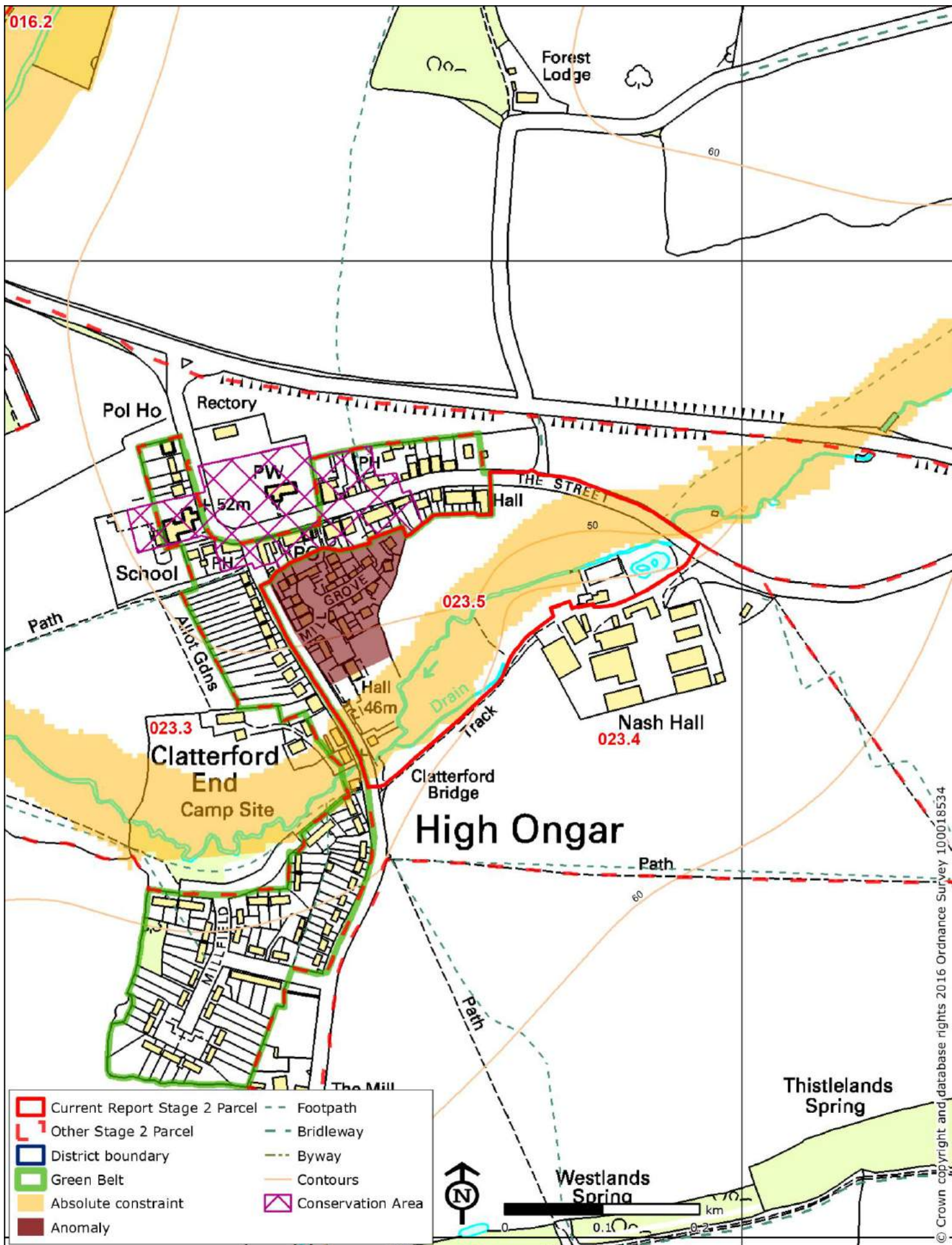
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the east of High Ongar. It does not lie within a gap between towns and therefore contributes little to this purpose.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The northern part of the parcel contains open green space and a church. The southern part of the parcel contains agricultural/ industrial buildings associated with Nash Hall and part of an open agricultural field. The parcel is rural in character and the existing Green Belt boundaries with the settlement of High Ongar are well-defined, creating a strong distinction between town and countryside. The southern parcel boundary is poorly defined by a footpath (no other stronger boundaries exist nearby that are within the area of search). Therefore the Green Belt designation within the parcel is considered to safeguard the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
The higher rating given to Stage One parcel DSR-023 reflects that parcel's inclusion of land adjacent to the historic town of Chipping Ongar.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: High Ongar

Settlement Type: Small Village

Stage 2 Assessment



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Settlement: **High Ongar**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 023.5

Parcel Size (Ha) - 6.75

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the east of High Ongar. It does not lie within a gap between towns and therefore contributes little to this purpose.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Weak
The majority of the parcel contains residential development along Mill Grove in the northern part of the parcel, and the southern part of the parcel lies within an area of flood zone.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
The higher rating given to Stage One parcel DSR-023 reflects that parcel's inclusion of land adjacent to the historic town of Chipping Ongar.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
The residential development along Mill Grove contains houses and roads of a similar form and density to the existing settlement. This area lacks openness and performs weakly against Green Belt Purposes. It should therefore be considered as a potential anomaly.	

Settlement: Hoddesden

Settlement Type: Large built-up area

Settlement: Hoddesden

Settlement Type: Large built-up area

Description of broad locations for further assessment

Parcel **Features used to define parcel**

Parcel **Potential anomalies**

Settlement: Hoddesden

Settlement Type: Large built-up area

Settlement: **London**

Settlement Type: **Large built-up area**

Settlement: London**Settlement Type:** Large built-up area**Description of broad locations for further assessment**

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Parcel	Features used to define parcel
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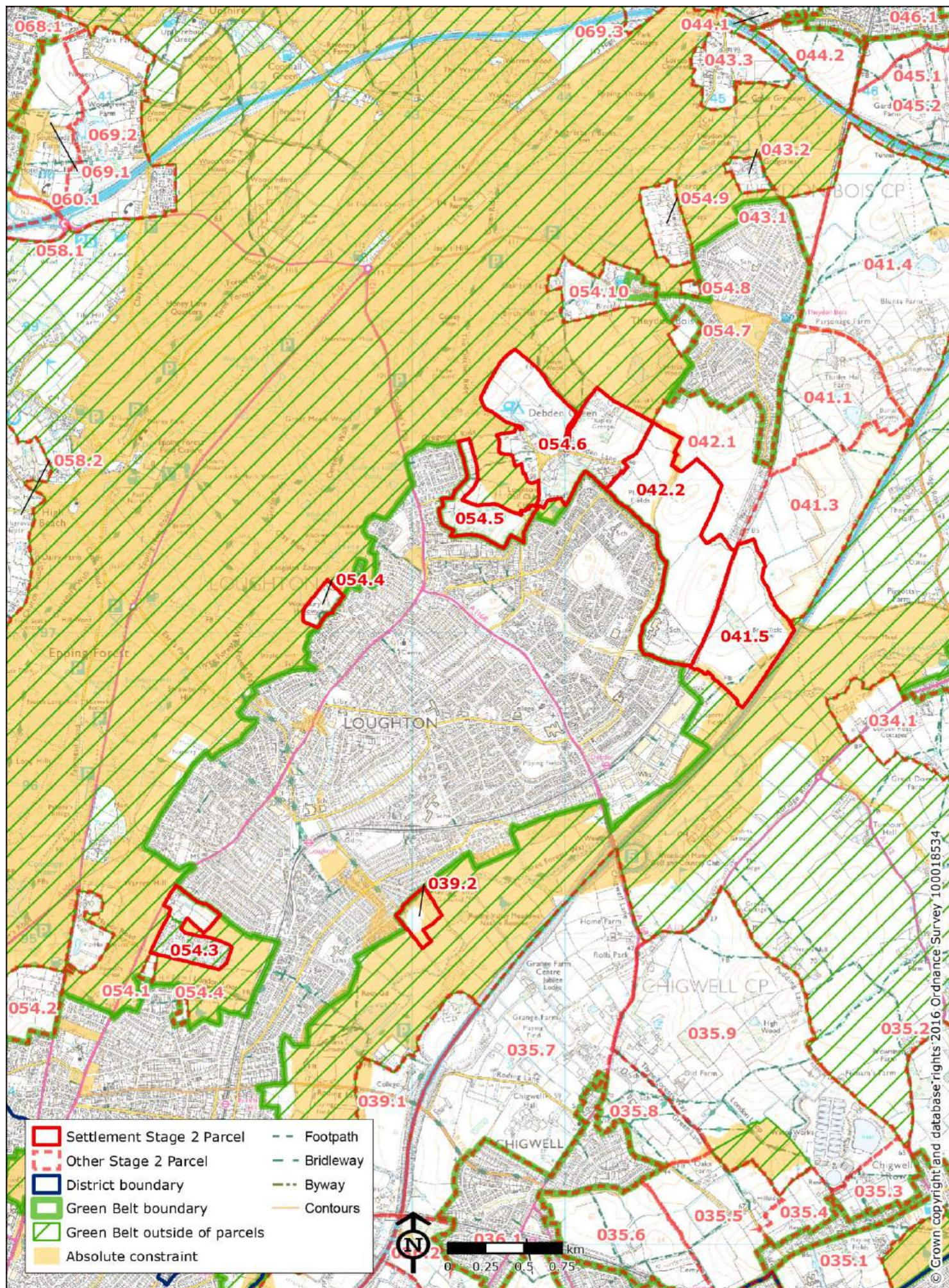
Parcel	Potential anomalies
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Settlement: **London**

Settlement Type: **Large built-up area**

Settlement: **Loughton and Debden**

Settlement Type: **Town**



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Settlement: **Loughton and Debden**Settlement Type: **Town****Description of broad locations for further assessment**

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Parcel	Features used to define parcel
039.2	Parcel is defined by areas of constraint to the west, south and east.
041.5	Railway forms a strong western boundary; woodland belts form a strong northern boundary; M11 forms a strong eastern boundary. Some of the parcel is within the floodplain constraint.
042.2	Railway line forms strong eastern boundary; hedgerow field boundaries form intermittently strong boundaries to the north.
054.3	Boundaries formed by absolute constraints (City of London Corporation- Epping Forest and Buffer Land) to the east, woodland of Epping Forest (absolute constraint) to the west. The southern boundary is formed by a woodland belt.
054.4	The boundaries are strongly defined by Epping Forest woodland (area of constraint) to the north, west and south.
054.5	The boundaries are strongly defined by Epping Forest woodland (area of constraint) to the north and other boundaries are existing Green Belt boundaries.
054.6	Trees at Loughton Golf Club forms a strong western boundary and Epping Forest forms a strong northern boundary.

Parcel	Potential anomalies
039.2	None identified.
041.5	None identified.
042.2	Debden Park High School in the south western corner of the parcel is a developed area adjacent to the existing settlement edge. The built nature of the area and consistency with the remainder of the built up area means that it is perceived as a potential anomaly, lacking in openness and not contributing to Green Belt Purposes.
054.3	The Avenue Gate residential estate to the south of Loughton/ Debden is a developed area with a similar density and form to the main settlement. Its character and lack of openness represent urbanising elements which do not meet the Purposes of Green Belt and it should therefore be considered as a potential anomaly.
054.4	None identified.
054.5	None identified.
054.6	Davenant Foundation School in the north western corner of the parcel is a developed area adjacent to the existing settlement edge. The built nature of the area and consistency with the remainder of the built up area means that it is perceived as a potential anomaly, lacking in openness and not contributing to Green Belt Purposes.

Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 1 Assessment****Parcel** DSR 039 - East of Buckhurst Hill**Parcel Size (Ha)** - 261.04**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

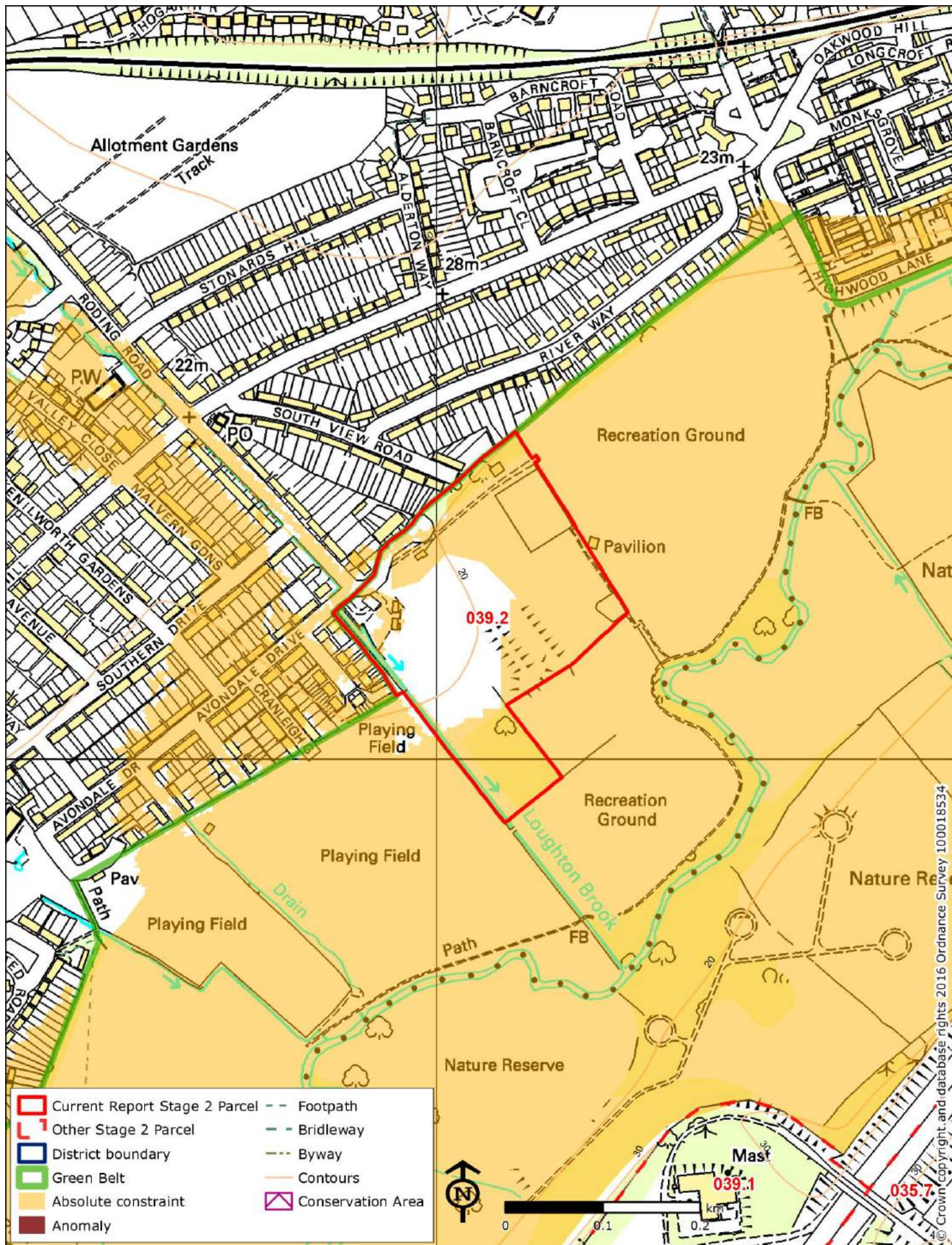
1st Green Belt Purpose	Moderate	3
2nd Green Belt Purpose	Strong	5
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		13

1. Check the unrestricted sprawl of large built-up areas	Moderate - 3
<p>(1) The south- western edge of the parcel adjoins Woodford (LB Redbridge) and adjoins at the rugby ground. The parcel forms an important gap, defined by the M11 and river in west and east, respectively, preventing the sprawl of the London urban expanse from the west, south and east.</p> <p>(2) The parcel adjoins DSR-038 and DSR-036, which together restrict sprawl from greater London.</p> <p>(3) The London Underground railway line at the southern boundary provides a strong defensible boundary as does the River Roding and associated body of water in the southwest corner of the parcel.</p>	
2. Prevent neighbouring towns from merging into one another	Strong - 5
<p>(4) The parcel forms part of a gap or space between the towns of Chigwell and Buckhurst Hill and Chigwell and Loughton / Debden. The parcel also performs a role in preventing further merger of Loughton / Debden and Buckhurst Hill.</p> <p>(5) The eastern and southern boundaries, are formed by the M11 and the London underground railway track which are both very strong boundaries The River Roding runs north / south through the middle of the parcel forming a strong boundary. The western and north- western and the majority of the boundaries within the parcel are weak boundaries comprised of residential gardens, fields and nature reserve sites.</p> <p>(6) The distance between the towns Chigwell and Buckhurst Hill is 1.2km. The distance between the towns Chigwell and Loughton/Debden is 1.6km.</p> <p>(7) There is no evidence of ribbon development identified within the parcel.</p> <p>(8) As Chigwell Rise crosses the M11, some long views are possible toward Buckhurst Hill across the river valley. These views in particular create a perception of open countryside.</p> <p>(9) A reduction in the gap would not compromise the separation of the towns in physical terms. The majority of western boundary abuts Loughton/Debden and Buckhurst Hill. However, Chigwell in the east is physically separated from Loughton /Debden and Buckhurst Hill by the strong infrastructure boundary created by the M11 and natural barrier formed by the River Roding.</p> <p>(10) A reduction in the gap is likely to compromise the visual perception of the gap between Loughton/Debden and Chigwell and Buckhurst Hill and Chigwell.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The parcel includes a number of nature reserve sites, as well as an extensive area which forms part of the River Roding Valley Local Wildlife Site. At the western boundary, which adjoins the urban edges of Buckhurst Hill and Loughton/ Debden there are a large amount of recreational grounds and allotment gardens, in addition to the sports grounds, playing fields and football grounds associated with Buckhurst Hill Community Primary School. The majority of the PRoWs are concentrated at the south- eastern edge of the parcel. The River Roding gently meanders through the parcel and includes a patchwork of small scale arable fields and pockets of woodland. There is a large lake (ex-gravel extraction for the motorway) in the southwest in the southwest section of the parcel which stocked with fish and has an active angling club.</p> <p>(12) The parcel encompasses the lower section of the river Roding that has gently or steeply sloping valley sides, which dissect an otherwise gently undulating landform often facilitate views across and along the valley to the towns of Loughton and Buckhurst Hill, to the west however it is unlikely that the topography of the land in this parcel would prevent encroachment.</p> <p>(13) The parcel has been encroached by approx. 1.26% (3.28 hectares) of built development east of Buckhurst Hill and Loughton.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Loughton and Debden**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 2 Assessment**

Parcel 039.2

Parcel Size (Ha) - 5.85

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
The higher rating given to Stage One parcel DSR-039 reflects that parcel's inclusion of land adjacent to the large built-up area of London (Redbridge).	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
This is a small parcel of land on the edge of Loughton, which, if developed would bring development no closer to the nearest town of Chigwell, than currently exists.	
Stage One parcel DSR-039 was given a higher rating because the larger parcel contained land that separated towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Weak
The small parcel is adjoined by the existing settlement of Loughton and comprises a car park and part of the recreation ground. However, much of the eastern and southern part of the parcel is within the flood zone constraint - the remaining area of land outside of the flood zone is unlikely to be viable for strategic development. If the remaining area was to be developed it would be a logical addition to the settlement and is considered unlikely to be perceived as encroachment into the countryside.	
Stage One parcel DSR-039 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 041 - East of Theydon Bois

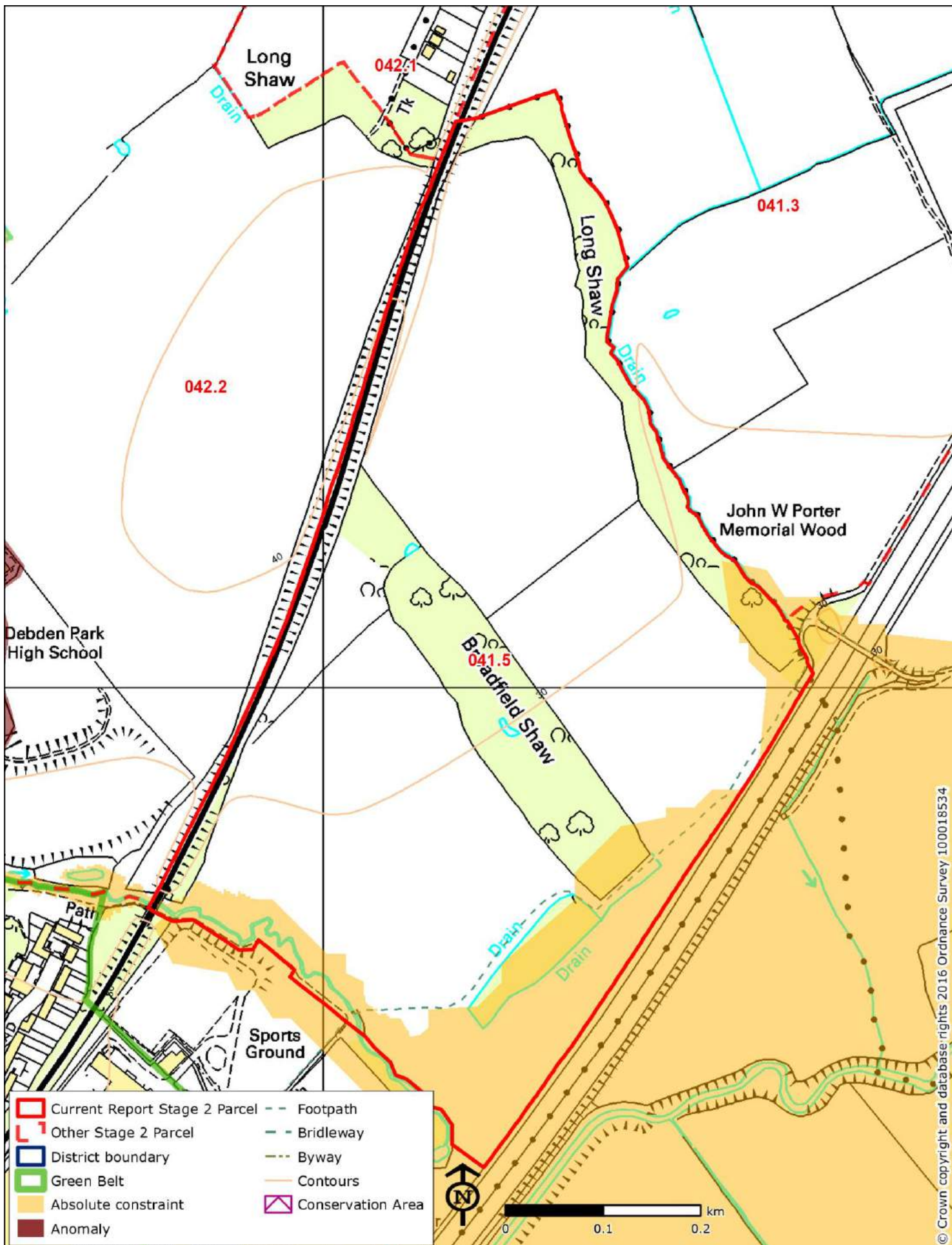
Parcel Size (Ha) - 317.44

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		6

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	Relatively Weak - 2
<p>(4) The southern section of the parcel forms part of the gap between Theydon Bois and Loughton / Debden and the northern section forms part of the gap between Loughton / Debden and Epping.</p> <p>(5) The M11 forms a very strong boundary along the east of the parcel. The M25 forms a very strong boundary to the north. The Central Underground line forms a strong boundary on the western boundary of the parcel. Abridge Road runs east-west through the parcel forming a strong boundary. Long Shaw and Broadfield Shaw are two linear (east – west) wooded areas in the southern section of the parcel which act as boundaries.</p> <p>(6) The distance between Theydon Bois and Epping is 1.14 km and the distance between Theydon Bois and Loughton / Debden is .7km</p> <p>(7) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction of the gaps could compromise the physical gap between Theydon Bois and Loughton / Debden and between Theydon Bois and Epping depending on the scale of reduction.</p> <p>(10) A reduction of the gaps is unlikely to compromise the visual separation of the towns identified, due to topography across the parcel and the presence of areas of woodland in the south and the M25 to the north.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(1) The Green Belt designation in this land parcel does protect countryside uses. Theydon Bois Cemetery located off Abridge Road to the centre east of the site. PRoW – good established network particularly south of Abridge Road (B172) parcel – enhances public access toward south of parcel within Woodland Trust new plantation. Private fishing lakes to east of cemetery. Parcel includes Abridge Road and Coopersale Lane, local transport routes. Agricultural land to south of Abridge Lane (area to north characterised by former quarry/scrubland with limited land given over to agricultural uses).</p> <p>(2) The land that abuts Theydon Bois, to the east, encompasses a strongly undulating topography, which creates ridges and slopes. It is likely that the topography and location relative to existing development would be able to prevent encroachment in this parcel.</p> <p>(3) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Stage 2 Assessment



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Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 2 Assessment**

Parcel 041.5

Parcel Size (Ha) - 36.86

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the east of Loughton/ Debden. South west of the parcel the land lies within the flood zone constraint which would separate any development within the parcel from the existing settlement edge. The northern corner of the parcel meets the edge of the ribbon development to the south of Theydon Bois (to the east of Theydon Park Road). The parcel therefore forms part of the physical gap, in combination with parcels 042.2 and 042.1, separating the two towns. However, the strong woodland belt in the east of the parcel and the landform also help to visually separate the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel currently contains open arable fields and woodland blocks and does not contain any development or encroaching elements. Although the outer (northern and eastern) parcel boundaries are strongly defined by woodland belts and the M11, and topography in the southern half of the parcel could potentially contain development from the wider countryside, the parcel is visually separate from the settlement of Loughton and therefore development may be perceived as encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 1 Assessment****Parcel** DSR 042 - South of Theydon Bois and North of Loughton / Debden**Parcel Size (Ha)** - 108.09**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

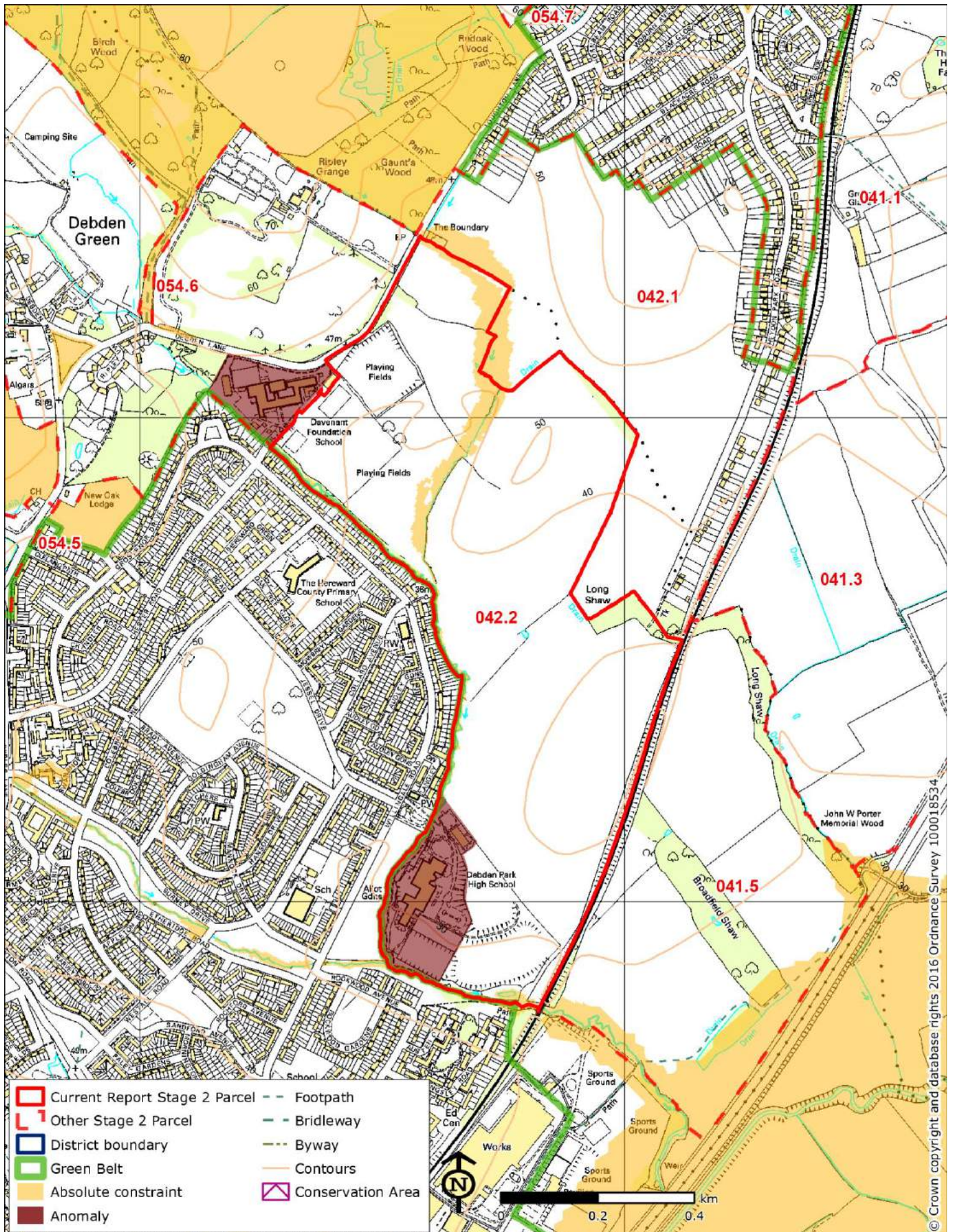
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Strong	5
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		9

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	Strong - 5
<p>(4) The parcel itself serves as important gap between Theydon Bois and Loughton / Debden.</p> <p>(5) The boundary to north of Loughton / Debden and to the south of Theydon Bois are formed predominantly by the rear gardens of properties. The strength of the southern boundary is enhanced to some extent by a small watercourse and some mature trees.</p> <p>(6) The distance between Theydon Bois Loughton / Debden is .7km.</p> <p>(7) Evidence of ribbon development extending south along Loughton Lane (primary thoroughfare between the two settlements) to the southwest of Theydon Bois. Extension of ribbon development along this route would give rise to a perceived merger between the two settlements. Although Theydon Park Road does not physically connect the settlements, significant ribbon development extends south along Theydon Park Road to the west of the Central Line.</p> <p>(8) Views are afforded across the parcel from Loughton Lane. However, sparse hedgerow combined with some interspersed mature trees, provide some obscuration of vistas.</p> <p>(9) The gap between the two settlement is relatively small. A reduction in the gap could very well compromise the separation of the towns.</p> <p>(10) The topography of the site rises up toward the north of the parcel providing strong, uninterrupted views south toward Loughton. A reduction in the gap as a result of development would be particularly prominent if located toward the ridge. Views from Loughton (outside of the parcel) northward are restricted due to the Debden Park School and the tree-lined brook. Overall, the character of the parcel, with relatively few internal features retains an open aesthetic despite being bounded by build development to the north and south. Development within the parcel of a significant scale would have considerable detrimental impacts on the openness of the gap.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The majority of the land within the parcel can be characterised as arable agriculture. The parcel also includes the playing fields of Debden Park High School and Davenant Foundation School both situated to the north of Loughton. The parcel also includes an area of open space (comprising of large grassed amenity space and children's play areas) to the east of Davenant School. Home Mead local nature reserve is located to the north of Loughton with the main entrance situated off England's Lane,</p> <p>(12) The parcel abuts Theydon Bois, to the north and Loughton, to the south, the land mostly encompasses a strongly undulating topography, which creates ridges and slopes. It is likely that the topography and location relative to existing development would be able to prevent encroachment in this parcel. However there are some areas of level land at the urban edge of the Theydon Bois, along the railway tracks, to the east. Given that there is existing evidence of ribbon development in this area, it is unlikely that the topography in this area could prevent encroachment of development.</p> <p>(13) The parcel has been encroached by approx. 4.30% (4.67 hectares) north east of Loughton at Debden Park School</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Loughton and Debden**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 2 Assessment**

Parcel 042.2

Parcel Size (Ha) - 65.55

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the north of Loughton/ Debden, within the gap between Loughton/ Debden and Theydon Bois, which is approximately 850m wide in this location. The parcel forms part of a critical gap between the two towns. Any strategic new development that took place within the parcel is considered likely to result in a significant reduction in the gap between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel consists of large open arable fields and is free from development. The existing Green Belt boundary to the south of the parcel, adjoining the settlement of Loughton/ Debden, is relatively strongly defined by a vegetated stream; the outer (northern) parcel boundary is relatively weakly defined by hedgerow field boundaries (no stronger boundaries existed nearby). Therefore it is unlikely alternative Green Belt boundaries are present which could otherwise prevent encroachment into the countryside, or existing boundaries would require strengthening. The parcel is therefore considered to make a major contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
Debden Park High School in the south western corner of the parcel is a developed area adjacent to the existing settlement edge. The built nature of the area and consistency with the remainder of the built up area means that it is perceived as a potential anomaly, lacking in openness and not contributing to Green Belt Purposes.	

Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 054 - Epping Forest – East of Epping New Road

Parcel Size (Ha) - 933.10

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

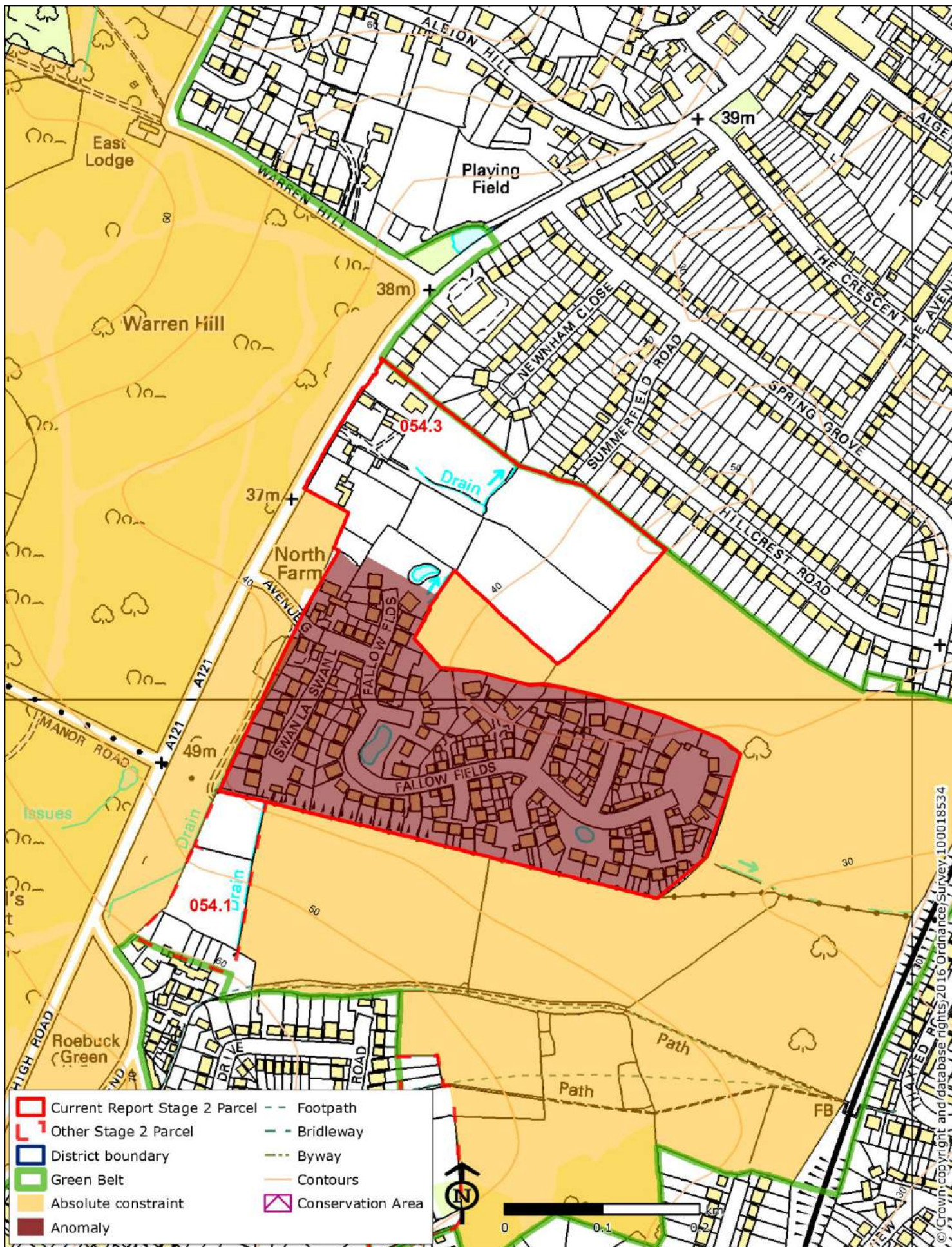
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Strong	5
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		9

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act itself as a barrier against sprawl of large built up areas.</p> <p>(2) The parcel does not contribute as part of a wider network of parcels as a strategic barrier against the sprawl of large built up areas.</p> <p>(3) See questions 1 and 2 above.</p>	
2. Prevent neighbouring towns from merging into one another	Strong - 5
<p>(4) The parcel forms part of the gap between Waltham Abbey and Theydon Bois and Waltham Abbey and Loughton / Debden and the gap between Theydon Bois and Epping.</p> <p>(5) Strong defensible boundary in the northern section of the parcel created by the M25. Eastern boundary created by the B1393 (Epping Road) which runs through the Forest.</p> <p>(6) The distance between the towns Loughton/Debden – Waltham Abbey is 4.8 km. The distance between the towns Buckhurst Hill – Waltham Abbey is 5.4 km. The distance between Theydon Bois and Waltham Abbey is 4.0 km. The distance between Theydon Bois and Loughton/ Debden is .8 km. The distance between Loughton / Debden and Buckhurst Hill is 0.64km. The distance of the gap between Epping- Theydon Bois is 1.1 km.</p> <p>(7) There is evidence of ribbon development extending west from Theydon along B172.</p> <p>(8) Epping Forest is situated between Waltham Abbey and the other settlements therefore the visual perception is one of forest in this respect. In terms of the Debden / Loughton Lane the thoroughfare between Theydon Bois and Loughton / Debden it is bordered with mature hedgerow and planting along much of the length with the perception of an undeveloped gap between the Theydon Bois and Loughton. In terms of the A121 (High Road) which is the main thoroughfare between Buckhurst Hill and Loughton / Debden West views into the gap are limited to mature trees along much of its length. With the exception of the access to the estate, the residential estate within the gap is well concealed, giving the perception that the gap remains undeveloped and forms part of the wider Epping Forest area.</p> <p>(9) Epping Forest is situated between Waltham Abbey and the other settlements therefore there is no risk of the gap being compromised in this respect. A reduction in the Theydon Bois – Loughton / Debden gap could compromise the physical separation of the given the proximity of the towns to one another. In terms of Loughton / Debden and Buckhurst Hill these towns have already merged to east of central line. Development of the gap would consolidate this merger to the west of the underground line.</p> <p>(10) See Question 9 above which also applies to Question 10.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The Green Belt in this location does protect countryside. The parcel includes Loughton golf course to the south, part of Theydon Bois Golf Course to the north, a campsite, a number of walking routes (including a public footpath linking Nursery Road with Epping Forest). To the southwest of Theydon, the parcel also includes a cricket pitch, tennis courts and allotment gardens.</p> <p>(12) There are visually significant slopes in relation to existing development in the following locations which may be helping to prevent encroachment: Theydon Bois – north, northwest and south of the settlement. Loughton Debden – west and southwest. Buckhurst Hill – north (south of the housing estate in the gap between Buckhurst Hill and Loughton / Debden) and northwest of Buckhurst Hill. Therefore, there are areas of the Green Belt where the topography helps prevent encroachment.</p> <p>(13) The parcel has been encroached by approx. 1.03% (9.61hectares) of built development in the form of the housing estate between Buckhurst Hill and Loughton / Debden.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Loughton and Debden**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 2 Assessment**

Parcel 054.3

Parcel Size (Ha) - 14.95

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

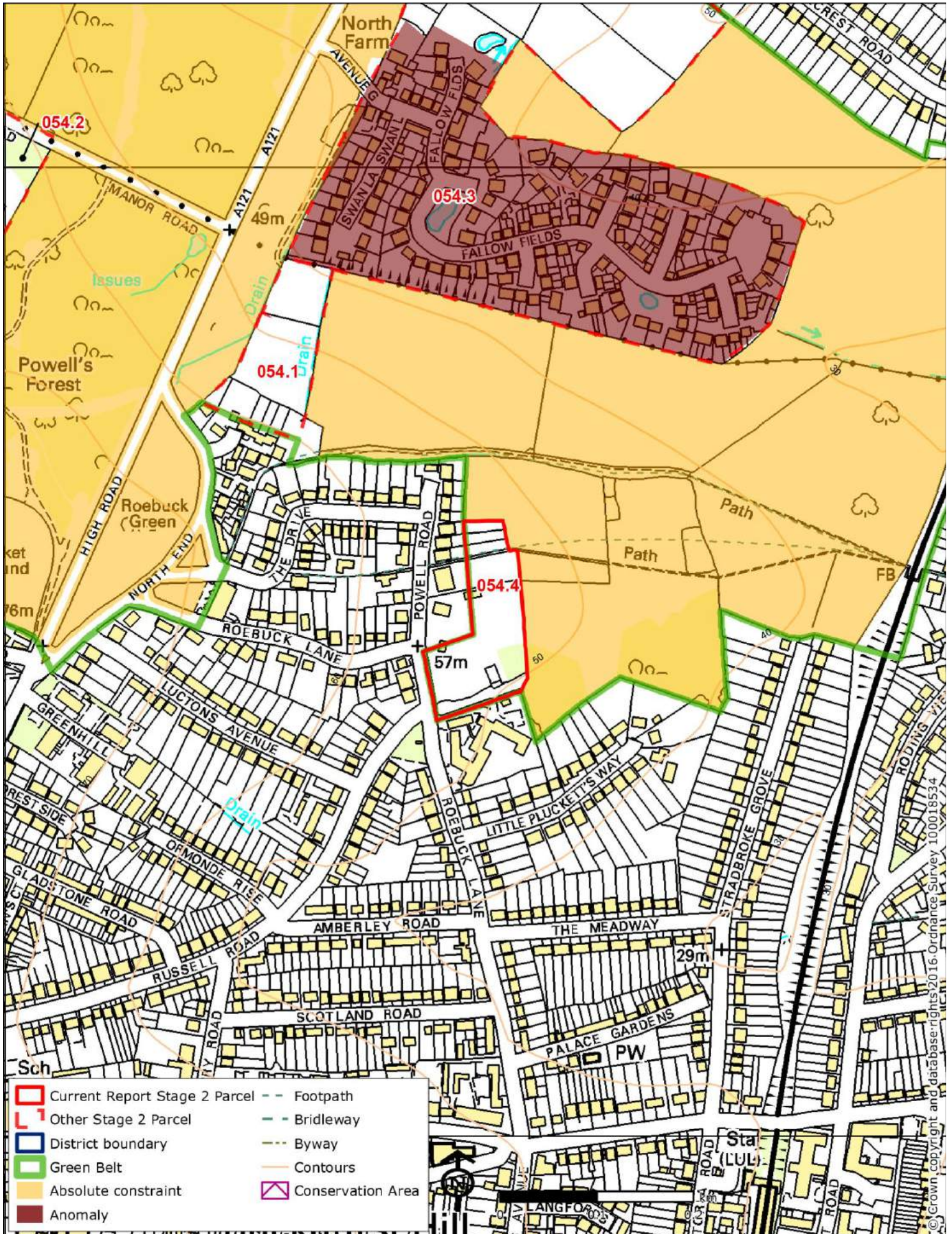
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located on the southern edge of Loughton/ Debden and lies within the gap between Loughton/ Debden and Buckhurst Hill, which is approximately 600m at this location. The residential estate at Avenue Gate also lies within the gap between Loughton/ Debden and Buckhurst Hill. Consequently this parcel in combination with 054.1 form the major part of the remaining gap separating the towns (joined by the A121); parcel 054.3 is therefore considered to be critical in maintaining a sense of separation between them in this location (despite the fact that the towns have already merged to the east of the railway line).	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel contains some development in the west of the parcel, consisting of detached dwellings on High Road (A121). Although the properties are set back from the road, there are some urbanising influences associated with them, such as suburban style stained close board fences and coniferous hedges. The remainder of the parcel consists of back gardens and open fields. Due to a degree of encroachment already having occurred within the parcel, the parcel is considered to fulfil this Purpose to a moderate degree.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
The Avenue Gate residential estate to the south of Loughton/ Debden is a developed area with a similar density and form to the main settlement. Its character and lack of openness represent urbanising elements which do not meet the Purposes of Green Belt and it should therefore be considered as a potential anomaly.	

Settlement: **Loughton and Debden**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 2 Assessment**

Parcel 054.4

Parcel Size (Ha) - 4.24

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

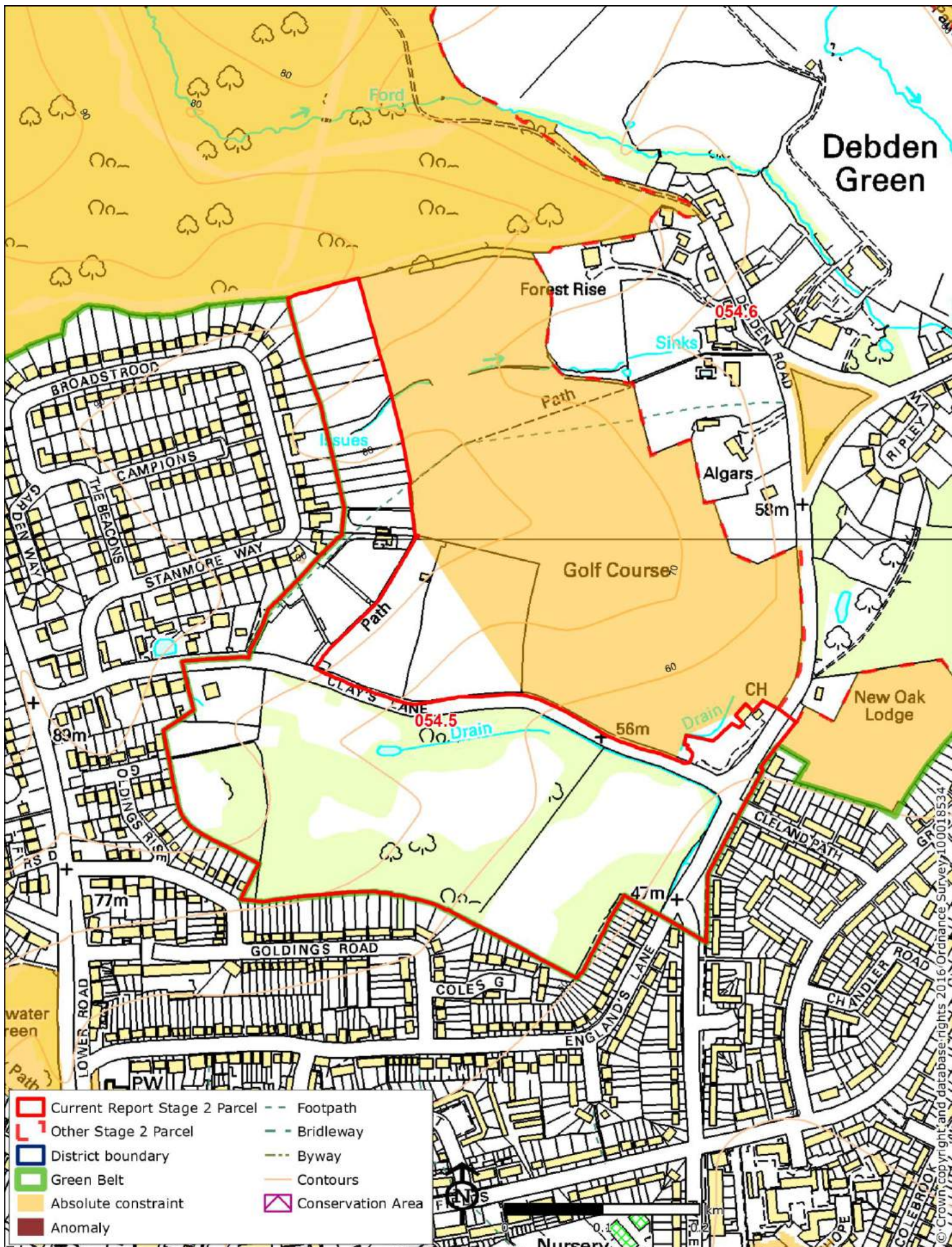
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
This parcel is not considered to be important in providing separation between towns. The parcel lies between the towns of Loughton and Waltham Abbey (approximately 4 km in this location); however, Epping Forest also lies within the gap and therefore the small parcel is not important in mainataining separation between the towns.	
Stage One parcel DSR-054 was given a higher rating because it included a wider area of land that therefore separated towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Weak
The parcel contains individual detached dwellings with large gardens on the westward-sloping hill. The properties are well-integrated into surrounding woodland and there is also a public right of way crossing through the parcel. The outer parcel boundaries are strongly defined by woodland of Epping Forest to the west. The existing Green Belt boundary to the east is relatively weakly defined by Woodbury Hill because development has extended to the west of this. It is considered that because the parcel has been partially developed and the strong outer boundaries could prevent encroachment in the absence of Gren Belt designation of this parcel, the overall performance in relation to this purpose is relatively weak.	
Stage One parcel DSR-054 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Loughton and Debden**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 2 Assessment**

Parcel 054.5

Parcel Size (Ha) - 15.44

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

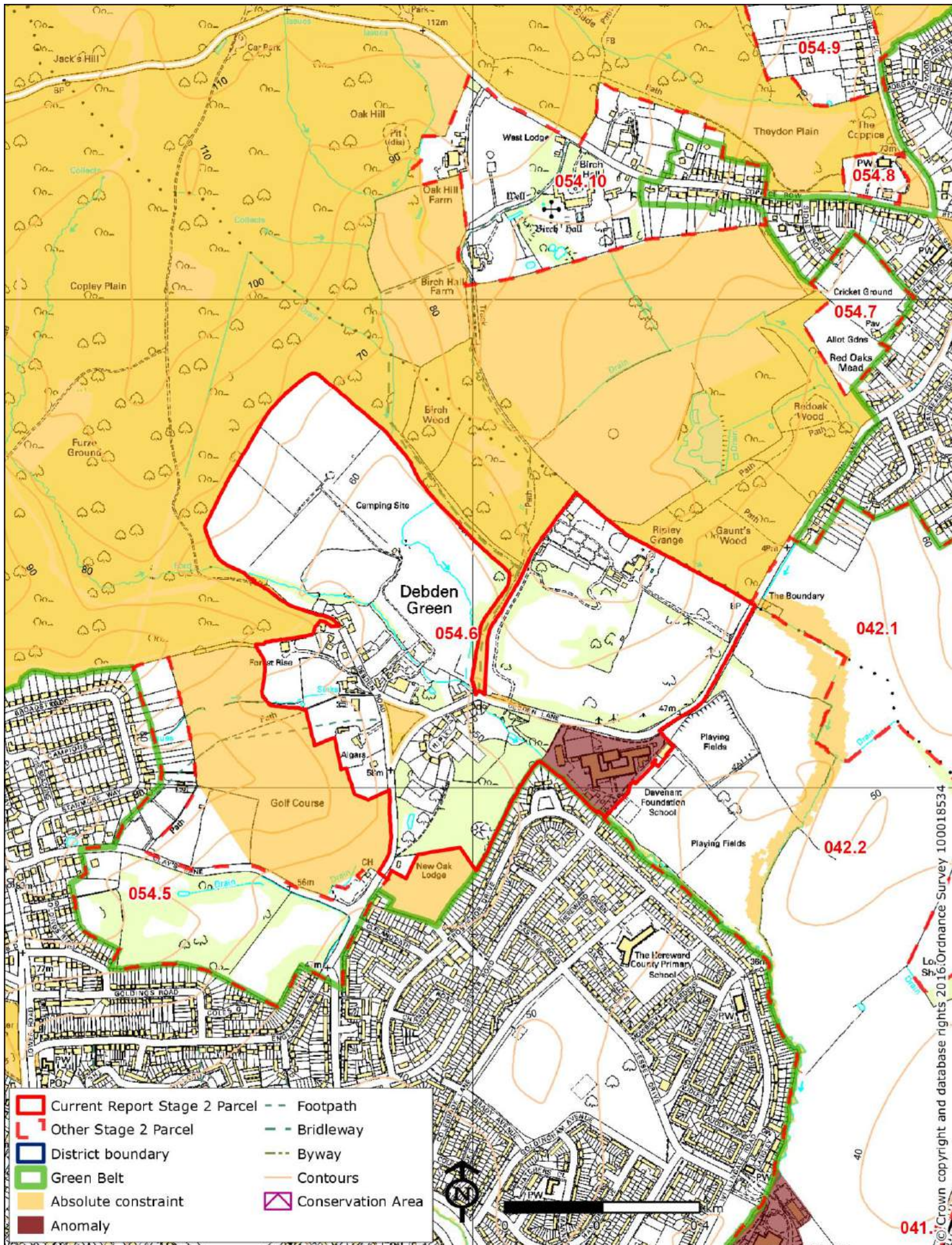
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the north west of Loughton/ Debden, adjacent to the settlement edge. It lies within the gap between Loughton/ Debden and Theydon Bois which is approximately 1.5km in this location (not its narrowest point). The settlement edge wraps around the parcel to the west and east and therefore if any development took place within the parcel, it would not result in development within Loughton/ Debden becoming any closer to Theydon Bois than already exists although it may result in the overall sense of development becoming closer together. There is currently no intervisibility between the towns due to intervening woodland. Any new development that took place within the parcel may lead to a slight reduction in the sense of separation between the towns but this is likely to only be to a small degree.	
Stage One parcel DSR-054 was given a higher rating because it included a wider area of land that therefore separated towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel is predominantly undeveloped land comprising woodland and open fields, back gardens, two detached dwellings and a golf clubhouse. There is little sense of encroachment due to well contained urban edges and the area being almost entirely free of development with a rural lane crossing through the centre of the parcel. The existing Green Belt boundary (western parcel boundary) is relatively well-defined by the woodland within the parcel creating a strong distinction between town and countryside. However, the outer parcel boundaries to the east and north are also relatively strongly defined by Clays Lane and a woodland belt, thereby potentially preventing encroachment into the wider countryside in the absence of Green Belt designation of this parcel.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Loughton and Debden**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Loughton and Debden**Settlement Type: **Town****Stage 2 Assessment**

Parcel 054.6

Parcel Size (Ha) - 57.20

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

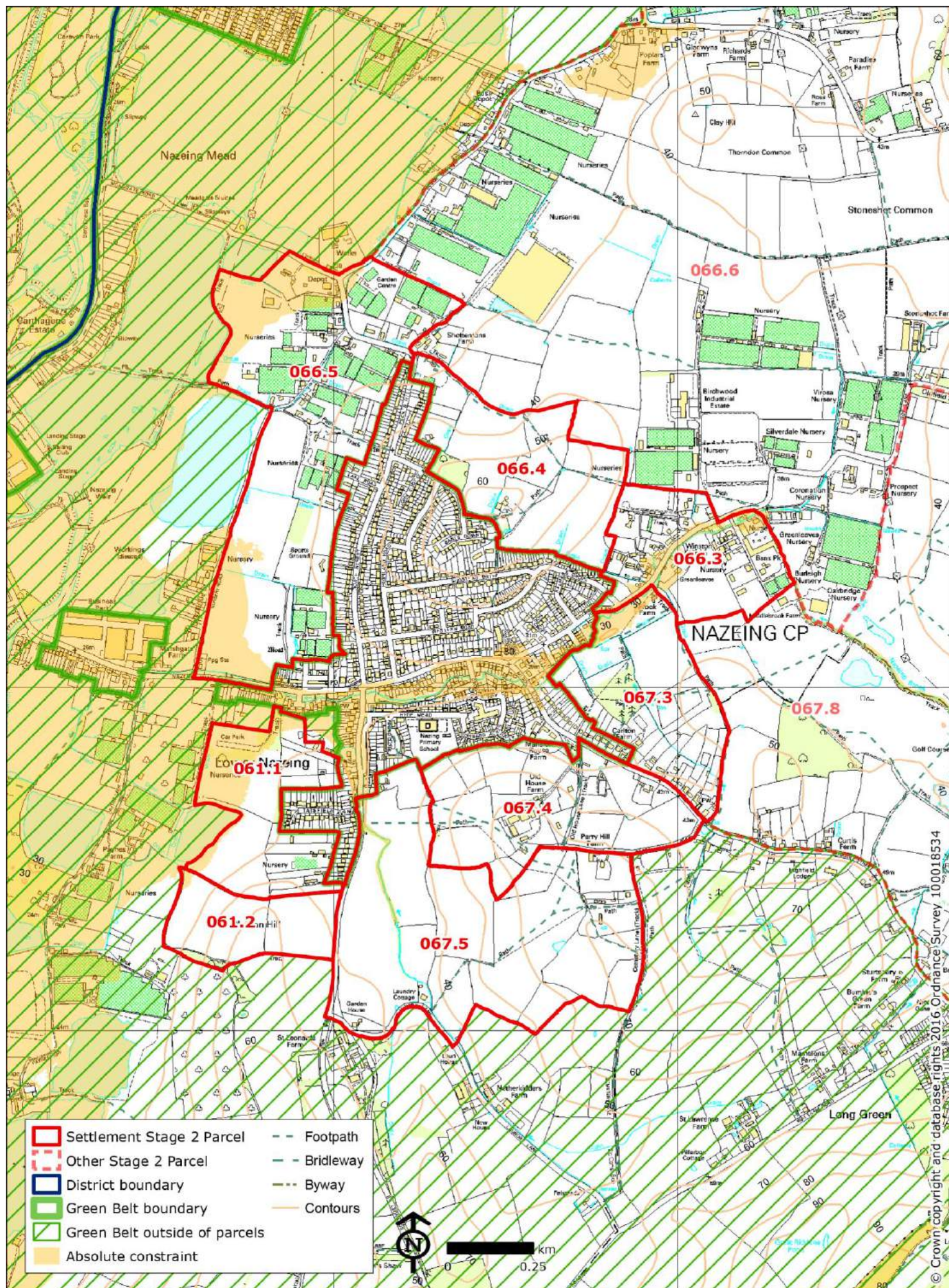
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Strong
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the north west of Loughton/ Debden, in part adjacent to the settlement edge. It lies within the gap between Loughton/ Debden and Theydon Bois which is approximately 700m in this location. The parcel is considered to form part of the gap between Loughton/ Debden and Theydon Bois in combination with other land to the north of the parcel (notably Gaunt's Wood and Redoak Wood) which prevents the towns from merging.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel contains quite a lot of residential development and a campsite at Debden Green, all set amongst woodland and undulating landform. Houses are well-integrated with the landscape, associated with Debden Lane and Debden Road. Although development has occurred within the parcel it is not perceived as encroachment and therefore it is considered that the Green Belt designation within the parcel prevents encroachment from the adjacent settlement of Loughton to the south.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
Davenant Foundation School in the north western corner of the parcel is a developed area adjacent to the existing settlement edge. The built nature of the area and consistency with the remainder of the built up area means that it is perceived as a potential anomaly, lacking in openness and not contributing to Green Belt Purposes.	

Settlement: Lower Nazeing

Settlement Type: Small Village



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Settlement: **Lower Nazeing**Settlement Type: **Small Village****Description of broad locations for further assessment**

The identified area is defined by absolute constraints to the west, Laundry Lane, Cemetery Lane and Perry Hill to the south. The area has been extended to join the area around Harlow and Roydon to the south, to ensure a continuous assessment of the land between settlements.

Parcel	Features used to define parcel
061.1	The Lee Valley floodplain marks an absolute constraint to the west, where the parcel outer edge follows the eastern side of the lake at Clayton Hill Country Park and a moderately strong tree-line, the nearest boundary feature within the floodplain. The northern boundary follows the built-up area edge and a strong hedgerow forms the southern boundary. The northern end of the parcel also lies within floodplain.
061.2	Intact hedgerows and woodland form strong boundaries to the west and south-west but are lower and therefore more weakly defined to the south east; B194 forms a strong boundary to the east.
066.3	Intact hedgerows form relatively strong boundaries around the parcel to the north of Hoe Lane. Trees and hedgerows also form boundaries to the south of Hoe Lane, although these are generally less dense and lower than those to the north.
066.4	Intact hedgerows form relatively strong boundaries around the parcel.
066.5	Nursery Road and Waterhole Lake form strong boundaries to the west; B194 forms a strong boundary to the south; Sedge Green and Meadgate Road form strong boundaries to the north.
067.3	Hedgerow field boundaries form a relatively strong boundary to the east; Hoe Lane forms a strong boundary to the north and Middle Street does likewise to the south.
067.4	Intact hedgerows form relatively strong boundaries around the parcel.
067.5	Intact hedgerows form relatively strong boundaries along the southern edge of the parcel and strong boundaries alongside the B194 to the west and Cemetery Lane to the east.

Parcel	Potential anomalies
061.1	None identified.
061.2	None identified.
066.3	None identified.
066.4	None identified.
066.5	None identified.
067.3	None identified.
067.4	None identified.
067.5	None identified.

Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 061 - Lee Valley Park

Parcel Size (Ha) - 832.00

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

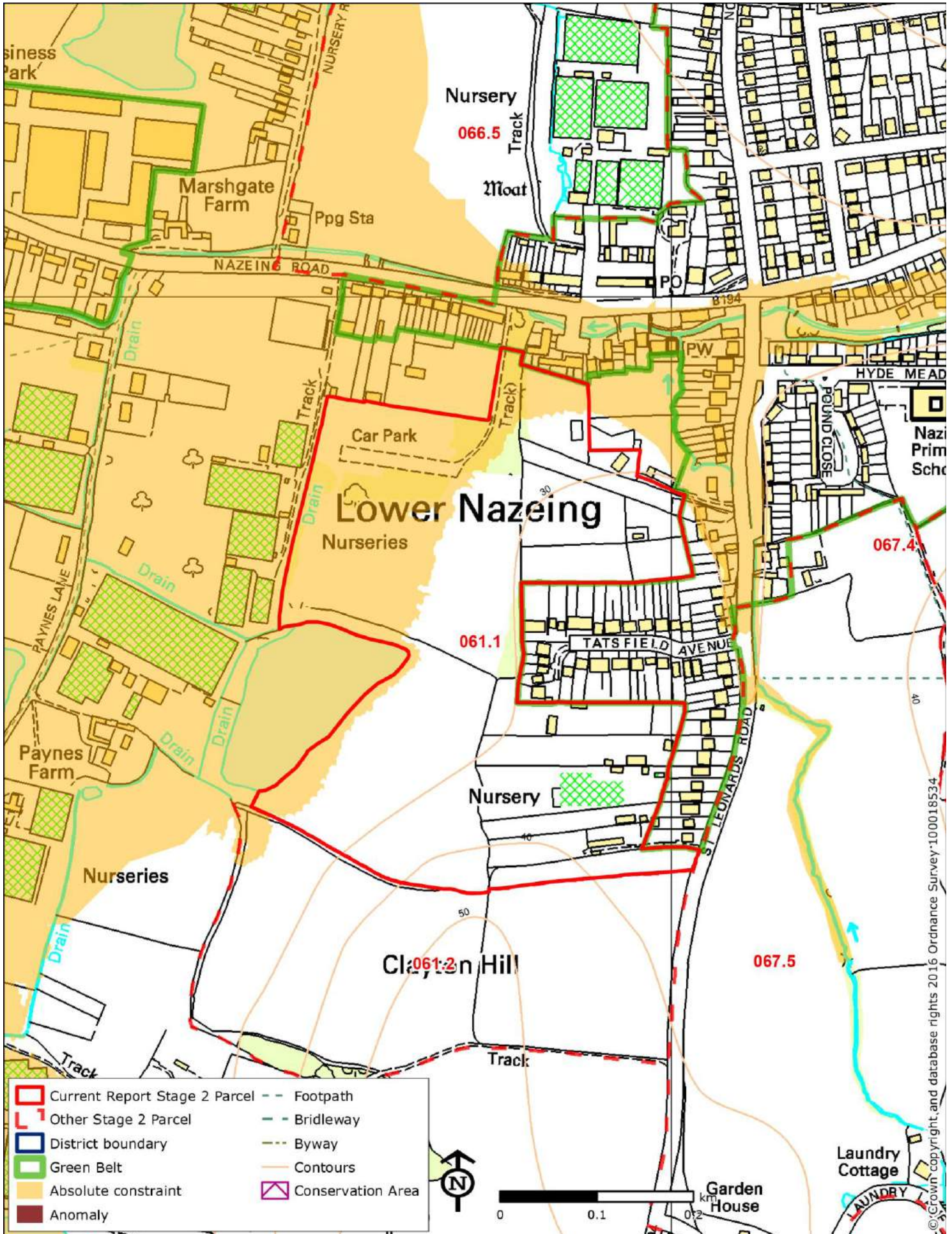
1st Green Belt Purpose	Relatively Weak	2
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Strong	5
Total		13

1. Check the unrestricted sprawl of large built-up areas	Relatively Weak - 2
<p>(1) The parcel is greatly aided by strong defensible boundaries which act as effective barriers against sprawl from Cheshunt.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR060 and DSR062), to a strategic barrier against the sprawl of Cheshunt.</p> <p>(3) Tow paths form the western boundary of the parcel, with the railway line further to the west which provides a very strong boundary. The railway has been effective in preventing the sprawl of Cheshunt into the Epping Forest District from the west. There are also numerous water bodies and tributaries within the parcel including Holyfield Lake, Hooksmarsh, Cheshunt Lake, Bowyer's water, Lee Valley white water Centre, River Lee Navigation and the River Lee Flood Relief Channel. The B194 and A121 at the southwestern boundary of the parcel act as a defensible boundary.</p>	
2. Prevent neighbouring towns from merging into one another	Weak - 1
<p>(1) The parcel itself provides and forms part of a gap between Waltham Abbey and Lower Nazeing.</p> <p>(2) There are defensible boundaries within the parcel which prevent neighbouring towns of Cheshunt and Waltham Abbey particularly the bodies of water river tributaries and associated woodland.</p> <p>(3) The distance between the settlements of Waltham Abbey and Lower Nazeing is 4.2km.</p> <p>(4) Some evidence of minor ribbon development in the north of the parcel along St Leonards Road south of Lower Nazeing.</p> <p>(5) Along the B194 the visual perception is one mainly of open countryside.</p> <p>(6) It is unlikely that a reduction in the Green Belt would compromise the separation of the towns physically.</p> <p>(7) It is unlikely that a reduction in the Green Belt would compromise the separation of the towns visually however if development were to take place it may impact on the openness of the gap as the parcel only contains sporadic buildings and retains an undeveloped character.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects the countryside. The parcel is within the Lee Valley Regional Park and along the western boundary is a linear area of wetland which encompasses extensive waterbodies (flooded former gravel pits) and associated wetland. Pockets of trees and woodland are scattered throughout the parcel varying in density. The area is served by a network of public footpaths which run across and along the valley and arable land, facilitating access to this area as a recreational resource.</p> <p>(12) The parcel consists predominantly of flat, low lying land within the valley floor of the River Lea. The Green Belt designation in this land is considered to make a major contribution in safeguarding the countryside from encroachment, alongside the Lee Valley Park and Gunpowder Park.</p> <p>(13) The parcel has been encroached by approx. 0.58 % (4.79 hectares) northwest of Waltham Abbey.</p>	
4. To preserve the special character of historic towns	Strong - 5
<p>(14) The parcel adjoins the north western edge of the historic town of Waltham Abbey.</p> <p>(15) The historic town centre core and the Abbey Gardens comprise the Waltham Abbey Conservation Area. The Royal Gunpowder Factory is also a conservation area (as well as the Abbey Gardens and Royal Gunpowder Factory containing scheduled monuments) which are within Green Belt land, north of the settlement. The parcel boundary abuts the historic core of town and the Abbey, at the north western settlement boundary, which is largely within a conservation area. There are 68 buildings listed as being of special architectural or historic interest within the historic town, of which 21 are within the Royal Gunpowder Factory.</p> <p>(16) The identity of the Royal Gunpowder Factory, to the north of the historic core, has been maintained through the continued isolation of the site. Historically the open character of the Green Belt land in parcel DSR-061 protected the residence of Waltham Abbey from the dangers associated with manufacturing gunpowder and then later chemically based explosives. Therefore, the open character of the Green Belt land contributes positively to the significance of the heritage assets within the town.</p> <p>(17) Given the strong physical and visual relationship between the historic town and the open land, it is likely that the removal of the Green Belt designation and consequent loss of openness from urbanising development on that land would cause harm to the setting and significance of the historic town and heritage assets.</p>	

Settlement: Lower Nazeing

Settlement Type: Small Village

Stage 2 Assessment



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Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 061.1

Parcel Size (Ha) - 15.95

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Weak
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

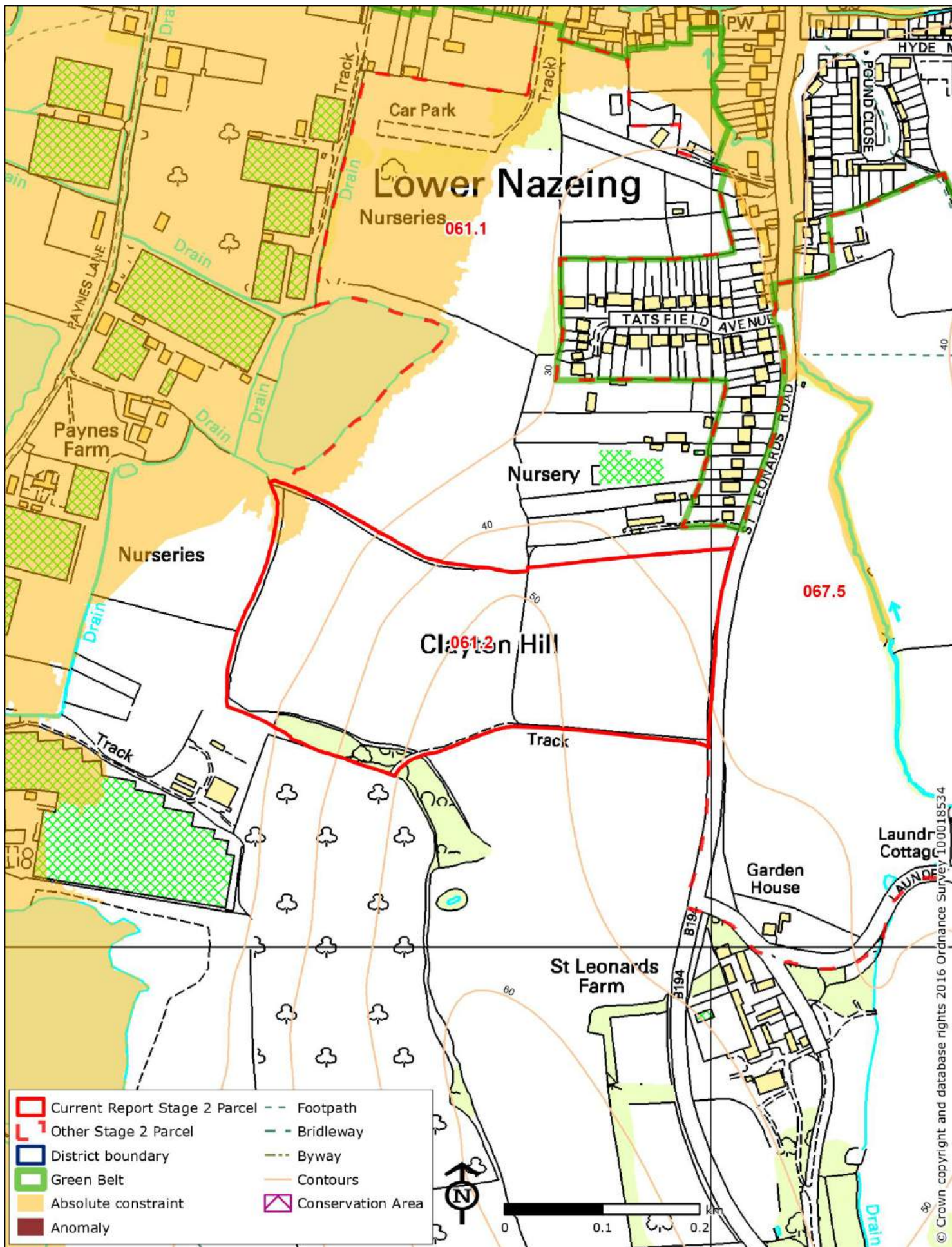
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel lies close to Broxbourne (part of the large built-up area of Hoddesdon) but is separated from it by the floodplain of the River Lea, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. Any development within this parcel would therefore relate to Lower Nazeing rather than Hoddesden, and so would not be perceived as sprawl emanating from the latter.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies close to the Broxbourne (part of the large built-up area of Hoddesdon), so loss of this open land in the Green Belt would be perceived as a narrowing of the gap. However, the settlements are separated by the River Lea floodzone, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. This limit on development towards Hoddesden means that coalescence would not occur. The presence of glasshouses immediately to the west of the parcel also limits the extent to which any development would be viewed as reducing the gap.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel's boundary with the inset settlement edge is not strongly defined, and is irregular in form, following the backs of gardens on St Leonard's Road (B194) along much of its length but extending further west to accommodate residential development on Tatsfield Avenue. A small amount of residential and commercial (glasshouse) development has taken place in the south-eastern part of the parcel, behind houses on St Leonard's Road; this is contained to the west by a strong hedgerow boundary which also forms the edge to the properties on Tatsfield Avenue. The hedgerow also encloses the car park for the Clayton Hill Country Park, so the country park grassland to the west has a degree of separation from the urban edge, but the extent to which it can be considered countryside is limited by its contained location, with a mix of man-made lakes, glasshouses, rough pastures and scrub vegetation in the Lee Valley to the west. Stage One parcel DSR-061 was given a higher rating because it included land more remote from the settlement edge, mostly within an area of environmental constraint associated with the River Lea floodplain.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town. Stage One parcel DSR-061 was given a higher rating because it included land adjacent to the historic town of Waltham Abbey.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The strong hedgerow which runs north-south through the parcel marks a distinction between the area in which development has already taken place and the majority of the Country Park amenity space. However, the central-southern part of the parcel, to either side of the north-south hedgerow, includes much of the northern side of Clayton Hill. This landform, the lower slopes of which are characterised by tree cover, can be considered to make a stronger contribution to the purposes of the Green Belt.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Lower Nazeing

Settlement Type: Small Village

Stage 2 Assessment



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Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 061.2

Parcel Size (Ha) - 9.72

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Weak
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel lies close to Broxbourne (part of the large built-up area of Hoddesdon) but is separated from it by the River Lea floodplain, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. Any development within this parcel would therefore relate to Lower Nazeing rather than Hoddesdon, and so would not be perceived as sprawl emanating from the latter.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies close to Broxbourne (part of the large built-up area of Hoddesdon), so loss of this open Green Belt land would be perceived as a narrowing of the gap, but the settlements are separated by the River Lea floodplain, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. This limit on development towards Broxbourne means that coalescence would not occur. The presence of glasshouses immediately to the west of the parcel also limits the extent to which any development would be viewed as reducing the gap.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
Clayton Hill is a distinctive landform, separate from the valley and hillside to the north on which Lower Nazeing is located. It forms part of the rural setting of the settlement and limits the extent of its influence on the wider landscape, so any development in this area would be viewed as encroachment on the countryside. The existing development along St Leonards Road already represents a degree of intrusion in this respect.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town. Stage One parcel DSR-061 was given a higher rating because it included land adjacent to the historic town of Waltham Abbey.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 066 - North of Nazeing, South West of Harlow

Parcel Size (Ha) - 765.90

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		11

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow.
(2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. The parcel adjoins DSR-064 to the north, which surrounds the settlement of Roydon, and parcel DSR-067 to southeast.
(3) The parcel is in close proximity to the specifically mentioned built-up areas. To the north east of parcel DSR-066, Water Lane and Epping Road (or Pardon Brook) create a strong barrier that would could contain the sprawl of Harlow. Old House Lane in itself provides a relatively weak boundary. However, the ribbon development existing along the south of the lane together with the large nurseries, could potentially provide a barrier that could limit sprawl of Harlow into the important gap area to the north of Old House Lane and Epping Road, containing development within the area to the south, east and north of Old House Lane and Epping Road and Water Lane, respectively.

2. Prevent neighbouring towns from merging into one another**Relatively Weak - 2**

(4) The parcel acts itself, for the most part, as a gap between Lower Nazeing and Roydon.
(5) Defensible boundaries within the parcel to prevent neighbouring towns from merging are: Epping Road (B181) and Pecks Hill/Sedge Hill / Hamlet Hill / Tylers Road forms an important and busy east/west route through the parcel.
(6) The distance between Lower Nazeing and Roydon is 2.78 km.
(7) There is evidence of significant ribbon development as the hamlets of Broadley Common, Halls Green and Roydon Hamlet developed in linear/ribbon fashion along Epping Road (B181), Hamlet Hill and Sedge Green and Tylers Road.
(8) Vistas from Epping Road, Hamlet Hill, Sedge Green and Tylers Road across the gap are limited due to development along much of its length including large nurseries and the hamlets and Broadley Common, Tylers Green and Halls Green. From Hamlet Hill intermittent view afforded south across Stoneshot Common and Clays Hill area.
(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.
(10) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually. The gap between these two settlements is extensive – visual separation would only be eroded through substantial development in this area and in particular to the south of Roydon Hamlet.

3. Assist in safeguarding the countryside from encroachment**Relatively Strong - 4**

(11) The Green Belt designation in this parcel protects the countryside as the parcel is characterised by large commercial plant nurseries / 'buildings for agriculture'. The area also includes significant tracts of arable farmland, particularly to the south of Roydon Hamlet. The parcel includes a sports ground located to the west of North Road, Lower Nazeing, a number of local transport routes and a church cemetery on Betts Lane.
(12) The site has an undulating topography with a number of visually significant slopes (most notable to the northeast of Lower Nazeing, Clays Hill, Totwell Hill and Betts Lane) affording long views across undeveloped agricultural land and large nurseries. Apart from the notable topography features mentioned the topography does not prevent encroachment of development.
(13) The parcel has been encroached by approximately .28% (2.14 hectares) at the south east parcel boundary.

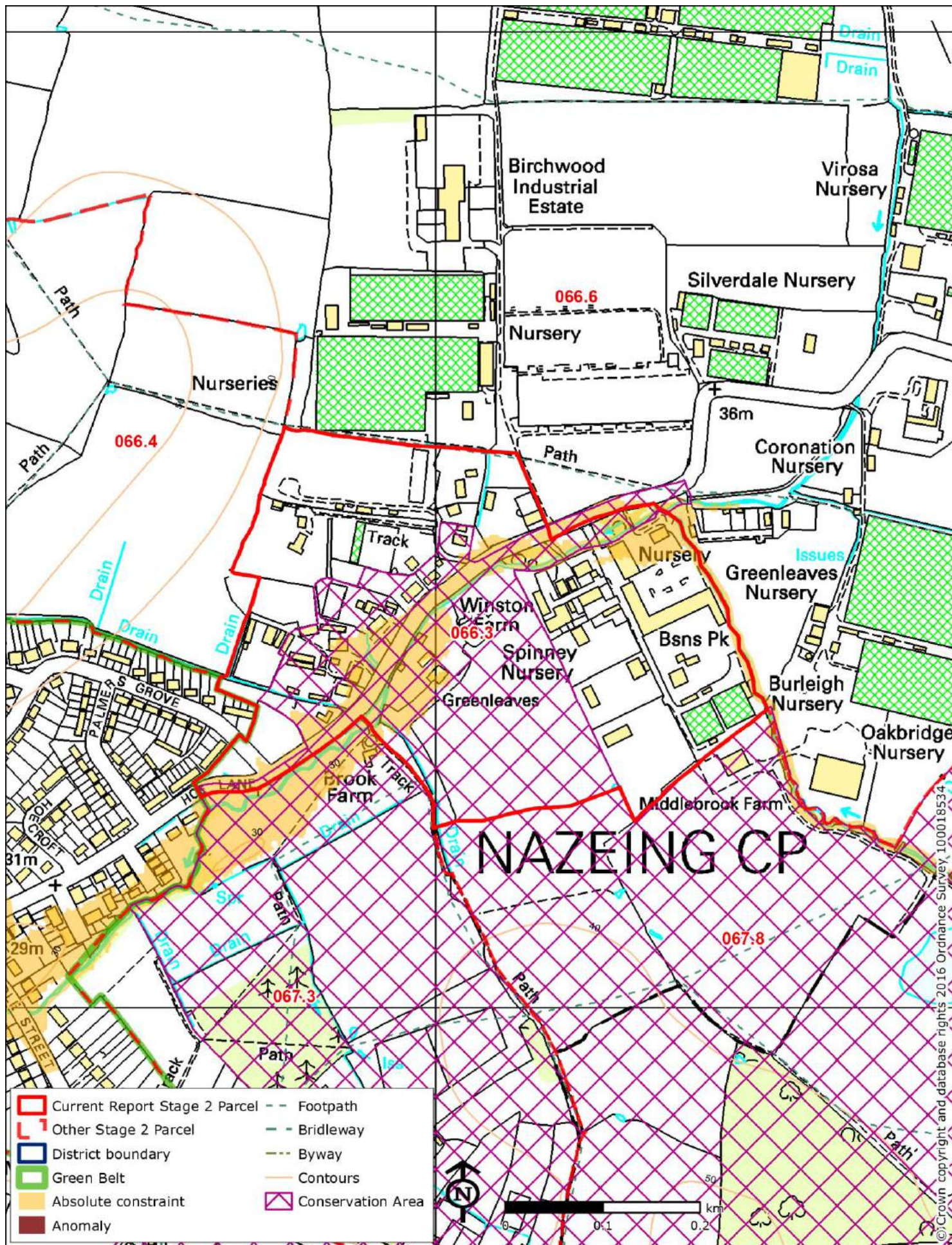
4. To preserve the special character of historic towns**No Contribution - 0**

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

Settlement: Lower Nazeing

Settlement Type: Small Village

Stage 2 Assessment



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Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 066.3

Parcel Size (Ha) - 15.84

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

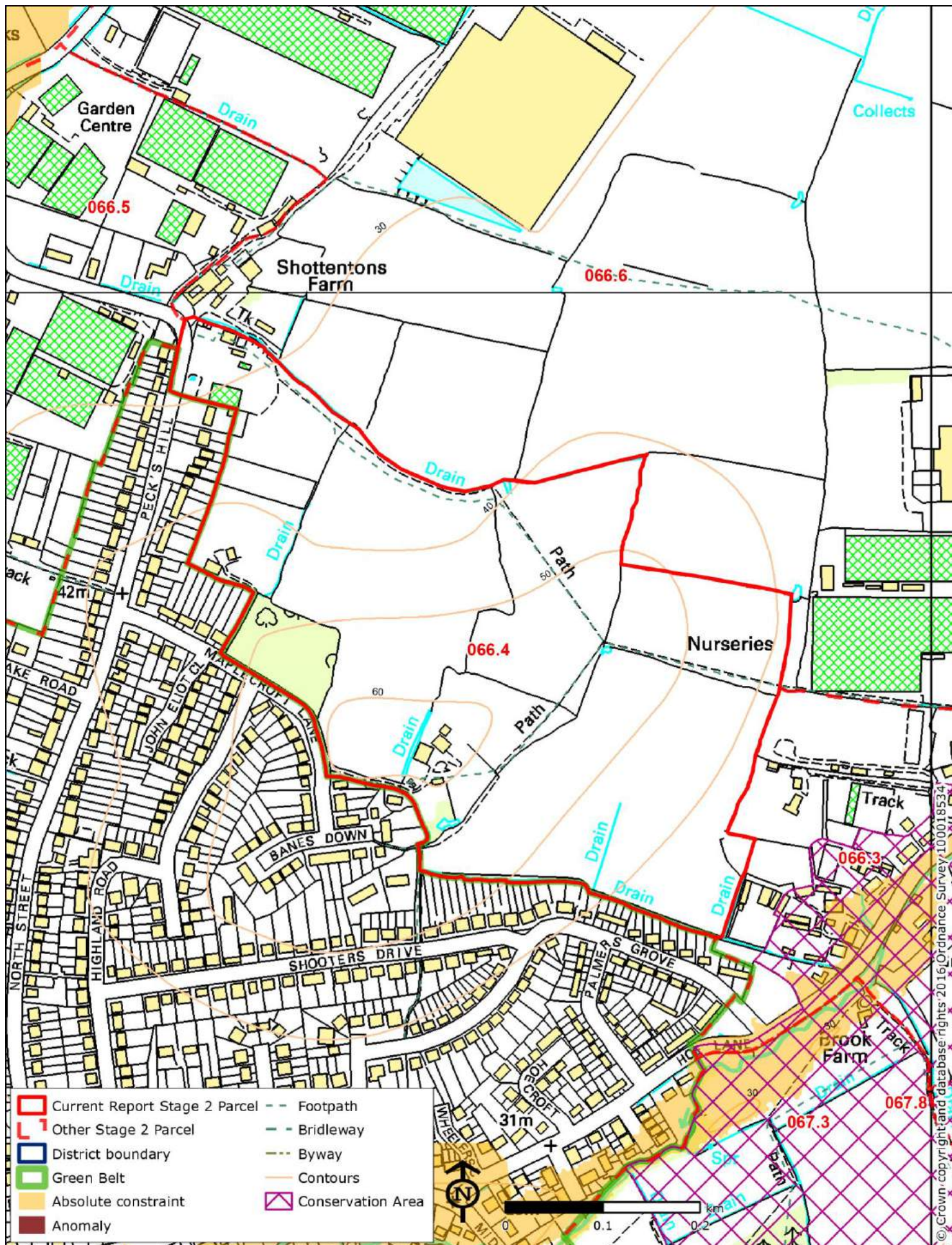
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is separated from Hodddesdon by the Lee Valley, where environmental constraints form a strong barrier to sprawl, and by land to the west of Lower Nazeing, which makes an additional contribution. Land to the east of Lower Nazeing is not therefore considered to make any additional contribution to the prevention of sprawl from Hodddesdon. Land closer to Harlow is considered to make a strong contribution to preventing sprawl from that direction, so the parcel makes no contribution to this either. The higher rating given to Stage One parcel DSR-066 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development into this valley bottom area would extend the edge of Lower Nazeing closer to Harlow, but the gap between the two settlements is sizeable. There is currently no visibility between this parcel and Harlow, and any development in this parcel would not change this.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
This area contains a piecemeal mixture of old farmstead buildings (several are listed), horticultural structures, small commercial units (at Winston Farm) and modern residential infill, to either side of Hoe Lane, which gives it a sprawling character. However it is also fairly well contained in the wider landscape, with trees surrounding much of the parcel perimeter and higher ground to the west. There is a fairly strong tree line separating it from its very short inset settlement edge frontage onto Palmers Grove, and a belt of trees screens Winston Farm from Hoe Lane.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Hoe Lane could form a parcel boundary, but this would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Lower Nazeing

Settlement Type: Small Village

Stage 2 Assessment



Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 066.4

Parcel Size (Ha) - 21.14

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

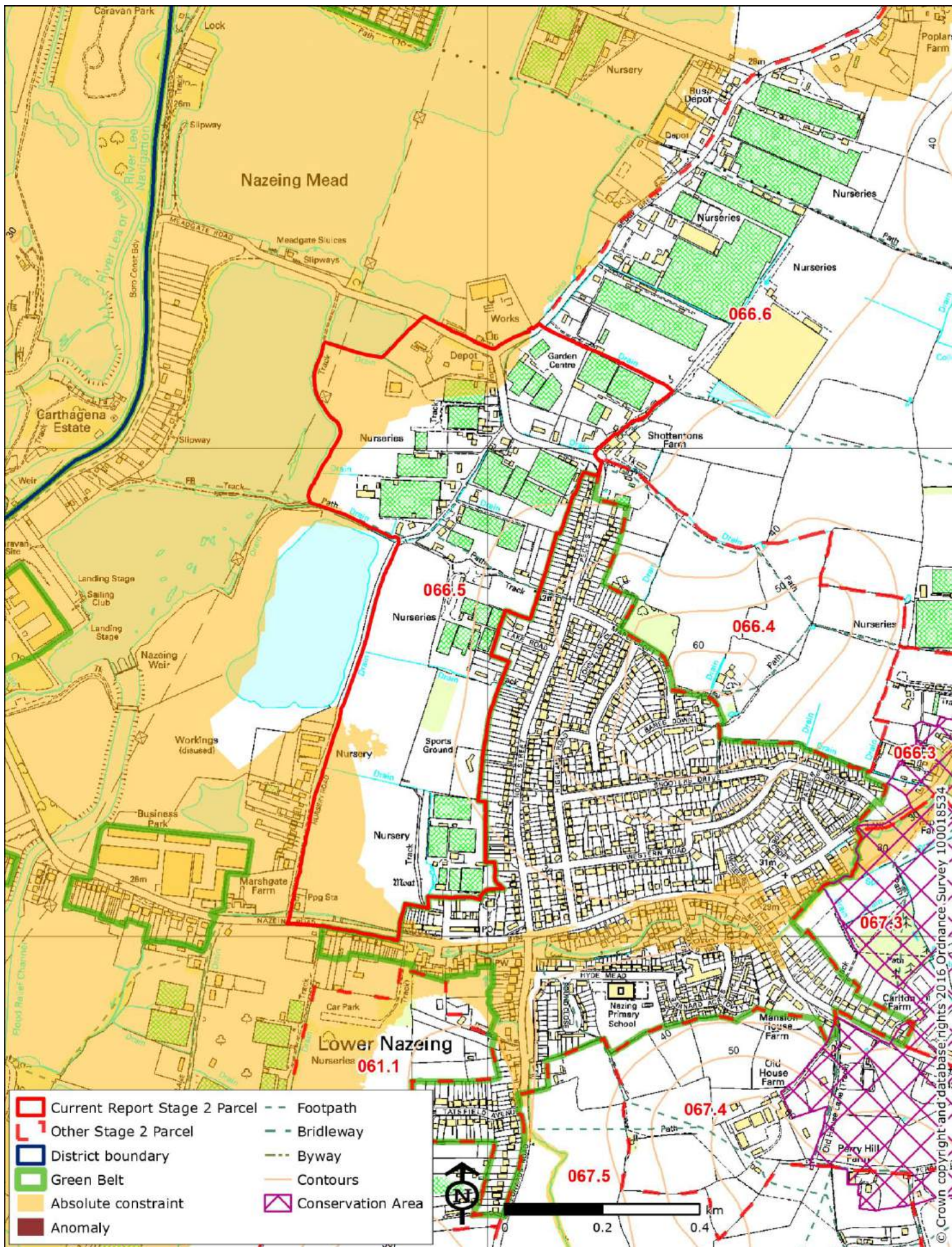
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is separated from Hoddesdon by the River Lea floodplain, where environmental constraints form a strong barrier to sprawl, and by land to the west of Lower Nazeing, which makes an additional contribution. Land to the east of Lower Nazeing is not therefore considered to make any additional contribution to the prevention of sprawl from Hoddesdon. Land closer to Harlow is considered to make a strong contribution to preventing sprawl from that direction, so the parcel makes no contribution to this either. The higher rating given to Stage One parcel DSR-066 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Extension of the settlement edge onto the north and east-facing slopes of the hill would have negligible impact on the physical gap between Lower Nazeing and either Harlow or Roydon to the north east, but development on higher ground would increase visibility of the settlement in views from high ground to the south of Roydon and around Roydon Hamlet and Halls Green. In the context of extensive existing glasshouse development in these areas this could result in a limited perception of the reduction of settlement gaps.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
These well-hedged pasture fields form the northern and western slopes and summit of the hill on which most of the post-war development in Lower Nazeing is situated. The settlement edge is exposed in a localised context where the hillside rises above the housing, but the undeveloped slopes are important in limiting the extent of the settlement's influence on the wider landscape. This is particularly important in the context of extensive glasshouse horticulture extending northwards along Sedge Green and north-east along Hoe Lane; by helping to limit the visual connectivity between the inset settlement and the horticultural development, the undeveloped hillsides limit the extent to which the latter is seen as an encroaching extension of the settlement form.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Lower Nazeing**

Settlement Type: **Small Village**

Stage 2 Assessment



Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 066.5

Parcel Size (Ha) - 49.10

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Weak
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel lies close to Broxbourne (part of the large built-up area of Hoddesdon) but is separated from it by the Lee Valley, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. Any development within this parcel would therefore relate to Lower Nazeing rather than Hoddesden, and so would not be perceived as sprawl emanating from the latter. The higher rating given to Stage One parcel DSR-066 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies close to Broxbourne (part of the large built-up area of Hoddesdon), but ribbon development along Nazeing Road already extends out across much of the settlement gap. Loss of this open space would be perceived as a narrowing of the gap over a broader area, but the settlements are separated by the Lee Valley, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. This limit on development towards Hoddesden means that broad coalescence would not occur.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
Much of the parcel is covered by glasshouses, with some associated residential development, but open, flat fields (some rough grassland and some arable) occupy the western half to the south of Nursery Road. The elevation of the inset settlement area above the horticultural development, and the elevation of the horticultural development above the open fields, gives a degree of transition from settlement to open land, particularly where a fishing lake, the Waterhole, lies adjacent to the western parcel edge, but houses at the southern end of Nursery Road and on Nazeing Road limit the extent to which the area is perceived as countryside. The eastern half of the parcel, on sloping ground, has more relationship with the settlement than the flatter fields to the west, and can be considered to make a relatively weak contribution to Purpose 3.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
There is sporadic hedgerow and tree cover separating the eastern and western halves of the area to the south of Nursery Road - i.e. separating the flat fields from the sloping ground largely in horticultural use, so some strengthening would be required if this were to form a Green Belt boundary.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 067 - East of Lower Nazeing

Parcel Size (Ha) - 972.38

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

- (1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow. The parcel adjoins the western boundary of the Harlow DC.
- (2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow. It adjoins DSR-066 to the north and DSR-072 to the south / east. Together, the parcels consist mostly of open fields used for agricultural purposes, with a few scattered glasshouses to the north. Together the parcels create an important strategic barrier against the sprawl at the south / western edge of Harlow.
- (3) There are no particularly strong defensible boundaries in the northern section of the parcel to contain the sprawl of Harlow. The boundary between Harlow and the parcel is poorly defined by a thin line of mature trees. Epping Road (B181) to the west and Epping Long Green (track between Rye Hill Road and Epping Road provide defensible boundary which could be used to contain further sprawl of Harlow apart from the ridgeline at the southern boundary of the parcel which is a very strong boundary.

2. Prevent neighbouring towns from merging into one another**Weak - 1**

- (1) The parcel forms part of, a gap between Lower Nazeing and Waltham Abbey.
- (2) Nazeing Common/Waltham Road bisects the parcel broadly forms northeast/south west which could also provide a strong boundary to prevent merger of the two towns.
- (3) The distance between the settlements Waltham Abbey and Lower Nazeing is 4.2 km.
- (4) Evidence of existing ribbon development extends south, east and north of Lower Nazeing along St Leonards Road, Middle Street and Peck Hill, respectively. Many of the smaller settlements within the parcel (Broadley Green, Jacks Hatch, Long Green, Nazeing and Bumbles Green) form a linear development along the road.
- (5) Overall, the parcel is only sporadically developed, with some clusters of development particularly around the Broadley Common and Jack's Hatch areas. The parcel is dominated by open countryside.
- (6) A reduction in the gap would not compromise the separation of towns in physical terms.
- (7) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually.

3. Assist in safeguarding the countryside from encroachment**Relatively Strong - 4**

- (11) The Green Belt designation in this parcel protects the countryside from encroachment. The parcel consists largely of arable fields which are lined with mature hedgerows, as well as an interconnected network of footpaths and National Trails (including the Three Forests Way and Stort Valley Way), which connect with other parcels. A very small part of the parcel at the western boundary lies within the LVRP. On the outskirts of the small village Bumbles's Green and Broadley Common to the north and south of the parcel, are allotment gardens and recreational grounds.
- (12) The area encompasses an undulating landform with a series of small, pronounced hills that create a local variation in topography at the western edge and visually significant slopes, at the urban edge of Lower Nazeing, to the south. The ridge line is some distance from Harlow which would not necessarily prevent encroachment from Harlow in this respect.
- (13) The parcel has been encroached by built development or other urbanising elements within the parcel by approximately 0.03% (.34 hectares) at the northeast of the parcel.

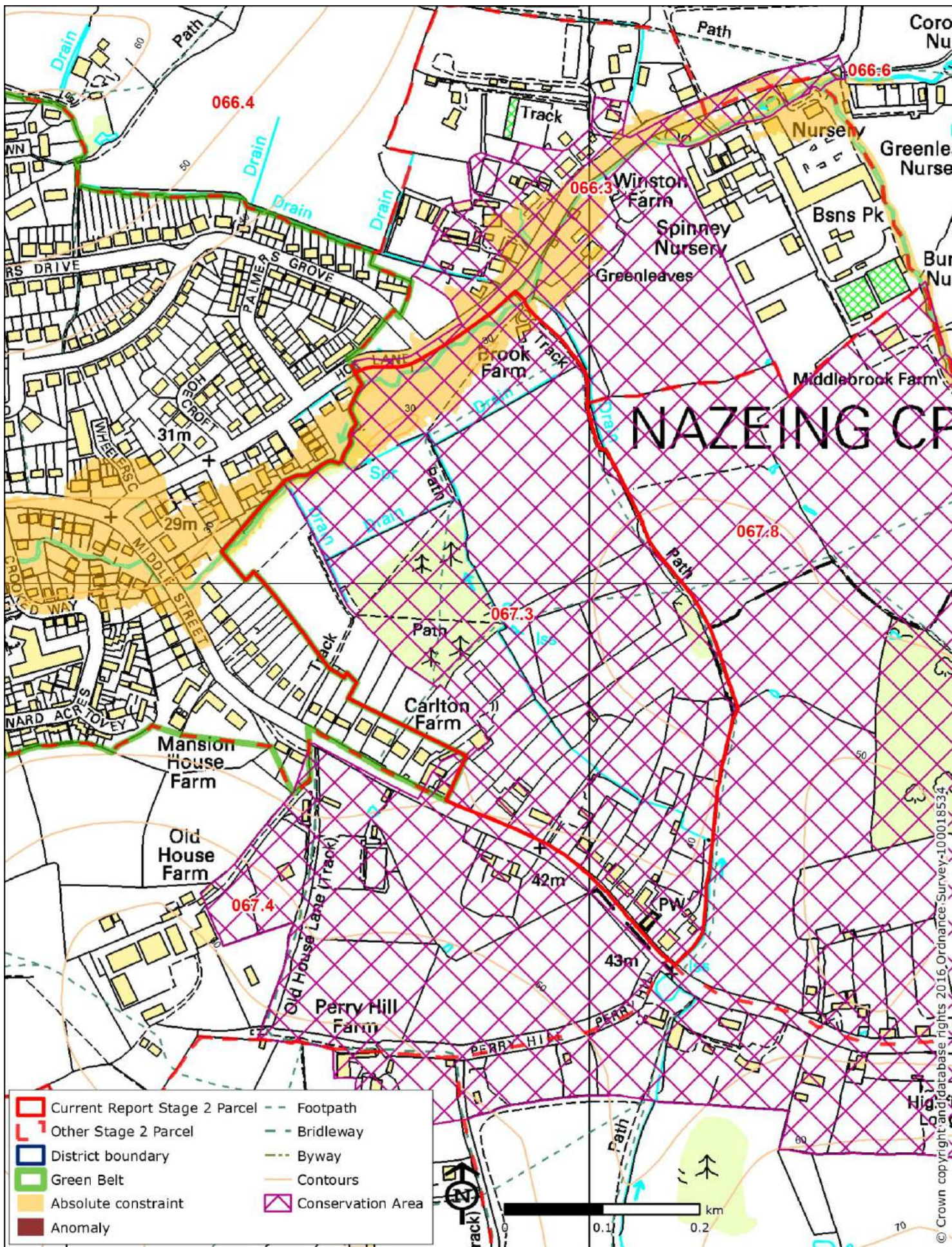
4. To preserve the special character of historic towns**No Contribution - 0**

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

Settlement: Lower Nazeing

Settlement Type: Small Village

Stage 2 Assessment



Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 067.3

Parcel Size (Ha) - 18.10

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

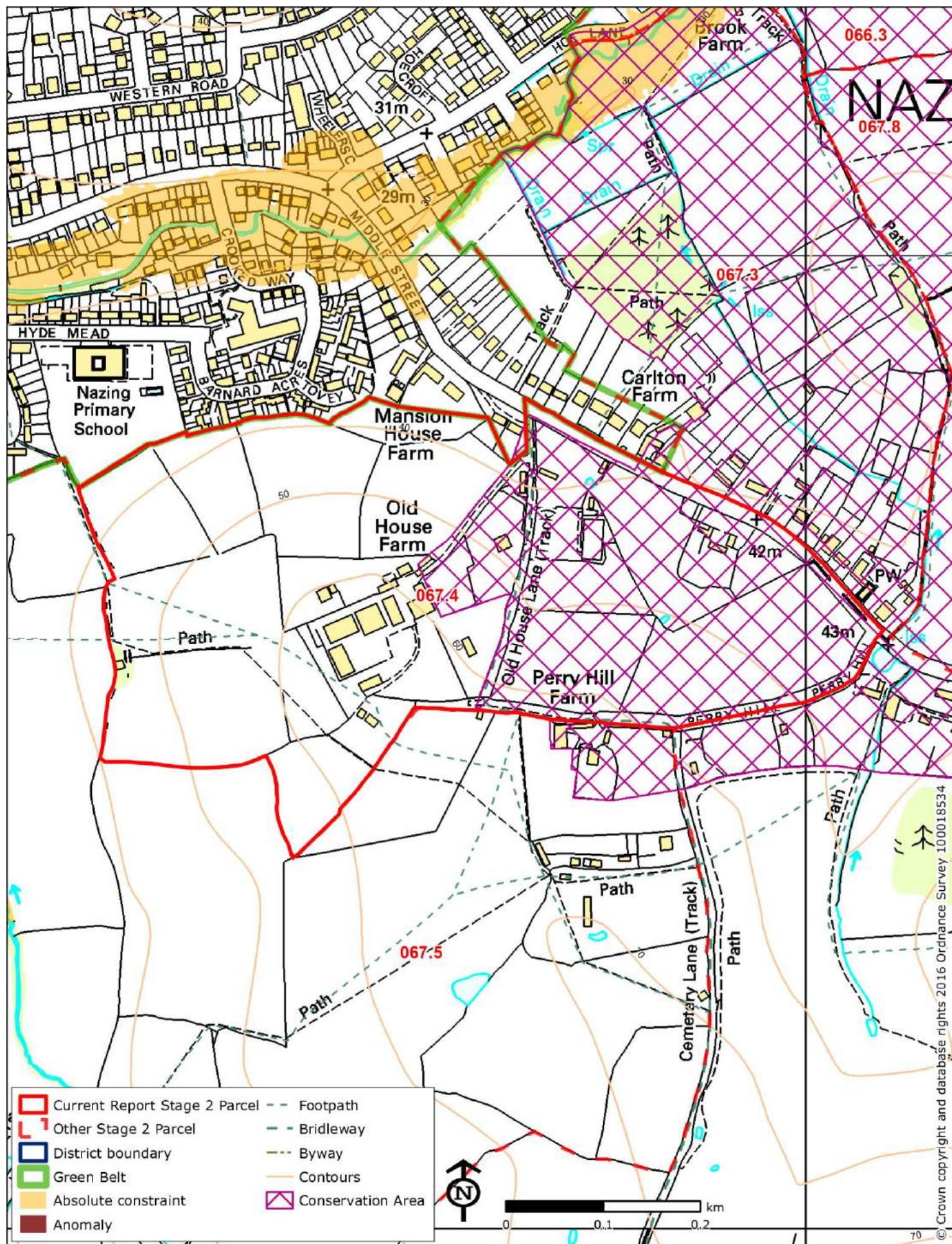
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is separated from Hoddesdon by the River Lea floodplain, where environmental constraints form a strong barrier to sprawl, and by land to the west of Lower Nazeing, which makes an additional contribution. Land to the east of this is not therefore considered to make any additional contribution to the prevention of sprawl from Hoddesdon. Land closer to Harlow is considered to make a strong contribution to preventing sprawl from that direction, so the parcel makes no contribution to this either. The higher rating given to Stage One parcel DSR-067 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between the existing Lower Nazeing inset settlement edge and Harlow, but is a shallow valley contained by higher ground to the east. The northern edge of the parcel, on Hoe Lane, is no closer to Harlow than the inset settlement to the north of Hoe Lane. Therefore there would be no perception of advancement of the settlement towards Harlow were this area to be developed.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
A woodland block forms a strong edge to the inset settlement on Hoe Lane and Middle Street, and the eastern half of the parcel, although containing houses along Middle Street, also has a well-treed character. Development within this area would be contained by a strong outer boundary but would also represent loss of an area that retains a distinct rural character which contributes to the immediate setting of the settlement.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Lower Nazeing

Settlement Type: Small Village

Stage 2 Assessment



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Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 067.4

Parcel Size (Ha) - 23.04

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

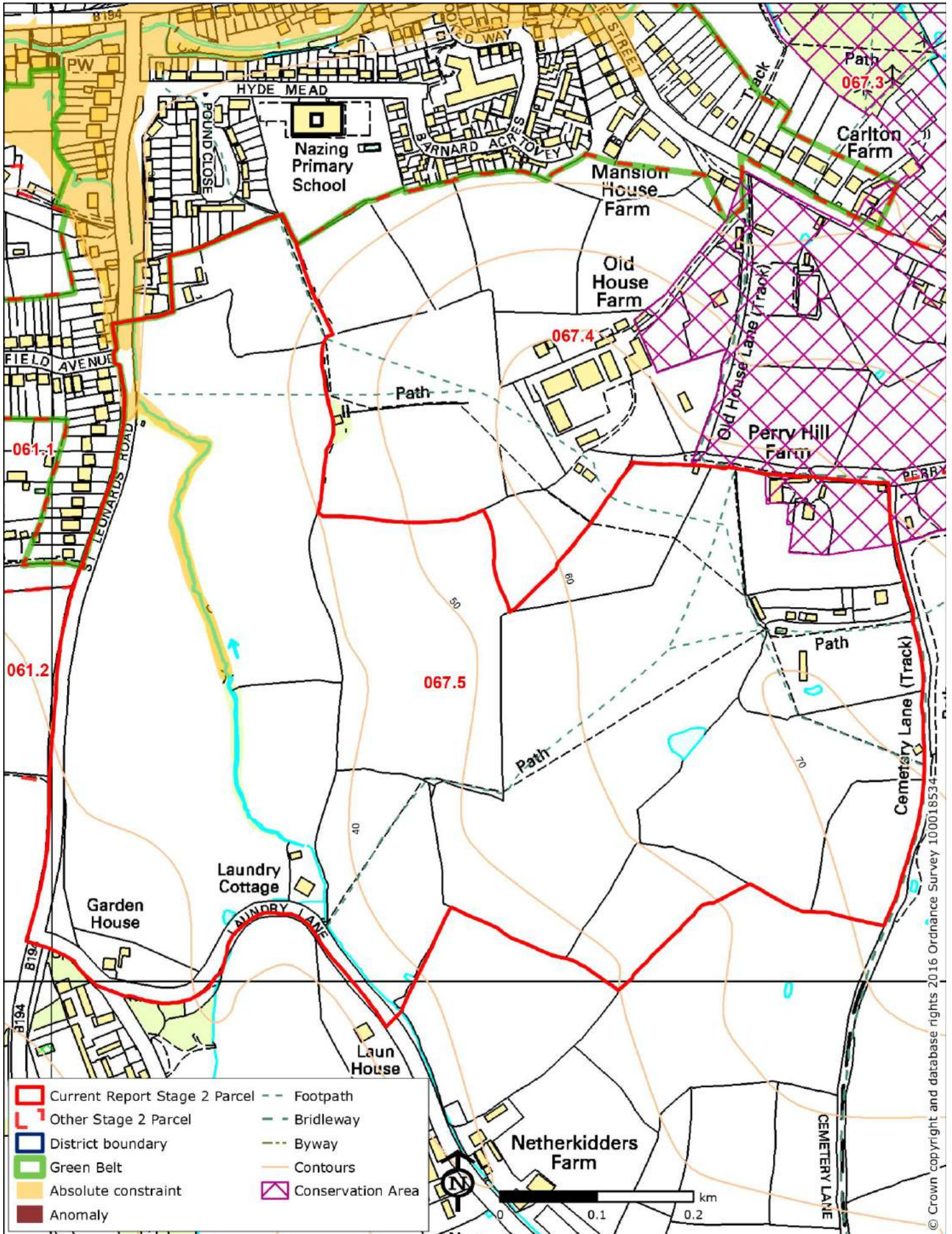
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is separated from Hoddesdon by the River Lea floodplain, where environmental constraints form a strong barrier to sprawl, and by land to the west of Lower Nazeing, which makes an additional contribution. Land to the east of this is not therefore considered to make any additional contribution to the prevention of sprawl from Hoddesdon. Land closer to Harlow is considered to make a strong contribution to preventing sprawl from that direction, so the parcel makes no contribution to this either. The higher rating given to Stage One parcel DSR-067 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The nearest town to the south is Waltham Abbey, but this is over 4km away and separated visually by a strong wooded east-west ridge, centred on Galley Hill. Harlow is nearly 3.5km away and separated by landform to the east of this parcel (around Nazeing, Nazing Common and Broadley Common), and the inset settlement edge further north near Hoe Lane is already as close to it as the eastern edge of this parcel, so there would be no perception of gap reduction.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The pasture fields which make up the western half of this parcel, including along the inset settlement edge, are well contained by strong hedgerows; however, this parcel forms the northern slopes of Perry Hill, a distinctive landform which is separate from the valley and hillside to the north on which Lower Nazeing is located. The hill forms part of the rural setting of the settlement and also limits the extent of its influence on the wider landscape, so any development in this area would be viewed as encroachment on the countryside. There are a number of buildings within the parcel - a farm complex on the northern crest of the hill and some large dwellings set in well-treed surrounds on Old House Lane or Middle Street - but these are not considered to be urbanising features.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Lower Nazeing

Settlement Type: Small Village

Stage 2 Assessment



Settlement: **Lower Nazeing**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 067.5

Parcel Size (Ha) - 45.63

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

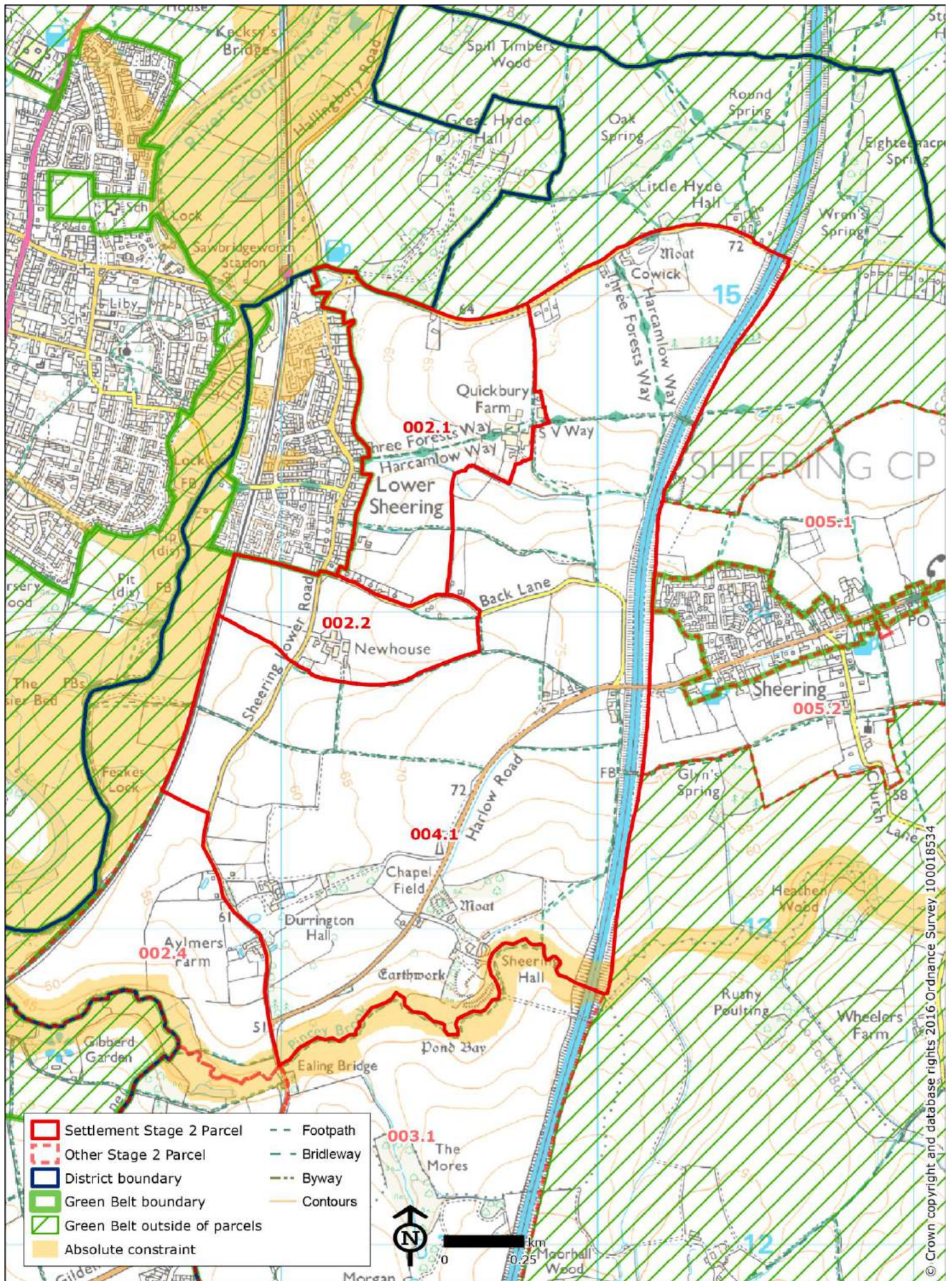
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is separated from Hoddesdon by the River Lea floodplain, where environmental constraints form a strong barrier to sprawl, and by land to the west of Lower Nazeing, which makes an additional contribution. Land to the east of this is not therefore considered to make any additional contribution to the prevention of sprawl from Hoddesdon. Land closer to Harlow is considered to make a strong contribution to preventing sprawl from that direction, so the parcel makes no contribution to this either. The higher rating given to Stage One parcel DSR-067 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The nearest town to the south is Waltham Abbey, but this is over 3.5km away and separated visually by a strong wooded east-west ridge, centred on Galley Hill. Development in this parcel could result in coalescence with the hamlet of St Leonards, but this would not be perceived as contributing to merger with Waltham Abbey.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
This parcel forms the western slopes and part of the summit, including upper north-eastern slope, of Perry Hill, a distinctive landform which is separate from the valley and hillside to the north on which Lower Nazeing is located. The hill forms part of the rural setting of the settlement and limits the extent of its influence on the wider landscape, so any development in this area would be viewed as encroachment on the countryside. The farm complex on top of Perry Hill is not considered to be an urbanising feature. The parcel only abuts the inset settlement edge in the north-western corner of the parcel, where it is exposed to housing on Pound Close and on the western side of St Leonards Road, and relates better to the existing settlement in terms of topography. Contribution to safeguarding the countryside can therefore be considered 'moderate' in this area.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The small pasture field adjacent to Pound Close has an outer boundary hedgerow, but the field adjacent to housing on St Leonards Road extends significantly further south. If this area were to be considered for release from the Green Belt, a new boundary feature would be needed to maintain a consistent settlement edge.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Lower Sheering

Settlement Type: Hamlet



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Settlement: **Lower Sheering**Settlement Type: **Hamlet****Description of broad locations for further assessment**

The identified area is extended to join the area around Harlow to ensure a continuous assessment of the land between settlements.

Parcel	Features used to define parcel
002.1	Relatively strong eastern boundary following hedgerows around Quickbury Farm and the Quickbury access road along the crest of a ridge. Sawbridgeworth Road and Back Lane form strong boundaries to the north and south respectively.
002.2	Hedgerow field boundaries form intermittently strong boundaries to the south and east; Sheering Lower Road forms a strong boundary to the west, and Back Lane a strong boundary to the north (east of the inset settlement).

Parcel	Potential anomalies
002.1	None identified.
002.2	None identified.

Settlement: **Lower Sheering**Settlement Type: **Hamlet****Stage 1 Assessment****Parcel** DSR 002 - East and South East of Lower Sheering**Parcel Size (Ha)** - 202.44**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas	Strong - 5
<p>(1) The parcel provides an effective barrier against sprawl from Harlow, at the northwest border of Epping Forest District.</p> <p>(2) The parcel adjoins DSR-001 at the south west boundary and DSR-003 at the south east boundary. The parcels are relatively open in character, which provides a strategic barrier that prevents sprawl from the north eastern urban edge of Harlow.</p> <p>(3) The west and southwest parcel boundary follows the River Stort and the river crosses the parcel in the south of the parcel. The B183 provides an obvious defensible boundary in the southern part of the parcel. To the north of Churchgate Street, Old Harlow (within Harlow administrative area) a potential strong defensible boundary is created by Sheering Road.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not form part of a gap between towns defined in the methodology.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt in this location does protect the countryside. A significant amount of the parcel is used for agricultural purposes, with the exception of deciduous woodland at the south-eastern boundary, the ancient woodland (Marsh Lane Wood), deciduous woodland and LoWS (Ep109) at the south- western boundary. Seven PRoWs cross the parcel, mostly along field borders and one follows the north-eastern parcel boundary.</p> <p>(12) To the south of Lower Sheering, the parcel consists of a gently rolling plateau landscape with medium to large-scale arable fields, lined with a network of hedgerow. It is unlikely that the topography and location prevents encroachment of development, given the proximity to Lower Sheering and the open landscape. Therefore, the Green Belt designation safeguards the countryside from encroachment. To the east of Lower Sheering, a visually significant slope, does prevent encroachment. To the east of Lower Sheering, a visually significant slope, does help prevent encroachment.</p> <p>(13) The parcel has not been encroached of built development or other urbanising elements.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Lower Sheering**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 002.1

Parcel Size (Ha) - 43.19

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Relatively Strong
5th Green Belt Purpose	Not Assessed

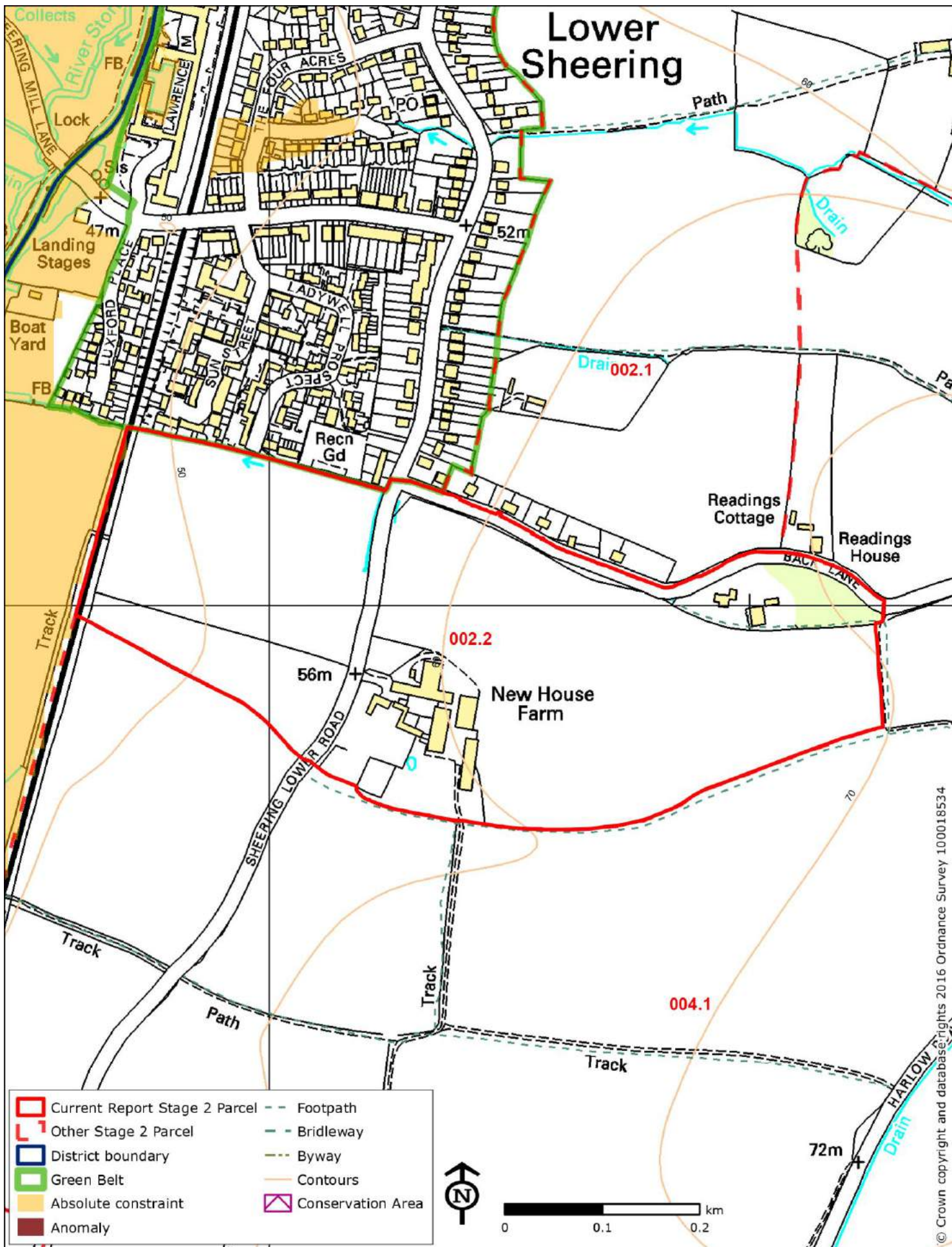
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	No Contribution
Land to the south and west of this parcel is considered to make a strong contribution to preventing sprawl from Harlow, therefore this parcel does not perform a role in that respect. The higher rating given to Stage One parcel DSR-002 reflects that parcel's inclusion of land adjacent to the Harlow District boundary.	
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	No Contribution
The parcel does not lie between any settlements identified as towns. The nearest settlement is the village of Sheering, which is separated by landform and by the M11.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel consists of mostly arable farmland, other than some isolated residential dwellings and farmsteads on the fringes. Dwellings to the east of Sheering Lower Road form a consistent settlement edge, but one which lacks a strong boundary feature. The landform slopes up to the east away from the settlement, and Lower Sheering itself is visually contiguous with Sawbridgeworth, which is on rising ground to the west. This means that there is strong exposure to development but also a sense of separation between settlement on the floor and western side of the valley and open countryside within the parcel. The outer edge hedgerow is not a strong physical feature, so the levelling of the slope onto a plateau and the buildings of Quickbury Farm form the skyline, and the size of the fields in this parcel mean that it has a rural character.	
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	Relatively Strong
The open hillside and Quickbury Farm form part of the setting of the historic town of Sawbridgeworth, which lies on the western side and ridge of the valley in which Lower Sheering is located. The parish church is a notable skyline feature. Sawbridgeworth Conservation Area is contiguous with the Lower Sheering Conservation Area, and the latter includes a group of buildings associated with the malting industry (the East Maltings group), along with adjoining open space to the east up to the parcel edge on Lower Sheering Road. There are views into this area from Sawbridgeworth Road on the northern edge of the parcel. Development that reduced the openness of this hillside would detract from the setting of Sawbridgeworth and, in the northern part of the parcel, from the setting of the Lower Sheering Conservation Area which, whilst not part of Sawbridgeworth, can be considered to have a strong association. Stage One parcel DSR-002 was given a lower rating because Sawbridgeworth was not considered an historic settlement in the Stage One assessment.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The smaller field in the south-western corner of the parcel is contained by well-treed hedgerows and has existing houses on three sides, although only a fairly short frontage onto the inset settlement edge. Whilst it still retains a rural character there is some separation from the wider countryside, so its contribution to Purpose 3 is 'moderate', and it is also less significant in terms of the setting of Sawbridgeworth and would be rated as making a 'relatively weak' contribution in this respect.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: Lower Sheering

Settlement Type: Hamlet

Stage 2 Assessment



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Settlement: **Lower Sheering**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 002.2

Parcel Size (Ha) - 20.80

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Relatively Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is only 2km from the edge of Harlow, but this parcel clearly relates to Lower Sheering. There is no intervisibility with Harlow, which is separated by higher ground to the south and tree cover within the Stort Valley to the west. Land to the south and west of this parcel is considered to make a strong contribution to preventing sprawl from Harlow. The higher rating given to Stage One parcel DSR-002 reflects that parcel's inclusion of land adjacent to the Harlow District boundary.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel does not lie between any settlements identified as towns, but it forms part of the 2km gap between Lower Sheering and Harlow. However, Lower Sheering is almost contiguous with Sawbridgeworth, and the gap between Sawbridgeworth and Harlow is an important one. The main route between these towns is the A1184, to the west of the Stort Valley, but openness within this parcel, which forms part of the eastern side of the valley can still be perceived as making some limited contribution to separation. Stage One parcel DSR-002 was given a lower rating because Sawbridgeworth was not considered as a town in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The settlement edge is fairly exposed here, but the outer edge of the parcel does not provide much containment in this broad, arable landscape flanking the eastern side of the Stort Valley. Given the proximity of Harlow, any development in this direction is likely to be perceived as encroachment on a rural landscape which provides separation from the large urban area.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
This area forms part of the setting of Sawbridgeworth, but has little relationship with the historic centre or the associated conservation area on the north-western edge of Lower Sheering. Stage One parcel DSR-002 was given a lower rating because Sawbridgeworth was not considered an historic settlement in the Stage One assessment.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Lower Sheering**Settlement Type: **Hamlet****Stage 1 Assessment**

Parcel DSR 004 - West of Sheering

Parcel Size (Ha) - 204.70

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate	3
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		8

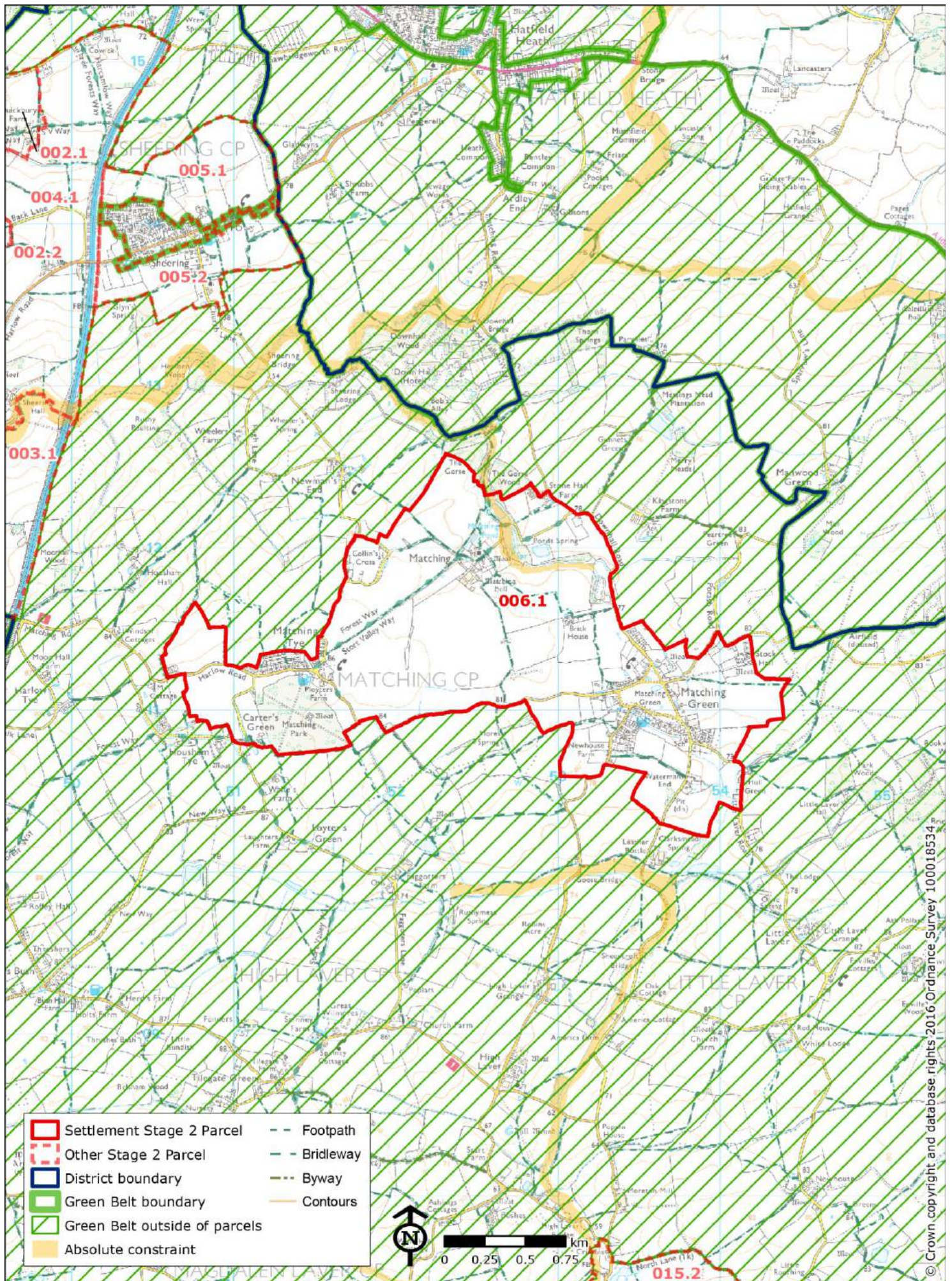
1. Check the unrestricted sprawl of large built-up areas	Moderate - 3
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from the large built-up areas outside of the study area, as specified above.</p> <p>(2) The parcel DSR-004 adjoins DSR-003 and DSR-002, at the south western boundary. Situated to the west of the M11, the parcels are relatively open in character, consisting mostly of arable land. The southern section of the gap contributes to a strategic barrier that prevents sprawl from the north eastern urban edge of Harlow.</p> <p>(3) The M11 provides a strong defensible at the eastern boundary of the parcel. The Pincey Brook and an unnamed track form a strong boundary for part of the southern boundary. The remaining part of the southern boundary consists mostly of weak treelines and hedgerows. The northern boundary and the majority of the western boundary consist of mature. There areas of weak defensible boundaries along the western edge, towards Back Lane) and around the playing fields.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel itself is situated to the north east of Harlow, along the district boundary. However, it does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt in this location does protect the countryside. The parcel is largely used for agricultural purposes, with twelve PRoWs that mostly follow the field borders. There are small areas of deciduous woodland at the southern boundary and towards the northern boundary, as well as four small LoWS (Ep120, Ep126, Ep131 and Ep128) north of Sawbridgeworth Road.</p> <p>(12) The parcel encompasses a gently rolling landform, which provides open views across the arable fields to Lower Sheering to the east and Sheering to the west. It is unlikely that the topography would prevent encroachment of development. Therefore, the Green Belt designation helps safeguard the countryside from encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Lower Sheering**

Settlement Type: **Hamlet**

Settlement: **Matching**

Settlement Type: **Small Village**



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Settlement: **Matching**Settlement Type: **Small Village****Description of broad locations for further assessment**

The identified area is defined by the 0.5km buffer around Matching Green, Matching Tye and Matching. The identified area has been extended to include the land between Matching Green, Matching Tye and Matching to ensure a continuous assessment of the land between settlements.

Parcel **Features used to define parcel**

006.1	The parcel is drawn around the settlements of Matching, following a variety of field boundary hedgerows and minor roads.
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Parcel **Potential anomalies**

006.1	None identified.
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Settlement: **Matching**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 006 - North of Matching Tye

Parcel Size (Ha) - 976.41

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

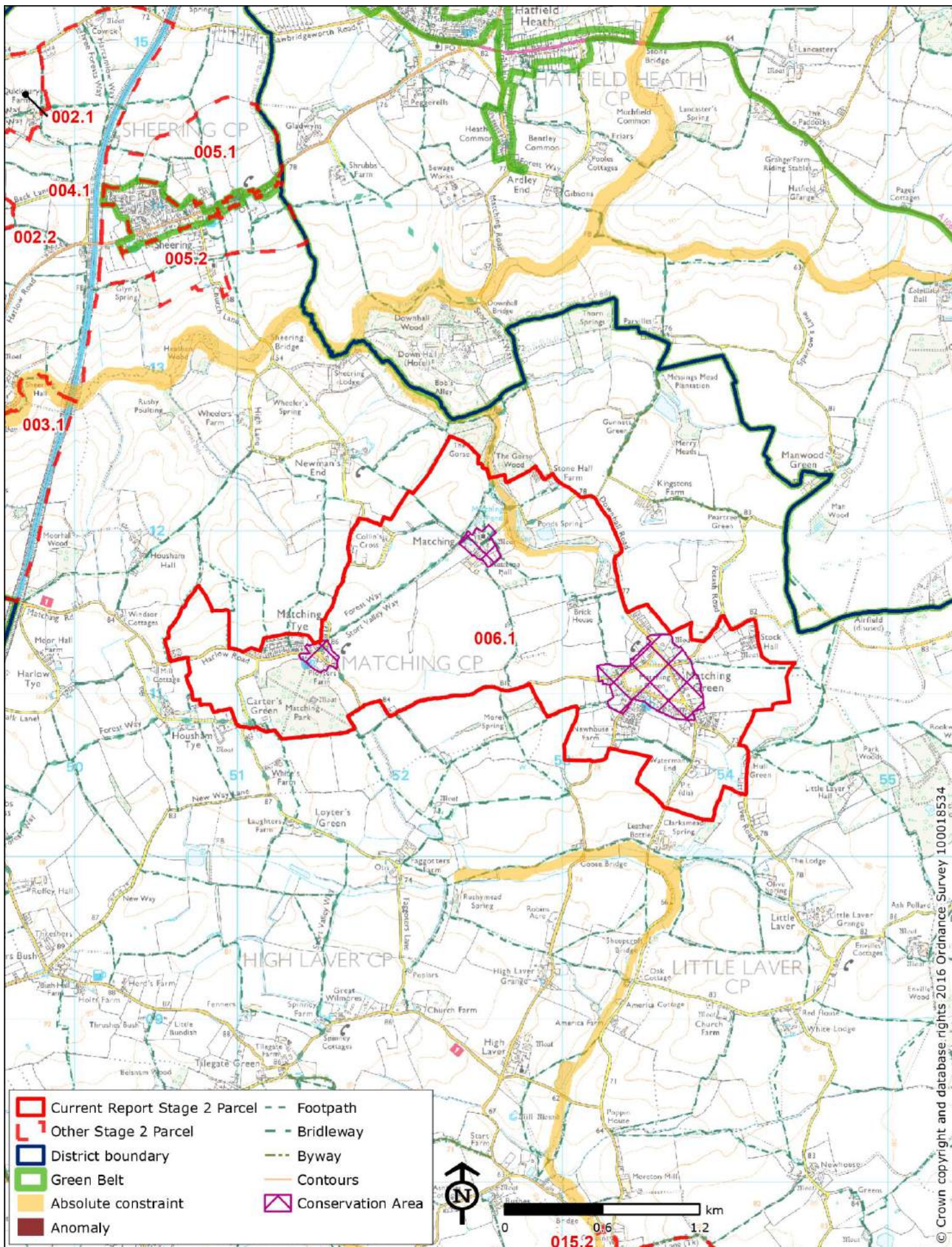
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		5

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

Settlement: **Matching**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Matching**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 006.1

Parcel Size (Ha) - 386.31

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

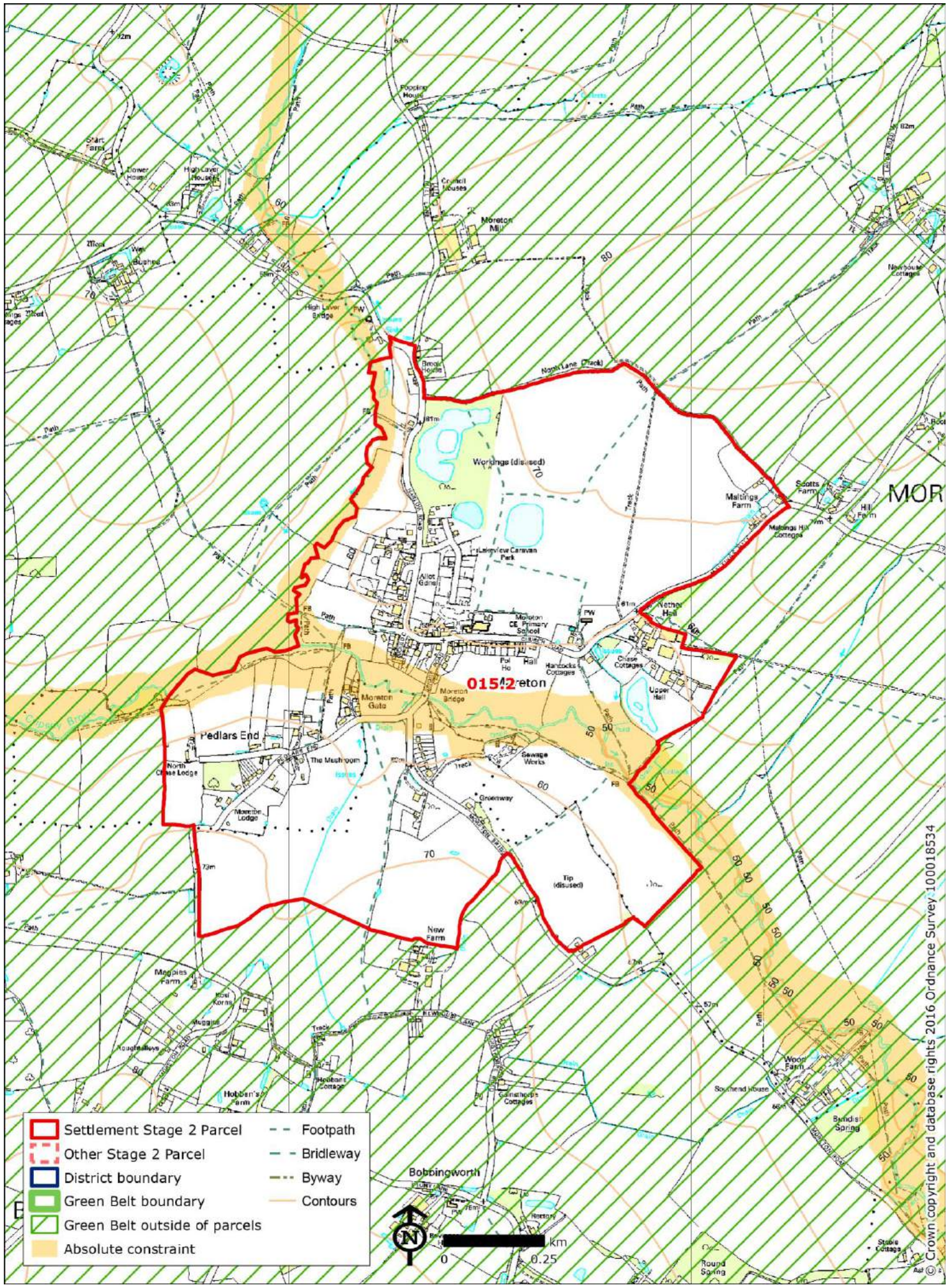
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel, which consists of the washed-over settlements of Matching Green, Matching Tye and Matching, along with land around and in between the three, is approximately 2km (as the crow flies) from Churchgate Street, which represents the eastern edge of the large built-up area of Harlow. The M11 forms a barrier feature midway between Harlow and Matching Tye, the nearest settlement within the parcel, and intervening land can be considered more important in forming a barrier to sprawl.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The Matchings lie close to the eastern boundary of the District, to the north-east of Harlow and south-west of Hatfield Heath but not close enough to either to have a significant impact on perceived settlement gaps.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel is rural in character, with no significant urbanising influences. Settlement edges typically abut large, arable fields. Matching Green, the largest settlement, has a number of smaller, well-hedged pasture fields around its perimeter, several of which have been developed in modern times as residential closes, but the very open character of the settlement, built around one of the largest village greens in Essex, is reflected in its 'washed over' status and makes it appropriate to consider the settlement itself as countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The standard parcel definition method involves definition of parcels around settlement edges. This area, however, has a very rural character and the settlements within it (the Matchings) are considered to have minimal urbanising influence on the Green Belt which washes over them. Therefore all settlements are considered to be part of the countryside and one large parcel has been defined.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Moreton**

Settlement Type: **Hamlet**



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Settlement: **Moreton**Settlement Type: **Hamlet****Description of broad locations for further assessment**

The identified area is defined by the 0.5km buffer and North Lane Track to the north east.

Parcel **Features used to define parcel**

015.2	The parcel is drawn around the settlement of Moreton, following defined field boundaries.
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Parcel **Potential anomalies**

015.2	None identified.
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Settlement: **Moreton**Settlement Type: **Hamlet****Stage 1 Assessment**

Parcel DSR 015 - North of Chipping Ongar

Parcel Size (Ha) - 2,532.26

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

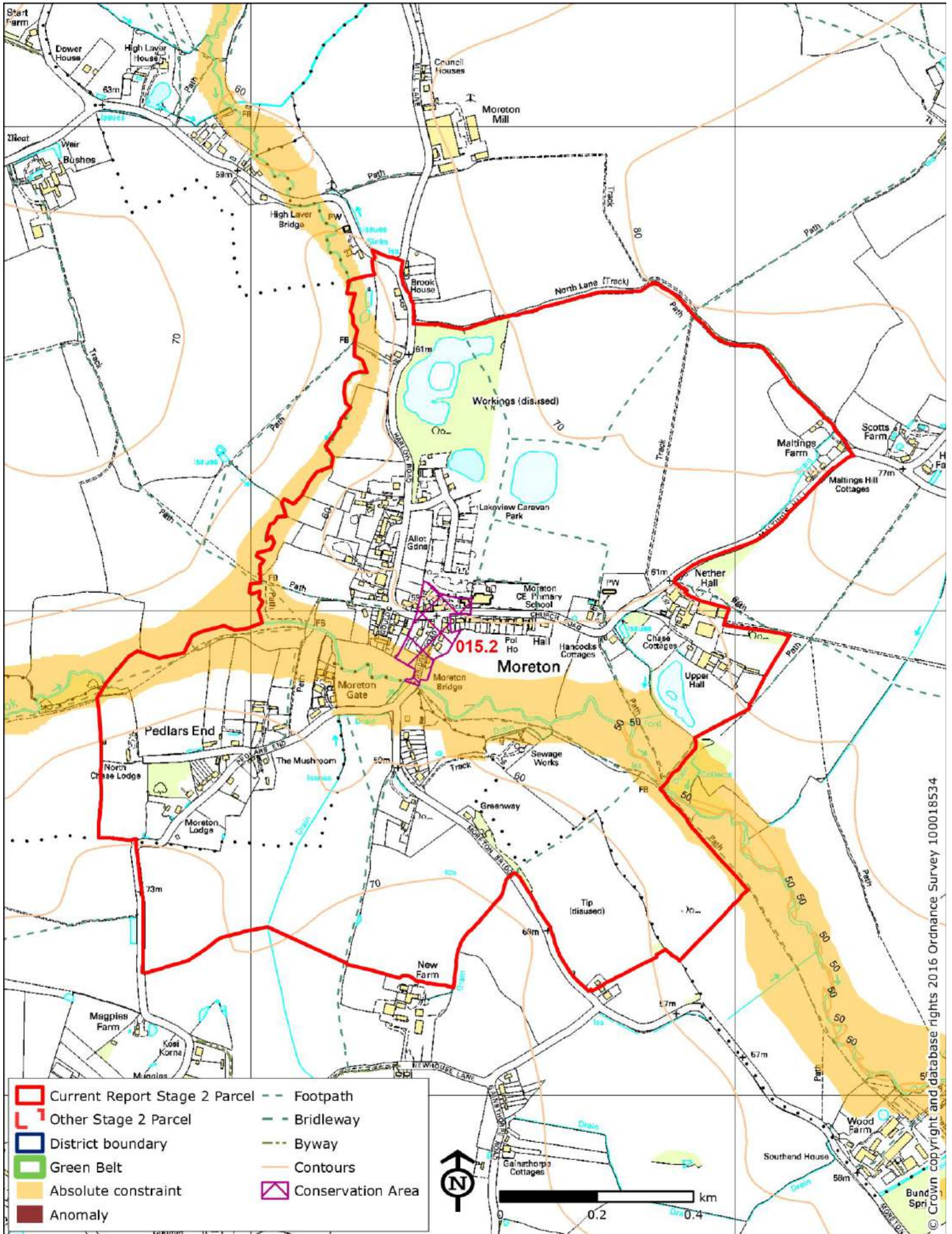
1st Green Belt Purpose	Moderate	3
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		8

1. Check the unrestricted sprawl of large built-up areas	Moderate - 3
<p>(1) The parcel provides an effective barrier against sprawl from Harlow, at the northeast border of Epping Forest District.</p> <p>(2) The parcel adjoins DSR-007 at the south western boundary. Both parcels are situated directly east of the M11, which provides a strong defensible boundary against potential sprawl from the eastern urban edge of Harlow.</p> <p>(3) The parcel has strong northern boundary provided by Matching Road and Harlow Road as well as the bottom of Matching. The boundary is less strong around the edge of Matching Green, where it consists mostly of hedge rows or fences. The eastern boundary is strong where it follows the roads of Little Laver Road, Moreton Road and Ongar Road (B184). However there are long sections where the parcel boundary follows nothing on the ground. The southern boundary adjoins the urban edge of Chipping Ongar and follows the roads of Moreton Road, Stony Lane and Ashlyns Lane. Although the roads provide a strong defensible barrier, there are areas along the boundary that are considered to be weak, as the boundary follows nothing on the ground.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not form part of a gap between the towns identified in the methodology.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects countryside that is in use for agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure. The parcel consists mostly of fields used for agricultural purposes, with a large network of PRowS. There is an ancient woodland area (Matching Park) which contains a LoWS (Ep150) forms part of the parcels northern boundary. As well as a small area of deciduous woodland and two LoWS (Ep163 and Ep161), towards the north- western boundary. There are also small areas of unprotected woodland to the south- east of Moreton. There are a number of LoWS peppered throughout the parcel, two of which run along Faggoters Lane and New Way Lane (Ep155 and Ep142) towards the north-western boundary; as well as the two LoWS (Ep154 and 146) at the south- western boundary and a further three LoWS (EP173, Ep175 and Ep170) in close proximity to the settlement Moreton. Within Moreton, towards the southern boundary, there is an allotment garden as well as the Lakeview Caravan Park. There is also an allotment garden at the urban edge of Chipping Ongar</p> <p>(12) Within the parcel there are a series of valleys which are encapsulated by ridges, resulting in an undulating landform and visually significant slopes, at the northern edge of the town Chipping Ongar. It is likely that the topography and the location may help prevent encroachment from existing development.</p> <p>(13) The parcel has been encroached by approx. 0.17% (4.26 hectares) of built development or other urbanising elements, predominately around Moreton and High Laver.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) The southern parcel boundary adjoins the historic town Chipping Ongar. The Shelley Estate at the northern edge of the town creates a strong barrier between the parcel and the historic core of Chipping Ongar.</p> <p>(15) In the second half of the 20th century, Chipping Ongar was extended to accommodate commuters. As a result the Shelley Estate to the north of the town and Marden Ash Estate to the south were developed and are sited at either end of the historic core of the town. Because DSR-015 abuts the Shelley Estate, there is weak relationship between the Green Belt land in this parcel and the setting of the historic core of Chipping Ongar and/ or any heritage assets.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Chipping Ongar. It is unlikely that the open character of the Green Belt land in this parcel would contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Given that the parcel does not have a physical or visual relationship with the historic core of Chipping Ongar. It is unlikely that the consequent loss of openness from the urbanising development on the land within parcel DSR-015 would cause harm to the setting and significance of the historic town and heritage assets within the town.</p>	

Settlement: **Moreton**

Settlement Type: **Hamlet**

Stage 2 Assessment



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Settlement: **Moreton**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 015.2

Parcel Size (Ha) - 146.00

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

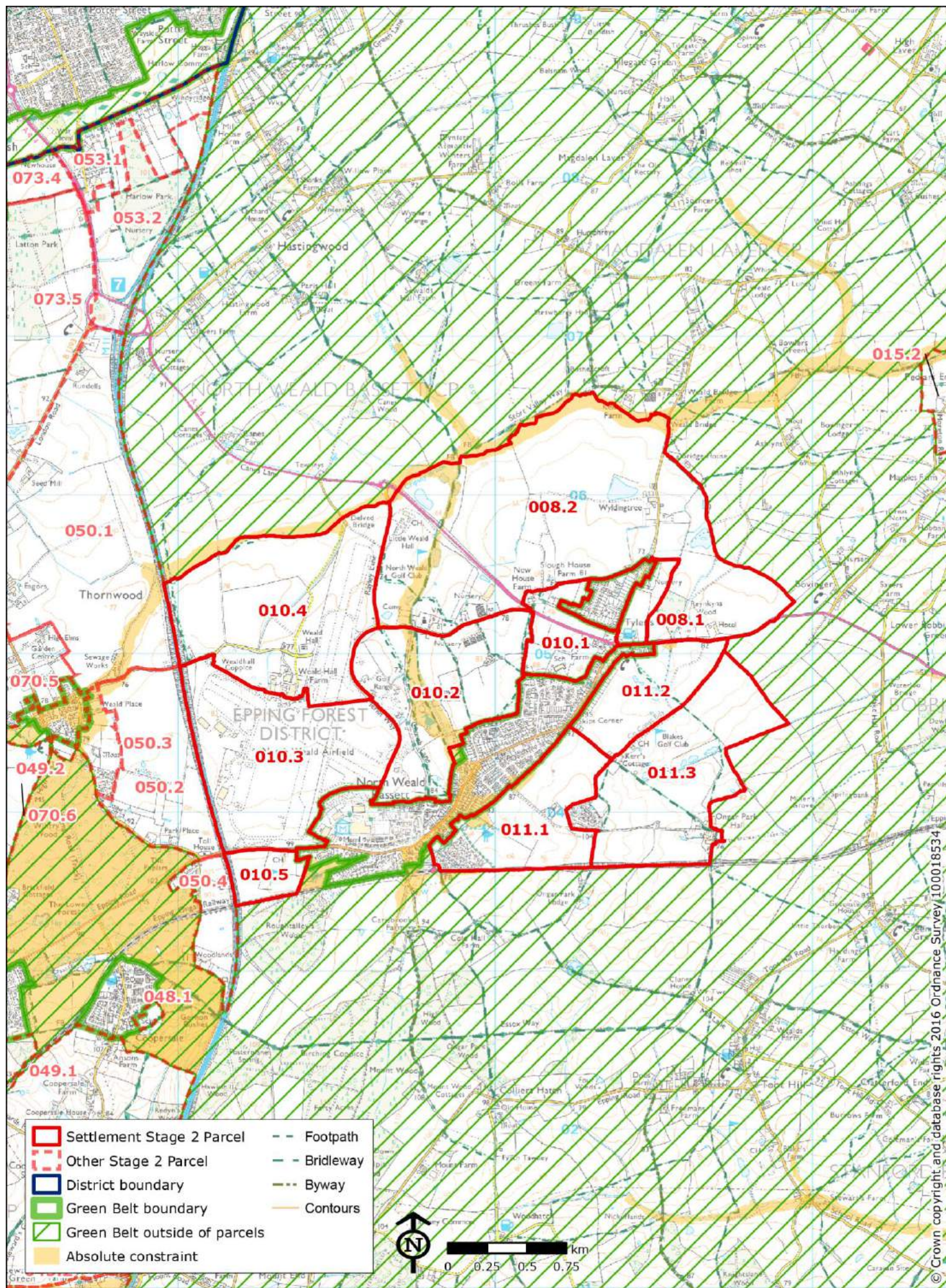
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area (Harlow is 4.8km to the north west of the parcel). The parcel therefore contributes little to this purpose.	
Stage One parcel DSR-015 was given a higher rating because it included land closer to the built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel surrounds the hamlet of Moreton. It does not lie within a gap between towns and therefore contributes little to this purpose.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains the hamlet of Moreton to the north and south of Cripsey Brook, including residential development arranged along the main through routes of Harlow Road, Moreton Road and Bridge Road, farms, a school, pub, public rights of way and Bobbingworth Nature Reserve (former landfill site). Development is generally well-integrated into the landscape and the parcel maintains a rural character across the undulating agricultural landscape. It is considered that the Green Belt designation within the parcel makes a major contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **North Weald Bassett**

Settlement Type: **Large Village**



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Settlement: **North Weald Bassett**Settlement Type: **Large Village****Description of broad locations for further assessment**

The identified land is bounded by absolute constraints to the north, the M11 to the west and the Epping to Ongar Heritage railway track to the south. The remaining land to the east is defined by the 1km buffer and tracks.

Parcel	Features used to define parcel
008.1	A hedgerow field boundary and woodland block form a relatively strong boundary to the east. The A414 forms a strong boundary to the south, and a hedgerow forms a moderate boundary to the north.
008.2	Cripsey Brook forms a strong boundary to the north. Rayley Lane and Weald Bridge Road form strong boundaries to the west and east respectively.
010.1	The parcel abuts inset settlement edges to the south and most of the northern and eastern boundaries. Strong hedgerows form boundaries to the west and that part of the northern edge that isn't built-up, and roads (the B181 High Road and Weald Bridge Road) form a strong edge to the east.
010.2	Merlin Way and Vicarage Road West form strong boundaries to the west and north. A bridleway and dense hedgerow forms a strong boundary to the east.
010.3	The M11 forms a strong boundary to the west and Merlin Way forms a strong boundary to the east. The northern edge in part follows Weald Hall Lane and a hedgerow marking the boundary between Weald Hall Farm and the airfield, but is weaker where it crosses the runway.
010.4	The parcel is separated from the settlement edge by most of North Weald Airfield. Weald Hall Lane and a hedgerow along the southern edge of Weald Hall Farm mark the edge of the main body of the airfield, but the parcel edge crosses the main runway to the east. The M11 forms a strong boundary to the west; Cripsey Brook and an associated hedgerow forms a strong boundary to the north and Rayley Lane forms a strong boundary to the east.
010.5	The M11 forms a strong boundary to the west, the B181 Epping Road forms a strong boundary to the north and Roughtally's Wood forms a strong boundary to the south and most of the eastern edge.
011.1	The railway line and associated tree cover forms a strong boundary to the south; field boundaries and a farm track form weaker boundaries to the east, although the southern part of this boundary is strengthened by its ridgeline location.
011.2	A hedgerow running through the Blakes Golf Course also marks the crest of a valley to the south-east and forms a strong boundary. The A414 forms a strong boundary to the north. There is weaker separation, along a farm track, from land to the south-west.
011.3	The parcel is separated from the settlement edge by open grassland and the western half of Blakes Golf Club. A hedgerow boundary to the golf course forms a relatively strong boundary to the north-east and hedgerows approximately following the valley floor mark a clear boundary to the south-east. The southern edge of the parcel is the railway line and associated tree lines, a strong feature.

Parcel	Potential anomalies
008.1	None identified.
008.2	None identified.
010.1	None identified.
010.2	None identified.
010.3	None identified.
010.4	None identified.
010.5	None identified.
011.1	The modern (c.2000) development at Tempest Mead, on the western edge of the parcel, can be considered an anomaly which should be excluded from the Green Belt. The railway line to the south and hedgerow to the east would form strong boundaries.
011.2	None identified.
011.3	None identified.

Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 1 Assessment**

Parcel DSR 008 - North of North Weald Bassett

Parcel Size (Ha) - 981.54

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

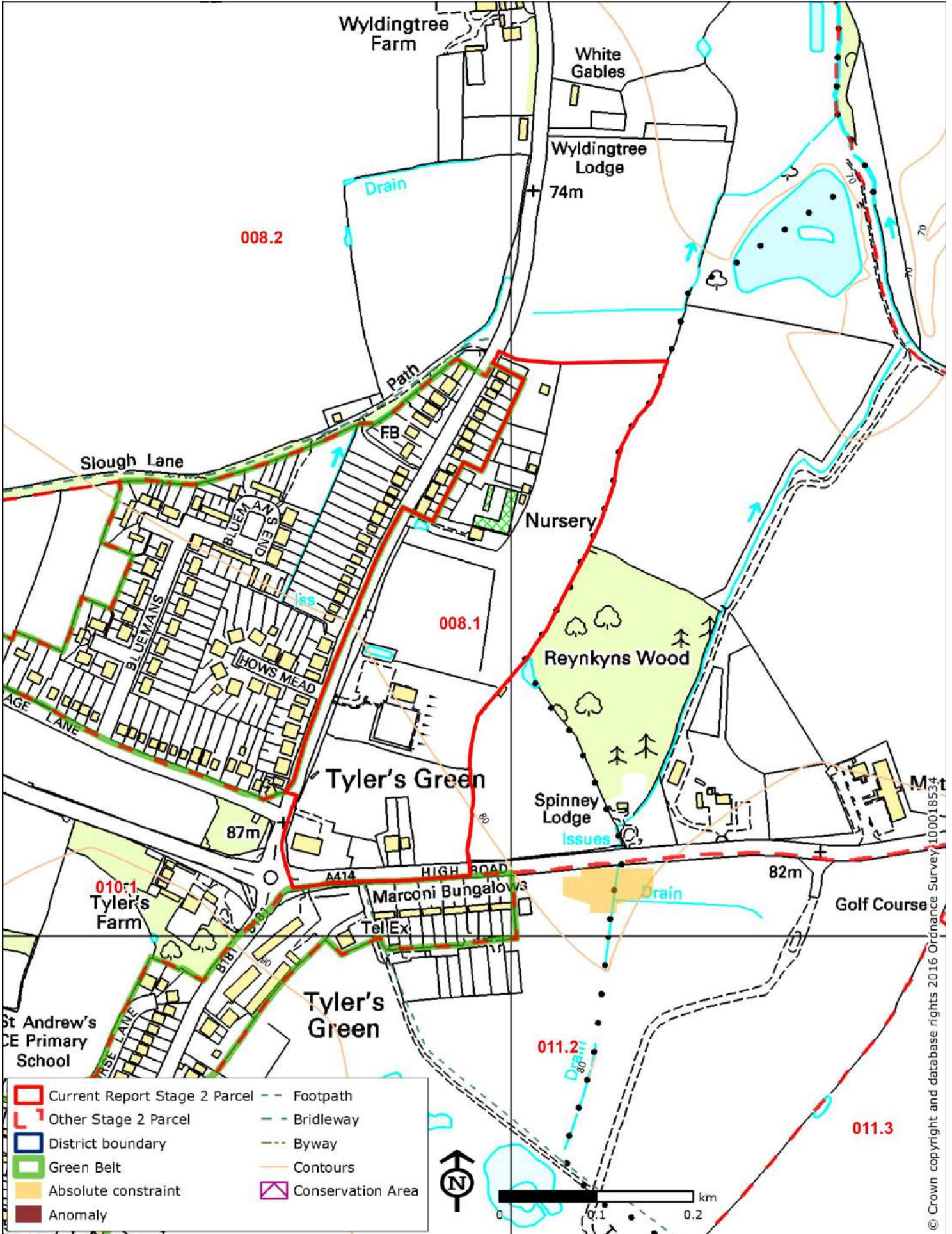
1st Green Belt Purpose	Moderate	3
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas	Moderate - 3
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel DSR-008 adjoins DSR-007 at the north western boundary of the parcel. Both parcels are situated directly east of the M11, which provides a strong defensible boundary against potential sprawl from the eastern urban edge of Harlow.</p> <p>(3) The majority of the parcel boundary is made up of roads, including the A414 a strong defensible boundary to the south. The eastern and northern boundaries consist of a number of different roads, including Stony Lane, Ashlyns Lane, Weald Bridge Road and Tilegate Road. The parcel boundary also partly consists of substantial tracks and lanes, but also some less well defined hedgerows. The western boundary of the parcel is strong as it follows the road Green Lane and small watercourse with substantial vegetation.</p>	
2. Prevent neighbouring towns from merging into one another	Relatively Weak - 2
<p>(4) The far eastern section of the parcel forms part of the gap between North Weald Bassett and Chipping Ongar.</p> <p>(5) A414 forms a defensible boundary at the southern edge of the parcel and Cripsey Brook forms a defensible boundary in the southern half of the parcel.</p> <p>(6) The distance of the gap between North Weald Basset and Chipping Ongar is 3.6 km.</p> <p>(7) There is evidence of significant ribbon development along Weald Bridge Road north of North Weald Bassett.</p> <p>(8) Views along the A414 are of open arable fields, sporadic residential development and vegetation. The parcel is broadly open in nature.</p> <p>(9) The reduction of the gap would need to be very significant to compromise the separation of the towns in physical terms.</p> <p>(10) The majority of the parcel is open and any development is likely to reduce visual openness. Areas around the existing settlement are more hidden from view.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Bel in this location does protect the countryside. The parcel is predominately used for agricultural use and has a heavy concentration of PRowS towards the north- western boundary of the parcel, which provides a network between the agricultural related buildings. Within the parcel there are two areas of deciduous woodland (Reynkyns Wood and Hall Wood) and ancient woodland (Reynkyns Wood) at the southern and north- eastern parcel boundaries. There is also an area of unprotected woodland (Canes Wood) towards the south- western boundary. As well as two LoWs (Ep145 and Ep134) towards the northern and southern boundaries. The North Weald Golf Course is situated directly north of the A414 at the southern parcel boundary.</p> <p>(12) The topography of the parcel is relatively level with slight slope that provides views to the urban edge of North Weald Bassett. It is unlikely that the topography prevents encroachment of development, given the proximity to North Weald Bassett and the open landscape. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has not been encroached by built development or other urbanising elements.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: North Weald Bassett

Settlement Type: Large Village

Stage 2 Assessment



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Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 008.1

Parcel Size (Ha) - 9.67

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The edge of Harlow is a little over 4km to the north-west and separated from this parcel by the M11 motorway, which follows (in cutting) a ridge of higher ground that prevents any intervisibility, and also by the adjacent inset settlement of Tyler's Green. The parcel is also too small to have any strategic value in checking sprawl from Harlow. The higher rating given to Stage One parcel DSR-008 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between North Weald Basset and Chipping Ongar, but the distance between the two, lack of intervisibility and size of the parcel mean that it makes no contribution to maintenance of a settlement gap. There is a very small gap between the inset settlement areas to the north and south of the A414, but strong tree cover to either side of the road, and the presence of existing roadside development, mean that development in this parcel would have no significant impact on the character of that gap.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
This arable farmland and pasture is separated from the inset settlement edge along most of its frontage on Weald Bridge Road by a strong hedgerow, but there is development within the parcel. A pub and two houses lie within the parcel near southern boundary, along the A414, and there is development extending further eastwards on the opposite side of the road (outside of the parcel). A row of dwellings lie within the parcel opposite the northern end of the defined built-up area, with two residential dwellings and a plant nursery located just behind them, and more centrally located within the parcel is the Bantham and Ongar Bowls Club, a recent development with a large building and car park. There is no change in landform between the settlement and the parcel. A woodland block, Reynkyns Wood, forms a strong outer edge to the southern half of the parcel, and a lower hedgerow forms the outer edge of the northern half. The farmland retains some rural character but has a clear relationship with the settlement, and relatively strong containment from the wider Green Belt. Stage One parcel DSR-008 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Fairly low north-south hedgerows form a potential alternative boundary closer to the existing settlement edge, but use of this boundary would not alter the assessment of Green Belt contribution.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 008.2

Parcel Size (Ha) - 235.89

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The edge of Harlow is a little over 3km to the north-west and separated from this parcel by the M11 motorway, which follows (in cutting) a ridge of higher ground that prevents any intervisibility. Land closer to Harlow is considered to play a strong role in preventing potential sprawl. The higher rating given to Stage One parcel DSR-008 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development in this large area of gentle, north and west-facing slopes would extend the settlement edge significantly closer to Harlow. A broad area of high ground to the south of Harlow, in which the wooded areas of Harlow Park, Mark Bushes and Latton Bushes are very prominent, creates strong visual separation, but to the south of Hastingwood a very broad, shallow valley provides long views so there would be a perception of settlement expansion from some distance north of the parcel. To the east the parcel accounts for about one third of the 4km gap between North Weald Bassett and Chipping Ongar, so the gap experienced in travelling along the A414 would be reduced noticeably, but Chipping Ongar lies in a valley and has no intervisibility to this distance.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
North Weald Golf Course occupies the western third of this area but the remainder is mostly arable farmland, centred on the farm at Wyldingtree. The parcel forms the southern slopes of a very broad, exposed and rural valley (along which Cripsey Brook flows). The settlement edge at Tyler's Green is contained by a strong hedgerow and the eastern and western parts of the parcel are more remote from the inset settlement. Development along Vicarage Lane West is not urbanising in character. There are no significant barrier features separating the parcel from the wider countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The A414 could form a strong parcel boundary, but this would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 1 Assessment**

Parcel DSR 010 - West & North West of North Weald Bassett

Parcel Size (Ha) - 483.93

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate	3
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		10

1. Check the unrestricted sprawl of large built-up areas	Moderate - 3
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does contribute to a wider network of parcels, to form a strategic barrier against the sprawl of Harlow – particularly at the north of the parcel. The parcel adjoins parcels DSR-053 and DSR-007.</p> <p>(3) The M11 provides a strong defensible boundary at the western boundary of the parcel and the EOR railway tracks form a defensible boundary at the southern boundary.</p>	
2. Prevent neighbouring towns from merging into one another	Relatively Weak - 2
<p>(4) The parcel forms part of a gap between North Weald Bassett and Epping.</p> <p>(5) The southern boundary of the parcel follows the Epping Road. To the south of Epping Road the boundary of North Weald Bassett is defined by a dense area of woodland at the end of Pike Way, and the boundary of a golf course. The entire western boundary is provided by the M11, which could help prevent the coalescence of North Weald Bassett.</p> <p>(6) The distance of the gap between North Weald Bassett and Epping is 1.9 km.</p> <p>(7) There is no evidence of ribbon development along Epping Road (B181) between North Weald Bassett and Epping.</p> <p>(8) Views from Epping Road are of the airfield to the north and open agricultural land to the south.</p> <p>(9) Reduction of the gap would not lead to the physical connection of the towns. However, Epping, Coopersale and Thornwood are located in relative close proximity on the other side of the M11. The reduction of the gap would need to be very significant to compromise the separation of the towns in physical terms.</p> <p>(10) A reduction of the gap would not compromise the separation of the towns visually. However there is a risk that a reduction could compromise visual separation with Coopersale.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) North Weald Airfield forms a significant part of the parcel and adjoins the western boundary of North Weald Bassett and contains a large number PRoW throughout. There is also part of North Weald Golf Course at the north- eastern boundary that adjoins the A414 and North Weald Par 3 Golf Course at the southern boundary adjoining the M11 and the B181. To the east of the North Weald Par 3 Golf Course there is a small part of the ancient woodland (Roughtalley's Wood) and LoWS (Ep114).</p> <p>(12) The parcel is largely dominated by the airfield, the associated roadways and control tower. The airfield is surrounded by large slightly sloping arable fields that provide panoramic views of North Weald Bassett. It is unlikely that the topography and location prevent encroachment of development, given the proximity to North Weald Bassett and the open landscape. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has not been encroached by built development or other urbanising elements.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Stage 2 Assessment



Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 010.1

Parcel Size (Ha) - 24.21

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The edge of Harlow is a little over 4km to the north-west and separated from this parcel by the M11 motorway, which follows (in cutting) a ridge of higher ground that prevents any intervisibility. Land closer to Harlow is considered to play a strong role in preventing potential sprawl. The higher rating given to Stage One parcel DSR-010 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between two areas of inset settlement: the main body of North Weald Bassett to the south of the A414 and post-war development to the north, but development in this area would have no impact on the gap between North Weald Basset and Chipping Ongar, which lies some 4km to the east and is separated by higher ground.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Weak
The parcel includes 5 well-hedged fields to the south of the A414, two of which, adjacent to the settlement edge, contain a primary school and playing fields. Tyler's Farm occupies the north-eastern corner at the junction of the A414 and the B181 and is well contained by trees. To the north, between the A414 and Vicarage Road East, a long, narrow arable field is contained by well-treed hedges, and several smaller fields, strongly contained by hedgerows, lie adjacent to New House Farm to the west of the inset settlement. There is a degree of detachment between the settlement edges and the land within the parcel, but the extent to which this is perceived as countryside is limited by its containment on three sides by development, by its visual separation from the wider arable landscape to the west by strong hedgerows to either side of a byway (New House Lane) and by the presence of the A414. Stage One parcel DSR-010 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The A414 running through the parcel could also form a strong boundary, but this would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 010.2

Parcel Size (Ha) - 82.20

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

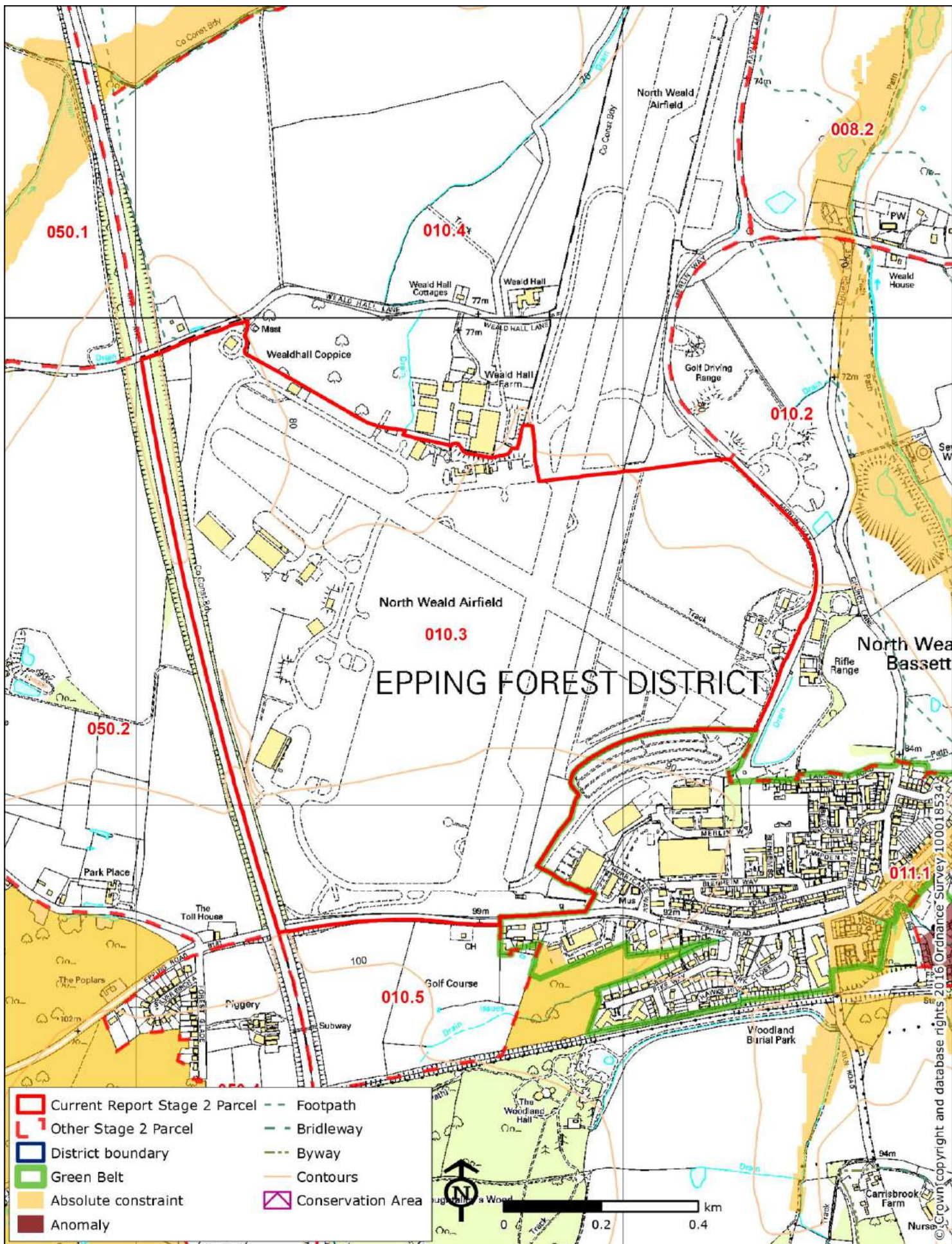
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The edge of Harlow is a little over 3.5km to the north-west and separated from this parcel by the M11 motorway, which follows (in cutting) a ridge of higher ground that prevents any intervisibility. Land closer to Harlow is considered to play a strong role in preventing potential sprawl. The higher rating given to Stage One parcel DSR-010 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development in this large area of gentle, north and west-facing slopes would extend the settlement edge significantly closer to Harlow. A broad area of high ground to the south of Harlow, in which the wooded areas of Harlow Park, Mark Bushes and Latton Bushes are very prominent, creates strong visual separation, but to the south of Hastingwood a very broad, shallow valley provides long views so there would be a perception of settlement expansion from some distance north of the parcel.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
This parcel is mostly arable farmland, bisected north-south by Church Lane and a pallel area of floodplain along a watercourse. There is a former golf driving range, now scrubbing over, on the western edge of the parcel adjacent to Merlin Way and North Weald Airfield, and a gymnastics centre lies to the south of this, close to the settlement edge, but these have only a localised urbanising influence. There is settlement along the northern edge of the parcel, on Vicarage Lane West, but this is rural in character (including a church and vicarage) and well contained by tree cover. The northern boundary along Vicarage Lane West is well defined; it does not contain long views to the wooded high ground south of Harlow across the shallow valley at the head of Cripsey Brook (the water tower at Parndon around 5km away is a distinctive skyline feature) but it does provide containment more locally. This is an open landscape, but the existing settlement is already exposed, fronting onto arable farmland with only sporadic garden vegetation for containment, and the very visible large buildings adjacent to the airfield at the western edge of North Weald Bassett add to the existing prominence of the settlement in general. Even a significantly enlarged settlement would still sit in a broad open, landscape, so impact on the wider Green Belt is considered to be 'moderate'. Land closer to the settlement edge contributes less to Purpose 3: the field adjacent to houses on Queen's Road and Oak Piece, contained to the west by a belt of trees but with a fairly weak outer boundary hedgerow near the Chase Farm buildings, would be considered to make a 'relatively weak' contribution. Stage One parcel DSR-073 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The field adjacent to houses on Queen's Road and Oak Piece, contained to the west by a belt of trees alongside Gullet Brook and to the north by a fairly weak hedgerow, is considered to make a 'relatively weak' contribution to Purposes 2 and 3. The full length of Gullet Brook between the settlement edge and Vicarage Lane West could form an alternative parcel boundary, but land to either side, other than the field noted above, is not considered to make a significantly different contribution to Green Belt purposes.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **North Weald Bassett**

Settlement Type: **Large Village**

Stage 2 Assessment



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Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 010.3

Parcel Size (Ha) - 103.73

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

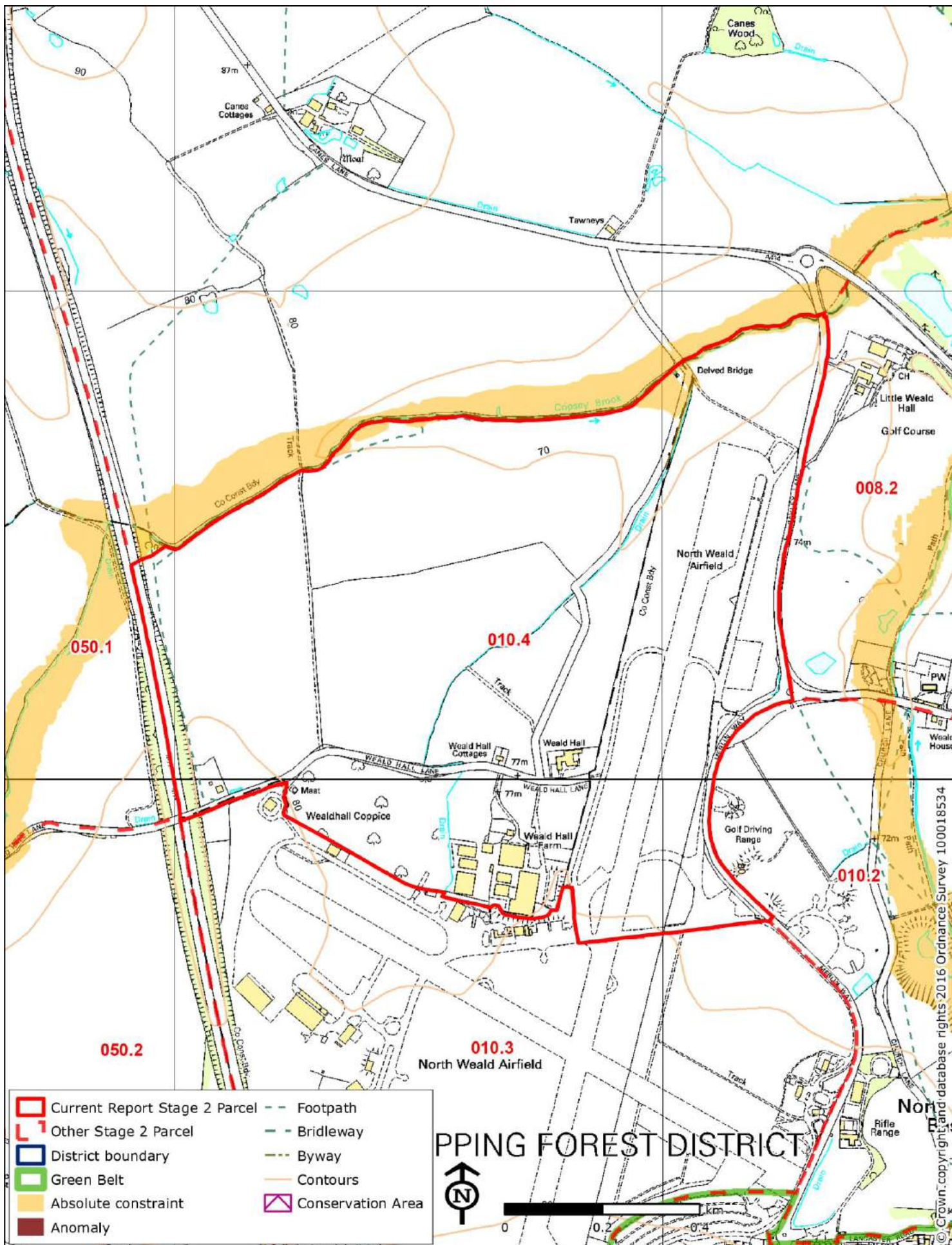
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The edge of Harlow is just under 3km from the outer edge of this parcel, but is separated from it by the M11 motorway which follows (in cutting) a ridge of higher ground that prevents any intervisibility. Land closer to Harlow is considered to play a strong role in preventing potential sprawl. The higher rating given to Stage One parcel DSR-010 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development in this area of gentle, north-facing slopes would extend the settlement edge significantly closer to Harlow. A broad area of high ground to the south of Harlow, in which the wooded areas of Harlow Park, Mark Bushes and Latton Bushes are very prominent, creates strong visual separation, but to the south of Hastingwood a very broad, shallow valley provides long views so there would be a perception of settlement expansion from some distance north of the parcel. The parcel also forms a small part of the gap between North Weald Bassett and Epping, along the B181, but the M11 and The Lower Forest lie in between and have a strong separating role.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
This parcel is occupied by the major part of North Weald Airfield. There are large buildings associated with the airfield on the western edge of the parcel and several smaller buildings on the eastern edge. A row of hangers lie adjacent to the northern edge of the parcel, close to the Weald Hall Farm complex. There are large areas of hardstanding associated with the airfield. Development within the parcel is not of a scale or form that can be considered urbanising, and although the settlement edge is dominated by large commercial/industrial buldings the parcel forms the gentle southern slopes of a very broad, exposed and rural valley, which is a very open landscape with no sense of containment from the wider countryside to the north. To the west, the M11 forms a strong barrier to encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **North Weald Bassett**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 010.4

Parcel Size (Ha) - 117.04

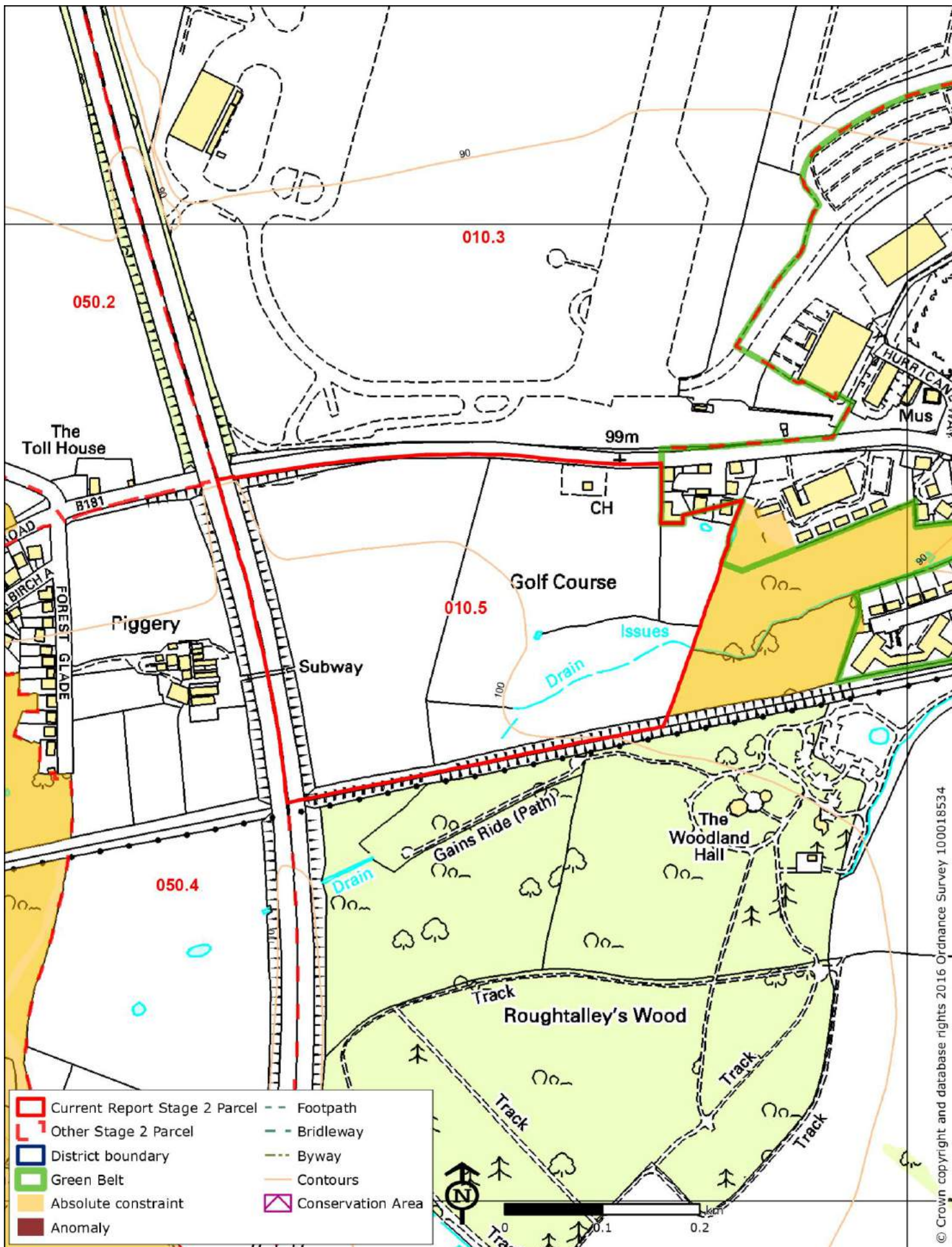
Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The edge of Harlow is just under 3km from the outer edge of this parcel, but is separated from it by the M11 motorway which follows (in cutting) a ridge of higher ground that prevents any intervisibility. Land closer to Harlow is considered to play a strong role in preventing potential sprawl. The higher rating given to Stage One parcel DSR-010 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development in this area of gentle, north-facing slopes would extend the settlement edge significantly closer to Harlow. A broad area of high ground to the south of Harlow, in which the wooded areas of Harlow Park, Mark Bushes and Latton Bushes are very prominent, creates strong visual separation, but to the south of Hastingwood a very broad, shallow valley provides long views so there would be a perception of settlement expansion from some distance north of the parcel.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
This parcel is occupied by the northern half of the main runway of North Weald Airfield, but is mostly arable farmland. The Weald Hall Farm complex lies near the southern edge of the parcel. The settlement edge, some 600m to the south, is dominated by large commercial/industrial buildings, but the parcel forms the gentle southern slopes of a very broad, exposed and rural valley, and is a very open landscape with no sense of containment from the wider countryside to the north. To the west, the M25 forms a strong barrier to encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Stage 2 Assessment



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Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 010.5

Parcel Size (Ha) - 13.92

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The edge of Harlow is just under 3km from the outer edge of this parcel, but is separated from it by the M11 motorway which follows (in cutting) a ridge of higher ground that prevents any intervisibility. Land closer to Harlow is considered to play a strong role in preventing potential sprawl. The higher rating given to Stage One parcel DSR-010 reflects that parcel's inclusion of land closer to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development in this location would constitute a fairly small reduction in the settlement gap between North Weald Bassett and Epping, along the B181. The Lower Forest and the M11 lie between the two settlements, minimising any perception of potential settlement coalescence.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
This parcel is occupied by a small pitch and putt golf course and practice ground, and a grazing pasture. The golf facility has a small administrative building, which in isolation is not a significant urbanising influence. This is high, open ground on the southern slopes of a broad valley with only a narrow physical link to the inset settlement edge, on the Roughtally's cul-de-sac, but it is strongly contained by the M11 to the west, a railway line and Roughtalley's Wood to the south and most of the eastern boundary (where it is also a Local Nature Reserve), and the B181 Epping Road to the north.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The hedgerow along the southern side of the Weald Hall Farm complex could form an alternative boundary, partially separating the main airfield area to the south from arable farmland and the northern end of a runway to the north. A new boundary would need to be created to cross the runway to the east of the hedgerow.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 1 Assessment**

Parcel DSR 011 - East of North Weald Bassett

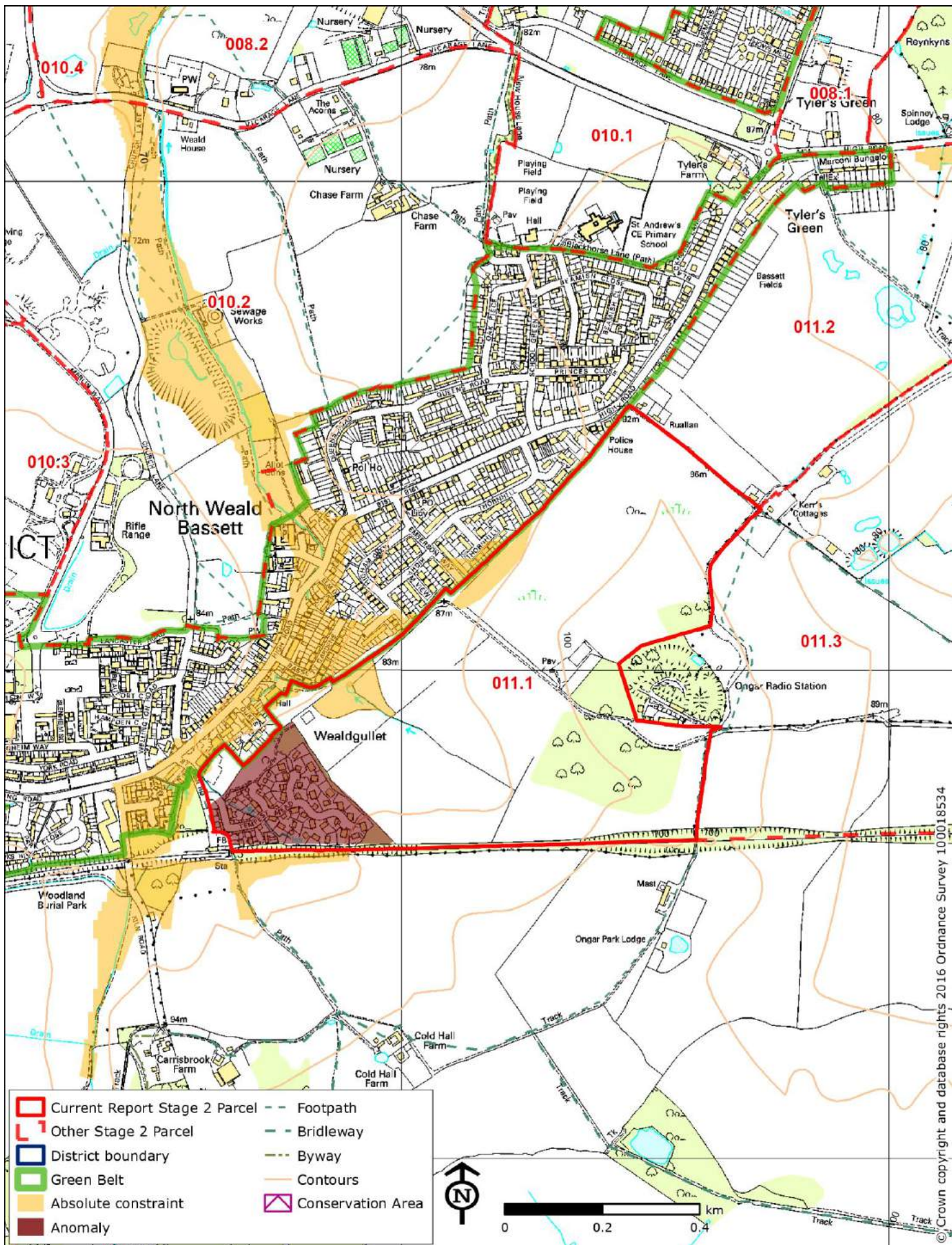
Parcel Size (Ha) - 344.35

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		7

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned large built-up areas.</p> <p>(3) The parcel is not in close proximity to any large built-up areas.</p>	
2. Prevent neighbouring towns from merging into one another	Relatively Weak - 2
<p>(4) The parcel itself is situated south east of the town North Weald Bassett, and provides, or forms part of a gap or space between the towns North Weald Bassett and Chipping Ongar.</p> <p>(5) The parcel is enclosed by relatively strong defensible boundaries that would prevent the neighbouring towns North Weald Bassett and Chipping Ongar from merging. There are strong boundaries to north of the parcel provided by A414 and strong boundary to the south provided by railway line. The eastern boundary consists of the wooded areas of Dewley Wood and Miller's Grove connected by hedges and ditches. The western boundary forms the edge of the North Weald Bassett settlement and consists largely of garden boundary treatments (hedges or fences), but does follow a tree line in the south west corner.</p> <p>(6) The distance of the gap between North Weald Bassett and Chipping Ongar is 3.6 km.</p> <p>(7) There is no evidence of ribbon development along the A414, between North Weald Bassett and Chipping Ongar.</p> <p>(8) The parcel immediately adjoins the eastern edge of North Weald Bassett, and forms part of the gap between this village and Chipping Ongar, which is some distance further to the east. The only views of this parcel from well used thoroughfares are from the A414, where some extensive long distance views of the countryside can be seen.</p> <p>(9) Reduction of the gap would not lead to the physical connection of two or more settlements.</p> <p>(10) The parcel is relatively open and there are medium distance views of the properties of North Weald Bassett from Blake Golf Course. Extension into the green belt of the northern part of the North Weald Bassett would visually diminish the overall openness of the parcel. The southern part of the North Weald Bassett boundary is more hidden from longer distance views due to topography (the fields slope down to the settlement at this point) large fields of shrub land and the treed area around Ongar Radio Station.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt in this location does protect the countryside. A large part of the parcel, at the northern boundary is used by Blakes Golf Course. The remaining fields to the east are used for agricultural or recreational purposes. Networks of PRowS are concentrated towards the western boundary of the parcel, which adjoins North Weald Bassett. There is an area of ancient woodland (Dewley Wood) at the north-eastern boundary and a smaller area of deciduous woodland (Miller's Grove) towards the south-eastern boundary. Within these parcels of woodland are two LoWS (Ep156 and Ep166). There is also a large unprotected woodland area around the Ongar Radio Station.</p> <p>(12) The parcel is characterised by gently undulating agricultural (predominantly arable) fields that provide an open view to the urban edge of North Weald Bassett, to the west. There are number of ridges and valleys that create a visually significant slope around the Ongar Radio Station, to the south west however not near enough to the eastern fringe of the village to prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approximately 1.49% (5.12 hectares) of built development or other urbanising elements, at the southwest boundary where the Tempest Mead residential area has been developed. This should be considered for release with the precise boundaries considered in the Stage 2 Review.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Stage 2 Assessment



Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 011.1

Parcel Size (Ha) - 53.88

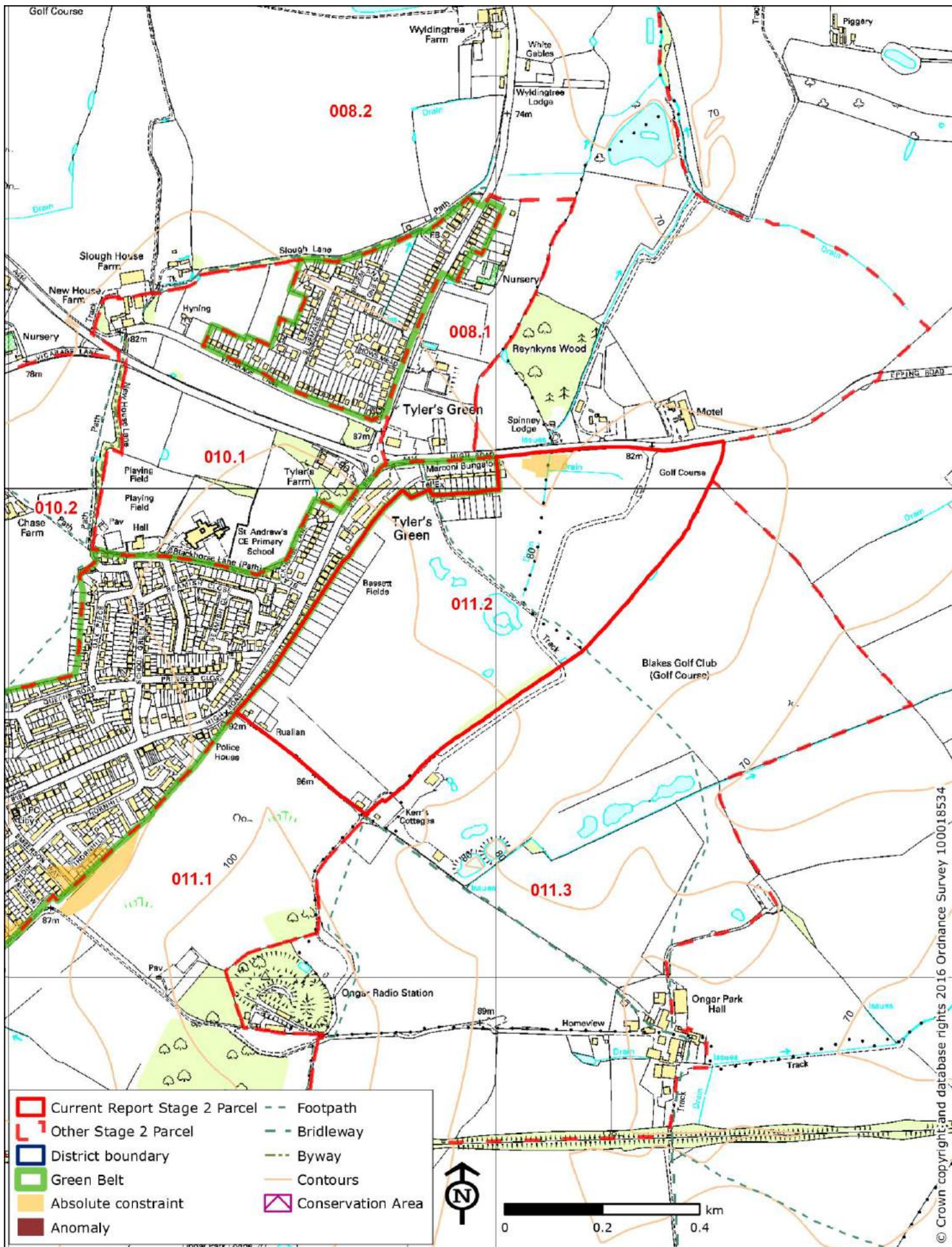
Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The edge of Harlow is a over 4.5km to the north-west and separated from this parcel by the M11 motorway, which follows (in cutting) a ridge of higher ground that prevents any intervisibility. Land closer to Harlow is considered to play a strong role in preventing potential sprawl.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between North Weald Basset and Chipping Ongar, and development here would reduce the physical gap to just over 3km (as the crow flies), but there would be no intervisibility as Chipping Ongar has a fairly contained valley setting. There may be some limited perception of a reduced gap in views from the A414, which joins the northern ends of the two settlements. The Epping Ongar heritage railway line provides a direct link adjacent to the southern edge of the parcel, but runs through a tree-lined cutting for most of its length.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
Much of this parcel is former arable land now scrubbed over. The remains of North Weald Redoubt, one of London's late Victorian mobilisation centres (and a Scheduled Ancient Monument), lie on a ridge just beyond the eastern edge of the parcel, and there is a bowls club nearby. Reasonably good hedgerows mark the settlement edge to the north and the west, and there are two small floodplain areas (forming the Weald Common Local Nature Reserve) on the former edge, but the southern/western end of North Weald Bassett is on land rising uphill to the west and is very visible from the high ground within this parcel. The Epping Ongar railway line, with surrounding tree cover, forms a strong southern boundary, screening views from the upland plateau to the south. The majority of the parcel is considered to make a moderate contribution to this Green Belt purpose, but the eastern fringe of the parcel, close to the ridge line, is more distinct from the setting of the settlement and so makes a higher contribution. Stage One parcel DSR-011 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
There is another hedgerow within the eastern half of the parcel that could partially contain any development in this area to the field adjacent to Tempest Mead.	
Potential anomalies identified for consideration by EFDC	
The modern (c.2000) development at Tempest Mead, on the western edge of the parcel, can be considered an anomaly which should be excluded from the Green Belt. The railway line to the south and hedgerow to the east would form strong boundaries.	

Stage 2 Assessment



Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 011.2

Parcel Size (Ha) - 37.23

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The edge of Harlow is a over 4.5km to the north-west and separated from this parcel by the M11 motorway, which follows (in cutting) a ridge of higher ground that prevents any intervisibility. Land closer to Harlow is considered to play a strong role in preventing potential sprawl.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between North Weald Basset and Chipping Ongar, and development here would reduce the physical gap to a little over 3km (as the crow flies). There would be no intervisibility, as Chipping Ongar has a fairly contained valley setting, but the gap as perceived along the A414, which passes through an open, arable landscape between the two settlements, would potentially be reduced.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
This parcel comprises part of a golf course, Blakes Golf Club, along with several houses on the settlement edge, the extended gardens of houses along the B181 (High Road) and a few isolated houses by the track along the southern edge of the parcel, near the golf clubhouse. This is high ground with long views of over a rural landscape, so despite the artificial undulations of the golf course and the exposed nature of the settlement edge on the B181 it has a strong relationship with the wider countryside, and no sense of containment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **North Weald Bassett**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 011.3

Parcel Size (Ha) - 90.06

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

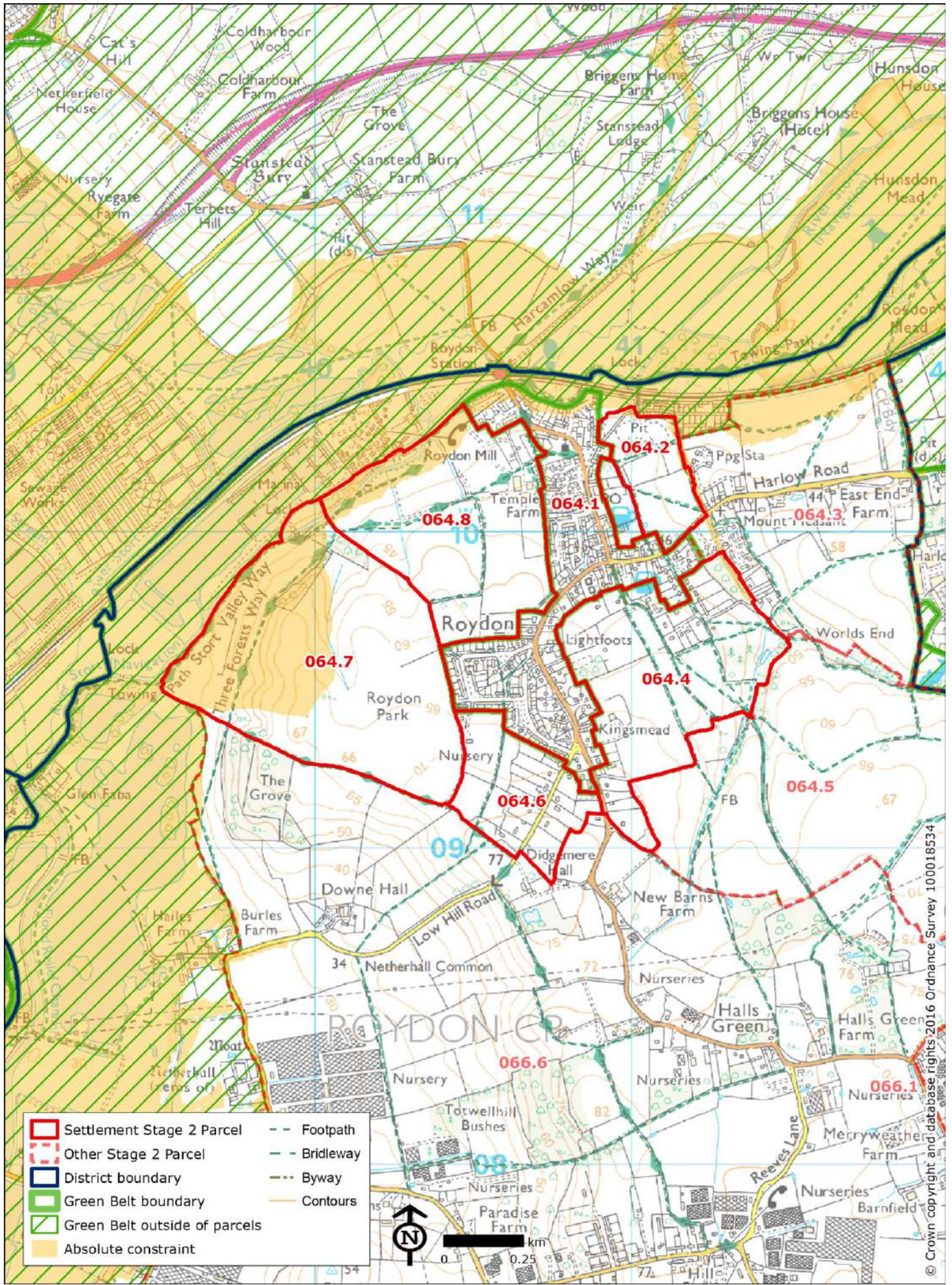
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The edge of Harlow is a over 4.5km to the north-west and separated from this parcel by the M11 motorway, which follows (in cutting) a ridge of higher ground that prevents any intervisibility. Land closer to Harlow is considered to play a strong role in preventing potential sprawl.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies between North Weald Basset and Chipping Ongar, and development here would reduce the physical gap to less than 3km (as the crow flies). There would be no intervisibility, as Chipping Ongar has a fairly contained valley setting, but the gap as perceived along the A414, which passes through an open, arable landscape between the two settlements, would potentially be reduced.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
This parcel comprises the eastern half of Blakes Golf Club to the north and farmland to the south, where the landform falls away into a well defined valley, providing long, open, rural views to the east and north. Ongar Park Hall and Farm lie on the eastern boundary. The remains of North Weald Redoubt, one of London's late Victorian mobilisation centres (and a Scheduled Ancient Monument), lie on the ridge on the western edge of the parcel. This area is remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Roydon**

Settlement Type: **Small Village**



Settlement: **Roydon**Settlement Type: **Small Village****Description of broad locations for further assessment**

The identified area is extended to join the area around Harlow and Lower Nazeing to ensure a continuous assessment of the land between settlements.

Parcel	Features used to define parcel
064.1	Intact hedgerows form relatively strong boundaries to the east and north, and the gardens of dwellings on Harlow Road form the boundary to the south.
064.2	A stream and associated hedgerow form a relatively strong boundary to the east; Harlow Road forms a strong boundary to the south and a hedgerow along the back of railway-side dwellings forms a strong edge to the north.
064.4	Woodland belt forms a strong boundary to the east; low hedgerows form relatively weak boundaries to the south (no stronger boundaries exist nearby). The parcel abuts the B181 Epping Road to the south of the defined built-up area edge.
064.6	Intact hedgerows form relatively strong boundaries around the parcel.
064.7	River Stort Navigation forms a strong boundary to the west; intact hedgerow forms a relatively strong boundary to the south and north.
064.8	River Stort Navigation forms a strong boundary to the north; intact hedgerow and a woodland block form a relatively strong boundary to the west.

Parcel	Potential anomalies
064.1	None identified.
064.2	None identified.
064.4	There is not a strong distinction between houses within the parcel on Grange Lane and houses within the built-up area, but some difference in density can be observed, as well as an increase in tree cover within the parcel. Therefore it is suggested that this should not be treated as an anomaly.
064.6	None identified.
064.7	None identified.
064.8	None identified.

Settlement: **Roydon**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 064 - Area Surrounding Roydon

Parcel Size (Ha) - 311.24

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		11

1. Check the unrestricted sprawl of large built-up areas**Strong - 5**

(1) The parcel acts, in itself, as an effective barrier against sprawl from Harlow and Hoddesdon
(2) The parcel contributes, as part of a wider network of parcels, to a strategic barrier against the sprawl of Harlow and Hoddesdon. The parcel adjoins DSR-063 and DSR-066 at the southern boundary and DSR65 at the northern boundary.
(3) The River Stort, Marina and railway line all act as strong defensible boundaries to the sprawl of Hoddesdon. There are no notable north-south boundaries acting as an effective barrier to sprawl. Harlow Road which runs east-west is the strongest boundary. The western edge of Harlow adjoins an open field .

2. Prevent neighbouring towns from merging into one another**Relatively Weak - 2**

(4) The parcel forms part of a gap with DSR-066 between the towns of Roydon and Lower Nazeing.
(5) The parcel provides defensible boundaries within the parcel to prevent neighbouring towns from merging. A mature hedgerow and trees line the southern boundary of the parcel south of Roydon creating a good defensible boundary.
(6) The distance of the gap between Roydon and Lower Nazeing is 2.8 km.
(7) There is some evidence of ribbon development at the southern edge of Roydon, along Epping Road (B181).
(8) The visual perception of the gap along Epping Road (B181) is of open countryside.
(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.
(10) A reduction in the gap would be unlikely to compromise the separation of towns and the overall openness of the parcel visually.

3. Assist in safeguarding the countryside from encroachment**Relatively Strong - 4**

(11) The Green Belt designation in this parcel protects the countryside. The western part of the parcel is within the Lea Valley Regional Park (LVRP), with the exception of a pocket of unprotected woodland at the south-western edge of the settlement Roydon. The river Stort flows along the north-western boundary within the LVRP and is used for recreational activities such as fishing. The fields are predominantly used for agricultural purposes that are lined with a network of mature hedgerows, mature veteran trees and PRoWs, with the exception of Roydon recreation ground and allotments to the south east and an enclosed field to the north east of Roydon. There are also two local wildlife sites located within the eastern part of the area, the Worlds End which is relatively central and the other at the lower edge.
(12) The linear village Roydon runs north to south across the area. To the west of the village, the topography encompasses a hill which slopes downwards to the west towards the valley of the River Lee (the western slopes of this hill form the eastern valley sides). To the southeast of the village, the topography rises from the edge of the settlement to the top of two hills. These slopes are considered to be visually significant. Therefore the topography in this location does prevent encroachment.
To the south and east of the village the topography is relatively level. Therefore it is unlikely that the topography in this location prevents encroachment.
(13) The parcel has been encroached by approximately 1 % (3.11 hectares) east of Roydon.

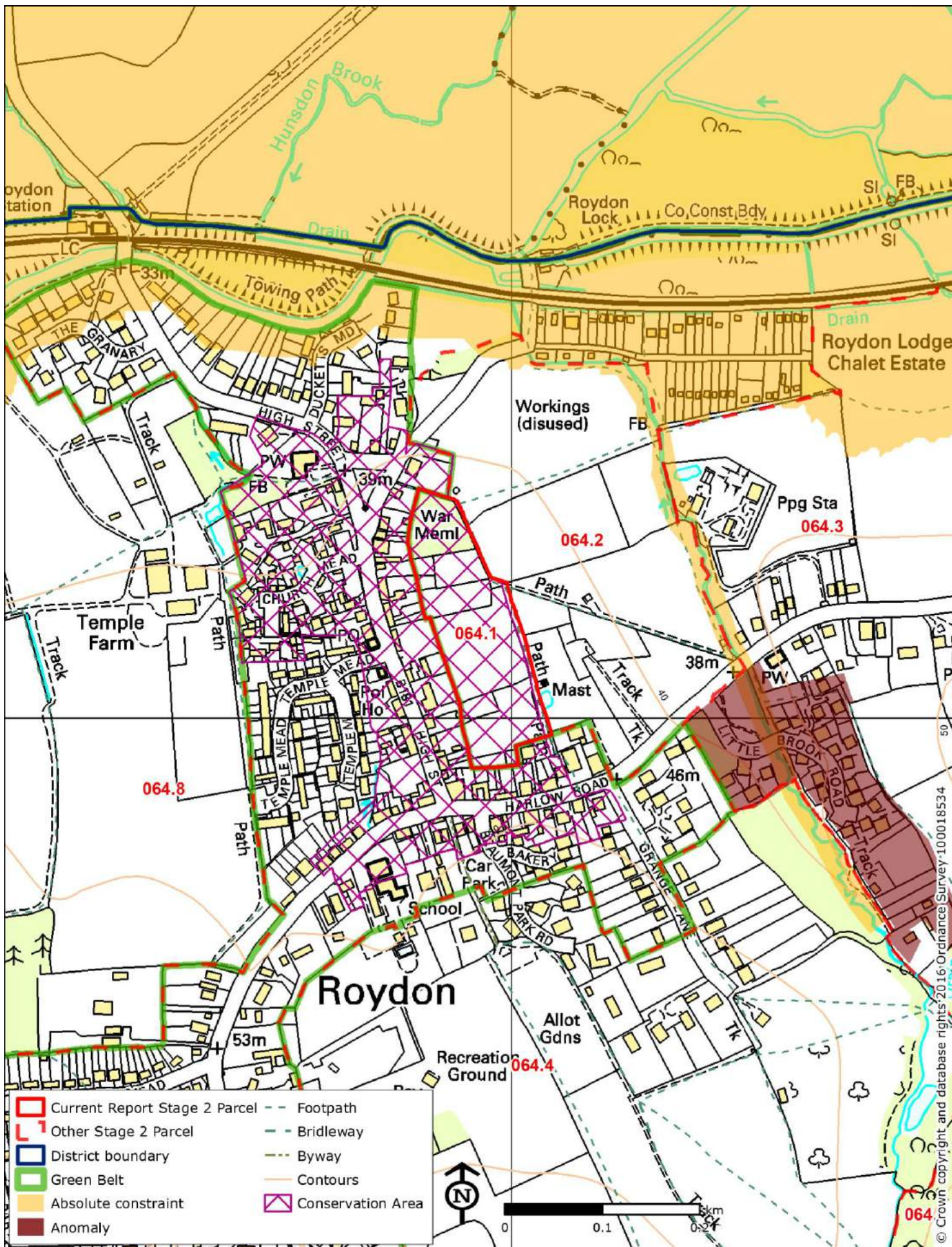
4. To preserve the special character of historic towns**No Contribution - 0**

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

Settlement: **Roydon**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Roydon**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 064.1

Parcel Size (Ha) - 2.14

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

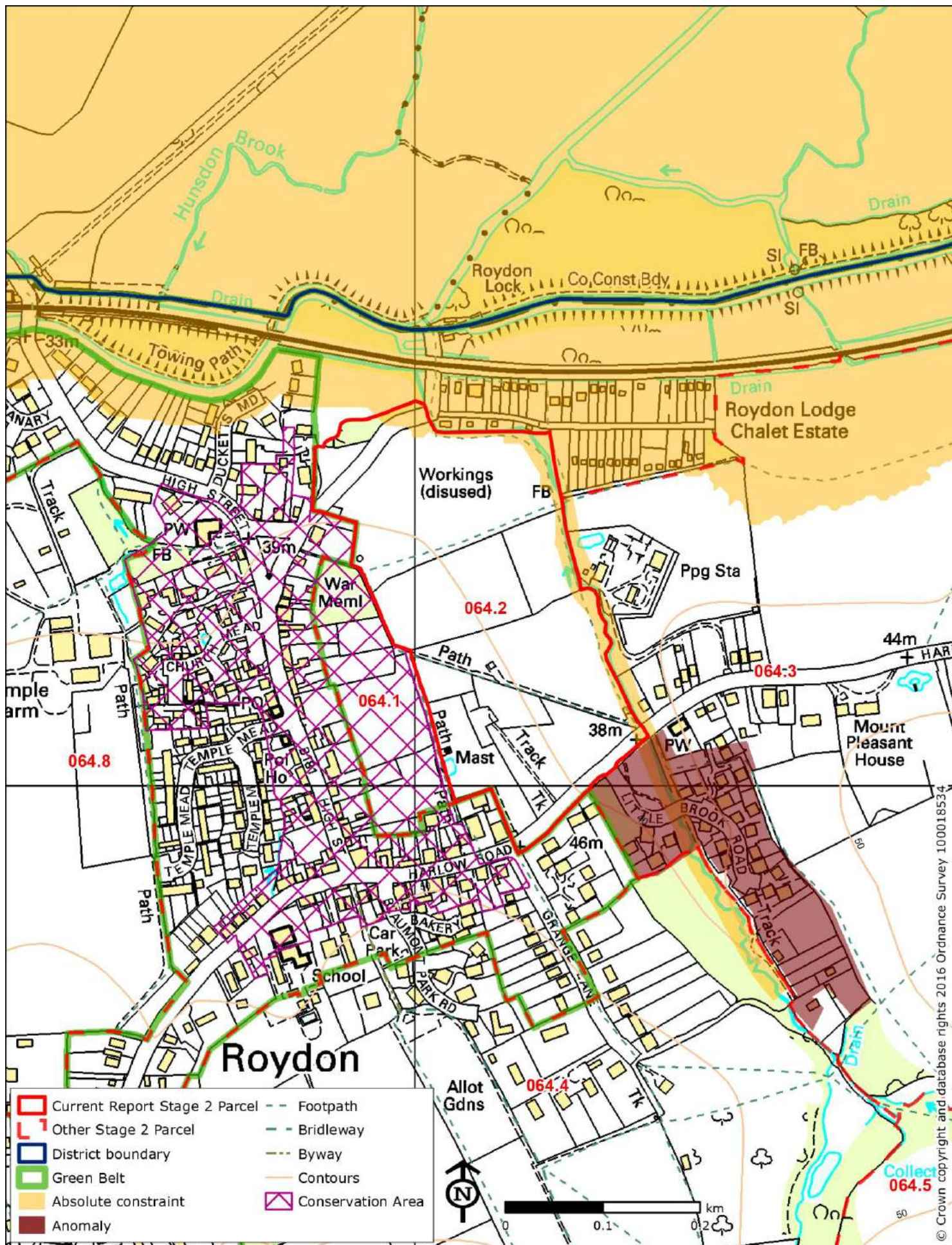
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is separated from Hoddesdon by the River Lea floodplain, where environmental constraints form a strong barrier to sprawl, and by land to the west of Roydon, which makes an additional contribution. Land to the east of Roydon is not therefore considered to make any additional contribution to the prevention of sprawl from Hoddesdon. Land closer to Harlow is considered to make a strong contribution to preventing sprawl from that direction, so the parcel makes no contribution to this either. The higher rating given to Stage One parcel DSR-064 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The settlement edge on Harlow Road and along Grange Lane to the south extends closer to Harlow than this parcel, and development in this area would be no less screened than the current settlement edge in views from the east. A wooded valley adds to the sense of separation between Roydon and Harlow.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Weak
The treed hedgerow which forms the outer boundary of this parcel is a more consistent edge than the intermittent boundary with the settlement edge. The parcel is subdivided by hedgerows into three north-south sections, containing (from north to south) gardens, a paddock and scrub. Although in itself undeveloped the parcel's uses have more relationship with the settlement than the wider countryside. Stage One parcel DSR-064 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Roydon**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Roydon**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 064.2

Parcel Size (Ha) - 8.54

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Weak
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

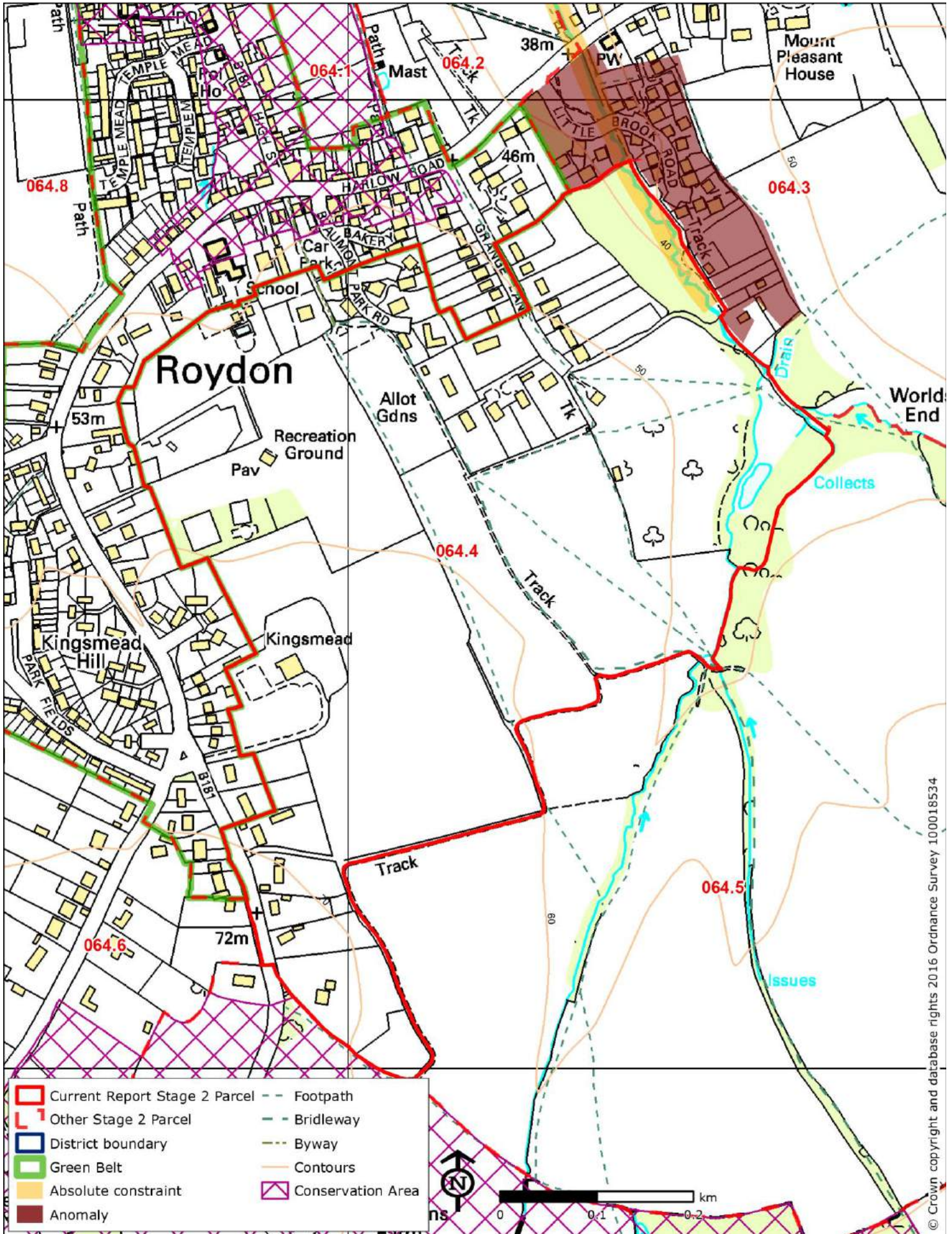
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is separated from Hoddesdon by the River Lea floodplain, where environmental constraints form a strong barrier to sprawl, and by land to the west of Roydon, which makes an additional contribution. Land to the east of Roydon is not therefore considered to make any additional contribution to the prevention of sprawl from Hoddesdon. Land closer to Harlow is considered to make a strong contribution to preventing sprawl from that direction, but the limited gaps in housing along Harlow Road mean that the retention of openness of land within this parcel also makes some contribution to preventing the perception of sprawl from Harlow. The higher rating given to Stage One parcel DSR-064 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
This parcel is to an extent contained by development, with houses on Harlow Road to the south, a pumping station to the east and dwellings alongside the railwayline to the north, but landform and screening from trees and hedgerows create a clear distinction between these areas. Development of the open space within this parcel would be likely to be perceived as a significant expansion of the settlement resulting in some narrowing of the gap to Harlow.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
Development around this parcel has some effect on its character, but it has no built development within it and tree cover screens any significant development from view. A strong hedgerow visually separates most of the parcel from the settlement, although the northern field (containing a grassed over disused pit) is more exposed. The outer edge hedgerow is also fairly strong; the land slopes away from the settlement but not steeply enough to expose it to a wide area of view, so there is a reasonable degree of containment from the wider countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Roydon**

Settlement Type: **Small Village**

Stage 2 Assessment



Settlement: **Roydon**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 064.4

Parcel Size (Ha) - 33.62

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

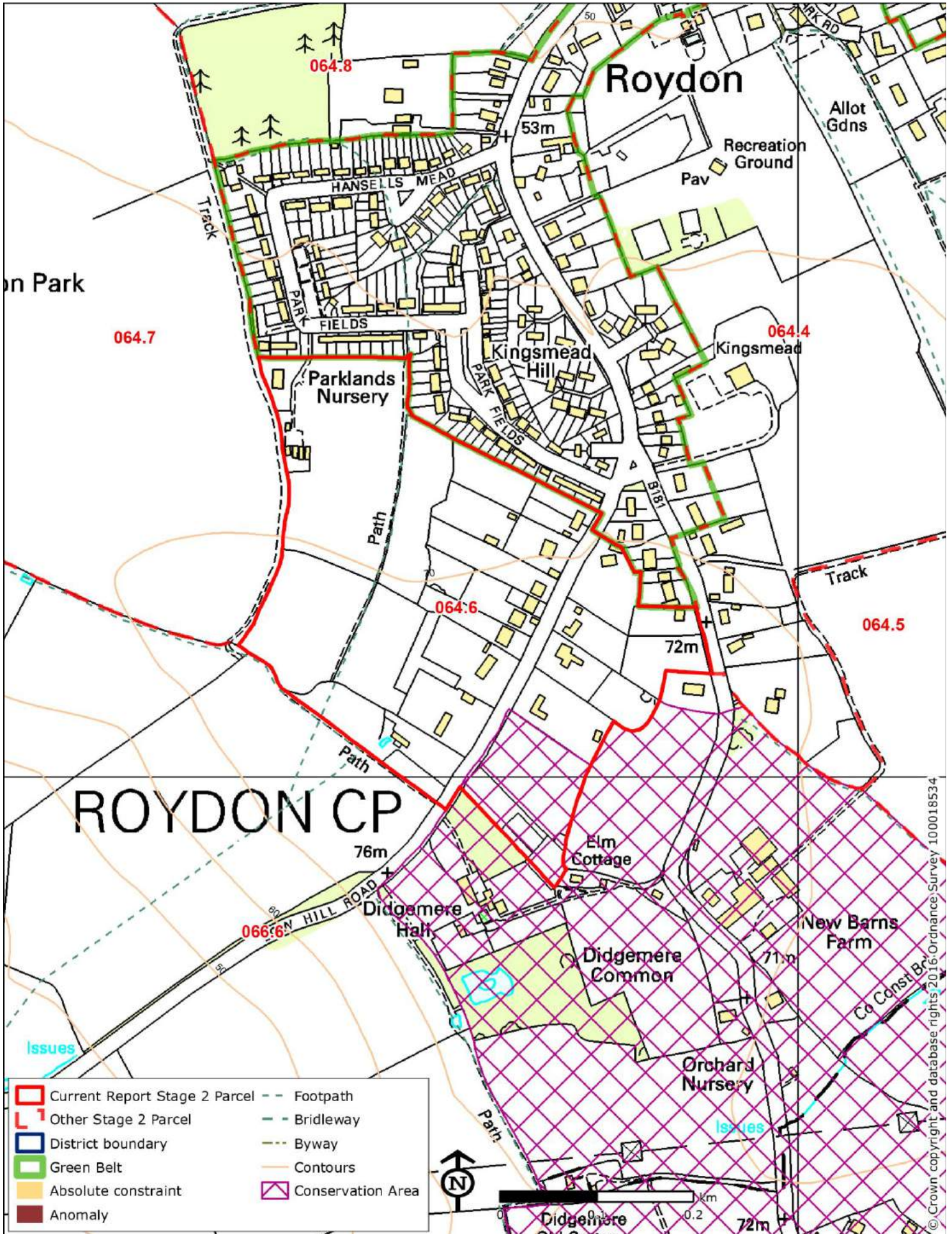
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The Lee Valley was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. Any development within this parcel would therefore relate to Roydon rather than Hoddesden, and so would not be perceived as sprawl emanating from the latter. Land to the east of this parcel makes a strong contribution to preventing sprawl from Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development as far as the eastern or southernmost edges of this parcel would represent only a very small advance in distance from the existing inset settlement edge toward the nearest settlements considered against this purpose: Harlow and Roydon respectively. Harlow is only 0.5km away from the parcel edge, so large-scale development would still constitute a physical advance into the gap, but the well-wooded valley to the east constitutes a strong barrier feature which provides visual separation from Harlow.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The southern half of the parcel is arable farmland in two moderately-sized fields, with a coniferous woodland block and deciduous stream valley woodland forming a strong barrier to the east. There is no strong separation between these fields and further arable farmland to the south. There is existing development in the north-eastern part of the parcel, where houses at the southern end of Grange Lane, Beaumont Park Drive and Occupation Lane lie within the Green Belt, and also along Epping Road at the south-eastern corner. Playing fields, subdivided to an extent by some strong hedgerows, occupy the north-western section of the parcel, with allotments and a small orchard separating these from houses. There is reasonably strong separation between this area and the inset settlement edge. Development within the Green Belt to the west of Grange Lane is exposed to the arable field to the south, but a strong hedgerow separates the eastern and western halves of the parcel so there is still a clear sense of this area being countryside. The arable field to the west is flat an open, with limited views of the settlement edge other than one large house, Kingsmead, which is set back from the road and within the Green Belt. On balance, some distinction can be made between the arable fields, which make a 'relatively strong' contribution to Purpose 3, and the playing fields in the north-western corner, which are more contained by development and less rural in character but which have strong hedgerows to create separation from the settlement. The latter are considered to contribute to a moderate extent to Purpose 3.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
A boundary could be drawn to separate the arable fields in the southern half of the parcel from the playing fields, allotments and existing development in the northern half. The resultant northern parcel would be considered to make a 'moderate' contribution to Purpose 3.	
Potential anomalies identified for consideration by EFDC	
There is not a strong distinction between houses within the parcel on Grange Lane and houses within the built-up area, but some difference in density can be observed, as well as an increase in tree cover within the parcel. Therefore it is suggested that this should not be treated as an anomaly.	

Settlement: **Roydon**

Settlement Type: **Small Village**

Stage 2 Assessment



- Current Report Stage 2 Parcel
- Other Stage 2 Parcel
- District boundary
- Green Belt
- Absolute constraint
- Anomaly
- Footpath
- Bridleway
- Byway
- Contours
- Conservation Area

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Settlement: **Roydon**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 064.6

Parcel Size (Ha) - 13.99

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

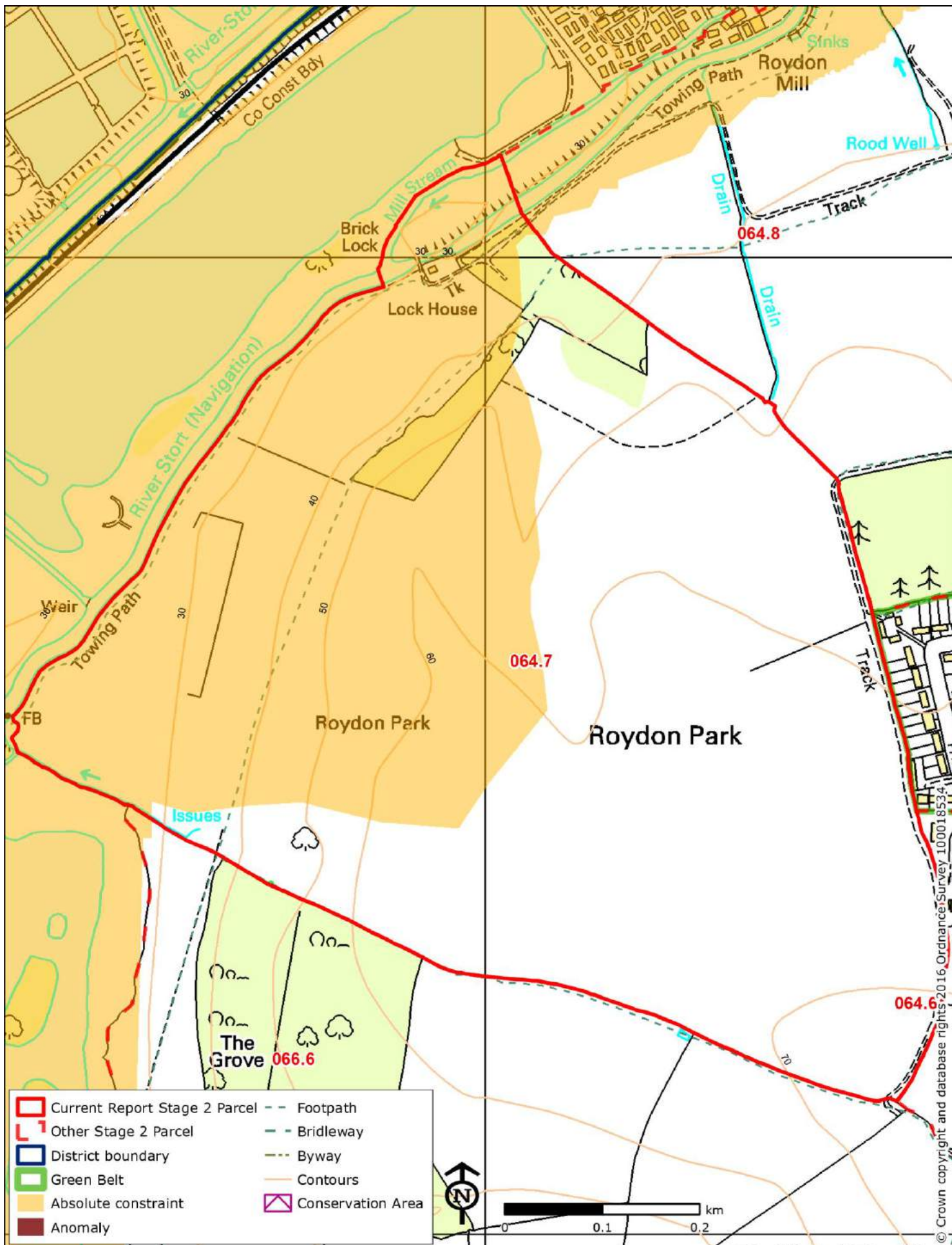
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel lies relatively close to Hoddesdon but is separated from it by the River Lea floodplain, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. Any development within this parcel would therefore relate to Roydon rather than Hoddesden, and so would not be perceived as sprawl emanating from the latter. Land to the east of Roydon makes a strong contribution to preventing sprawl from Harlow. The higher rating given to Stage One parcel DSR-064 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Housing in this parcel would not extend the settlement edge any closer to Hoddesdon, which is also separated by the Lee Valley, a strong buffer feature with environmental constraints on development. Over 2.5km separate the built-up area edges of Royon and Lower Nazeing to the south, and they are also separated by a tree line on the southern edge of the parcel, and a strong change in elevation as the land falls away southward from the tree line. Development on the north-facing slope of the hill, which has already taken place along both sides of Low Hill Road within the parcel, would not therefore be perceived as reducing the settlement gap to Lower Nazeing. The Stage One assessment for DSR-064 did not take the separating effect of the change in elevation to the south of the parcel into consideration, and also considered a larger area than the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The two pastures fields comprising the western half of this parcel are contained by well-treed hedgerows on all sides other than north, where the inset settlement edge, on lower ground, is exposed. One well-screened dwelling lies close to the settlement edge in the north-west corner, and there are some associated outbuildings (formerly a plant nursery). The gently sloping hillside is consistent with the slope of the adjacent settlement. The eastern half of the parcel consists of widely-spaced houses to either side of Low Hill Road, set in large, well-treed plots, creating a semi-rural edge to the village which is consistent with inclusion in the Green Belt. Development of the western half of the parcel would have limited impact on the wider Green Belt but within the fields themselves there is an increasing sense of separation from the settlement as the ground rises to the south, giving long views to the far side of the Stort valley.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The hedgerow dividing the two fields in the western half of the parcel would make a strong boundary but the contribution of land contained by this to Purpose 3 would still be 'moderate'. Low Hill Road could also form a boundary, but there is no significant difference in the character of the land to either side, or its contribution to Green Belt purposes.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Roydon**

Settlement Type: **Small Village**

Stage 2 Assessment



Settlement: **Roydon**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 064.7

Parcel Size (Ha) - 52.53

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Weak
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel lies relatively close to Hoddesdon but is separated from it by the confluence of the valleys of the River Lea and the River Stort, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. Development within this parcel would be likely to relate to Roydon rather than Hoddesdon, but the visual openness of this area and proximity of Hoddesdon across the valley means that there could be some perception of sprawl associated with the latter. Land to the east of Roydon makes a strong contribution to preventing sprawl from Harlow. The higher rating given to Stage One parcel DSR-064 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The inset settlement of Roydon lies on the gentle north-facing slopes of a prominent hill, but this parcel contains the plateau and more pronounced, steeper western slopes of the hill. Development would not represent any risk of coalescence but it would significantly increase visibility of Roydon from the west and reduce the gap to large-scale commercial and infrastructure development in the Lee Valley.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The River Stort (Navigation) forms a strong outer boundary to this parcel of land, but as one very large, very open, undulating arable field, with steep lower slopes and several hillside woodland blocks, this is a very distinctive landscape. The settlement edge abuts the much shallower, upper slopes of the parcel on similar terrain, but is separated by a strong hedgerow. Any development extending into this open field would be very visible across the valley from the west, representing a significant encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Roydon**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 064.8

Parcel Size (Ha) - 33.90

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

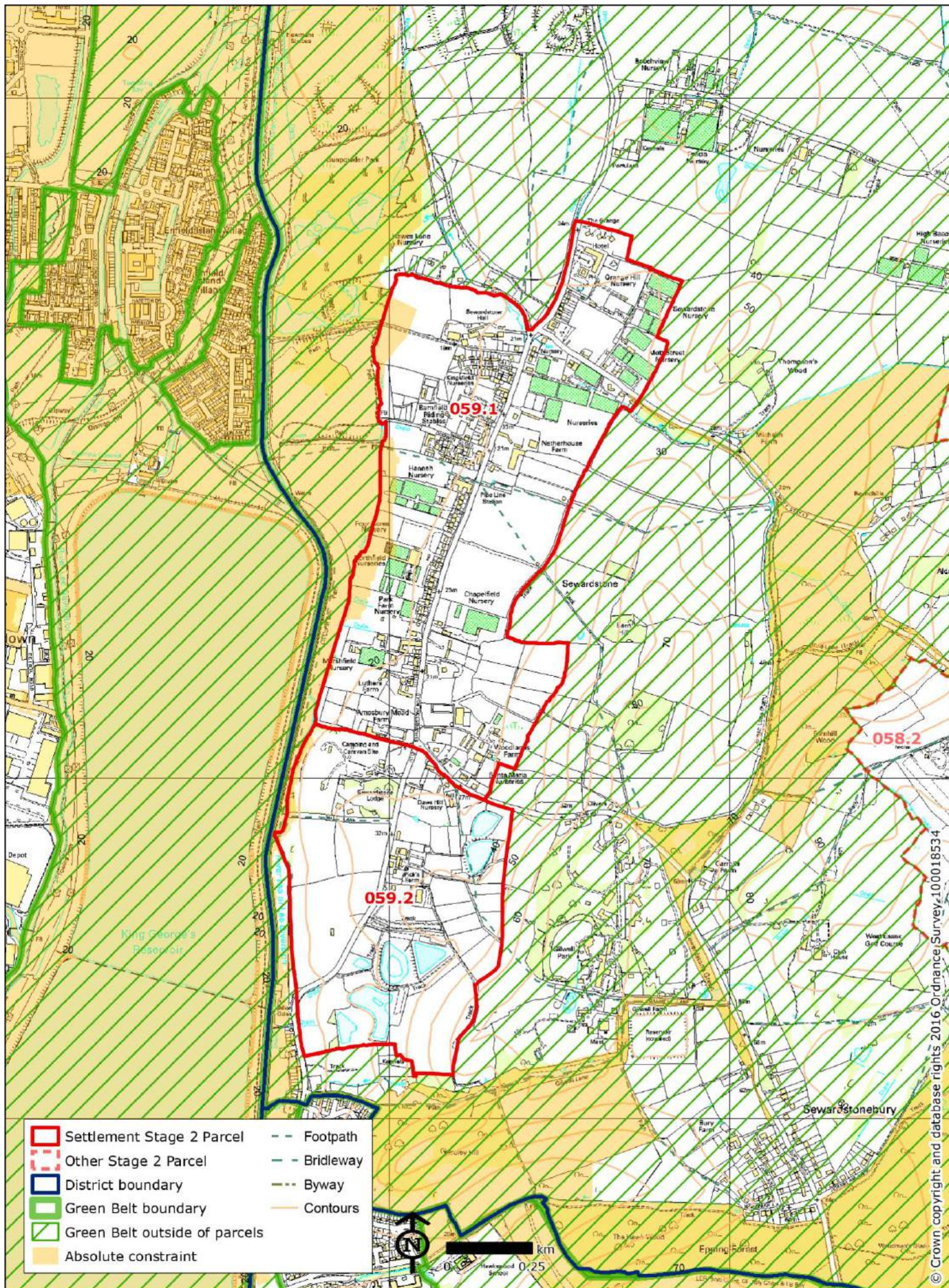
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel lies relatively close to Hoddesdon but is separated from it by the valley of the River Stort, close to its confluence with the Lee Valley, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. Any development within this parcel would therefore relate to Roydon rather than Hoddesdon, and so would not be perceived as sprawl emanating from the latter. Land to the east of Roydon makes a strong contribution to preventing sprawl from Harlow. The higher rating given to Stage One parcel DSR-064 reflects that parcel's inclusion of land adjacent to the large built-up area of Harlow.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Development would not represent any risk of coalescence with Hoddesdon, due to the environmental constraints on development in the valley, and existing development at Roydon Mill limits the extent to which further development to the south of this would be seen as closing the gap.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The farmland in this parcel is not as expansive or as undulating as the arable farmland on the western side of the hill, and is framed on three sides by development, but it is still a very open rural landscape, with long views across the valley to open countryside and wooded hills in east Hertfordshire. The only buildings in the parcel are those of Temple Farm, close to the inset settlement edge. The west-facing settlement edge is exposed to the south of the farm but stronger to the north, and a large house with outbuildings and an orchard separate the parcel from the inset settlement to the south. There is no landform change to provide additional distinction between the parcel and the adjacent settlement. The parcel's outer edges (to the north and west) are well defined but offer little visual containment in this valley side setting. Several north-south hedgerows subdivide the area, and whilst these offer no visual screening from the north they offer scope as potential boundaries to a more limited intrusion into the countryside. The area between the settlement edge and the first of these hedgerows can be considered to make a more 'moderate' contribution to Purpose 3.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The north-south hedgerow nearest the settlement edge could provide an alternative parcel boundary, containing an area which is considered to make a 'moderate' contribution to Purpose 3.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Sewardstone**

Settlement Type: **Hamlet**



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Settlement: **Sewardstone**Settlement Type: **Hamlet****Description of broad locations for further assessment**

The Green Belt land within the defined buffer by Hawes Lane and Sewardstone Road to the north, tracks to the east and absolute constraints to the south and to the west. The identified area is extended to join Gilwell Hill and the District boundary to the south, to ensure a continuous assessment of the land between settlements.

Parcel	Features used to define parcel
059.1	The parcel is drawn around the settlement of Sewardstone, following defined field boundaries to the north and east. The southern boundary is strongly defined by Mill Lane and Daws Hill, the western boundary by woodland and field boundaries.
059.2	The parcel is drawn around the settlement of Sewardstone, following defined field boundaries. The northern boundary is strongly defined by Mill Lane and Daws Hill, the western boundary by King George's Reservoir and the southern boundary by the district boundary with LB Waltham Forest and development within Gilwell Hill.

Parcel	Potential anomalies
059.1	None identified.
059.2	The developed area at Gilwell Hill is of a density and pattern as such that it is related to the settlement rather than the countryside. The lack of openness means that it is considered to perform weakly against the Green Belt Purposes and therefore this should be considered as a potential anomaly.

Settlement: **Sewardstone**Settlement Type: **Hamlet****Stage 1 Assessment**

Parcel DSR 059 - Sewardstone

Parcel Size (Ha) - 332.26

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Moderate	3
4th Green Belt Purpose	No Contribution	0
Total		8

1. Check the unrestricted sprawl of large built-up areas	Strong - 5
<p>(1) The parcel adjoins the built up areas of London, LB Enfield to the west and LB Waltham Forest to the south at Chingford.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR-060 and DSR-058), acting as a strategic barrier against the sprawl of Cheshunt and London (Chingford_.</p> <p>(3) Eastward sprawl from London in the south of the parcel is well contained by King George Reservoir as well as the River Lea. However the northern section of the parcel has fewer defensible boundaries even with the River Lea and Gunpowder Park. The development around Meridian Way is example where development has already breached M25 and River Lea barriers.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not itself provide, or form part of a gap between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Moderate - 3
<p>(1) A significant amount of the land is in use for commercial nurseries (horticultural purposes considered as agricultural use for the purposes of this assessment). Arable farmland to west of A112. To the west of the A112 and north of Hawes Lane. The Lee Valley county park is an important recreational and ecological resource, accounting for a significant area of the parcel mostly to the west of the A112. Well used footpath follows line of River Lea north-south across the site - Lea Valley itself includes a dense network of footpaths. The parcel also includes the Lee Valley Campsite, riding school, angling lakes and activity centre, and numerous local transport routes.</p> <p>(2) The topography of the parcel is characterised by the western valley of Lea River and is relatively level, with a slight slope. The topography in the area does not prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(3) The parcel has been encroached by approx. 10.85% (35.47 hectares) at Meridian Way at the northern end of the parcel and at Gillwell Hill at the southern end of the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) The parcel adjoins the southern boundary of the historic town Waltham Abbey.</p> <p>(15) New residential development and the large Sainsbury's warehouse and the M25 provide the significant barrier between the historic town proper and the parcel (although development at Meridian Way is considered functionally part of Waltham Abbey). Given the weak relationship between the parcel and the historic core of Waltham Abbey, development within the parcel would have a negligible impact on its historic significance.</p> <p>(16) See Q15 - negligible impact on its historic significance of Waltham Abbey.</p> <p>(17) See Q15 - negligible impact on its historic significance of Waltham Abbey.</p>	

Settlement: **Sewardstone**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 059.1

Parcel Size (Ha) - 93.61

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

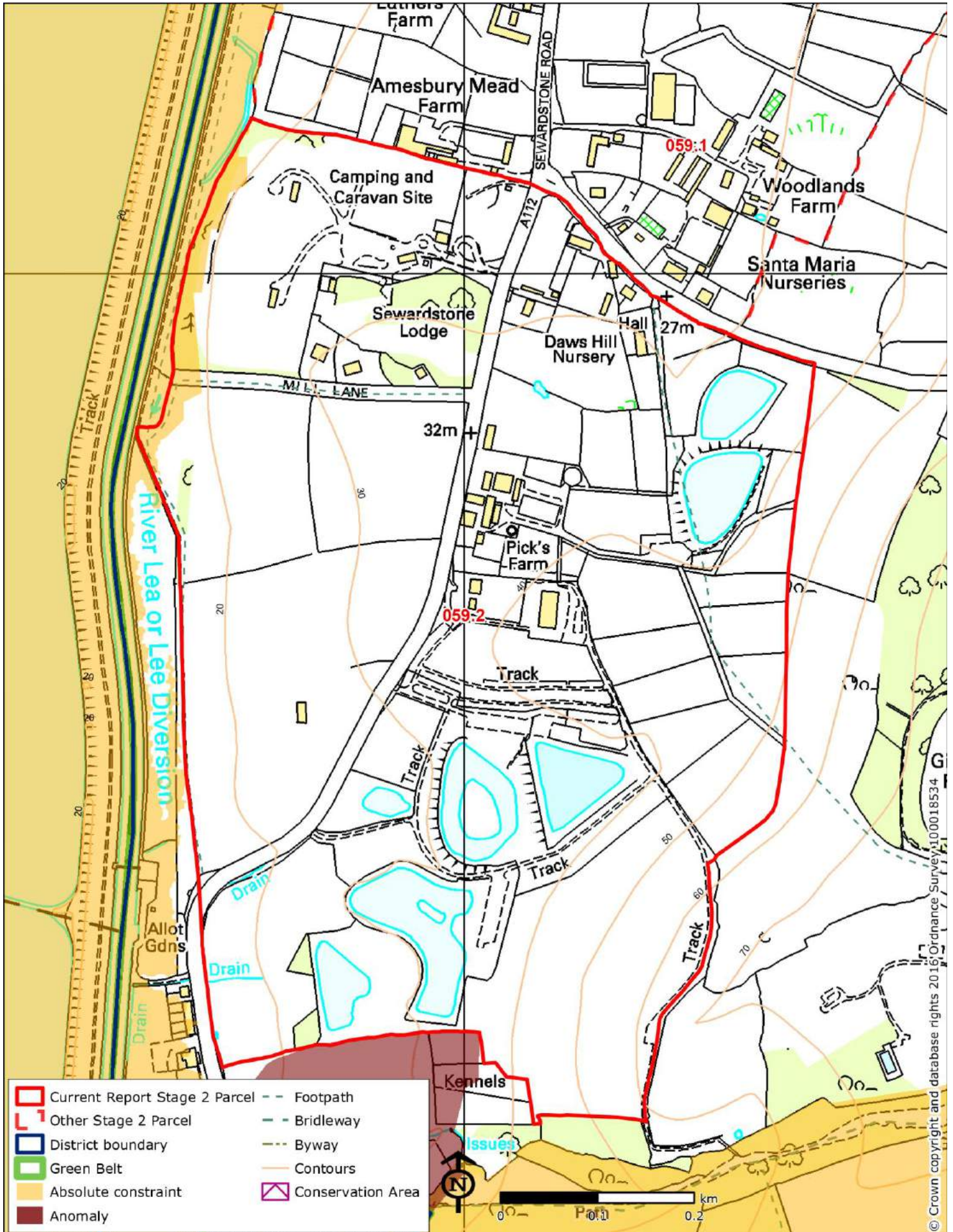
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel adjoins the large built-up area of London (LB Enfield immediately to the west of the parcel and LB Waltham Forest to the south - from which the parcel is separated from the borough boundary by the adjacent parcel 059.2). King George's Reservoir to the south west of the parcel prevents the eastward sprawl of Enfield to the south west but the parcel plays an important role in checking the perception of sprawl from Enfield to the north west as development is in relatively close proximity (within 0.5km).	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel does not form part of a gap between towns within Epping Forest. However, it does form part of a gap between Waltham Abbey and London. The gap is approximately 3.3 km, and the parcel lies within the gap, close to the northern edge of London (Waltham Forest) (separated by parcel 059.2). If strategic development were to occur within the parcel, this would be likely to lead to a reduction in the physical and perceptual sense of separation between the towns. It may also alter the sense of identity of Waltham Abbey and the settlement of Sewardstone.	
Stage One parcel DSR-059 was given a lower rating because London was not considered as a town in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
There is existing development within the parcel, consisting of housing along Sewardstone Road, farms and glasshouses. Some elements bring more urbanising characteristics (such as the character of some dwellings and the petrol station in the south of the parcel). However, on the whole, the sense of the surrounding countryside prevails, due to constant views to the landscape to the east (including to the higher ground) and west - these views are possible owing to the single-depth linear arrangement of development along the road. The outer parcel boundary is relatively weak, along hedgerows, meaning that further development may be perceived as encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is approximately 1.5km from the historic town of Waltham Abbey. It is not considered to be important to the setting or special character of the town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Sewardstone**

Settlement Type: **Hamlet**

Stage 2 Assessment



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Settlement: **Sewardstone**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 059.2

Parcel Size (Ha) - 52.82

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

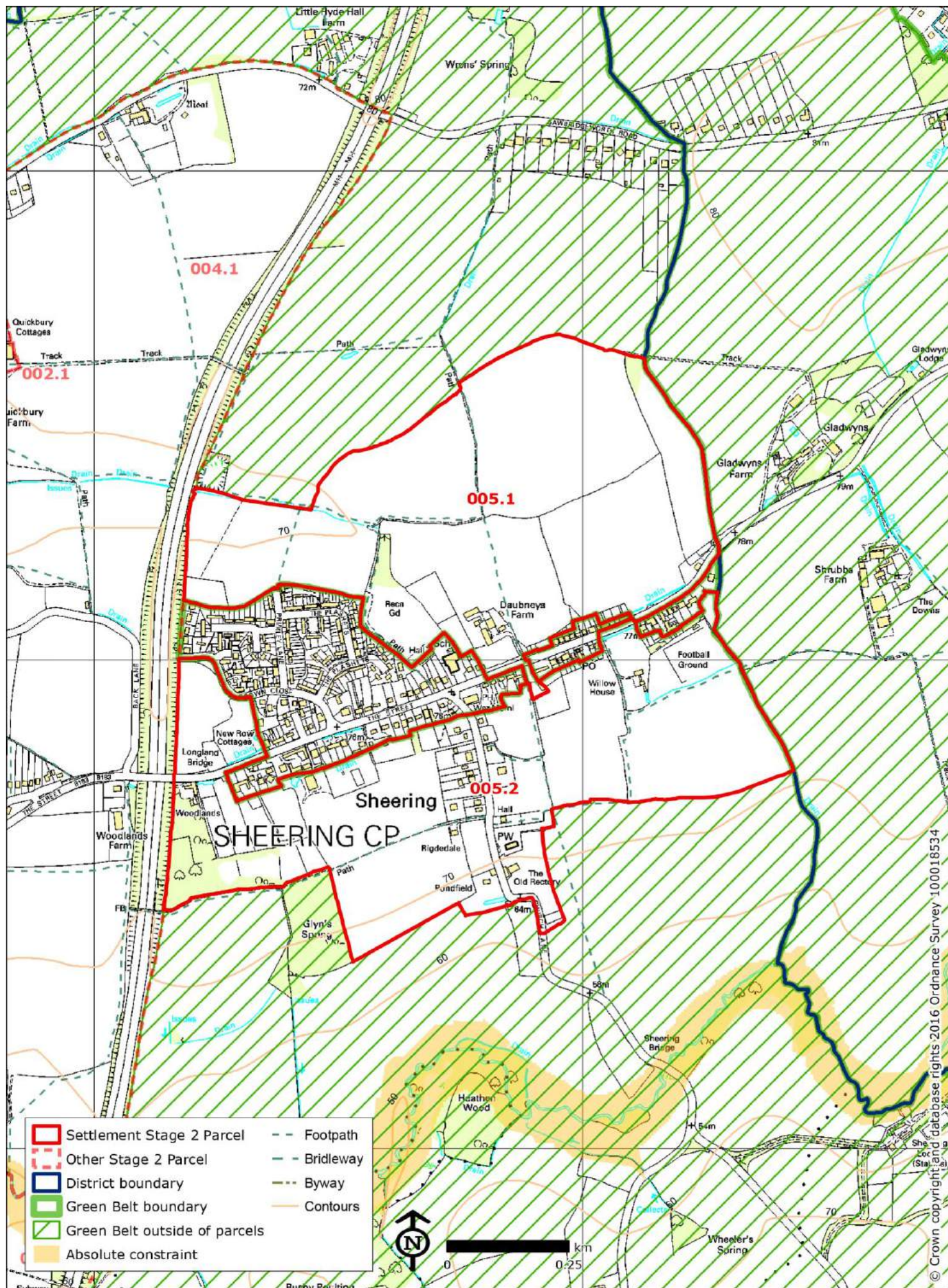
1st Green Belt Purpose	Strong
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel adjoins the large built-up area of London (LB Enfield immediately to the west of the parcel and LB Waltham Forest adjacent to the south). King George's Reservoir to the west of the parcel prevents the eastward sprawl of Enfield but the parcel plays an important role in checking the expansion of London from the south.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel does not form part of a gap between towns within Epping Forest. However, it does form part of a gap between Waltham Abbey and London. The gap is approximately 3.3 km, and the parcel lies within the gap, adjacent to the northern edge of London (Waltham Forest). If strategic development were to occur within the parcel, this is considered likely to lead to a reduction in the physical and perceptual sense of separation between the towns, and in combination with existing development already present within the adjacent parcel 059.1 to the north, it may result in a significant perception of merging, particularly when travelling along the A112.	
Stage One parcel DSR-059 was given a lower rating because London was not considered as a town in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel currently contains limited development, including Lee Valley Campsite, individual dwellings and farmstead-style holiday apartments. The remainder of the parcel consists of Willowside Fishing Lakes and open fields sloping down to the west. The parcel boundary to the east is relatively weakly defined by hedgerows. It is considered that this parcel does prevent encroachment into the countryside and therefore this parcel performs strongly against this purpose.	
Stage One parcel DSR-059 was given a lower rating because a higher proportion of the parcel was developed.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
The developed area at Gilwell Hill is of a density and pattern as such that it is related to the settlement rather than the countryside. The lack of openness means that it is considered to perform weakly against the Green Belt Purposes and therefore this should be considered as a potential anomaly.	

Settlement: **Sheering**

Settlement Type: **Small Village**



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Settlement: **Sheering**Settlement Type: **Small Village****Description of broad locations for further assessment**

The identified area is defined by the District boundary to the east, the M11 to the west and by the 0.5km buffer to the north and south.

Parcel	Features used to define parcel
005.1	Sparse hedgerow field boundaries form a relatively weak boundary to the north and east (no other stronger boundaries exist nearby); the M11 forms a strong boundary to the west.
005.2	Intermittently sparse hedgerows form a relatively weak boundary to the south and east (no other stronger boundaries exist nearby); the M11 forms a strong boundary to the west.

Parcel	Potential anomalies
005.1	None identified.
005.2	None identified.

Settlement: **Sheering**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 005 - North of Sheering

Parcel Size (Ha) - 234.56

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

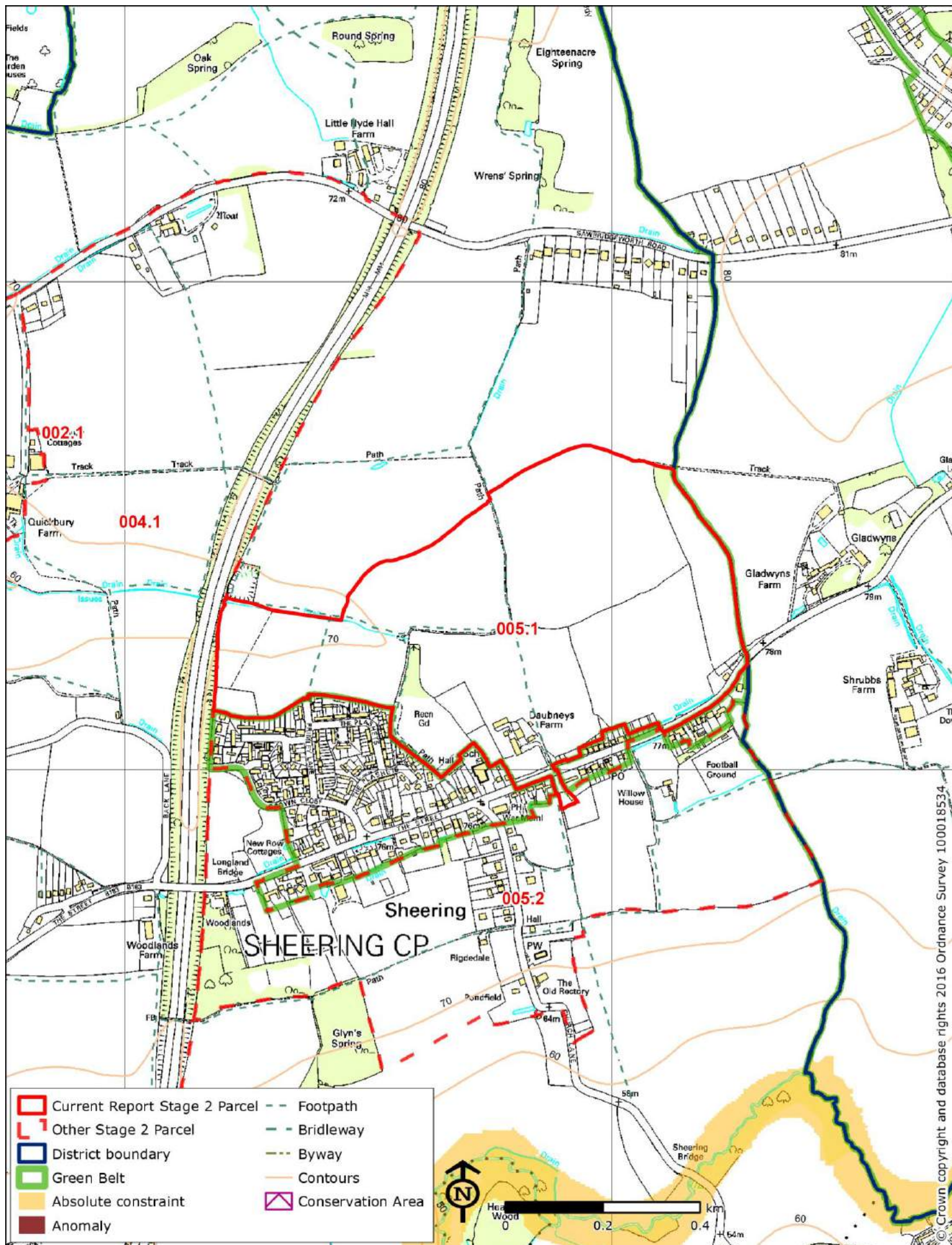
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		4

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from the large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel does not function to prevent sprawl of the specifically mentioned large built up areas.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel itself completely surrounds Sheering, therefore forms part of the gap directly east of the M11, between Lower Sheering and Sheering. However, it does not provide, or form part of, a gap or space between settlements classified as towns in the methodology.</p> <p>(5) See Question 4.</p> <p>(6) See Question 4.</p> <p>(7) See Question 4.</p> <p>(8) See Question 4.</p> <p>(9) See Question 4.</p> <p>(10) See Question 4.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The Green Belt in this location does protect the countryside. The majority of the parcel is used for agricultural purposes, with the exception of the fields that directly border Sheering. An area of unprotected woodland (Glyn's Spring) and recreational grounds adjoin the settlement at the south-western and northern edge. There is a relatively large area of deciduous woodland, directly north of Sawbridgewood Road, as well as a small area of ancient woodland/ deciduous woodland at the southern boundary. Within these areas of forestry, there are two LoWS (Ep139 and Ep140). A large network of PRoWs exist around the fields that boarder the settlement, these become more sporadic towards the northern and southern boundaries. There are also some mature planting along the length of Princey Brook, as well as unprotected trees also located to the south east of Sheering, along the motorway edge, and to the north of the Sheeting recreation. Many of the internal boundaries and property boundaries are formed of trees or hedgerow.</p> <p>(12) To the north of Sheering, the parcel consists of a gently rolling plateau landscape with medium to large- scale arable fields, delineated with mature hedgerow. It is unlikely that the topography and location prevents encroachment of development, given the proximity to Lower Sheering and the open landscape. Therefore, the Green Belt designation safeguards the countryside from encroachment. To the south of Sheering, a visually significant slope provides open views to the edge of the settlement. Therefore it is likely that the topography could help prevent encroachment in this location.</p> <p>(13) The parcel has been encroached by approximately 0.16% (.36 hectares) south of Sheering.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Sheering**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Sheering**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 005.1

Parcel Size (Ha) - 44.60

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

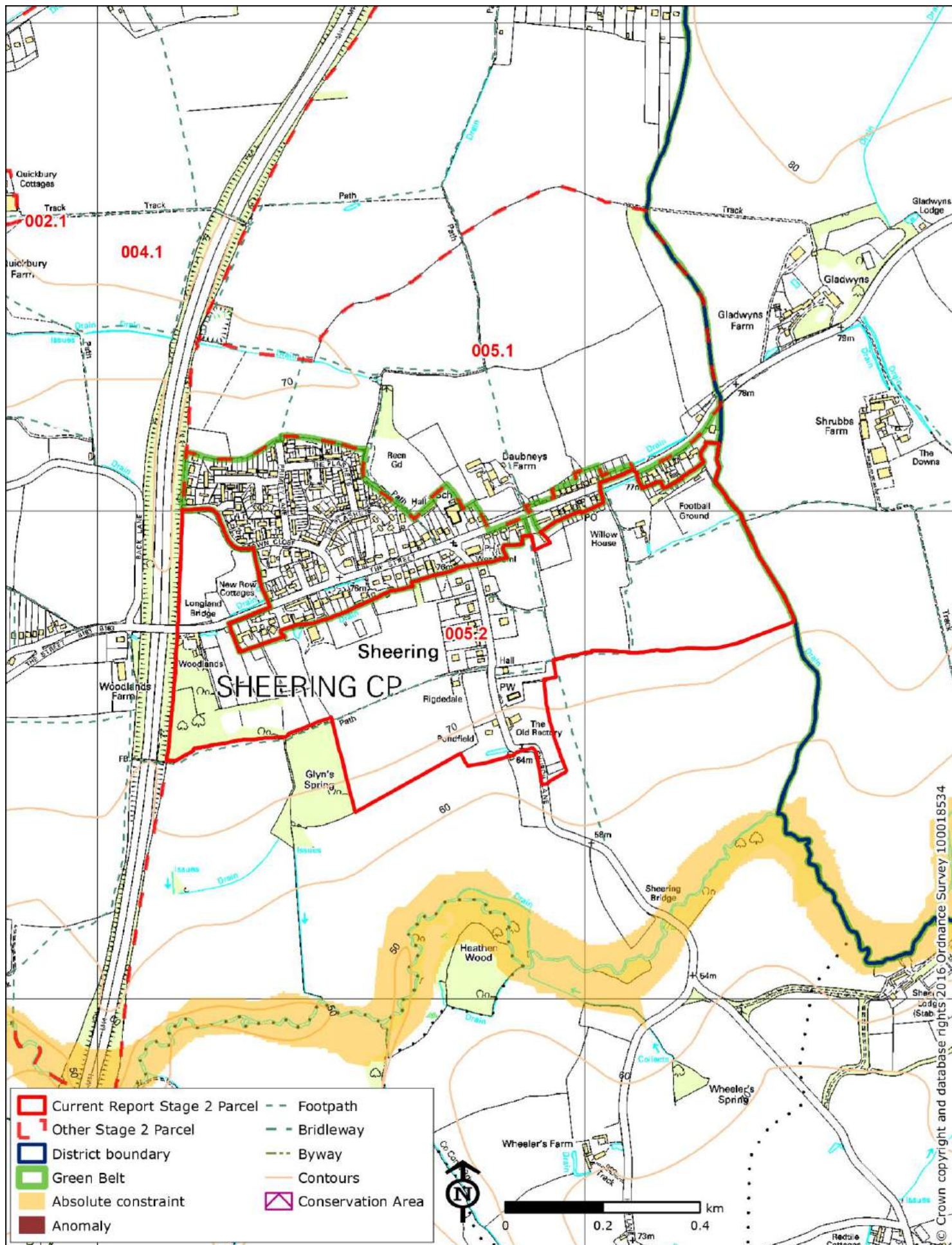
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
Sheering is 3km from Harlow, with no intervisibility and separated by the M11. Land closer to Harlow, to the west of the M11, is considered to make a strong contribution to preventing potential urban sprawl.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Sheering and this parcel lie to the east of M11, which marks a strong boundary in the direction of Sawbridgeworth, the nearest town to the west. So the parcel does not contribute to the prevention of town coalescence. Development in this area would potentially reduce the gap to Hatfield Heath, which is not considered a town for the purposes of this assessment, but tree cover prevents any intervisibility in this fairly flat landscape.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
This is an arable farming landscape with no development other than farm buildings close to the settlement edge. The settlement edge is for the most part quite exposed, but the landscape is open and rural to the north with no significant containment, and a defined narrow valley towards the western end of the parcel creates a degree of distinction in terms of landform between the settlement and land in the parcel. It is noted that there is a playing field within the Green Belt adjacent to the settlement edge at the centre of this parcel. This is well contained from the wider Green Belt by a narrow woodland block and a strong hedgerow, and relates to the settlement rather than the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
There are field boundaries within the parcel, in particular the belt of trees to the north of the recreation ground, which could form alternative boundaries, but these would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Sheering**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Sheering**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 005.2

Parcel Size (Ha) - 43.20

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

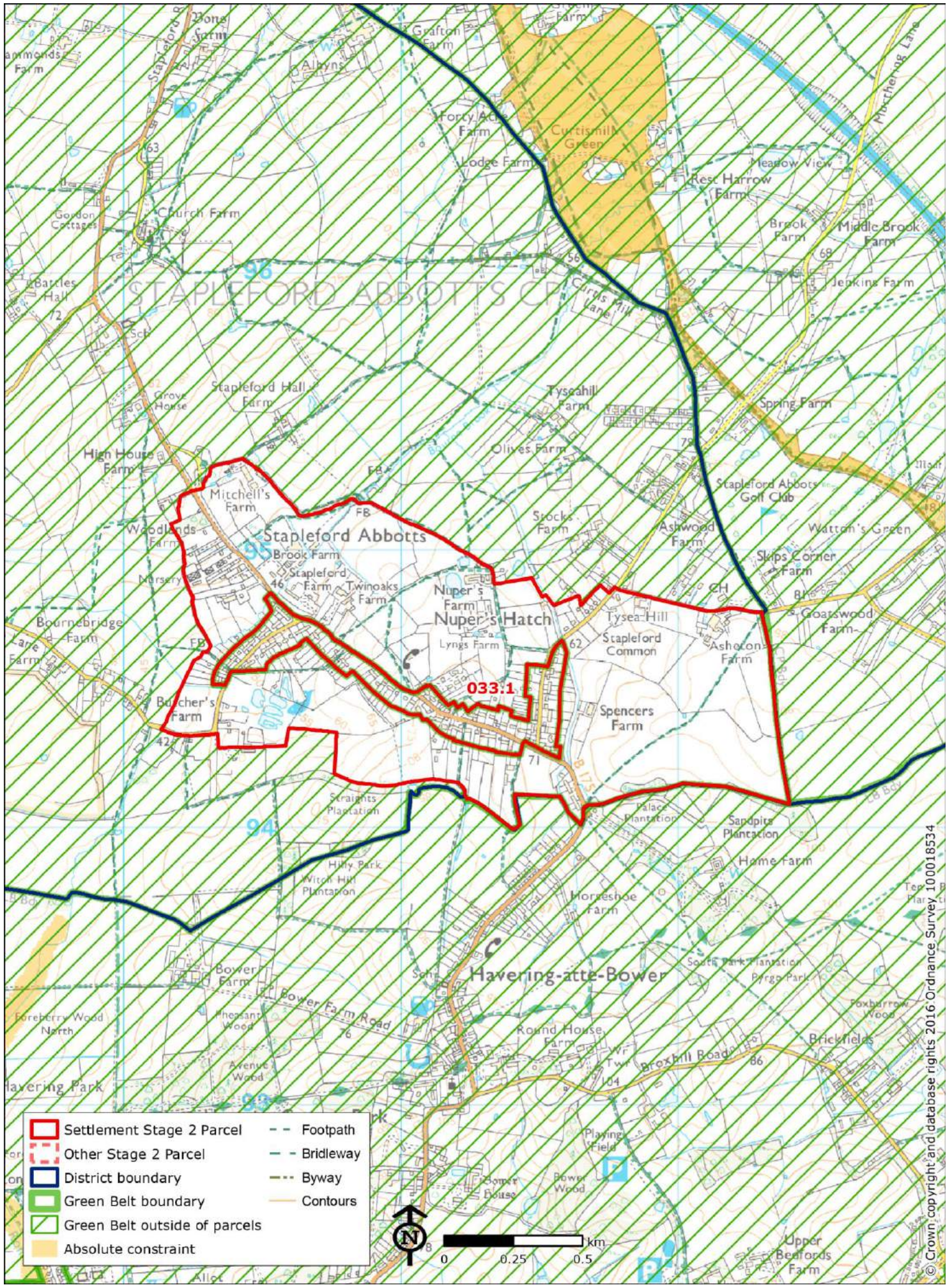
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
Sheering is 3km from Harlow, with no intervisibility and separated by the M11. Land closer to Harlow, to the west of the M11, is considered to make a strong contribution to preventing potential urban sprawl.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
Sheering and this parcel lie to the east of M11, which marks a strong boundary in the direction of Sawbridgeworth, the nearest town to the west. so the parcel does not contribute to the prevention of town coalescence. Development to the south of the village would potentially be exposed to long views across the Pincey Brook valley but this would have no significant impact on the perceived gap between neighbouring towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The settlement edge is exposed in places, but does not have an urbanising character, and the majority of this parcel is open arable farmland with no sense of containment from the broad valley landscape to the south and wooded plateau beyond. There are several smaller areas of grassland which are contained by hedgerows - two fields to the east of Church Lane and north of the church, a playing field at the eastern end of the village and paddocks at the western end - but they are also quite contained from the existing settlement and retain a rural character.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
Church Lane and adjacent dwellings could form an alternative boundary splitting the parcel in two, but this would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Stapleford Abbots**

Settlement Type: **Small Village**



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Settlement: **Stapleford Abbots**Settlement Type: **Small Village****Description of broad locations for further assessment**

The identified area is defined by the 0.5km buffer around Stapleford Abbots and the district boundary with Havering to the south. It is extended slightly to the east to the district boundary with Brentwood.

Parcel	Features used to define parcel
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033.1	The parcel is drawn around the settlement of Stapleford Abbots, following defined field boundaries.
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Parcel	Potential anomalies
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033.1	Potential anomaly at Kensington Park (recent housing development) which is adjoined to the main settlement and appears to continue development to the north. It may create a stronger Green Belt boundary if the boundary was drawn around the edge of the development, however, the dwellings along Kensington Park are set in large grounds and so do create more of a transition to the countryside rather than having urban character.
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Settlement: **Stapleford Abbots**Settlement Type: **Small Village****Stage 1 Assessment****Parcel** DSR 033 - Land Surrounding Stapleford Abbots**Parcel Size (Ha)** - 1,133.60**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

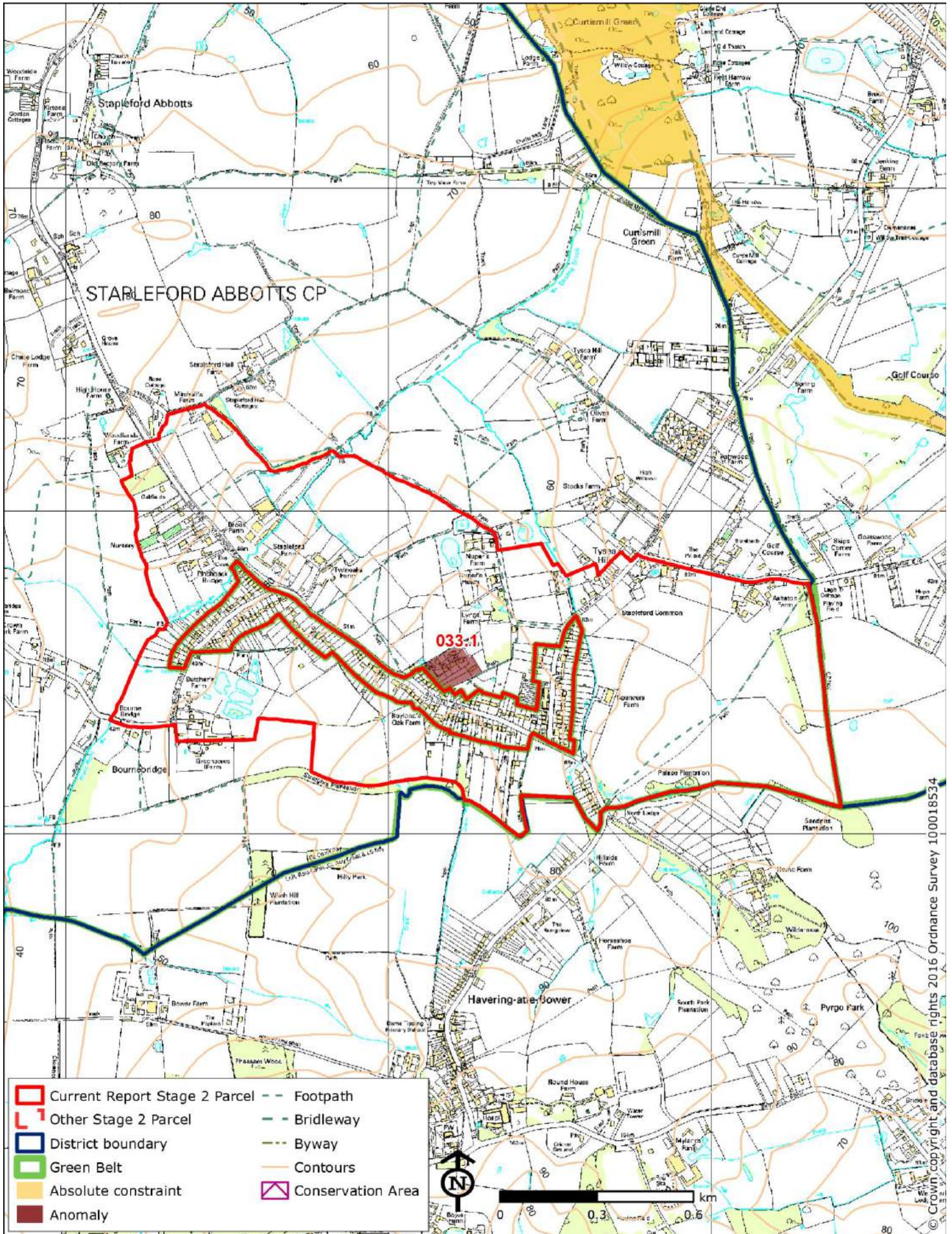
1st Green Belt Purpose	Moderate	3
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		8

1. Check the unrestricted sprawl of large built-up areas	Moderate - 3
<p>(1) The parcel is adjacent to LB Havering and Brentwood, at the south east border of Epping Forest district. The southern boundary of the parcel is near the northern areas of Romford which to a certain extent acts itself, as an effective barrier against sprawl from London.</p> <p>(2) The parcel does contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of London (Romford). There is evidence of ribbon development between Havering-atte-Bower and Stapleford Abbots along North Road.</p> <p>(3) Oak Hill Road (East of Stapleford Abbots), Tysea Hill Road (East of Stapleford Abbots), Bourne Brook (North East of Stapleford Abbots) and Straights Plantation (south of the Stapleford Abbots) form relatively strong boundaries.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) The parcel does not provide, or form part of a gap or space between towns.</p> <p>(6) The parcel does not provide, or form part of a gap or space between towns.</p> <p>(7) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) The parcel does not provide, or form part of a gap or space between towns.</p> <p>(10) The parcel does not provide, or form part of a gap or space between towns.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside. The Green Belt designation in this area predominantly protects arable fields which are lined with an intact network of mature hedgerows and PRoWs. The patchwork of hedgerows and trees, as well as the pockets of woodland towards the southern boundary give a varying sense of enclosure. The Stapleford Airfield is located at the north-western boundary and the Tysea Hill golf course and Nupers Lakes Fishery are situated towards the south-eastern boundary.</p> <p>(12) The linear village Stapleford Abbots is situated at the southern boundary and is surrounded by a gently undulating landform. There is evidence of encroachment, to the north of the village. It is unlikely that the topography and location prevents any further encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.14 % (1.61 hectares) at Bournebridge.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Stapleford Abbots**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Stapleford Abbots**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 033.1

Parcel Size (Ha) - 157.95

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

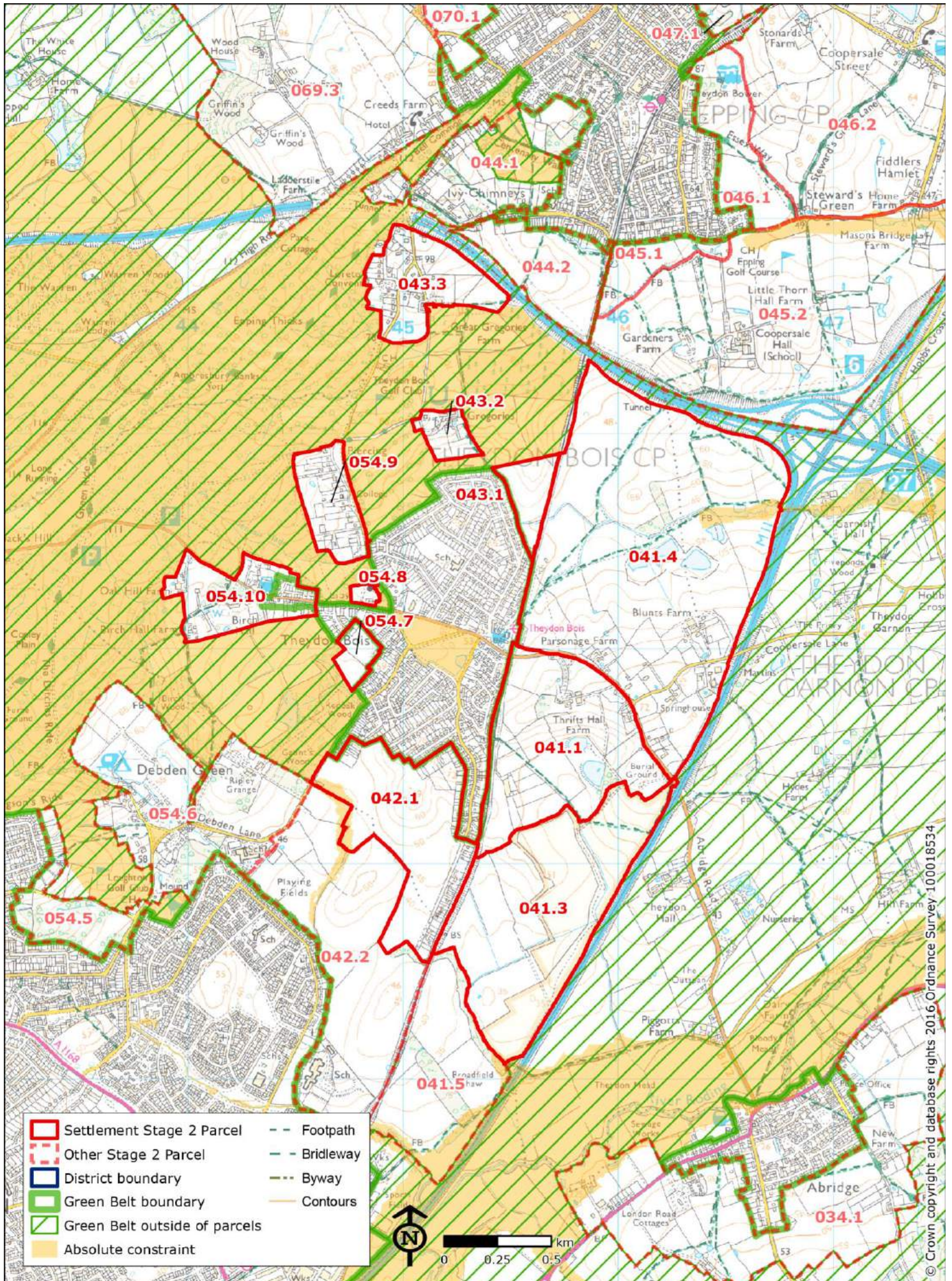
1st Green Belt Purpose	Relatively Strong
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Strong
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies adjacent to the London Borough of Havering, and is located approximately 1.8km to the north of the town of Romford. Intervening Green Belt land within Havering helps to restrict sprawl from the large built-up area of London, including Havering Country Park and its associated woodland. However, the parcel contributes as part of a wider network of land within the London Borough to the prevention of sprawl. There is some ribbon development between Havering-atte-Bower within the LB Havering and Stapleford Abbots, therefore the Green Belt land in the south of the parcel helps to contribute to further sprawl from within LB Havering. The small area of woodland at the southern end of the parcel is important in separating Epping Forest District from LB Havering.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel does not lie within a gap between towns and therefore contributes little to this purpose.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel surrounds the village of Stapleford Abbots. It includes quite a lot of development - in the west of the parcel there are detached dwellings set back from the main Stapleford Road as well as development at Brook Farm, Stapleford Farm and Twinoaks Farm set back from the road and well integrated to the landscape with trees and vegetation. Butcher's Farm and Greenacres Farm with Maybrand Fishery is located in the south west of the parcel, and Nuper's Farm and Lyngs Farm towards the east of the parcel. Asheton Farm Business Centre lies in the east of the parcel. There is a row of bungalows at the south eastern end of the parcel on Oak Hill Road and some detached/ semi-detached dwellings in the north east of the parcel on Muthering Lane. A low density residential development lies on Kensington Park to the north of Oak Hill Road adjoining the main settlement and looks like it could be an extension to the main settlement.	
The remainder of the parcel is undulating farmland. The parcel also contains public rights of way, areas of woodland and Nupers Lakes Fishery. The character of the parcel is rural and generally intact, and the developments generally have rural rather than urbanising character. It is considered that the Green Belt designation within the parcel makes a contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The valley and stream to the east of Tysea Hill could also form a strong boundary, but this would not significantly alter the assessment findings.	
Potential anomalies identified for consideration by EFDC	
Potential anomaly at Kensington Park (recent housing development) which is adjoined to the main settlement and appears to continue development to the north. It may create a stronger Green Belt boundary if the boundary was drawn around the edge of the development, however, the dwellings along Kensington Park are set in large grounds and so do create more of a transition to the countryside rather than having urban character.	

Settlement: **Theydon Bois**

Settlement Type: **Large Village**



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Settlement: **Theydon Bois**Settlement Type: **Large Village****Description of broad locations for further assessment**

The Green Belt land within the defined buffer is bounded by the M11 to the east, the M25 to the north and absolute constraints to the north and west. The identified area is extended to join the area around Loughton and Epping to ensure a continuous assessment of the land between settlements.

Parcel	Features used to define parcel
041.1	The northern boundary is strongly defined by Abridge Road; the southern and eastern boundary is relatively strongly defined by intact hedgerow field boundaries.
041.3	The eastern boundary is strongly defined by the railway line; the southern boundary is strongly defined by Long Shaw woodland.
041.4	The eastern and northern boundaries are strongly defined by the M11 and M25; the southern boundary is strongly defined by Abridge Road.
042.1	Field boundaries form relatively weak boundaries to the south (no other stronger boundaries exist nearby).
043.1	Northern boundary is weakly defined (no other stronger boundaries exist nearby due to the Epping Forest designation).
043.2	Boundaries are intermittently strongly defined by intact hedgerow and treed field boundaries (no other stronger boundaries exist nearby due to the Epping Forest designation).
043.3	The motorway and woodland blocks form strong parcel boundaries to the west, north and east. Trees and field boundaries form the parcel boundaries to the south.
054.10	Woodland blocks and areas of constraint form strong boundaries to the north and west. Boundaries of back gardens form the southern boundary.
054.7	Woodland blocks and areas of constraint form the outer parcel boundaries with the existing settlement boundary forming the northern and eastern boundary.
054.8	Woodland blocks and areas of constraint form the parcel boundaries.
054.9	Woodland blocks and areas of constraint form the parcel boundaries.

Parcel	Potential anomalies
041.1	None identified.
041.3	None identified.
041.4	None identified.
042.1	None identified.
043.1	None identified.
043.2	None identified.
043.3	None identified.
054.10	None identified.
054.7	None identified.
054.8	None identified.
054.9	None identified.

Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 1 Assessment**

Parcel DSR 041 - East of Theydon Bois

Parcel Size (Ha) - 317.44

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

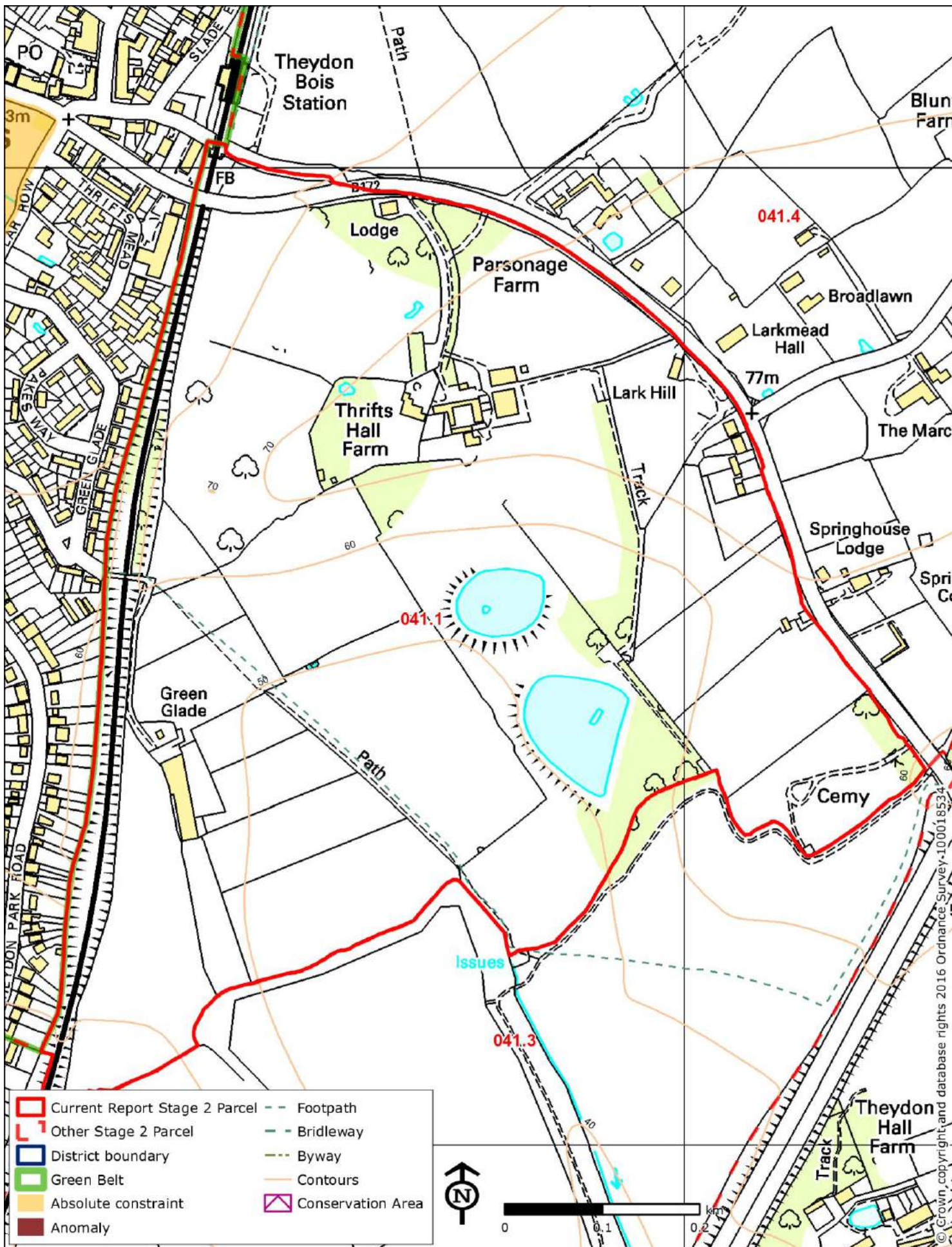
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		6

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	Relatively Weak - 2
<p>(4) The southern section of the parcel forms part of the gap between Theydon Bois and Loughton / Debden and the northern section forms part of the gap between Loughton / Debden and Epping.</p> <p>(5) The M11 forms a very strong boundary along the east of the parcel. The M25 forms a very strong boundary to the north. The Central Underground line forms a strong boundary on the western boundary of the parcel. Abridge Road runs east-west through the parcel forming a strong boundary. Long Shaw and Broadfield Shaw are two linear (east – west) wooded areas in the southern section of the parcel which act as boundaries.</p> <p>(6) The distance between Theydon Bois and Epping is 1.14 km and the distance between Theydon Bois and Loughton / Debden is .7km</p> <p>(7) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction of the gaps could compromise the physical gap between Theydon Bois and Loughton / Debden and between Theydon Bois and Epping depending on the scale of reduction.</p> <p>(10) A reduction of the gaps is unlikely to compromise the visual separation of the towns identified, due to topography across the parcel and the presence of areas of woodland in the south and the M25 to the north.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(1) The Green Belt designation in this land parcel does protect countryside uses. Theydon Bois Cemetery located off Abridge Road to the centre east of the site. PRoW – good established network particularly south of Abridge Road (B172) parcel – enhances public access toward south of parcel within Woodland Trust new plantation. Private fishing lakes to east of cemetery. Parcel includes Abridge Road and Coopersale Lane, local transport routes. Agricultural land to south of Abridge Lane (area to north characterised by former quarry/scrubland with limited land given over to agricultural uses).</p> <p>(2) The land that abuts Theydon Bois, to the east, encompasses a strongly undulating topography, which creates ridges and slopes. It is likely that the topography and location relative to existing development would be able to prevent encroachment in this parcel.</p> <p>(3) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Theydon Bois**

Settlement Type: **Large Village**

Stage 2 Assessment



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Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 041.1

Parcel Size (Ha) - 50.63

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	No Contribution
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	Relatively Weak
The parcel is located adjacent, to the east, of Theydon Bois. Theydon Bois lies within the gap between the towns of Loughton/ Debden and Epping which is approximately 3.5km wide at this point. Since the parcel lies to the east of Theydon Bois, it does not lie directly between Theydon Bois and Loughton/ Debden or Theydon Bois and Epping. Any new development that took place within the parcel would not bring development within any closer proximity to either of the towns of Loughton/ Debden or Epping, than existing development within the settlement of Theydon Bois. Any new development within the parcel may, however, increase visibility of development and thereby reduce the perception of the gap between Epping and Theydon Bois to a small degree.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel contains some development including Thrifts Hall Farm and landscaped grounds, detached properties with large gardens along the Abridge Road in the north of the parcel, and a cemetery in the south east of the parcel. The remainder of the parcel consists of agricultural fields. The existing development is well integrated into the landscape and there are few urbanising influences. The parcel retains a rural character as a result of its undulating topography, areas of woodland, public rights of way and extensive views to the surrounding countryside. The landform within the parcel forms a ridge which acts as a rural backdrop to views from Theydon Bois. As mentioned in the Stage 1 assessment, the topography is strongly undulating which may be able to prevent encroachment in some localised areas; however, the areas where the topography may act as a containing feature lacks strong physical defining features in Green Belt terms. Furthermore, the existing Green Belt boundary is well defined along the railway line, creating a strong distinction between town and countryside. Therefore the Green Belt designation within the parcel is considered to prevent further encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	No Contribution
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 041.3

Parcel Size (Ha) - 66.24

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

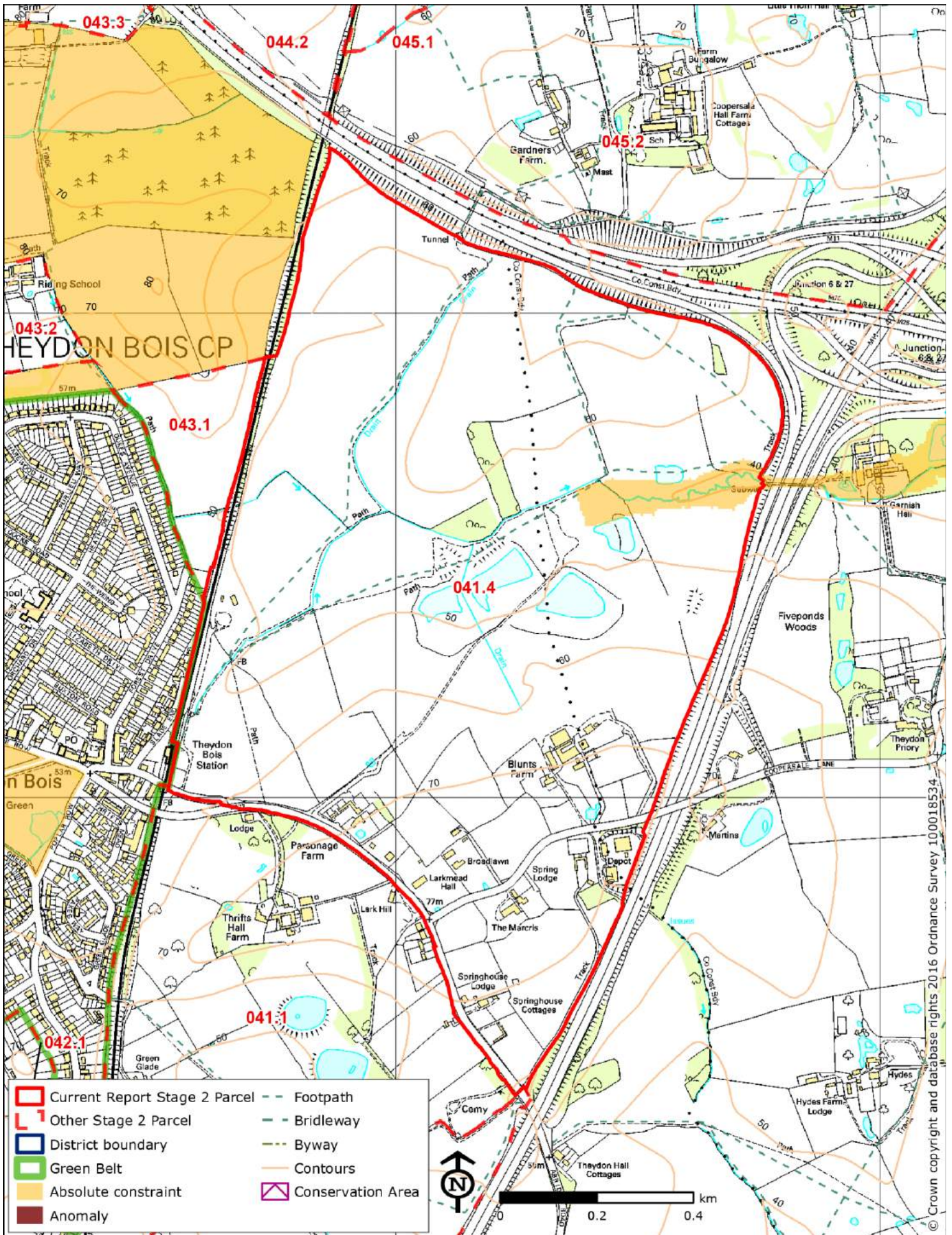
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the south east of Theydon Bois. It does not lie directly within the gap between Loughton/ Debden and Theydon Bois (approximately 850m) which is also separated by the railway line. However, any strategic new development that took place within the parcel would be likely to reduce the physical and perceptual gap between Loughton/ Debden and Theydon Bois, particularly when perceived in views from the east such as from the higher ground to the south of Abridge.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains agricultural fields lined by hedgerows with no development within it; much of the land within the parcel is also open access land. The outer parcel boundaries are well defined by strong woodland and the M11 to the south and east and the railway line in cutting to the west. The parcel is perceived as an important part of the countryside in views from the east from the M11 (such as higher ground south of Abridge) where it is perceived as a rural backdrop to the motorway. Therefore the Green Belt designation within the parcel is considered to make a strong contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Theydon Bois**

Settlement Type: **Large Village**

Stage 2 Assessment



	Current Report Stage 2 Parcel		Footpath
	Other Stage 2 Parcel		Bridleway
	District boundary		Byway
	Green Belt		Contours
	Absolute constraint		Conservation Area
	Anomaly		

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Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 041.4

Parcel Size (Ha) - 139.97

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the north east of Theydon Bois and lies within the gap between Theydon Bois and Epping, which is approximately 1.3 km in this location. Any new development that took place within the parcel would be likely to reduce the physical and perceptual gap between Epping and Theydon Bois although the barrier of the M25 also lies within the gap and is likely to prevent their coalescence, in combination with parcels to the south of Epping.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains agricultural fields and blocks of woodland and has strongly undulating landform. There are also farms (Blunts Farm and Parsonage Farm) and detached dwellings associated with Coopersale Lane in the south of the parcel, as well as public rights of way crossing through it. The development is well integrated into the landscape and the parcel retains a rural character. Although there are views and noise from nearby roads and motorways and views to the southern edge of Epping, the elevated topography and intervisibility with the wider countryside lends a rural character that is distinct from Theydon Bois on the opposite side (west) of the railway line. Therefore the Green Belt designation in the parcel is considered to make a major contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 1 Assessment**

Parcel DSR 042 - South of Theydon Bois and North of Loughton / Debden

Parcel Size (Ha) - 108.09

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

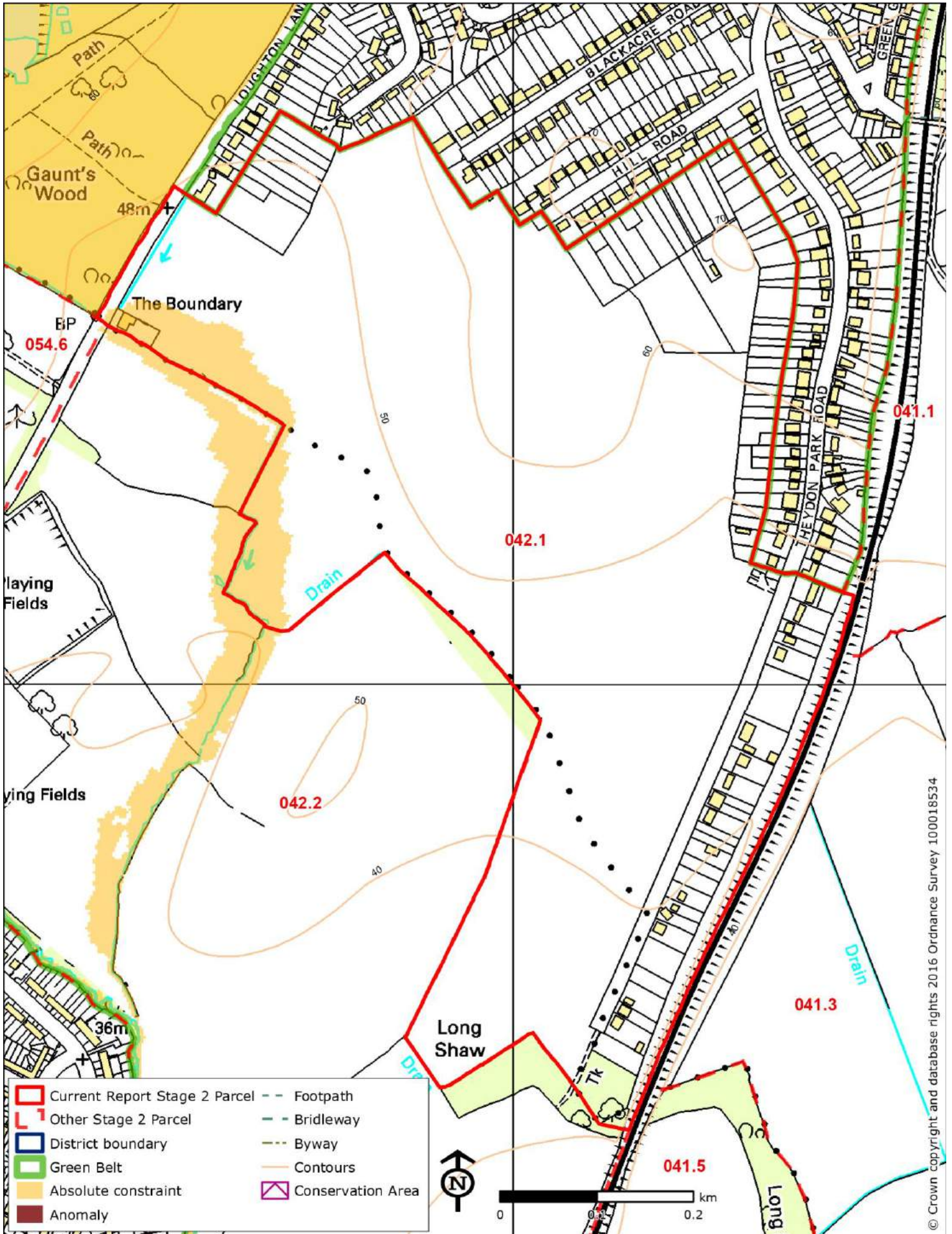
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Strong	5
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		9

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	Strong - 5
<p>(4) The parcel itself serves as important gap between Theydon Bois and Loughton / Debden.</p> <p>(5) The boundary to north of Loughton / Debden and to the south of Theydon Bois are formed predominantly by the rear gardens of properties. The strength of the southern boundary is enhanced to some extent by a small watercourse and some mature trees.</p> <p>(6) The distance between Theydon Bois Loughton / Debden is .7km.</p> <p>(7) Evidence of ribbon development extending south along Loughton Lane (primary thoroughfare between the two settlements) to the southwest of Theydon Bois. Extension of ribbon development along this route would give rise to a perceived merger between the two settlements. Although Theydon Park Road does not physically connect the settlements, significant ribbon development extends south along Theydon Park Road to the west of the Central Line.</p> <p>(8) Views are afforded across the parcel from Loughton Lane. However, sparse hedgerow combined with some interspersed mature trees, provide some obscuration of vistas.</p> <p>(9) The gap between the two settlement is relatively small. A reduction in the gap could very well compromise the separation of the towns.</p> <p>(10) The topography of the site rises up toward the north of the parcel providing strong, uninterrupted views south toward Loughton. A reduction in the gap as a result of development would be particularly prominent if located toward the ridge. Views from Loughton (outside of the parcel) northward are restricted due to the Debden Park School and the tree-lined brook. Overall, the character of the parcel, with relatively few internal features retains an open aesthetic despite being bounded by build development to the north and south. Development within the parcel of a significant scale would have considerable detrimental impacts on the openness of the gap.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The majority of the land within the parcel can be characterised as arable agriculture. The parcel also includes the playing fields of Debden Park High School and Davenant Foundation School both situated to the north of Loughton. The parcel also includes an area of open space (comprising of large grassed amenity space and children's play areas) to the east of Davenant School. Home Mead local nature reserve is located to the north of Loughton with the main entrance situated off England's Lane,</p> <p>(12) The parcel abuts Theydon Bois, to the north and Loughton, to the south, the land mostly encompasses a strongly undulating topography, which creates ridges and slopes. It is likely that the topography and location relative to existing development would be able to prevent encroachment in this parcel. However there are some areas of level land at the urban edge of the Theydon Bois, along the railway tracks, to the east. Given that there is existing evidence of ribbon development in this area, it is unlikely that the topography in this area could prevent encroachment of development.</p> <p>(13) The parcel has been encroached by approx. 4.30% (4.67 hectares) north east of Loughton at Debden Park School</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Theydon Bois**

Settlement Type: **Large Village**

Stage 2 Assessment



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Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 042.1

Parcel Size (Ha) - 40.64

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Strong
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from the defined large built-up areas and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the south of Theydon Bois, within the gap between Loughton/ Debden and Theydon Bois, which is approximately 850m in this location. Any strategic new development that took place within the parcel is considered likely to result in a significant reduction in this important gap between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel consists of large, open arable fields and is free from development apart from linear residential dwellings along the eastern side of Theydon Park Road in the east of the parcel. The existing Green Belt boundary to the north of the parcel, adjoining the settlement of Theydon Bois, is relatively weakly defined by back gardens and has been breached in the east of the parcel; the parcel's outer boundary is relatively weakly defined by hedgerow field boundaries (no stronger boundaries exist nearby). Therefore it is unlikely alternative Green Belt boundaries are present which could otherwise prevent encroachment into the countryside, or existing boundaries would require strengthening. The parcel is considered to perform strongly in relation to this Purpose.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 1 Assessment**

Parcel DSR 043 - North of Theydon Bois

Parcel Size (Ha) - 105.52

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

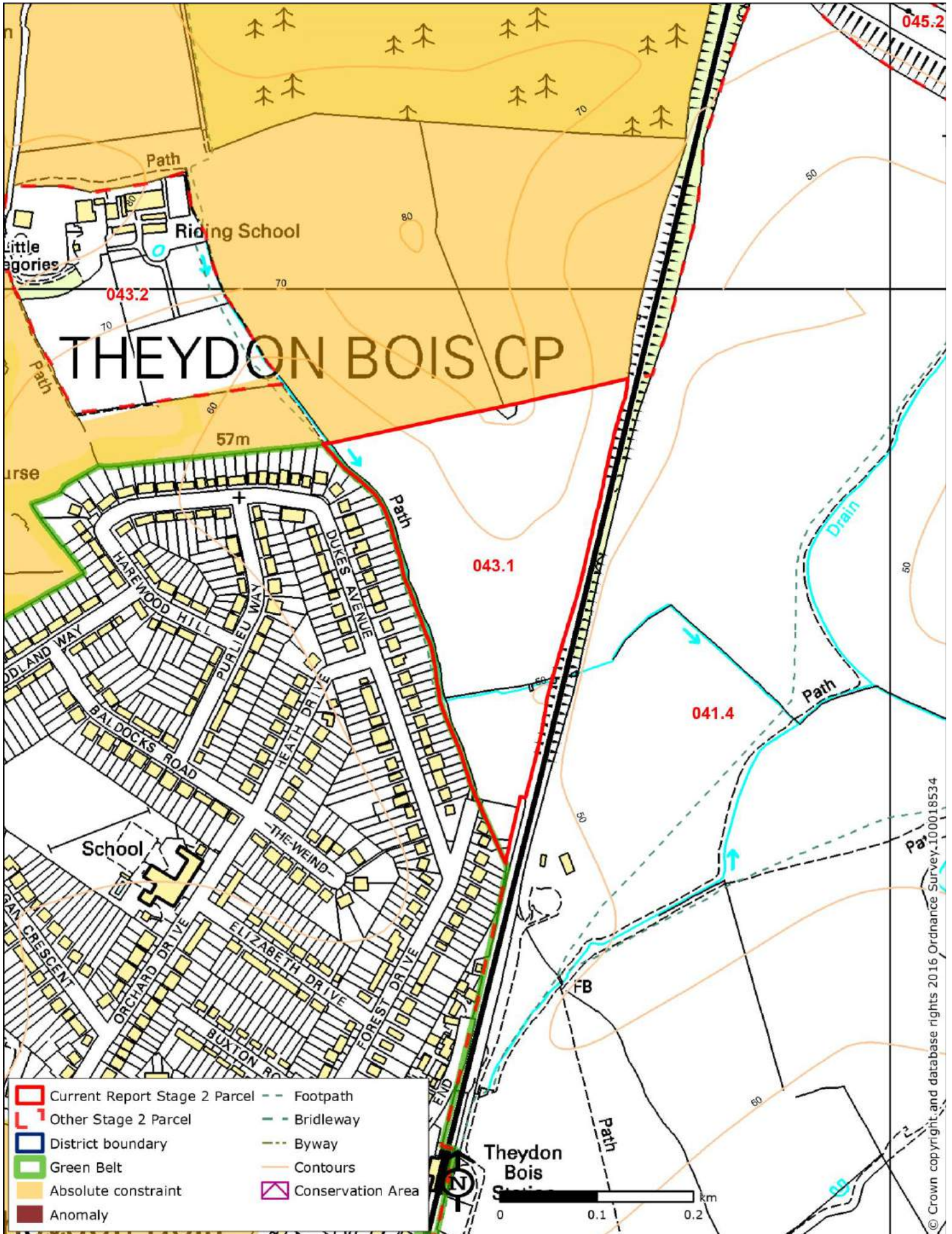
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Relatively Strong	4
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		8

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	Relatively Strong - 4
<p>(4) The parcel forms an important part of the gap which separates Theydon Bois and Epping connected to DSR044, DSR045, DSR041 and DSR054.</p> <p>(5) The M25 provides a very strong physical boundary to the north of the parcel. Barrier enhanced and widened to the west of the M25 by woodland.</p> <p>(6) The distance of the gap between Epping- Theydon Bois is 1.1 km.</p> <p>(7) Theydon Road/Piercing Hill is a well-used thoroughfare between the towns. Ribbon development extends along part of the thoroughfare southwest of Little Gregories Lane. There is a risk that further ribbon development could lead to a merger with sparse residential development located in the Bell Common Tunnel area to the South of Epping.</p> <p>(8) Theydon Road/ Piercing Hill: to the south of this route, intermittent views of golf course are possible. Views beyond the course are obscured by mature hedgerow and trees plating along the road verge and trees with the course.</p> <p>(9) Physical connection of the two settlements restricted by M25 and to a lesser extent woodland.</p> <p>(10) Given the degree of visual separation provided by the M25 and woodland to the north of the parcel, some reduction of the gap (with the exception of the high ground to the north east of Theydon) is unlikely to have significant impact on the visual separation of the two settlements. For instance the 'triangular' area east of Dukes Avenue and west of the railway line (but south of the visually significant slope) performs very poorly against this purpose. However a significant reduction of the gap would inevitably have a significant impact on the perceived openness of the gap.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. A high proportion of the parcel consists of Theydon Bois Golf Course and driving range. There a number of walking routes to the east of the parcel. The land to the east of Dukes Avenue, whilst not designated open space, appears well used for informal recreation. The site also includes a riding school. The remainder of the parcel is a mix of grassland, paddock, arable farmland and woodland.</p> <p>(12) The parcel mostly encompasses a strongly undulating topography, which creates ridges and slopes. It is likely that the topography and location relative to existing development would be able to prevent encroachment in this parcel. However, at the southeast corner of the site the land occupies a lower topographic position. Given that this area abuts Theydon Bois, it is unlikely that the topography in the area could prevent encroachment of development.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Theydon Bois**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 043.1

Parcel Size (Ha) - 6.92

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

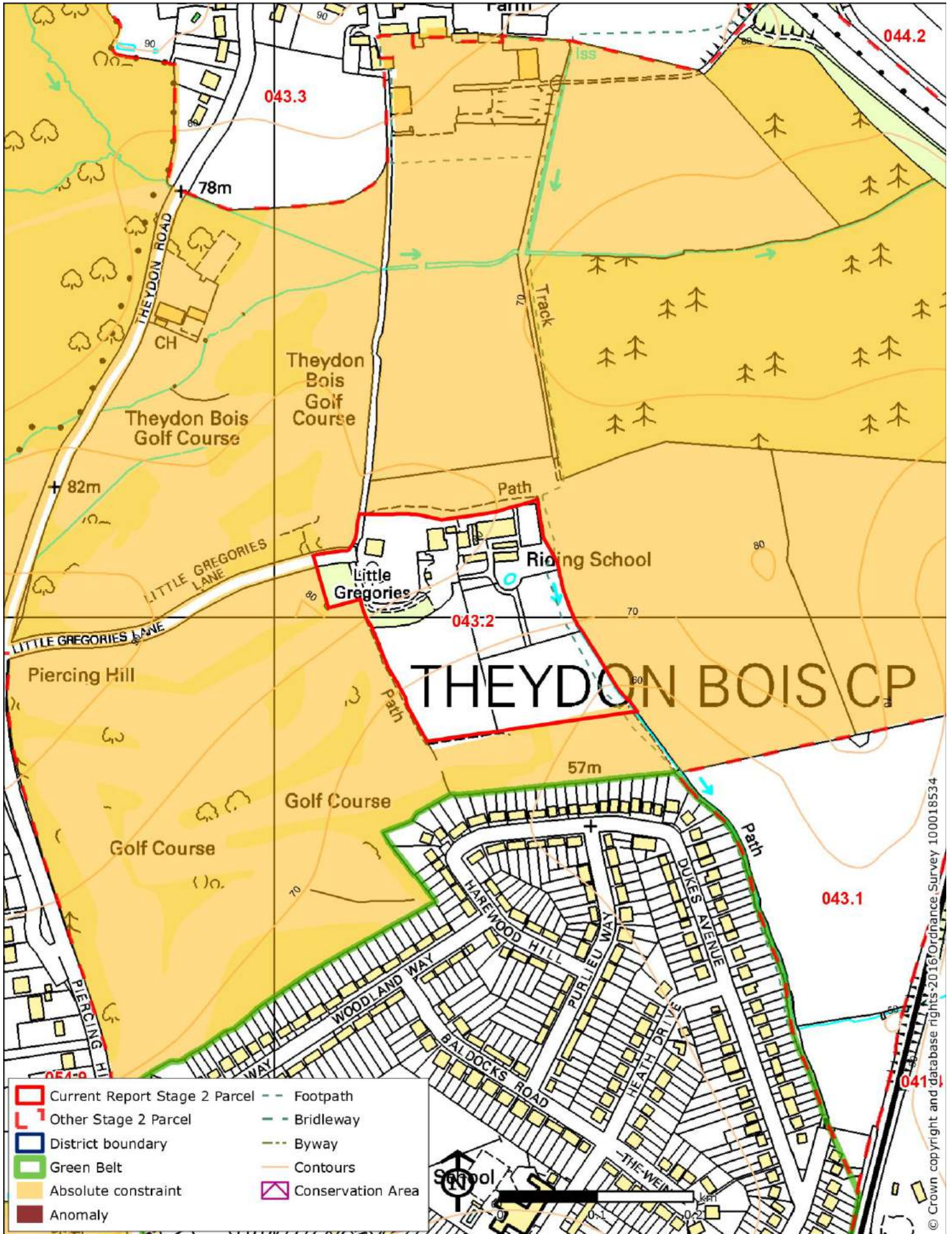
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the north eastern edge of Theydon Bois, and lies within the gap between Theydon Bois and Epping which is approximately 1.2km in this location. The elevated landform which rises to the north, indicates that any new development within the parcels is likely to be widely visible (such as from the wider countryside to the east) and therefore may reduce the sense of separation between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains open fields and is the southern part of a locally prominent hill which rises to the north (the northern half of the hill is within Great Gregories and part of the absolute constraint of the Corporation of London land) and contains a continuation of open fields. The existing Green Belt boundary to the west of the parcel, is relatively strongly defined along the line of back gardens of Dukes Avenue (and a footpath), whilst the parcel's puter boundary to the north is weakly defined by a fence dividing the land within the area of constraint - this is not likely to be able to form an appropriate new Green Belt boundary, despite the outer (eastern) boundary being strongly defined by the railway in cutting.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Theydon Bois**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 043.2

Parcel Size (Ha) - 4.93

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

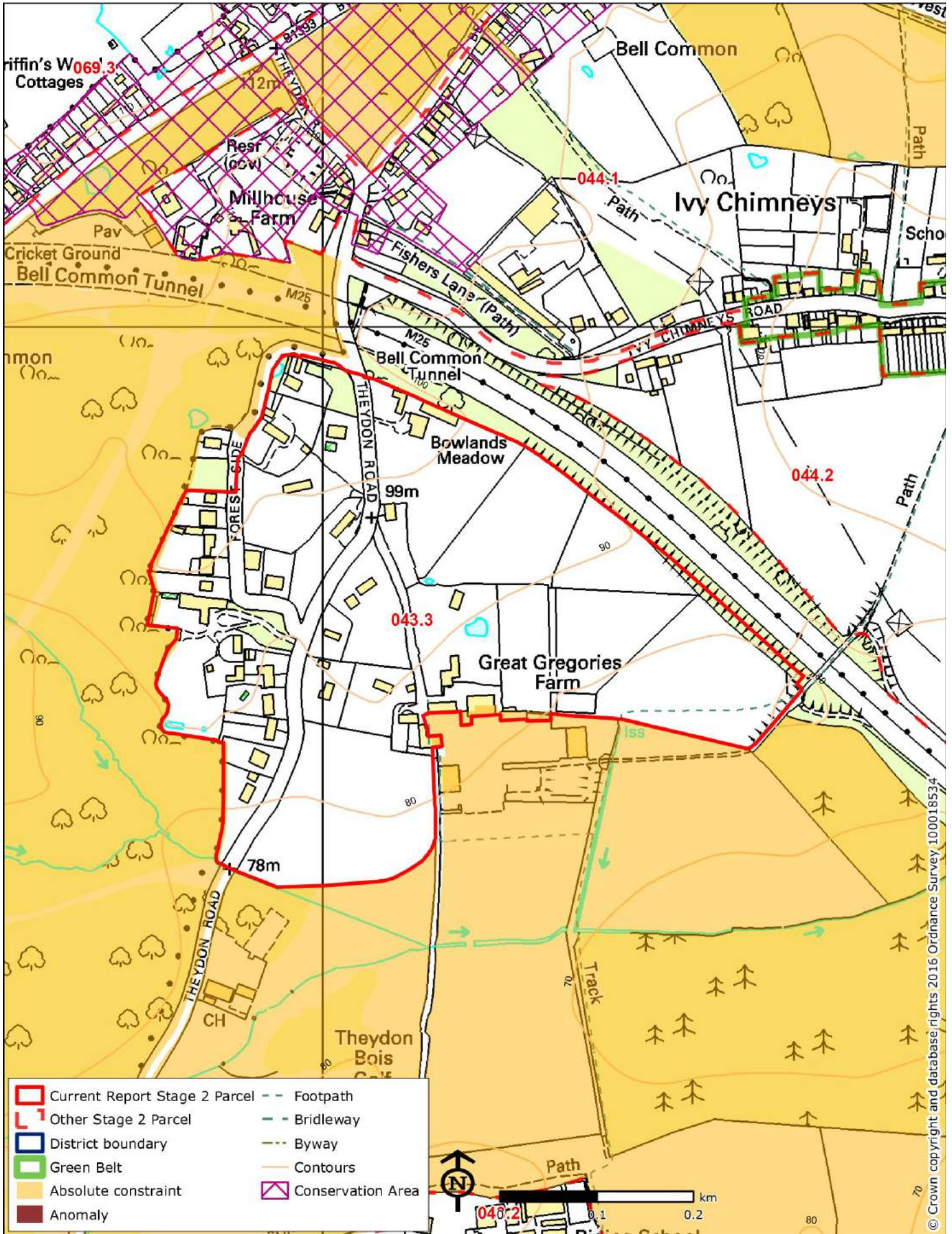
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the north of Theydon Bois, and lies within the gap between Theydon Bois and Epping which is approximately 1.2km in this location. The elevated landform which rises to the north, indicates that any new development within the parcels is likely to be widely visible and therefore may reduce the sense of separation between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel contains a farm at the eastern end of Little Gregories Lane in the northern part, but is open countryside in the southern part which is connected to the wider countryside both visually and physically. The outer parcel boundary (to the north) of the parcel is relatively strongly defined by a ridgeline and trees and therefore could potentially contain development, although new development would be separated from the settlement of Theydon Bois by strong boundary formed by a strip of land within the Corporation of London land constraint and is likely to be widely visible.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Theydon Bois**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 043.3

Parcel Size (Ha) - 20.44

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Strong
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Strong
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies within the gap between the towns of Epping and Theydon Bois, which is approximately 1.2km in this location. There is not strong intervisibility between the towns due to intervening trees and woodland. However, the towns are connected by Theydon Road. Particularly when travelling along the road, the parcel is important in maintaining the sense of separation between Theydon Bois and Epping. Any strategic development that took place within the parcel is likely to reduce the sense of separation between the towns, although it would not result in their physical or perceptual merging.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel contains quite a lot of development, including detached dwellings along Forest Side, Theydon Road and Great Gregories Lane. The properties are nestled within woodland and mostly set back from the road. The parcel is semi-rural as a result of the strong wooded character and the generally well-integrated development which feels separate from the main settlement of Theydon Bois. There are open views to the surrounding countryside (and the M25) to the east from the south eastern corner of the parcel; a public right of way partly crosses through the parcel. It is likely that the Green Belt designation in this parcel prevents further encroachment into the countryside, despite the presence of some existing development.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 1 Assessment**

Parcel DSR 054 - Epping Forest – East of Epping New Road

Parcel Size (Ha) - 933.10

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

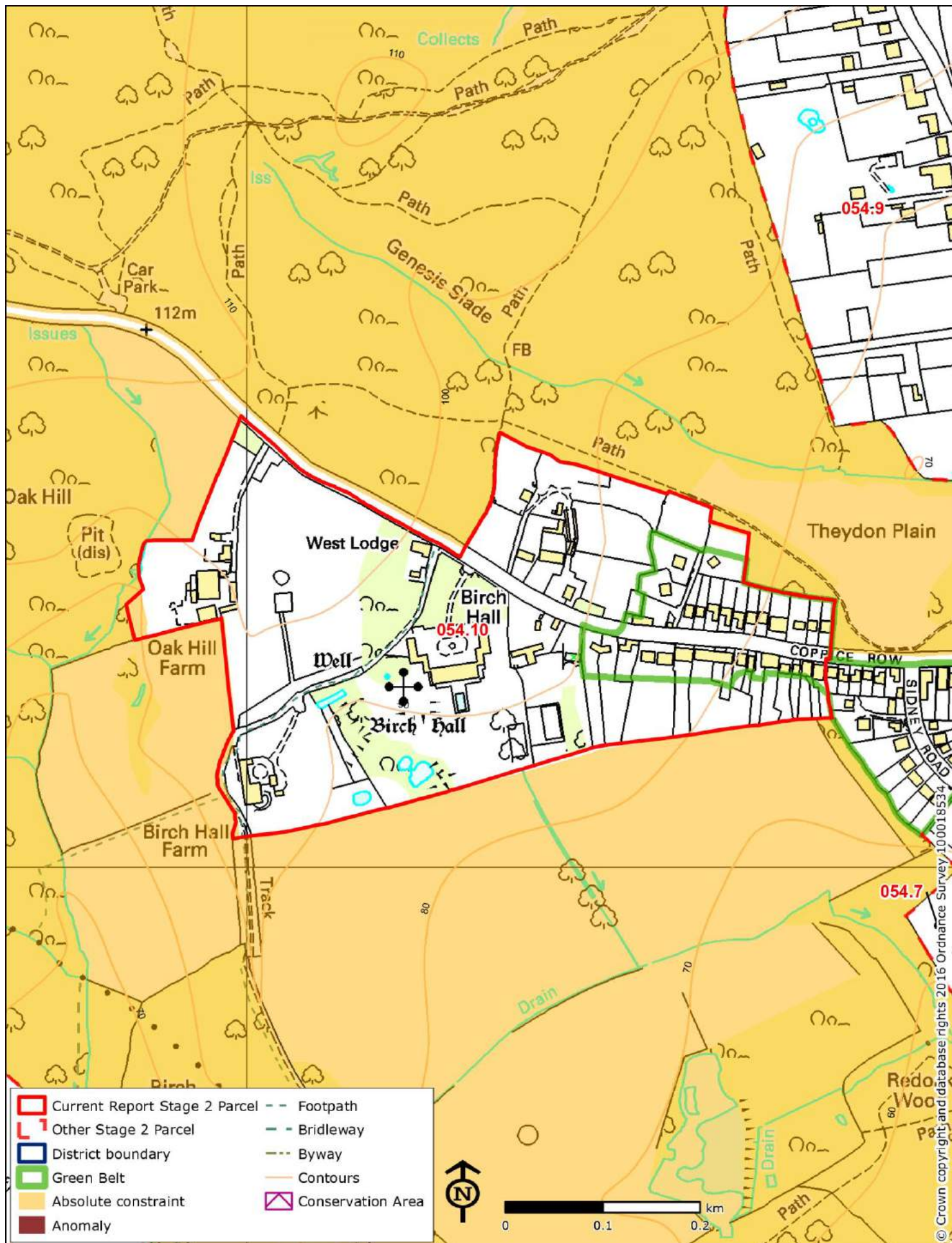
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Strong	5
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		9

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act itself as a barrier against sprawl of large built up areas.</p> <p>(2) The parcel does not contribute as part of a wider network of parcels as a strategic barrier against the sprawl of large built up areas.</p> <p>(3) See questions 1 and 2 above.</p>	
2. Prevent neighbouring towns from merging into one another	Strong - 5
<p>(4) The parcel forms part of the gap between Waltham Abbey and Theydon Bois and Waltham Abbey and Loughton / Debden and the gap between Theydon Bois and Epping.</p> <p>(5) Strong defensible boundary in the northern section of the parcel created by the M25. Eastern boundary created by the B1393 (Epping Road) which runs through the Forest.</p> <p>(6) The distance between the towns Loughton/Debden – Waltham Abbey is 4.8 km. The distance between the towns Buckhurst Hill – Waltham Abbey is 5.4 km. The distance between Theydon Bois and Waltham Abbey is 4.0 km. The distance between Theydon Bois and Loughton/ Debden is .8 km. The distance between Loughton / Debden and Buckhurst Hill is 0.64km. The distance of the gap between Epping- Theydon Bois is 1.1 km.</p> <p>(7) There is evidence of ribbon development extending west from Theydon along B172.</p> <p>(8) Epping Forest is situated between Waltham Abbey and the other settlements therefore the visual perception is one of forest in this respect. In terms of the Debden / Loughton Lane the thoroughfare between Theydon Bois and Loughton / Debden it is bordered with mature hedgerow and planting along much of the length with the perception of an undeveloped gap between the Theydon Bois and Loughton. In terms of the A121 (High Road) which is the main thoroughfare between Buckhurst Hill and Loughton / Debden West views into the gap are limited to mature trees along much of its length. With the exception of the access to the estate, the residential estate within the gap is well concealed, giving the perception that the gap remains undeveloped and forms part of the wider Epping Forest area.</p> <p>(9) Epping Forest is situated between Waltham Abbey and the other settlements therefore there is no risk of the gap being compromised in this respect. A reduction in the Theydon Bois – Loughton / Debden gap could compromise the physical separation of the given the proximity of the towns to one another. In terms of Loughton / Debden and Buckhurst Hill these towns have already merged to east of central line. Development of the gap would consolidate this merger to the west of the underground line.</p> <p>(10) See Question 9 above which also applies to Question 10.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The Green Belt in this location does protect countryside. The parcel includes Loughton golf course to the south, part of Theydon Bois Golf Course to the north, a campsite, a number of walking routes (including a public footpath linking Nursery Road with Epping Forest). To the southwest of Theydon, the parcel also includes a cricket pitch, tennis courts and allotment gardens.</p> <p>(12) There are visually significant slopes in relation to existing development in the following locations which may be helping to prevent encroachment: Theydon Bois – north, northwest and south of the settlement. Loughton Debden – west and southwest. Buckhurst Hill – north (south of the housing estate in the gap between Buckhurst Hill and Loughton / Debden) and northwest of Buckhurst Hill. Therefore, there are areas of the Green Belt where the topography helps prevent encroachment.</p> <p>(13) The parcel has been encroached by approx. 1.03% (9.61hectares) of built development in the form of the housing estate between Buckhurst Hill and Loughton / Debden.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Theydon Bois**

Settlement Type: **Large Village**

Stage 2 Assessment



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Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 054.10

Parcel Size (Ha) - 18.18

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

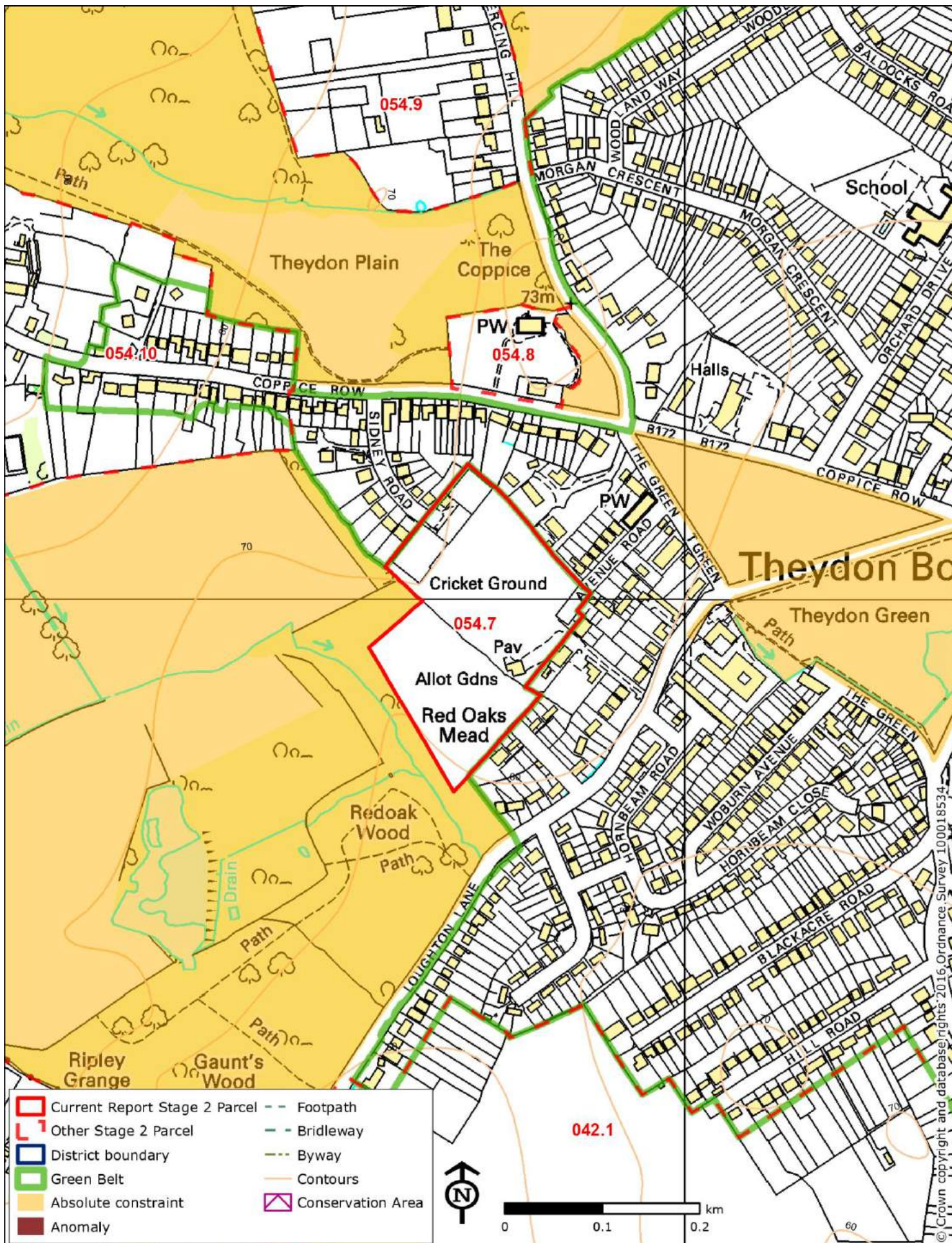
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
This parcel is not considered to be important in providing separation between towns. The parcel lies between the towns of Theydon Bois and Waltham Abbey (approximately 4.5km in this location); however, Epping Forest also lies within the gap and therefore the small parcel is less important in maintaining separation between the towns.	
Stage One parcel DSR-054 was given a higher rating because land within the larger parcel was important in separating towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Weak
Existing development within the parcel consists of mansion properties in large grounds, converted farms and detached dwellings with large gardens. Properties are visually well-integrated into the surrounding landscape by trees and woodland. The existing Green Belt boundary with Theydon Bois settlement to the east of the parcel is relatively weakly defined by property boundaries. However, properties within the defined settlement are generally facing the road, whereas properties within this Green Belt parcel are set back from the road. This maintains a sense of rurality and transition to the wider countryside. Conversely, the countryside surrounding the parcel is part of Epping Forest and as such, is considered an absolute constraint to development. This therefore weakens the parcel's contribution to safeguarding the countryside from encroachment as the wider countryside is protected by other factors.	
Stage One parcel DSR-054 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Theydon Bois**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 054.7

Parcel Size (Ha) - 4.02

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

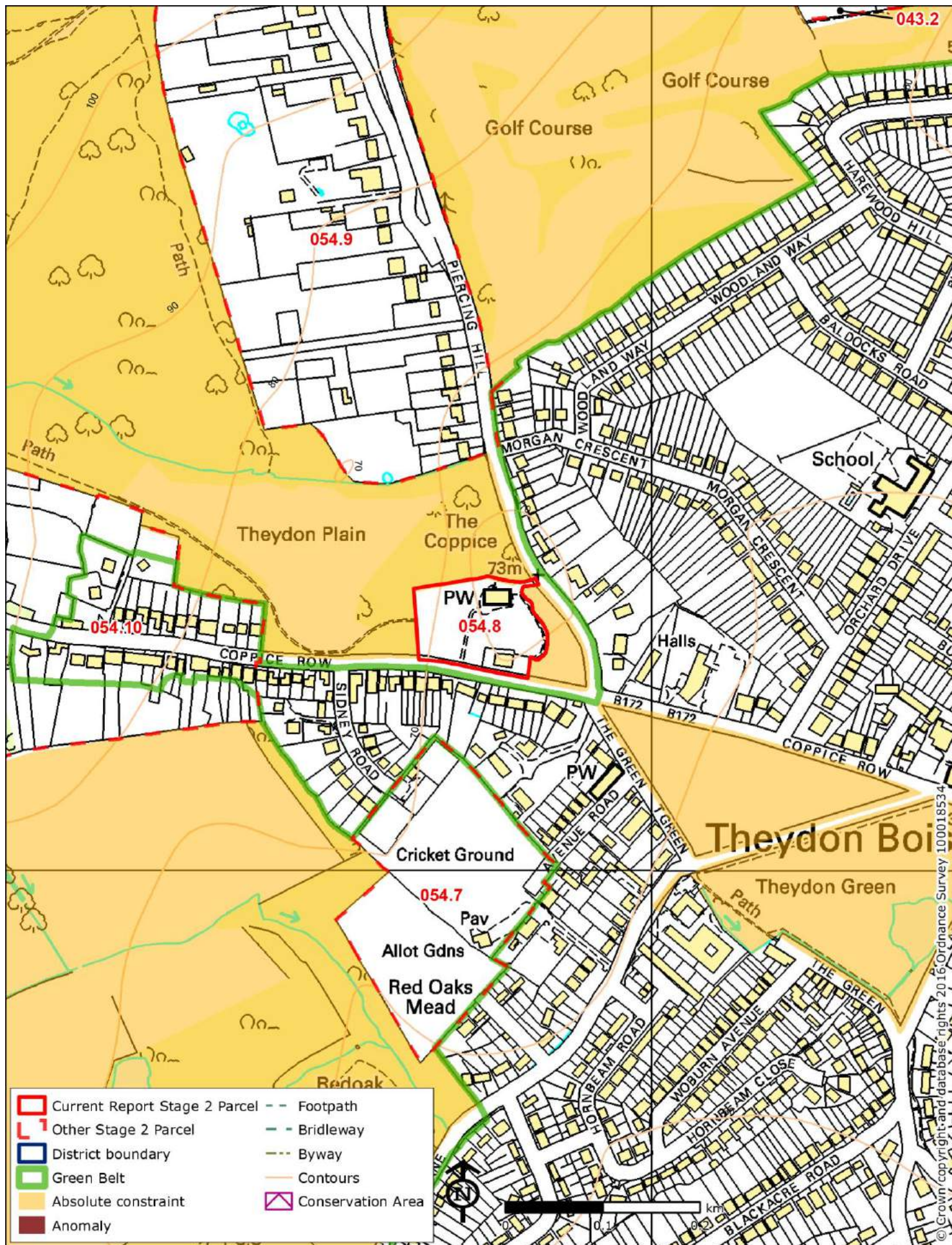
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The small parcel is located adjacent to the edge of Theydon Bois which wraps around it to the north west, north, west and south west. It lies within the gap between Theydon Bois and Loughton/ Debden which is approximately 1.2km in this location. Intervening land to the west of the parcel contributes to the separation between the towns (including Redoak and Gaunt Wood to the south of the parcel which are also part of the land identified as Corporation of London land and is therefore a constraint to development). Any new development that took place within the parcel would not lead to Theydon Bois becoming any closer to Loughton/ Debden than the existing development within Theydon Bois to the west and south east because development within the settlement already extends beyond the parcel.	
Stage One parcel DSR-054 was given a higher rating because land within the larger parcel was important in separating towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Weak
The parcel contains allotments, scout and cricket club and recreation grounds. The amenity land use and the surrounding settlement which wraps around the parcel to the north west, north, east and south east, indicate that the parcel is relatively weakly connected to the wider countryside. The outer parcel boundary (southern boundary) is strongly defined by Redoak Wood. Therefore, any new development within the parcel is likely to be well-contained and it therefore plays a minor role in safeguarding the countryside from encroachment.	
Stage One parcel DSR-054 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Theydon Bois**

Settlement Type: **Large Village**

Stage 2 Assessment



Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 054.8

Parcel Size (Ha) - 1.10

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel has strong boundaries and lies within the settlement of Theydon Bois. It is considered therefore, that the parcel is not important to maintaining separation between towns.	
Stage One parcel DSR-054 was given a higher rating because land within the larger parcel was important in separating towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Weak
The small parcel contains a church and adjoining church yard and 'The Old School House' building on Coppice Row. The surrounding woodland to the north, west and east provides strong barriers (and constraint to development as part of the Corporation of London - Epping Forest area), which could potentially contain any new development if it were to take place within the parcel. The existing Green Belt boundary with the settlement to the south of the parcel and the other side of the strip of woodland at the east of the parcel, is relatively strongly defined by Coppice Hill and Piercing Hill roads. However, the parcel lies within a wedge around which the settlement of Theydon Bois wraps on almost all sides; therefore it is considered that the parcel contributes only a small degree to safeguarding the countryside from encroachment.	
Stage One parcel DSR-054 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Theydon Bois**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 054.9

Parcel Size (Ha) - 12.57

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

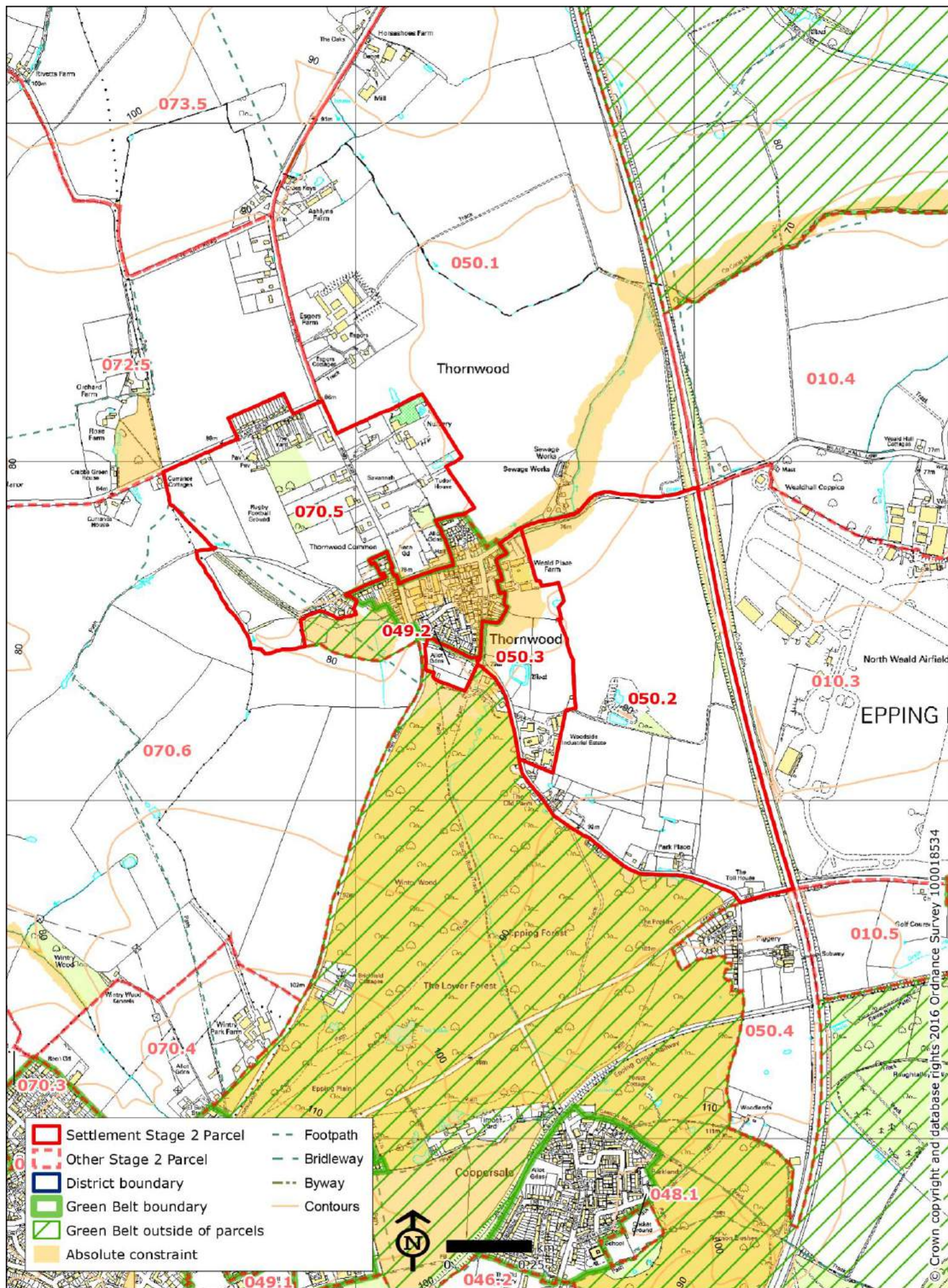
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	No Contribution
The parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	Moderate
The parcel lies within the gap between the towns of Epping and Theydon Bois, which is approximately 1.2km in this location. There is not strong intervisibility between the towns due to intervening trees and woodland. However, the towns are connected by Theydon Road. Particularly when travelling along the road, the parcel contributes to maintaining the sense of separation between Theydon Bois and Epping due to its wooded character. Any strategic development that took place within the parcel is likely to reduce the sense of separation between the towns, although it would not result in their physical or perceptual merging. Stage One parcel DSR-054 was given a higher rating because land within the larger parcel was important in separating towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel contains detached houses in a linear pattern along Piercing Hill, set back from the road. The dwellings contain some urban and suburban characteristics such as large gates and fences. However, the properties are visually well-integrated into the surrounding landscape by trees and woodland and are perceived as separate from the main settlement of Theydon Bois further south. It is likely that the Green Belt designation in this parcel prevents further encroachment into the countryside, despite the presence of some existing development.	
Purpose 4. To preserve the setting and special character of historic towns (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	No Contribution
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Thornwood**

Settlement Type: **Small Village**



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Settlement: **Thornwood**Settlement Type: **Small Village****Description of broad locations for further assessment**

The Green Belt land within the defined buffer is bounded by the M11 to the east and absolute constraints to the south. The remaining land is extended to join the area around Epping and Harlow to ensure a continuous assessment of the land between settlements.

Parcel	Features used to define parcel
049.2	Boundaries are strongly defined by intact hedgerows and vegetation along High Rd to the west, Woodside to the north and the lane south of Duck Lane to the east.
050.2	The eastern boundary is strongly defined by the M11; the northern boundary strongly defined by Weald Hall Lane; the southern boundary is strongly defined by Woodside.
050.3	The boundaries are strongly defined by woodland to the east and Weald Hall Lane to the north, and woodland north of Woodside to the south. The northern part of the parcel is within a Flood Zone area of constraint.
070.5	

Parcel	Potential anomalies
049.2	None identified.
050.2	None identified.
050.3	None identified.
070.5	The residential development at Teazle Mead to the east of Thornwood is highlighted as an anomaly because the density and character of development in this location and its relationship to the adjacent settlement means that it is perceived as part of the settlement.

Settlement: **Thornwood**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 049 - North East of Epping)

Parcel Size (Ha) - 157.26

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

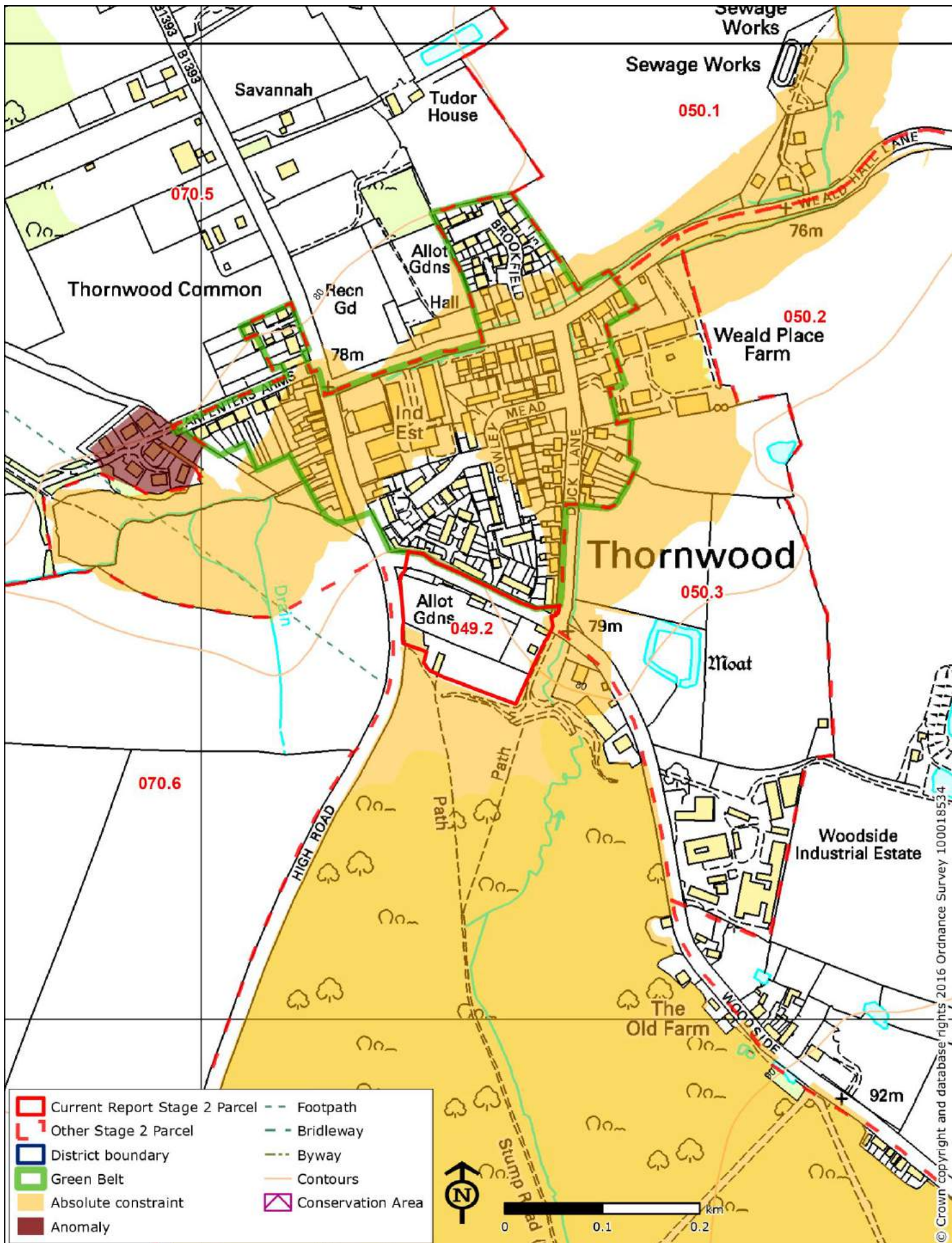
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Relatively Weak	2
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	Relatively Weak	2
Total		8

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of large built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas</p>	
2. Prevent neighbouring towns from merging into one another	Relatively Weak - 2
<p>(1) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(2) A strong boundary provided to the east by the Epping Ongar Railway (EOR). Epping Forest creates a strong boundary in the north and east of the parcel. The strength of the boundary in the area adjacent to Thornwood is diminished around the allotment area – with the boundary of the parcel being comprised of relatively loose-knit development form, allotment and flood protection bund. The boundary is strengthened to some extent along this section by the minor road. The boundary is strengthened further still by the main road to Harlow, (B1393). In Epping, a strong boundary is created by Stonards Hill within the Old Pastures field, this boundary is supported by a strong line of mature trees. Beyond this field to the north, within the Recreation Ground, the boundary is weak, comprising of the line of built development, mostly residential and including Epping Hospital. The area adjoining adjacent to hospital is supported by mature planting in places.</p> <p>(3) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(4) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(5) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(6) A reduction in the gap is unlikely to compromise the separation of towns in physical terms. However, development within this parcel could compromise the separation of Epping and Coopersale in physical terms</p> <p>(7) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover north of the parcel. However it would compromise the overall openness of the parcel in the south particularly between Epping and Coopersale.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The northern part of the parcel, has a significant coverage of deciduous woodland, ancient woodland (Wintry Wood) and SSSI (Epping Forest). There is also relatively large deciduous woodland and an area of unprotected woodland within Old Pastures field). The south-western part of the parcel, consists mostly of land used for agricultural purposes, as well as recreation grounds, a playground, football grounds, pockets of woodland and a number of PRoWs.</p> <p>(12) The parcel is set on a ridge of higher land that overlooks surrounding undulating farmland, to the south; this area is predominantly covered by, mixed woodland, the majority of which is categorised as ancient or semi-ancient. The topography and the high proportion of tree coverage to the north of the parcel does prevent encroachment. However, it is unlikely that the land to the south of the parcel prevents encroachment due to the topographical change and the open character of the land. Therefore, the Green Belt designation in this parcel helps safeguard the countryside from encroachment from the existing settlement Epping.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	Relatively Weak - 2
<p>(14) The parcel adjoins north-eastern edge of the historic town Epping.</p> <p>(15) During the 20th century, Epping was extended to accommodate commuters. Parcel DSR-049 adjoins the north-eastern boundary of the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and/ or any heritage assets. Epping Forest also provides a strong physical and visual barrier to the north of the B181.</p> <p>(16) Given that the parcel does not have a physical or visual relationship with the historic core of Epping. It is unlikely that the open character of the Green Belt land in this parcel would contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(17) Although the south western parcel boundary abuts the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.</p>	

Settlement: **Thornwood**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Thornwood**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 049.2

Parcel Size (Ha) - 1.49

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Relatively Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The small parcel lies to the south of the settlement of Thornwood and is therefore remote from the nearest large built-up area of Harlow. Consequently the parcel contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is a small area on the southern edge of Thornwood. It does not lie directly between towns and it does not contribute to the separation of towns. Any new development that took place within the parcel may lead to a small reduction in the gap between Epping and the village of Thornwood but this would not affect the sense of separation between Epping and the nearest town (North Weald Bassett to the east or Harlow to the north). Epping Forest is an absolute constraint which lies to the south of the parcel between Thornwood and Epping.	
Stage One parcel DSR-054 was given a higher rating because land within the larger parcel was more important in separating towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Weak
Existing development within the parcel consists of detached dwellings with gardens/ parking in the south west of the parcel associated with High Road, and in the north of the parcel associated with Woodside - the road immediately adjacent to the north of the parcel. The remainder of the parcel consists of an open field and some hedgerows/ trees. The parcel itself does not have a countryside character but acts as a transition between the rural and wooded Epping Forest to the south and the settlement of Thornwood to the north. The existing Green Belt boundary to the settlement to the north has been breached by houses along Woodside and is therefore relatively weakly defined. The outer parcel boundary (to the south) is relatively strongly defined by the Epping Forest designation. It is likely that any new development that took place within the parcel would be relatively well contained by existing hedgerows/ trees and Epping Forest and would share a relationship with the existing settlement, thereby having a limited encroaching influence on the wider countryside.	
Stage One parcel DSR-073 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is separated from the historic town of Epping by Epping Forest SSSI and therefore does not share any relationship with the historic town, nor contribute to its setting.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Thornwood**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 050 - North, East and South of Thornwood

Parcel Size (Ha) - 251.28

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

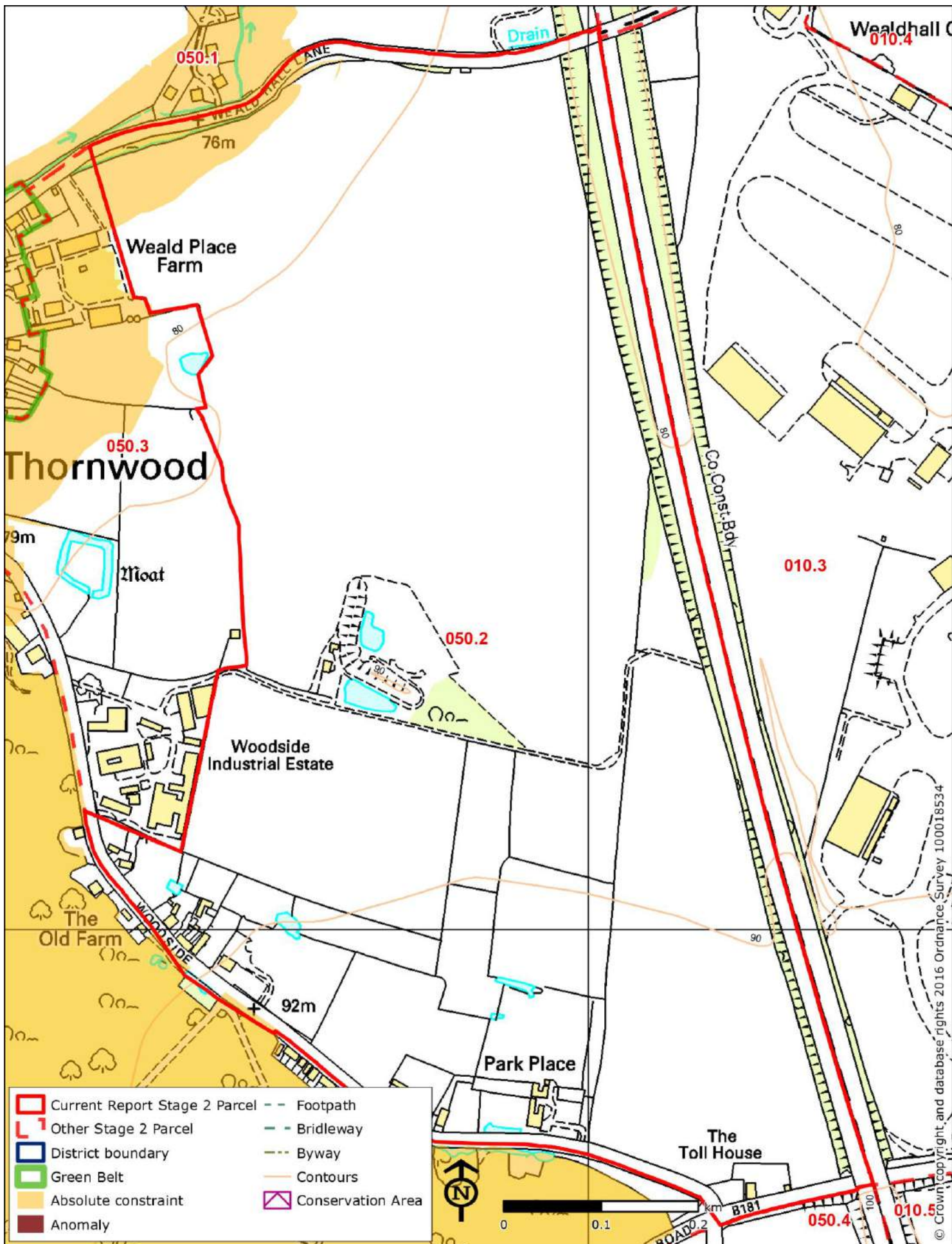
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Relatively Strong	4
4th Green Belt Purpose	No Contribution	0
Total		4

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The Parcel does not act in itself as an effective barrier against sprawl from large built-up areas.</p> <p>(2) The parcel adjoins DSR-072 and DSR-073 to the west, DSR-053 to the north and DSR-010 to the east. The parcels are all relatively open in character, providing a strategic barrier against the sprawl of the Harlow although. The parcel does contribute to a wider network of parcels, to form a strategic barrier against the sprawl of Harlow – particularly at the north of the parcel.</p> <p>(3) The eastern parcel boundary is created by the M11, the northern boundary is created by the junction 7 roundabout the western boundary follows the High Road (B1393) and the road Woodside and the most southern boundary is created by the Epping - Ongar railway tracks.</p> <p>(1) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(2) The eastern boundary is formed by M11, woodland and a Woodside forms a southern and south-western boundaries. The majority of the southern boundary is created by Woodside and Epping Forest/Lower Forest woodland. The parcel is well contained by natural and infrastructure boundaries on all sides, which would prevent the merger of Epping and Thornwood. \</p> <p>(3) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(4) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(5) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(6) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.</p> <p>(7) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover east of Epping. However it would compromise the overall openness of the parcel.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel forms part of the gap which separates Epping and North Weald Bassett.</p> <p>(5) The eastern boundary is formed by M11, woodland and a Woodside forms a southern and south-western boundaries. The majority of the southern boundary is created by Woodside and Epping Forest/Lower Forest woodland. The parcel is well contained by natural and infrastructure boundaries on all sides, which would prevent the merger of Epping and Thornwood. \</p> <p>(6) The distance of the gap between Epping and North Weald Bassett is 1.9 km.</p> <p>(7) There are no well-used thoroughfares in this parcel and no evidence of ribbon development.</p> <p>(8) There are no well-used thoroughfares between towns that pass through this parcel.</p> <p>(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of the towns visually due to the significant forest / wood cover east of Epping. However it would compromise the overall openness of the parcel.</p>	
3. Assist in safeguarding the countryside from encroachment	Relatively Strong - 4
<p>(11) The Green Belt designation in this land parcel does protect countryside uses. The parcel consists mostly of arable land used for agricultural purposes with recreational grounds and allotment gardens to the north of Thornwood.</p> <p>(12) Raised, high area of farmland, which overlooks the surrounding areas of undulating plateau farmland. There is a visually significant slope to the east of Thornwood which may prevent encroachment.</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Thornwood**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Thornwood**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 050.2

Parcel Size (Ha) - 60.59

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Weak
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

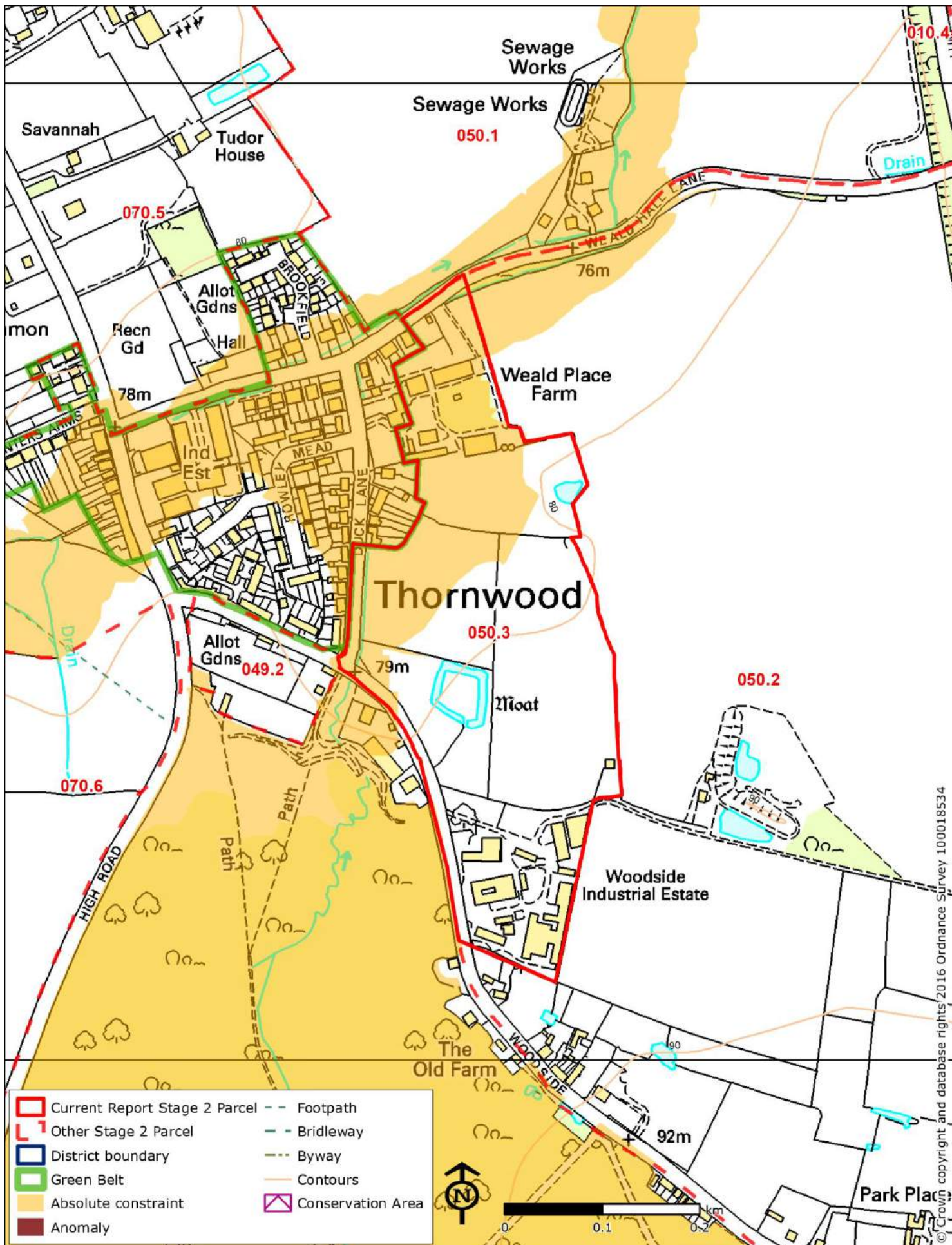
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies approximately 3km from the large built-up area of Harlow, to the north of the parcel. The parcel contributes to this purpose to a very small degree, as intervening land to the north of the parcel fulfil this purpose to a greater degree.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located to the east of Thornwood and lies between the towns of Epping and North Weald Bassett; the gap between the towns is approximately 1.9km at this location. Intervening land (primarily the designated Epping Forest) contributes to the physical and visual separation of the towns to a greater degree and is likely to prevent the perceptual or physical merging of the towns. The parcel also lies between the smaller settlement of Thornwood and North Weald Bassett. Any new development that took place within the parcel may lead to a reduction of the separation between Thornwood and North Weald Bassett, which may affect the sense of separation of Epping and North Weald Bassett to a degree (e.g. as perceived from the Epping Road).	
Stage One parcel DSR-050 was given a lower rating because Harlow was not considered as a town in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
There is some existing development within the parcel. Detached dwellings and cottages along Woodside are associated with the road and are well-integrated with the landscape, which retains an overall wooded and rural character. The remainder of the land within the parcel consists of agricultural fields. The outer boundary of the parcel to the south is strongly defined by Epping Forest, and although the eastern boundary is strongly defined by the M11, there are open views to the surrounding countryside to the east. The Green Belt designation in the parcel does assist in safeguarding the countryside from further encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is separated from the historic town of Epping by Epping Forest SSSI and therefore does not share any relationship with the historic town, nor contribute to its setting.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Thornwood**

Settlement Type: **Small Village**

Stage 2 Assessment



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Settlement: **Thornwood**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 050.3

Parcel Size (Ha) - 11.58

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The small parcel lies to the south of the settlement of Thornwood and is therefore remote from the nearest large built-up area of Harlow. Consequently the parcel contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The small parcel is located adjacent and to the east of Thornwood. It lies between the towns of Epping and North Weald Bassett; the gap between the towns is approximately 1.9km at this location. Intervening land (primarily the designated Epping Forest) contributes to the physical and visual separation of the towns to a greater degree and is likely to prevent the perceptual or physical merging of the towns. The parcel also lies between the smaller settlement of Thornwood and North Weald Bassett. Any new development that took place within the parcel may lead to a reduction in the separation between Thornwood and North Weald Bassett, although intervening barriers including woodland, trees and the M11 would limit the extent to which this may occur.	
Stage One parcel DSR-050 was given a lower rating because Harlow was not considered as a town in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel consists of agricultural fields and paddocks as well as development within the small industrial estate on Woodside which has more of an urbanising influence. There is also development at Weald Farm in the north of the parcel although this is within the flood zone absolute constraint. The parcel also contains a moated site (Scheduled Monument) marked by trees.	
The existing Green Belt boundary along Duck Lane is strongly defined by the road, although housing outside the parcel, to the north, has breached this barrier by spreading to the east side of the road. The outer parcel boundaries are relatively strongly defined by topography (sloping into the parcel from the southern boundary), woodland belts and hedgerow field boundaries. The industrial estate is set back from the road and surrounded by woodland and has a localised slightly urbanising influence, although is perceived as separate from the settlement of Thornwood.	
Therefore the Green Belt designation does prevent encroachment into the countryside, although if new development were to take place within the parcel it could potentially be well-contained by barrier features and well-related to existing settlement and therefore the parcel performs moderately in relation to this purpose.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Thornwood**Settlement Type: **Small Village****Stage 1 Assessment**

Parcel DSR 070 - North West of Epping

Parcel Size (Ha) - 501.80

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

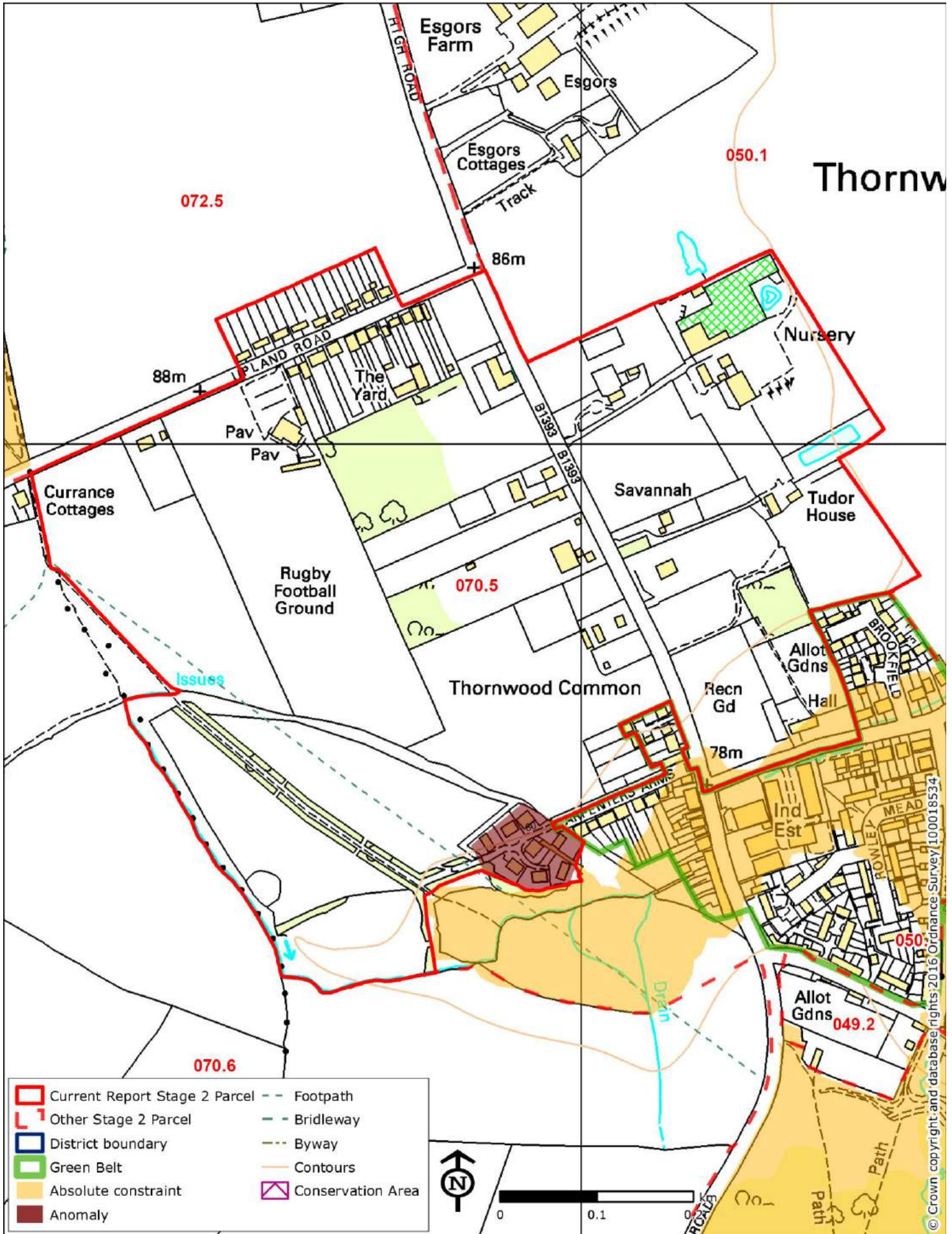
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Strong	5
Total		10

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act, in itself as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel adjoins DSR-072 to the north and parcel DSR-050 to the northeast. The parcels are relatively open and border the urban edge of Harlow, to provide a strategic barrier preventing the east and southern sprawl of Harlow. However DSR070 is a bit far south of Harlow to be considered part of the 'primary' network of parcels preventing sprawl from Harlow.</p> <p>(3) Upland Road provides a boundary at north of the parcel however it is not particularly defensible and has open views along this road to the north and south.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not form part of a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(1) The Green Belt here protects countryside uses as it encompasses a patchwork of arable fields that are interspersed with small patches of woodland. Key ecological habitats are provided by small ponds and stream corridors and a County Wildlife site.</p> <p>(2) The topography of DSR-70 is characterised by gently undulating agricultural (predominantly arable) fields that provide an open view to the urban edge of Epping to the south east. The topography and location relative to existing development does not prevent encroachment. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(3) There is no evidence of encroachment or urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	Strong - 5
<p>(1) The parcel adjoins the northwest boundary of the historic town of Epping.</p> <p>(2) During the 20th century, Epping was extended to accommodate commuters, to the north, west and south. Parcel DSR-070 mostly borders the 20th century development, limiting the physical and visual relationship between the Green Belt land in this parcel and the setting of the historic core of Epping and/ or any heritage assets. The Green Belt land within parcel DSR-070 briefly aligns with the historic core of Epping, east of Lindsey Street. The Green Belt land at the settlement boundary has helped maintain the strong open character of this area.</p> <p>(3) The origins of Epping tracks back to Epping Upland, to the north western parcel boundary. In the mid-12th century the settlement was re-located to Epping Heath on Lindsay Street and gradually developed into a town to capitalise on the trade passing along the route from London to Cambridge. The open character of the Green Belt land, east of Lindsey Street, preserves the quality of the only remaining view between Epping Upland and Epping town. The removal of the Green Belt designation to the east of Lindsay Street will not necessarily harm the open setting of the Epping Conservation Area, however, it would eliminate the visual connection and long vistas shared between Epping and Epping Upland. The openness of the Green Belt here affords views of Epping's three towers which plot the route of the High Street (Victorian water tower, St John's Church tower, and the Civic Office tower), and Epping Upland Church can be seen in some views out of Epping. These views are an important aspect of the significance and setting of the town and its heritage assets.</p> <p>(4) The removal of the Green Belt designation to the east of Lindsay Street will not necessarily harm the open setting of the Epping Conservation Area, however, it would eliminate the visual connection and long vistas shared between Epping and Epping Upland. The openness of the Green Belt here affords views of Epping's three towers which plot the route of the High Street (Victorian water tower, St John's Church tower, and the Civic Office tower), and Epping Upland Church can be seen in some views out of Epping. These views are an important aspect of the significance and setting of the town and its heritage assets.</p>	

Settlement: **Thornwood**

Settlement Type: **Small Village**

Stage 2 Assessment



Settlement: **Thornwood**Settlement Type: **Small Village****Stage 2 Assessment**

Parcel 070.5

Parcel Size (Ha) - 42.94

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

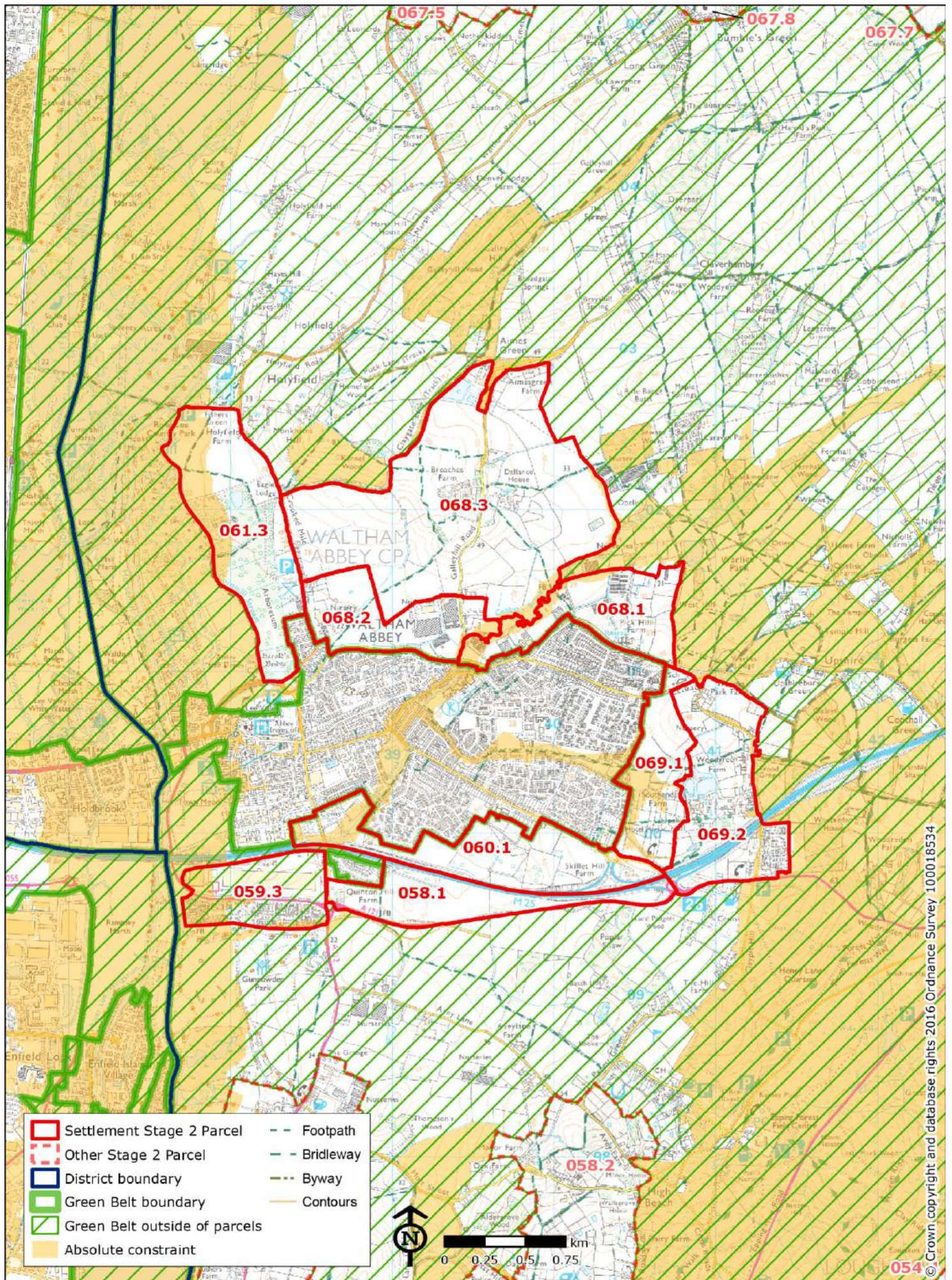
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Relatively Weak
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies approximately 2.5 km from the large built-up area of Harlow, to the north of the parcel. Intervening land to the north of the parcel fulfils this purpose to a greater degree.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located adjacent, to the north of Thornwood and lies between the towns of Epping and Harlow; the gap between the towns is approximately 4.6 km at this location. The parcel also lies within the gap between Harlow and the smaller settlement of Thornwood. Any new development that took place within the parcel would lead to a small reduction of the separation between Thornwood and Harlow although this is considered to affect the sense of separation between Epping and Harlow to only a small degree.	
Stage One parcel DSR-070 was given a lower rating because Harlow was not considered as a town in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Weak
The parcel lies on the slightly higher ground to the north of the settlement of Thornwood. There is quite extensive existing development within the parcel, consisting of detached and semi-detached houses and Epping Upper Clapton RFC grounds (floodlit) and clubhouse on Upland Road in the north of the parcel, detached dwellings, a petrol station, commercial/ industrial business and a garden centre along High Road. The remainder of the parcel contains open fields with trees and hedgerows. The existing Green Belt boundary (south) is relatively weakly defined, partially by houses and roads, and there is not a clear distinction between settlement and countryside. The outer parcel boundaries are defined by field boundaries, but the parcel represents a gradual transition to surrounding countryside, with some distant views to the wider landscape (e.g. from High Road looking east). Due to the existing development within the parcel which could be perceived as existing encroachment, it is considered that the parcel performs relatively weakly against this purpose, as alternative boundaries within the parcel could potentially delineate more effectively between town and countryside.	
Stage One parcel DSR-073 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is separated from the historic town of Epping by Epping Forest SSSI and therefore does not share any relationship with the historic town, nor contribute to its setting.	
The higher rating given to Stage One parcel DSR-070 reflects that parcel's inclusion of land adjacent to the historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
The residential development at Teazle Mead to the east of Thornwood is highlighted as an anomaly because the density and character of development in this location and its relationship to the adjacent settlement means that it is perceived as part of the settlement.	

Settlement: **Waltham Abbey**

Settlement Type: **Town**



Settlement: **Waltham Abbey**Settlement Type: **Town****Description of broad locations for further assessment**

The Green Belt land within the defined buffer is bounded by absolute constraints to the north, east, west and south west. Dowding Way (A121) provides a strong defensible boundary; therefore land south of Dowding Way (A121) is not included.

Parcel	Features used to define parcel
058.1	A121 forms a strong boundary to the south; A112 forms the boundary to the west; Woodgreen Road forms the boundary to the east.
059.3	
060.1	M25 forms a strong boundary to the south; Honey Lane forms a strong boundary to the east; settlement edge forms the boundary to the west.
061.3	Cornmill Stream forms a strong boundary to the west within an area of flood zone constraint; B194 forms a strong boundary to the east and south; Fishers Green Lane forms a strong boundary to the north.
068.1	Cobbins Brook forms a strong boundary to the north and tree-lined footpath forms a strong boundary to the east.
068.2	B194 forms a strong boundary to the west; low hedgerow field boundaries form relatively weak boundary to the north (no stronger boundaries exist nearby); Cobbins Brook and hedgerow-lined streams form a strong boundary to the east.
068.3	B194 forms a strong boundary to the west; tree-lined Claygate Lane forms a relatively strong boundary to the north; northern half of the eastern field boundary is relatively weak due to gappy hedgerows but southern half is a strong barrier formed by Cobbins Brook.
069.1	Hedgerows form intermittently strong boundaries to the west (no other stronger boundaries lie nearby).
069.2	M25 forms a strong boundary to the south; woodland and tree belts form strong boundaries to the east; hedgerow lined footpath forms strong boundary to the north.

Parcel	Potential anomalies
058.1	None identified.
059.3	The parcel contains the large Sainsburys industrial depot building and associated car/ lorry parking. It is a developed area that therefore lacks openness and performs weakly against this purpose. It should therefore be considered as a potential anomaly.
060.1	The Meridian Business Park in the area between the River Lea, M25, River Lea tributary and the A112 is a developed area which is recommended for removal from the Green Belt as a major anomaly. The parcel was assessed as though this recommendation had already been adopted.
061.3	None identified.
068.1	The Paternoster Care Home is a developed area adjoined to the existing settlement and appears to continue the pattern of development north of Paternoster Hill. The highlighted area does not retain a distinction between settlement and countryside, and the built form does not maintain openness. This area can therefore be considered a potential anomaly.
068.2	None identified.
068.3	None identified.
069.1	None identified.
069.2	None identified.

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 1 Assessment****Parcel** DSR 058 - High Beach and Sewardstonebury**Parcel Size (Ha)** - 813.85**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

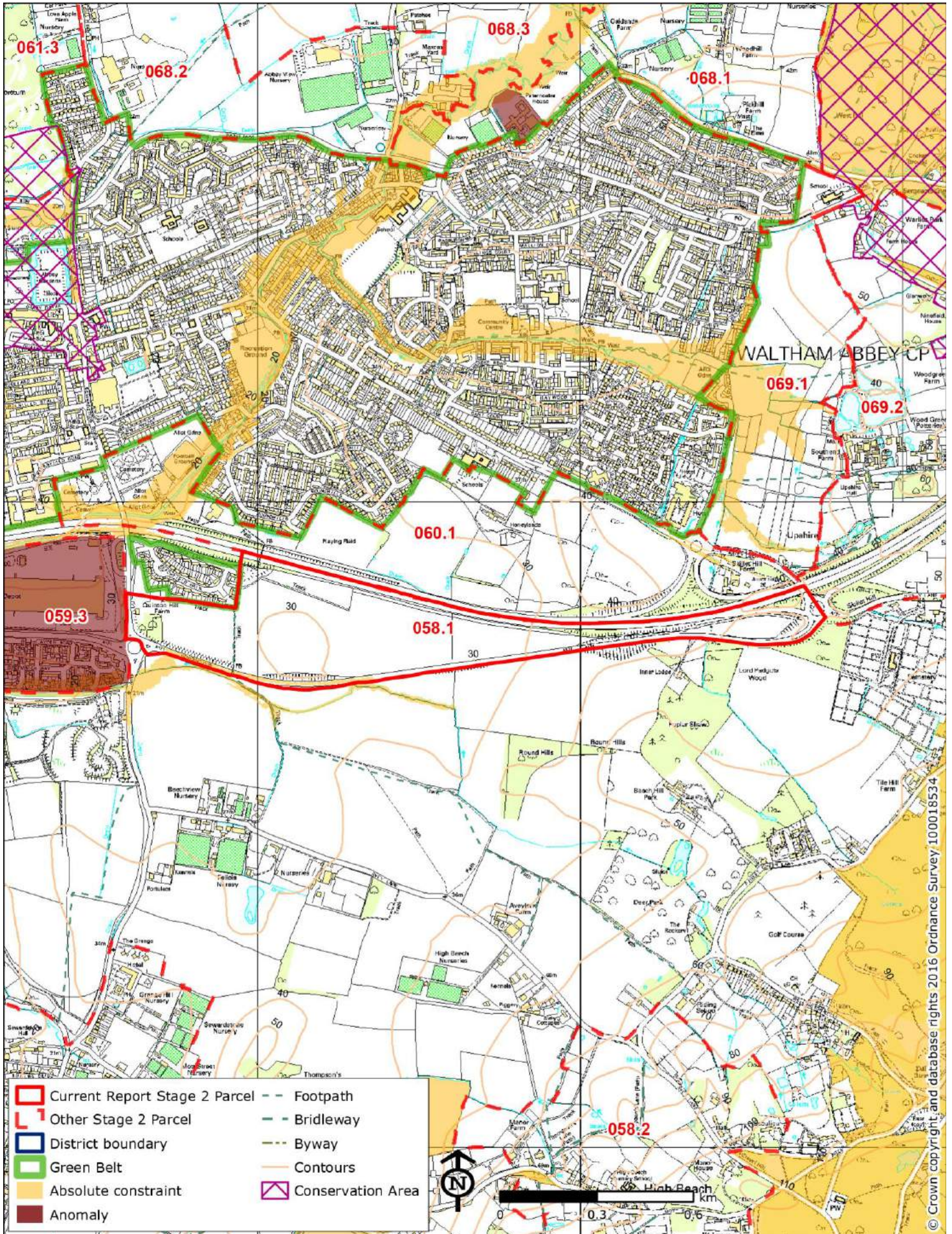
1st Green Belt Purpose	Moderate	3
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		9

1. Check the unrestricted sprawl of large built-up areas	Moderate - 3
<p>(1) The parcel adjoins the built up areas of London - LB Waltham Forest (Chingford) in the southwest corner of the parcel.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR-059 and DSR-057), acting as a strategic barrier against the sprawl of London.</p> <p>(3) Yardley wood (southwest corner of this parcel) and woodland to the east within adjoining parcel DSR-057) in places provides a strong natural southern barrier preventing the northern sprawl of London.</p>	
2. Prevent neighbouring towns from merging into one another	Weak - 1
<p>(1) The parcel forms part of the gap between the Waltham Abbey and Buckhurst Hill and Waltham Abbey and Loughton and Debden.</p> <p>(2) Strong defensible boundary in the northern section of the parcel created by the M25 and A121 However this had been breached to the north of parcel at Beechfields Walk/Lodge Lane. East and south boundary created by Epping Forest creating a strong natural barrier.</p> <p>(3) The distance between the towns Loughton/Debden - Waltham Abbey is 4.8 km. The distance between the towns Buckhurst Hill - Waltham Abbey is 5.4 km.</p> <p>(4) Some evidence of ribbon development toward the west of the site notably along Wellington Hill and Mott Street (High Beech area) and to the south along Bury Road to the north of Sewardstonebury.</p> <p>(5) Epping Forest is situated between the settlements therefore the visual perception is one of forest.</p> <p>(6) A reduction in the gap is unlikely to compromise the physical separation of the towns as Epping Forest is situated between the towns.</p> <p>(7) A reduction in the gap is unlikely to compromise the separation of the towns visually due to Epping Forest however it is likely to compromise the openness of the gap.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The parcel contains a number of 'countryside uses'. A significant amount of the parcel is used for agricultural purposes; predominately arable farmland with some large commercial nurseries towards the north- western boundary. The parcel also includes Gilwell Park scouting HQ and activity centre, West Essex Golf Club and High Beech Golf Club, Waltham Abbey Jewish Cemetery, High Beech Cricket Ground, a long distance walking route (London Orbital walk traverses part of parcel to south - Yeats Meadow), numerous and public rights of way.</p> <p>(12) The topography of this area encompasses a series of pronounced hills, to the north east, in an otherwise gently undulating landform. The topography in the area does not prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment</p> <p>(13) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) The historic town of Waltham Abbey located adjacent to northern boundary formed by the M25 motorway.</p> <p>(15) Some views of Waltham Abbey and church tower, from the hill to the north of the parcel, east of Lord Padgets Wood/south of A121. Given the separation provided by M25, and the urban context provided by the relatively recent development to the south of the motorway, the impact of development within the parcel upon the historic significance Waltham Abbey town is considered to be negligible.</p> <p>(16) Please see Q15 - negligible impact on historic significance of Waltham Abbey.</p> <p>(17) Please see Q15 - negligible impact on historic significance of Waltham Abbey</p>	

Settlement: **Waltham Abbey**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment**

Parcel 058.1

Parcel Size (Ha) - 39.83

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Weak
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel does not lie adjacent to a large built-up area. It lies to the south of Waltham Abbey, separated from the settlement edge by the M25 and parcel 060.1. The parcel contributes to the prevention of sprawl to a small degree, as part of wider Green Belt land to the west and south west around Cheshunt and London, but intervening land and barriers (the A112, Old River Lee and Lee River Navigation to the west, and the wider Green Belt land in the south and south west of the wider Stage One parcel 058) fulfil this purpose to a much greater degree.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel has a relationship with Cheshunt to the west and London to the south west, but does not lie directly between the towns. Development within the parcel may reduce the gap between Waltham Abbey and the settlement of Sewardstone to a small degree but this is not likely to affect the perception of the gap between the towns of Waltham Abbey and London (Chingford). Epping Forest creates a strong barrier between the towns of Waltham Abbey and Loughton/ Debden and Waltham Abbey and Buckhurst Hill such that the parcel does not contribute to the separation of any of these towns.	
The higher rating given to Stage One parcel DSR-058 reflects that parcel's inclusion of land adjacent to the large built-up area of London.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
The parcel consists of agricultural fields sandwiched between the busy main roads of the A121 and M25, but contains no other development except for a single farm. The outer parcel boundary is formed by the A121 - this provides a strong barrier in places, although in other places where the road is at grade and trees are sparse, there is strong intervisibility with the wider countryside to the south. Therefore, if the parcel was developed it is likely to be visible in the wider countryside and the outer boundary would require strengthening. The extent of surrounding development in relation to the parcel consists of a large Sainsbury's to the west of the parcel and residential development at Beechfield Walk to the north west of the parcel, south of the M25. Any new development that took place within the parcel would potentially relate to these existing developments to some extent, thereby reducing the performance of the parcel slightly in relation to Stage One.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel lies within approximately 1km of the Waltham Abbey Conservation Area, and within 1.5km of the Royal Gunpowder Factory Conservation Area - both to the north west of the parcel. The parcel does not lie immediately adjacent to the historic town of Waltham Abbey, although it lies within approximately 0.5km of the Historic Urban Area as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999). It is, however, physically and visually separated from the Historic Urban Area by development that occurred during the 20th century and therefore, it is not likely that the openness of the parcel contributes positively to the setting of the historic town. Consequently, it is unlikely that development within the parcel would cause harm to the setting and significance of the historic town of Waltham Abbey.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 059 - Sewardstone

Parcel Size (Ha) - 332.26

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

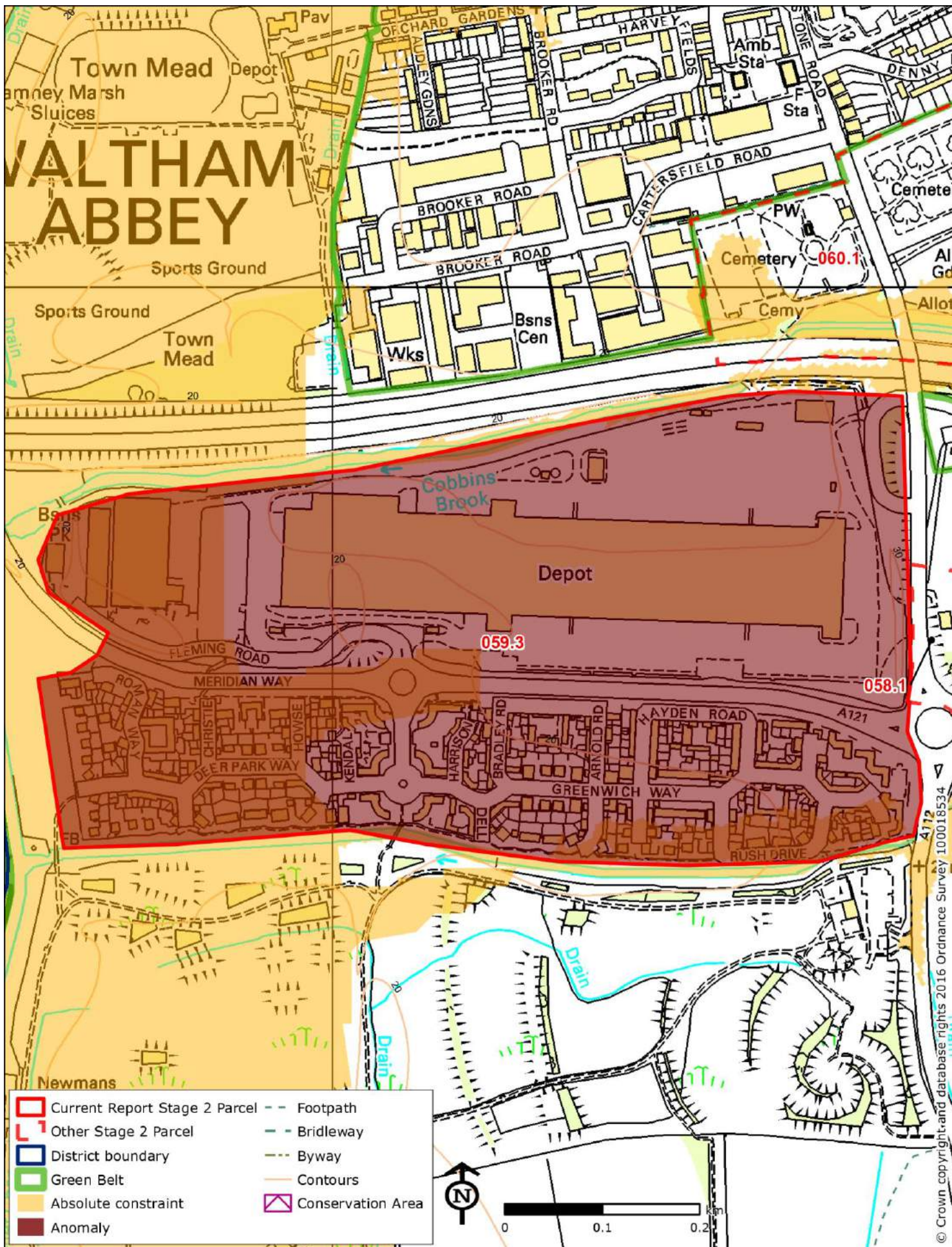
1st Green Belt Purpose	Strong	5
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Moderate	3
4th Green Belt Purpose	No Contribution	0
Total		8

1. Check the unrestricted sprawl of large built-up areas	Strong - 5
<p>(1) The parcel adjoins the built up areas of London, LB Enfield to the west and LB Waltham Forest to the south at Chingford.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR-060 and DSR-058), acting as a strategic barrier against the sprawl of Cheshunt and London (Chingford_.</p> <p>(3) Eastward sprawl from London in the south of the parcel is well contained by King George Reservoir as well as the River Lea. However the northern section of the parcel has fewer defensible boundaries even with the River Lea and Gunpowder Park. The development around Meridian Way is example where development has already breached M25 and River Lea barriers.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not itself provide, or form part of a gap between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Moderate - 3
<p>(1) A significant amount of the land is in use for commercial nurseries (horticultural purposes considered as agricultural use for the purposes of this assessment). Arable farmland to west of A112. To the west of the A112 and north of Hawes Lane. The Lee Valley county park is an important recreational and ecological resource, accounting for a significant area of the parcel mostly to the west of the A112. Well used footpath follows line of River Lea north-south across the site - Lea Valley itself includes a dense network of footpaths. The parcel also includes the Lee Valley Campsite, riding school, angling lakes and activity centre, and numerous local transport routes.</p> <p>(2) The topography of the parcel is characterised by the western valley of Lea River and is relatively level, with a slight slope. The topography in the area does not prevent encroachment of development. Therefore, the Green Belt designation safeguards the countryside from encroachment.</p> <p>(3) The parcel has been encroached by approx. 10.85% (35.47 hectares) at Meridian Way at the northern end of the parcel and at Gillwell Hill at the southern end of the parcel.</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) The parcel adjoins the southern boundary of the historic town Waltham Abbey.</p> <p>(15) New residential development and the large Sainsbury's warehouse and the M25 provide the significant barrier between the historic town proper and the parcel (although development at Meridian Way is considered functionally part of Waltham Abbey). Given the weak relationship between the parcel and the historic core of Waltham Abbey, development within the parcel would have a negligible impact on its historic significance.</p> <p>(16) See Q15 - negligible impact on its historic significance of Waltham Abbey.</p> <p>(17) See Q15 - negligible impact on its historic significance of Waltham Abbey.</p>	

Settlement: **Waltham Abbey**

Settlement Type: **Town**

Stage 2 Assessment



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Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment**

Parcel 059.3

Parcel Size (Ha) - 36.33

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Weak
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Weak
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very Low**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel lies close to LB Enfield but contains development and therefore is considered to perform weakly in relation to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies close to LB Enfield but contains development and therefore is considered to perform weakly in relation to this purpose.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Weak
The parcel contains the large Sainsburys industrial depot building and associated car/ lorry parking. It is a developed area that therefore lacks openness and performs weakly against this purpose.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The developed nature of the parcel means it is considered to perform weakly against this purpose.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
None identified.	
Potential anomalies identified for consideration by EFDC	
The parcel contains the large Sainsburys industrial depot building and associated car/ lorry parking. It is a developed area that therefore lacks openness and performs weakly against this purpose. It should therefore be considered as a potential anomaly.	

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 1 Assessment****Parcel** DSR 060 - South of Waltham Abbey**Parcel Size (Ha)** - 90.71**Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt**

1st Green Belt Purpose	Relatively Weak	2
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Relatively Weak	2
Total		9

1. Check the unrestricted sprawl of large built-up areas	Relatively Weak - 2
<p>(1) The parcel acts, in itself, as an effective barrier against sprawl from Cheshunt to the west.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR-061 and DSR-059), acting as a strategic barrier against the sprawl of Cheshunt and London.</p> <p>(3) The parcel contains the following defensible boundaries which act against sprawl from Cheshunt to the west of the parcel: A121, the Old River Lea and the Lee River Navigation. Also there is a Network of Electric Pylons running north to south parallel to the water course.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not itself or form part of a gap between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(1) The Green Belt designation here protects the countryside. The parcel includes the Town Mead sports ground that consists of large open recreational fields. Sewardstone Road runs through the centre of the parcel, with a cemetery directly to the west and Waltham Abbey Football Club, playing fields, a cemetery and two allotments to the east. The eastern part of the parcel consists mostly of large areas of unprotected woodland and undesignated PRoWs.</p> <p>(2) The topography within this area is relatively flat and contained and therefore does not prevent encroachment.</p> <p>(3) There is no evidence of encroachment or other urbanising elements within the parcel.</p>	
4. To preserve the special character of historic towns	Relatively Weak - 2
<p>(14) The parcel adjoins the southern boundary of the historic town Waltham Abbey.</p> <p>(15) The Town Mead Sports Ground, to the west of the parcel, is of major importance archaeologically and is in Green Belt land within the setting of the historic town of Waltham Abbey. Development that occurred during the 20th century separates the parcel from the historic town and heritage assets within the town, physically and visually to the east.</p> <p>(16) Although the Town Mead Sports Ground to the west of the parcel is within the context of the historic urban area, a row of 20th century development along Highbridge Street and Greenyard Grange Court, physically and visually separates the land from the historic core. Development that occurred during the 20th century also separates the parcel to the east, from the historic town and heritage assets within the town. Therefore, it is unlikely that the Green Belt land in parcel DSR-060 contributes positively to the significance of the historic town and/ or the heritage assets within the town.</p> <p>(17) Although the parcel is partially within the context of the historic town, it is unlikely that the removal of the Green Belt designation would cause harm to the setting and significance of this area, because of the weak physical and visual relationship.</p>	

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment**

Parcel 060.1

Parcel Size (Ha) - 60.95

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Weak
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	Relatively Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Relatively Weak
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel is located to the south of Waltham Abbey and does not lie adjacent to the large built-up areas of Cheshunt or London to the west and south west. The parcel contributes to the prevention of sprawl as part of wider Green Belt land to the west and south west but intervening land and barriers (the A112, Old River Lee and Lee River Navigation and the wider Green Belt land in the south and south west of the wider Stage One parcel 058) fulfil this purpose to a greater degree.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel on the southern edge of Waltham Abbey has a relationship with Cheshunt to the west and London to the south west, but does not lie directly between the towns. Development within the parcel may reduce the gap between Waltham Abbey and the settlement of Sewardstone to a very limited degree but this is not likely to affect the perception of the gap between the towns of Waltham Abbey and London (Chingford) because of distance and the M25.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
There is some development within the parcel (including a cemetery, allotment, recreation ground and car park in the western part) although it retains a sense of openness; the eastern part contains wooded fields and is more rural/recreational in character. The existing Green Belt boundary with the settlement edge is relatively weakly defined by back gardens which provide an irregular settlement edge with the parcel, and could be strengthened in places in order to form a clear delineation of the Green Belt boundary, although generally delineated by recognisable hedgerow/woodland edges. The outer boundary of the parcel is strongly defined by the M25 (lined with trees) which would help to safeguard the wider countryside from encroachment if the parcel was developed thereby reducing the performance of this parcel against this purpose.	
Stage One parcel DSR-060 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	Relatively Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel lies adjacent to the historic town of Waltham Abbey, within 0.5km of the Waltham Abbey Conservation Area, and within 1km of the Royal Gunpowder Factory Conservation Area - both to the north west of the parcel. The parcel does not adjoin the Historic Urban Area as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999) but it lies nearby. It is, however, physically and visually separated from the Historic Urban Area by development that occurred during the 20th century, and therefore it is not likely that the openness of the parcel contributes positively to the setting of the historic town. Consequently it is unlikely that development within the parcel would cause harm to the setting and significance of the historic town of Waltham Abbey.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The strong landscape structure of the parcel may allow new development to be accommodated within smaller sub-parcels without resulting in significant encroachment into the countryside. For example, a smaller parcel formed by Sewardstone Road to the west and Cobbins's Brook to the east/ area to the east of Holecroft Rd. However, these areas are likely to be sensitive to development in landscape and recreational terms.	
Cobbins Brook in the west of the parcel is a flood zone and an absolute constraint. This may potentially form an alternative parcel boundary but is not assessed separately as the land either side of the watercourse performs equally against the Green Belt purposes and the constraint does not divide town/ country.	
Potential anomalies identified for consideration by EFDC	
The Meridian Business Park in the area between the River Lea, M25, River Lea tributary and the A112 is a developed	

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment**

area which is recommended for removal from the Green Belt as a major anomaly. The parcel was assessed as though this recommendation had already been adopted.

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 061 - Lee Valley Park

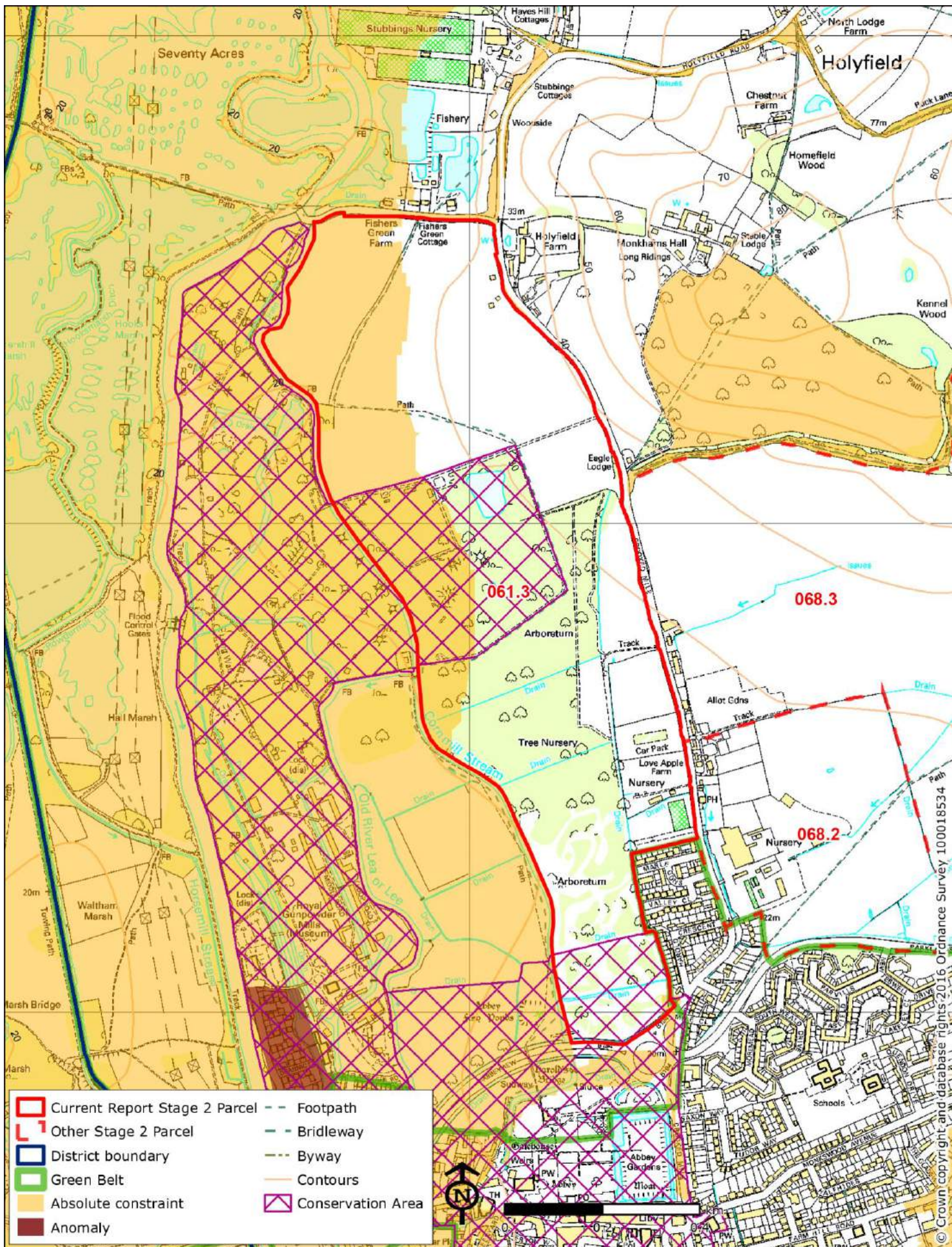
Parcel Size (Ha) - 832.00

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Relatively Weak	2
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Strong	5
Total		13

1. Check the unrestricted sprawl of large built-up areas	Relatively Weak - 2
<p>(1) The parcel is greatly aided by strong defensible boundaries which act as effective barriers against sprawl from Cheshunt.</p> <p>(2) The parcel contributes, as part of a wider network of parcels (adjoining DSR060 and DSR062), to a strategic barrier against the sprawl of Cheshunt.</p> <p>(3) Tow paths form the western boundary of the parcel, with the railway line further to the west which provides a very strong boundary. The railway has been effective in preventing the sprawl of Cheshunt into the Epping Forest District from the west. There are also numerous water bodies and tributaries within the parcel including Holyfield Lake, Hooksmarsh, Cheshunt Lake, Bowyer's water, Lee Valley white water Centre, River Lee Navigation and the River Lee Flood Relief Channel. The B194 and A121 at the southwestern boundary of the parcel act as a defensible boundary.</p>	
2. Prevent neighbouring towns from merging into one another	Weak - 1
<p>(1) The parcel itself provides and forms part of a gap between Waltham Abbey and Lower Nazeing.</p> <p>(2) There are defensible boundaries within the parcel which prevent neighbouring towns of Cheshunt and Waltham Abbey particularly the bodies of water river tributaries and associated woodland.</p> <p>(3) The distance between the settlements of Waltham Abbey and Lower Nazeing is 4.2km.</p> <p>(4) Some evidence of minor ribbon development in the north of the parcel along St Leonards Road south of Lower Nazeing.</p> <p>(5) Along the B194 the visual perception is one mainly of open countryside.</p> <p>(6) It is unlikely that a reduction in the Green Belt would compromise the separation of the towns physically.</p> <p>(7) It is unlikely that a reduction in the Green Belt would compromise the separation of the towns visually however if development were to take place it may impact on the openness of the gap as the parcel only contains sporadic buildings and retains an undeveloped character.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects the countryside. The parcel is within the Lee Valley Regional Park and along the western boundary is a linear area of wetland which encompasses extensive waterbodies (flooded former gravel pits) and associated wetland. Pockets of trees and woodland are scattered throughout the parcel varying in density. The area is served by a network of public footpaths which run across and along the valley and arable land, facilitating access to this area as a recreational resource.</p> <p>(12) The parcel consists predominantly of flat, low lying land within the valley floor of the River Lea. The Green Belt designation in this land is considered to make a major contribution in safeguarding the countryside from encroachment, alongside the Lee Valley Park and Gunpowder Park.</p> <p>(13) The parcel has been encroached by approx. 0.58 % (4.79 hectares) northwest of Waltham Abbey.</p>	
4. To preserve the special character of historic towns	Strong - 5
<p>(14) The parcel adjoins the north western edge of the historic town of Waltham Abbey.</p> <p>(15) The historic town centre core and the Abbey Gardens comprise the Waltham Abbey Conservation Area. The Royal Gunpowder Factory is also a conservation area (as well as the Abbey Gardens and Royal Gunpowder Factory containing scheduled monuments) which are within Green Belt land, north of the settlement. The parcel boundary abuts the historic core of town and the Abbey, at the north western settlement boundary, which is largely within a conservation area. There are 68 buildings listed as being of special architectural or historic interest within the historic town, of which 21 are within the Royal Gunpowder Factory.</p> <p>(16) The identity of the Royal Gunpowder Factory, to the north of the historic core, has been maintained through the continued isolation of the site. Historically the open character of the Green Belt land in parcel DSR-061 protected the residence of Waltham Abbey from the dangers associated with manufacturing gunpowder and then later chemically based explosives. Therefore, the open character of the Green Belt land contributes positively to the significance of the heritage assets within the town.</p> <p>(17) Given the strong physical and visual relationship between the historic town and the open land, it is likely that the removal of the Green Belt designation and consequent loss of openness from urbanising development on that land would cause harm to the setting and significance of the historic town and heritage assets.</p>	

Stage 2 Assessment



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Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment**

Parcel 061.3

Parcel Size (Ha) - 73.21

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	Moderate
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Strong
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel does not immediately adjoin the large built-up area of Cheshunt but lies nearby, to the east. The parcel is separated from Cheshunt by other barriers which prevent sprawl of the large urban area (the railway line, SPA and SSSI designations within the Lee Valley Regional Park, a number of lakes and Horsemill Stream all lie west of the parcel and are areas of constraint). The parcel does contribute as part of a wider network of parcels to a strategic barrier against the sprawl of Cheshunt although other land fulfils this role to a greater degree.	
Purpose 2. Prevent neighbouring towns from merging	Moderate
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies at the north western edge of Waltham Abbey, within the gap between Cheshunt, to the west and Waltham Abbey. The gap between the towns is approx. 1.7km in this area. However, areas of intervening land (the railway line, SPA and SSSI designations within the Lee Valley Regional Park, a number of lakes and Horsemill Stream) to the west of the parcel are considered to maintain separation of the two towns to a greater extent. Development within the parcel will not lead to physical merging between the two towns although it may lead to the perception of a reduction in the gap between the towns to a degree.	
The parcel also lies within the gap between Waltham Abbey and Lower Nazeing (approx. 4.5km in this area). There is no intervisibility between the two towns due to topography and woodland of the intervening land and therefore it is considered that strategic development could occur within the parcel without prejudicing the physical or visual distinction between the two settlements.	
Stage One parcel DSR-061 was given a lower rating because London was not considered as a town in the Stage One assessment.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel is predominantly undeveloped and lies within the Lee Valley Regional Park. The parcel contains areas of woodland, public rights of way, open fields and facilities associated with the country park and has little or no sense of encroachment. The parcel is considered to make a major contribution in safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	Strong
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel adjoins the northern edge of the historic town of Waltham Abbey. Part of the southern parcel area lies within the Waltham Abbey Conservation Area, and part of the northern parcel area lies within the Royal Gunpowder Factory Conservation Area. The parcel abuts the historic core of the town as indicated by the Historic Urban Area identified in the Essex Historic Towns – Supplementary Planning Guidance (1999).	
As stated in the Stage One assessment, the identity of the Royal Gunpowder Factory has been maintained through the continued isolation of the site. Historically the open character of the land within this parcel protected the residents of Waltham Abbey from the dangers associated with manufacturing gunpowder and then later chemically based explosives. The woodland within the parcel is also visible from the Waltham Abbey Conservation Area, contributing to its setting. Therefore, the open character of the Green Belt land contributes positively to the significance of the heritage assets of the historic town. Given the strong physical and visual relationship between the historic town and the open land, it is likely that new development within the parcel would be likely to cause harm to the setting and special character of the historic town and heritage assets.	

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment****Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land****Not Assessed**

Not assessed at individual parcel level, as explained in Methodology section of report.

Consideration of alternative parcel boundaries

No reasonable alternative boundaries which would significantly alter the assessment have been identified.

Potential anomalies identified for consideration by EFDC

None identified.

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 068 - North of Waltham Abbey

Parcel Size (Ha) - 747.51

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

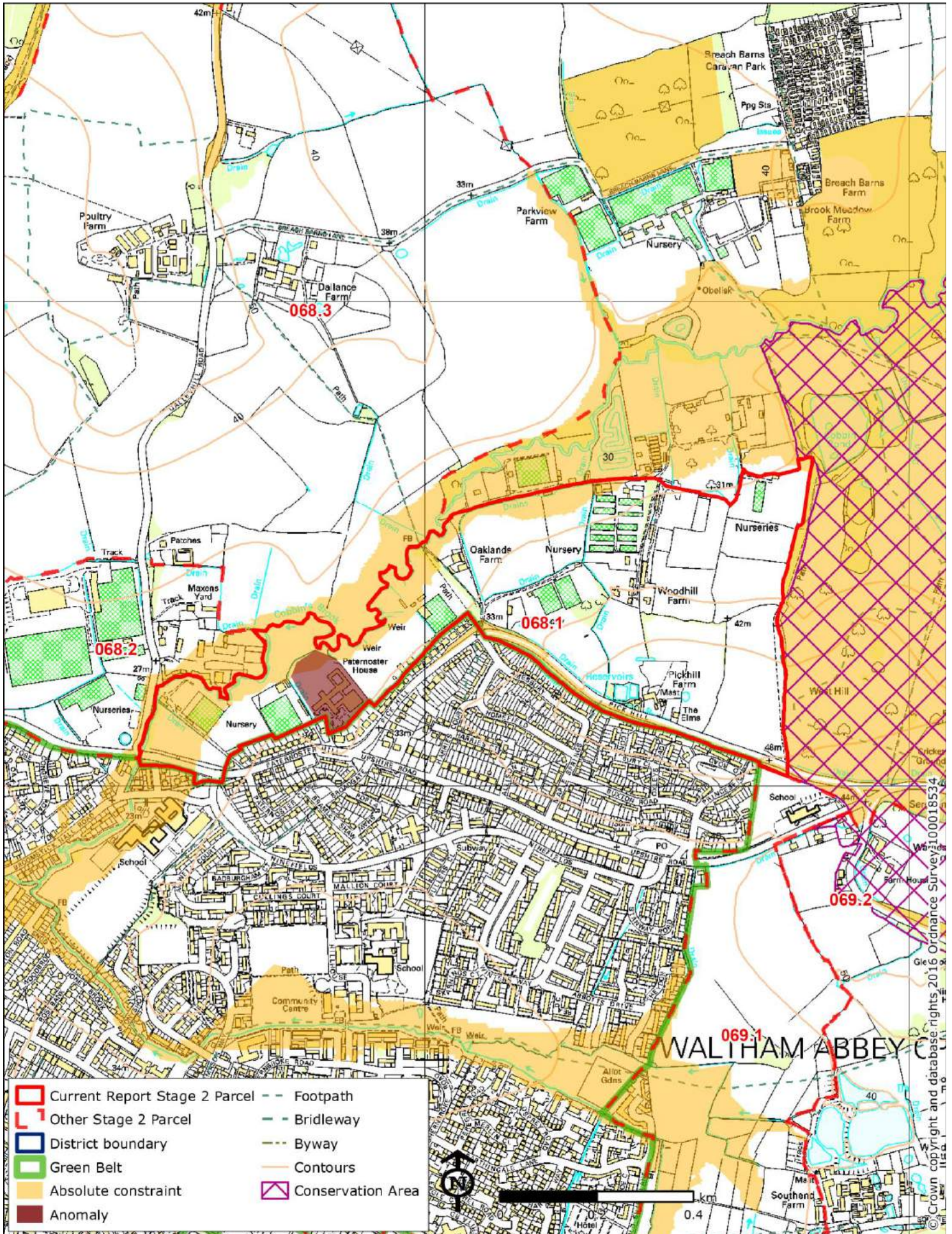
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Weak	1
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Weak	1
Total		7

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) Although the parcel adjoins DSR-061 at the western boundary, which borders Cheshunt, DSR068 is not within the 'primary' network of parcels preventing sprawl from Cheshunt. There are number of constraints that provide strong defensible barriers located to the west of DSR061 that are unlikely to be breached (see DSR061 appraisal).</p> <p>(3) The parcel is not in close proximity to Cheshunt or the other large built-up areas.</p>	
2. Prevent neighbouring towns from merging into one another	Weak - 1
<p>(4) The parcel adjoins the north of Waltham Abbey and provides and forms part of a gap (together with DSR061 and DSR067) between Waltham Abbey and Lower Nazeing.</p> <p>(5) Marsh Hill and Waltham Road provide strong defensible boundaries to the north, as does the Galleyhill Wood combined with Deerpark Wood. Parklands and Pick Hill provide a strong boundary to the south, with the exception of Paternoster Hill where the boarder follows rear gardens of the town Waltham Abbey.</p> <p>(6) The distance of the gap between Waltham Abbey and Lower Nazeing is 4.2 km.</p> <p>(7) There are small areas of existing ribbon development throughout the parcel, but mostly concentrated on Crooked Mile, Claverhambury Road, Holyfield Road and Pick Hill.</p> <p>(8) The parcel is largely undeveloped, and the overall perception of the area along the B194 is open countryside.</p> <p>(9) Given the significant distance between the towns it is unlikely that a reduction in the gap would compromise the separation of towns in physical terms.</p> <p>(10) A reduction in the gap is unlikely to compromise the separation of towns and the overall openness of the parcel visually</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation in this parcel protects in the countryside as the parcel consists largely of fields used for agricultural purposes. Most of the fields that adjoin Waltham Abbey at the southern boundary of the parcel are designated glasshouse areas and a small part of the north western edge is within the Lea Valley Regional Park. There are two areas of ancient woodland (Galleyhill wood and Deerpark wood) at the north western and north eastern boundaries. Between the two ancient woodlands, there is a relatively large area of deciduous woodland (Galleyhill Green, The Springs and Broadgate Springs). Towards the western boundary the deciduous woodlands (Homefield Wood and Kennel Wood) follow to the edges of fields. Within the areas of woodland are three LoWS (Ep16, Ep25 and Ep48). There are areas of unprotected woodland, at the northern boundary and towards the south- eastern boundary, adjoining Breach Barns Caravan Park.</p> <p>(12) The parcel encompasses a gently undulating landform, with relatively prominent ridges and slopes around Aimes Green to the north of Waltham Abbey, which provide open views to the edge of Waltham Abbey urban area to the south. The Green Belt designation in this land is considered to make a major contribution in safeguarding the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.28% (2.05 hectares) at the northern edge of Waltham Abbey.</p>	
4. To preserve the special character of historic towns	Weak - 1
<p>(1) The parcel adjoins the historic town Waltham Abbey. Waltham Abbey was been extended significantly to the north and east, as a result of the growth of industrialisation within the town.</p> <p>(2) Because DSR-068 abuts development that occurred during 20th century, there is weak relationship between the Green Belt land in this parcel and the setting of the historic core of Waltham Abbey and/ or any heritage assets.</p> <p>(3) Given that the parcel does not have a physical or visual relationship with the historic core of Waltham Abbey, the open character of the Green Belt land in this parcel does not contribute positively to the significance of the town and/or heritage assets within the town.</p> <p>(4) Given that the parcel does not have a physical or visual relationship with the historic core of Waltham Abbe, the consequent loss of openness from the urbanising development on the land within parcel DSR-068 is unlikely to cause harm to the setting and significance of the historic town and heritage assets within the town.</p>	

Settlement: **Waltham Abbey**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment**

Parcel 068.1

Parcel Size (Ha) - 43.39

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

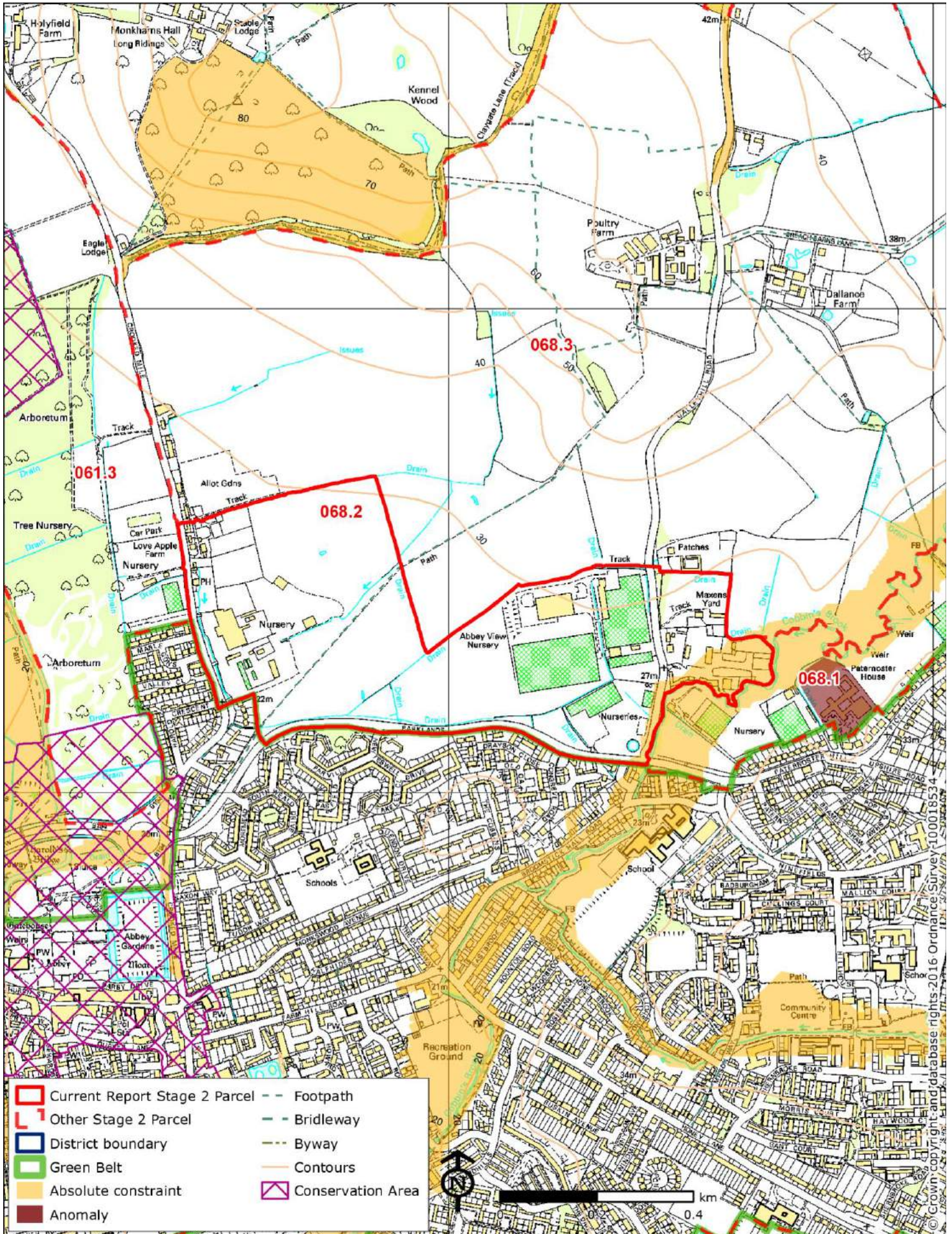
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is remote from a large built-up area (London, Harlow, Cheshunt and Hoddesdon) and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located adjacent to the northern edge of Waltham Abbey. It is located within the gap between Waltham Abbey and Lower Nazeing which is approx. 4.5km in this area. There is no relationship between the two towns due to intervening topography (e.g. Galley Hill). Other land such as Cobbins Brook would prevent merging of the two towns. It is likely that development could be accommodated within the parcel without causing merging or perception of merging of the two towns.	
The parcel also lies indirectly between Waltham Abbey and Cheshunt, to the west (2.8km distant in this location). The parcel is not important in maintaining separation between them. The parcel is located indirectly between Waltham Abbey and Epping (4.4km gap in this location) and it is not important in separating the settlements.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
Existing development within the parcel includes Pick Hill Farm and glasshouses, which are spread across the parcel area. These are located so as to be associated with the countryside rather than the settlement of Waltham Abbey and therefore are not considered to represent encroachment. The Green Belt designation therefore provides a constraint to further development. The existing Green Belt boundary to the urban area is strongly defined by woodland and the ridgeline which falls away to the north, away from the urban area. Cobbins Brook does form a strong outer boundary to the north of the parcel, however, the parcel is more strongly related to the countryside (due to the topography) and therefore development within the parcel is likely to be visible in the wider countryside and be perceived as encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel lies adjacent to the historic town of Waltham Abbey, approximately 1km of the Waltham Abbey Conservation Area, and 1.5km of the Royal Gunpowder Factory Conservation Area - both to the west of the parcel, at the opposite side of the town. The parcel is approximately 1.5km from the edge of the Historic Urban Area as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999). It is therefore physically and visually separated from the Historic Urban Area by extensive (largely 20th century) development within the town. It is unlikely that the openness of the parcel contributes positively to the setting of the historic town. Consequently it is unlikely that development within the parcel would cause harm to the setting and significance of the historic town of Waltham Abbey.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
The woodland to the east of the Paternoster Care Home could potentially form an alternative parcel boundary, which would create a small sub-parcel in the western section of the parcel. This area includes the care home and glasshouses and open fields but also includes an area within the floodplain constraint. Development within this sub-parcel could potentially be accommodated with limited harm to the Green Belt purposes.	
Potential anomalies identified for consideration by EFDC	
The Paternoster Care Home is a developed area adjoined to the existing settlement and appears to continue the pattern of development north of Paternoster Hill. The highlighted area does not retain a distinction between settlement and countryside, and the built form does not maintain openness. This area can therefore be considered a potential anomaly.	

Settlement: **Waltham Abbey**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment**

Parcel 068.2

Parcel Size (Ha) - 40.68

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

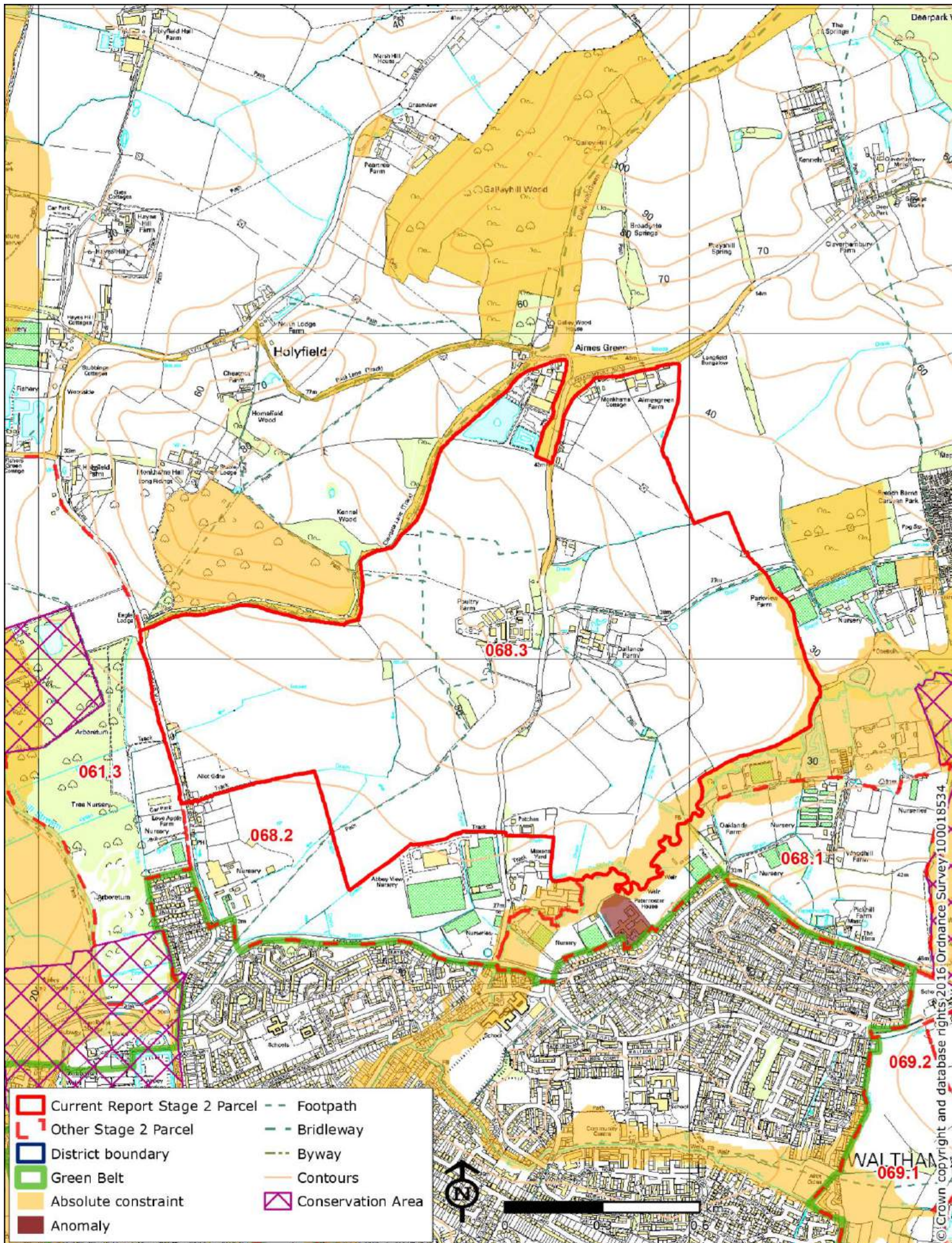
Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is remote from a large built-up area (London, Harlow, Cheshunt and Hoddesdon) and therefore contributes little to this purpose. It does adjoin parcel 061.3 at the western boundary which borders Cheshunt but is not within a primary network of parcels preventing sprawl from Cheshunt, as concluded in the Stage One assessment of parcel DSR 068.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located adjacent to the northern edge of Waltham Abbey. It is located within the gap between Waltham Abbey and Lower Nazeing, which is approximately 4.5km in this area. There is no direct relationship between the two towns due to intervening topography (e.g. Galley Hill) and woodland (e.g. Galleyhill Wood and Kennel Wood). This other area of landscape would prevent merging of the two towns. It is likely that development could be accommodated within the parcel without causing merging or perception of merging of the two towns.	
The parcel also lies indirectly between Waltham Abbey and Cheshunt, to the west. Development within the parcel may lead to a very small reduction in the perception of a gap between the two towns although intervening land (including strong barriers of the Lea Valley Regional Park, lakes, river, railway line and parcel 061.3) to the west of the parcel would continue to maintain the separation between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel contains some development including nurseries and glasshouses (these are considered "not inappropriate" uses in the Green Belt in the NPPF and are located so as to be associated with the countryside rather than the settlement of Waltham Abbey, therefore are not considered to represent encroachment), and ribbon development along the B194 in the west of the parcel which could be considered to represent encroachment to a small degree. The existing Green Belt boundary (to the south) is strongly defined by Parklands which makes a clear distinction between town and countryside. The outer parcel boundary to the north is relatively weakly defined by low hedgerow field boundaries.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel lies adjacent to the historic town of Waltham Abbey, approximately 200m from the Waltham Abbey Conservation Area, and 450m from the Royal Gunpowder Factory Conservation Area - both to the west of the parcel. The parcel is approximately 390m from the edge of the Historic Urban Area as identified in the Essex Historic Towns - Supplementary Planning Guidance (1999).	
The area in which the parcel is located is not mentioned within the Supplementary Planning Guidance as being important to the setting of the historic town. It is considered that the historically significant areas are more closely associated with the landscape to the west of the town. The parcel lies the other side (east) of more recent (20th century) development (e.g. Harold Crescent) thereby reducing the relationship between the historic core and the parcel. It is therefore unlikely that the openness of the parcel contributes positively to the setting of the historic town and consequently it is unlikely that development within the parcel would cause harm to the setting and significance of the historic town of Waltham Abbey.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Waltham Abbey**

Settlement Type: **Town**

Stage 2 Assessment



Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment**

Parcel 068.3

Parcel Size (Ha) - 189.63

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is remote from a large built-up area (London, Harlow, Cheshunt and Hoddesdon) and therefore contributes little to this purpose. It does adjoin parcel 061.3 at the western boundary which borders Cheshunt but is not within a primary network of parcels preventing sprawl from Cheshunt, as concluded in the Stage One assessment of parcel DSR 068.	
Purpose 2. Prevent neighbouring towns from merging	Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is separated from the northern edge of Waltham Abbey by parcels 068.1 and 068.2. It is located within the gap between Waltham Abbey and Lower Nazeing, which is approximately 4.5km in this area. There is no relationship between the two towns due to intervening topography (e.g. Galley Hill) and woodland (e.g. Galleyhill Wood and Kennel Wood). This other land would prevent merging of the two towns. It is likely that development could be accommodated within the parcel without causing merging or perception of merging of the two towns.	
The parcel also lies indirectly between Waltham Abbey and Cheshunt, to the west. Development within the parcel may lead to reduction in the perception of a gap between the two towns to a small degree, although intervening land (including strong barriers of the Lea Valley Regional Park, lakes, river and railway line) to the west of the parcel would continue to maintain the separation between the towns.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
There is limited existing development within the parcel which currently consists predominantly of agricultural fields crossed by a number of public rights of way. Existing development includes farmsteads/ equestrian facilities in the centre of the parcel (Breaches Farm and Dallance House) and Aimesgreen Farm in the north of the parcel. There is also a small amount of ribbon development and allotments along the B194 at the western edge of the parcel. There is very limited intrusion from development and a strong rural countryside character as a result of the strongly undulating topography which continues outside the parcel to the north and into the wider Green Belt. The prominent ridgeline in the northern half of the parcel provides open views across the countryside and to the edge of Waltham Abbey urban area to the south. The Green Belt designation in this parcel is considered to make a major contribution to safeguarding the countryside from encroachment. If developed, it is considered that this would lead to clear encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel is separated from the northern edge of the historic town of Waltham Abbey by parcels 068.1 and 068.2. It lies approximately 400m from the Waltham Abbey Conservation Area, and 170m from the Royal Gunpowder Factory Conservation Area - both to the west of the parcel. The parcel is approximately 700m from the edge of the Historic Urban Area as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999).	
The area in which the parcel is located is not mentioned within the Supplementary Planning Guidance as being important to the setting of the historic town. It is considered that the historically significant areas are more closely associated with the landscape to the west of the town. The parcel lies to east of more recent (20th century) development (e.g. Harold Crescent) which separates it from the Abbey area, thereby reducing the relationship between the historic core and the parcel. There may be some visual relationship with the Gunpowder area from higher ground within the parcel. It is, however, unlikely that the openness of the parcel contributes positively to the setting of the historic town and consequently it is unlikely that development within the parcel would cause harm to the setting and significance of the historic town of Waltham Abbey.	

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment****Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land****Not Assessed**

Not assessed at individual parcel level, as explained in Methodology section of report.

Consideration of alternative parcel boundaries

No reasonable alternative boundaries which would significantly alter the assessment have been identified.

Potential anomalies identified for consideration by EFDC

None identified.

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 1 Assessment**

Parcel DSR 069 - East of Waltham Abbey & West of Epping

Parcel Size (Ha) - 1,496.75

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	Moderate	3
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	Relatively Weak	2
Total		10

1. Check the unrestricted sprawl of large built-up areas**No Contribution - 0**

(1) The parcel does not act in itself, as an effective barrier against sprawl from the large built-up areas of London, Harlow, Cheshunt or Hoddesdon.

(2) The parcel does adjoin DSR072 and DSR067 which are both on the southern boundary of Harlow, however DSR069 is a bit far south of Harlow to be considered part of the 'primary' network of parcels preventing sprawl from Harlow.

(3) See answer to Question 2 above.

2. Prevent neighbouring towns from merging into one another**Moderate - 3**

(4) The parcel forms a large gap between Epping to the east and Waltham Abbey to the west.

(5) The parcel contains a number of defensible boundaries which help prevent neighbouring towns from merging: Upland Road and Wood Green Road (east of Waltham Abbey); B1393 (just west of Epping); Cobbins Brook (tributary of River Lea); Fragmented pockets of woodland dispersed throughout the parcel. The Selvage/Copped Hall Green, Rookery Wood, and Spratt's Hedgerow Wood create near continuous natural barrier from the M25 in the south to Cobbins Brook.

(6) The distance between the towns Waltham Abbey- Epping is 4.6 km.

(7) Ribbon development is evident to the southwest of Epping, stretching along High Road (B1393). Copthall Green, small linear settlement along Horseshoe Lane east side of route. Further ribbon development located along Woodgreen Road to the east of Waltham Abbey.

(8) To the east end of M25 there are unobscured views north across farmland toward Copped Hall. To the east of the parcel, from Bury Road, there are intermittent views east across farmland. Fragmented pockets of trees dispersed across the parcel and undulating topography obscures views across the gap from Epping to Waltham Abbey. The natural topography and features throughout the site mean that at present there is no particular visual relationship between the two towns.

(9) A reduction in the gap is unlikely to compromise the separation of towns in physical terms given that the size of the substantial size of the gap.

(10) A reduction in the gap could compromise the separation of towns and the overall openness of the parcel visually depending on the location and scale of such a reduction.

3. Assist in safeguarding the countryside from encroachment**Strong - 5**

(11) The Green Belt designation in this parcel protects countryside including predominantly agricultural land, a number of large nurseries, Upshire Primary School playing fields, a Cricket ground located to the north of Sergeants Green and Southend Lane and a number of PRoWs There are also numerous pockets of woodland dispersed throughout the site.

(12) The eastern fringes of Waltham Abbey and the western fringes of Epping are consist of undulating farmland. The topography changes mid-way between Epping and Waltham Abbey to create a sharp peak. However given the distance relative to existing development, it does not prevent encroachment.

(13) The parcel has been encroached by approx. 0.08% (1.15 hectares) of built development or other urbanising elements. There is a particular heavy concentration of encroachment west of Woodgreen Road and east of Waltham Abbey in the form of offices, storage, housing and equestrian related businesses. This area of the parcel performs considerably worse than the rest of the parcel for this purpose.

4. To preserve the special character of historic towns**Relatively Weak - 2**

(1) Parcel adjoins the historic settlements of Epping to the east and Waltham Abbey to the west.

(2) The Green Belt land that adjoins Epping and Waltham Abbey provides an open and undeveloped context to the settlement. However, the contribution toward the historic nature of the towns is not particularly evident given that more modern development has already occurred around the historic cores of the towns.

(3) The Green Belt land that adjoins Epping and Waltham Abbey provides an open and undeveloped context to the settlement. However, the contribution toward the historic nature of the towns is not particularly evident given the more modern development that has already occurred around the historic cores of the towns. It is unlikely that additional development, would have much impact on the historic setting.

(4) Development on the periphery of the historic towns, to the east/northeast of Waltham Abbey and to the west of Epping is unlikely to have a significant impact on the setting of the towns. Development that has occurred around the historic core has not responded well to its historic context. As such, additional growth would be unlikely to have a significant impact on the historic character of the towns.

Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment**

Parcel 069.1

Parcel Size (Ha) - 36.30

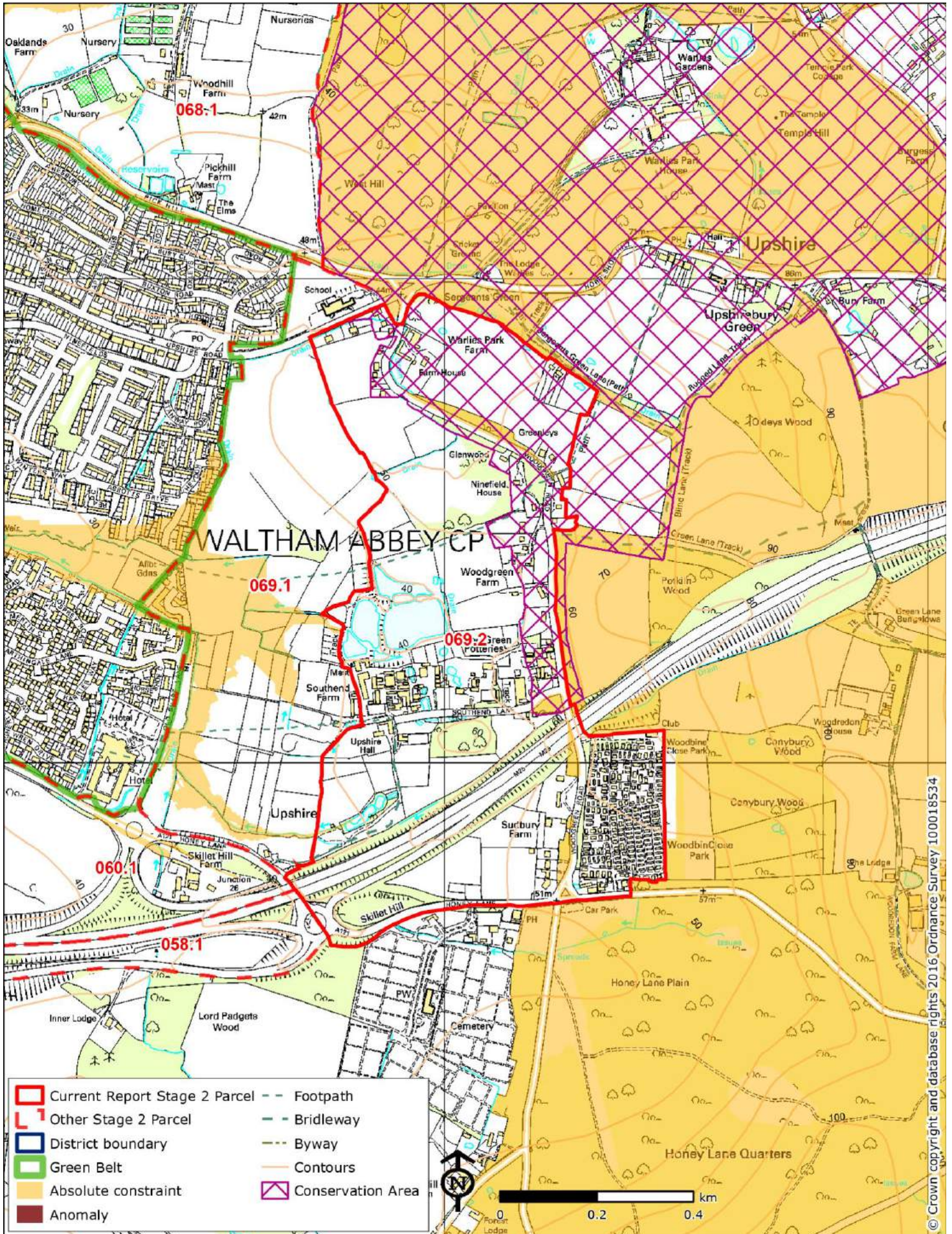
Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Relatively Strong
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is remote from a large built-up area (London, Harlow, Cheshunt and Hoddesdon) and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies adjacent and to the east of Waltham Abbey. It lies within the large gap (approx. 4.6km) between Waltham Abbey and Epping but is not of critical importance to the separation of the two towns due to the distance, lack of intervisibility between the two towns and the presence of intervening barriers (e.g. Woodgreen Road and areas of woodland such as Warrens Wood). Development within the parcel is likely to substantially reduce the gap between Waltham Abbey and the smaller settlement of Upshire to the east (not defined as a town). However, this is likely to result in only a small reduction in the gap between the towns of Waltham Abbey and Epping and is not likely to compromise the separation of the towns physically or visually.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Relatively Strong
The parcel is currently used as agricultural land. There is very limited development within the parcel, comprising a school north of Upshire Road, and ancillary uses associated with the Potteries Industrial Estate to the east of the parcel. The undulating and predominantly undeveloped landscape with two public rights of way is therefore relatively intact with little sense of encroachment although there are views to development outside of the parcel.	
The parcel contains an area of flood zone constraint in the south and west of the parcel, adjoining the edge of the settlement. This, in combination with Old Shire Lane, at the eastern edge of the settlement, creates a strong existing boundary to the urban area, marking a clear distinction between town and countryside. The outer (eastern) boundary is only intermittently strongly defined by hedgerows, which is likely to require strengthening in order to form an appropriate new Green Belt boundary, although its strength is increased by the topography, which slopes westwards towards the town.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel lies adjacent to the historic town of Waltham Abbey, approximately 2km of the Waltham Abbey Conservation Area, and 2.5km of the Royal Gunpowder Factory Conservation Area - both to the west of the parcel, at the opposite side of the town. The parcel is approximately 1.5km from the edge of the Historic Urban Area as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999). It is therefore physically and visually separated from the Historic Urban Area by extensive (largely 20th century) development within the town. It is unlikely that the openness of the parcel contributes positively to the setting of the historic town. Consequently it is unlikely that development within the parcel would cause harm to the setting and significance of the historic town of Waltham Abbey.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Stage 2 Assessment



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Settlement: **Waltham Abbey**Settlement Type: **Town****Stage 2 Assessment**

Parcel 069.2

Parcel Size (Ha) - 64.79

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

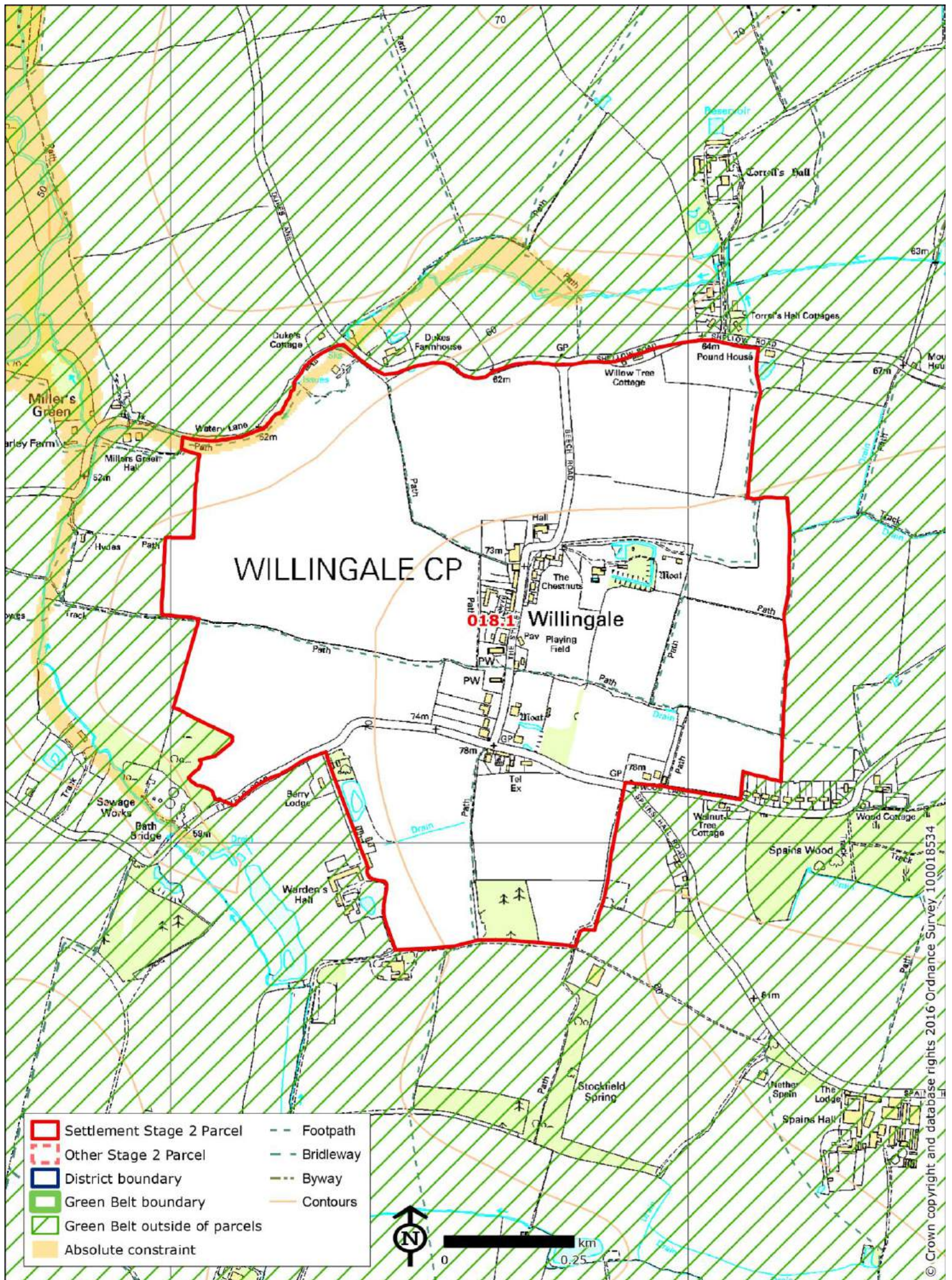
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Moderate
4th Green Belt Purpose	Weak
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Moderate**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hoddesdon)	
The parcel is remote from a large built-up area (London, Harlow, Cheshunt and Hoddesdon) and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hoddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the east of Waltham Abbey, separated from the settlement edge by parcel 069.1. It lies within the large gap (approx. 4.6km) between Waltham Abbey and Epping but is not of critical importance to the separation of the two towns due to the distance, lack of intervisibility between the two towns and the presence of intervening barriers (e.g. Woodgreen Road and areas of woodland such as Warrens Wood). Considering cumulative development of this parcel and parcel 069.1 to the west, development within the parcel would result in the physical and visual coalescence of Waltham Abbey with the smaller settlement of Upshire to the east (not defined as a town). However, this is likely to result in only a small reduction in the gap between the towns of Waltham Abbey and Epping and is not likely to compromise the separation of the towns physically or visually.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Moderate
There is quite substantial existing development within the parcel. This includes the mobile home site at Sudbury Farm, motorway underpass, single storey buildings and ancillary development associated with the Potteries Industrial Estate in the centre of the parcel and linear residential development along Woodgreen Road - part of the Upshire Conservation Area. The residential development is generally of low density (and thus retains some filtered views to the wider countryside particularly from the higher ground in the centre of the parcel which allows views west into parcel 069.1), set within trees and logically associated with the road.	
The outer (eastern) boundary is strongly defined by woodland belts and topography, which slopes westwards towards the town. This strong boundary is likely to reduce encroachment into the wider countryside if the parcel were to be developed.	
Stage One parcel DSR-069 was given a higher rating because it included land more remote from the settlement edge.	
Purpose 4. To preserve the setting and special character of historic towns	Weak
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
The parcel lies near to the historic town of Waltham Abbey, approx. 2.5km from the Waltham Abbey Conservation Area, and 3km from the Royal Gunpowder Factory Conservation Area - both to the west of the parcel, at the opposite side of the town. The parcel is approximately 2km from the edge of the Historic Urban Area as identified in the Essex Historic Towns – Supplementary Planning Guidance (1999). It is therefore physically and visually separated from the Historic Urban Area by extensive (largely 20th century) development within the town. It is unlikely that the openness of the parcel contributes positively to the setting of the historic town. Consequently it is unlikely that development within the parcel would cause harm to the setting and significance of the historic town of Waltham Abbey.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Settlement: **Willingale**

Settlement Type: **Hamlet**



Settlement: **Willingale**Settlement Type: **Hamlet****Description of broad locations for further assessment**

The identified area is defined by Shellow Road to the north, Fyfield Road, Wood Lane and tracks to the south. The remaining land is defined by the 0.5km buffer.

Parcel Features used to define parcel

018.1	The parcel is drawn around the settlement of Willingale, following defined field boundaries.
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Parcel Potential anomalies

018.1	None identified.
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Settlement: **Willingale**Settlement Type: **Hamlet****Stage 1 Assessment**

Parcel DSR 018 - North of Norton Heath

Parcel Size (Ha) - 1,805.53

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

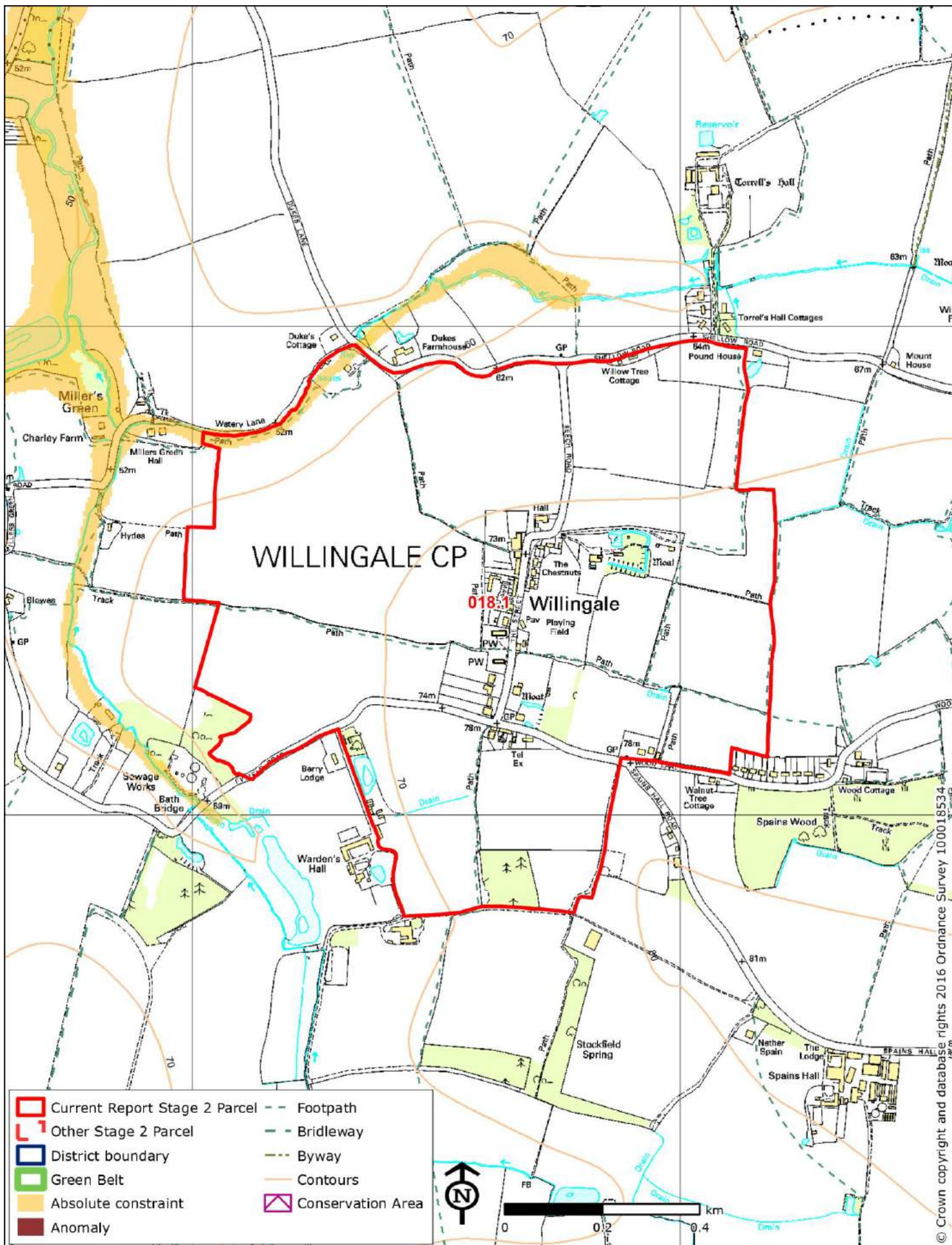
1st Green Belt Purpose	No Contribution	0
2nd Green Belt Purpose	No Contribution	0
3rd Green Belt Purpose	Strong	5
4th Green Belt Purpose	No Contribution	0
Total		5

1. Check the unrestricted sprawl of large built-up areas	No Contribution - 0
<p>(1) The parcel adjoins the LPAs of Uttlesford and Chelmsford at the northern and eastern boundary. The parcel does not act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area.</p> <p>(2) The parcel does not contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of the specifically mentioned built-up areas.</p> <p>(3) The parcel is not in close proximity to the specifically mentioned built-up areas.</p>	
2. Prevent neighbouring towns from merging into one another	No Contribution - 0
<p>(4) The parcel does not provide, or form part of, a gap or space between towns.</p> <p>(5) See Question 4 above.</p> <p>(6) See Question 4 above.</p> <p>(7) See Question 4 above.</p> <p>(8) See Question 4 above.</p> <p>(9) See Question 4 above.</p> <p>(10) See Question 4 above.</p>	
3. Assist in safeguarding the countryside from encroachment	Strong - 5
<p>(11) The Green Belt designation here protects appropriate Green Belt development in the countryside.</p> <ul style="list-style-type: none"> - The parcel consists mostly of fields used for agricultural purposes and a large network of PRoWs and National Trail routes. There are also a large number of protected and unprotected areas of woodland. The largest area is an ancient woodland (Beech Wood) that contains three LoWS (Ep222, Ep219 and Ep214) which follows the northern parcel boundary before turning southwards (see photos DSR-018 137, 138, 140 and 142). - There is a deciduous woodland and two areas of ancient woodland (Bushey- Hays Spring and Rows Wood), which contain the LoWS (Ep221 and Ep220) at the eastern boundary (see photos DSR-018 117 and 118). Further along, towards the south- eastern boundary are two LoWS (Ep218 and Ep217). - North of Spains Hall Road, at the centre of the parcel is an area of ancient woodland (Spains Wood), which contains a LoWS (Ep215). South of Spains Hall Road is an area of deciduous woodland (Stockfield Spring). Further west, is an ancient Woodland (Witney Wood) and deciduous woodland that contain LoWS (Ep206 and Ep211), and form part of the parcel boundary (see photos DSR-018 64, 65, 66, 68 and 77). - There are pockets of unprotected woodland that are situated to the south of Pigstye Green Road (see photos DSR-018 44 and 48) and along the south western boundary between Norton Mandeville. <p>(12) The topography consists of gently undulating, predominantly arable farmland which encompasses a series of large arable field systems in close proximity to the small hamlet Willingale, to the west. The open character of the landscape provides panoramic views to the edge of the hamlet. It is unlikely that the topography and location prevents encroachment of development. Therefore, Green Belt designation in this parcel safeguards the countryside from encroachment.</p> <p>(13) The parcel has been encroached by approx. 0.03% (.46 hectares) of built development or other urbanising elements, towards the south-western boundary</p>	
4. To preserve the special character of historic towns	No Contribution - 0
<p>(14) There are no historic towns within or adjacent to the parcel.</p> <p>(15) See Question 14 above.</p> <p>(16) See Question 14 above.</p> <p>(17) See Question 14 above.</p>	

Settlement: **Willingale**

Settlement Type: **Hamlet**

Stage 2 Assessment



Settlement: **Willingale**Settlement Type: **Hamlet****Stage 2 Assessment**

Parcel 018.1

Parcel Size (Ha) - 104.66

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

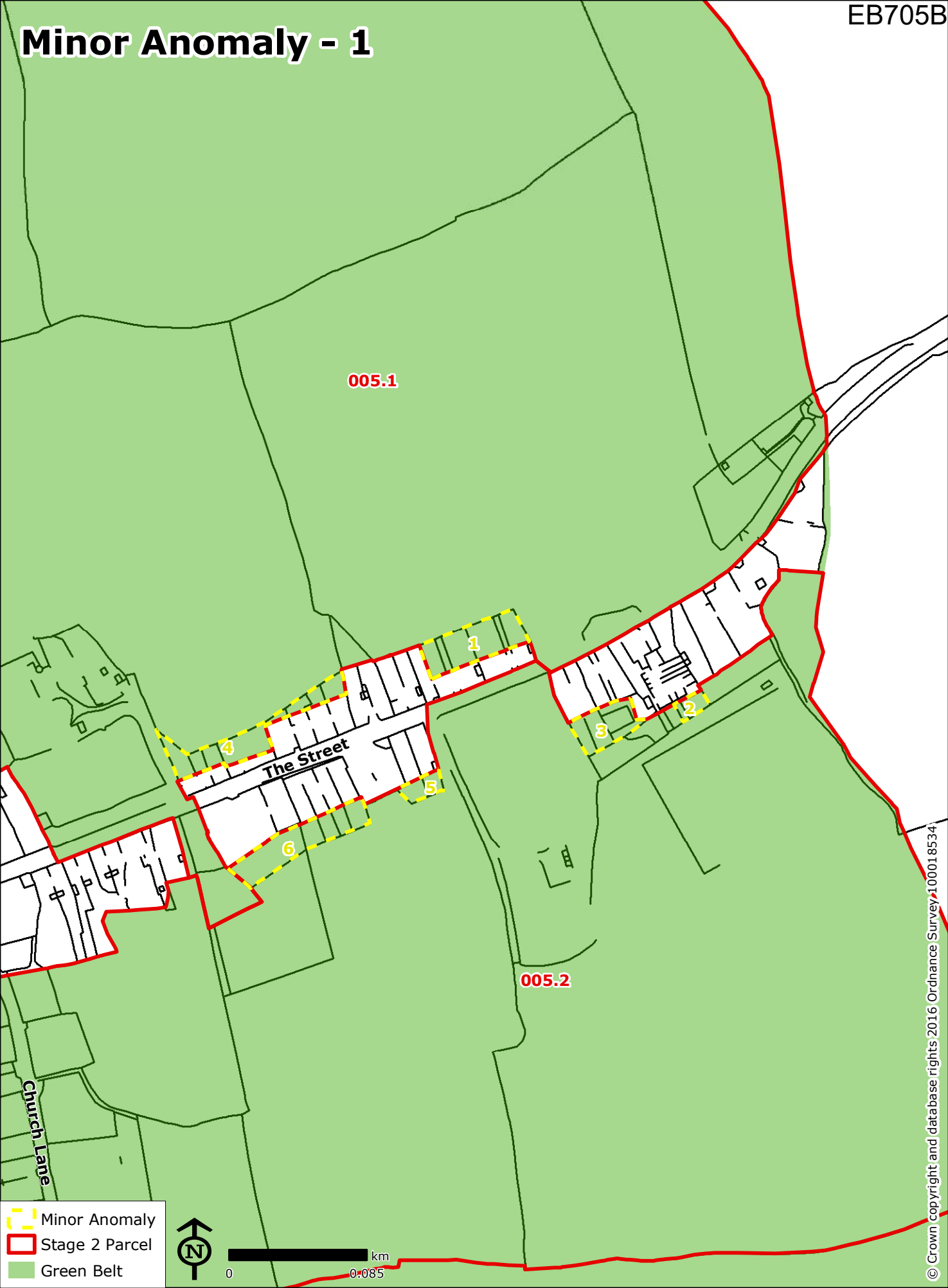
1st Green Belt Purpose	No Contribution
2nd Green Belt Purpose	No Contribution
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed




Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	No Contribution
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
he parcel is remote from a large built-up area and therefore contributes little to this purpose.	
Purpose 2. Prevent neighbouring towns from merging	No Contribution
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel is located around the settlement of Willingale. It does not lie within a gap between two defined towns and therefore contributes little to this purpose.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The parcel contains the hamlet of Willingale, including residential dwellings, two churches, a cricket club and public rights of way such as the Essex Way. The landscape within the parcel is rural in character, with undulating arable fields surrounding the main settlement core. There is little or no sense of encroachment into the countryside and the Green Belt designation in the parcel is considered to make a major contribution to safeguarding the countryside from encroachment.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	

Minor Anomalies Maps

Minor Anomaly - 1



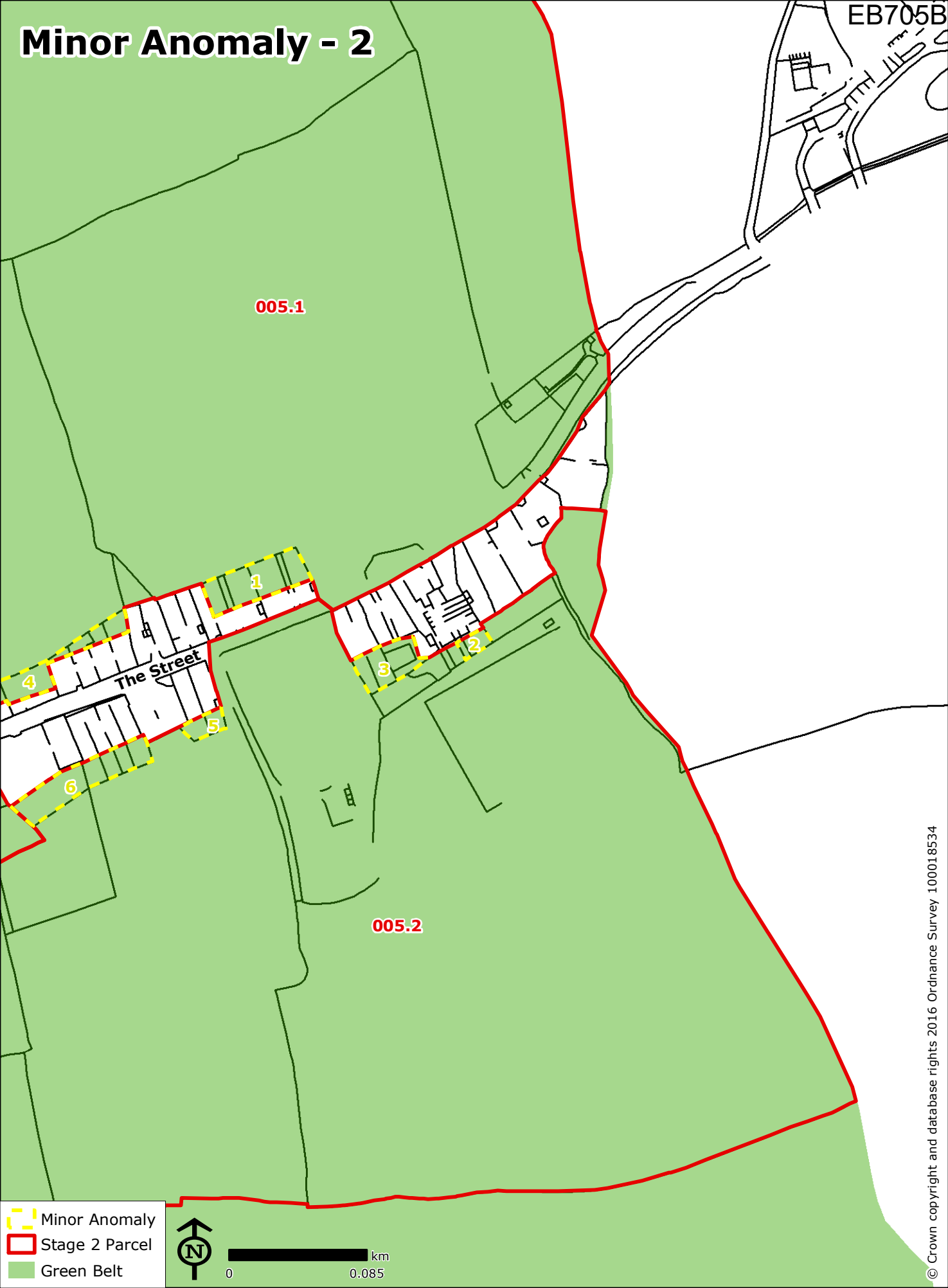
-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt

0 0.085 km

Minor Anomaly - 2

EB705B



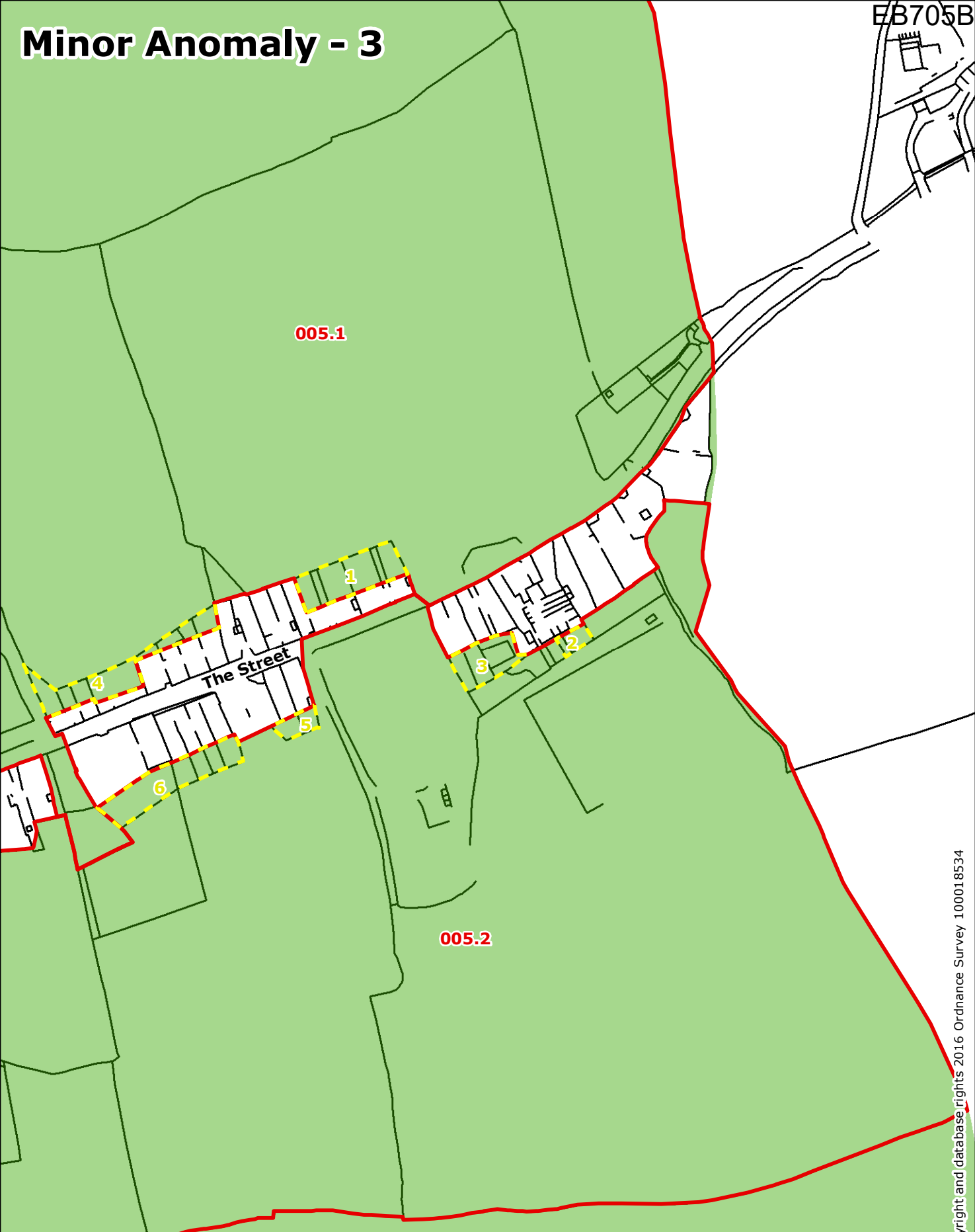
- Minor Anomaly
- Stage 2 Parcel
- Green Belt

N

0 0.085 km

Minor Anomaly - 3

EB705B



- Minor Anomaly
- Stage 2 Parcel
- Green Belt

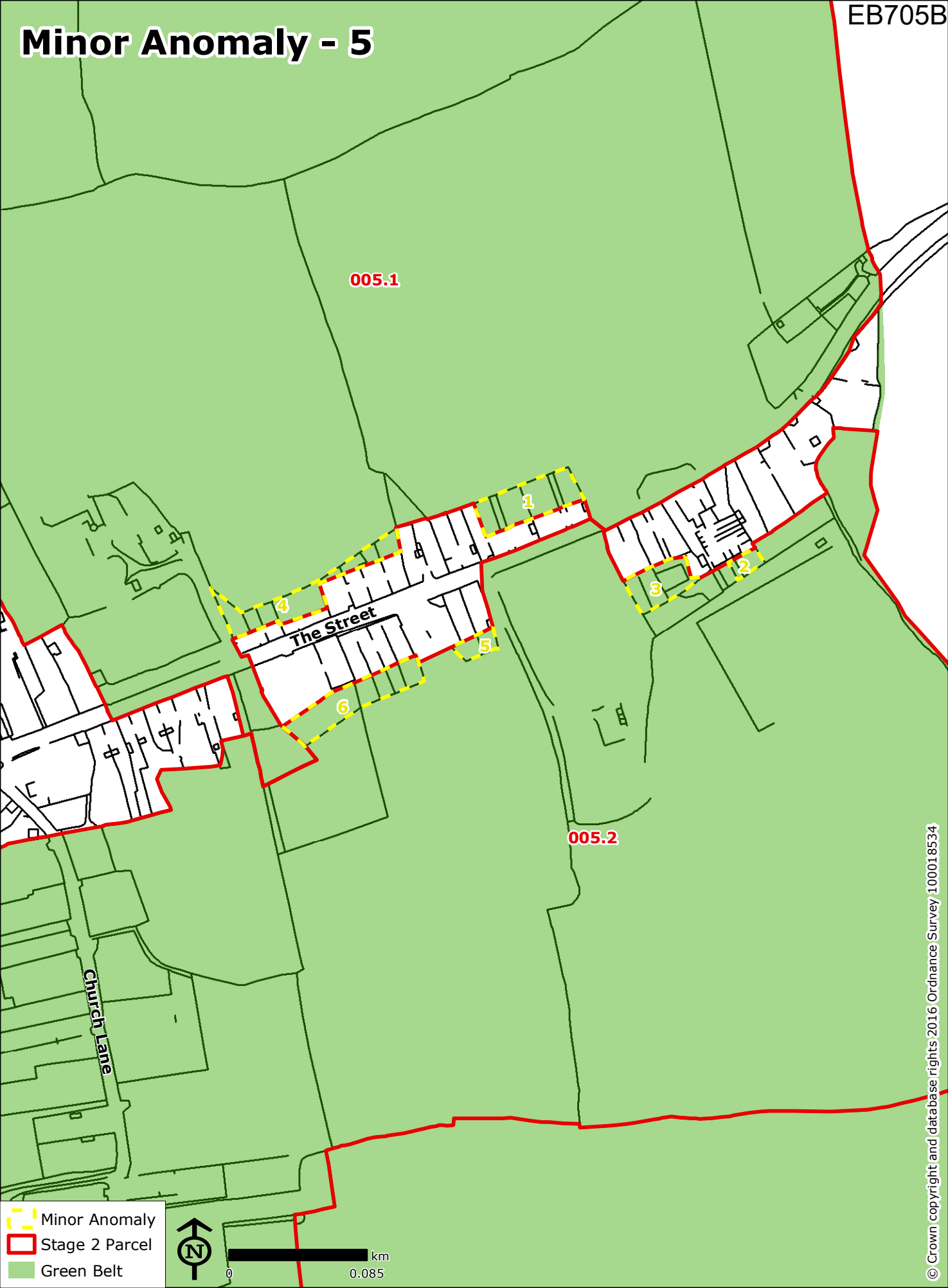
N

0 0.085 km

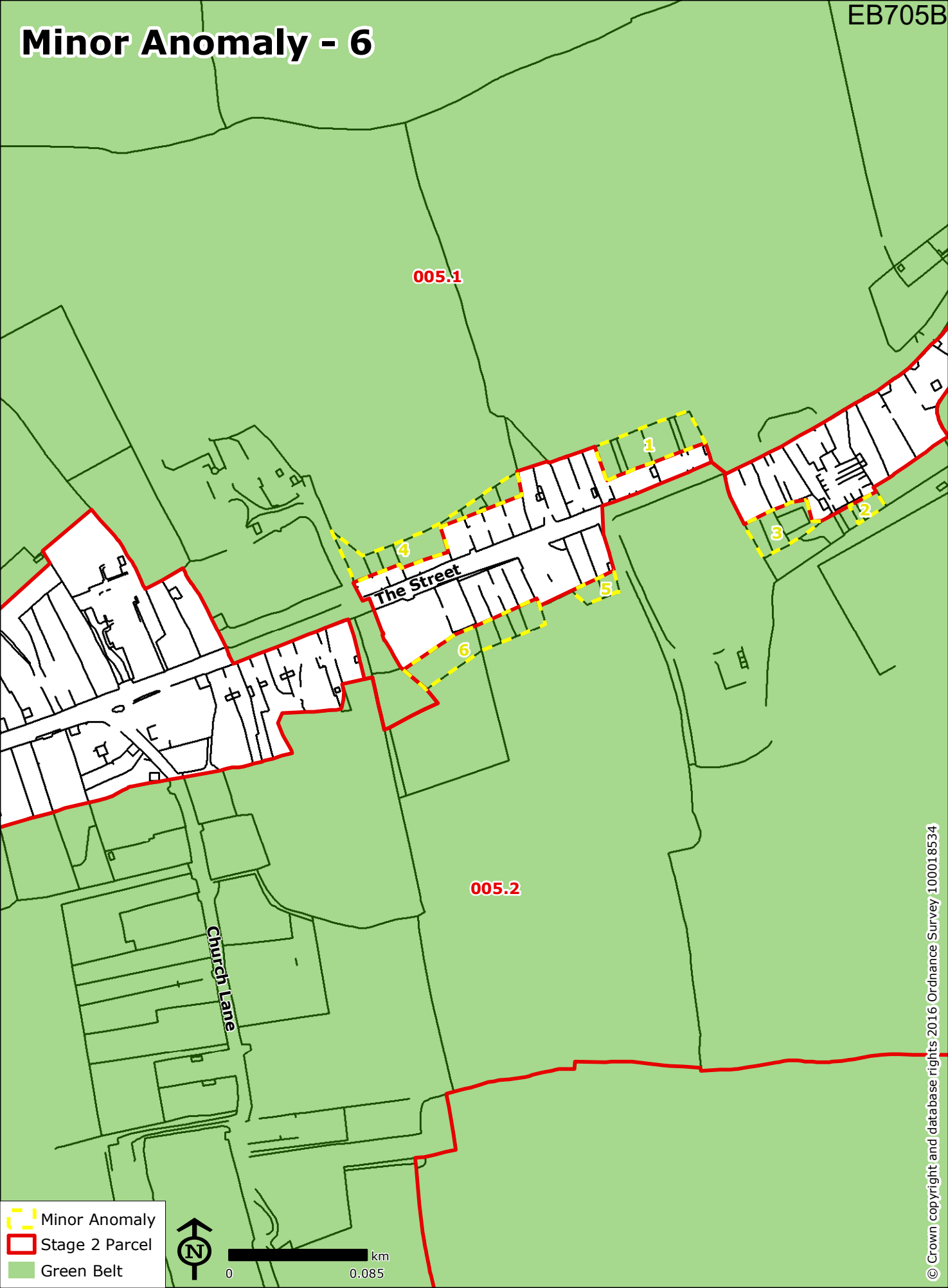
Minor Anomaly - 4



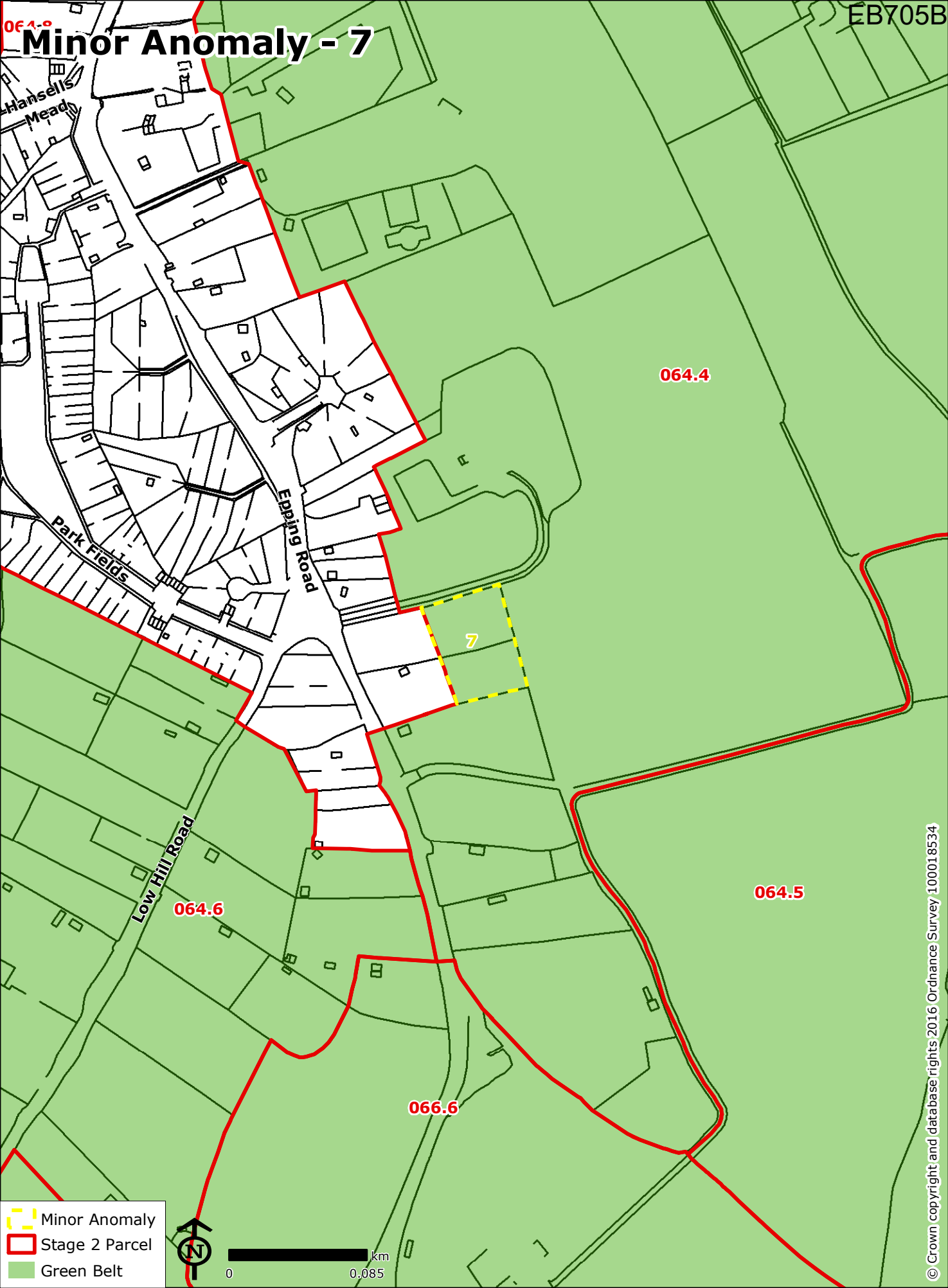
Minor Anomaly - 5



Minor Anomaly - 6



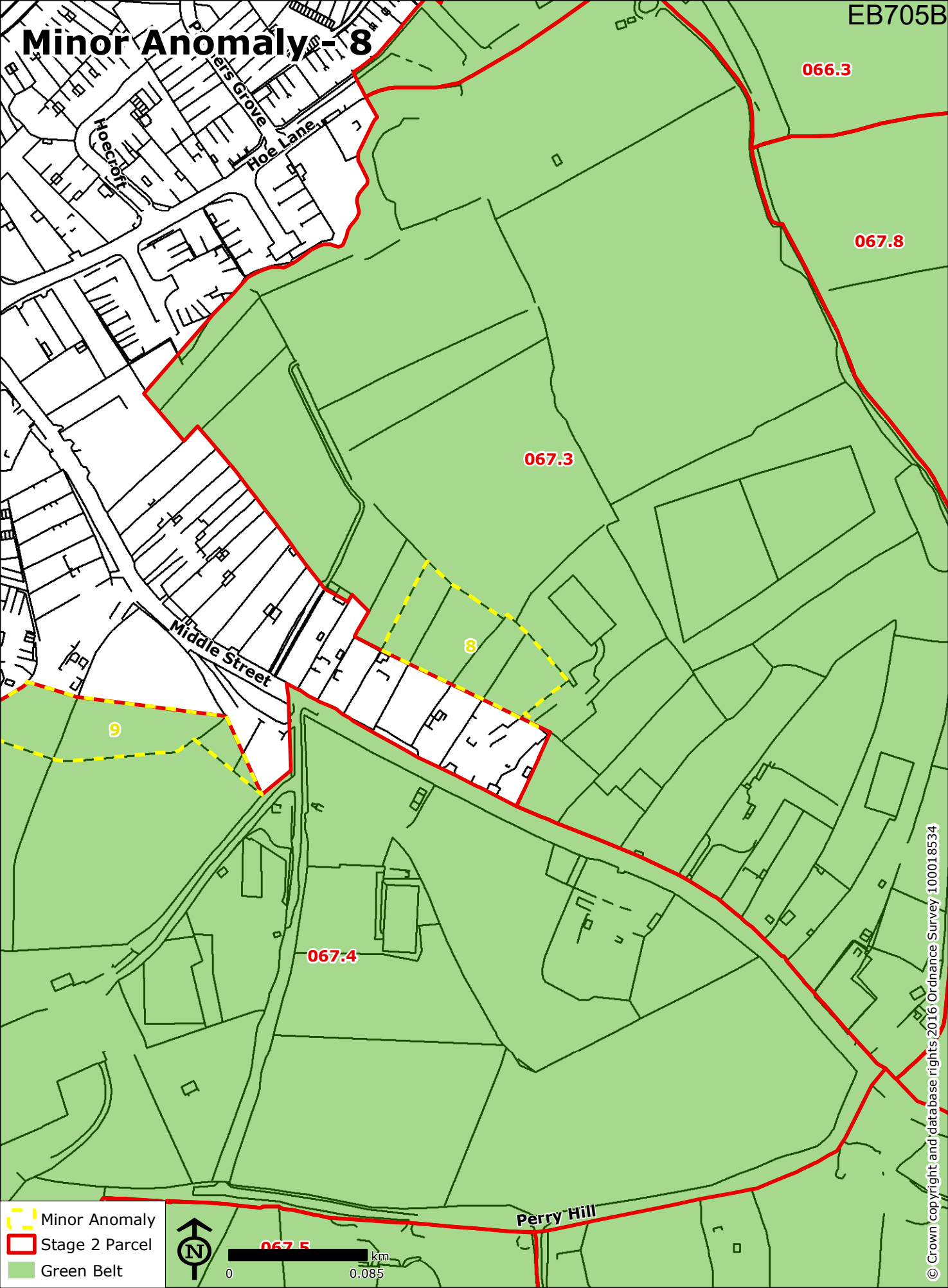
Minor Anomaly - 7



- Minor Anomaly
- Stage 2 Parcel
- Green Belt

0 km
0.085

Minor Anomaly - 8



066.3

067.8

067.3

8

9




067.4

067.5

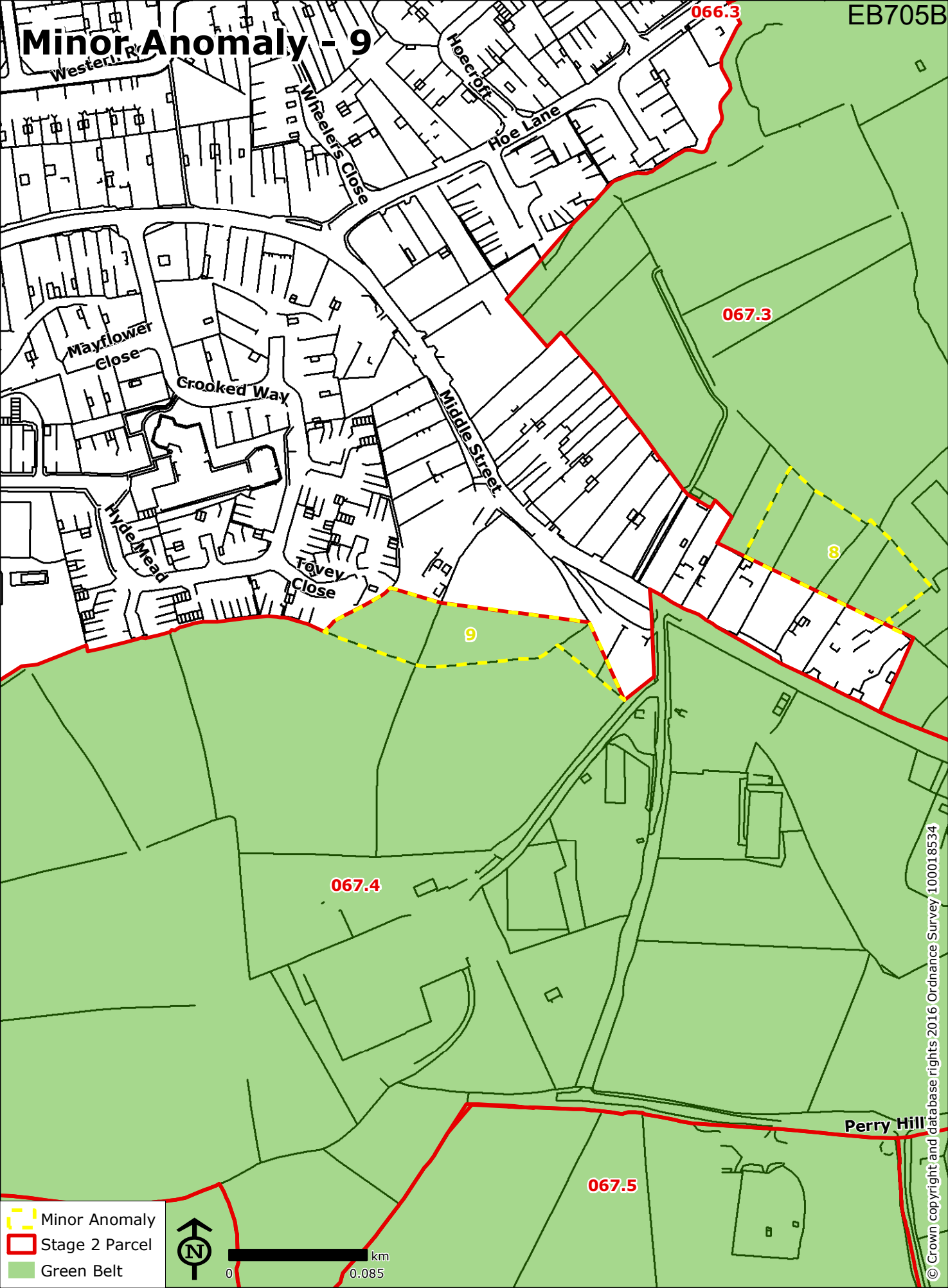
Perry Hill






0 0.085 km

-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt

Minor Anomaly - 9

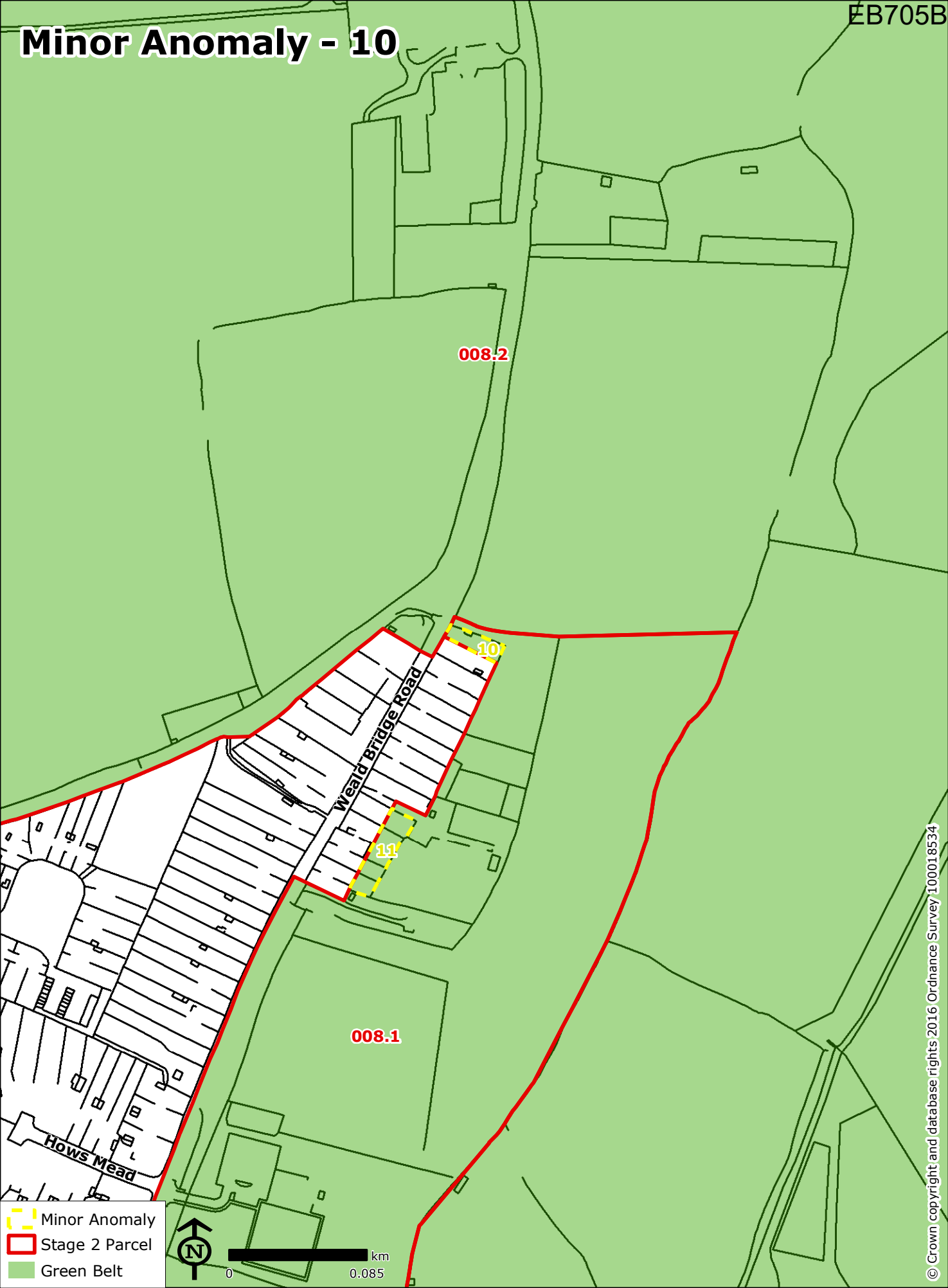





-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt



0 0.085 km

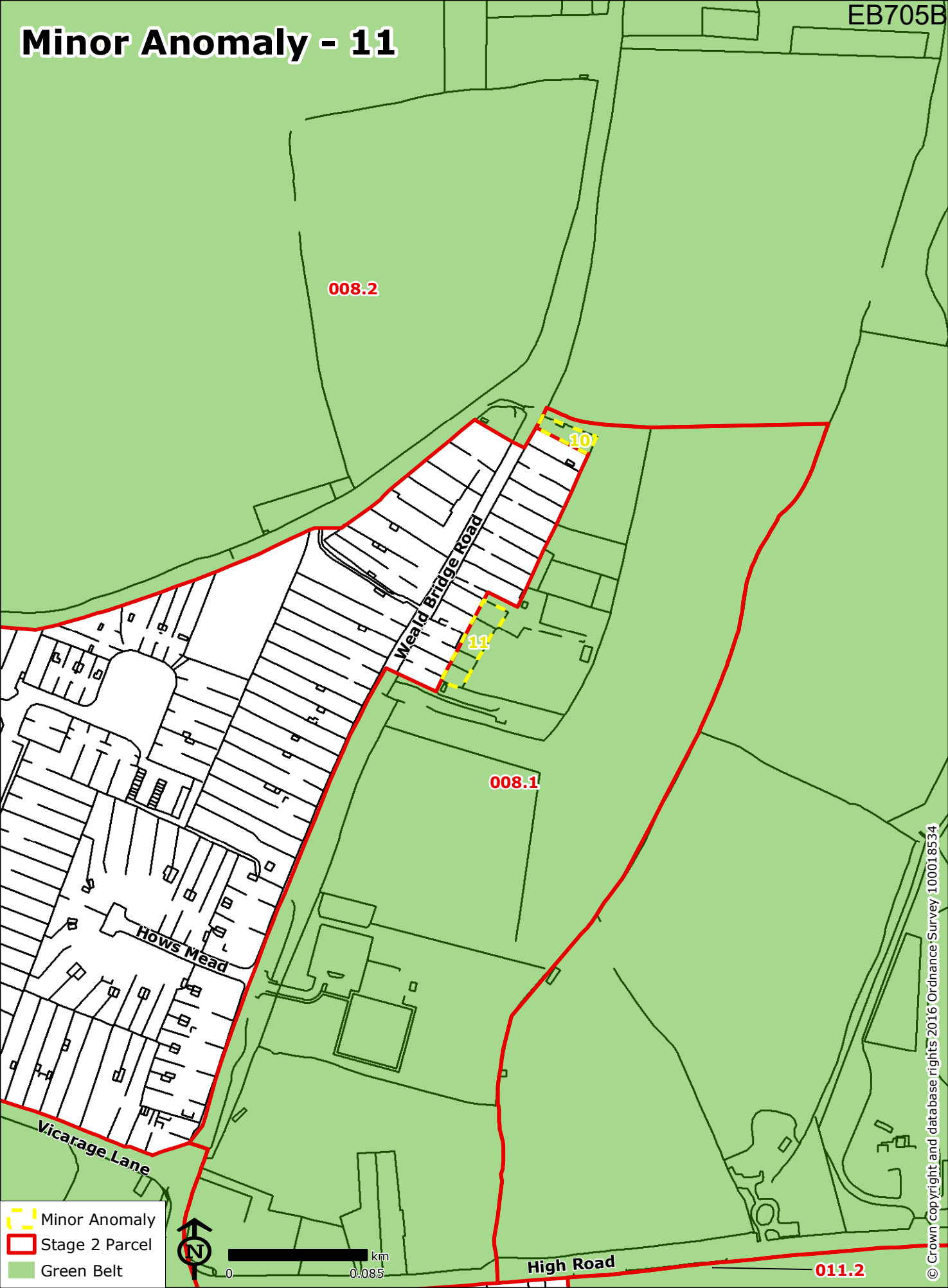
Minor Anomaly - 10



-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt

Minor Anomaly - 11

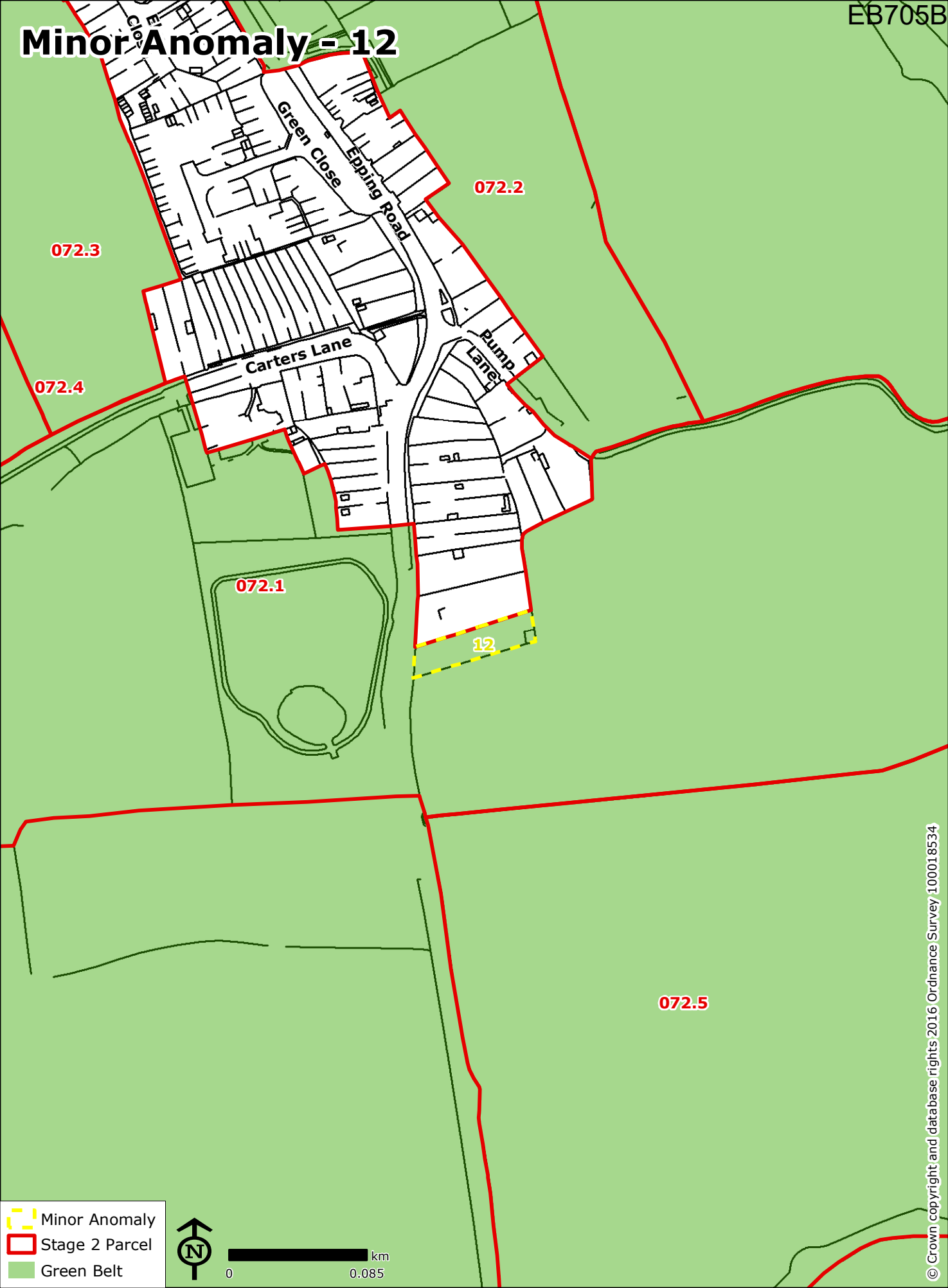





- Minor Anomaly
- Stage 2 Parcel
- Green Belt

km
0 0.085

High Road **011.2**

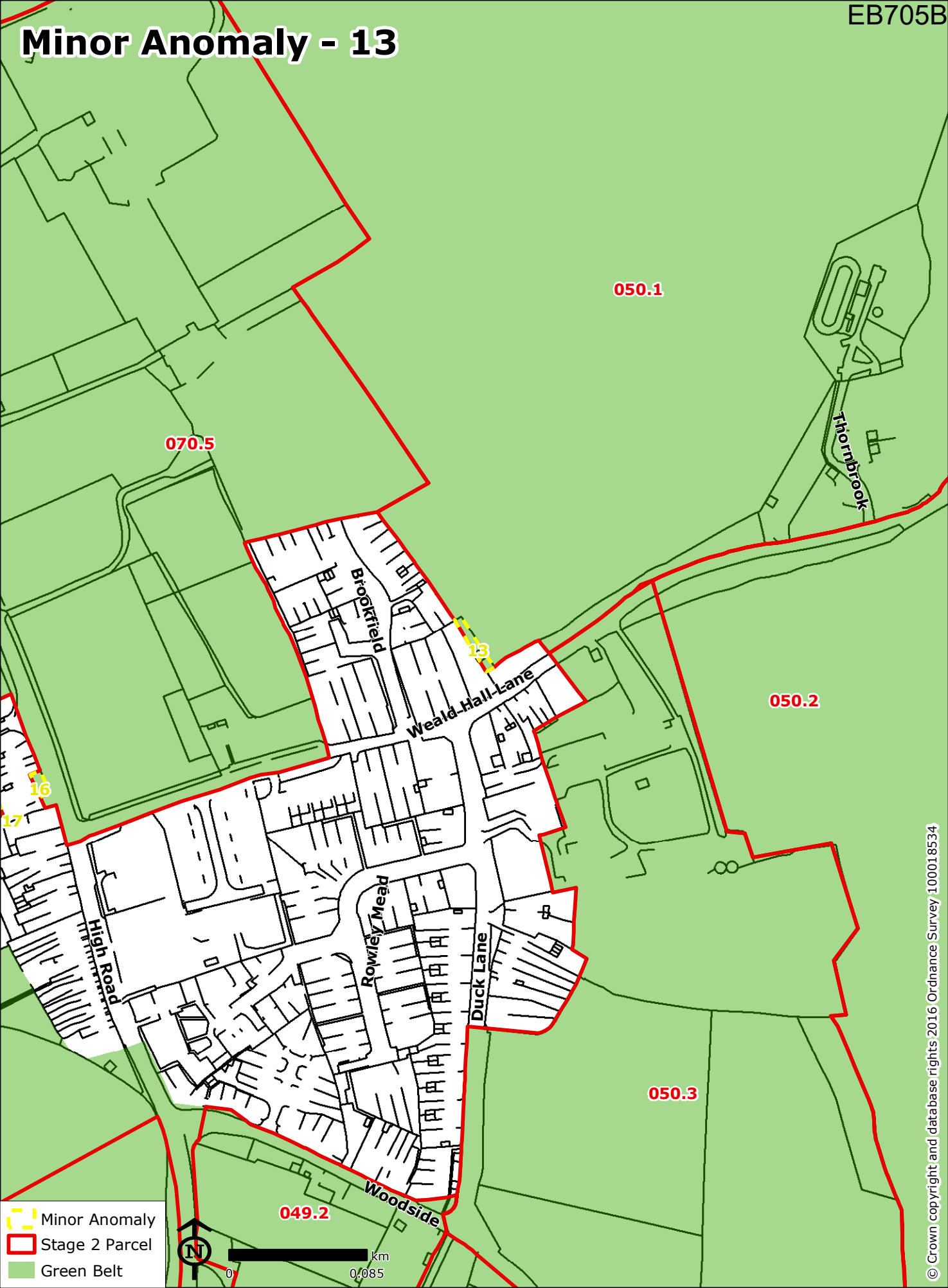
Minor Anomaly - 12



-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt

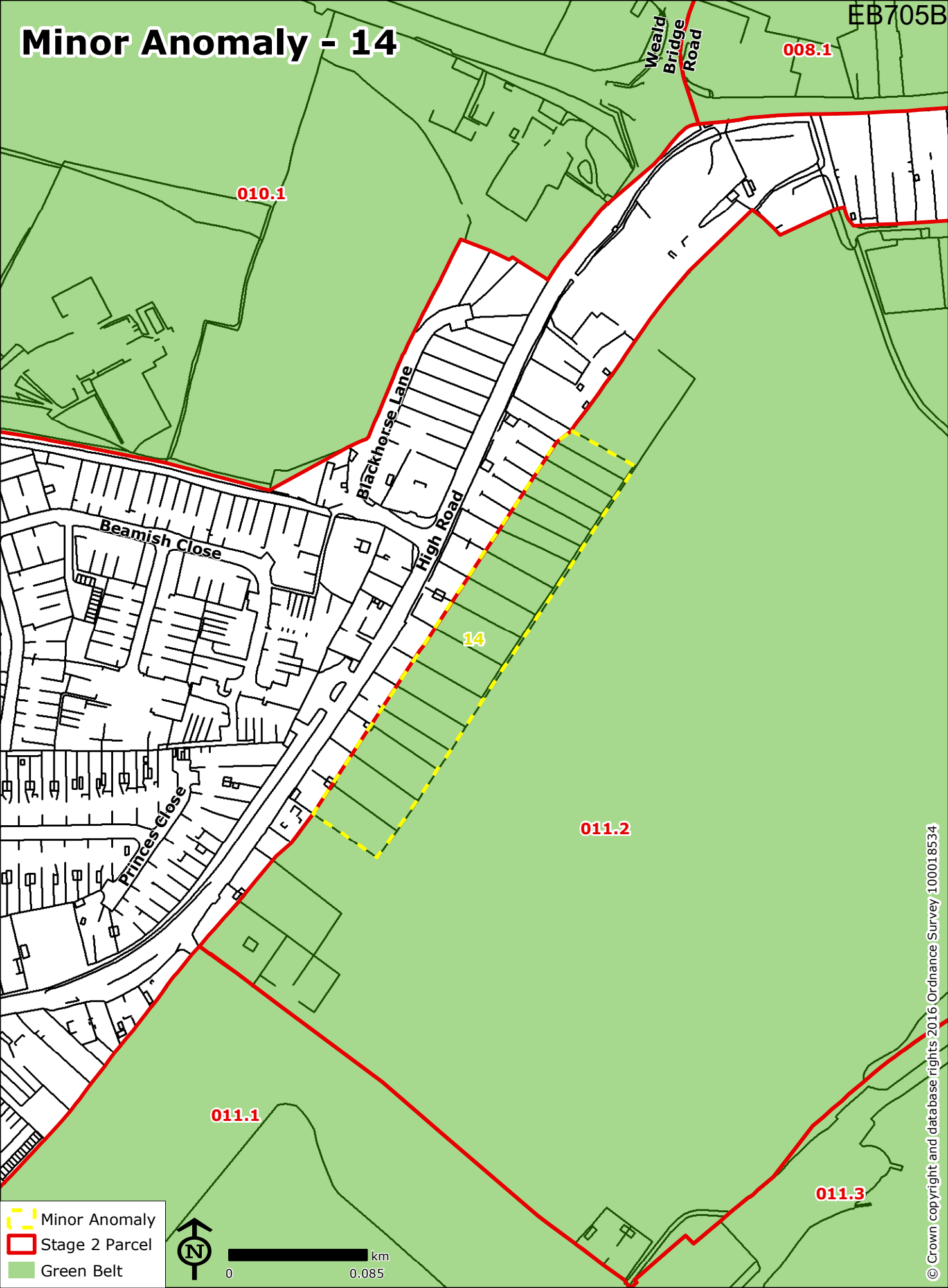
  km
0 0.085

Minor Anomaly - 13



Minor Anomaly - 14

EB705B



- Minor Anomaly
- Stage 2 Parcel
- Green Belt



Minor Anomaly - 15






- Minor Anomaly
- Stage 2 Parcel
- Green Belt

0 0.085 km

Minor Anomaly - 16



-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt

0  0.085 km

Minor Anomaly - 17

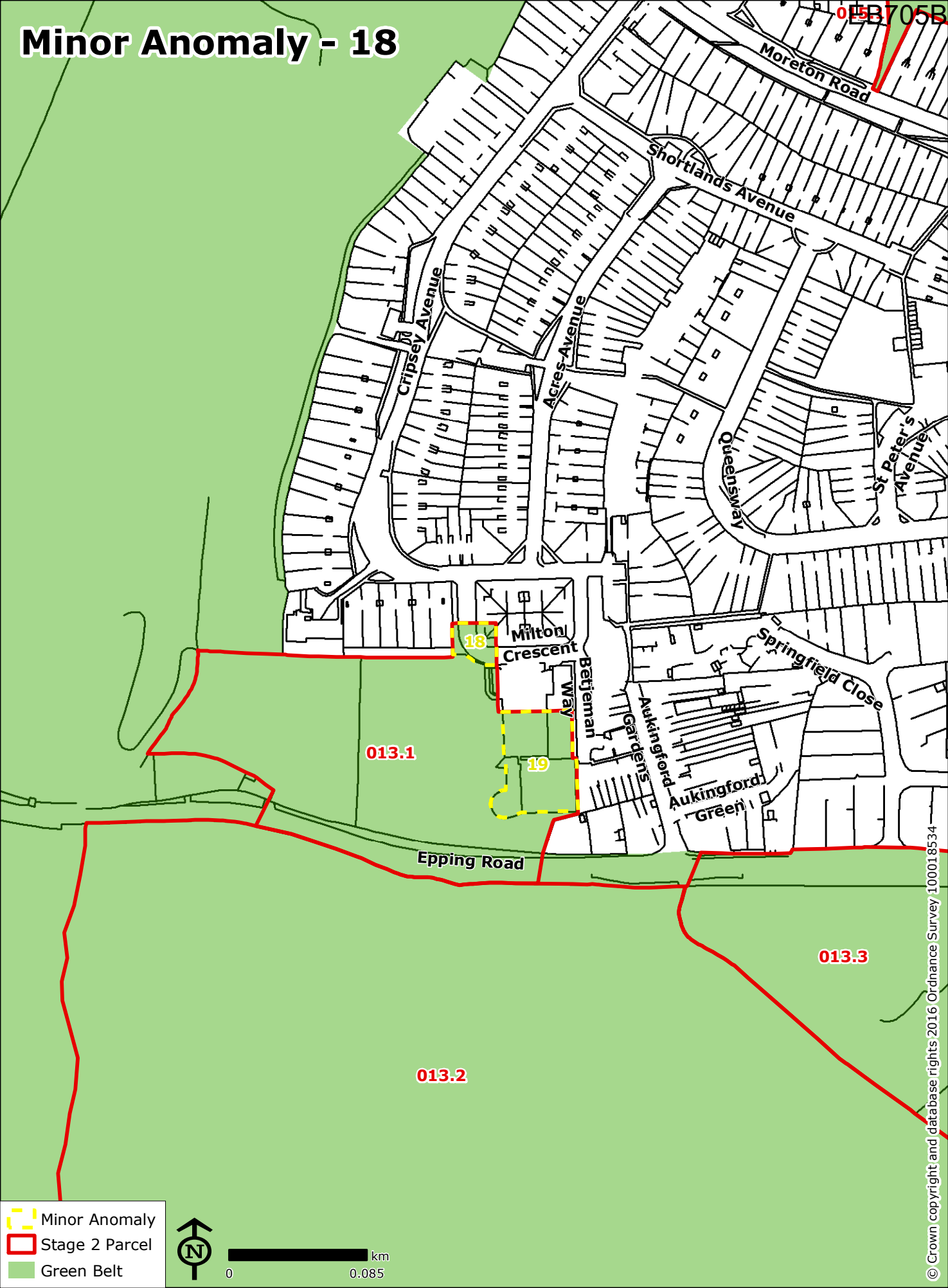


- Minor Anomaly
- Stage 2 Parcel
- Green Belt




0 0.085 km

Minor Anomaly - 18



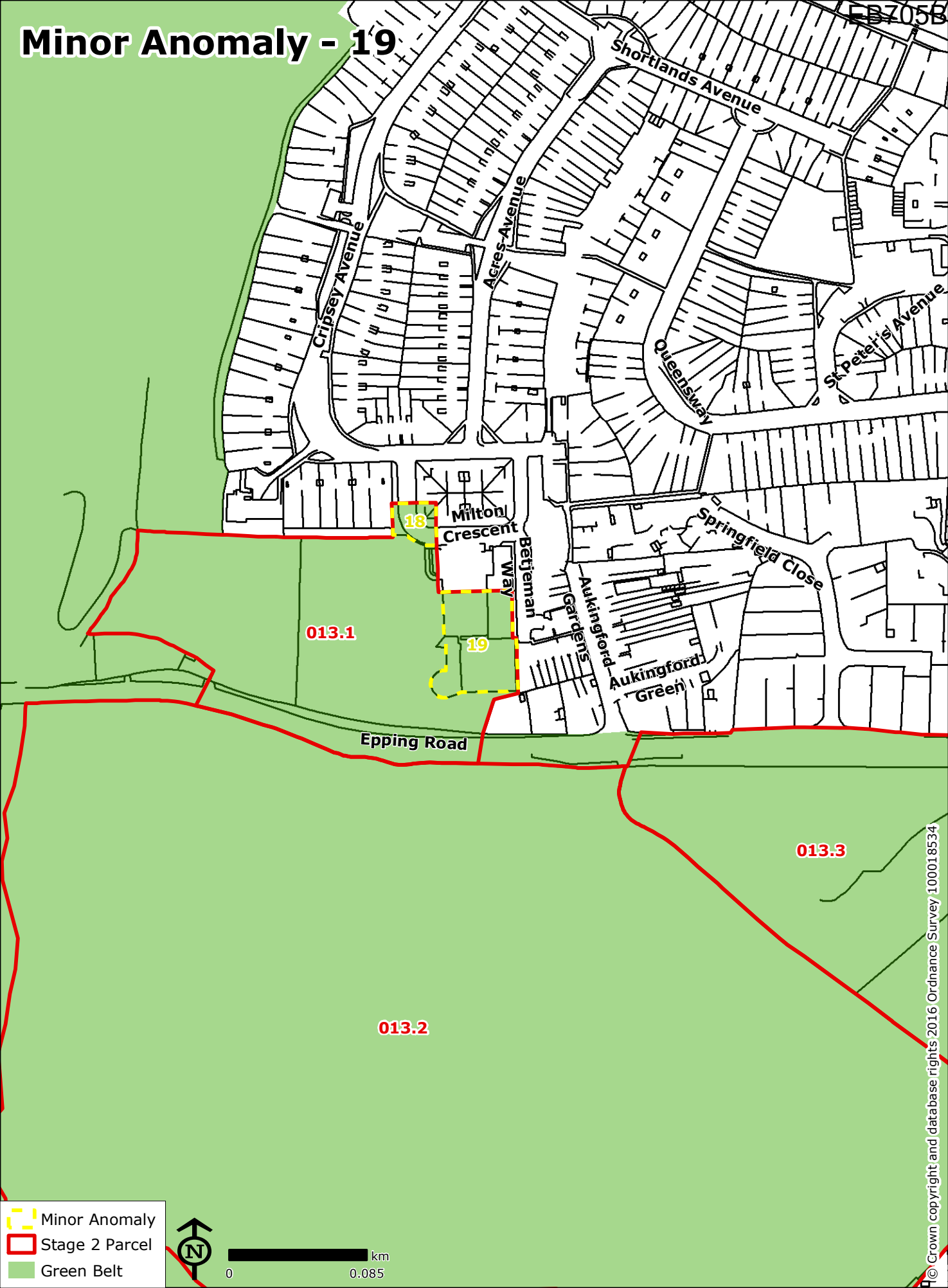
- Minor Anomaly
- Stage 2 Parcel
- Green Belt

N

0 0.085 km

Minor Anomaly - 19

EB705B



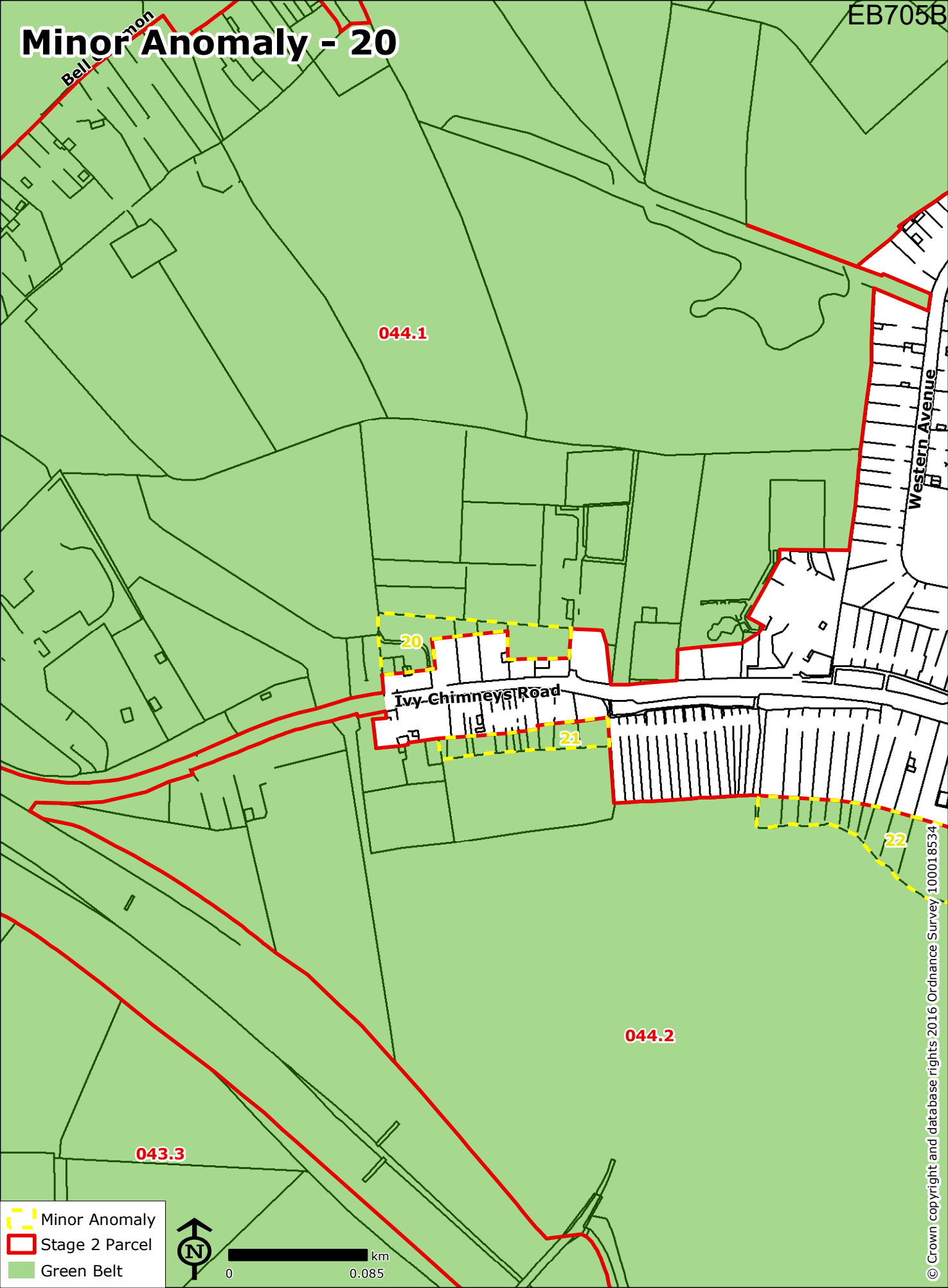
- Minor Anomaly
- Stage 2 Parcel
- Green Belt



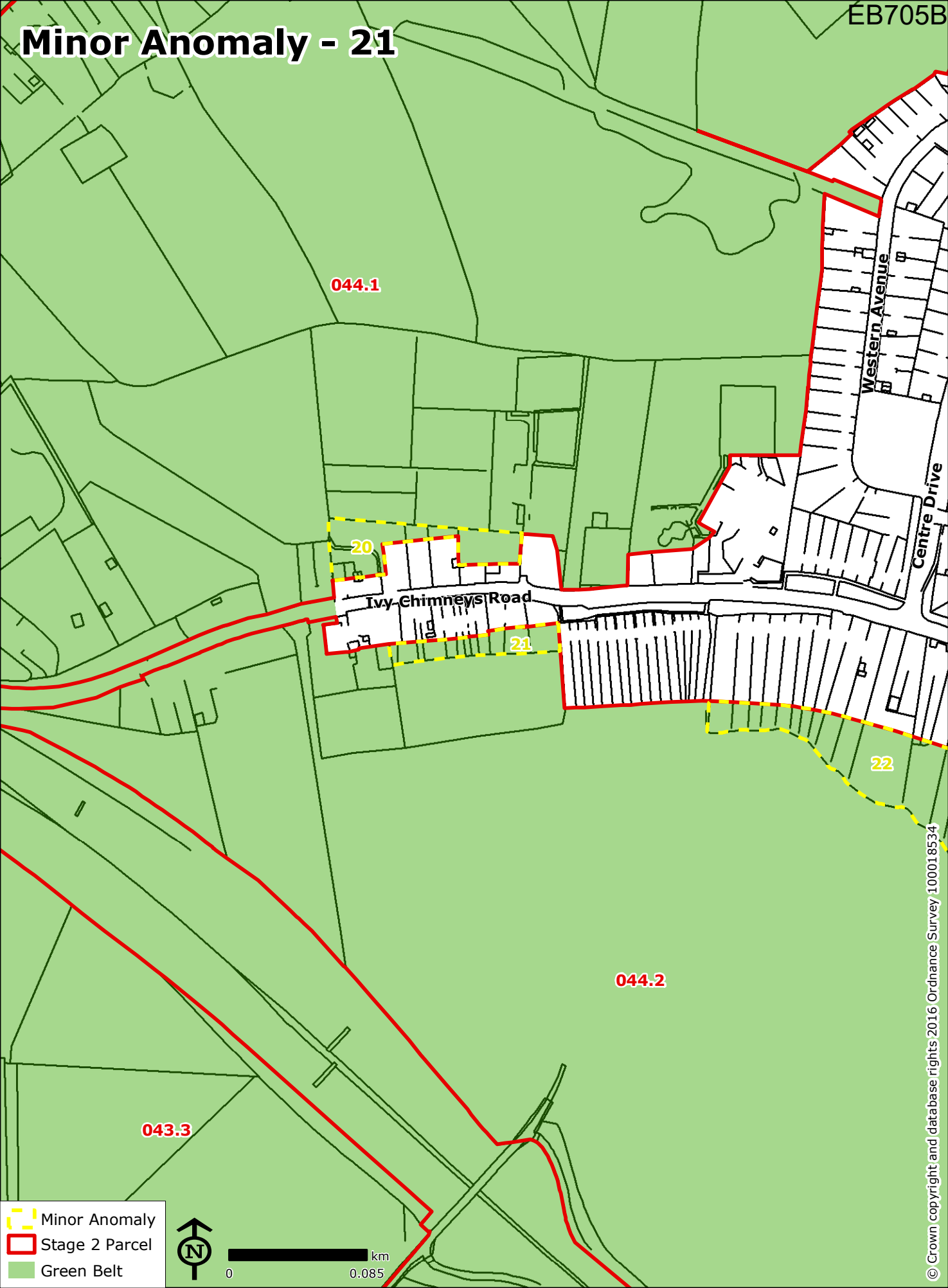
0 0.085 km

Minor Anomaly - 20

EB705B



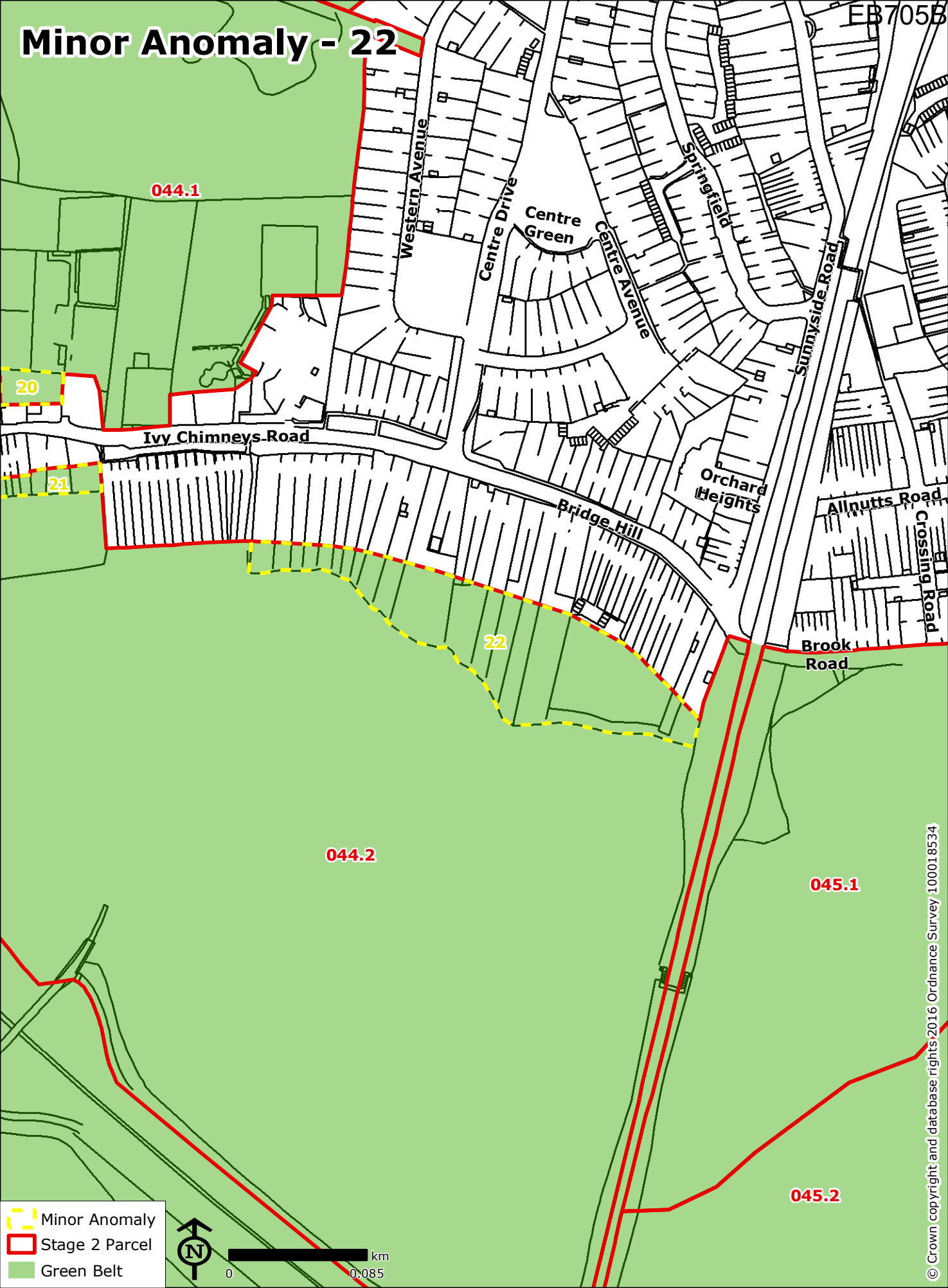
Minor Anomaly - 21



- Minor Anomaly
- Stage 2 Parcel
- Green Belt

0 0.085 km

Minor Anomaly - 22



Minor Anomaly - 23

EB705B

Piercing Hill

054.9

23

054.10

Robin Lane




Coppice Row

054.8

24

Sigsmey Road

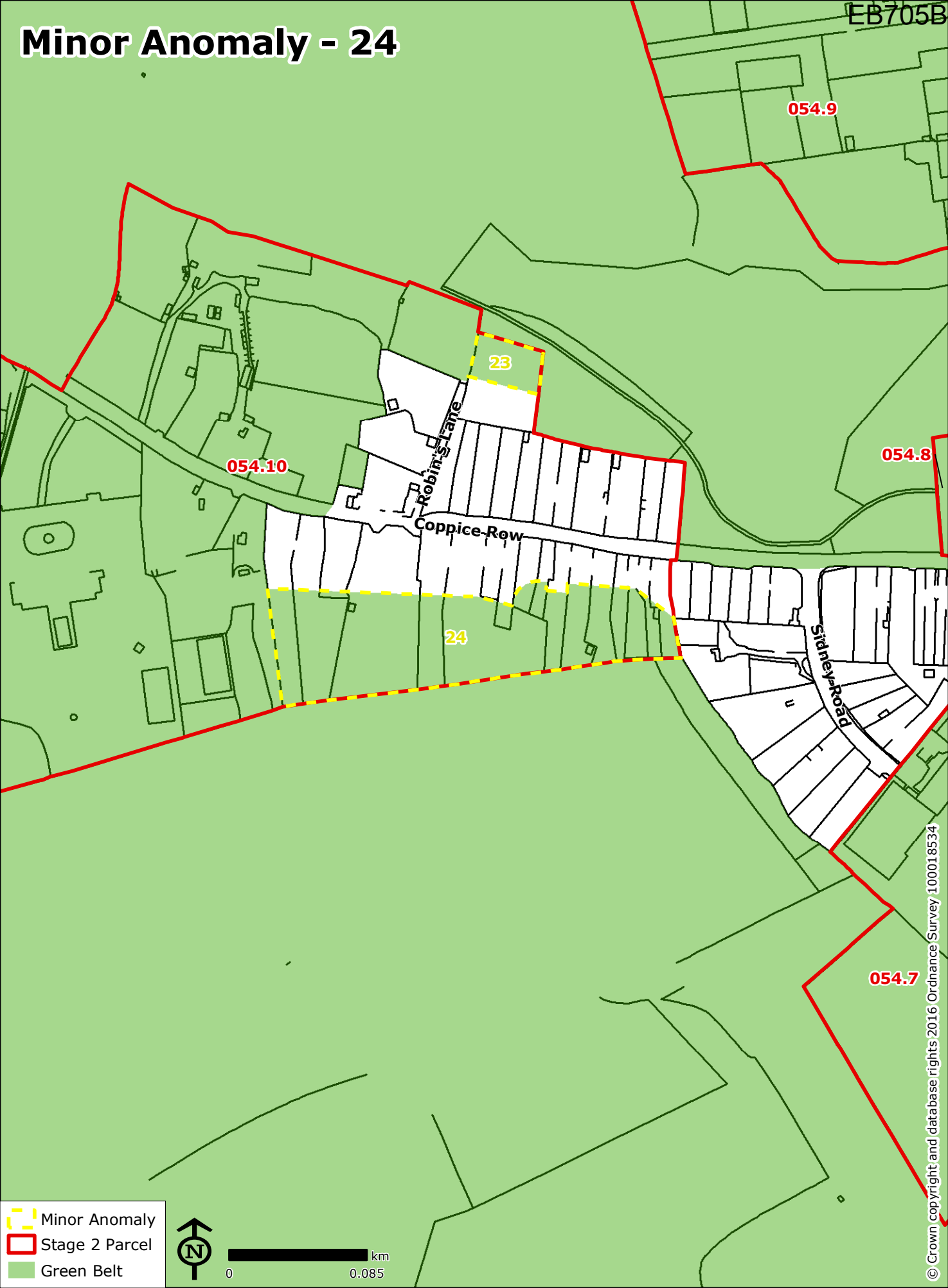
054.7




-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt



Minor Anomaly - 24

EB705B



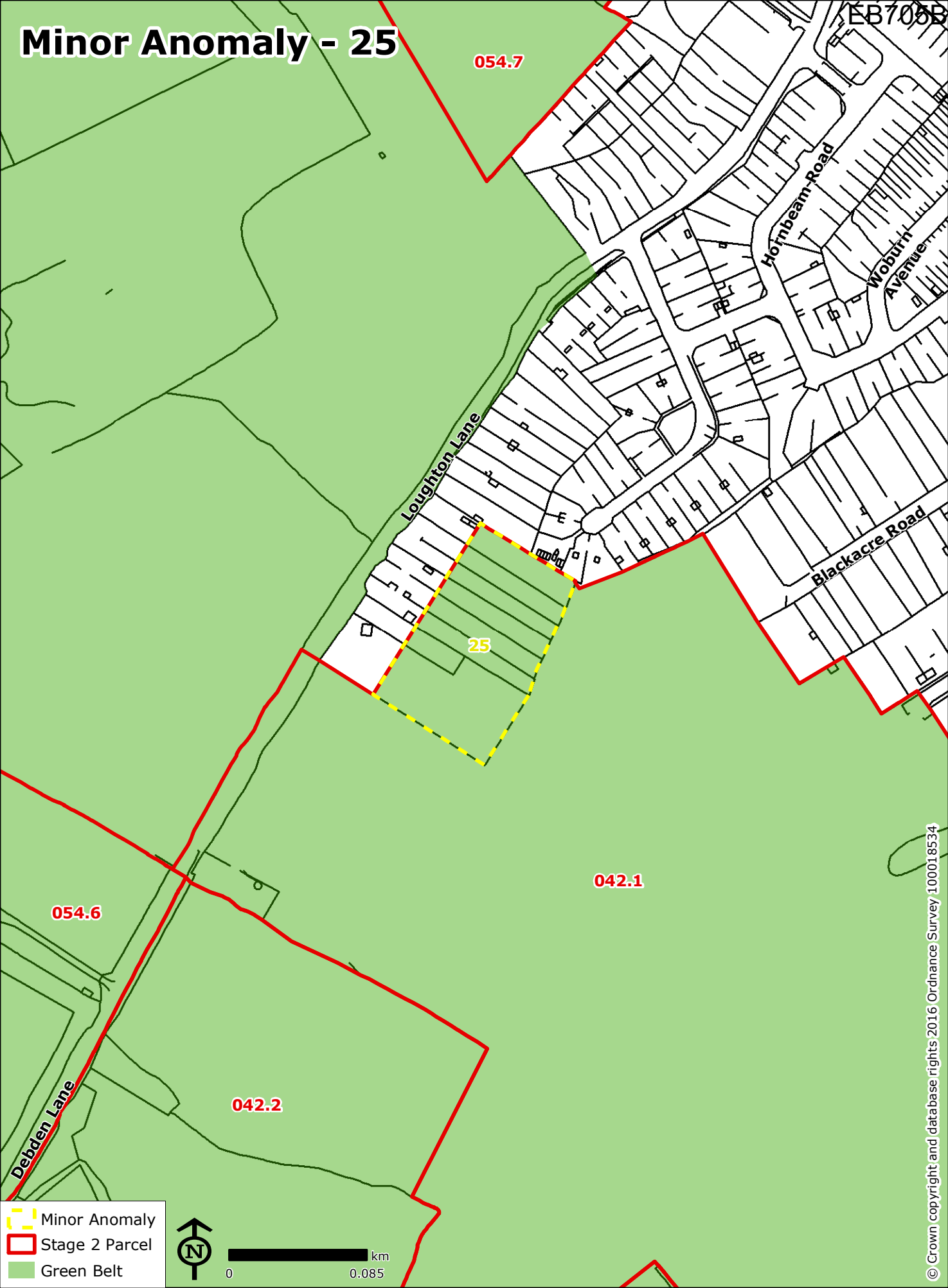
-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt



0 km 0.085

Minor Anomaly - 25

EB705B

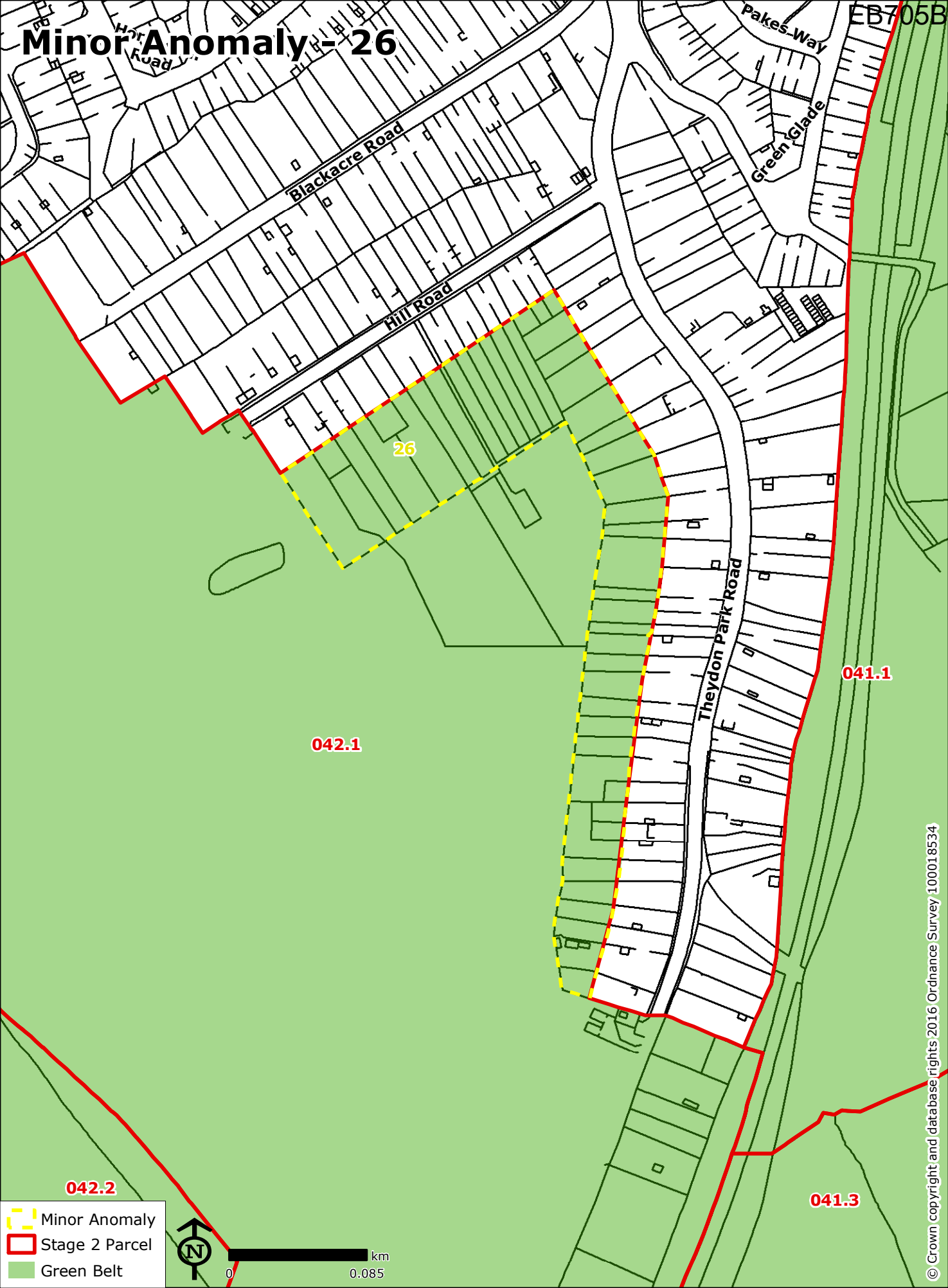


- Minor Anomaly
- Stage 2 Parcel
- Green Belt

N

0 0.085 km

Minor Anomaly - 26






042.2

042.1

041.1

041.3

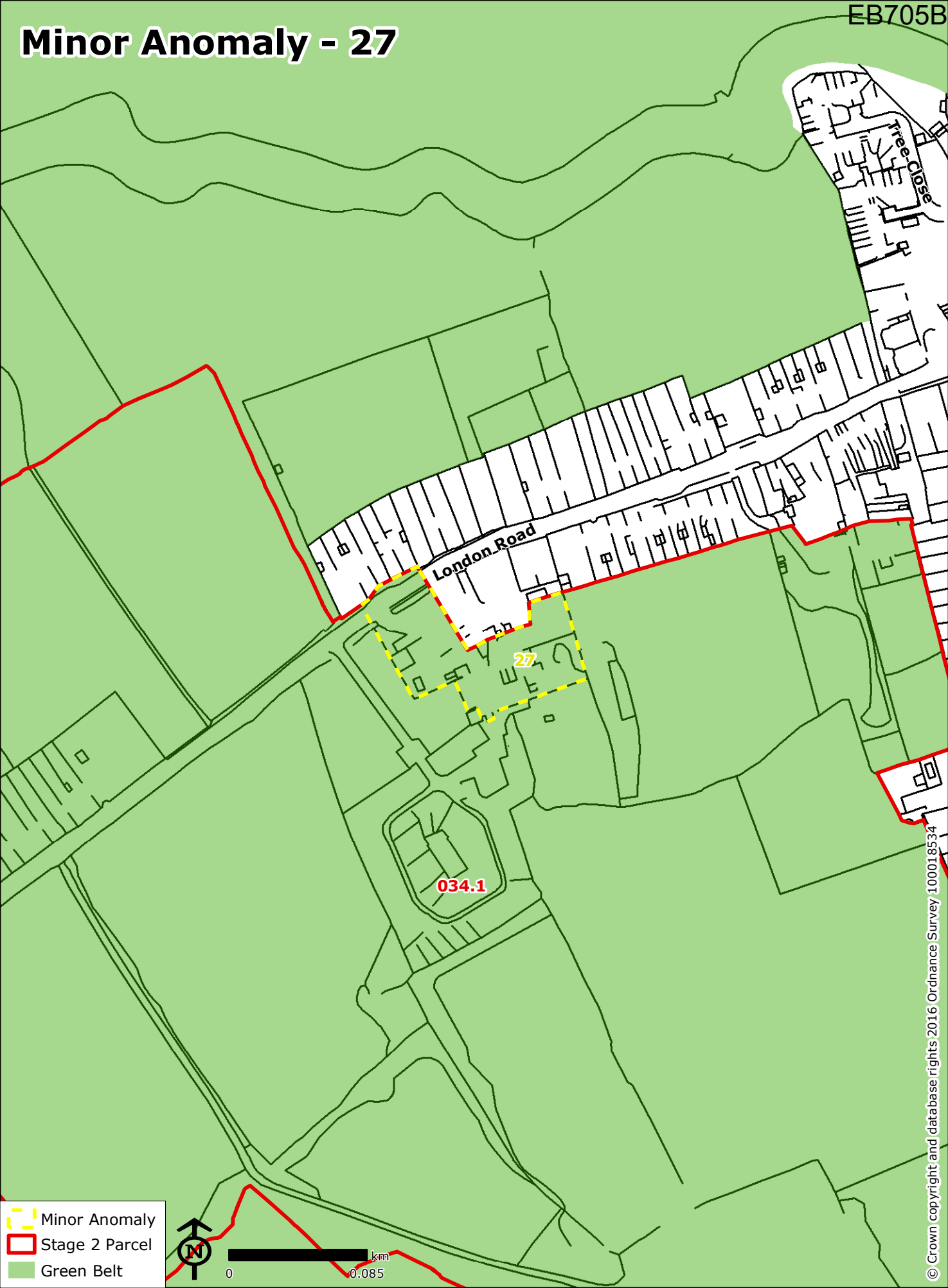
26

-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt

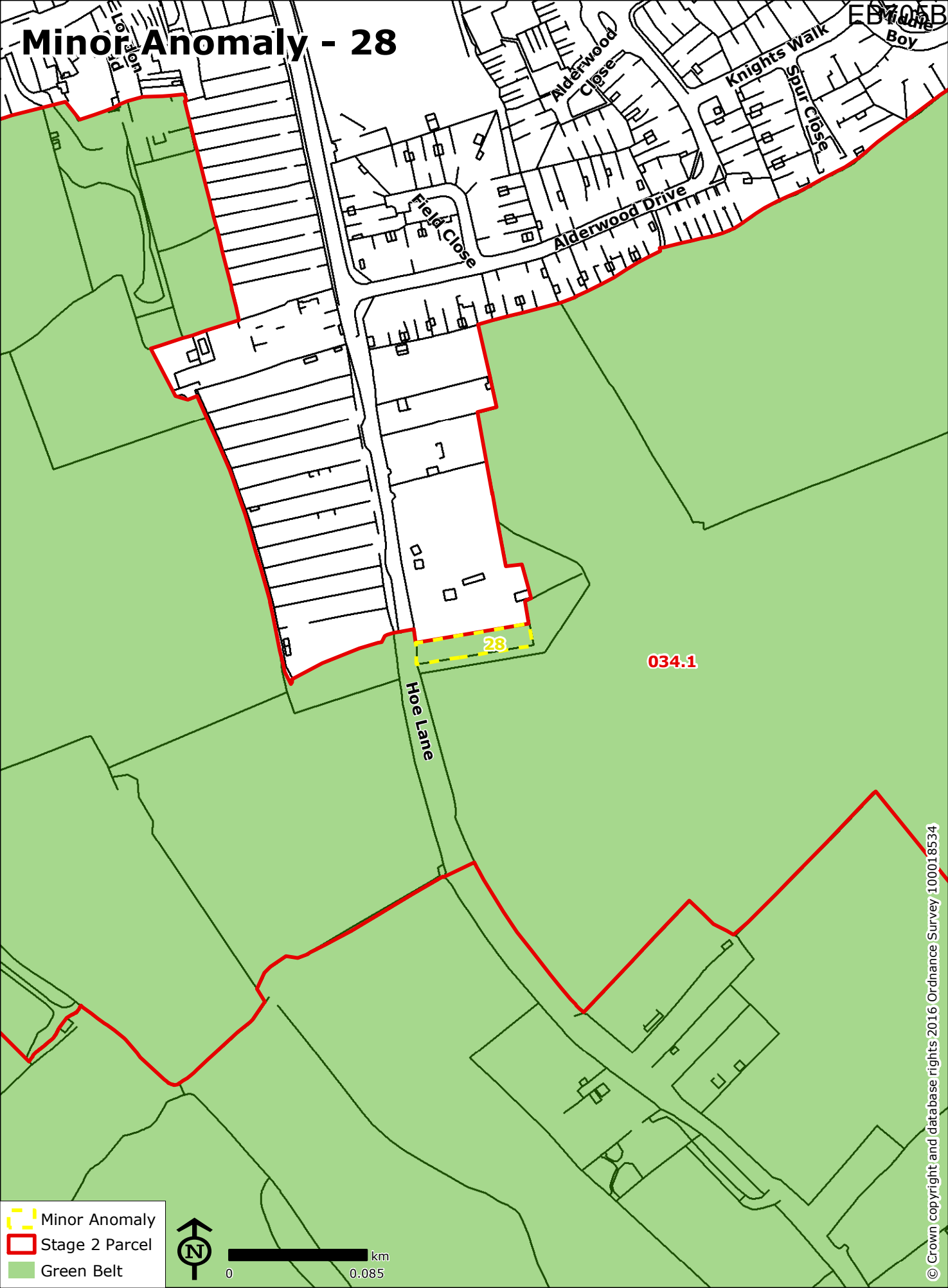





Minor Anomaly - 27

EB705B



Minor Anomaly - 28



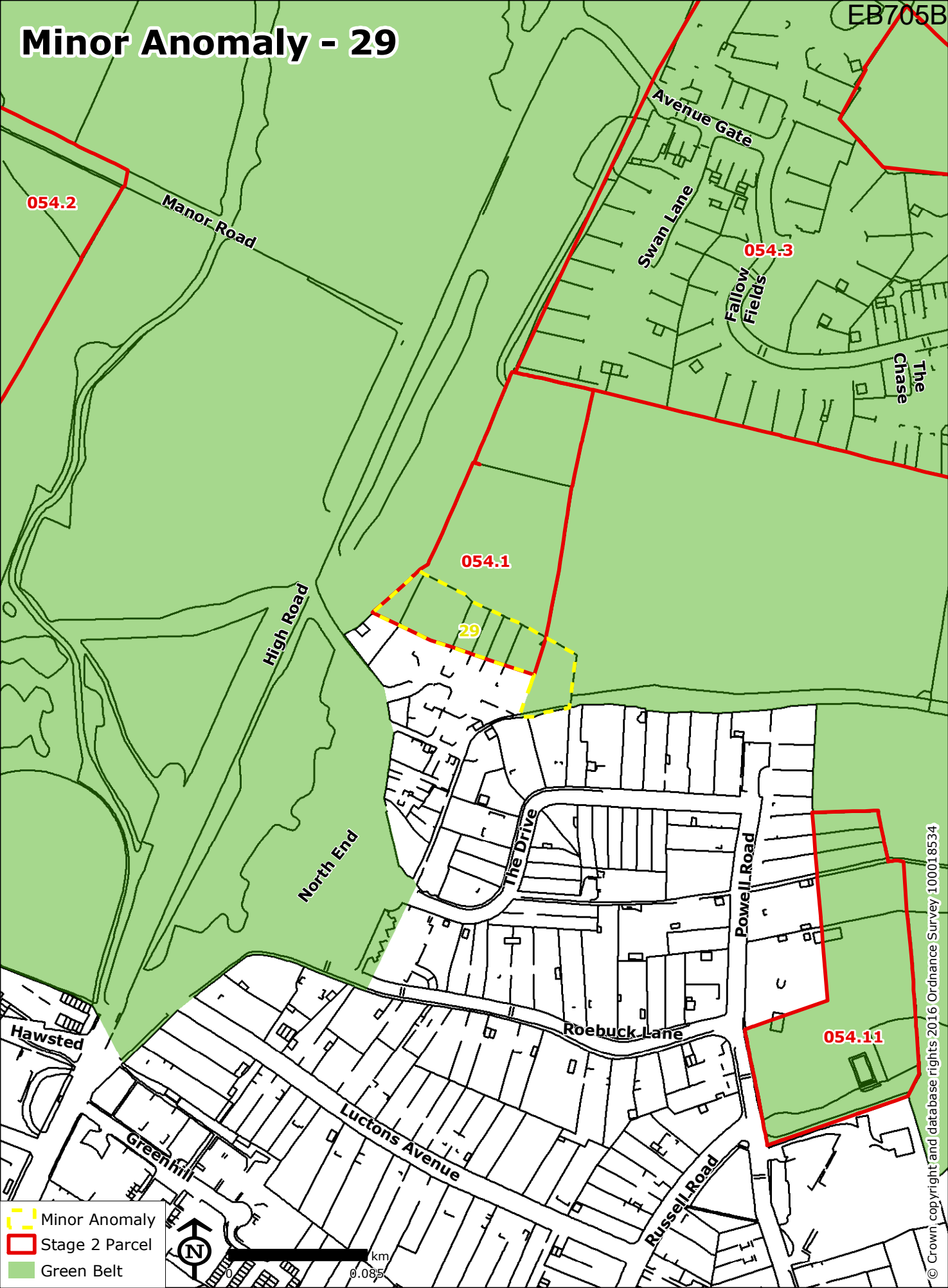
-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt



0 0.085 km

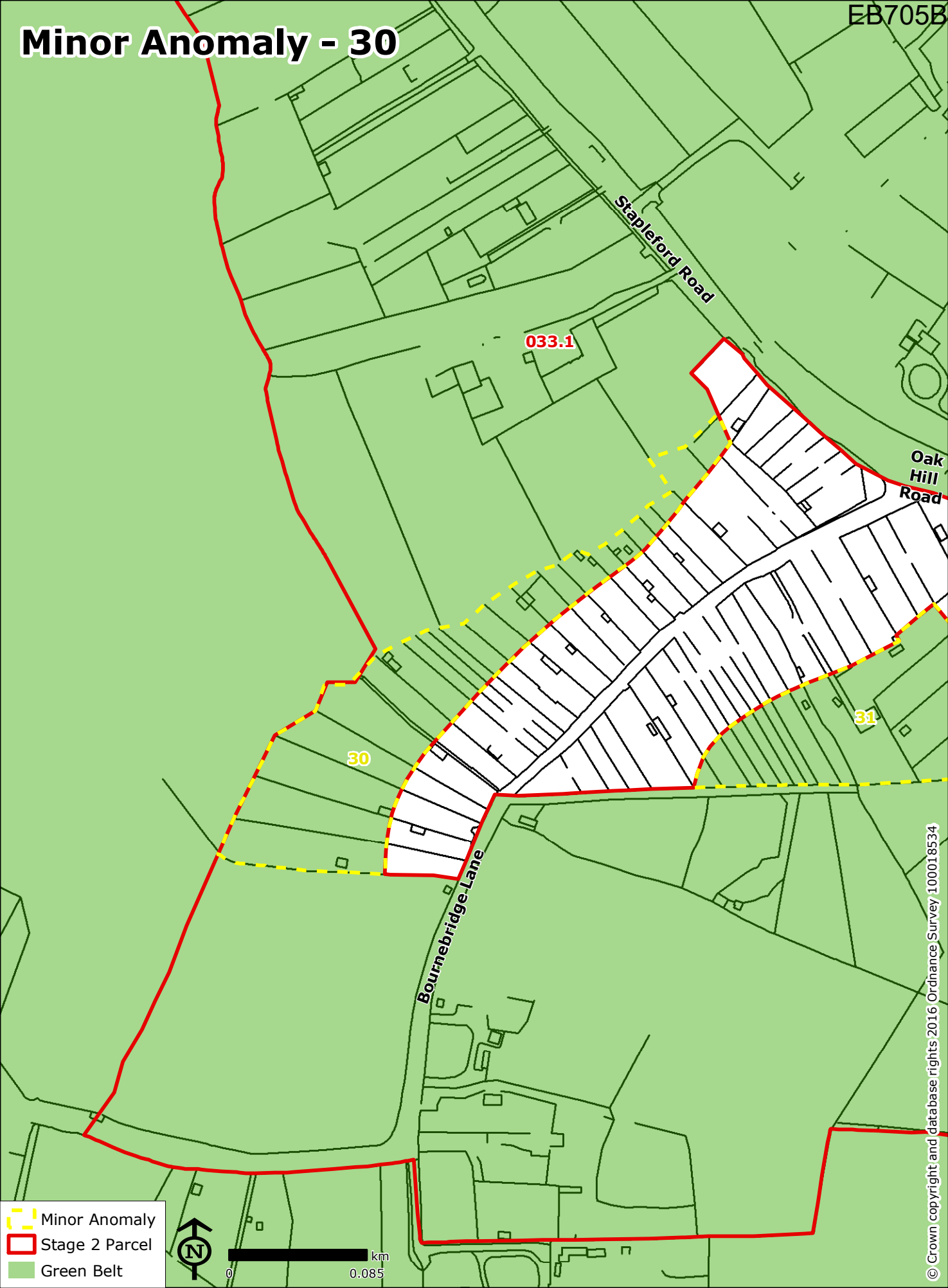
Minor Anomaly - 29

EB705B

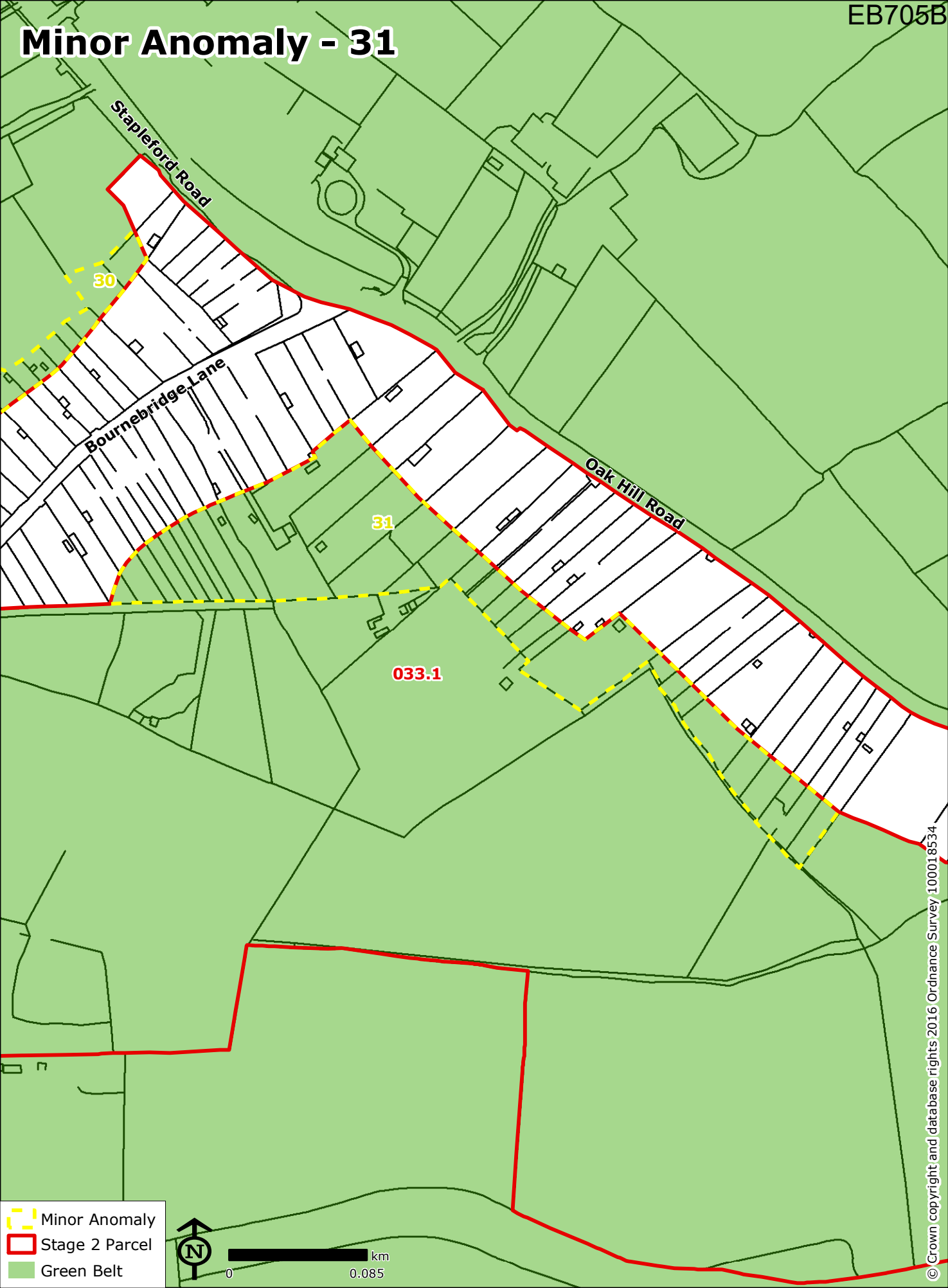


- Minor Anomaly
- Stage 2 Parcel
- Green Belt

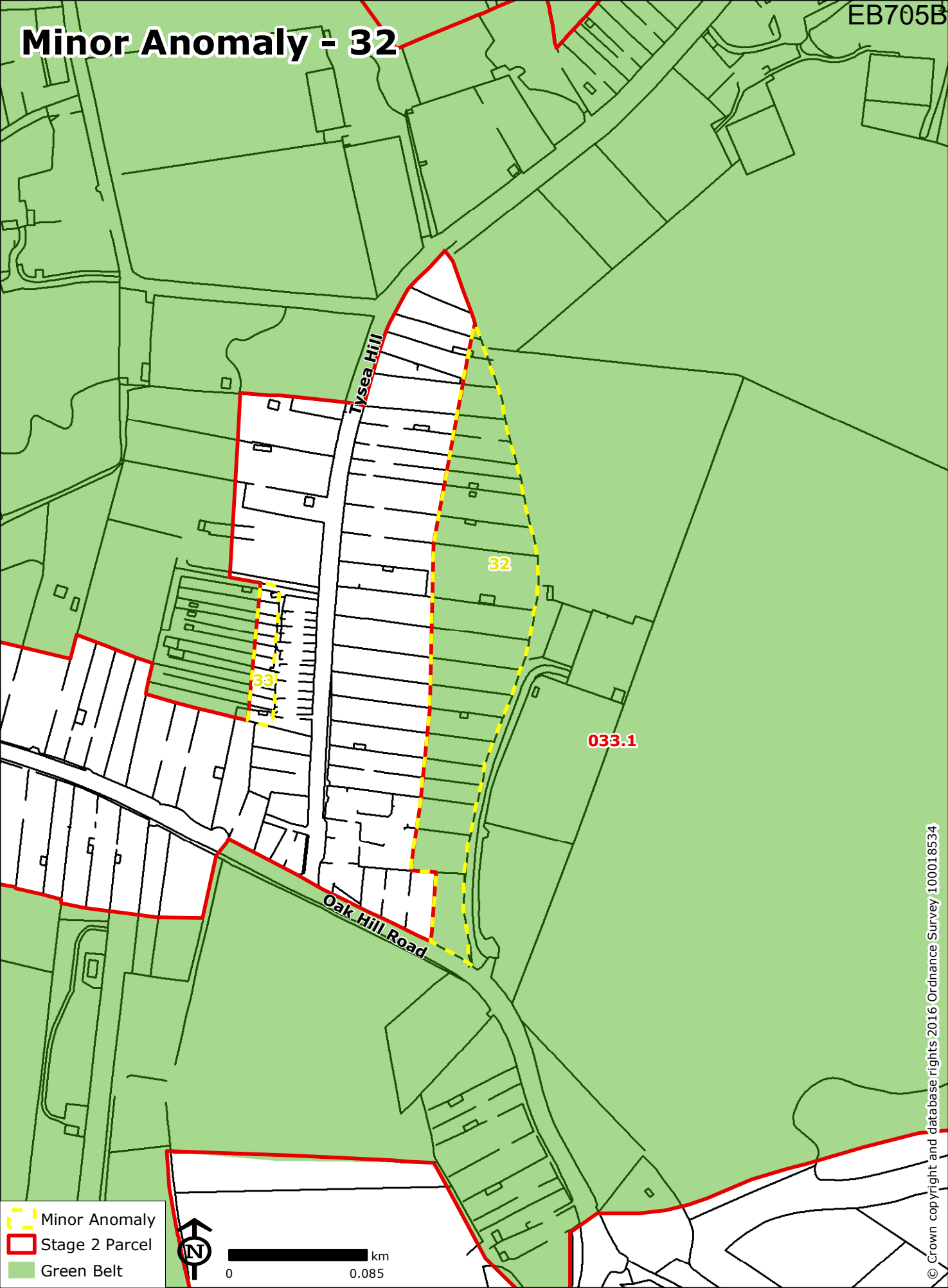
Minor Anomaly - 30



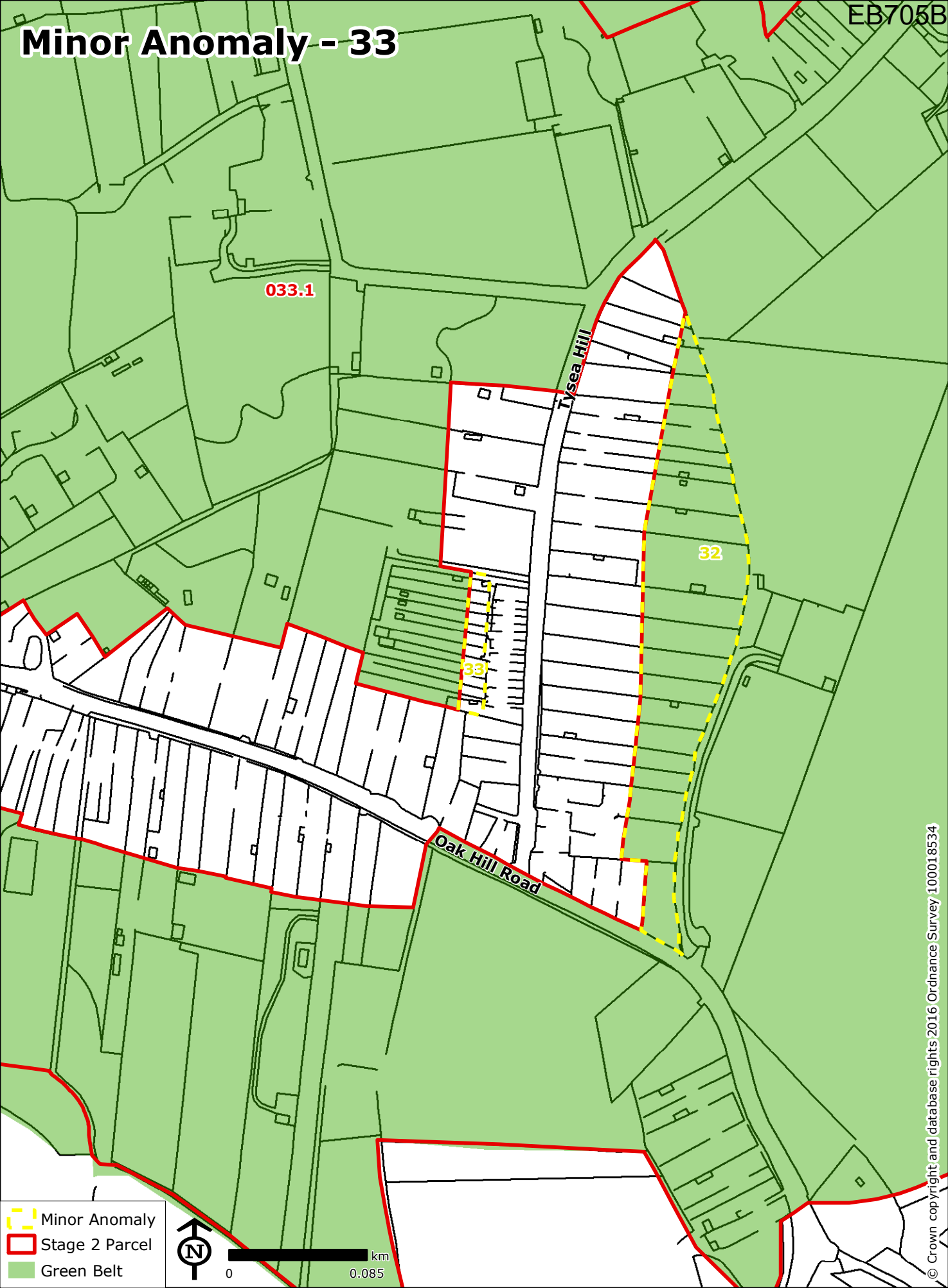
Minor Anomaly - 31






Minor Anomaly - 32



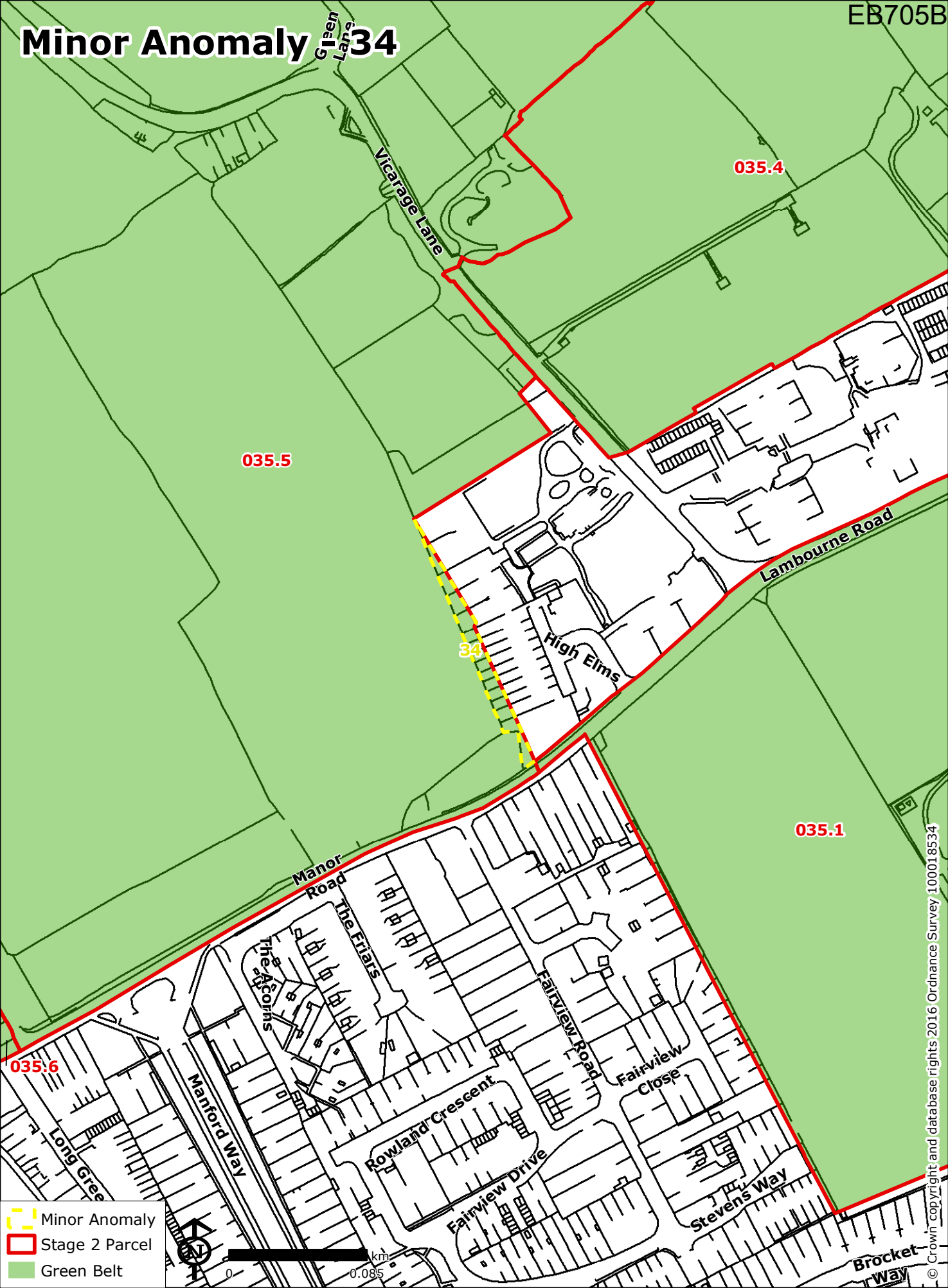
Minor Anomaly - 33



-  Minor Anomaly
-  Stage 2 Parcel
-  Green Belt

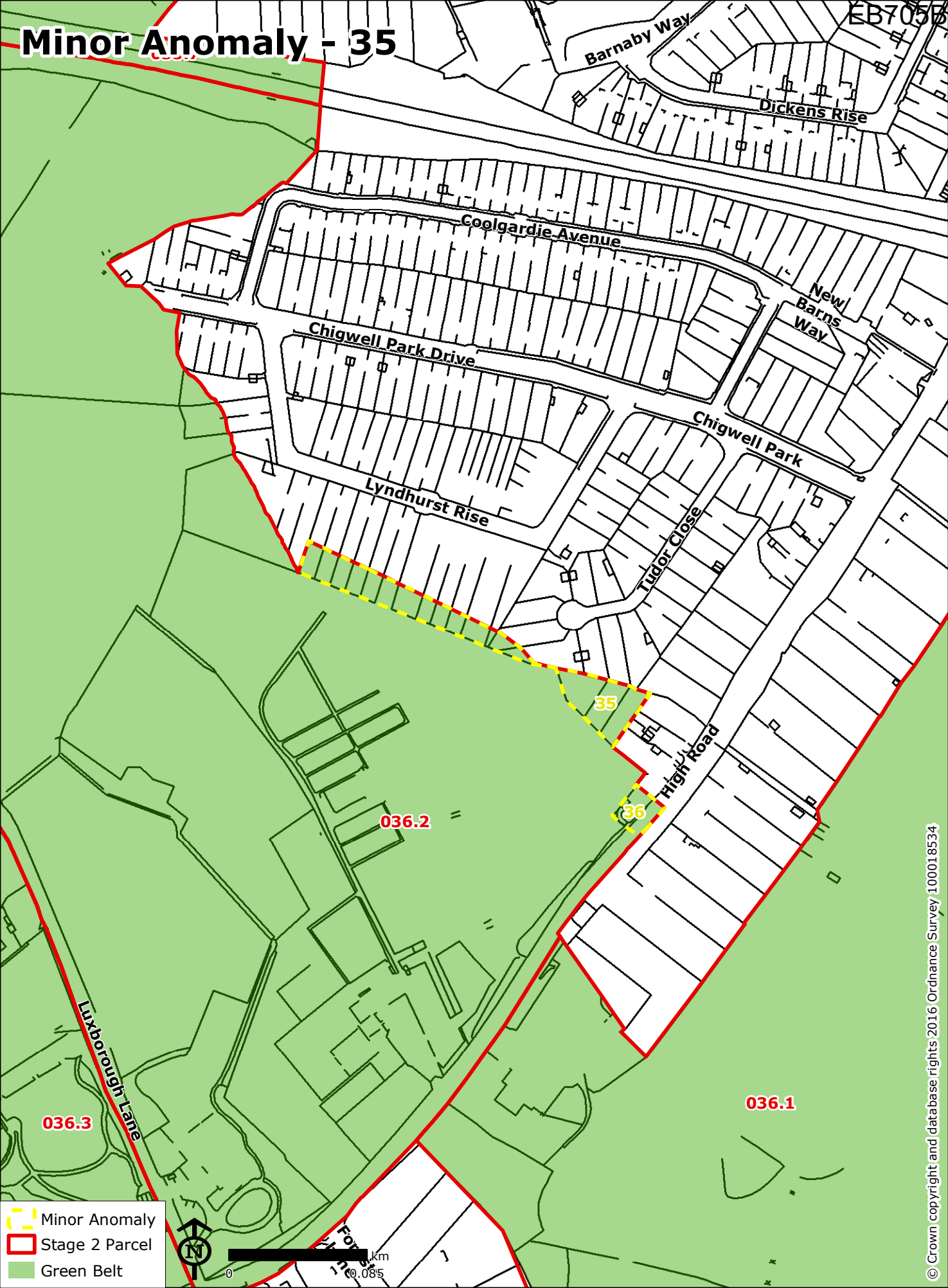


Minor Anomaly 34



Minor Anomaly - 35

EB7056

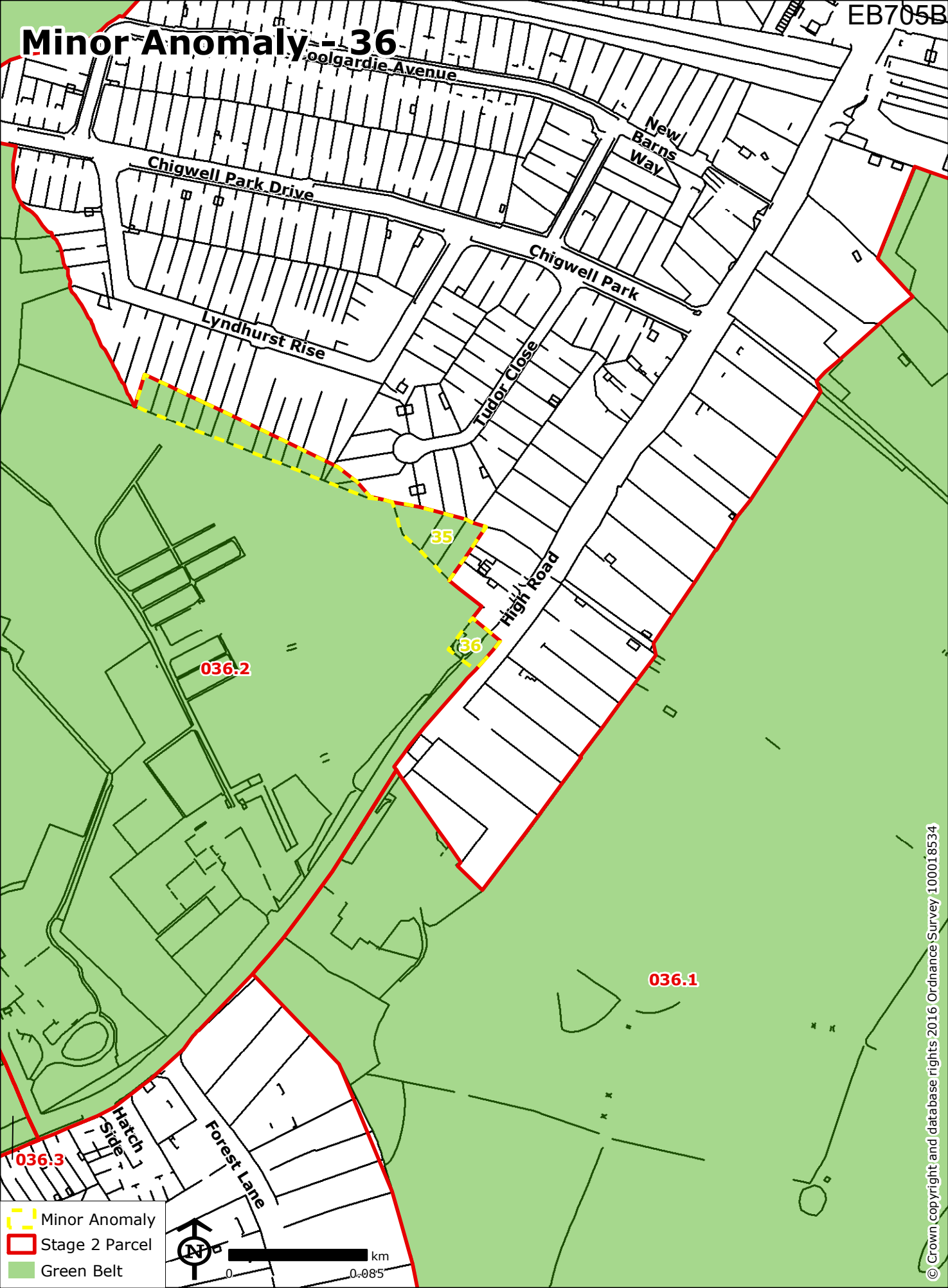


- Minor Anomaly
- Stage 2 Parcel
- Green Belt



0 0.085 km

Minor Anomaly - 36



- Minor Anomaly
- Stage 2 Parcel
- Green Belt