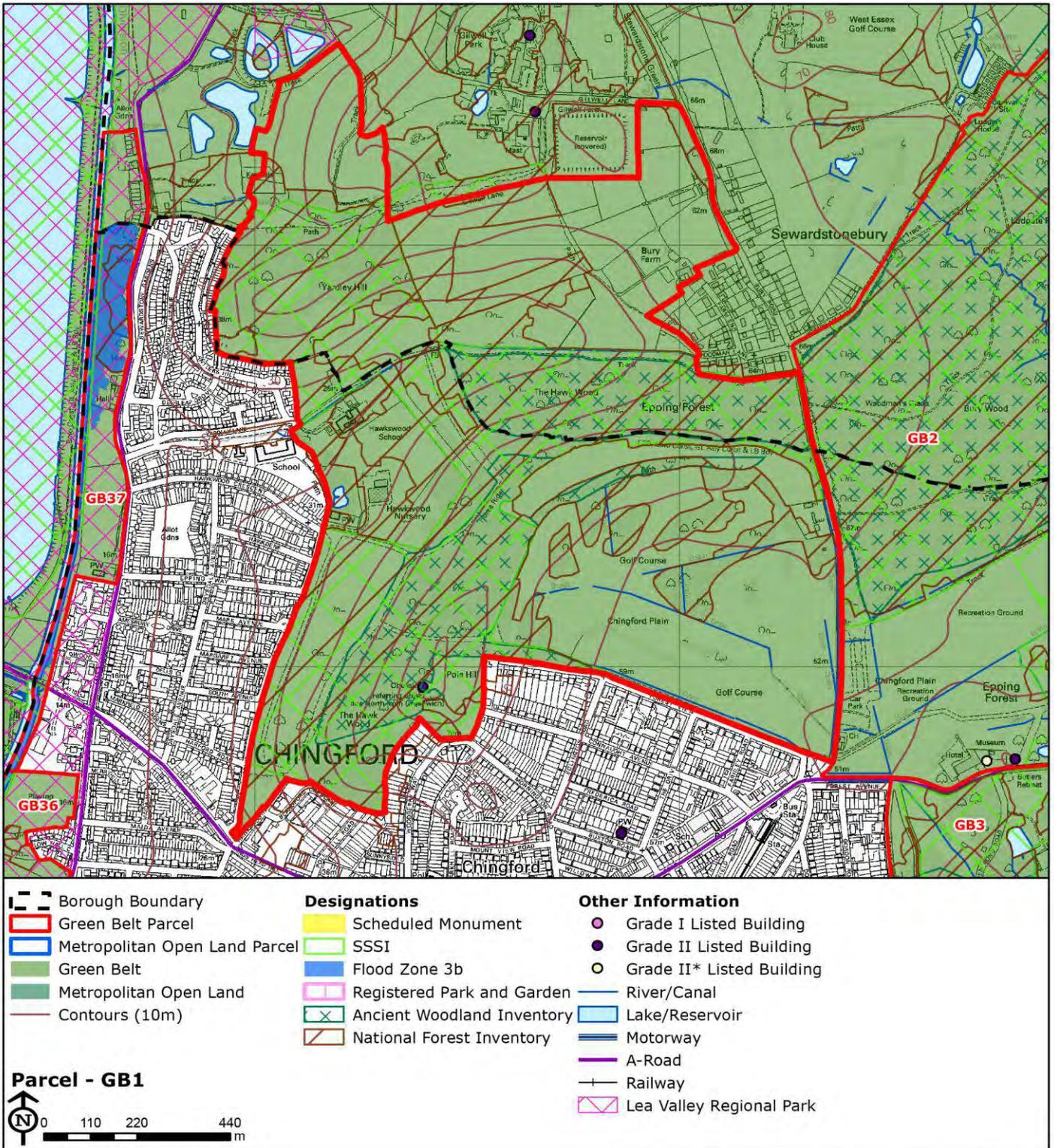


Appendix 1

Green Belt and MOL Assessment Sheets



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB1

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Some role - parcel inhibiting development along one side of a road corridor (+1)

Notes:

The parcel plays some role in preventing ribbon development northwards along Bury Road between Chingford and Sewardstonebury.

Issue 1b - Openness

Is the parcel free from development?

Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is largely open and free from development; however, a small primary school and plant nursery lie within the Green Belt along the western edge of the parcel. While these developments do reduce the openness within this portion of the parcel, they are located within woodland limiting their effect on the surrounding Green Belt. The parcel also contains a covered reservoir and golf course; however neither of these developments compromises the openness of the Green Belt.

Land Parcel Ref: GB1

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The northern edge of the parcel borders the small village of Sewardstonebury. In some parts the parcel the edge of Chingford lies less than 750m from the village.

Land Parcel Ref: GB1

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is heavily wooded, including ancient woodland, largely open and free from development. Pole Hill rises to a height of 91m above sea level in the southern portion of the parcel, providing extensive southern views of the Borough and London. Yardley Hill (67m) is located in the north western corner of the parcel. A small primary school and plant nursery lie within the Green Belt along the western edge of the parcel. While these developments do reduce the openness within this portion of the parcel, they are located within woodland limiting their effect on the surrounding Green Belt. The parcel also contains a covered reservoir and golf course; however neither of these developments compromises the openness of the Green Belt.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

No significant boundary between the parcel and the neighbouring settlement (+2)

Notes:

The parcel is heavily wooded, including ancient woodland, and largely open. Pole Hill rises to a height of 91m above sea level in the south western portion of the parcel, providing extensive southern views of the Borough and London. Yardley Hill (67m) is located in the north western corner of the parcel. These higher areas in the west provide some protection to the Green Belt to the north and east; however, the eastern half of the parcel only contains some small streams that do not represent a continuous boundary. There are no boundaries of any significance between Chingford to the south and Sewardstonebury to the north.

Land Parcel Ref: GB1

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area; however, Pole Hill rises to a height of 91m above sea level in the south western portion of the parcel, providing extensive southern views of the Borough and London, including Chingford Green Conservation Area 150m to the south of the parcel, an area dominant in historic Edwardian development. Furthermore, Yardley Hill (67m) is located in the north western corner of the parcel.

Land Parcel Ref: GB1

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB1

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

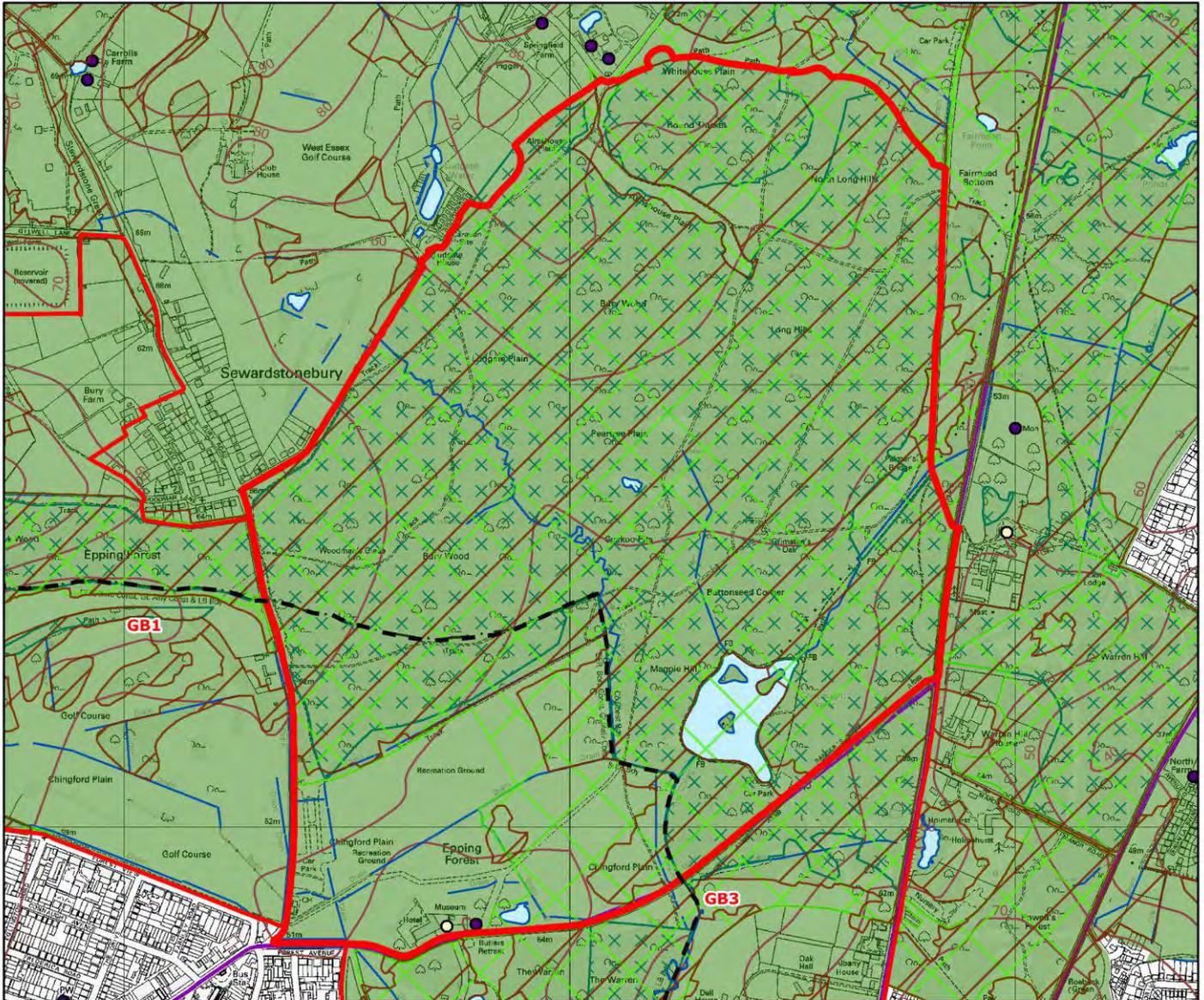
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Borough Boundary	Designations	Other Information
Green Belt Parcel	Scheduled Monument	Grade I Listed Building
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building
Green Belt	Flood Zone 3b	Grade II* Listed Building
Metropolitan Open Land	Registered Park and Garden	River/Canal
Contours (10m)	Ancient Woodland Inventory	Lake/Reservoir
	National Forest Inventory	Motorway
		A-Road
		Railway
		Lea Valley Regional Park

Parcel - GB2

0 115 230 460 m

© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB2

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Strong role - parcel inhibiting development along two or more sides of a road corridor (+2)

Notes:

The parcel plays some role in preventing ribbon development northwards along Bury Road between Chingford and Sewardstonebury and eastwards along Rangers Road between Chingford and Loughton.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is open and largely free from development. The only development within the parcel is located within the south western corner along Rangers Road. This development includes a single dwelling, a hotel, a restaurant and two listed buildings, including the Grade II* listed Queen Elizabeth Hunting Lodge. While these developments do reduce the openness within this portion of the parcel, they are set within a large open space bordering Epping Forest, limiting their effect on the surrounding Green Belt.

Land Parcel Ref: GB2

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

More than 750m (+0)

Notes:

The parcel sits between Chingford in the south west and Loughton in the east. The narrowest gap between the two the towns is 2km wide.

Land Parcel Ref: GB2

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is open and largely free from development. The only development within the parcel is located within the south western corner along Rangers Road. This development includes a single dwelling, a hotel, a restaurant and two listed buildings, including the Grade II* listed Queen Elizabeth Hunting Lodge. While these developments do urbanise this portion of the parcel, they are set within a large open space bordering Epping Forest, limiting their effect on the surrounding Green Belt.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

No significant boundary between the parcel and the neighbouring settlement (+2)

Notes:

The parcel is wooded, includes large areas of ancient woodland, and is largely open. The majority of the parcel sits 50m-60m above sea level. With the exception of a small brook, Cuckoo Brook, which runs through the centre of the parcel there are no boundaries that help to protect the wider countryside from encroachment.

Land Parcel Ref: GB2

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area or an area dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB2

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB2

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

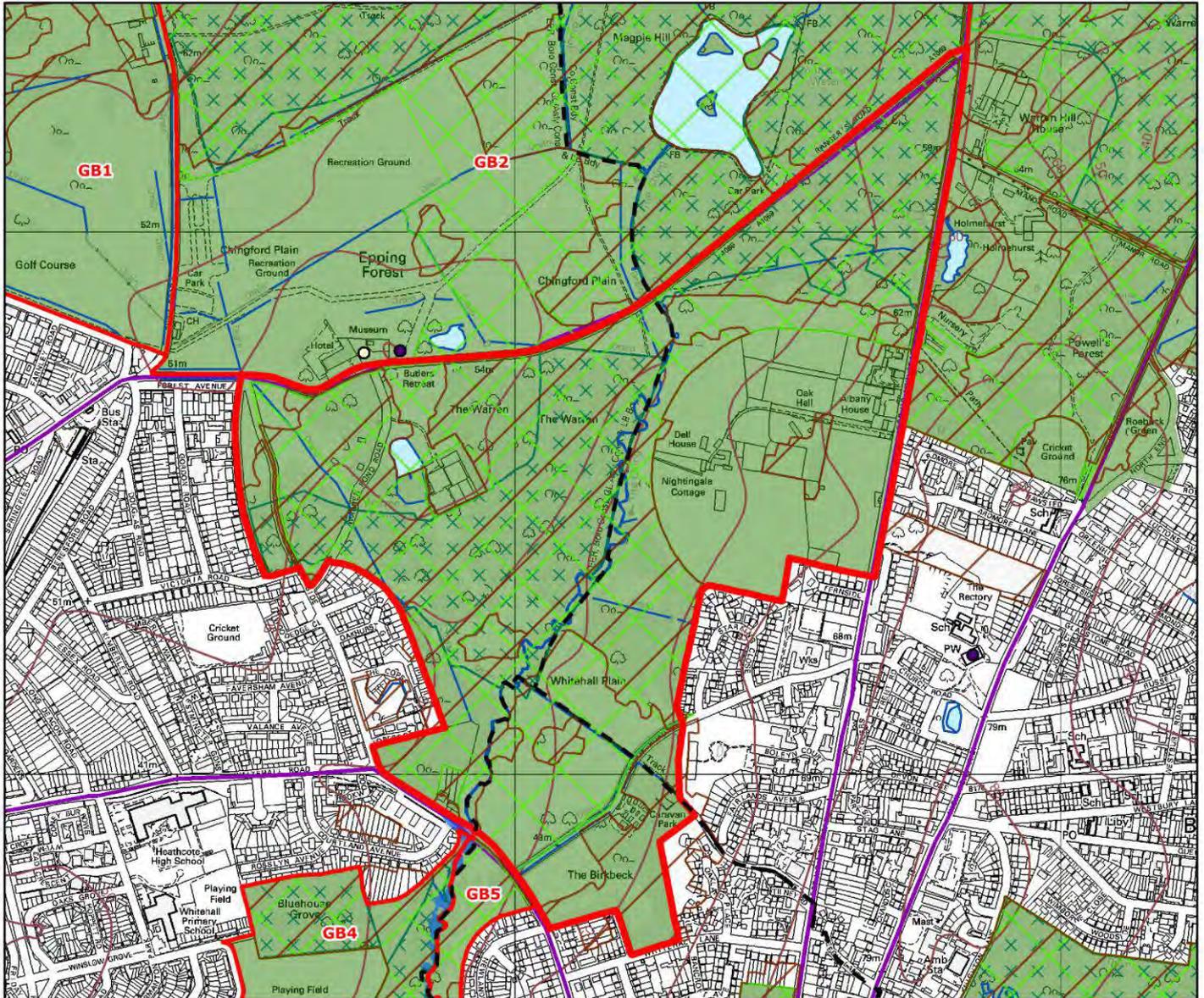
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

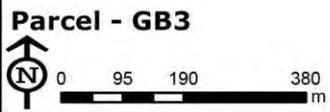
Total Score: /20



- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park



Main Authority:

Other Authorities:

Land Parcel Ref: GB3

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Strong role - parcel inhibiting development along two or more sides of a road corridor (+2)

Notes:

The parcel plays some role in preventing ribbon development eastwards along Rangers Road and Bury Road between Chingford in the west and Loughton in the east.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is relatively open; however there are five pockets of reasonably significant development within the parcel. This development is evenly distributed within the parcel and includes the Connaught Tennis Club in the north western corner, four large residential dwellings on Whitehall Road on the southern border of the parcel, a collection of 13 residential dwellings at Riggs Retreat off Brook Road, Oak Hall and its associated farm buildings in the north eastern corner and roughly 10 buildings along Trinity Terrace in the north eastern corner of the parcel. While these developments do reduce the openness within the parcel, they are screened by large areas of woodland, limiting their effect on the surrounding Green Belt.

Land Parcel Ref: GB3

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel sits between Chingford in the west and Loughton in the east. The narrowest gap between the two the towns is 400m wide.

Land Parcel Ref: GB3

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is relatively open; however there are five pockets of reasonably significant development within the parcel. This development is evenly distributed within the parcel and includes the Connaught Tennis Club in the north western corner, four large residential dwellings on Whitehall Road on the southern border of the parcel, a collection of 13 residential dwellings at Riggs Retreat off Brook Road, Oak Hall and its associated farm buildings in the north eastern corner and roughly 10 buildings along Trinity Terrace in the north eastern corner of the parcel. While these developments do urbanise portions of the parcel, they are screened by large areas of woodland, limiting their effect on the surrounding Green Belt.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

No significant boundary between the parcel and the neighbouring settlement (+2)

Notes:

The parcel is wooded and is largely open. With the exception of a small brook, The Ching, which runs through the centre of the parcel, there are no boundaries that help to protect the wider countryside from encroachment.

Land Parcel Ref: GB3

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No, but within a prominent location, i.e. over 55m above sea level (+2)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area or an area dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods. However, the parcel contains land on a west facing slope overlooking the historic towns of Waltham Forest - with the eastern border of the parcel roughly 20m higher than the western border at 60m above sea level.

Land Parcel Ref: GB3

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB3

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

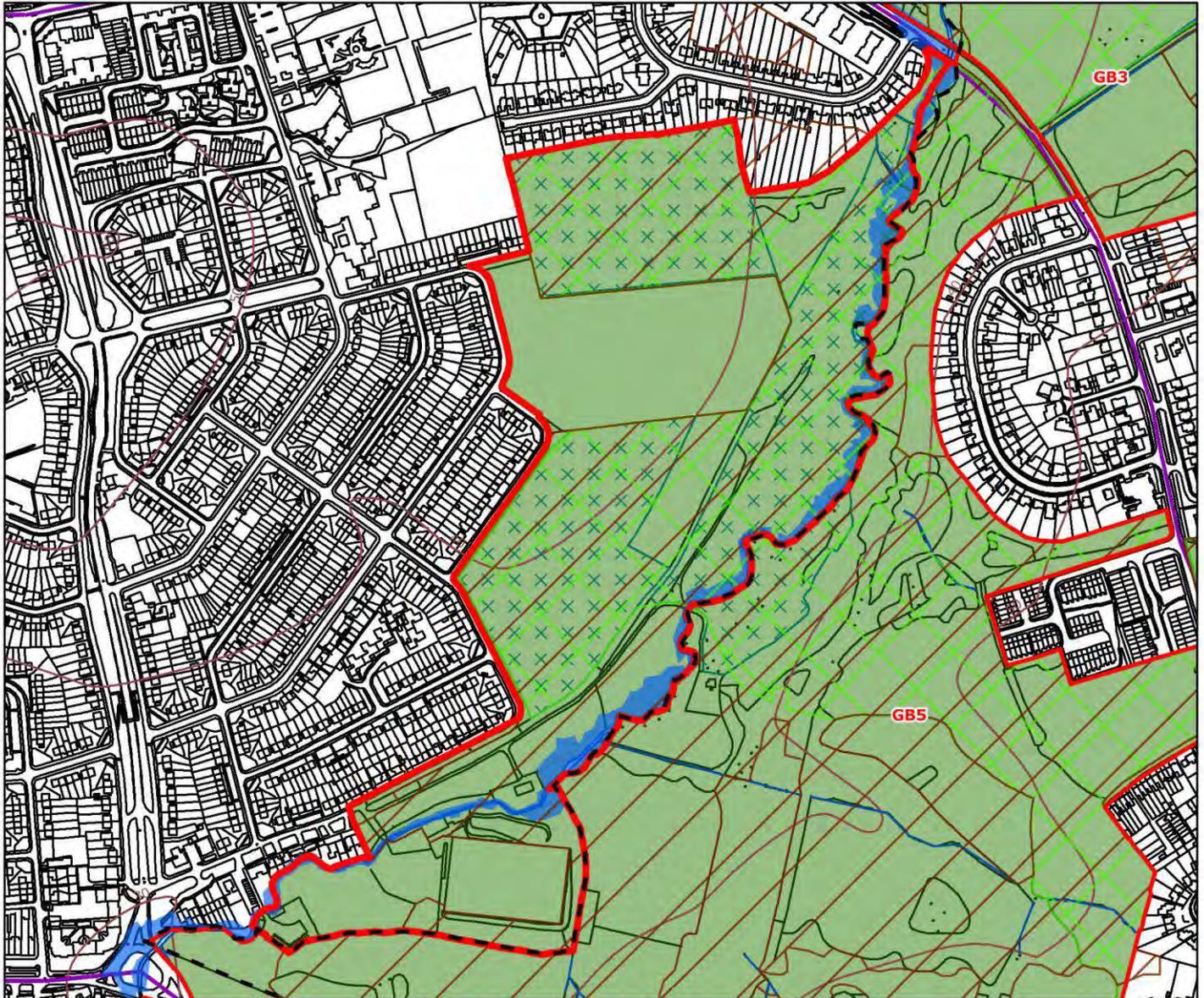
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

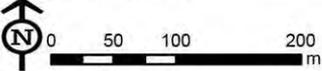


- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park

Parcel - GB4



Main Authority:

Other Authorities:

Land Parcel Ref: GB4

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is largely free from development, with the exception of a few stable buildings in the south eastern corner of the parcel and one large residential dwelling in the centre. Both buildings are surrounded by mature woodland. While these developments do reduce the openness within the parcel, they are screened by large areas of woodland, limiting their effect on the surrounding Green Belt.

Land Parcel Ref: GB4

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel sits between Chingford in the west and Woodford in the east. The narrowest gap between the two the towns is 200m wide.

Land Parcel Ref: GB4

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains no urbanising development and is open (+2)

Notes:

The parcel is largely free from development, with the exception of a few stable buildings in the south eastern corner of the parcel and one large residential dwelling in the centre. Both buildings are surrounded by mature woodland and do not contribute to urbanising the Green Belt.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Less significant boundary between the parcel and the neighbouring settlement (+1)

Notes:

The eastern boundary of the parcel follows 'The Ching' waterway. This section of the waterway is designated as Flood Zone 3b, a functional flood plain and unsuitable for the majority of development. Therefore, the waterway acts a significant boundary between Chingford in the west and Woodford in the east. As 'The Ching' is close to the existing boundary of Woodford, the boundary plays a less significant role in protecting what remains of the Green Belt between these two towns from encroachment.

Land Parcel Ref: GB4

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit directly adjacent to an urban area of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB4

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB4

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

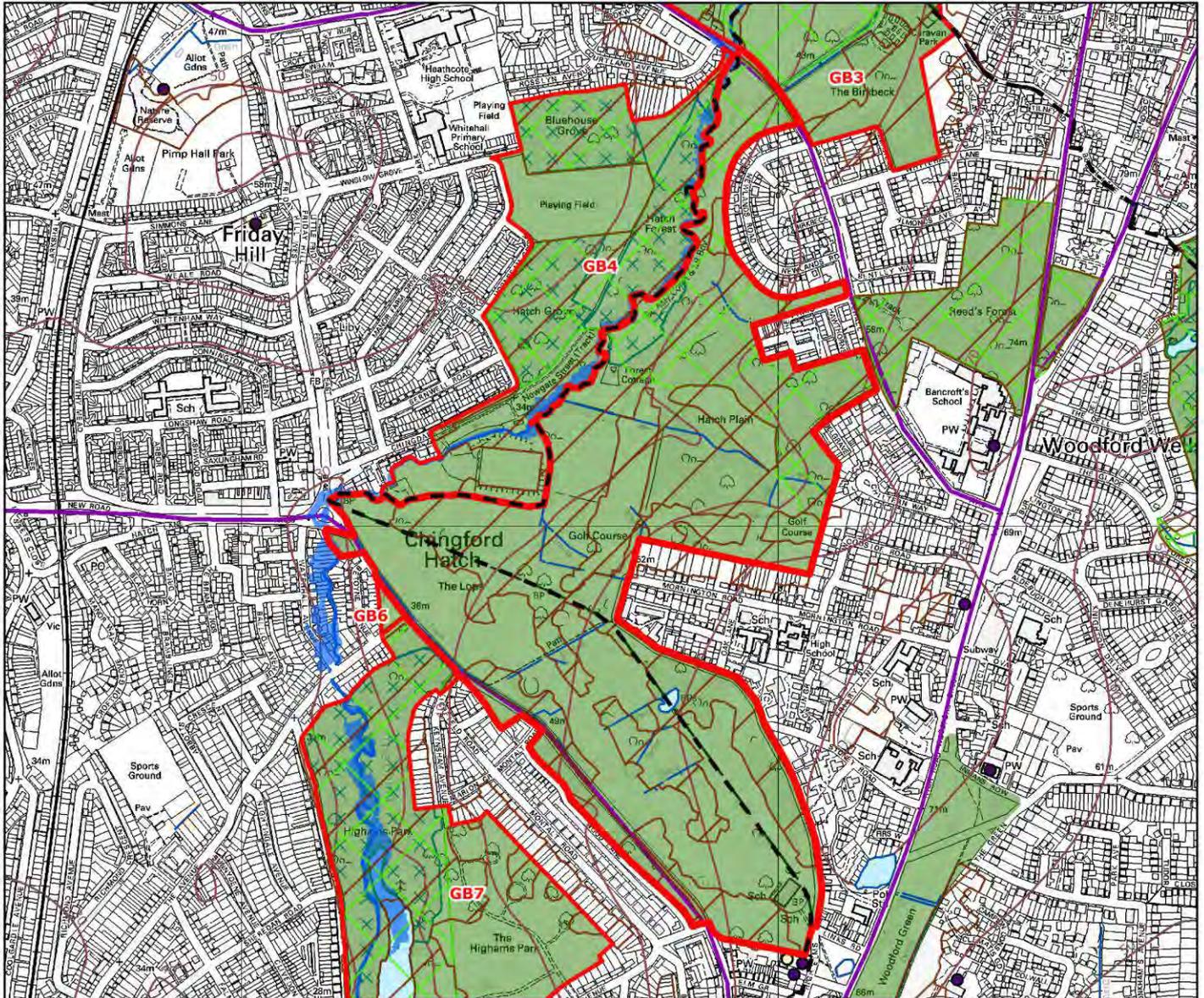
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

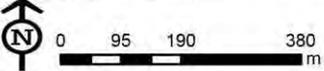
Designations

- Scheduled Monument
- SSSI
- Flood Zone 3b
- Registered Park and Garden
- Ancient Woodland Inventory
- National Forest Inventory

Other Information

- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- River/Canal
- Lake/Reservoir
- Motorway
- A-Road
- Railway
- Lea Valley Regional Park

Parcel - GB5



Main Authority:

Waltham Forest

Other Authorities:

Redbridge London Boro

Land Parcel Ref: GB5

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Strong role - parcel inhibiting development along two or more sides of a road corridor (+2)

Notes:

The parcel plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

A large portion of the parcel is made up of the Woodford Golf Course. The parcel is largely free from development, with the exception of some stables in the western corner and a primary school in the south eastern corner. While the buildings do reduce the openness of the Green Belt within the surrounding area, the majority of the parcel is screened by large areas of woodland, limiting their effect on the surrounding Green Belt.

Land Parcel Ref: GB5

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel sits between Chingford in the west and Woodford in the east. The narrowest gap between the two towns is less than 200m wide.

Land Parcel Ref: GB5

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains no urbanising development and is open (+2)

Notes:

A large portion of the parcel is made up of the Woodford Golf Course. The parcel is largely free from development, with the exception of some stables in the western corner and a primary school in the south eastern corner. While the buildings do reduce the openness of the Green Belt within their immediate vicinity, the majority of the parcel is screened by large areas of woodland, limiting their effect on the surrounding Green Belt. In isolation, this school and the stables are not considered to be an urbanising influence of the countryside within the parcel.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

No significant boundary between the parcel and the neighbouring settlement (+2)

Notes:

Approximately half of the western boundary of the parcel follows 'The Ching' waterway. This section of the waterway is designated as Flood Zone 3b, a functional flood plain and unsuitable for the majority of development. Therefore, the waterway acts a significant boundary between Chingford in the west and Woodford in the east for approximately half the parcel. As 'The Ching' is close to the existing boundaries of Woodford and Chingford, the boundary plays a less significant role in protecting what remains of the Green Belt between these two towns from encroachment. There are no significant boundaries in between Chingford and Woodford in the southern portion of the parcel.

Land Parcel Ref: GB5

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The Woodford Green Conservation Area lies within the south eastern corner of the parcel. This portion of the parcel represents some of the highest ground within the parcel. The parcel does not border land dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB5

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB5

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB6

Parcel Type: Green Belt

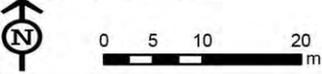


- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park

Parcel - GB6



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB6

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel represents a small triangle of vegetated land, backing on to residential gardens to the west and the junction of Chingford Lane and The Avenue to the east.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

A bus shelter lies on the southern edge of the parcel. While there are no buildings within the parcel, the parcel is small in size, bordered by busy roads and lined by pavements and street lighting reducing the sense of openness.

Land Parcel Ref: GB6

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel sits between Chingford in the west and Woodford in the east. The gap between the two towns is 450m wide.

Land Parcel Ref: GB6

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is bordered by roads lined with pavements and street lighting, cutting off the parcel of land from the wider Green Belt.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The eastern border of the parcel abuts Chingford Lane, an A-road in between Chingford and Woodford. As the road is close to the edge of Chingford, it acts as a significant boundary helping to protect the countryside to the east from encroachment.

Land Parcel Ref: GB6

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or lie adjacent to a Conservation Area, and does not border urban areas dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB6

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB6

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

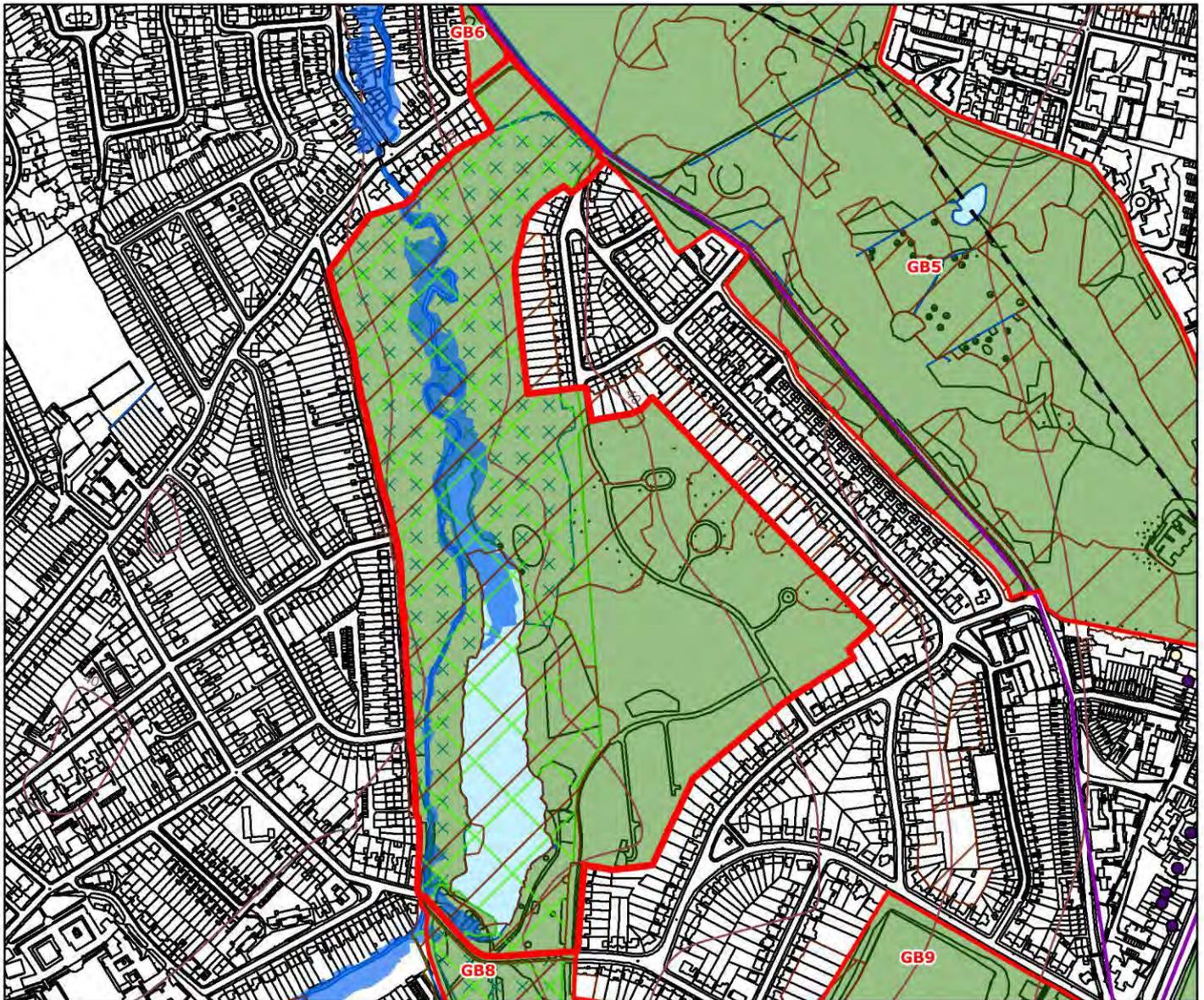
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Borough Boundary	Designations	Other Information
Green Belt Parcel	Scheduled Monument	Grade I Listed Building
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building
Green Belt	Flood Zone 3b	Grade II* Listed Building
Metropolitan Open Land	Registered Park and Garden	River/Canal
Contours (10m)	Ancient Woodland Inventory	Lake/Reservoir
	National Forest Inventory	Motorway
		A-Road
		Railway
		Lea Valley Regional Park

Parcel - GB7

0 55 110 220 m

Main Authority:

Other Authorities:

Land Parcel Ref: GB7

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Strong role - parcel inhibiting development along two or more sides of a road corridor (+2)

Notes:

The parcel prevents ribbon development along Litchfield Road, The Charter Road and Chingford Lane.

Issue 1b - Openness

Is the parcel free from development?

Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

With the exception of a few small buildings associated with The Highams Park, the parcel is free from development. The eastern half of the parcel is heavily wooded.

Land Parcel Ref: GB7

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

Highhams Park sits between Chingford to the west and Woodford to the east. The gap between the two towns is very narrow in parts of the part, the narrowest place being less than 100m wide.

Land Parcel Ref: GB7

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

Highams Park has the characteristics of countryside, with the eastern half of the park being heavily wooded. With the exception of a few small buildings associated with the Park, the parcel is free from development.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Less significant boundary between the parcel and the neighbouring settlement (+1)

Notes:

'The Ching' waterway runs through the park. This section of the waterway is designated as Flood Zone 3b, a functional flood plain and unsuitable for the majority of development. Therefore, the waterway acts a significant boundary between Chingford in the west and Woodford in the east. As 'The Ching' is close to the existing boundary of Woodford, the boundary plays a less significant role in protecting what remains of the Green Belt between these two towns from encroachment.

Land Parcel Ref: GB7

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area or an urban area of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB7

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB7

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

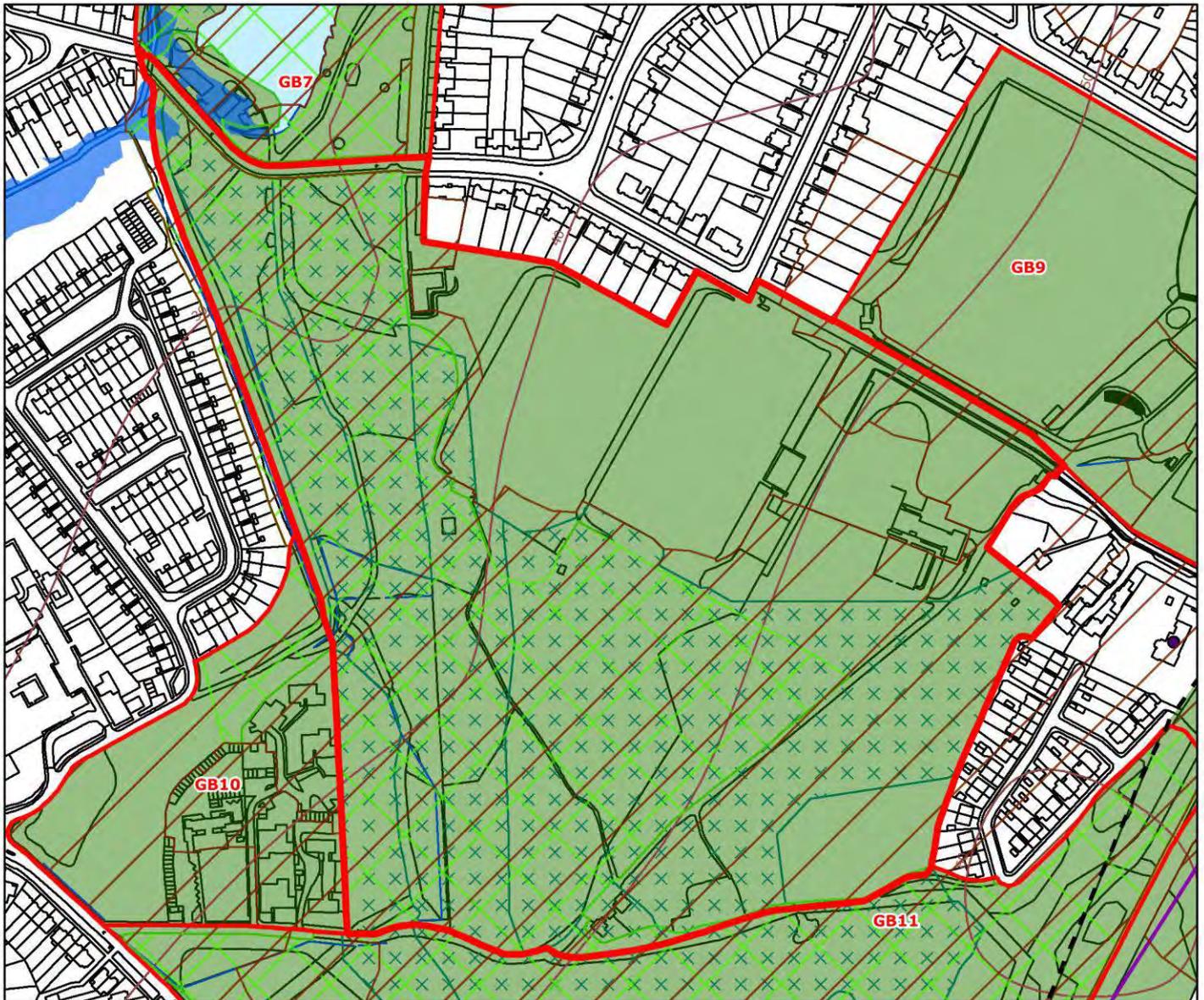
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

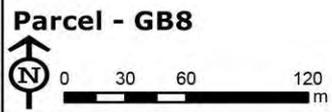
Total Score: /20



- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park



Main Authority:

Other Authorities:

Land Parcel Ref: GB8

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Some role - parcel inhibiting development along one side of a road corridor (+1)

Notes:

The parcel plays some role in preventing ribbon development along The Charter Road on the northern border of the parcel.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is wooded. With the exception of the school playing fields and associated development in the north eastern part of the site, and the two large dwellings on the southern border of the site, the parcel is free from development. Given the wooded nature of the parcel, the limited and isolated development in the parcel is not considered to compromise the openness of the Green Belt.

Land Parcel Ref: GB8

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel represents an important strategic gap between Chingford to the west and Woodford to the east. The gap between the two towns varies between 130m and 400m.

Land Parcel Ref: GB8

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is wooded. With the exception of the school floodlit playing fields and associated hardstanding and development, and the two large dwellings on the southern border of the site, the parcel is free from urbanising influences. Given the wooded nature of the parcel, the limited and isolated urbanising influences in the parcel are not considered to significantly encroach upon the Green Belt.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

No significant boundary between the parcel and the neighbouring settlement (+2)

Notes:

Much of the parcel is wooded; however, there are no significant boundaries within the parcel that would contribute towards preventing encroachment of the Green Belt within the parcel.

Land Parcel Ref: GB8

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The eastern third of the parcel is within the Woodford Green Conservation Area.

Land Parcel Ref: GB8

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB8

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

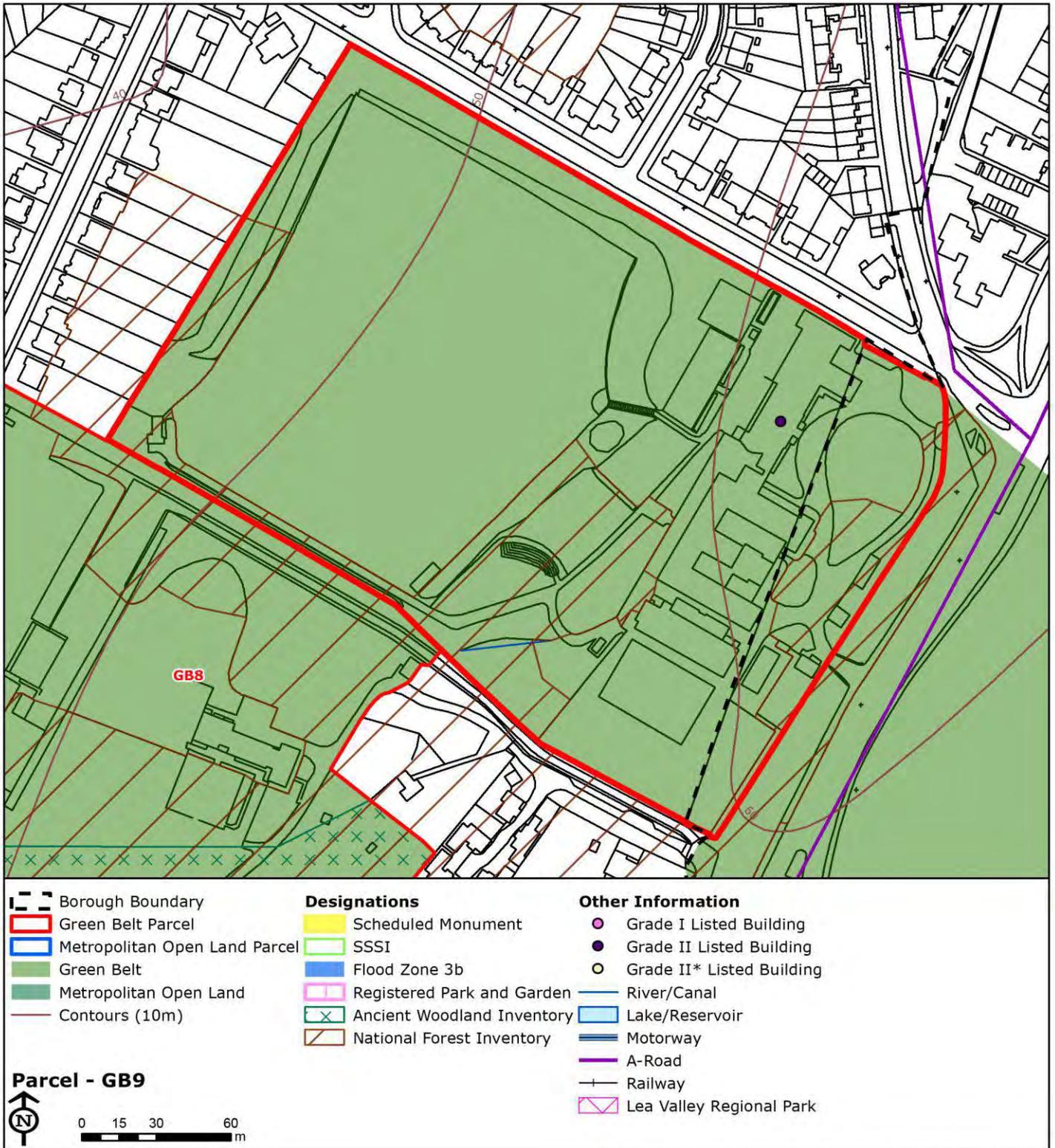
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB9

Parcel Type: Green Belt



Main Authority:

Other Authorities:

Land Parcel Ref: GB9

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel contains the Woodford County High School and playing fields. The playing fields cover the western half of the parcel and school buildings the eastern half of the parcel. There is no scope for ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel contains the Woodford County High School and playing fields. The playing fields cover the western half of the parcel and school buildings the eastern half of the parcel.

Land Parcel Ref: GB9

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel represents an important strategic gap between Chingford to the west and Woodford to the east. The gap between the two towns is less than 150m.

Land Parcel Ref: GB9

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel already contains urbanising development compromising openness (+0)

Notes:

The parcel contains the Woodford County High School and playing fields. The playing fields cover the western half of the parcel and school buildings the eastern half of the parcel. The scale of the built development in the eastern half of the parcel has encroached upon the countryside within the parcel compromising openness.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

No significant boundary between the parcel and the neighbouring settlement (+2)

Notes:

High Road which runs along the eastern boundary of the parcel helps to prevent further encroachment of the Green Belt to the east; however, the road lies in close proximity to the existing edge of Woodford limiting its role in safeguarding what remains of the countryside. Furthermore, the scale of the built development in the eastern half of the parcel has encroached upon the countryside within the parcel, compromising openness. There are no other significant boundaries within the parcel that would contribute towards preventing further encroachment of the Green Belt within the parcel.

Land Parcel Ref: GB9

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The vast majority of the parcel (over 90%) falls within the Woodford Green Conservation Area.

Land Parcel Ref: GB9

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB9

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

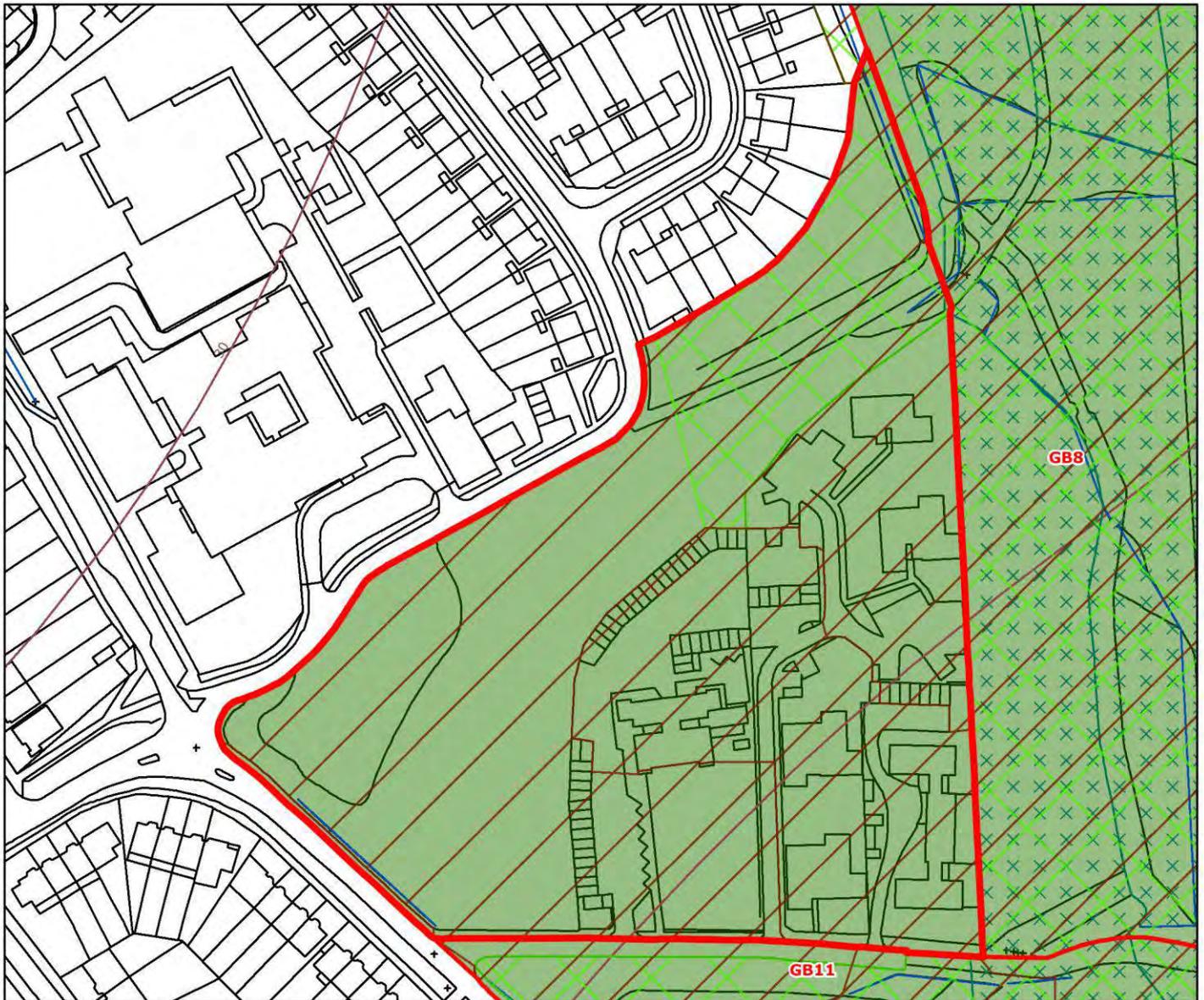
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB10

Parcel Type: Green Belt

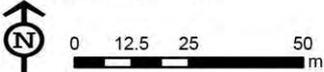


- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park

Parcel - GB10



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB10

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The route ways connected to the parcel and the Green Belt land to the east are woodland tracks not roads; therefore the parcel plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel already contains development compromising the sense of openness (+0)

Notes:

The parcel is roughly 50% wooded and 50% heavily developed. The parcel contains several blocks of flats, including one 15 storey tower block and seven three storey blocks. The blocks compromise the sense of openness within the parcel.

Land Parcel Ref: GB10

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

More than 750m (+0)

Notes:

The parcel which lies on the south eastern edge of Chingford is already heavily developed and therefore does not contribute to maintaining a gap between Chingford to the west and Woodford to the east. Consequently, the parcel scores 0 for purpose 2. From the edge of the development within the parcel, the gap between the two towns is roughly 400m.

Land Parcel Ref: GB10

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel already contains urbanising development compromising openness (+0)

Notes:

The parcel is roughly 50% wooded and 50% heavily developed. The parcel contains several blocks of flats, including one 15 storey tower block and seven three storey blocks. The blocks have an urbanising influence on the Green Belt within and adjacent to the parcel and are therefore considered to have already encroached upon the surrounding countryside.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

There are no significant boundaries within the parcel that would contribute towards preventing further encroachment of the Green Belt within the parcel and directly to the east; however, significant development already exists within the parcel and encroachment of the countryside has already occurred. Therefore, the parcel scores 0 against this criterion.

Land Parcel Ref: GB10

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit adjacent to a Conservation Area. The parcel does not border land dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB10

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB10

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

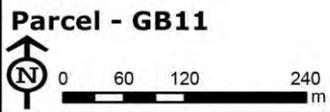
Total Score: /20



- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB11

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Strong role - parcel inhibiting development along two or more sides of a road corridor (+2)

Notes:

The parcel plays an important role in preventing further ribbon development along Oak Hill Road which runs through the centre of the parcel and connects Chingford with Woodford.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is wooded. With the exception of the two pockets of development in the parcel which are not part of the Green Belt (Gascoigne Gardens and the County Hotel Woodford), there are two very small pockets of development within the parcel – a collection of small one storey buildings in the western corner and a large residential property in between Gascoigne Gardens and the County Hotel Woodford. Given the wooded nature of the parcel, the limited and isolated development in the parcel is not considered to compromise the openness of the Green Belt.

Land Parcel Ref: GB11

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel represents an important strategic gap between Chingford to the west and Woodford to the east. The gap between the two towns is narrowest (400m) along the line that follows Oak Hill Road. There are two pockets of development along Oak Hill Road which are not part of the Green Belt (Gascoigne Gardens and the County Hotel Woodford). These pockets of development contribute to reducing the width of the gap between these two towns (by roughly 150m).

Land Parcel Ref: GB11

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is wooded. With the exception of the two pockets of development in the parcel which are not part of the Green Belt (Gascoigne Gardens and the County Hotel Woodford), there are two very small pockets of development within the parcel – a collection of small one storey buildings in the western corner and a large residential property in between Gascoigne Gardens and the County Hotel Woodford. Given the wooded nature of the parcel, the limited and isolated development in the parcel is not considered to compromise the openness of the Green Belt.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Less significant boundary between the parcel and the neighbouring settlement (+1)

Notes:

Much of the parcel is wooded; however, there are no significant boundaries within the parcel that would contribute towards preventing encroachment of the Green Belt within the parcel.

Land Parcel Ref: GB11

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel contains woodland on a west facing slope - with the eastern border of the parcel roughly 25m higher than the western border at 60m above sea level. The parcel's northern boundary is adjacent to the Woodford Green Conservation Area.

Land Parcel Ref: GB11

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB11

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

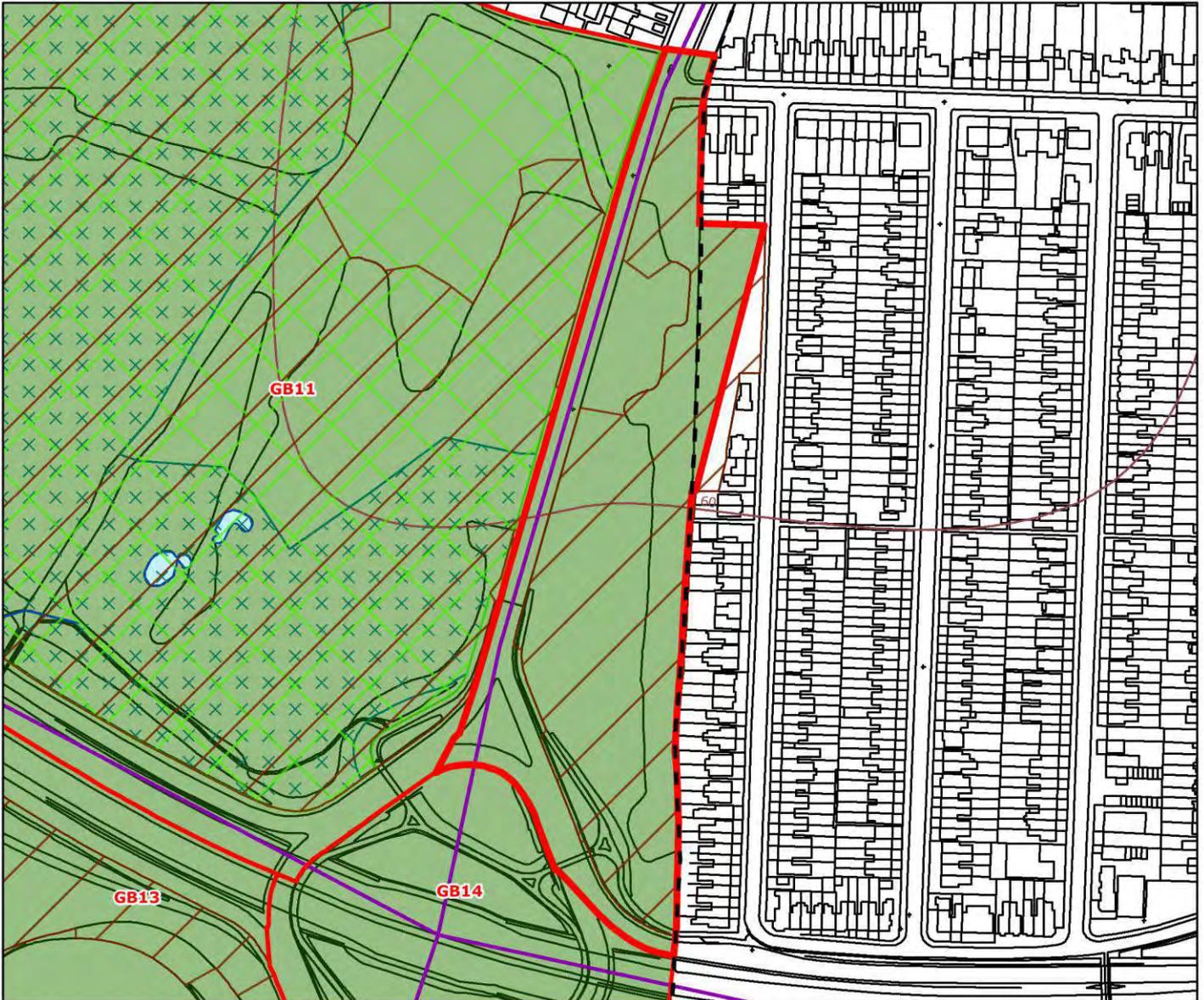
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

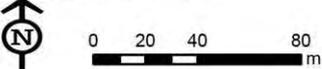


- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park

Parcel - GB12



Main Authority:

Other Authorities:

Land Parcel Ref: GB12

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel is contained by the A104 (Woodford New Road) and therefore plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains no development and has a strong sense of openness (+2)

Notes:

The parcel contains no development.

Land Parcel Ref: GB12

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel is part of an important strategic gap between Chingford to the west and Woodford to the east. The gap between the two towns is between 550m and 700m.

Land Parcel Ref: GB12

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is bordered by roads lined with pavements and street lighting, cutting off the parcel of land from the wider Green Belt and giving it an urban composition. The land within the parcel is heavily wooded and contains footpaths which suggest that it still retains some function as countryside.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The western border of the parcel is contained by the A104 (Woodford New Road). The southern border of the parcel is bordered by the slip road on to the A406 (North Circular Road). As the roads are close to the edge of Woodford, they act as significant boundaries helping to protect the countryside to the east from encroachment.

Land Parcel Ref: GB12

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit adjacent to a Conservation Area. The parcel does not border land dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods. While the parcel sits on some of the highest ground in the Borough at over 55m above sea level, the presence of the road to the west and the line of built development to the north and east of the parcel limit the contribution of the parcel to the setting and special character of historic towns.

Land Parcel Ref: GB12

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB12

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

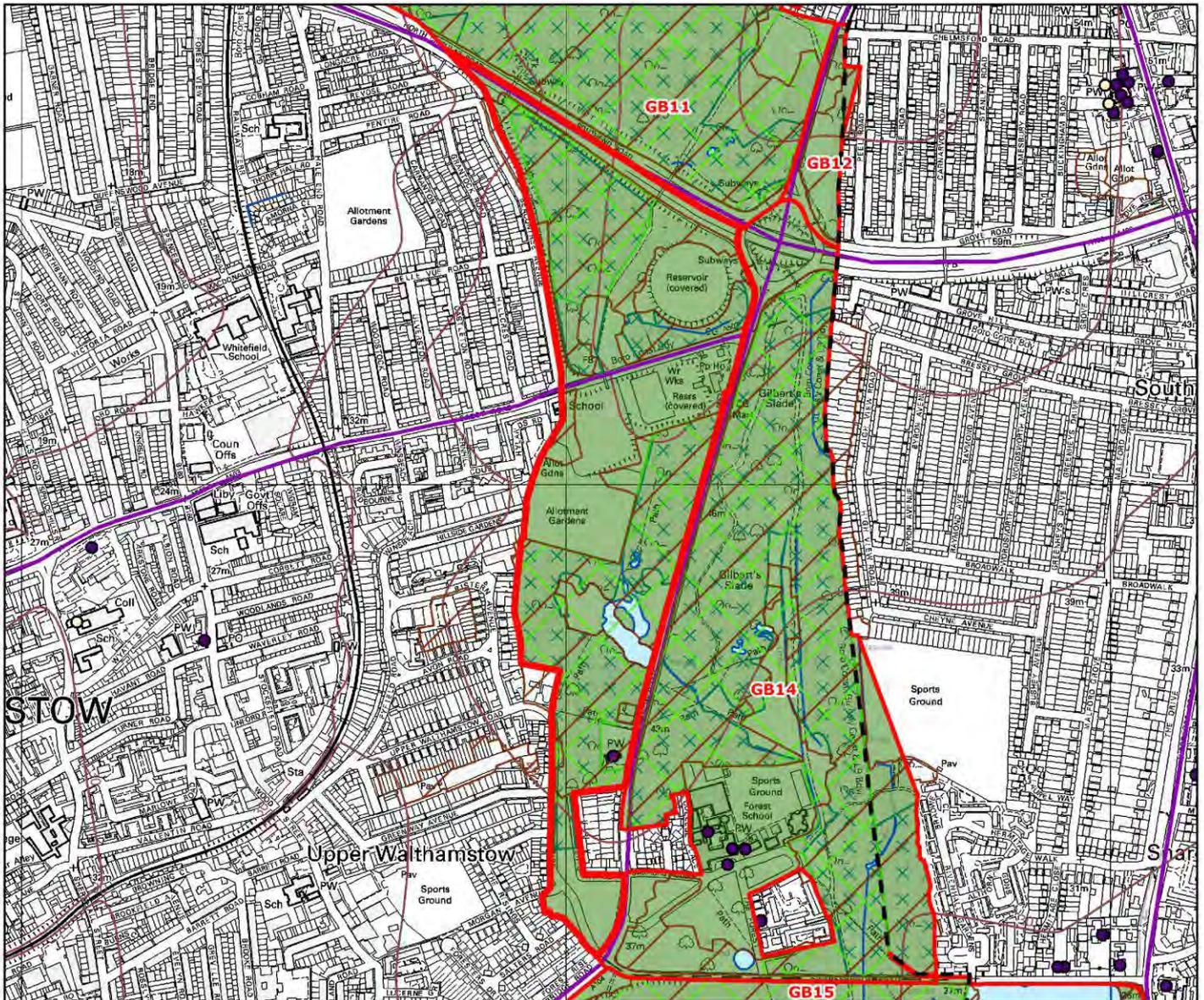
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Borough Boundary	Designations	Other Information
Green Belt Parcel	Scheduled Monument	Grade I Listed Building
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building
Green Belt	Flood Zone 3b	Grade II* Listed Building
Metropolitan Open Land	Registered Park and Garden	River/Canal
Contours (10m)	Ancient Woodland Inventory	Lake/Reservoir
	National Forest Inventory	Motorway
		A-Road
		Railway
		Lea Valley Regional Park

Parcel - GB13

0 95 190 380 m

Main Authority:

Other Authorities:

Land Parcel Ref: GB13

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Strong role - parcel inhibiting development along two or more sides of a road corridor (+2)

Notes:

The parcel prevents ribbon development along Forest Road towards Woodford.

Issue 1b - Openness

Is the parcel free from development?

Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is largely free from development, with the exception of a small primary school in the north eastern corner and a bar/restaurant and a church on the eastern border of the parcel. While these developments do reduce the openness within the parcel, they are screened by large areas of woodland, limiting their effect on the surrounding Green Belt.

Land Parcel Ref: GB13

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel represents an important strategic gap between Walthamstow to the west and Woodford to the east. The gap between the two towns is between 450m and 600m in width.

Land Parcel Ref: GB13

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is largely free from development, with the exception of a small primary school in the north eastern corner and a bar/restaurant and a church on the eastern border of the parcel. The church and the primary school are considered to be sufficiently rural in character as to not constitute urbanising influences; however, the bar/restaurant is considered an urbanising influence and therefore encroachment on the Green Belt. While the bar/restaurant does reduce the openness within the parcel, it is screened by woodland on all sides limiting its effect on the surrounding Green Belt.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Less significant boundary between the parcel and the neighbouring settlement (+1)

Notes:

The eastern border of the parcel is the A104 (Woodford New Road). The northern border of the parcel is bordered by the A406 (North Circular Road). Both roads run through the centre of the Green Belt land between Woodford and Walthamstow, limiting their contribution to safeguarding the countryside in between the two towns from encroachment.

Land Parcel Ref: GB13

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The southern portion of the parcel is adjacent to the Forest School Conservation Area.

Land Parcel Ref: GB13

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB13

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

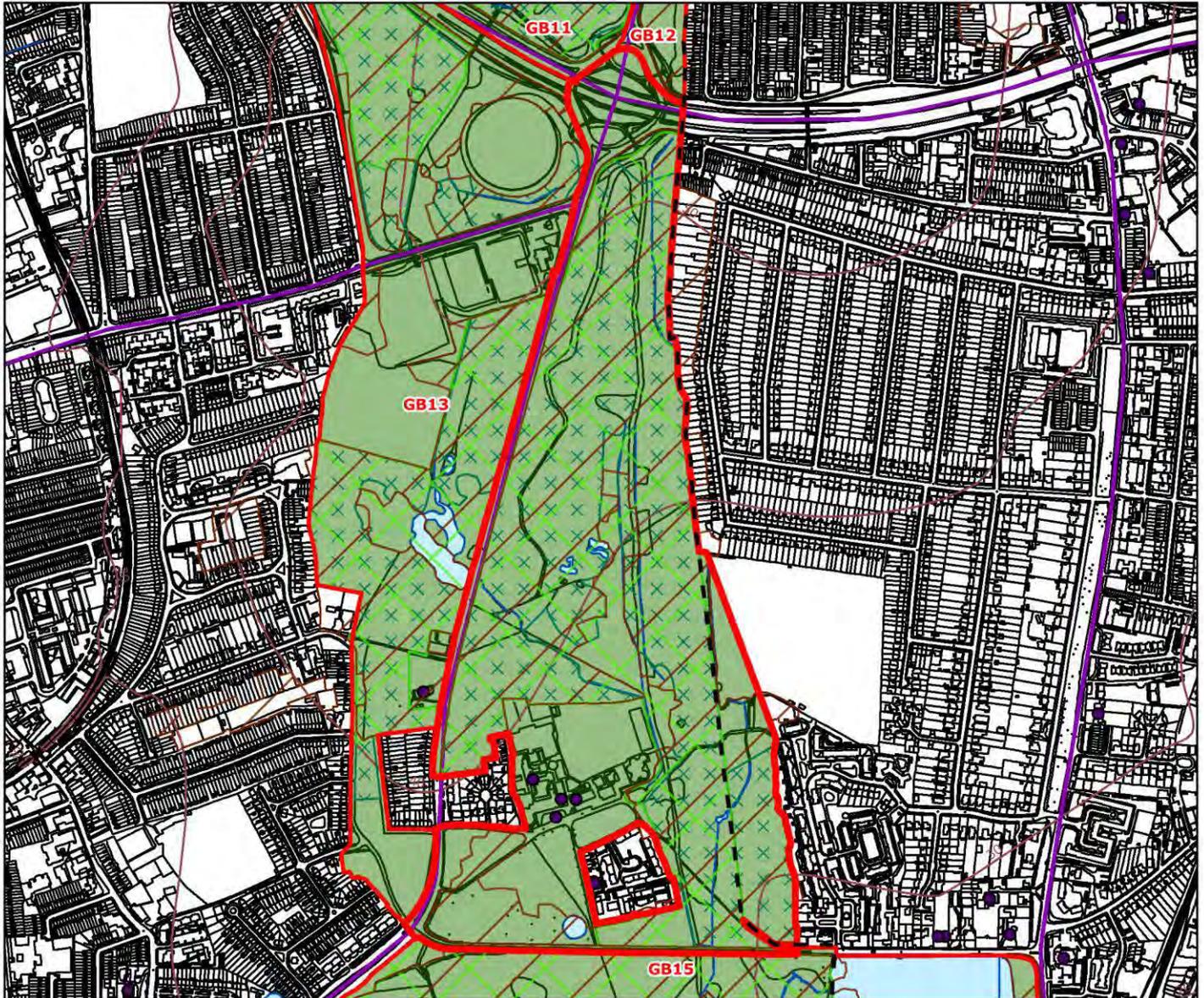
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

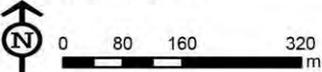


- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park

Parcel - GB14



Main Authority:

Other Authorities:

Land Parcel Ref: GB14

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Some role - parcel inhibiting development along one side of a road corridor (+1)

Notes:

The parcel prevents ribbon development along northern side of Snaresbrook Road towards Walthamstow.

Issue 1b - Openness

Is the parcel free from development?

Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is wooded. With the exception of the two pockets of development in the parcel which are not part of the Green Belt (Oakhurst Close and Forest Court), the parcel contains The Forest School – a large complex of buildings surrounded by woodland. Given the heavily wooded nature of the parcel, The Forest School is not considered to compromise the openness of the Green Belt.

Land Parcel Ref: GB14

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel represents an important strategic gap between Walthamstow to the west and Woodford to the east. The gap between the two towns is between 450m and 600m in width. However, there are two pockets of development in the parcel which are not part of the Green Belt (Oakhurst Close and Forest Court). These pockets of development contribute to reducing the width of the gap between these two towns to roughly 300m.

Land Parcel Ref: GB14

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is wooded. The parcel contains two pockets of development which are not part of the Green Belt (Oakhurst Close and Forest Court). The parcel also contains The Forest School – a large complex of buildings surrounded by woodland. While The Forest School is an urbanising influence on the Green Belt, the wooded nature of the parcel acts to screen this development, limiting the School's encroachment on the wider countryside.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Less significant boundary between the parcel and the neighbouring settlement (+1)

Notes:

The western border of the parcel is the A104 (Woodford New Road). The road runs through the centre of the Green Belt land between Woodford and Walthamstow, limiting its contribution to safeguarding the countryside in between the two towns from encroachment.

Land Parcel Ref: GB14

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel contains all of the Forest School Conservation Area.

Land Parcel Ref: GB14

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB14

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

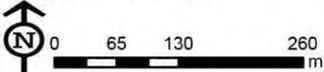


- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park

Parcel - GB15



Main Authority:

Other Authorities:

Land Parcel Ref: GB15

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Some role - parcel inhibiting development along one side of a road corridor (+1)

Notes:

The parcel prevents ribbon development along southern side of Snaresbrook Road in between Walthamstow and Woodford.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

With the exception of the large Grade II listed Snaresbrook Crown Court and associated development in the north eastern corner of the parcel, the parcel is free from development. The Snaresbrook Crown Court development is surrounded by woodland, limiting its effect on the openness of the surrounding Green Belt.

Land Parcel Ref: GB15

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel sits between Walthamstow to the west and Wanstead to the east. The gap between the two towns is narrowest at the southern end of the parcel where the gap is less than 200m wide.

Land Parcel Ref: GB15

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is wooded. With the exception of the large Grade II listed Snaresbrook Crown Court and associated development in the north eastern corner of the parcel, the parcel is free from development. The Snaresbrook Crown Court development is surrounded by woodland, limiting its urbanising effects on the rest of the surrounding Green Belt.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

No significant boundary between the parcel and the neighbouring settlement (+2)

Notes:

The parcel contains two large ponds, Hollow Pond and Eagle Pond. These two physical boundaries play some role in preventing the encroachment of the Green Belt adjacent to them; however, other areas of the parcel contain no significant boundaries.

Land Parcel Ref: GB15

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel sits between two Conservation Areas: the Forest School Conservation Area directly to the north and Leytonstone Conservation Area directly to the south.

Land Parcel Ref: GB15

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB15

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

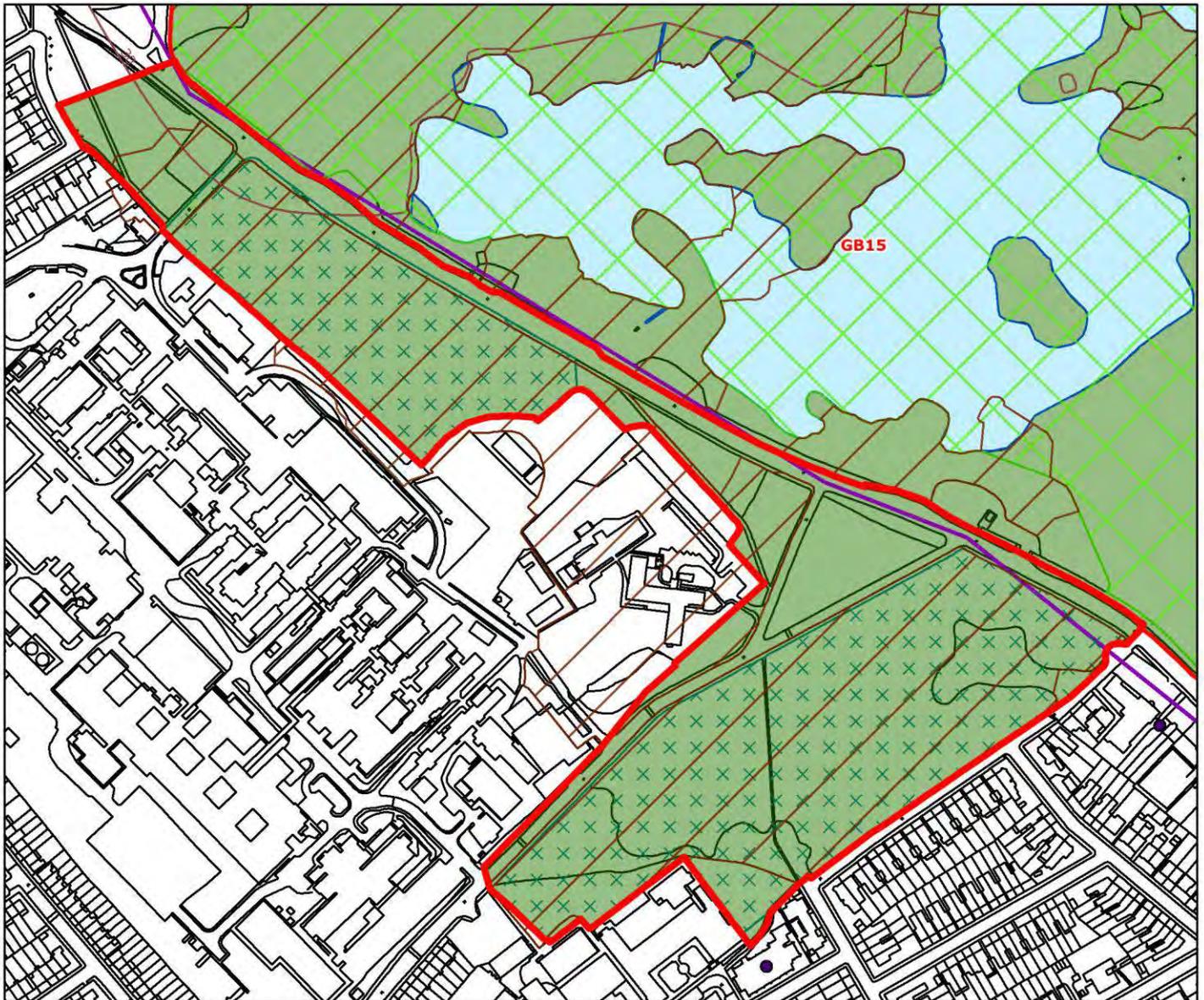
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Main Authority:

Other Authorities:

Land Parcel Ref: GB16

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel plays no role in preventing ribbon development between due to the presence of Whipps Cross Road and Hollow Pond.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains no development and has a strong sense of openness (+2)

Notes:

The parcel is free from development. The parcel is heavily wooded.

Land Parcel Ref: GB16

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel forms part of an important strategic gap between Walthamstow and Leyton to the west and Wanstead to the east. The width of the gap varies from 650m to 750m wide.

Land Parcel Ref: GB16

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains no urbanising development and is open (+2)

Notes:

The parcel is free from development. The parcel is heavily wooded.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The northern border of the parcel runs along the A114 (Whipps Cross Road). Immediately beyond it lies Hollow Pond, a large water body which runs close to the majority of the northern border of the parcel. Together, these two physical boundaries play a significant role in preventing the encroachment of the wider Green Belt, particularly the strategic Gap between Walthamstow and Leyton to the west and Wanstead to the east.

Land Parcel Ref: GB16

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The south eastern portion of the parcel falls within the Leytonstone Conservation Area.

Land Parcel Ref: GB16

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB16

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB17

Parcel Type: Green Belt



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB17

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel is a wooded railway embankment and roadside verge to the A1199 (Hollybush Hill) which connects to the Green Man Interchange - a roundabout with associated junctions and subterranean crossings - at the southern boundary of the parcel. The southern side of the parcel is lined with dwellings and a petrol station. The roundabout with its associated junctions and subterranean crossings lined with street lighting and pavements is a significant development in itself.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is free from development; however, it is sandwiched between two significant route ways - a railway line to the north and a major road junction to the south. These two pieces of infrastructure diminish the openness of the parcel.

Land Parcel Ref: GB17

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

More than 750m (+0)

Notes:

The parcel is a wooded railway embankment and roadside verge to the A1199 (Hollybush Hill) which connects to the Green Man Interchange - a roundabout with associated junctions and subterranean crossings - at the southern boundary of the parcel. The southern side of the parcel is lined with dwellings and a petrol station. The roundabout with its associated junctions and subterranean crossings lined with street lighting and pavements is a significant development in itself, reducing the gap between Leyton to the west and Wanstead to the east to 0m. Therefore the parcel plays no role in preventing the neighbouring towns from merging.

Land Parcel Ref: GB17

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is wooded and free from development; however, it is sandwiched between two significant route ways - a railway line to the north and a major road junction to the south. These two pieces of infrastructure represent significant urbanising influences on the land within the parcel.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The parcel is a wooded railway embankment and roadside verge to the A1199 (Hollybush Hill) which connects to the Green Man Interchange - a roundabout with associated junctions and subterranean crossings - at the southern boundary of the parcel. The railway line on the northern border of the parcel acts as a significant boundary helping to prevent further encroachment of the countryside directly to the north.

Land Parcel Ref: GB17

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area or an urban area of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB17

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB17

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

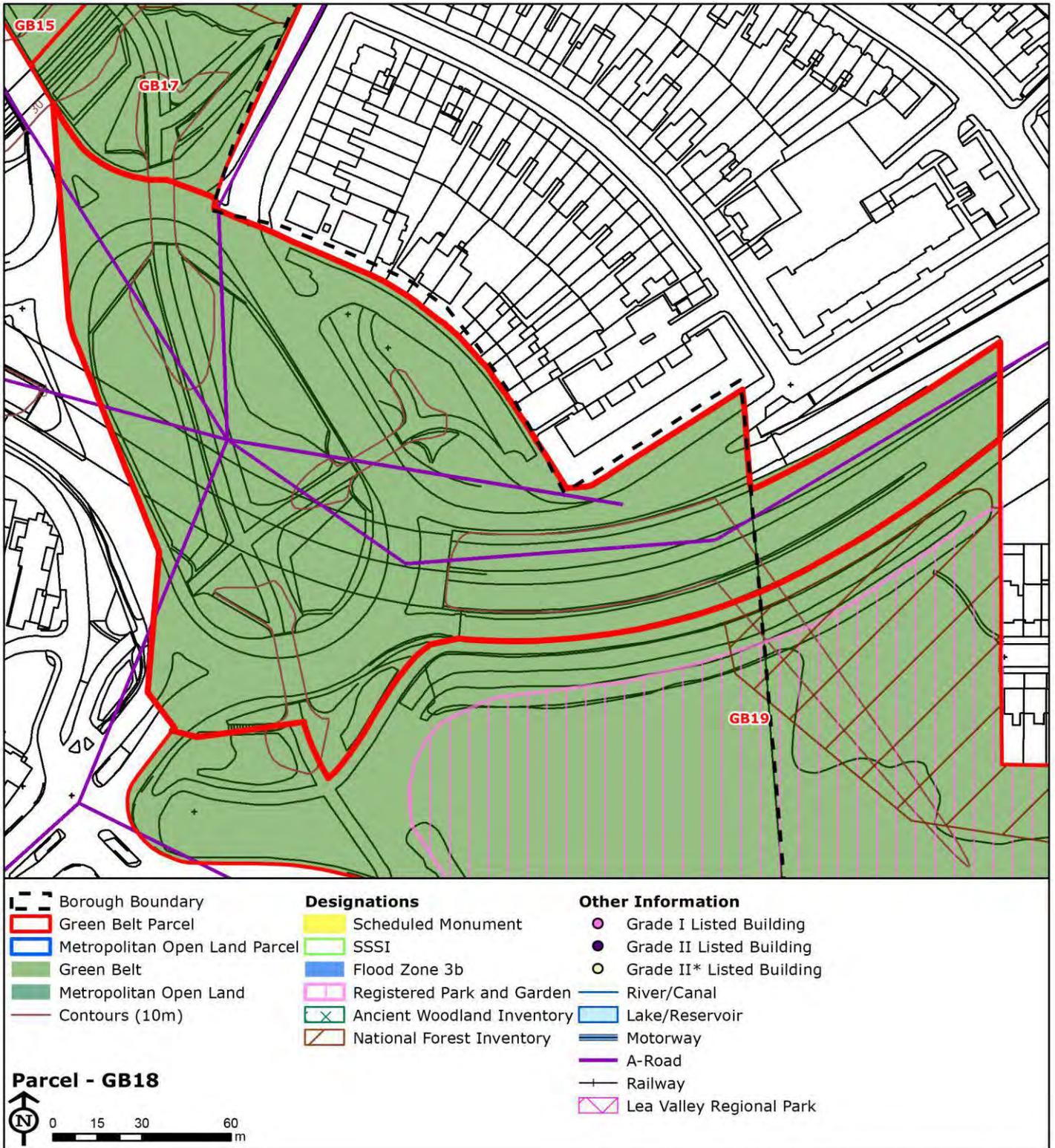
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Main Authority:

Other Authorities:

Land Parcel Ref: GB18

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel contains the Green Man Interchange - a roundabout with associated junctions and subterranean crossings. The centre of the roundabout is publically accessible and open. The parcel plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel already contains development compromising the sense of openness (+0)

Notes:

The parcel contains the Green Man Interchange - a roundabout with associated junctions and subterranean crossings. The centre of the roundabout is publically accessible and open.

Land Parcel Ref: GB18

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

More than 750m (+0)

Notes:

Buildings line the roads connected to the Green Man Interchange which is less than 100m in width. However, the roundabout with associated junctions and subterranean crossings lined with street lighting and pavements are significant development, reducing the gap between Leyton to the west and Wanstead to the east to 0m. Therefore the parcel plays no role in preventing the neighbouring towns from merging.

Land Parcel Ref: GB18

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel already contains urbanising development compromising openness (+0)

Notes:

The parcel contains the Green Man Interchange - a roundabout with associated junctions and subterranean crossings. The roads and centre of the roundabout are lined with street lighting and pavements. Therefore, the land within the parcel is not considered to be countryside.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The parcel contains the Green Man Interchange - a roundabout with associated junctions and subterranean crossings. While the Green Man Interchange is a significant boundary in itself, the land within the parcel is already considered to be developed. Therefore, the countryside has already been encroached. The roads and centre of the roundabout are lined with street lighting and pavements.

Land Parcel Ref: GB18

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area or an urban area of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB18

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB18

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

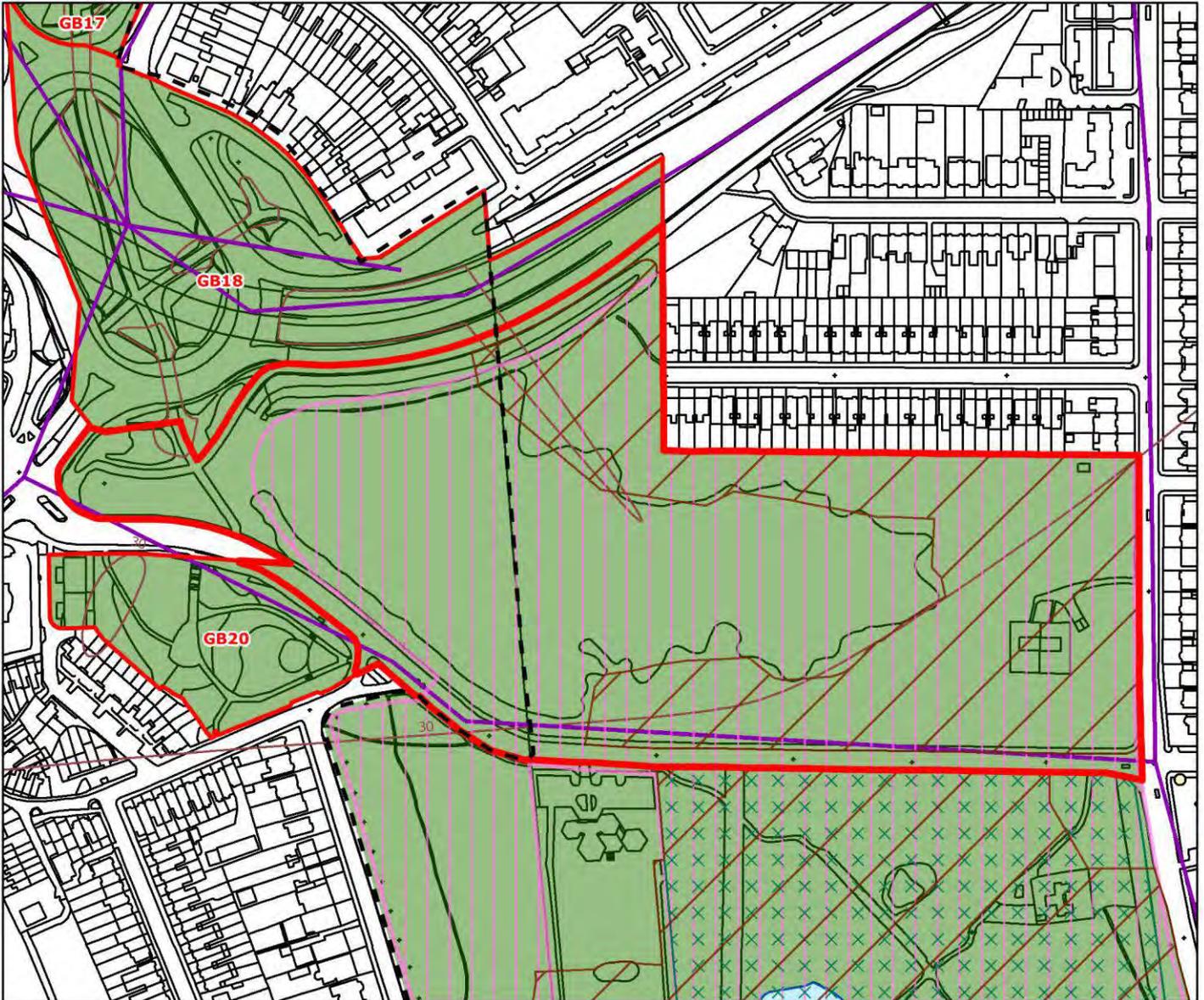
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

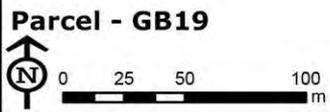
Total Score: /20



- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park



Main Authority:

Other Authorities:

Land Parcel Ref: GB19

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Strong role - parcel inhibiting development along two or more sides of a road corridor (+2)

Notes:

The parcel plays a role in preventing ribbon development westwards along Bush Road and Woodcote Road.

Issue 1b - Openness

Is the parcel free from development?

Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

With the exception of two semi-detached dwellings in the south eastern corner of the parcel, the parcel is free from development. The semi-detached dwellings are surrounded by woodland, limiting their effects on the openness of the surrounding Green Belt.

Land Parcel Ref: GB19

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel sits between Leyton to the west and Wanstead to the east. The gap between the two towns is roughly 200m wide.

Land Parcel Ref: GB19

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

With the exception of two semi-detached dwellings in the south eastern corner of the parcel, the parcel is free from development. The semi-detached dwellings are surrounded by woodland, limiting their urbanising influence on the surrounding Green Belt. The southern, eastern and western borders of the parcel are lined with pavements and street lighting.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

No significant boundary between the parcel and the neighbouring settlement (+2)

Notes:

The parcel is partially wooded and open. There are no significant boundaries that help to protect the wider countryside from encroachment.

Land Parcel Ref: GB19

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area or an urban area of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB19

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB19

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB20

Parcel Type: Green Belt



Main Authority:

Other Authorities:

Land Parcel Ref: GB20

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Some role - parcel inhibiting development along one side of a road corridor (+1)

Notes:

The parcel plays a role in preventing ribbon development eastwards along Bush Road.

Issue 1b - Openness

Is the parcel free from development?

Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is a small public open space containing a playground for young children and seating areas. There no buildings within the parcel. The parcel is lined with mature trees.

Land Parcel Ref: GB20

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel sits between Leyton to the west and Wanstead to the east. The gap between the two towns is roughly 200m wide.

Land Parcel Ref: GB20

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is a small public open space containing a playground for young children and seating areas. There are no buildings within the parcel. The parcel is lined with mature trees. The small parcel is bordered by busy roads lined with street lighting.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The parcel is contained by the A114 (Bush Road). As the road is close to the edge of Leyton, it acts as a significant boundary helping to protect the Green Belt to the east from encroachment. The parcel is lined with mature trees and open.

Land Parcel Ref: GB20

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area or an urban area of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB20

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB20

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB21

Parcel Type: Green Belt



- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

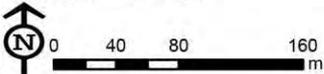
Designations

- Scheduled Monument
- SSSI
- Flood Zone 3b
- Registered Park and Garden
- Ancient Woodland Inventory
- National Forest Inventory

Other Information

- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- River/Canal
- Lake/Reservoir
- Motorway
- A-Road
- Railway
- Lea Valley Regional Park

Parcel - GB21



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB21

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel is the Coppermill Works Filter Beds Site.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel already contains development compromising the sense of openness (+0)

Notes:

The parcel is the Coppermill Works Filter Beds Site.

Land Parcel Ref: GB21

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel sits in the centre of the open space within the Lee Valley which separates Stoke Newington in the west and Walthamstow in the east. The width of the gap between these settlements measures approximately 1,350m wide; however, the nature of the urbanising development within the parcel narrows this gap to less than 600m.

Land Parcel Ref: GB21

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel already contains urbanising development compromising openness (+0)

Notes:

The parcel is the Coppermill Works Filter Beds Site. Therefore, the land within the parcel is not considered to be countryside.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

Several reservoirs prevent further development into the Green Belt to the north of the parcel. A railway line runs along the southern border of the parcel. Railway lines are located roughly 100m to the west also help to prevent encroachment.

Land Parcel Ref: GB21

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel sits on relatively low lying land (roughly 10m above sea level). The parcel does not contain or site directly adjacent to a Conservation Area and is not identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB21

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB21

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

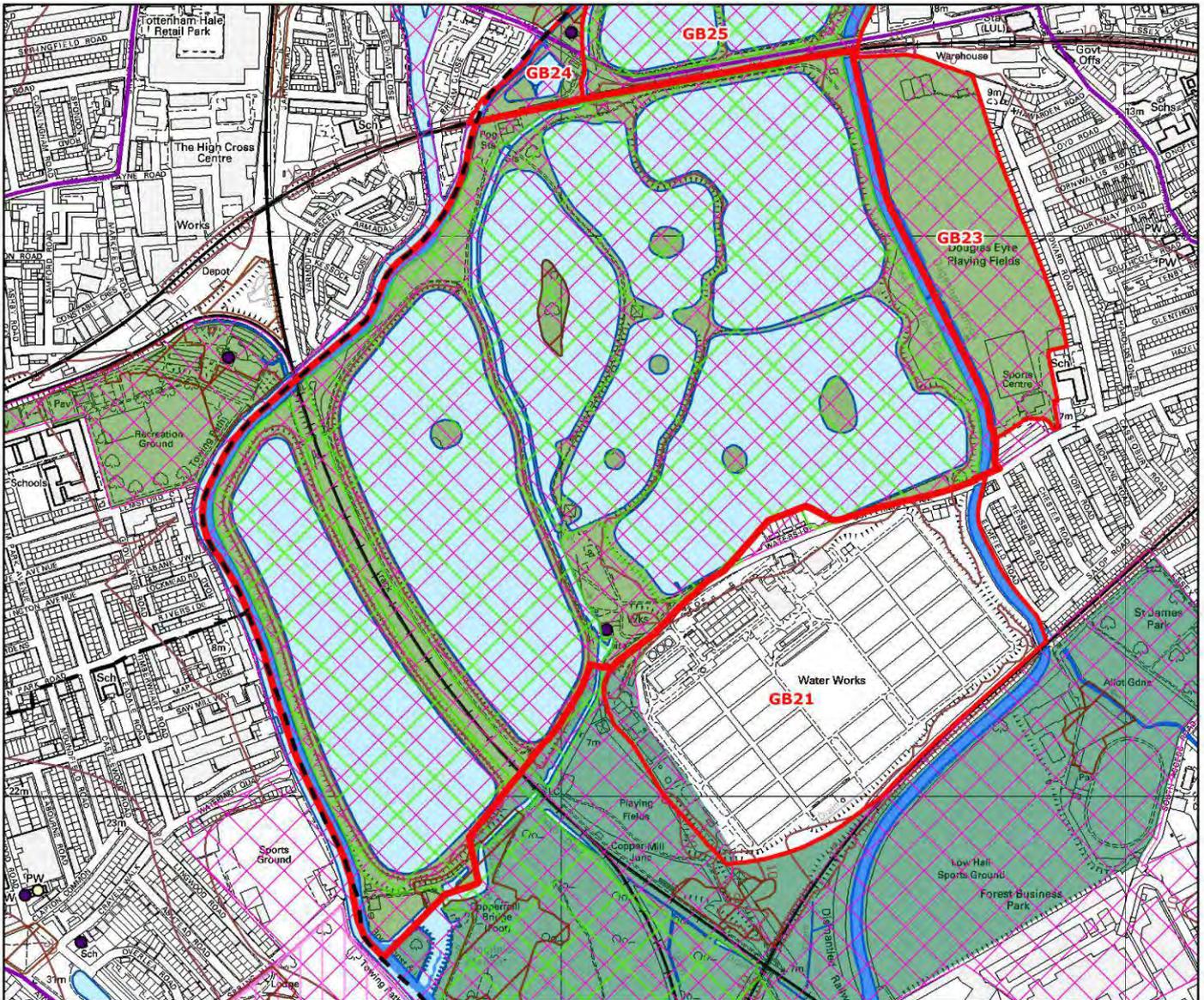
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Borough Boundary	Designations	Other Information
Green Belt Parcel	Scheduled Monument	Grade I Listed Building
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building
Green Belt	Flood Zone 3b	Grade II* Listed Building
Metropolitan Open Land	Registered Park and Garden	River/Canal
Contours (10m)	Ancient Woodland Inventory	Lake/Reservoir
	National Forest Inventory	Motorway
		A-Road
		Railway
		Lea Valley Regional Park

Parcel - GB22

0 90 180 360 m

Main Authority:

Other Authorities:

Land Parcel Ref: GB22

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Some role - parcel inhibiting development along one side of a road corridor (+1)

Notes:

The parcel plays a role in preventing ribbon development between Stoke Newington and Tottenham to the west and Walthamstow to the east along Coppermill Lane at the southern boundary of the parcel.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is made up of two large reservoirs - Warwick Reservoir West and Warwick Reservoir East. The bodies of water within the parcel are separated by steep-sided embankments containing railway lines, pylons, canals and footpaths. There are a few buildings associated with these route ways within the parcel.

Land Parcel Ref: GB22

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Stoke Newington and Tottenham in the west and Walthamstow in the east. The width of the gap between these settlements is narrowest at the northern boundary of the parcel along Forest Road at roughly 750m wide.

Land Parcel Ref: GB22

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is made up of two large reservoirs - Warwick Reservoir West and Warwick Reservoir East. The bodies of water within the parcel are separated by steep-sided embankments containing railway lines, pylons, canals and footpaths. There are a few buildings associated with these route ways within the parcel.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The parcel is made up of two large reservoirs - Warwick Reservoir West and Warwick Reservoir East. The bodies of water within the parcel are separated by steep-sided embankments containing railway lines, pylons and canals, all of which represent significant boundaries helping to prevent further encroachment of the Lee Valley.

Land Parcel Ref: GB22

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area or an urban area of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB22

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB22

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Borough Boundary	Designations	Other Information
Green Belt Parcel	Scheduled Monument	Grade I Listed Building
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building
Green Belt	Flood Zone 3b	Grade II* Listed Building
Metropolitan Open Land	Registered Park and Garden	River/Canal
Contours (10m)	Ancient Woodland Inventory	Lake/Reservoir
	National Forest Inventory	Motorway
		A-Road
		Railway
		Lea Valley Regional Park

Parcel - GB23

0 37.5 75 150 m

Main Authority:

Other Authorities:

Land Parcel Ref: GB23

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel is bordered by a railway line to the north and a flood relief channel to the west. Therefore the parcel plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel contains a pavilion associated with the Douglas Eyre Playing Grounds which cover the whole of the parcel. A football ground in the southern portion of the parcel and some derelict tennis courts in the northern portion of the parcel have fences around them and are floodlit. These two pitches and the pavilion contribute to reducing the sense of openness in the parcel.

Land Parcel Ref: GB23

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Stoke Newington and Tottenham in the west and Walthamstow in the east. The width of the gap between these settlements is narrowest at the northern boundary of the parcel along Forest Road at roughly 750m wide.

Land Parcel Ref: GB23

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel contains a pavilion associated with the Douglas Eyre Playing Grounds which cover the whole of the parcel. A football ground in the southern portion of the parcel and some derelict tennis courts in the northern portion of the parcel have fences around them and are floodlit. These two pitches and the pavilion contribute to urbanising the countryside within the parcel and reducing the sense of openness.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Less significant boundary between the parcel and the neighbouring settlement (+1)

Notes:

The parcel sits to the east of a flood relief channel and two large reservoirs - Warwick Reservoir West and Warwick Reservoir East. The water way and water bodies are separated by steep-sided embankments which represent significant boundaries helping to prevent encroachment of the Lee Valley at the western edge of the parcel. However, the parcel represents a large chunk of countryside within this part of the Lee Valley and there are no significant boundaries within the parcel helping to safeguard this countryside from encroachment. Therefore, parcel scores +1 against this objective.

Land Parcel Ref: GB23

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area; however, the eastern boundary of the parcel is adjacent to an area of the Borough dominant in historic Warner-type residential streets.

Land Parcel Ref: GB23

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB23

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

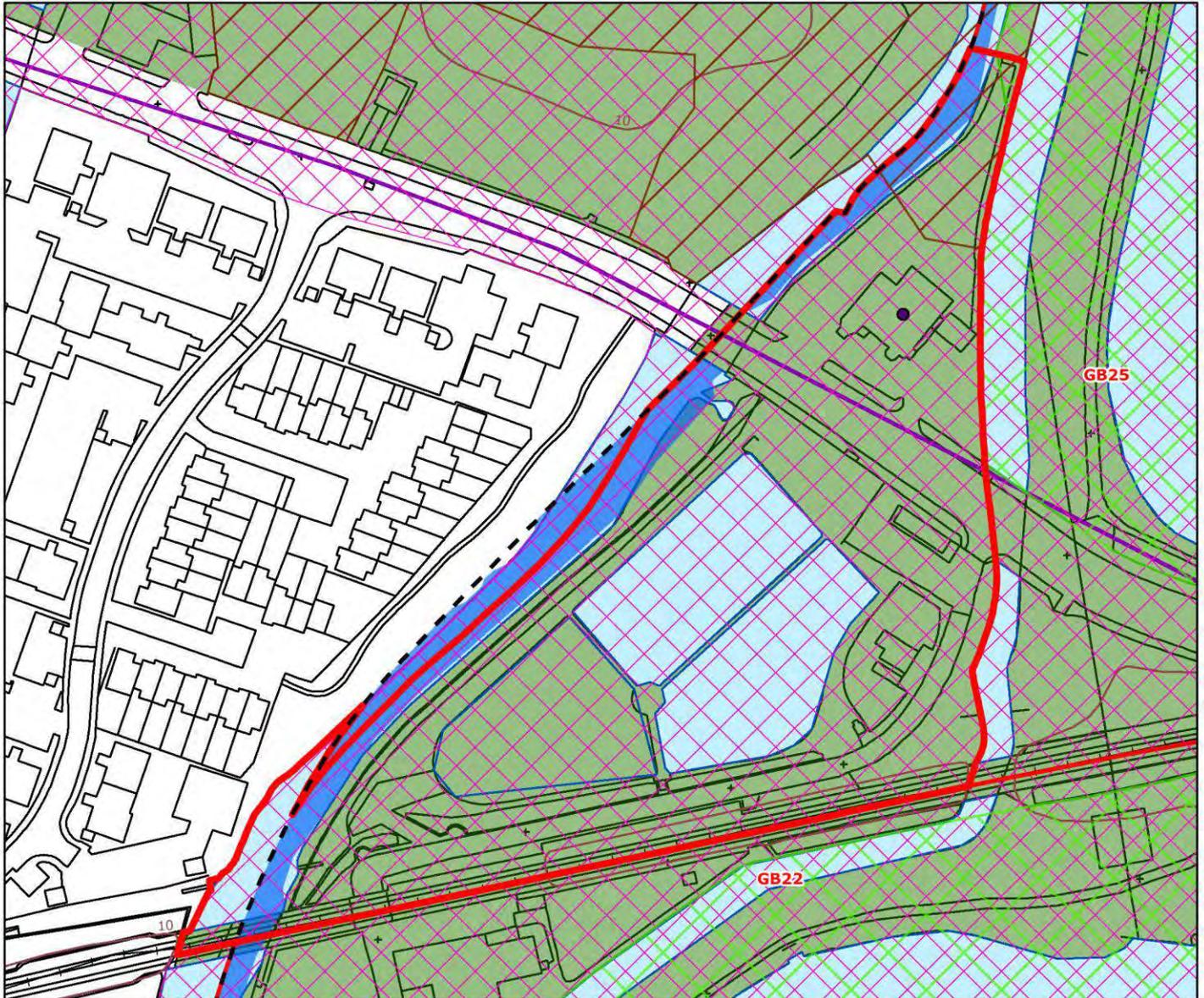
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

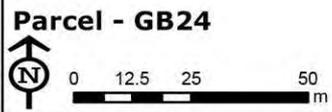
Total Score: /20



- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park



Main Authority:

Other Authorities:

Land Parcel Ref: GB24

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Some role - parcel inhibiting development along one side of a road corridor (+1)

Notes:

The parcel plays a role in preventing ribbon development between Tottenham to the west and Walthamstow to the east along Ferry/Forest Lane which runs through the parcel.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel already contains development compromising the sense of openness (+0)

Notes:

The northern tip and the eastern edge of the parcel have been developed: the grade II listed Ferry Boat Inn sits to the north of Ferry Lane; a single storey building and a two storey dwelling sit at the eastern edge of the parcel. The centre of the parcel contains a small waterbody. The remaining areas of the parcel have been tarmacked and are used as car parks/a depot. Therefore, the openness of the parcel has been wholly compromised.

Land Parcel Ref: GB24

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Tottenham in the west and Walthamstow in the east. The width of the gap between these settlements is roughly 600m wide.

Land Parcel Ref: GB24

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel already contains urbanising development compromising openness (+0)

Notes:

The northern tip and the eastern edge of the parcel have been developed: the grade II listed Ferry Boat Inn sits to the north of Ferry Lane; a single storey building and a two storey dwelling sit at the eastern edge of the parcel. The centre of the parcel contains a small waterbody. The remaining areas of the parcel have been tarmacked and are used as a car park/depot. Therefore, the parcel is not considered to contain countryside.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The eastern edge of the parcel is bordered by the Coppermill Canal; the southern edge of the parcel is bordered by a railway, both of which are significant boundaries. To the east, beyond the canal, two large reservoirs also represent significant boundaries.

Land Parcel Ref: GB24

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area or an urban area of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB24

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB24

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

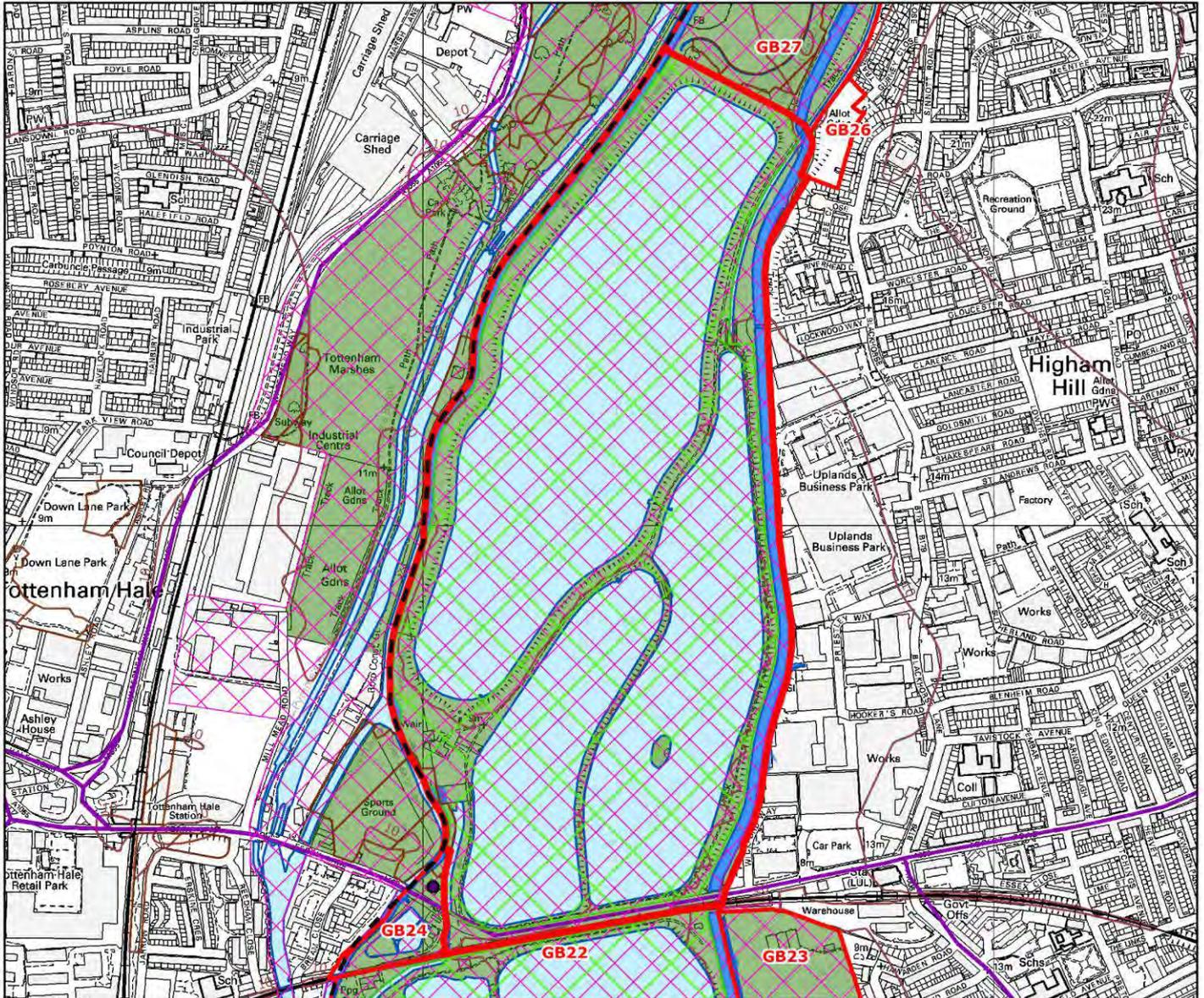
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Borough Boundary	Designations	Other Information
Green Belt Parcel	Scheduled Monument	Grade I Listed Building
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building
Green Belt	Flood Zone 3b	Grade II* Listed Building
Metropolitan Open Land	Registered Park and Garden	River/Canal
Contours (10m)	Ancient Woodland Inventory	Lake/Reservoir
	National Forest Inventory	Motorway
		A-Road
		Railway
		Lea Valley Regional Park

Parcel - GB25

0 90 180 360 m

Main Authority:

Other Authorities:

Land Parcel Ref: GB25

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Some role - parcel inhibiting development along one side of a road corridor (+1)

Notes:

The parcel plays a role in preventing ribbon development between Stoke Newington and Tottenham to the west and Walthamstow to the east along Forest Lane at the southern boundary of the parcel.

Issue 1b - Openness

Is the parcel free from development?

Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is made up of three large reservoirs – Lockwood Reservoir, High Maynard Reservoir and Low Maynard Reservoir. The bodies of water within the parcel are separated by steep-sided embankments containing pylons, canals and footpaths. There are a few buildings associated with the reservoirs within the parcel.

Land Parcel Ref: GB25

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Tottenham in the west and Walthamstow in the east. The width of the gap between these settlements is narrowest at the northern and southern ends of the parcel which are roughly 550m wide.

Land Parcel Ref: GB25

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is made up of three large reservoirs – Lockwood Reservoir, High Maynard Reservoir and Low Maynard Reservoir. The bodies of water within the parcel are separated by steep-sided embankments containing pylons, canals and footpaths. There are a few buildings associated with the reservoirs within the parcel.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The parcel is made up of three large reservoirs – Lockwood Reservoir, High Maynard Reservoir and Low Maynard Reservoir. The bodies of water within the parcel are separated by steep-sided embankments containing pylons, canals and footpaths. There are a few buildings associated with the reservoirs within the parcel, all of which represent significant boundaries helping to prevent further encroachment of the Lee Valley.

Land Parcel Ref: GB25

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area or an urban area of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB25

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB25

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

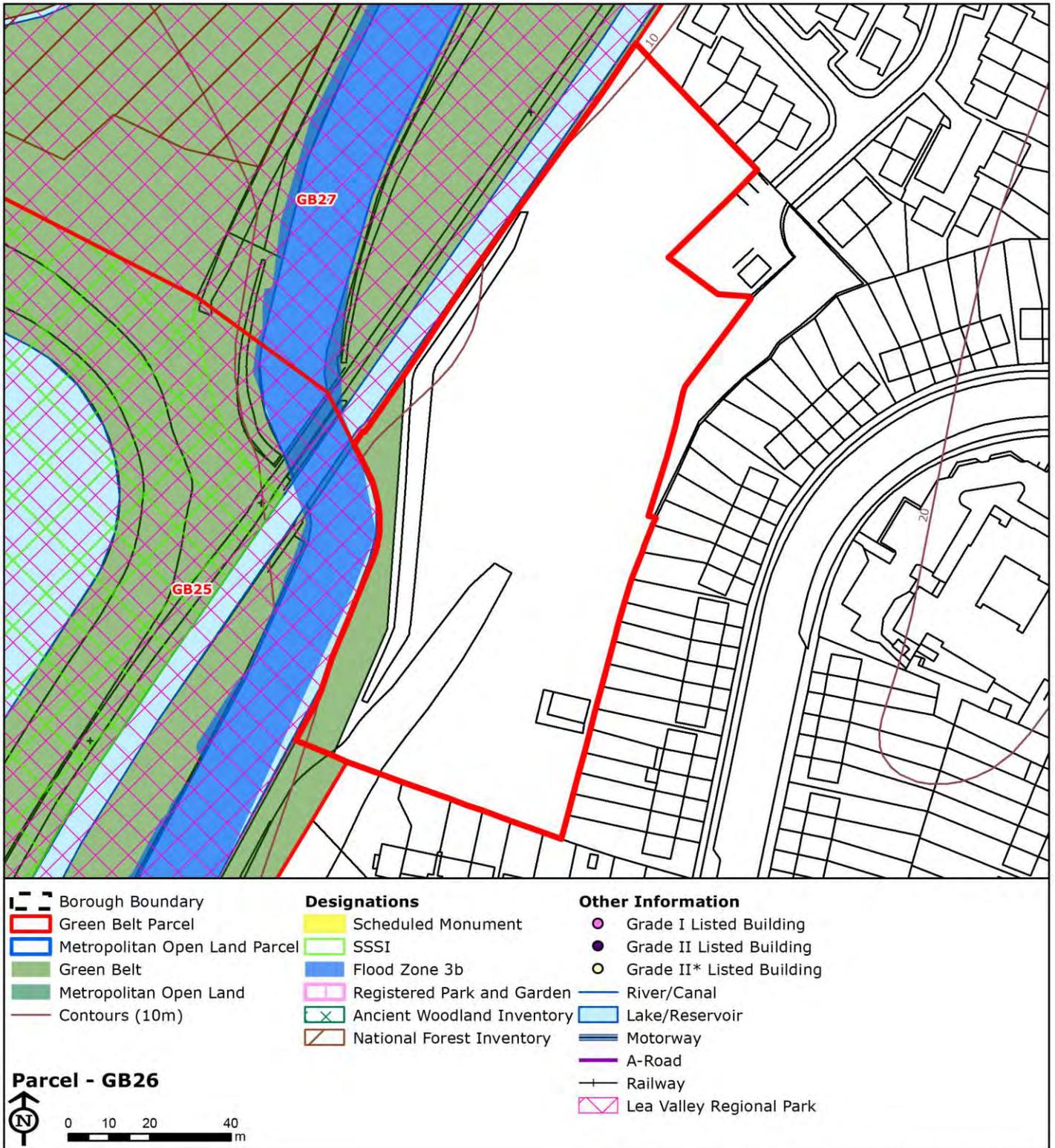
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB26

Parcel Type: Green Belt



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB26

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The western border of the site follows the edge of the Lee Flood Relief Channel. Therefore, the parcel plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is used as an allotment and is therefore largely open; however, there are two single storey sheds within the parcel.

Land Parcel Ref: GB26

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Tottenham and Edmonton in the west and Walthamstow in the east. The width of the gap between these settlements is roughly 600m wide.

Land Parcel Ref: GB26

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains no urbanising development and is open (+2)

Notes:

The parcel is used as an allotment and is therefore largely open. There are two single storey sheds within the parcel; however, within the context of the allotment these buildings are not considered to be urbanising influences.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The parcel sits to the east of a flood relief channel and a large reservoir (Lockwood Reservoir). The waterway and waterbody are significant boundaries helping to prevent encroachment of the Lee Valley at the western edge of the parcel.

Land Parcel Ref: GB26

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area; however, the parcel sits adjacent to an area of the Borough dominant in historic Garden City-type residential streets.

Land Parcel Ref: GB26

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB26

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

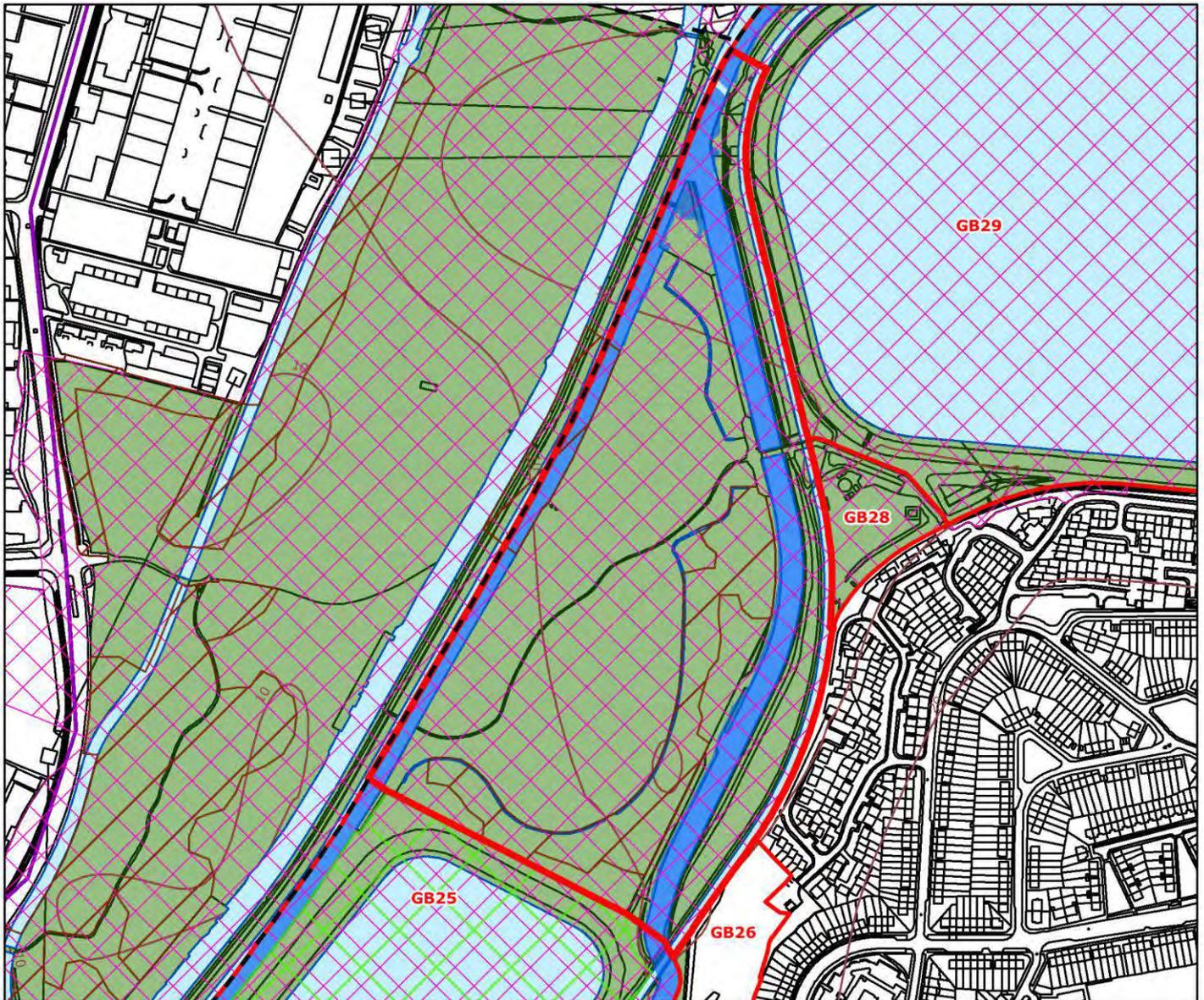
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB27

Parcel Type: Green Belt

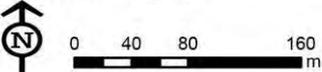


- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park

Parcel - GB27



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB27

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel sits between the River Lee and the Lee flood relief channel. The parcel plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains no development and has a strong sense of openness (+2)

Notes:

The parcel represents an open area of flat scrubland which is free from development.

Land Parcel Ref: GB27

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Tottenham and Edmonton in the west and Walthamstow in the east. The width of the gap between these settlements is roughly 525m wide.

Land Parcel Ref: GB27

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains no urbanising development and is open (+2)

Notes:

The parcel represents an open area of flat scrubland which is free from development.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

No significant boundary between the parcel and the neighbouring settlement (+2)

Notes:

The parcel sits between the River Lee and the Lee flood relief channel which run parallel with one another in between Tottenham and Edmonton in the west and Walthamstow in the east. These waterways represent significant boundaries helping to safeguard the countryside to the east and west from encroachment; however the development of the island would significantly encroach upon what remains of the countryside in this portion of the Lee Valley. Therefore, the parcel scores 2 against this objective.

Land Parcel Ref: GB27

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area; however, the eastern boundary of the parcel is adjacent to an area of the Borough dominant in historic Garden City-type residential streets.

Land Parcel Ref: GB27

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB27

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

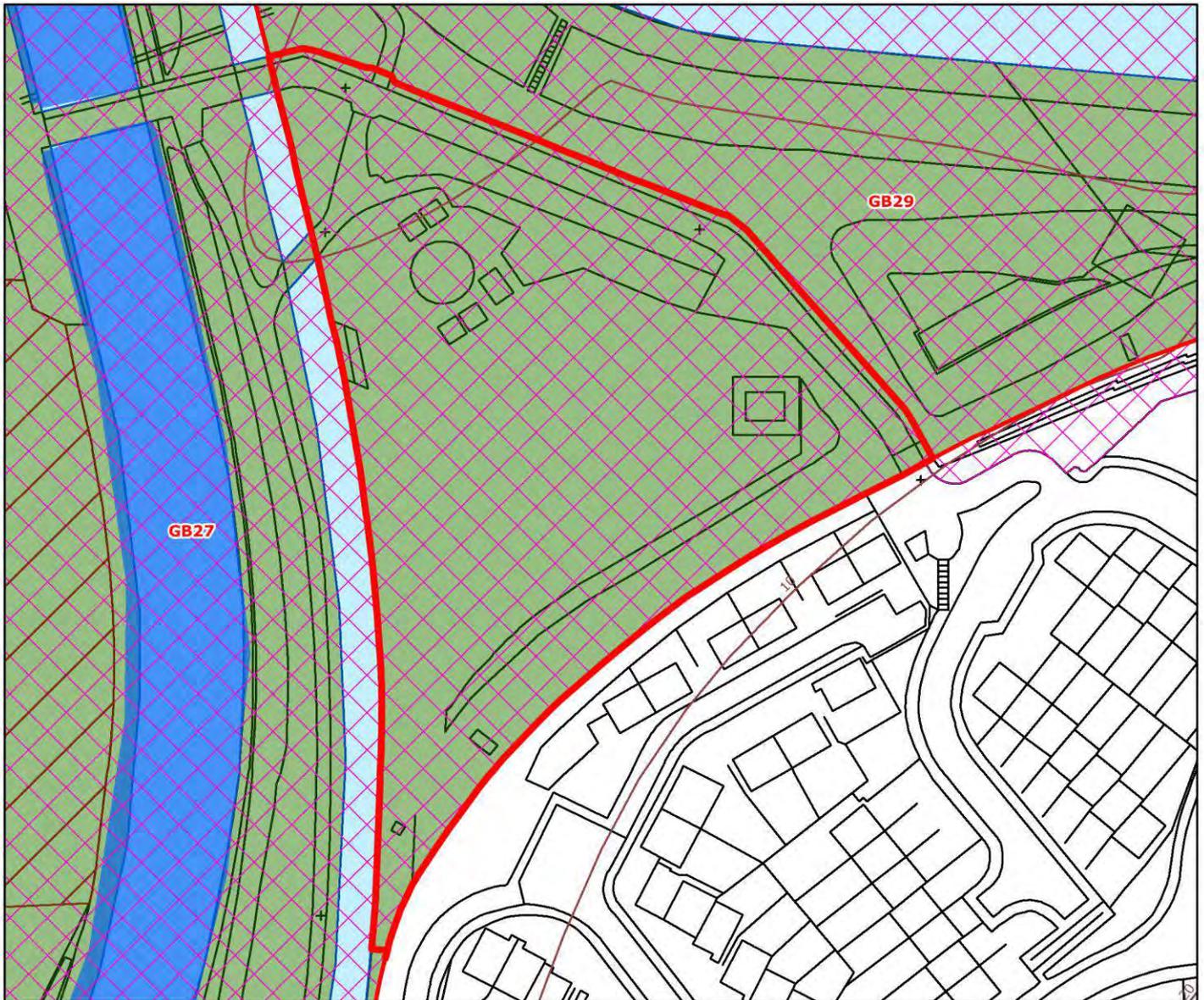
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB28

Parcel Type: Green Belt



- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park

Parcel - GB28



0 5 10 20 m

© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB28

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel sits adjacent to the Lee flood relief channel. The parcel plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is largely open; however, it does contain six concrete structures which look to be associated with the water infrastructure in the area.

Land Parcel Ref: GB28

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Tottenham and Edmonton in the west and Walthamstow in the east. The width of the gap between these settlements is roughly 550m wide.

Land Parcel Ref: GB28

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is largely open; however, it does contain six concrete structures which look to be associated with the water infrastructure in the area. These structures contribute to urbanising the countryside within the parcel.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The parcel sits to the east of a flood relief channel and to the south of a large reservoir (Banbury Reservoir). The waterway and waterbody are significant boundaries helping to prevent encroachment of the Lee Valley at the western and northern edge of the parcel.

Land Parcel Ref: GB28

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area; however, the parcel sits adjacent to an area of the Borough dominant in historic Garden City-type residential streets.

Land Parcel Ref: GB28

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB28

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

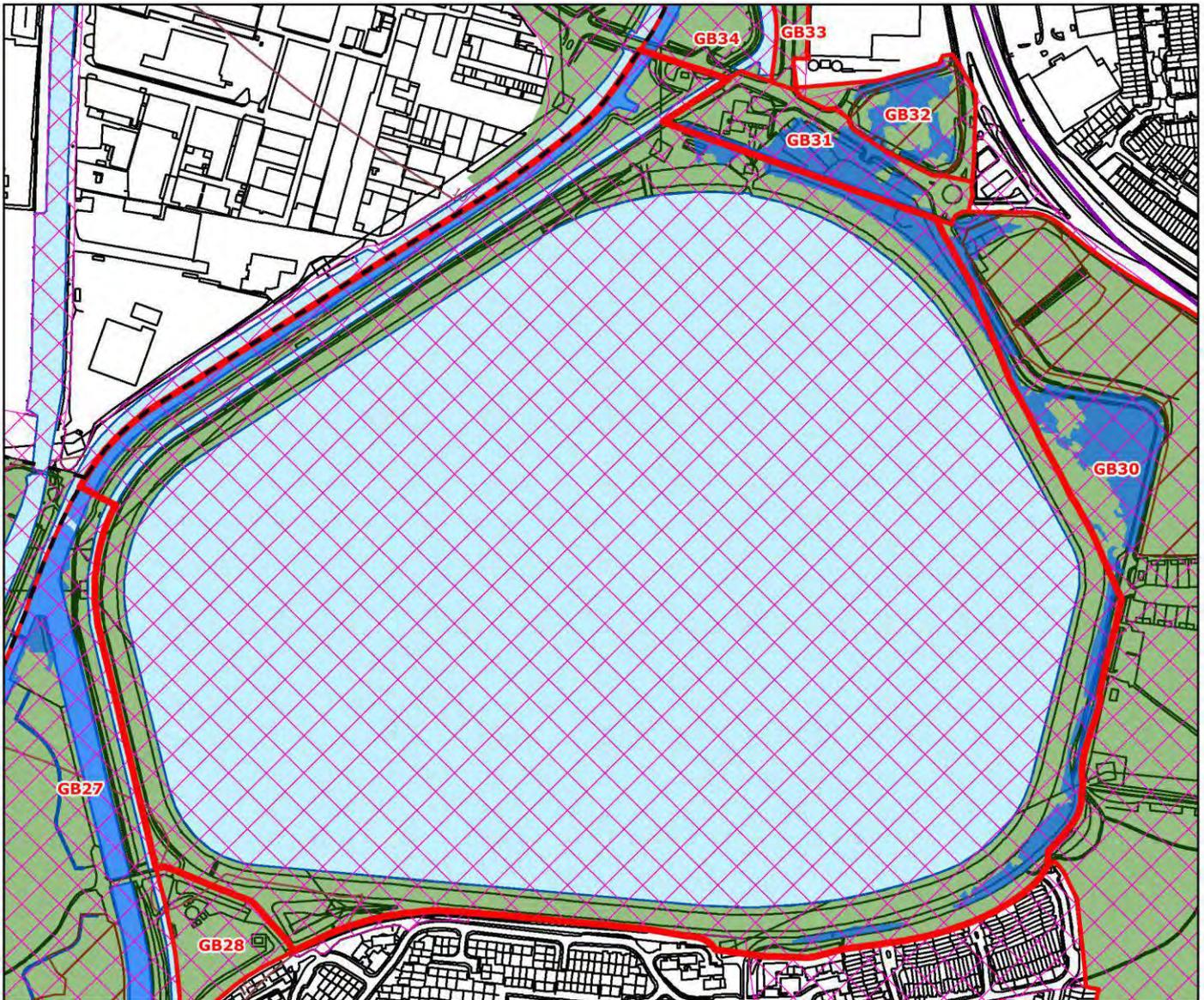
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Parcel - GB29

0 45 90 180 m

Borough Boundary	Designations	Other Information
Green Belt Parcel	Scheduled Monument	Grade I Listed Building
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building
Green Belt	Flood Zone 3b	Grade II* Listed Building
Metropolitan Open Land	Registered Park and Garden	River/Canal
Contours (10m)	Ancient Woodland Inventory	Lake/Reservoir
	National Forest Inventory	Motorway
		A-Road
		Railway
		Lea Valley Regional Park

Main Authority:

Other Authorities:

Land Parcel Ref: GB29

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel is a single circular reservoir (Banbury Reservoir) and plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is made up of one large reservoir (Banbury Reservoir). The reservoir is lined by steep-sided embankments, a canal and the river Lee to the west and pylons along its western and southern edges. There is one building within the parcel associated with reservoir.

Land Parcel Ref: GB29

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Tottenham and Edmonton in the west and Walthamstow and Chingford in the east. The width of the gap between these settlements is just over 500m wide.

Land Parcel Ref: GB29

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is made up of one large reservoir (Banbury Reservoir). The reservoir is lined by steep-sided embankments, a canal and the river Lee to the west and pylons along its western and southern edges. There is one building within the parcel associated with reservoir.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The parcel is made up of one large reservoir (Banbury Reservoir). The reservoir is lined by steep-sided embankments, a canal and the river Lee to the west and pylons along its western and southern edges, all of which represent significant boundaries helping to prevent further encroachment of the Lee Valley.

Land Parcel Ref: GB29

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area; however, the southern boundary of the parcel is adjacent to an area of the Borough dominant in historic Garden City-type residential streets.

Land Parcel Ref: GB29

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB29

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

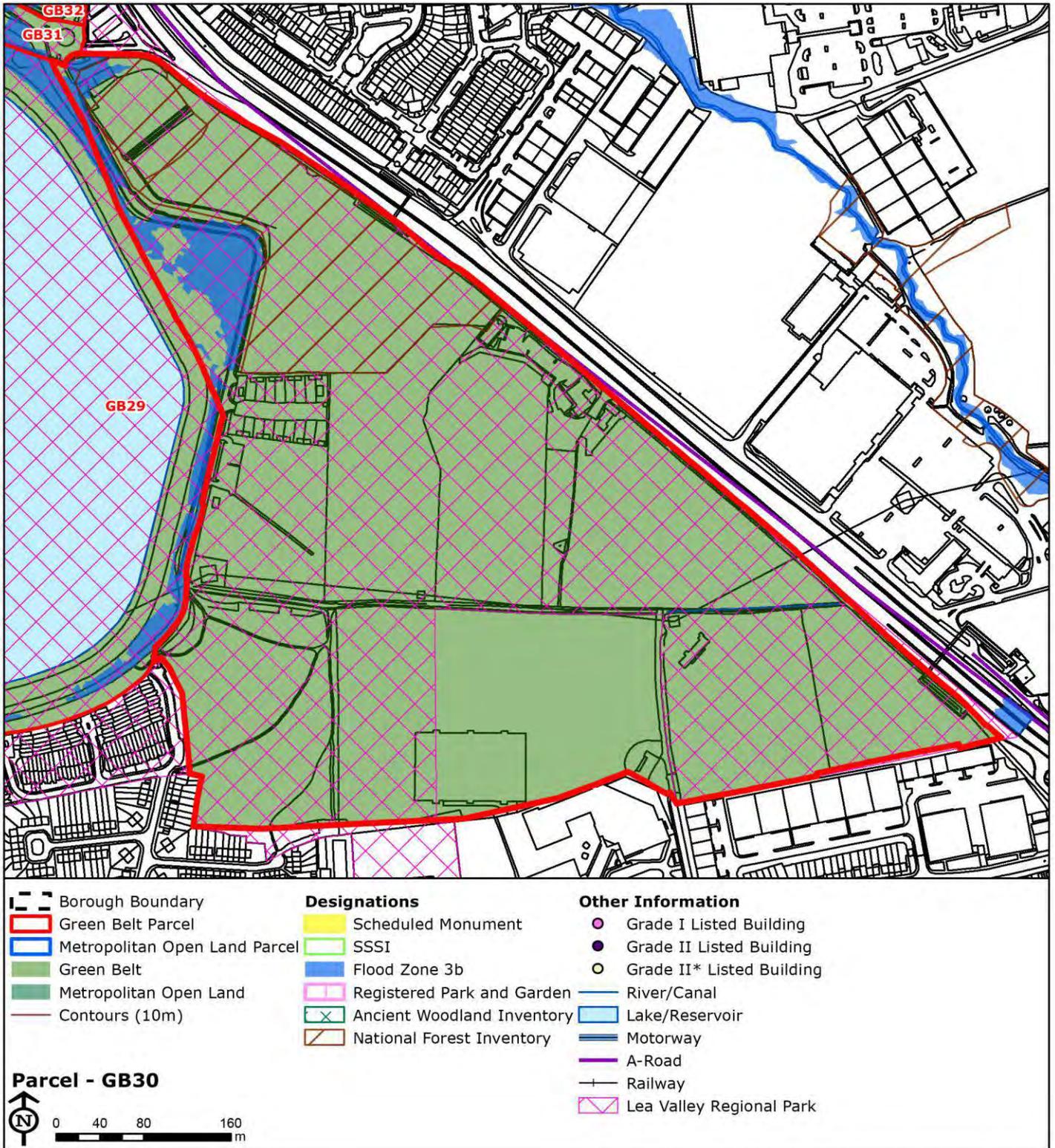
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB30

Parcel Type: Green Belt



Main Authority:

Other Authorities:

Land Parcel Ref: GB30

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel sits to the east of a large reservoir (Banbury Reservoir) and plays no role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is relatively flat and sits to the east of Banbury Reservoir in the Lee Valley. Pylons run through centre of the parcel. The parcel contains a patchwork of outdoor sports fields, a golf driving range, a graveyard and a gypsy and traveller site containing ten single storey dwellings and room for 10 mobile homes which compromise the openness of the Green Belt in the parcel. The remaining land in the parcel is scrubland.

Land Parcel Ref: GB30

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

More than 750m (+0)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Tottenham and Edmonton in the west and Walthamstow and Chingford in the east. The width of the gap between these settlements is roughly 1km wide.

Land Parcel Ref: GB30

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is relatively flat and sits to the east of Banbury Reservoir in the Lee Valley. Pylons run through centre of the parcel. The parcel contains a patchwork of outdoor sports fields (some of which are floodlit), a golf driving range, a graveyard and a gypsy and traveller site containing ten single storey dwellings and room for 10 mobile homes. Together, these developments contribute to urbanising the countryside within the parcel.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Less significant boundary between the parcel and the neighbouring settlement (+1)

Notes:

The parcel sits to the east of the large Banbury Reservoir. The reservoir is lined by steep-sided embankments which represent significant boundaries helping to prevent encroachment of the Lee Valley at the western edge of the parcel. However, the parcel represents a large chunk of countryside within this part of the Lee Valley and there are no significant boundaries within the parcel helping to safeguard this countryside from encroachment. Therefore, parcel scores +1 against this objective.

Land Parcel Ref: GB30

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel does not contain or sit directly adjacent to a Conservation Area; however, the southern boundary of the parcel is adjacent to an area of the Borough dominant in historic Garden City-type residential streets.

Land Parcel Ref: GB30

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB30

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

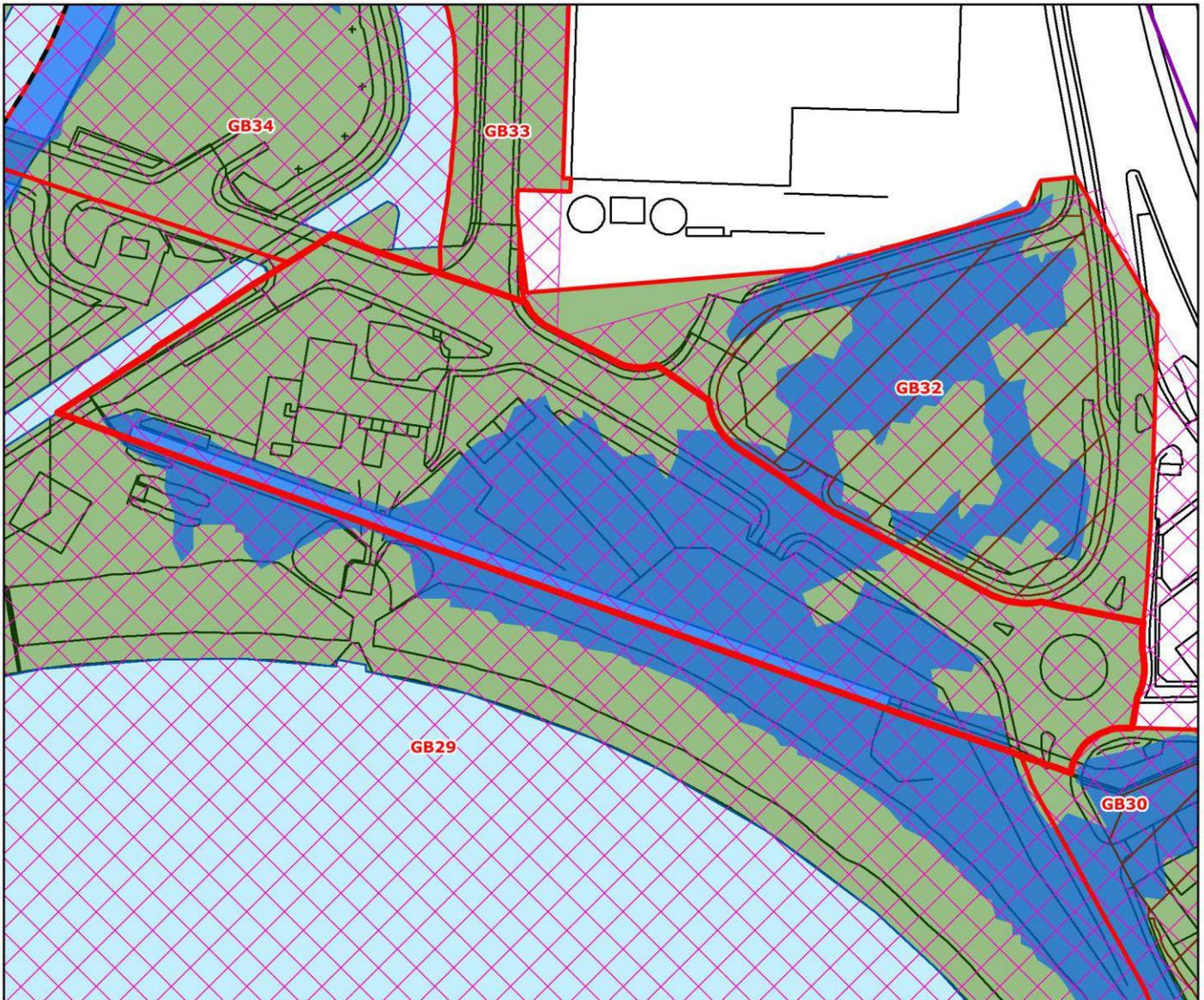
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB31

Parcel Type: Green Belt



Borough Boundary	Designations	Other Information
Green Belt Parcel	Scheduled Monument	Grade I Listed Building
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building
Green Belt	Flood Zone 3b	Grade II* Listed Building
Metropolitan Open Land	Registered Park and Garden	River/Canal
Contours (10m)	Ancient Woodland Inventory	Lake/Reservoir
	National Forest Inventory	Motorway
		A-Road
		Railway
		Lea Valley Regional Park

Parcel - GB31

0 12.5 25 50 m

© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB31

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Some role - parcel inhibiting development along one side of a road corridor (+1)

Notes:

The parcel comprises a linear pocket of land in between the Banbury Reservoir and Harbet Road which connects the town of Edmonton to the west with the town of Chingford to the east. The parcel protects the Green Belt from sprawling ribbon development towards Chingford along Harbet Road.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

Approximately 50% of the parcel has been developed: two semi-detached residential dwellings and an old pumping station sit in the western half of the parcel. The eastern half of the parcel is relatively flat scrubland bordered by a road lined by a pavement and street lighting reducing the sense of openness. The north eastern edge of the parcel has historically been used as a site for illegal fly tipping.

Land Parcel Ref: GB31

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Edmonton in the west from Chingford in the east. This area represents one of the narrowest areas of the Lee Valley Regional Park at less than 350m wide.

Land Parcel Ref: GB31

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel already contains urbanising development compromising openness (+0)

Notes:

Approximately 50% of the parcel has been developed: two semi-detached residential dwellings and an old pumping station sit in the western half of the parcel which is directly adjacent to the River Lee. The eastern half of the parcel is relatively flat scrubland, half of which is incorporated in to the gardens of the two dwellings. What remains is a small linear pocket of scrubland bordered by roads lined with pavements and street lighting and used as a site for illegal fly tipping. Therefore, overall, the land within the parcel is not considered to be countryside.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

To the west of the parcel, two channels of the River Lee run parallel with one another providing some separation between Edmonton in the west from Chingford in the east; however, the land within the parcel cannot be described as countryside meaning the significance of these boundaries in protecting the countryside from encroachment is diminished.

Land Parcel Ref: GB31

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel sits on low lying land. The parcel does not contain or sit directly adjacent to a Conservation Area and is not identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB31

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB31

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

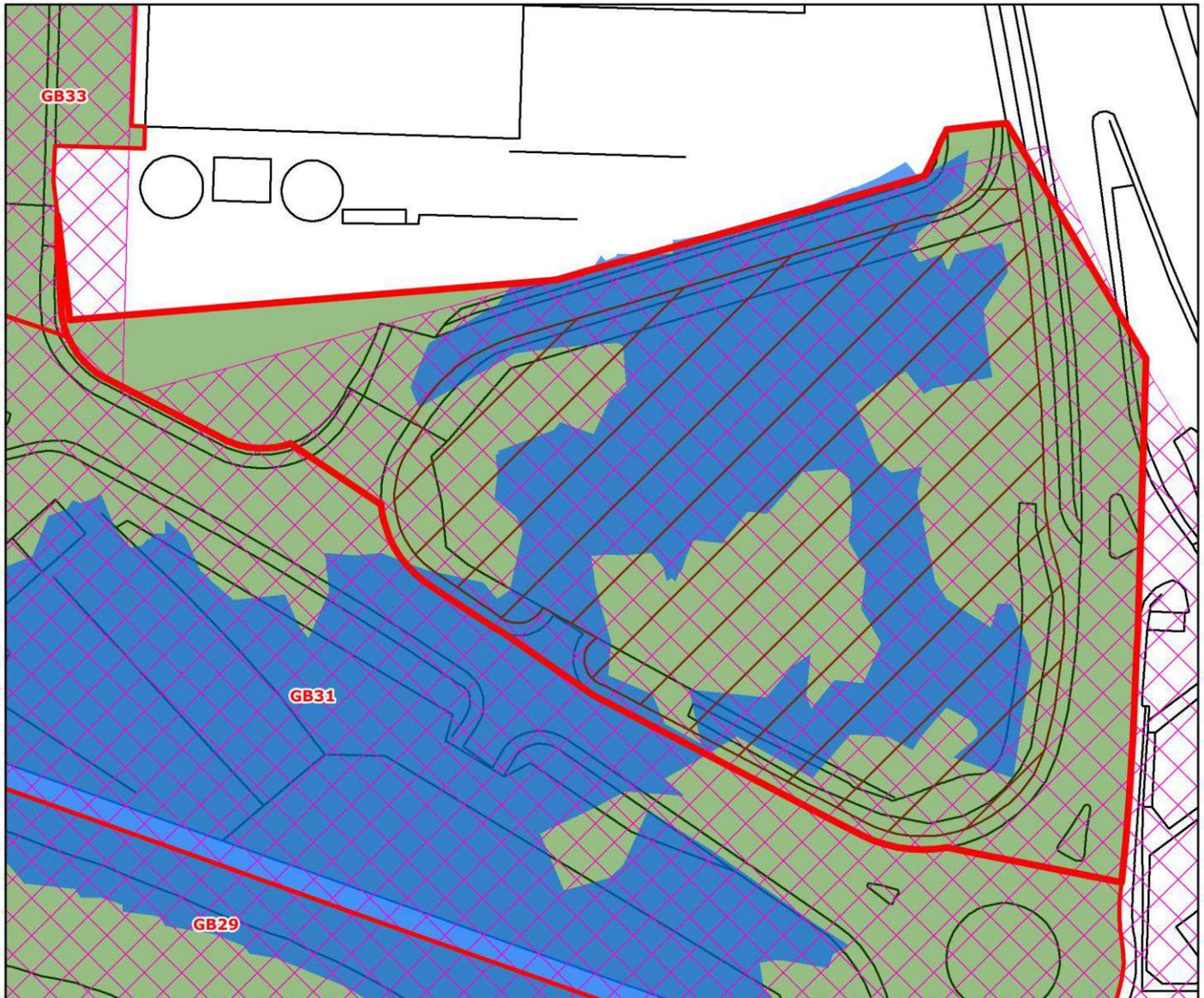
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB32

Parcel Type: Green Belt



Designations		Other Information	
Borough Boundary	Scheduled Monument	Grade I Listed Building	River/Canal
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building	Lake/Reservoir
Green Belt	Flood Zone 3b	Grade II* Listed Building	Motorway
Metropolitan Open Land	Registered Park and Garden	A-Road	Railway
Contours (10m)	Ancient Woodland Inventory	Lea Valley Regional Park	
	National Forest Inventory		

Parcel - GB32



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB32

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel comprises two small pockets of land separated by access roads on to a neighbouring industrial estate.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel has been cleared of vegetation and covered in aggregate and gravel without planning permission to do so. While there are no buildings within the parcel, the parcel is small in size, bordered by busy roads and lined by pavements, fences and street lighting reducing the sense of openness. The parcel has been historically used as a site for illegal fly tipping.

Land Parcel Ref: GB32

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Edmonton in the west from Chingford in the east. This area represents one of the narrowest areas of the Lee Valley Regional Park at less than 350m wide.

Land Parcel Ref: GB32

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel already contains urbanising development compromising openness (+0)

Notes:

The parcel represents two small areas of scrubland bordered by roads lined with pavements and street lighting, cutting off the parcel of land from the wider Green Belt: the north western pocket cuts through a small portion of the neighbouring industrial estate which is fenced off; the larger south eastern pocket has been cleared of vegetation and covered in aggregate and gravel without planning permission to do so. This pocket has been historically used as a site for illegal fly tipping. The two pockets of scrubland are small and very much disconnected from green banks of the River Lee to the west. Nestled in between development in the industrial estate to the east and north, the land within the parcel is considered to be have more of a connection to the urbanised industrial estate than that of the countryside in the Lee Valley. Therefore, the land within the parcel is not considered to be countryside.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The southern border of the parcel follows Harbet Road which connects to a roundabout at the south eastern corner of the parcel and rounds off the line of development within the industrial estate directly to the north and east. As the road is close to the edge of Chingford, it acts as a significant boundary helping to protect the countryside to the west from encroachment. West of the parcel, two channels of the River Lee run parallel with one another providing some separation between Edmonton in the west from Chingford in the east.

Land Parcel Ref: GB32

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel sits on low lying land. The parcel does not contain or sit directly adjacent to a Conservation Area and is not identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB32

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB32

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

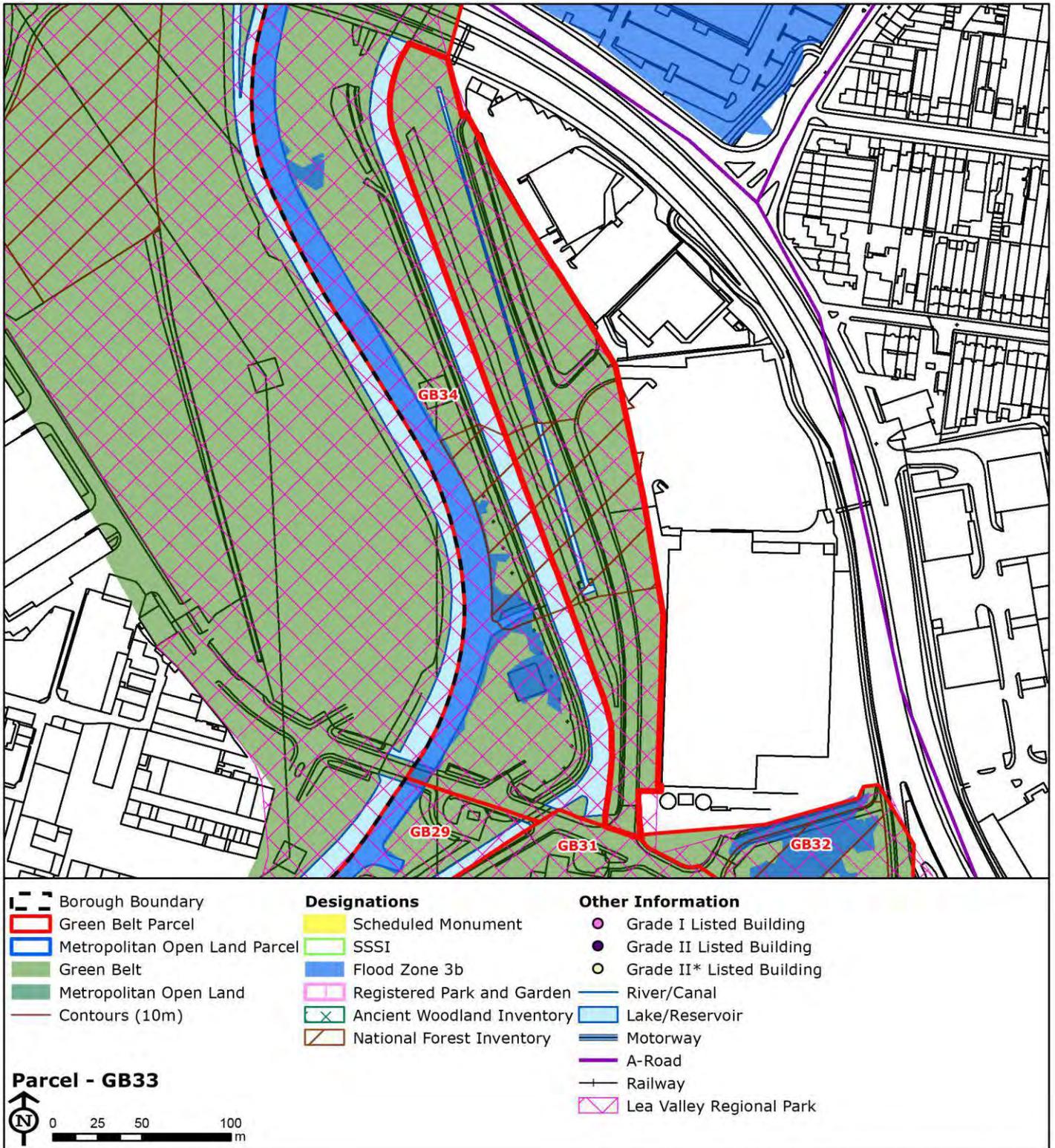
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB33

Parcel Type: Green Belt



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB33

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The linear parcel sits to the east of two channels of the River Lee which run parallel with one another in between Edmonton to the west and Chingford to the east. Therefore, the parcel does not play a role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel sits to the east of two channels of the River Lee which run parallel with one another in the centre of the Lee Valley in between Edmonton to the west and Chingford to the east. There are no buildings within the parcel; however, the parcel contains a road with street lighting and sits directly adjacent to an industrial estate which contains several large warehouses which overshadow the land to the east of Shadbolt Avenue compromising this portion of the parcel's openness. The remaining area of the parcel is flat scrubland.

Land Parcel Ref: GB33

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Edmonton in the west from Chingford in the east. This area represents one of the narrowest areas of the Lee Valley Regional Park at less than 350m wide.

Land Parcel Ref: GB33

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The linear parcel sits to the east of two channels of the River Lee which run parallel with one another in the centre of the Lee Valley in between Edmonton to the west and Chingford to the east. There are no buildings within the parcel; however, the parcel contains a road with street lighting and pavements and sits directly adjacent to an industrial estate which contains several large warehouses which overshadow the land to the east of Shadbolt Avenue, compromising this portion of the parcel's openness. The remaining area of the parcel is flat scrubland along the River Lee.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The linear parcel sits to the east of two channels of the River Lee which run parallel with one another in the centre of the Lee Valley in between Edmonton to the west and Chingford to the east. These waterways represent significant boundaries helping to safeguard the countryside to the west from encroachment. The parcel also contains a road which acts as a defensible boundary to the land in the east of the parcel and protecting the scrubland alongside the River Lee in the west half of the parcel.

Land Parcel Ref: GB33

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

No (+0)

Notes:

The parcel sits on low lying land. The parcel does not contain or sit directly adjacent to a Conservation Area and is not identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods.

Land Parcel Ref: GB33

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB33

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

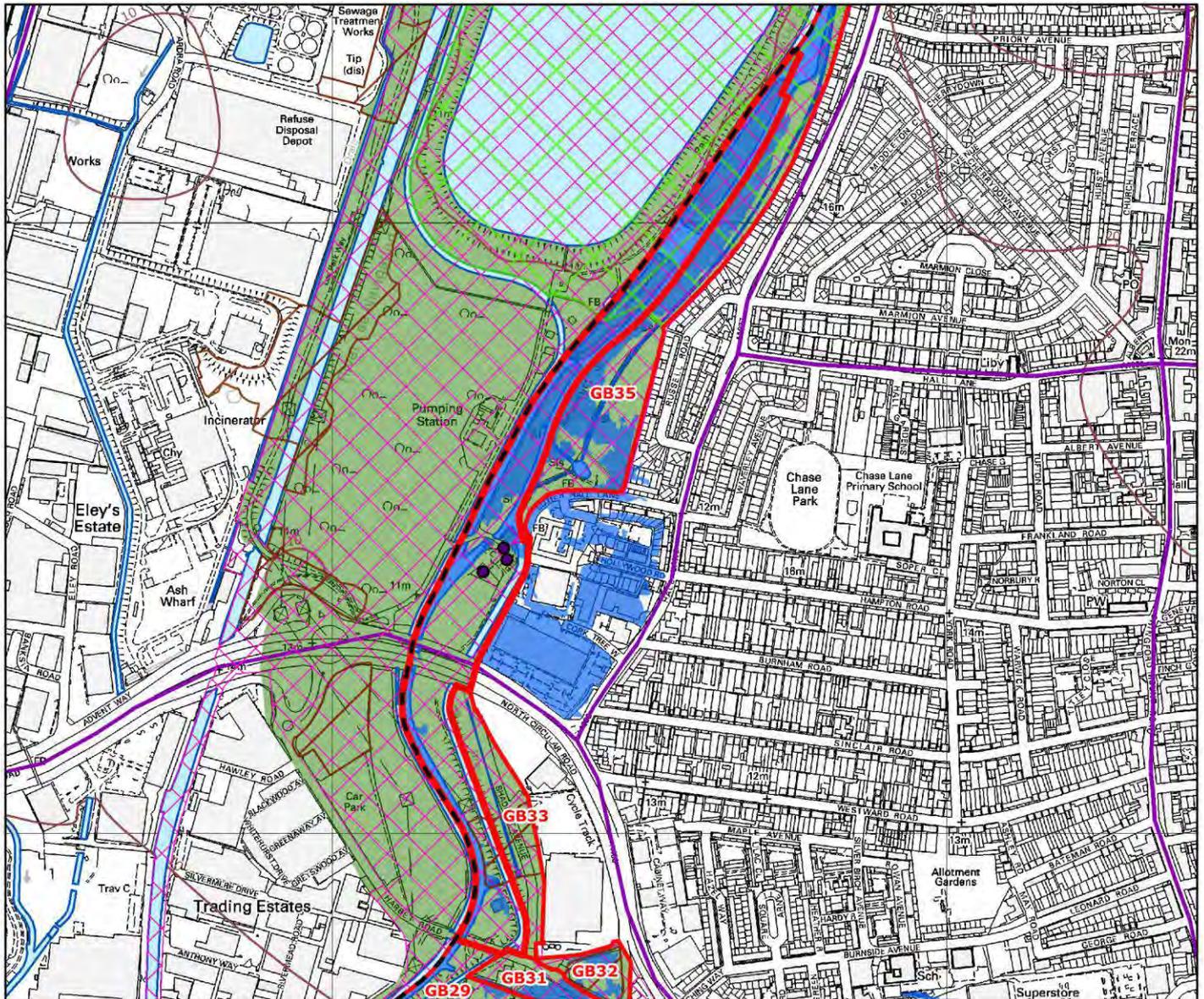
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Borough Boundary	Designations	Other Information
Green Belt Parcel	Scheduled Monument	Grade I Listed Building
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building
Green Belt	Flood Zone 3b	Grade II* Listed Building
Metropolitan Open Land	Registered Park and Garden	River/Canal
Contours (10m)	Ancient Woodland Inventory	Lake/Reservoir
	National Forest Inventory	Motorway
		A-Road
		Railway
		Lea Valley Regional Park

Parcel - GB34

0 85 170 340 m

© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB34

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The parcel is an island between two channels of the River Lee which run parallel with one another in between Edmonton to the west and Chingford to the east. The parcel sits below A406 (the North Circular Road). Therefore, the parcel does not play a role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel is an island between two channels of the River Lee which run parallel with one another in between Edmonton to the west and Chingford to the east. A pylon sits on the southern end of the parcel and one large and two small derelict buildings sit in the middle to the south of Lower Hall Lane. The remaining areas of the parcel are flat scrubland.

Land Parcel Ref: GB34

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Less than 500m (+4)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Edmonton in the west from Chingford in the east. This area represents one of the narrowest areas of the Lee Valley Regional Park at less than 300m wide.

Land Parcel Ref: GB34

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel is an island between two channels of the River Lee which run parallel with one another in between Edmonton to the west and Chingford to the east. A pylon sits on the southern end of the parcel and one large and two small derelict buildings sit in the middle to the south of Lower Hall Lane. The remaining areas of the parcel are flat scrubland used for grazing.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

No significant boundary between the parcel and the neighbouring settlement (+2)

Notes:

The parcel sits between the River Lee and a canal which run parallel with one another in between Edmonton to the west and Chingford to the east. These waterways represent significant boundaries helping to safeguard the countryside to the east and west from encroachment; however the development of the island would significantly encroach upon what remains of the countryside in this portion of the Lee Valley. Therefore, the parcel scores 2 against this objective.

Land Parcel Ref: GB34

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel sits on low lying land. The parcel does not contain or sit directly adjacent to a Conservation Area; however, much of the eastern half of the parcel is lined with development identified in the Borough's Characterisation Study as dominant in dwellings designed and constructed in the Inter-War period.

Land Parcel Ref: GB34

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB34

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

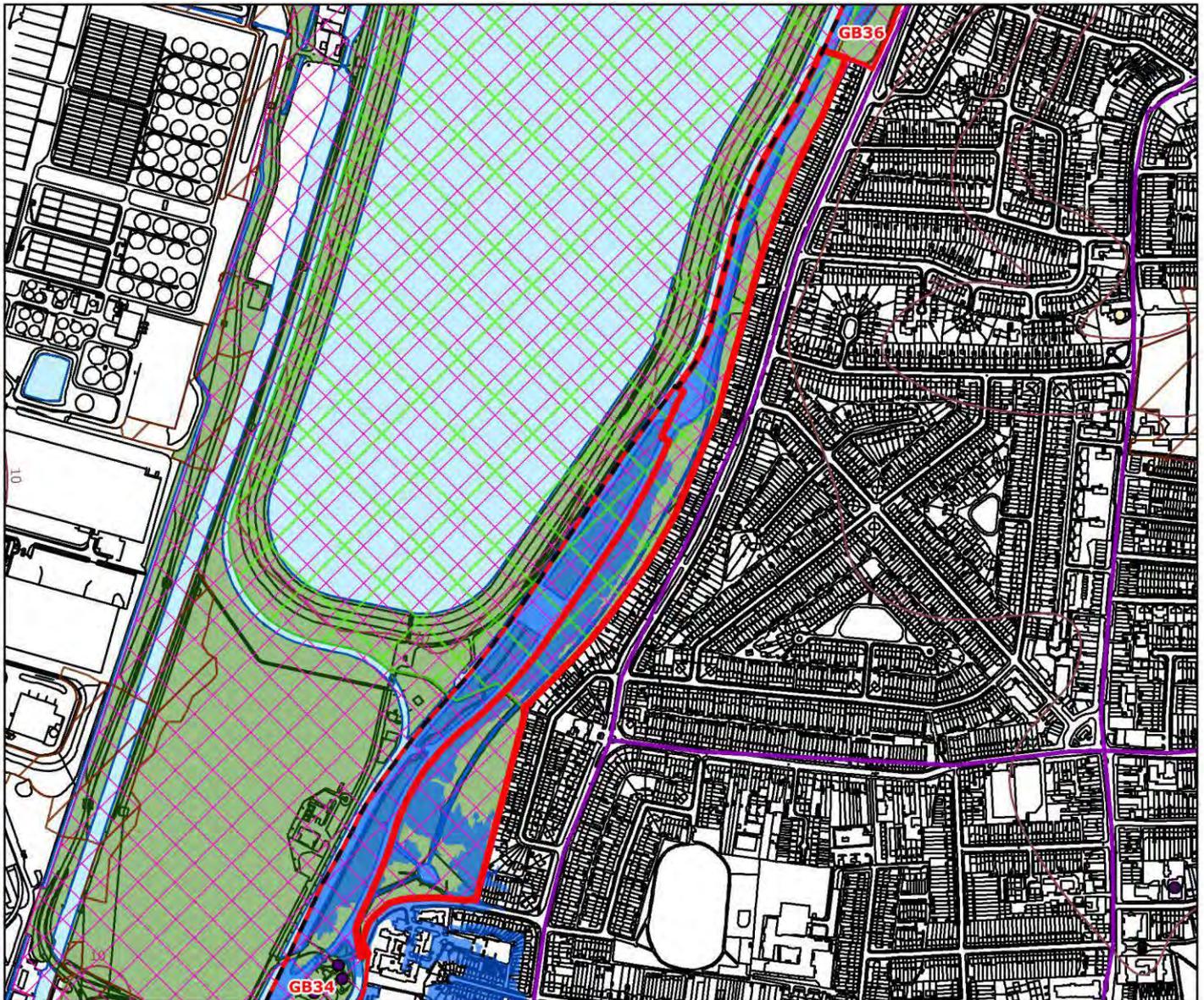
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



<ul style="list-style-type: none"> Borough Boundary Green Belt Parcel Metropolitan Open Land Parcel Green Belt Metropolitan Open Land Contours (10m) 	<p>Designations</p> <ul style="list-style-type: none"> Scheduled Monument SSSI Flood Zone 3b Registered Park and Garden Ancient Woodland Inventory National Forest Inventory 	<p>Other Information</p> <ul style="list-style-type: none"> Grade I Listed Building Grade II Listed Building Grade II* Listed Building River/Canal Lake/Reservoir Motorway A-Road Railway Lea Valley Regional Park
--	---	---

Parcel - GB35

0 70 140 280 m

Main Authority:

Other Authorities:

Land Parcel Ref: GB35

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The linear parcel sits to the east of the River Lee which sits in between Edmonton to the west and Chingford to the east. Therefore, the parcel does not play a role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains no development and has a strong sense of openness (+2)

Notes:

The parcel sits to the east of the River Lee which sits in the centre of the Lee Valley in between Edmonton to the west and Chingford to the east. The parcel contains the flat open eastern bank of the eastern channel of the River Lee. The bank is scrubland used for grazing livestock.

Land Parcel Ref: GB35

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

Between 500m and 750m (+2)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Edmonton in the west from Chingford in the east. The gap between the two towns is roughly 550m wide.

Land Parcel Ref: GB35

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains no urbanising development and is open (+2)

Notes:

The parcel sits to the east of the River Lee which sits in the centre of the Lee Valley in between Edmonton to the west and Chingford to the east. The parcel contains the flat open eastern bank of the eastern channel of the River Lee. The bank is scrubland used for grazing livestock.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The linear parcel sits to the east of the River Lee in the centre of the Lee Valley in between Edmonton to the west and Chingford to the east. Immediately to the west of the River Lee is a large reservoir (the William Girling Reservoir). Together, the waterway and the water body represent significant boundaries helping to safeguard the countryside to the west from encroachment.

Land Parcel Ref: GB35

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel sits on low lying land. The parcel does not contain or sit directly adjacent to a Conservation Area; however, the entire eastern boundary of the parcel is lined with development identified in the Borough's Characterisation Study as dominant in dwellings designed and constructed in the Inter-War period.

Land Parcel Ref: GB35

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB35

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

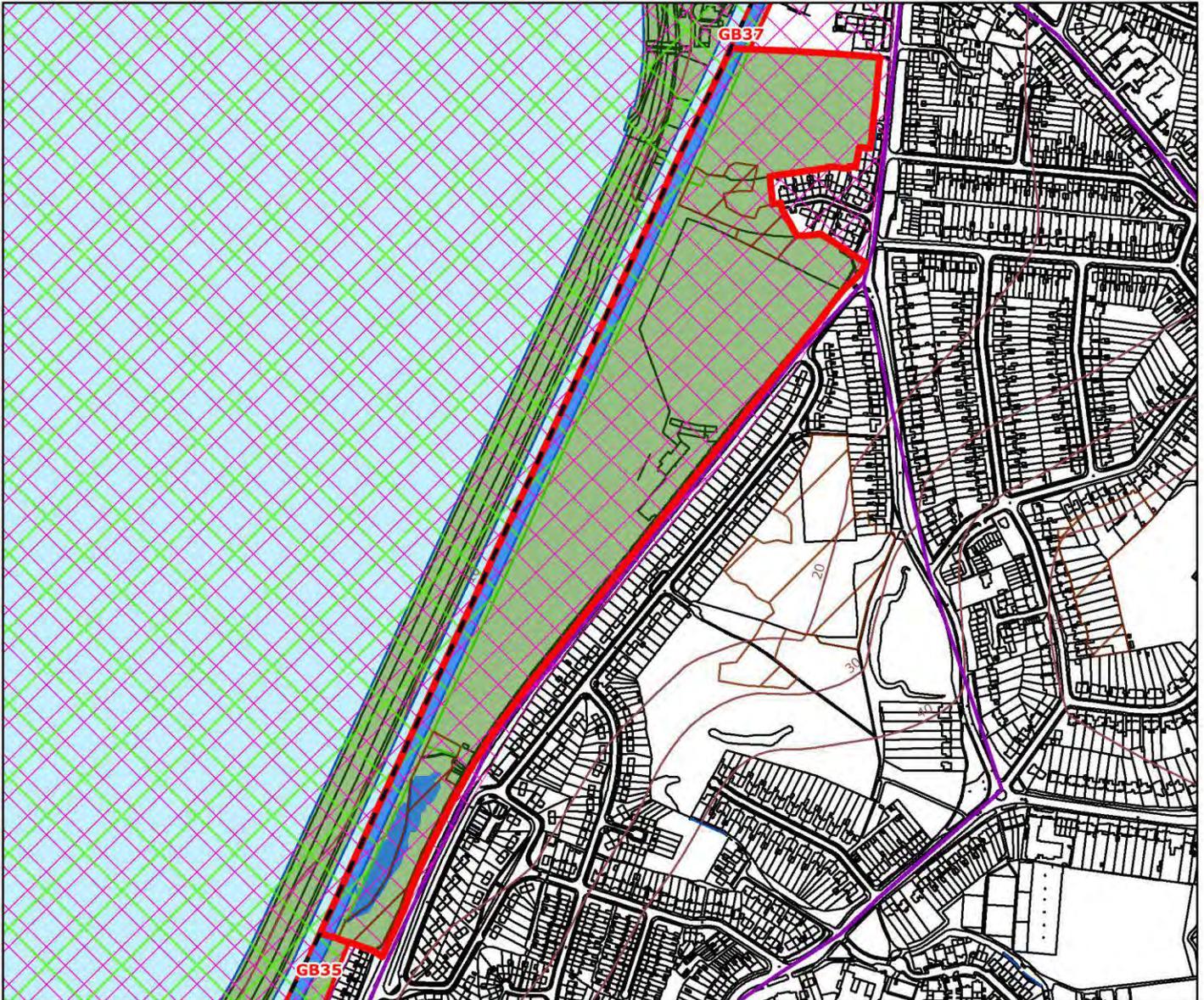
Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: GB36

Parcel Type: Green Belt

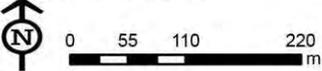


- Borough Boundary
- Green Belt Parcel
- Metropolitan Open Land Parcel
- Green Belt
- Metropolitan Open Land
- Contours (10m)

- Designations**
- Scheduled Monument
 - SSSI
 - Flood Zone 3b
 - Registered Park and Garden
 - Ancient Woodland Inventory
 - National Forest Inventory

- Other Information**
- Grade I Listed Building
 - Grade II Listed Building
 - Grade II* Listed Building
 - River/Canal
 - Lake/Reservoir
 - Motorway
 - A-Road
 - Railway
 - Lea Valley Regional Park

Parcel - GB36



© Crown copyright and database rights 2015 Ordnance Survey 100024328

Main Authority:

Other Authorities:

Land Parcel Ref: GB36

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The linear parcel sits to the east of the River Lee which sits in between Edmonton and Enfield to the west and Chingford to the east. Therefore, the parcel does not play a role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel lies to the east of the River Lee between Edmonton and Enfield to the west and Chingford to the east. The southernmost part of the parcel comprises scrubland, together with a number of redundant buildings. Just to the north of this area the land is used for grazing. The central and northern parts of the parcel contain playing fields used by Chingford Rugby and Football club and a golf driving range, both of which have a large building in the centre of the parcel. These two buildings, and to a lesser extent the redundant buildings to the south, reduce the overall sense of openness within the parcel.

Land Parcel Ref: GB36

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

More than 750m (+0)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Edmonton and Enfield in the west from Chingford in the east. The gap between the towns is roughly 1.2km wide.

Land Parcel Ref: GB36

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel sits to the east of the River Lee which sits in the centre of the Lee Valley in between Edmonton and Enfield to the west and Chingford to the east. The parcel contains the flat open eastern bank of the eastern channel of the River Lee. The southernmost part of the bank is scrubland used for grazing; the central and northern parts contain playing fields (some of which are floodlit) used by Chingford Rugby and Football club and a golf driving range. Both facilities have a large building each in the centre of the parcel. Together these two buildings in combination with the floodlights contribute to urbanising the parcel and reduce the sense of openness.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The linear parcel sits to the east of the River Lee in the centre of the Lee Valley in between Edmonton and Enfield to the west and Chingford to the east. Immediately to the west of the River Lee is a large reservoir (the William Girling Reservoir). Together, the waterway and the water body represent significant boundaries helping to safeguard the countryside to the west from encroachment.

Land Parcel Ref: GB36

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel sits on low lying land. The parcel does not contain or sit directly adjacent to a Conservation Area; however, the entire eastern boundary of the parcel is lined with development identified in the Borough's Characterisation Study as dominant in dwellings designed and constructed in the Inter-War period.

Land Parcel Ref: GB36

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB36

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

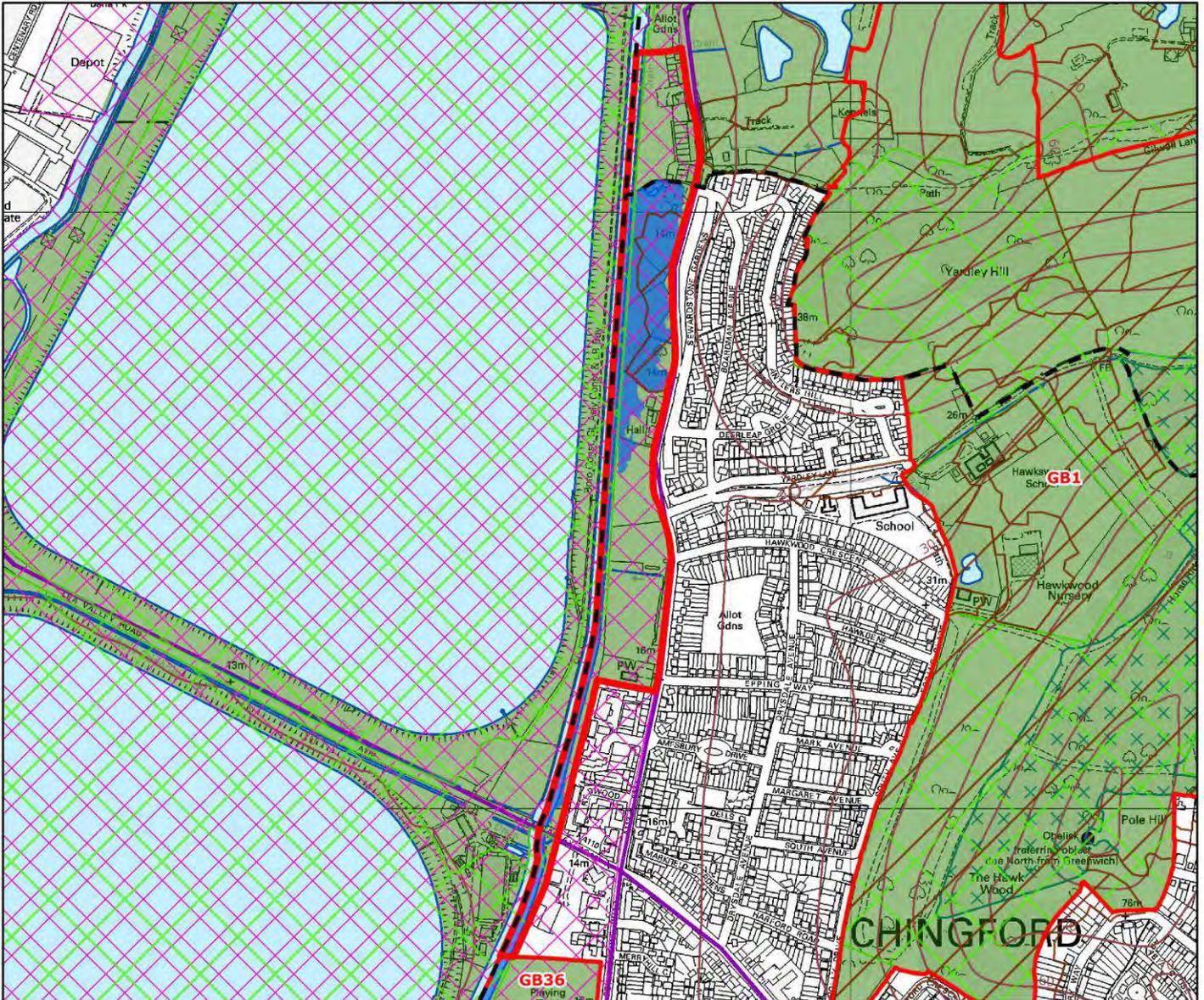
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Borough Boundary	Designations	Other Information
Green Belt Parcel	Scheduled Monument	Grade I Listed Building
Metropolitan Open Land Parcel	SSSI	Grade II Listed Building
Green Belt	Flood Zone 3b	Grade II* Listed Building
Metropolitan Open Land	Registered Park and Garden	River/Canal
Contours (10m)	Ancient Woodland Inventory	Lake/Reservoir
	National Forest Inventory	Motorway
		A-Road
		Railway
		Lea Valley Regional Park

Parcel - GB37

0 87.5 175 350 m

Main Authority:

Other Authorities:

Land Parcel Ref: GB37

Parcel Type: Green Belt

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

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

No role - parcel not inhibiting development along a road corridor (+0)

Notes:

The linear parcel represents the northernmost parcel that sits to the east of the River Lee in between Edmonton and Enfield to the west and Chingford to the east. There is no potential for ribbon development westwards towards Enfield, and ribbon development has already occurred on the western side of Sewardstone Road which extends northwards out of the Borough. Therefore, the parcel does not play a role in preventing ribbon development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Land parcel contains limited development and has a relatively strong sense of openness (+1)

Notes:

The parcel sits to the east of the River Lee which sits in the Lee Valley in between Enfield to the west and Chingford to the east. The parcel contains the flat open eastern bank of the eastern channel of the River Lee. Three medium-sized developments reduce the sense of openness within the parcel: a small church in the southern part of the parcel; a cluster of derelict buildings in the centre of the parcel; and a building associated with a pitch and putt golf course in the northern part of the parcel. The remaining areas of the parcel are scrubland used for grazing.

Land Parcel Ref: GB37

Parcel Type: Green Belt

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements at the point that the parcel is intersected?

More than 750m (+0)

Notes:

The parcel forms part of the open space within the Lee Valley which separates Enfield in the west from Chingford in the east. The gap between the towns is roughly 1km wide.

Land Parcel Ref: GB37

Parcel Type: Green Belt

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Land parcel contains limited urbanising development and is relatively open (+1)

Notes:

The parcel contains the flat open eastern bank of the eastern channel of the River Lee in the Lee Valley in between Enfield to the west and Chingford to the east. Three medium-sized developments reduce the sense of openness within the parcel: a small modern church building in the southern part of the parcel; a cluster of derelict buildings in the centre of the parcel; and a building associated with a pitch and putt golf course in the northern part of the parcel. The remaining areas of the parcel are scrubland used for grazing. Together these buildings contribute to urbanising the countryside in the parcel.

Issue 3b - Significance and permanence of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

If significant boundary(s) between the parcel and the neighbouring settlement (+0)

Notes:

The linear parcel sits to the east of the River Lee in the Lee Valley in between Enfield to the west and Chingford to the east. Immediately to the west of the River Lee is a large reservoir (King George's Reservoir). Together, the waterway and the water body represent significant boundaries helping to safeguard the 'countryside' to the west from encroachment.

Land Parcel Ref: GB37

Parcel Type: Green Belt

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

Issue 4a - Presence of historic towns.

Is the parcel within or adjacent to a Conservation Area within the urban area of Waltham Forest or a neighbouring Borough?

Is the parcel within or adjacent to urban areas of Waltham Forest identified in the Borough's Characterisation Study as dominant in historical development from the Victorian, Warner, Edwardian, Garden City or Inter-War periods?

Yes (+4)

Notes:

The parcel sits on low lying land. The parcel does not contain or sit directly adjacent to a Conservation Area; however, the eastern boundary of the southern portion of the parcel is lined with development identified in the Borough's Characterisation Study as dominant in dwellings designed and constructed in the Inter-War period.

Land Parcel Ref: GB37

Parcel Type: Green Belt

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: GB37

Parcel Type: Green Belt

Score Summary

Purpose 1 Score: /4

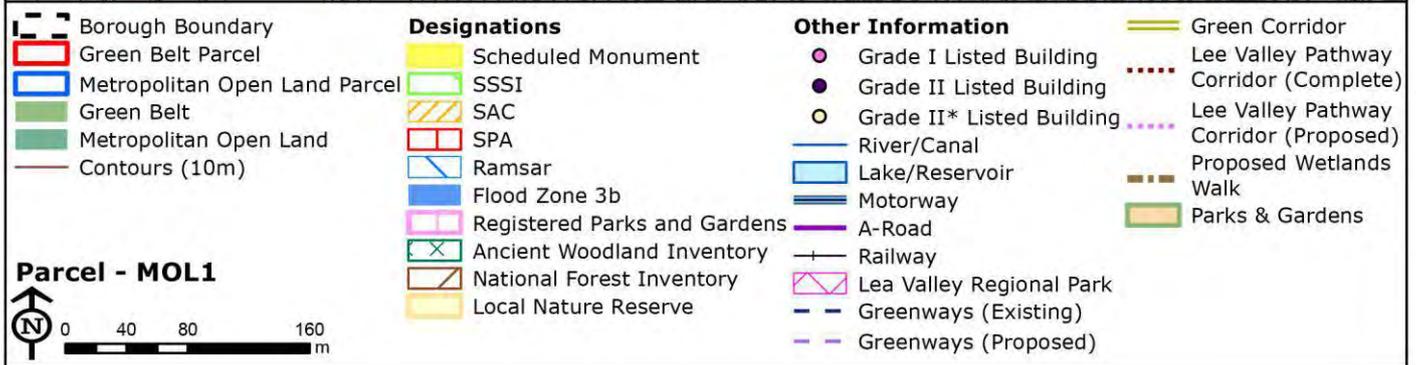
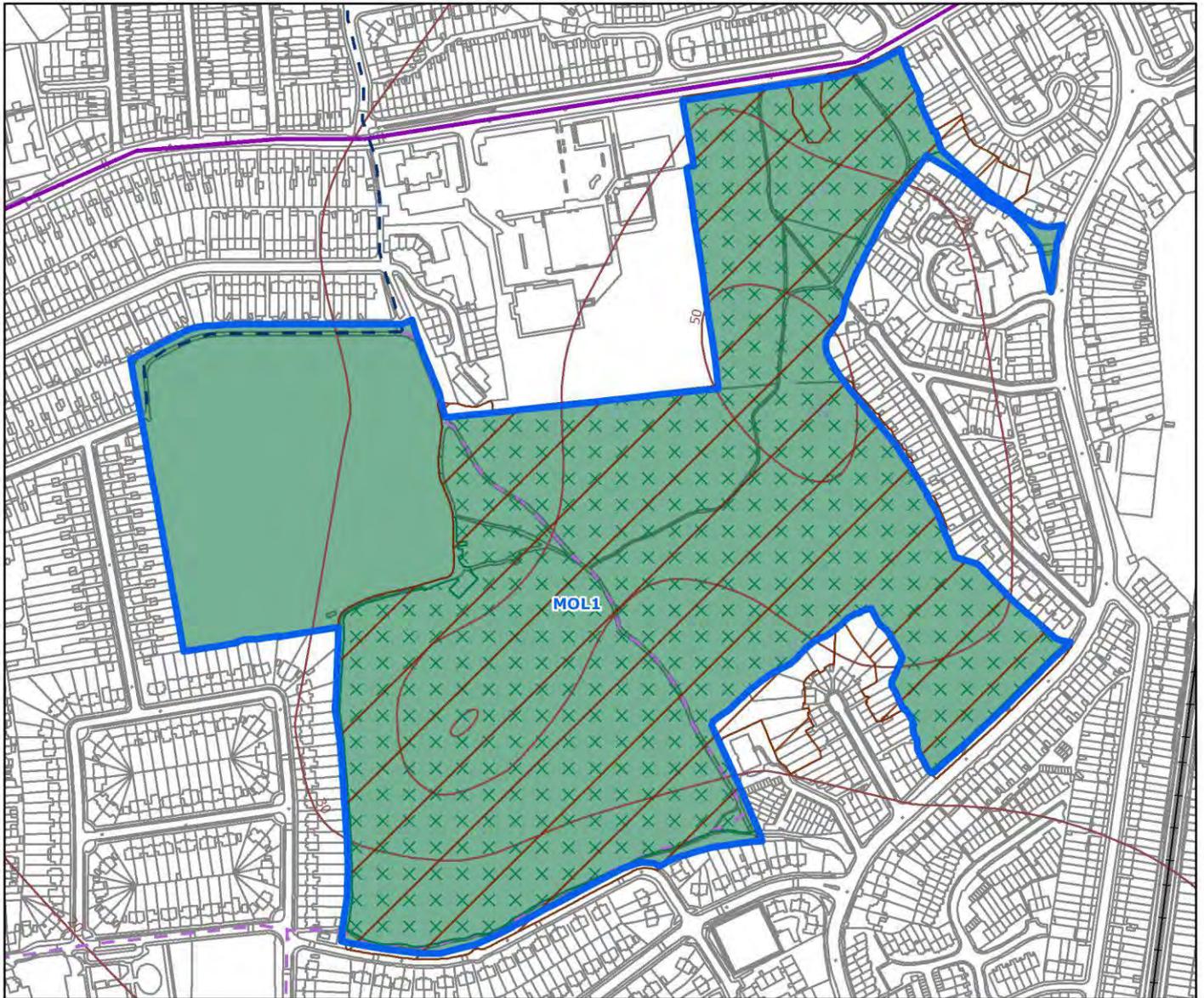
Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20



Main Authority:

Other Authorities:

Land Parcel Ref: MOL1

Parcel Type: Metropolitan Open Land

Does the MOL contribute to the physical structure of London by being clearly distinguishable from the built up area?

Yes

Notes:

This MOL represents a pocket of dense woodland to the West of Highams Park. Residential properties and major roads form its boundaries. Therefore, the MOL is considered to be clearly distinguishable from the built up area.

Does the MOL include open air facilities, especially for leisure recreation sports, arts and cultural activities?

Yes

Notes:

The north western corner of the MOL contains a large area of playing fields. The majority of the parcel is made-up of Lark Wood. Ark Wood contains several footpaths with entrances at its northern, southern and western boundaries.

Does the MOL contain features or landscapes (historic, recreational, biodiversity) of national or metropolitan value?

Yes

Notes:

Much of the MOL is recognised as a Site of Importance to Nature Conservation and formal open space. Ropers Field Conservation Area runs along the southern boundary of the MOL.

Does the MOL form part of a green chain or link in the network of green infrastructure?

No

Notes:

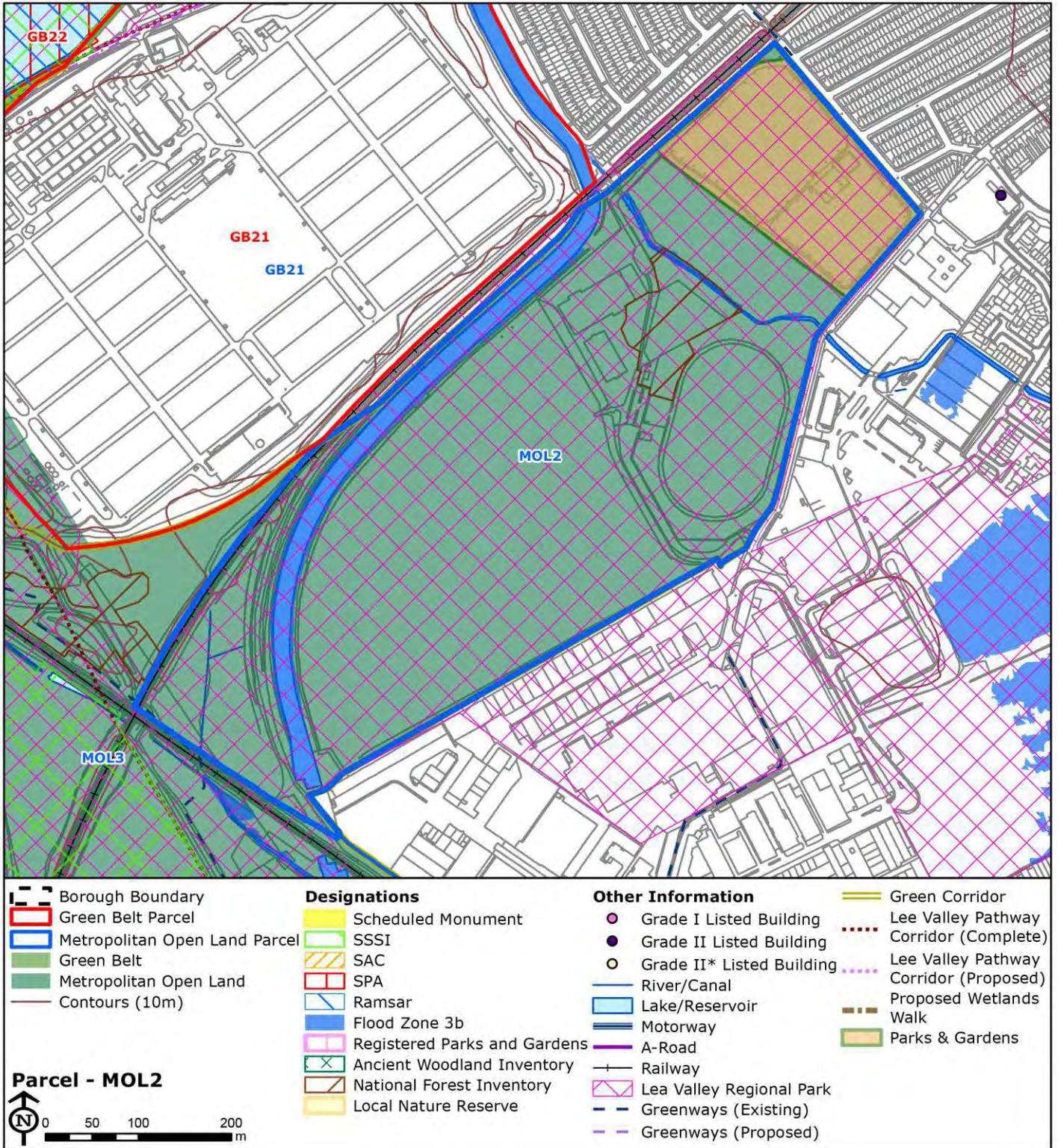
The MOL is surrounded by development.

Overall Judgement

This MOL meets three of the four London Plan criteria for MOL.

Land Parcel Ref: MOL2

Parcel Type: Metropolitan Open Land



Main Authority: Waltham Forest

Other Authorities: N/A

Land Parcel Ref: MOL2

Parcel Type: Metropolitan Open Land

Does the MOL contribute to the physical structure of London by being clearly distinguishable from the built up area?

Yes

Notes:

This MOL is clearly distinguishable from built up areas to the north, east and south. An industrial estate forms the majority of the southern boundary. Railway lines form the northern and western boundaries. Therefore, the MOL is considered to be clearly distinguishable from the built up area.

Does the MOL include open air facilities, especially for leisure recreation sports, arts and cultural activities?

Yes

Notes:

The whole parcel falls within the Lee Valley Regional Park. The land to the south of the canal is also designated for other formal open spaces, namely St James's Park in the far eastern corner of the parcel, allotments and the Low Hall Sports Ground which largely consists of outdoor sports fields.

Does the MOL contain features or landscapes (historic, recreational, biodiversity) of national or metropolitan value?

Yes

Notes:

Much of the MOL is recognised as a Site of Importance to Nature Conservation and formal open space. The whole parcel lies within the River Lea and Tributaries Archaeological Priority Zone.

Does the MOL form part of a green chain or link in the network of green infrastructure?

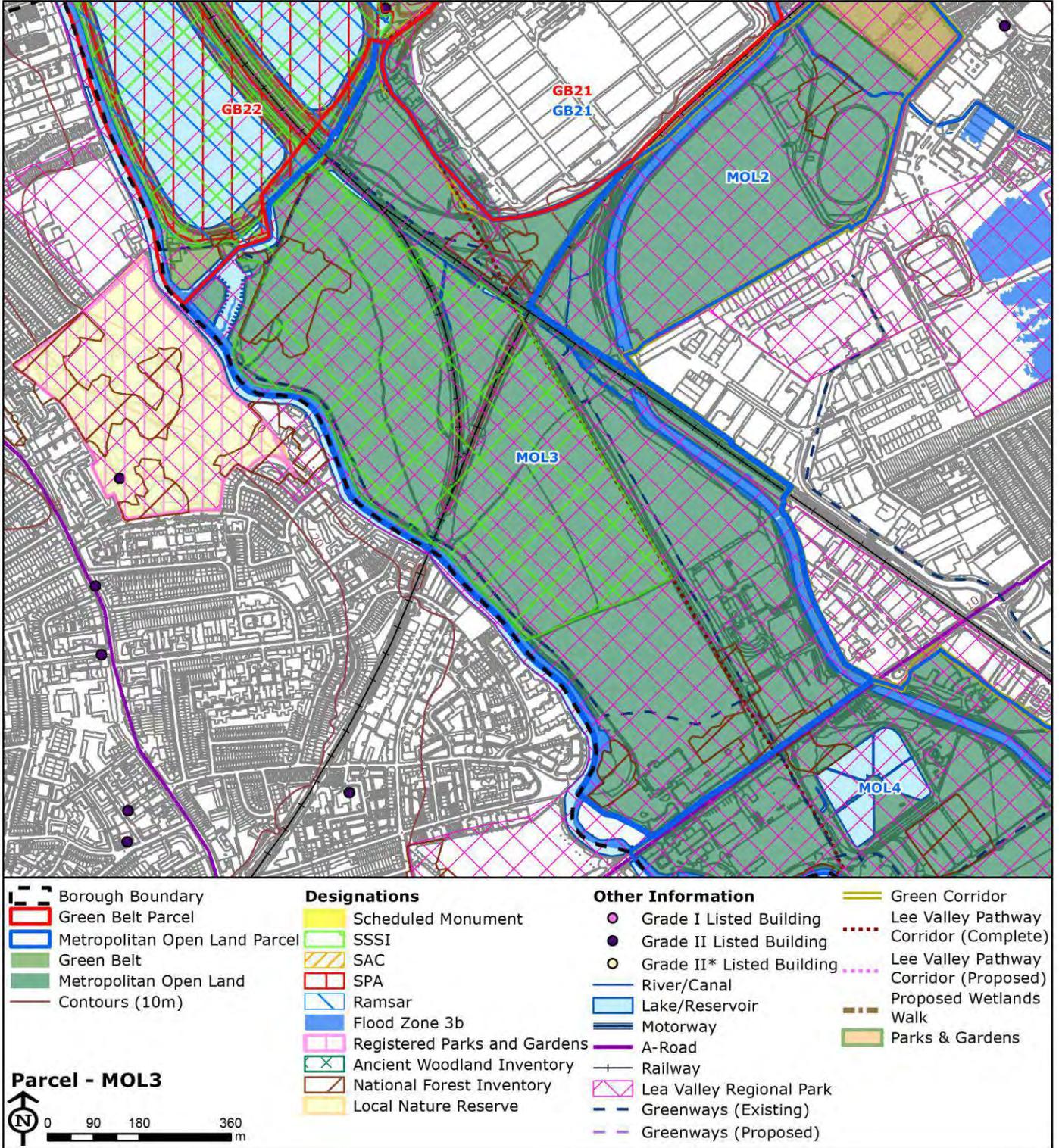
Yes

Notes:

The whole parcel falls within the Lee Valley Regional Park.

Overall Judgement

This MOL meets all four of the London Plan criteria for MOL.



Main Authority:

Other Authorities:

Land Parcel Ref: MOL3

Parcel Type: Metropolitan Open Land

Does the MOL contribute to the physical structure of London by being clearly distinguishable from the built up area?

Yes

Notes:

This MOL represents an important strategic open space between the built up areas to the west (Hackney) and east (Walthamstow). The majority of the parcel is clearly distinguishable from the built up area, but the southern part is dominated by the Lea Valley Ice Centre, which comprises a large building and extensive car parking area.

Does the MOL include open air facilities, especially for leisure recreation sports, arts and cultural activities?

Yes

Notes:

The whole parcel falls within the Lee Valley Regional Park and includes the Lee Valley Pathway and several other Public Rights of Way. The southern portion of the parcel contains horse riding stables and some outdoor playing fields, as well as the Lea Valley Ice Centre.

Does the MOL contain features or landscapes (historic, recreational, biodiversity) of national or metropolitan value?

Yes

Notes:

A large portion of the site is designated as a Site of Special Scientific Interest (SSSI) and a Site of Importance to Nature Conservation. The whole site falls within the Lee Valley Regional Park, and the southern portion of the parcel contains horse riding stables and some outdoor playing fields, as well as the Lea Valley Ice Centre.

Does the MOL form part of a green chain or link in the network of green infrastructure?

Yes

Notes:

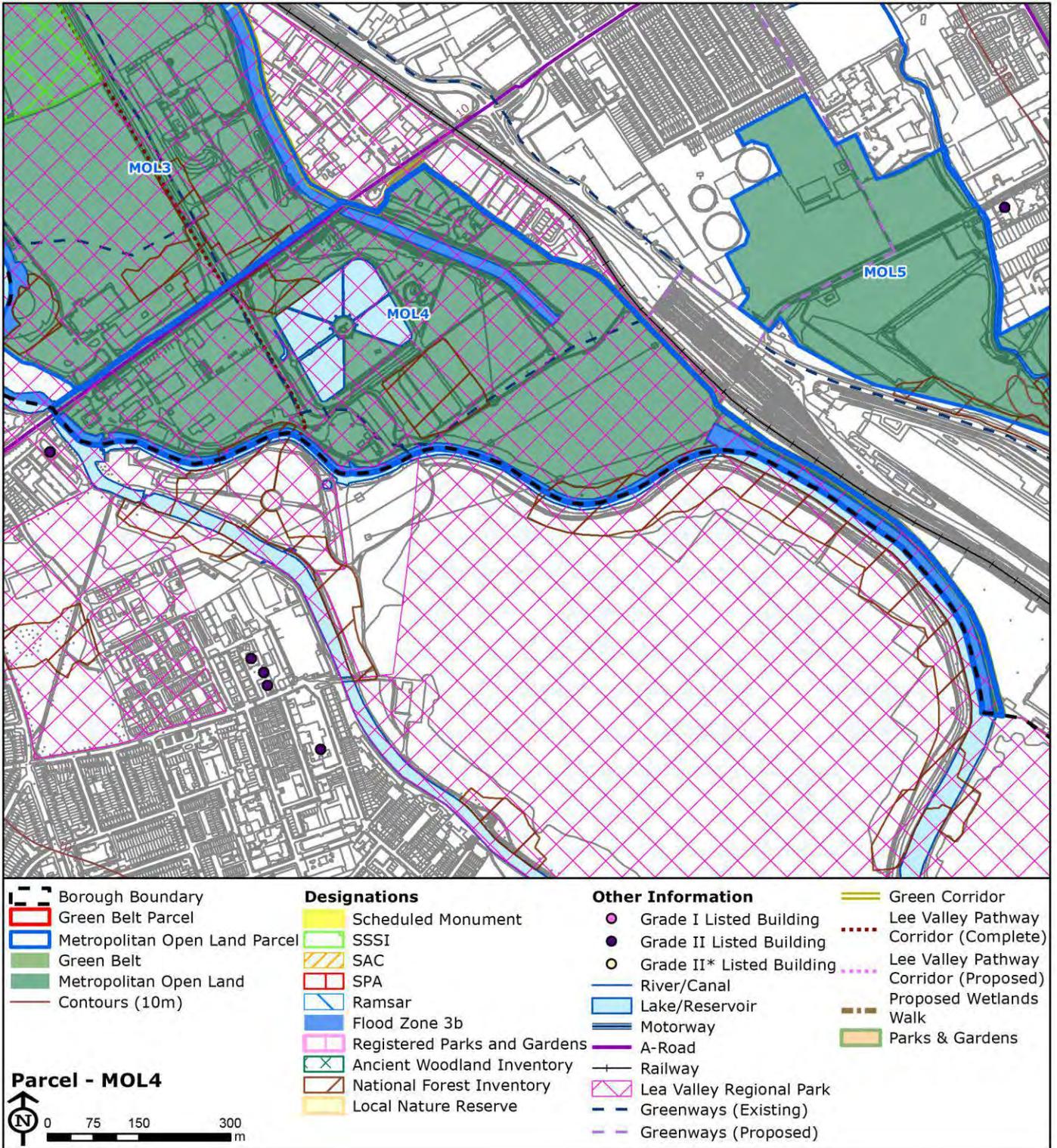
The whole parcel falls within the Lee Valley Regional Park and includes the Lee Valley Pathway and several other Public Rights of Way. The whole parcel lies within the River Lea and Tributaries Archaeological Priority Zone. The Lea Valley Ice Centre currently detracts from the continuity of the 'green chain' along the Lea Valley, both visually and in terms of ecological connectivity.

Overall Judgement

This MOL meets all four of the London Plan criteria for MOL.

Land Parcel Ref: MOL4

Parcel Type: Metropolitan Open Land



Main Authority:

Other Authorities:

Land Parcel Ref: MOL4

Parcel Type: Metropolitan Open Land

Does the MOL contribute to the physical structure of London by being clearly distinguishable from the built up area?

Yes

Notes:

This parcel of MOL represents an important strategic open space between the built up areas to the west (Hackney) and east (Walthamstow). However, much of the northern portion of the parcel has been developed, which blurs the lines between the edge of the MOL and the built-up areas to the east and west. The southern portion of the parcel is separated from Walthamstow by several train tracks and is clearly distinguishable from the built up area to the east.

Does the MOL include open air facilities, especially for leisure recreation sports, arts and cultural activities?

Yes

Notes:

The whole parcel falls within the Lee Valley Regional Park and includes the Lee Valley Pathway and other Public Rights of Way. The southern portion of the parcel contains a golf course.

Does the MOL contain features or landscapes (historic, recreational, biodiversity) of national or metropolitan value?

Yes

Notes:

The old waterworks in the northern portion of the parcel is designated as a Site of Importance to Nature Conservation. The whole site falls within the Lee Valley Regional Park, and the southern portion of the parcel contains the Waterworks outdoor Golf Course. The whole parcel lies within the River Lea and Tributaries Archaeological Priority Zone.

Does the MOL form part of a green chain or link in the network of green infrastructure?

Yes

Notes:

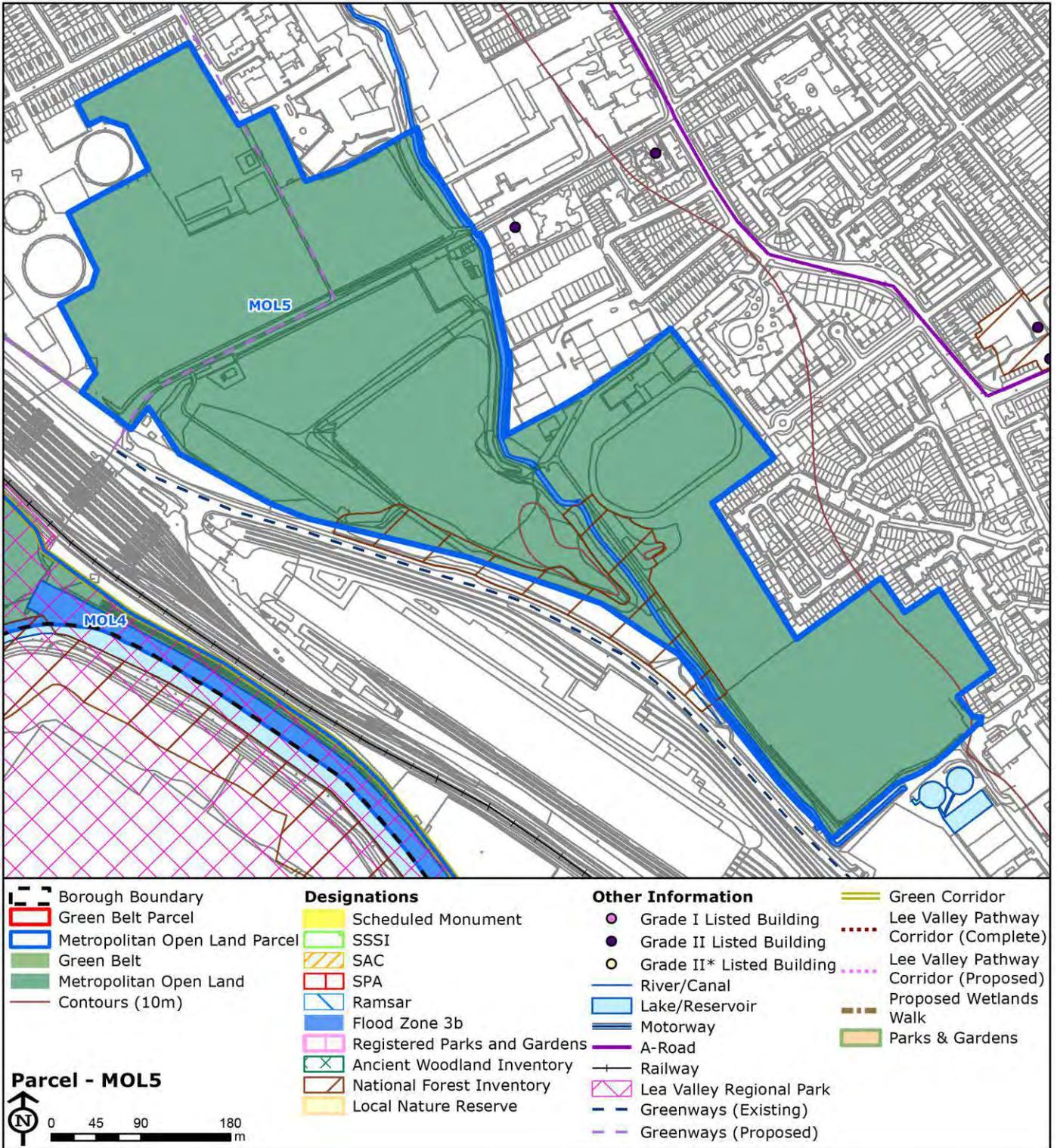
The whole parcel falls within the Lee Valley Regional Park and includes the Lee Valley Pathway and other Public Rights of Way. However, the north western corner of the parcel has been developed, containing little in the way of green infrastructure, and, furthermore, is inaccessible to the public.

Overall Judgement

This MOL meets all four of the London Plan criteria for MOL.

Land Parcel Ref: MOL5

Parcel Type: Metropolitan Open Land



Main Authority:

Other Authorities:

Land Parcel Ref: MOL5

Parcel Type: Metropolitan Open Land

Does the MOL contribute to the physical structure of London by being clearly distinguishable from the built up area?

Yes

Notes:

This MOL represents an important strategic open space between the built up areas to the west (Hackney), north (Walthamstow) and east (Leyton). The south western boundary of the parcel is bordered by important transport routes – railway lines and roads.

Does the MOL include open air facilities, especially for leisure recreation sports, arts and cultural activities?

Yes

Notes:

The majority of the parcel is made up of outdoor sports fields. However, there are also two large allotments within the MOL and children's play space adjacent to a local school.

Does the MOL contain features or landscapes (historic, recreational, biodiversity) of national or metropolitan value?

Yes

Notes:

Dagenham Brook site of Local Nature Conservation Importance runs through the centre of the parcel. The whole parcel lies within the River Lea and Tributaries Archaeological Priority Zone.

Does the MOL form part of a green chain or link in the network of green infrastructure?

Yes

Notes:

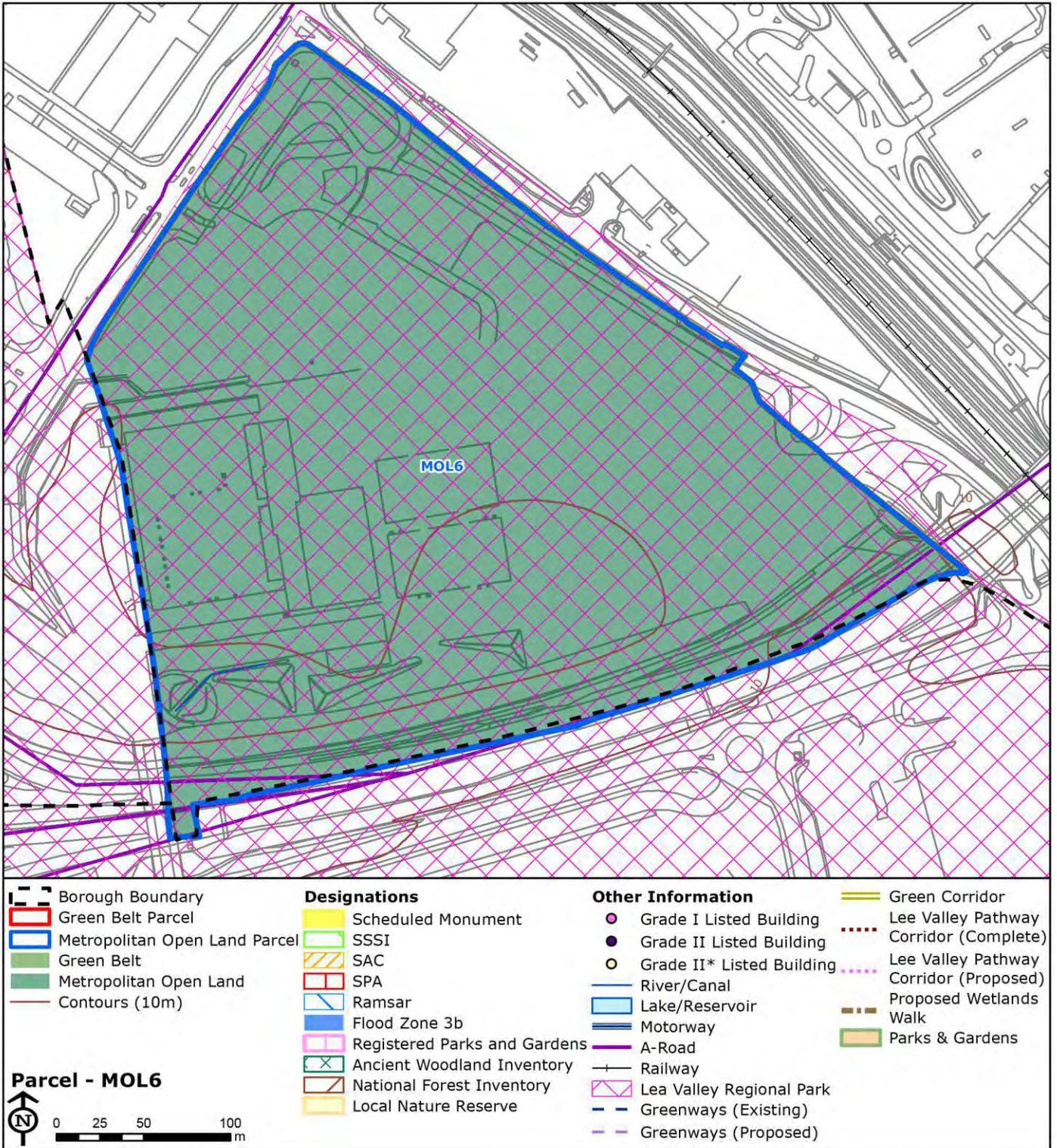
The parcel lies next to the Lee Valley Regional Park and includes a local Greenway as well as other Public Rights of Way.

Overall Judgement

This MOL meets all four of the London Plan criteria for MOL.

Land Parcel Ref: MOL6

Parcel Type: Metropolitan Open Land



Main Authority:

Other Authorities:

Land Parcel Ref: MOL6

Parcel Type: Metropolitan Open Land

Does the MOL contribute to the physical structure of London by being clearly distinguishable from the built up area?

No

Notes:

The parcel is part of the Queen Elizabeth Olympic Park. It contains the Lee Valley Hockey and Tennis Centre.

Does the MOL include open air facilities, especially for leisure recreation sports, arts and cultural activities?

Yes

Notes:

The whole parcel lies within the Lee Valley Regional Park. The parcel forms the northern tip of the Queen Elizabeth Olympic Park, containing the Lee Valley Hockey and Tennis Centre.

Does the MOL contain features or landscapes (historic, recreational, biodiversity) of national or metropolitan value?

Yes

Notes:

The whole parcel lies within the Lee Valley Regional Park, the Queen Elizabeth Olympic Park and the River Lea and Tributaries Archaeological Priority Zone. It is not clear whether all the land directly the south (i.e. the Olympic Park) is designated as MOL. If the Olympic Park is not designated as MOL, individually, parcel MOL6 is not a large enough area of open land to be considered of regional importance and therefore its continued designation as MOL would not be appropriate.

Does the MOL form part of a green chain or link in the network of green infrastructure?

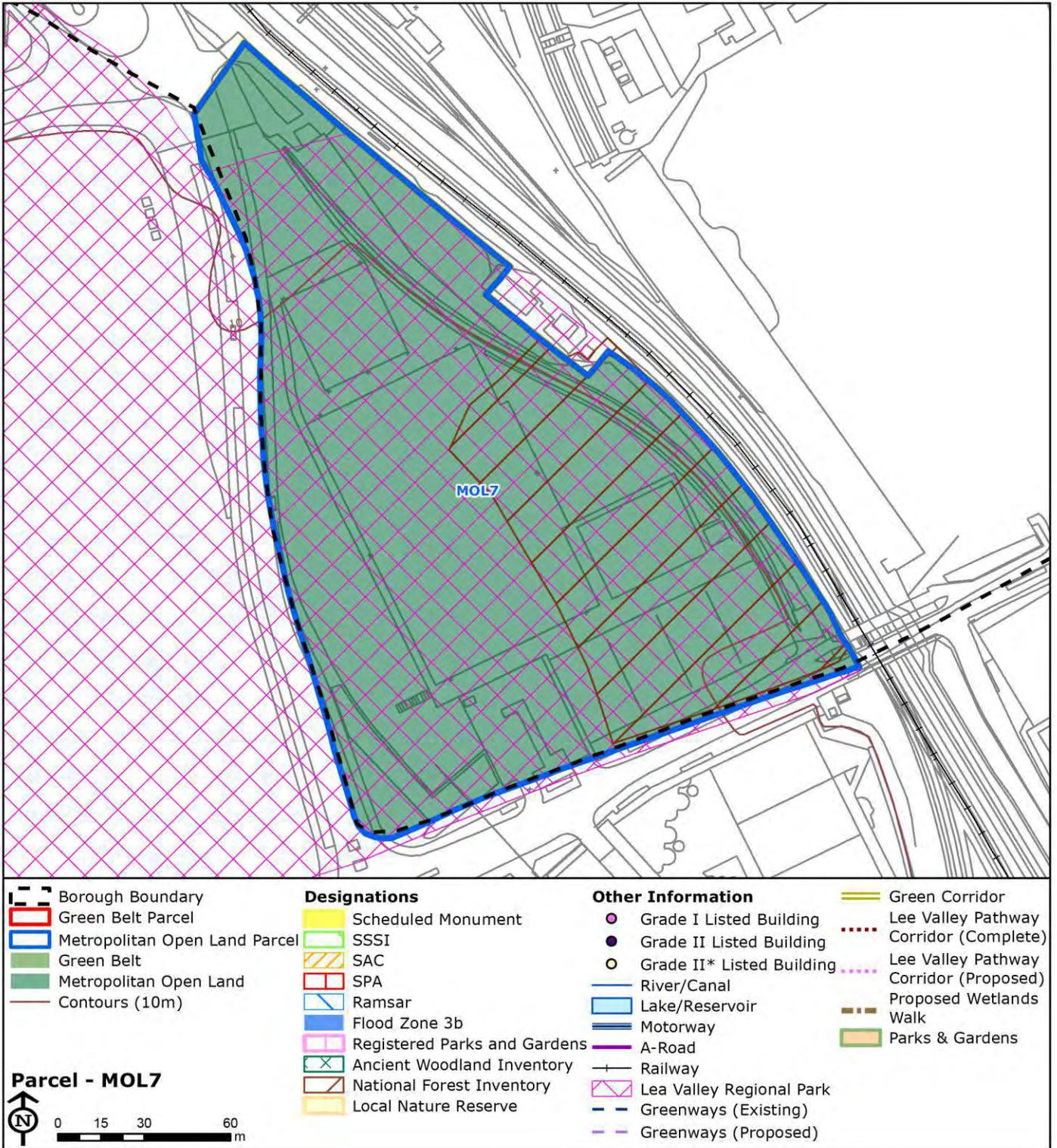
Yes

Notes:

The whole parcel lies within the Lee Valley Regional Park; however, in isolation the parcel would not be considered MOL.

Overall Judgement

This MOL meets three of the four London Plan criteria for MOL.



Main Authority:

Other Authorities:

Land Parcel Ref: MOL7

Parcel Type: Metropolitan Open Land

Does the MOL contribute to the physical structure of London by being clearly distinguishable from the built up area?

Yes

Notes:

The parcel contains outdoor sports pitches which retain a sense of openness that is clearly distinguishable from the dense residential development to the south.

Does the MOL include open air facilities, especially for leisure recreation sports, arts and cultural activities?

Yes

Notes:

The whole parcel lies within the Lee Valley Regional Park. The parcel contains outdoor sports pitches.

Does the MOL contain features or landscapes (historic, recreational, biodiversity) of national or metropolitan value?

Yes

Notes:

The whole parcel lies within the Lee Valley Regional Park and the River Lea and Tributaries Archaeological Priority Zone. The Queen Elizabeth Olympic Park borders the parcel's western and southern edge; however, it is not clear whether this land is designated as MOL. If the Olympic Park is not designated as MOL, individually, parcel MOL7 is not a large enough area of open land to be considered of regional importance and therefore its continued designation as MOL would not be appropriate.

Does the MOL form part of a green chain or link in the network of green infrastructure?

Yes

Notes:

The whole parcel lies within the Lee Valley Regional Park; however, in isolation the parcel would not be considered MOL.

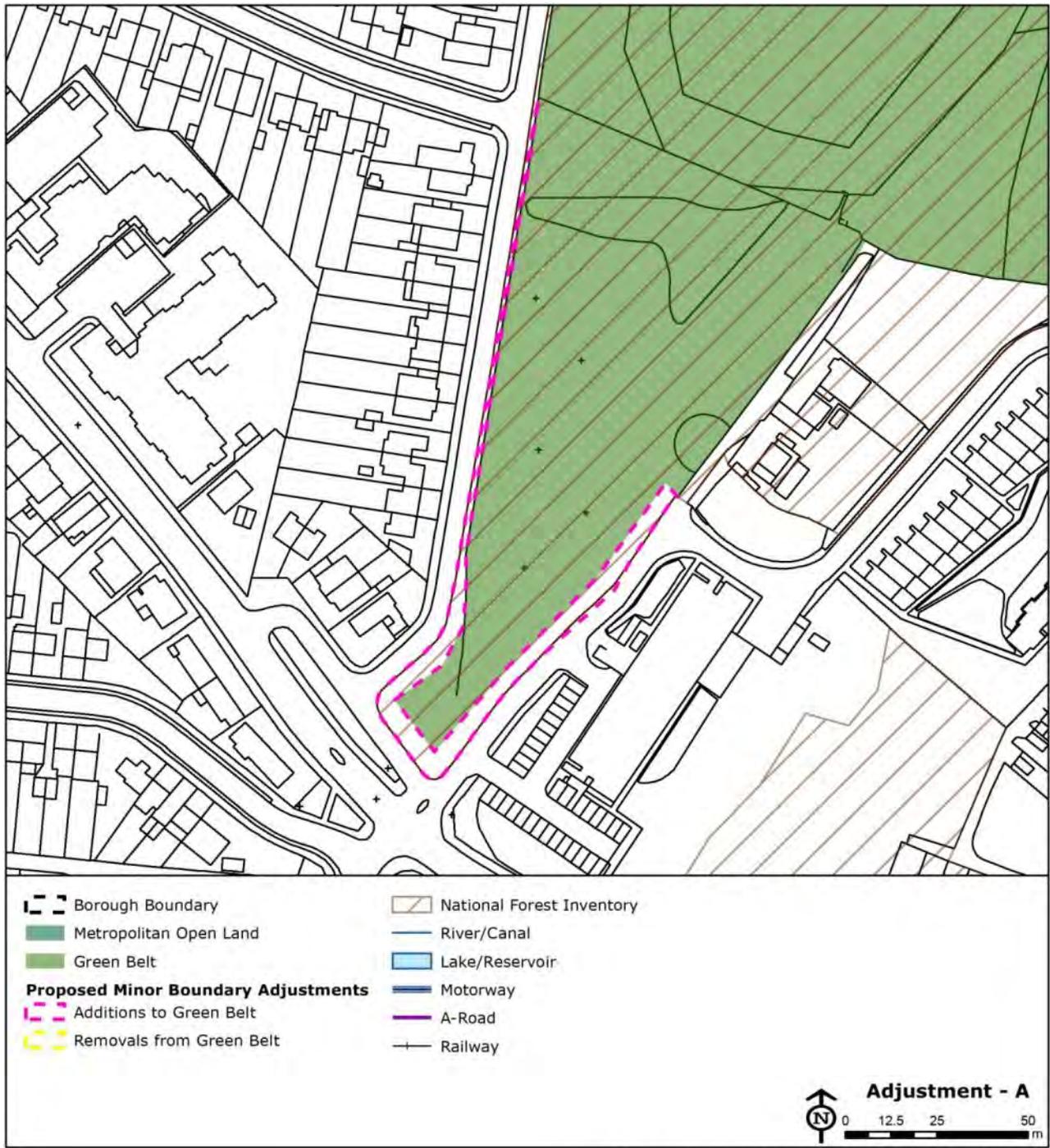
Overall Judgement

This MOL meets all four of the London Plan criteria for MOL.

Appendix 2

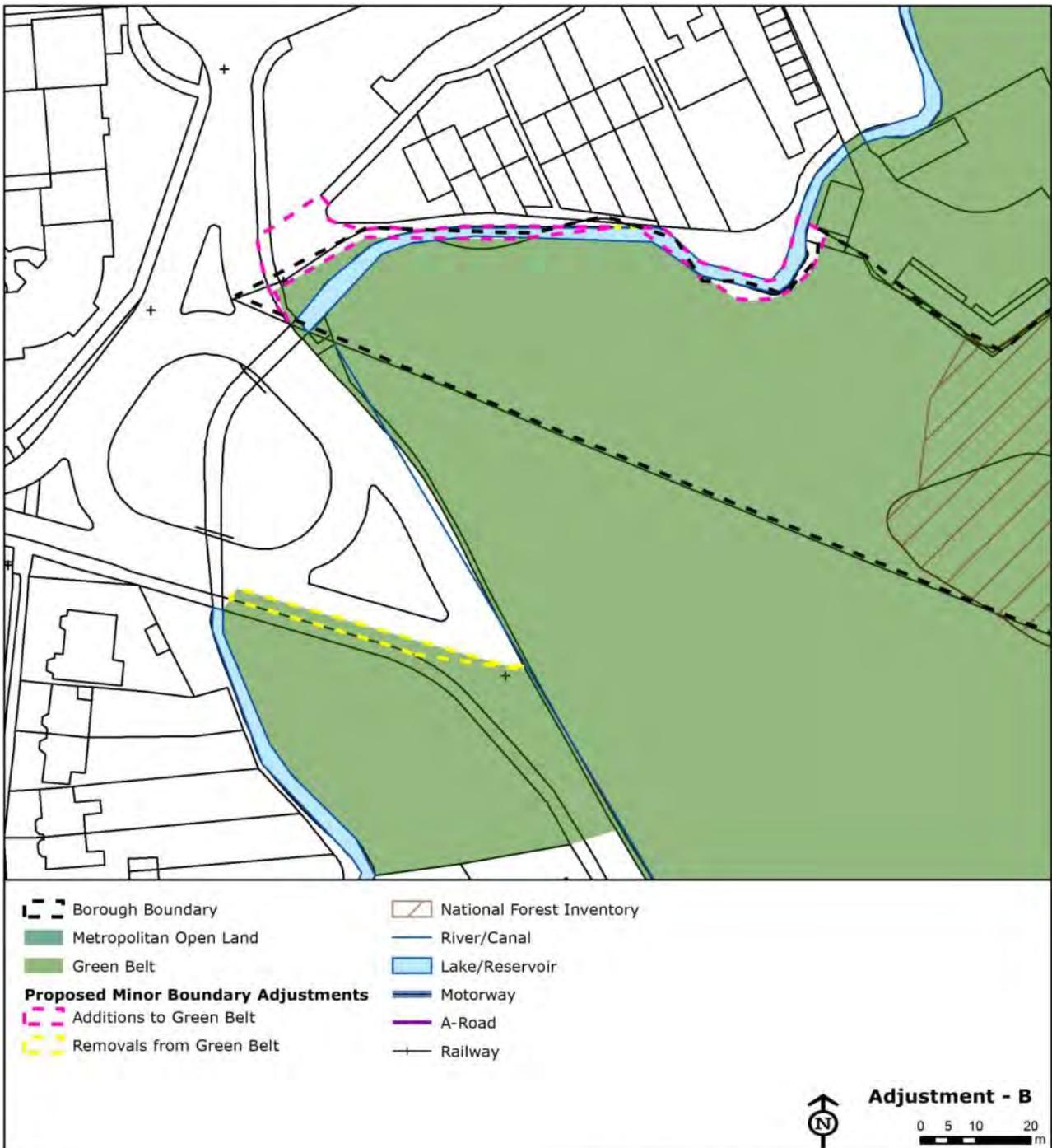
Recommended Minor Boundary Adjustments

Minor Adjustments to Green Belt

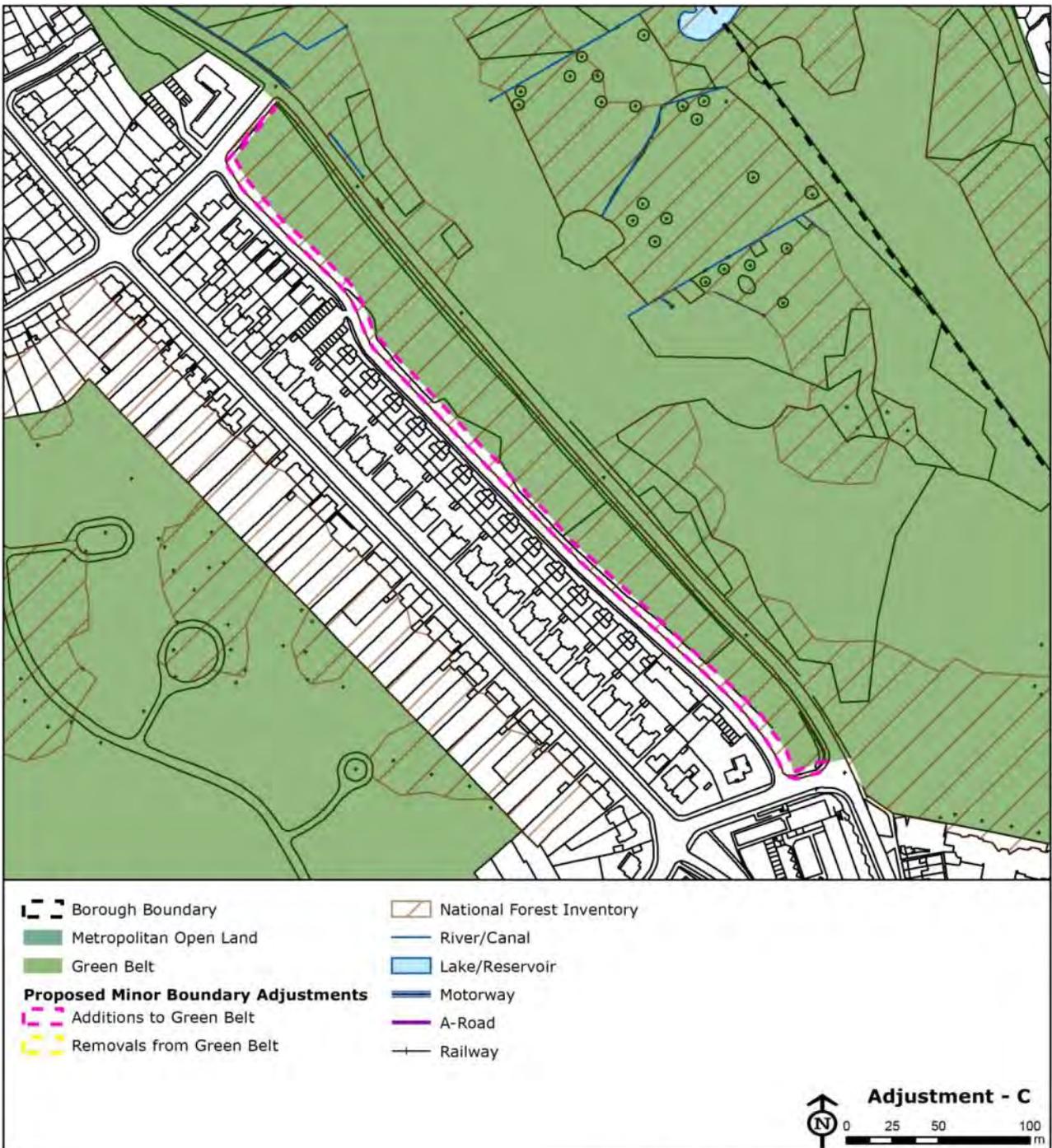


© Crown copyright and database rights 2015 Ordnance Survey 100024328

It is recommended that Green Belt be extended to follow the edge of the woodland adjacent to Holly Drive, Hawksmouth and Kings Head Hill.



It is recommended that Green Belt be extended to consistently follow the watercourse to the north and include the small portion of scrubland to the north west of the watercourse to the east of Friday Hill. In addition, it is recommended the Green Belt be removed so as not to cover the southern portion of the A1009.



© Crown copyright and database rights 2015 Ordnance Survey 100024328

It is recommended that Green Belt be extended to include all the woodland up to the edge of Wood Lane.



It is recommended that Green Belt be removed to follow the edge of Tamworth Avenue and not the front gardens of the dwellings along its eastern side.



It is recommended that Green Belt be extended to consistently follow the southern edge of The Charter Road.



© Crown copyright and database rights 2015 Ordnance Survey 10001#328

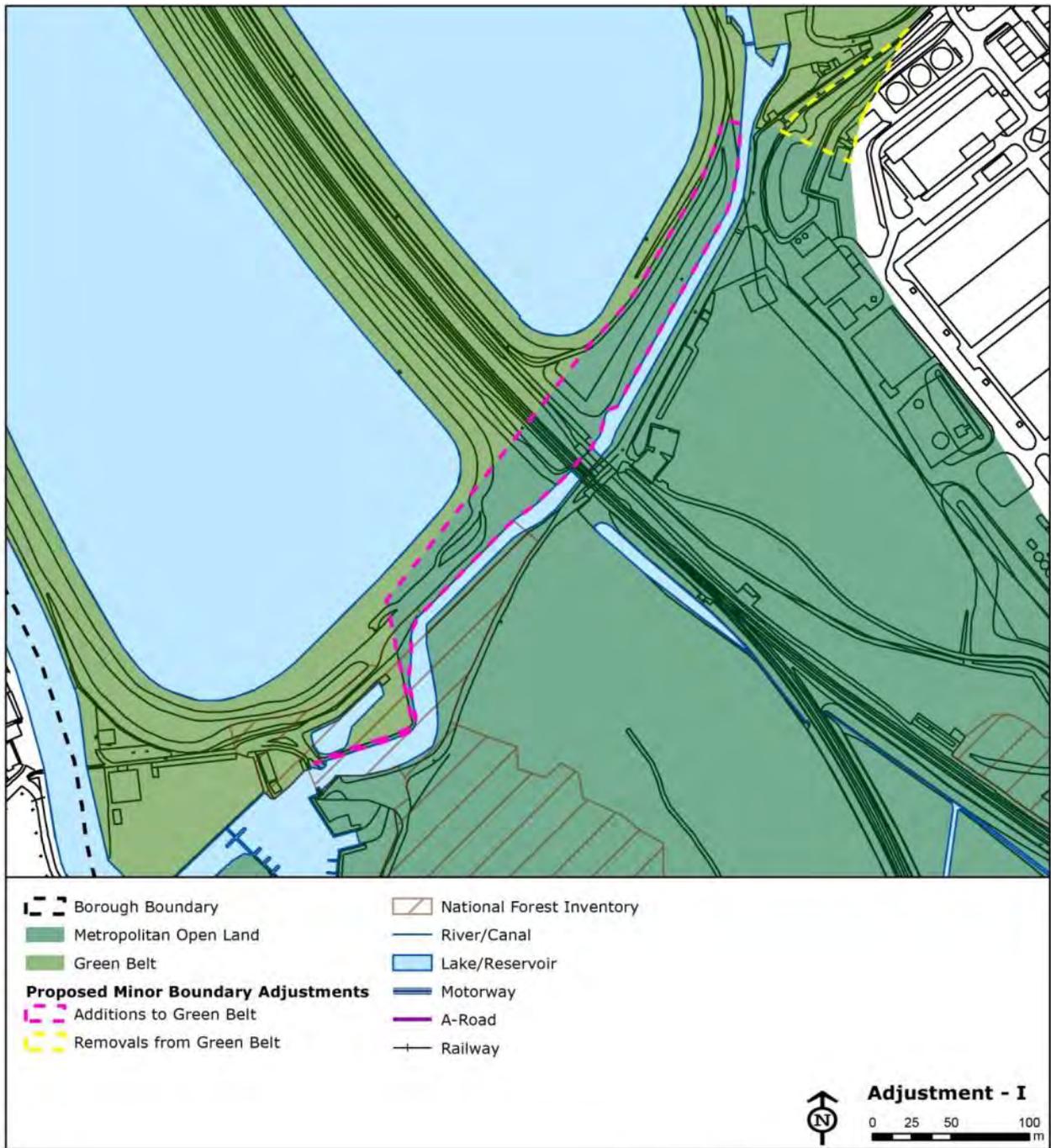
It is recommended that Green Belt be extended to include all the woodland up to the eastern edge of Beacontree Road.



It is recommended that Green Belt be extended to consistently follow the northern edge of Snaresbrook Road.

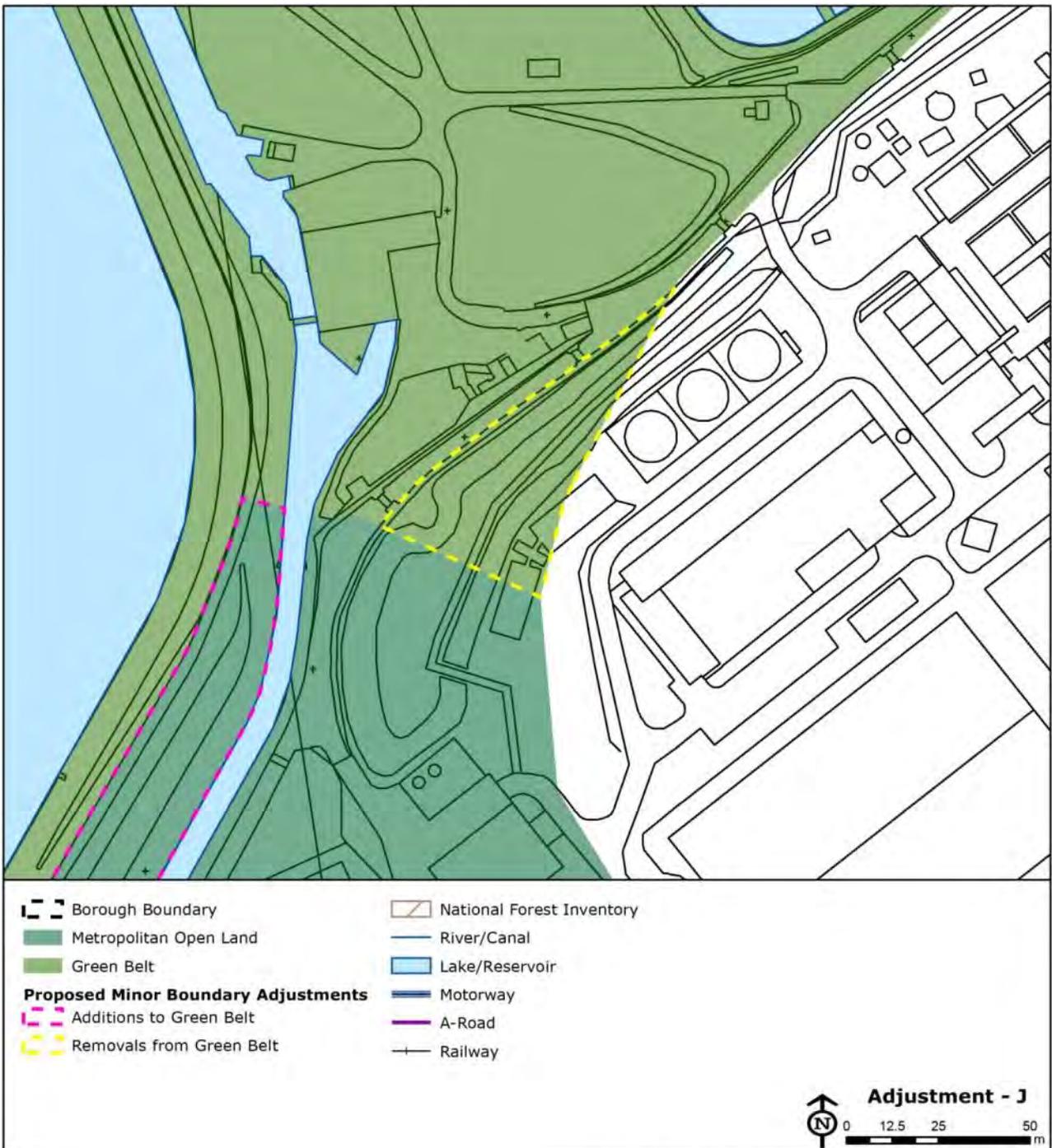


It is recommended that Green Belt be removed not to include the northern half of the junction of Browning Road and Bush Road, making the boundary consistent across the junction.

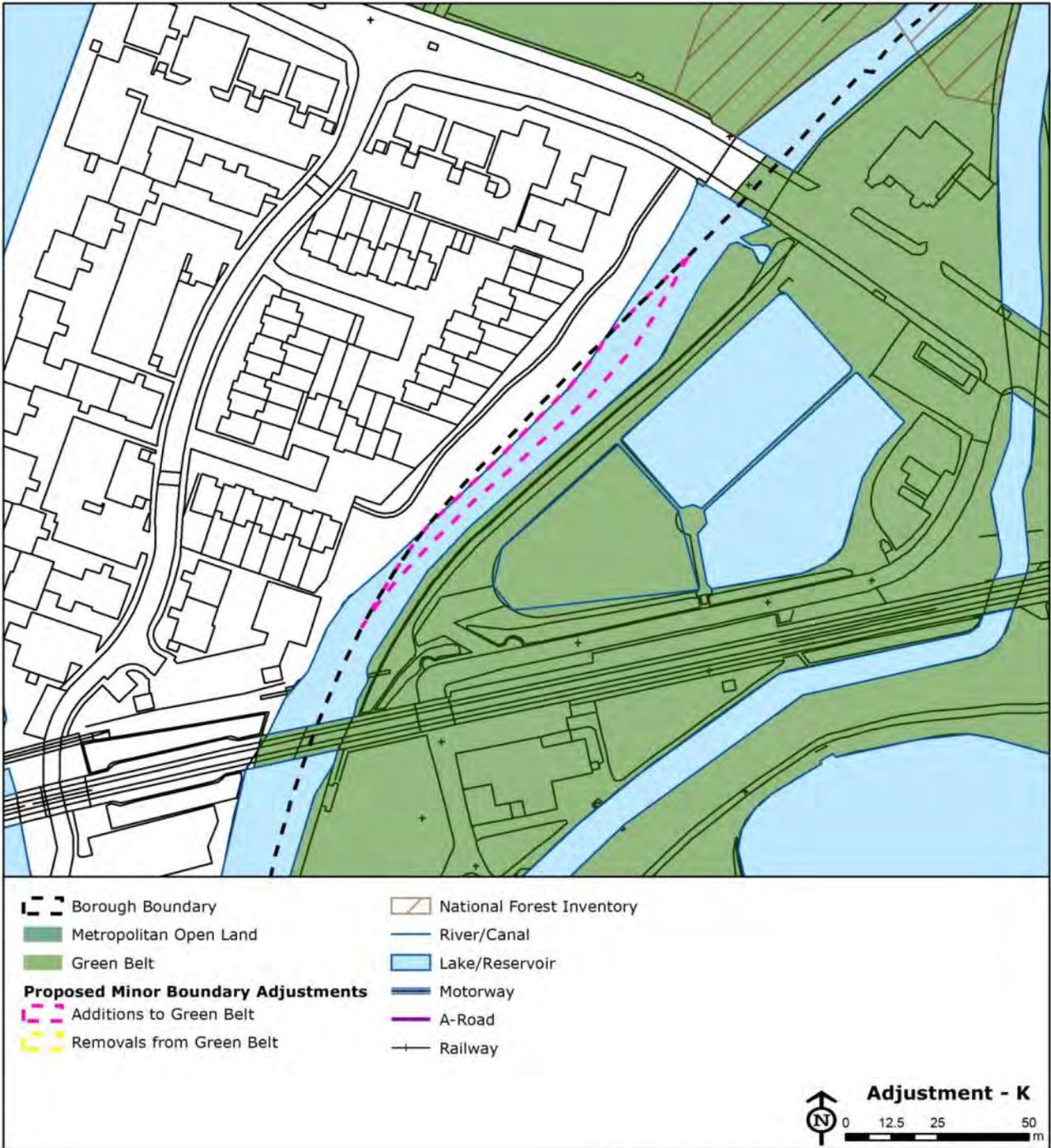


© Crown copyright and database rights 2015 Ordnance Survey 100024328

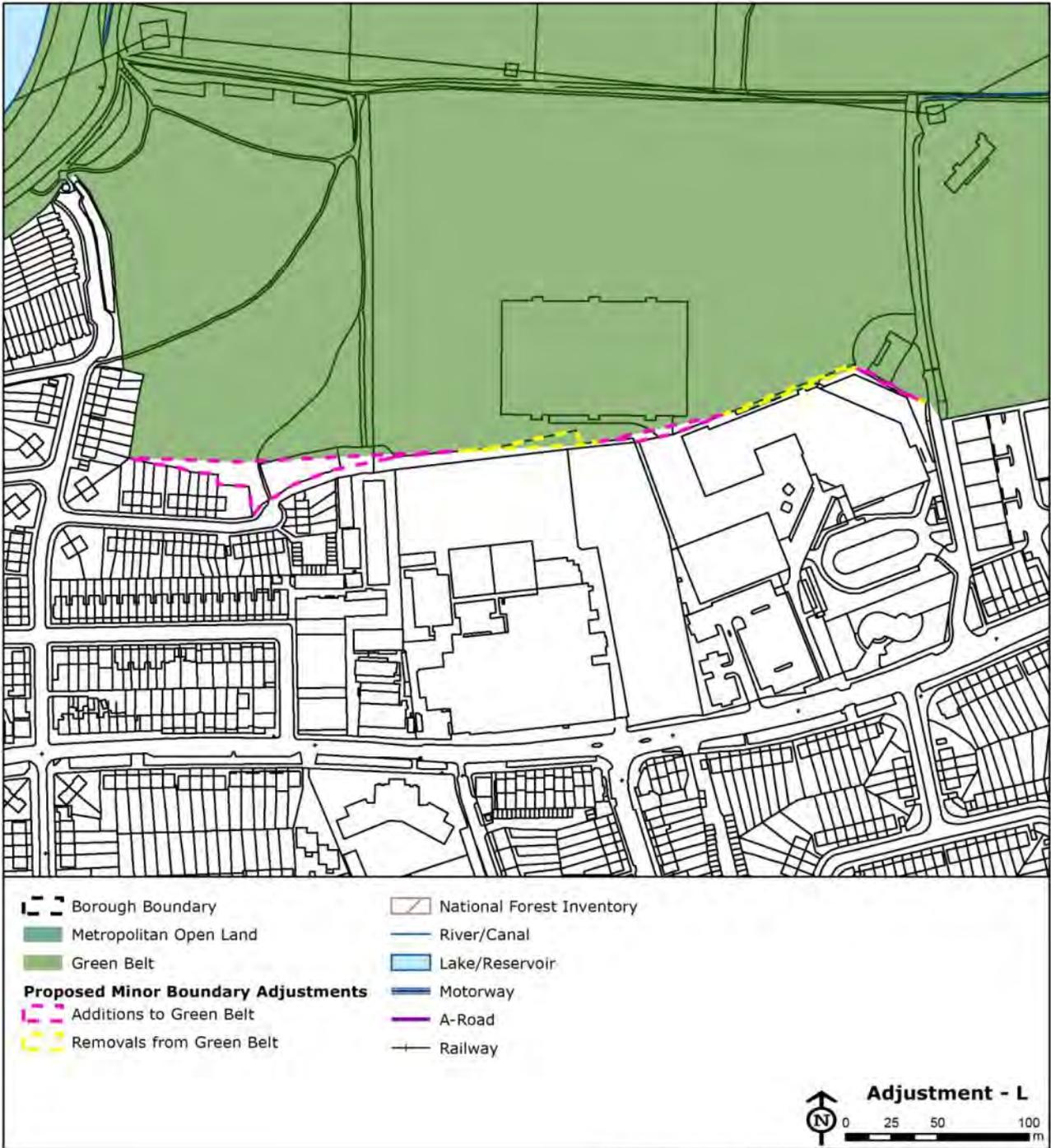
It is recommended that Green Belt be extended to consistently follow the Coppermill watercourse.



It is recommended that Green Belt be removed not to include the land within the developed Coppermill filter beds site instead following the northern boundary of Coppermill Lane.



It is recommended that Green Belt be extended to consistently follow the course of the River Lee and the Borough boundary.



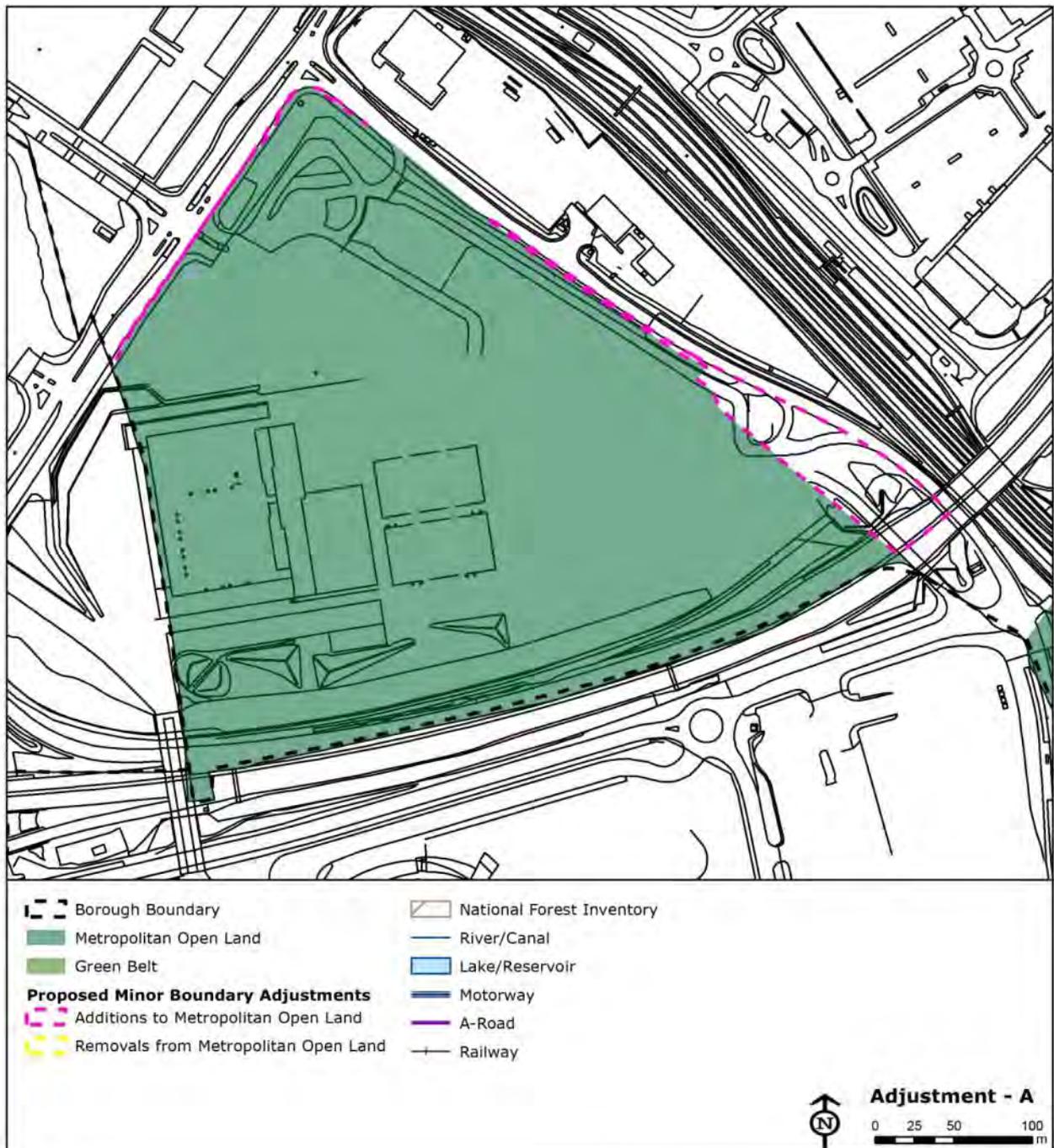
It is recommended that Green Belt be extended / removed to follow the existing edge of development along the northern edge of the redeveloped Kimberley Trading Estate and the dwellings along Cheney Row.



© Crown copyright and database rights 2015 Ordnance Survey 100024328

It is recommended that Green Belt be removed where it extends into the junction of Folly Lane and Walthamstow Avenue so as to more appropriately follow the line of development directly to the south.

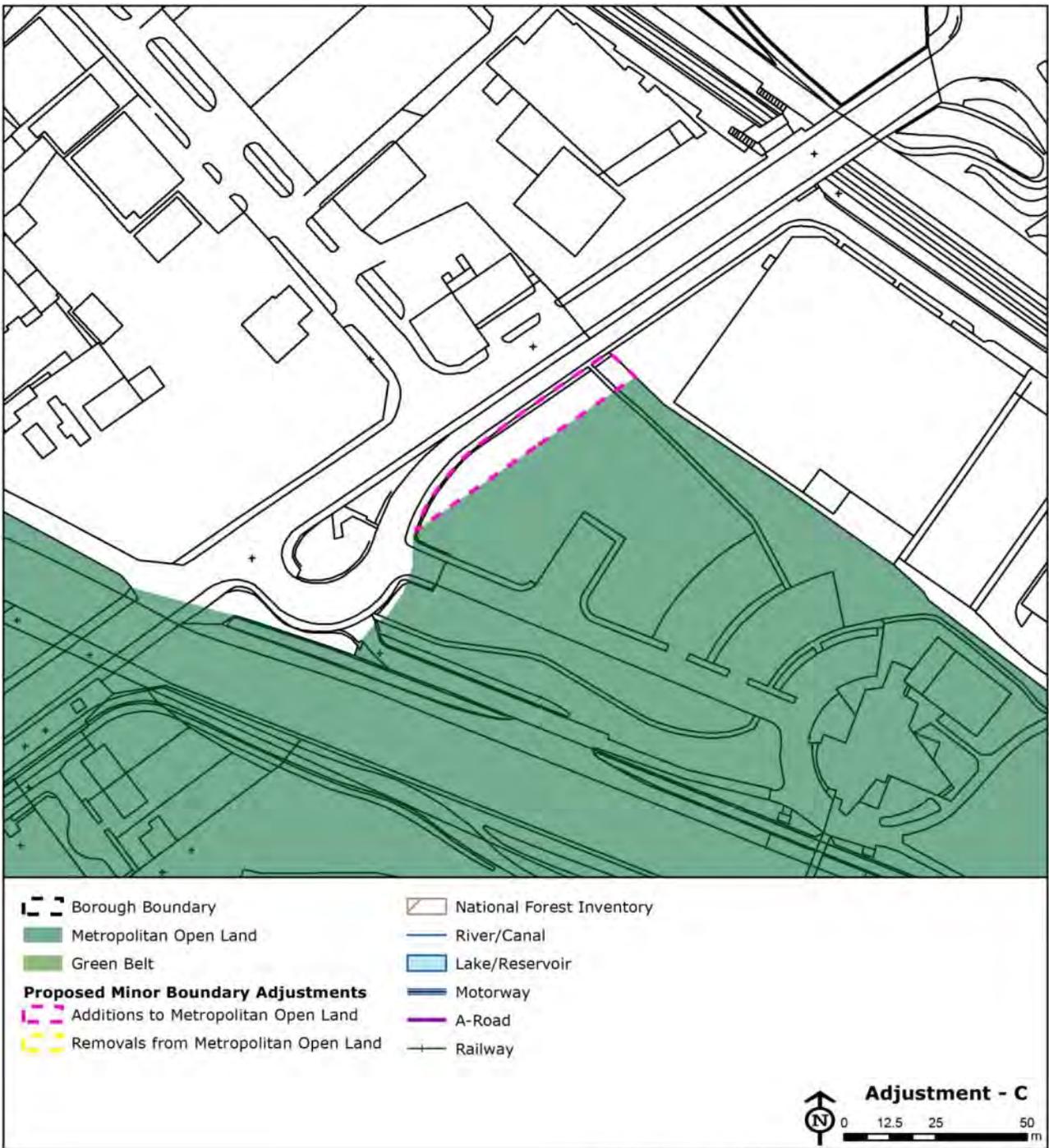
Minor Adjustments to MOL



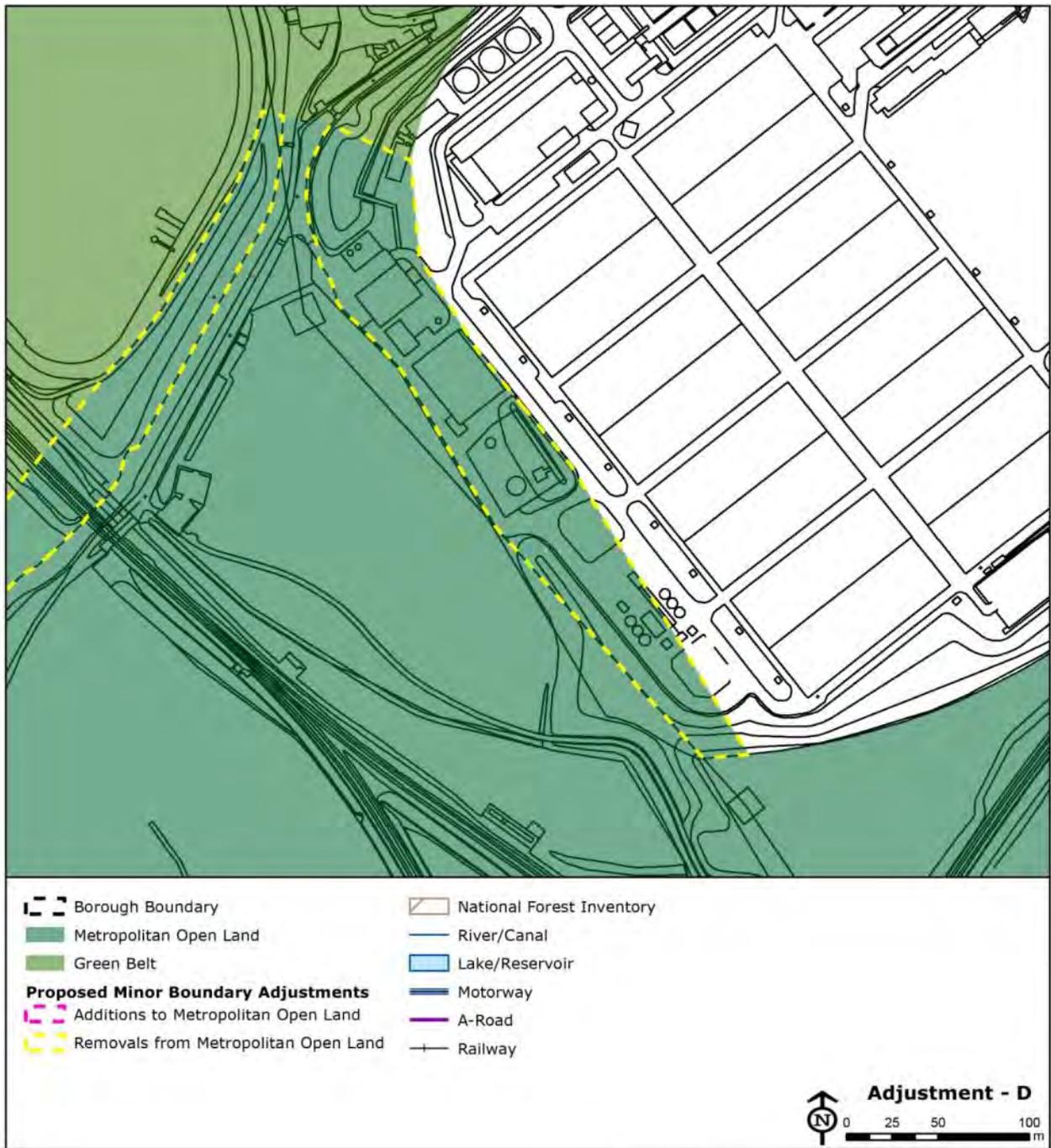
It is recommended that MOL be extended to include the land up to the edge of Temple Mills Lane and Eastway.



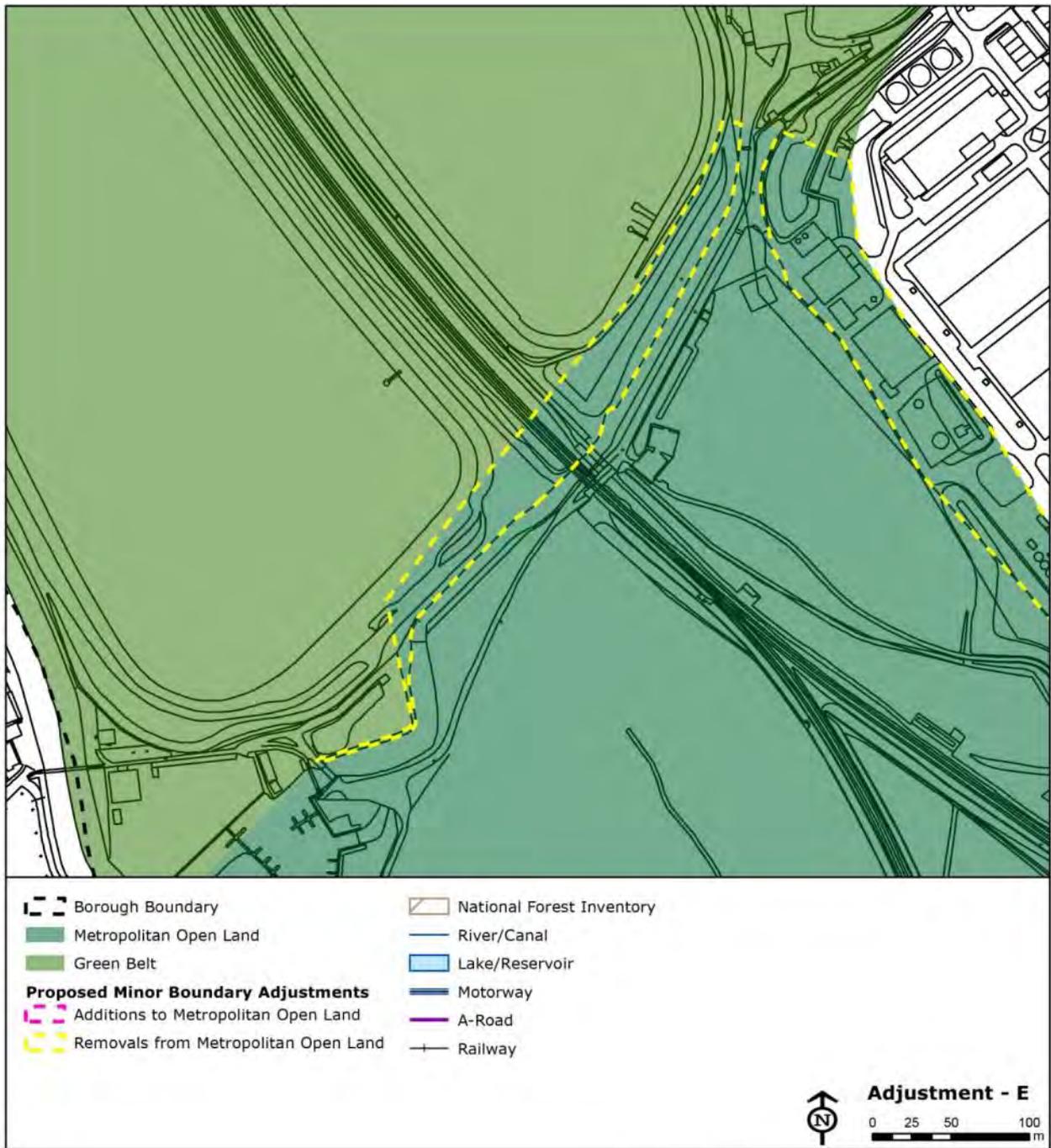
It is recommended that MOL be extended to include the trees that mark the urban edge to the east.



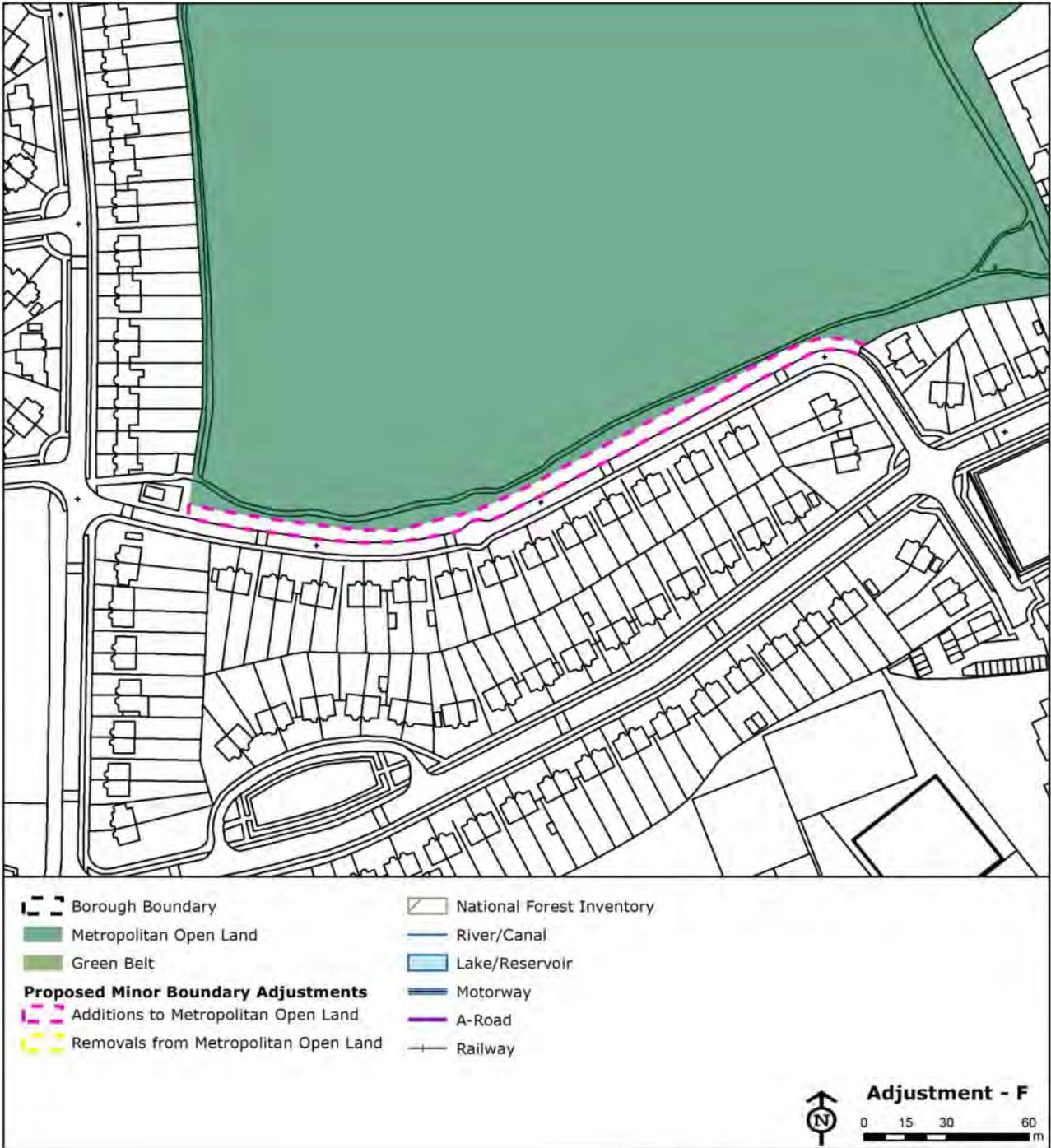
It is recommended that MOL be extended to include the grass up to the edge of pavement at the southern boundary of Lea Bridge Road.



It is recommended that MOL be removed not to include the land within the developed Coppermill filter beds site instead following the western edge of the site.



It is recommended that MOL be removed to follow the Coppermill watercourse.



It is recommended that MOL be extended up to the northern edge of Inks Green.

Appendix 3

List of Parcel Scores

Green Belt Parcels

Reference	Purpose 1 Score	Purpose 2 Score	Purpose 3 Score	Purpose 4 Score	Purpose 5 Score	Total Score
GB5	3	4	4	4	4	19
GB8	2	4	3	4	4	17
GB11	3	4	2	4	4	17
GB15	2	4	3	4	4	17
GB3	3	4	3	2	4	16
GB14	2	4	2	4	4	16
GB27	2	2	4	4	4	16
GB34	1	4	3	4	4	16
GB1	2	2	3	4	4	15
GB9	1	4	2	4	4	15
GB13	3	2	2	4	4	15
GB16	2	2	2	4	4	14
GB19	3	4	3	0	4	14
GB35	2	2	2	4	4	14
GB7	3	4	2	0	4	13
GB23	1	2	2	4	4	13
GB26	1	2	2	4	4	13
GB4	1	4	3	0	4	12
GB28	1	2	1	4	4	12
GB29	1	2	1	4	4	12
GB20	2	4	1	0	4	11
GB30	1	0	2	4	4	11
GB2	3	0	3	0	4	10
GB6	1	4	1	0	4	10
GB31	2	4	0	0	4	10
GB33	1	4	1	0	4	10
GB36	1	0	1	4	4	10
GB37	1	0	1	4	4	10
GB12	2	2	1	0	4	9
GB22	2	2	1	0	4	9
GB25	2	2	1	0	4	9
GB32	1	4	0	0	4	9
GB24	1	2	0	0	4	7
GB17	1	0	1	0	4	6
GB21	0	2	0	0	4	6
GB10	0	0	0	0	4	4
GB18	0	0	0	0	4	4

Metropolitan Open Land Parcels

Reference	Criteria 1	Criteria 2	Criteria 3	Criteria 4	Overall Judgement
MOL1	Yes	Yes	Yes	No	3/4
MOL2	Yes	Yes	Yes	Yes	4/4
MOL3	Yes	Yes	Yes	Yes	4/4
MOL4	Yes	Yes	Yes	Yes	4/4
MOL5	Yes	Yes	Yes	Yes	4/4
MOL6	No	Yes	Yes	Yes	3/4
MOL7	Yes	Yes	Yes	Yes	4/4