

# **Appendix 1: Detailed Findings – Stage 1**



# GREEN BELT AREA # 1

## AREA INFORMATION

**Area Location** Located in the north-west of the district, adjoining the railway line to the south, the district boundary to the north and west, and Green Wedge to the east.

<b>Land Coverage (ha)</b>	93
<b>LWS/PLWS IDs</b>	Ha5; Ha13
<b>LNR/SSSI IDs</b>	LNR2; SSSI1
<b>Open Space Study site IDs</b>	042 (+-); 043 (+-)

## Planning History of Area

02/00310 - Parndon Mill - Scaffold structure - GTD  
 07/00113 - Allende Ave - Telecoms antennae - PANR  
 09/00086 - Parndon Mill - Replacement of Screen with new doors - GTD  
 10/00253 - Parndon Mill - Alterations to outbuildings - GTD  
 10/00307 - Parndon Mill - Replacement oak supports - GTD

## AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
<b>Recreation</b>	0	---
<b>Park grassland</b>	0	---
<b>Other grassland</b>	1	042 - Stort Valley; 043 - Parndon Moat Marsh Nature Reserve
<b>Park woodland</b>	0	---
<b>Other woodland</b>	4	042 - Stort Valley; 043 - Parndon Moat Marsh Nature Reserve
<b>Education</b>	0	---
<b>Allotments</b>	0	---
<b>Agriculture</b>	90	Grazing land (Eastwick Mead, Parndon Mead)
<b>Open water</b>	4	042 - Stort Valley; 043 - Parndon Moat Marsh Nature Reserve
<b>Other</b>	1	Buildings at Parndon Mill; Parndon Mill Lane

# GREEN BELT AREA # 1

## AREA ASSESSMENT

OVERALL  
SCORE

5

8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

1

2

**COMMENT** South-eastern corner abuts western edge of the Burnt Mill employment area and an outdoor pursuits centre to the east, but it is not contained by this urbanity. Effective at preventing unrestricted sprawl (i.e. development that has not been brought forward in a planned manner through the preparation of a Local Plan) from the south, northwards and northwestwards. However, unrestricted sprawl into this area would be mostly constrained in any case due to the railway line running along the southern boundary, and any further unrestricted sprawl would be constrained as this area falls within the flood plain of the River Stort which flows along the northern boundary.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

0

2

**COMMENT** There are no neighbouring towns, although the village of Hunsdon is present approx. 2.5km to the north. This area is not, therefore, fulfilling this purpose.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

2

2

**COMMENT** There are a number of hedgerows with small areas of woodland present. Almost the entirety of this area is covered by the Eastwick and Parndon Meads LWS, an extensive continuation of the river flood plain grassland habitat. The other LWS present is the Parndon Moat Marsh - an area of woodland, scrub, grassland and swamp - notable for the presence of the Desmoulin's Whorl snail. Part of the Hunsdon Mead SSSI is in this area; this SSSI is one of two in the district and is an ancient common, notable for the presence of interesting species. The Green Belt is therefore safeguarding the countryside from encroachment in this area.

**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

SCORE

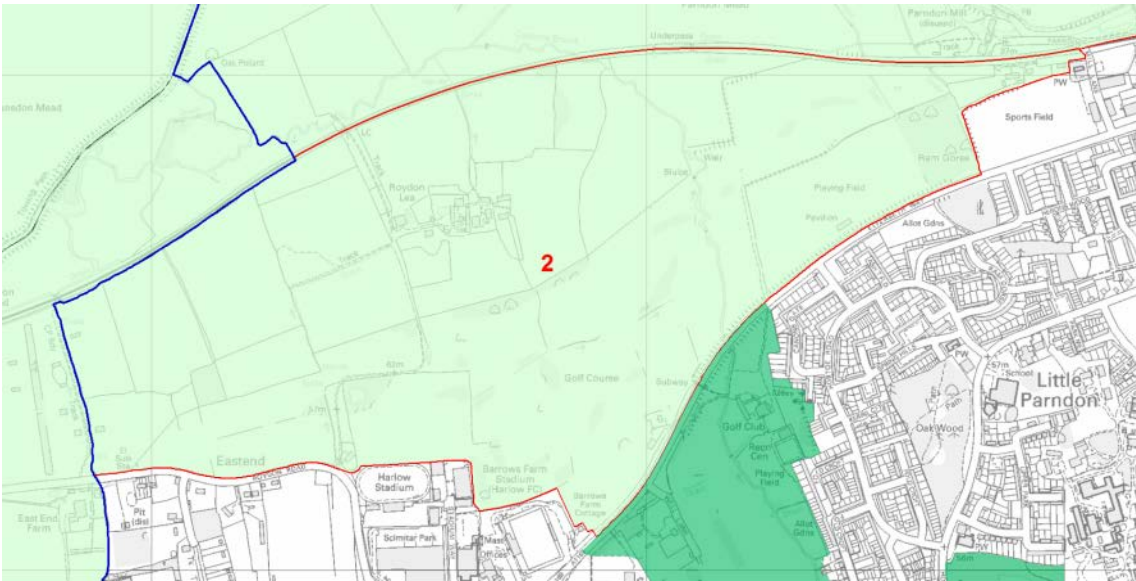
2

2

**COMMENT** Two Listed Buildings are present - Little Parndon Water Mill and Parndon Mill House - adjacent to each other in Parndon Mill Lane. Whilst the area does not comprise part of a historic town, the buildings have a combined, significant historic setting which comprises a large expanse of agricultural land. A Scheduled Ancient Monument is also present - the Little Parndon moated site - but it does not have a significant setting. This area links with an east-west section of the Green Wedge network to the east, and so assists in retaining the original form of Harlow which was planned with green areas linking the town to the surrounding countryside.



GREEN BELT AREA # 2



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Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge

## GREEN BELT AREA # 2

### AREA INFORMATION

**Area Location** Located in the north-west of the district, adjoining the railway line & Green Belt Area #1 to the north, the district boundary to the west, and residential/industrial areas to the south & east.

<b>Land Coverage (ha)</b>	110
<b>LWS/PLWS IDs</b>	Ha9
<b>LNRS/SSSI IDs</b>	None
<b>Open Space Study site IDs</b>	127 (--); 133 (-+); 134 (--); 262 (++)

### Planning History of Area

01/00131 - Flex Meadow - Fishing Lake Complex - GTD	13/00280 - Roydon Rd - Replacement of bldg – GTD
02/00272 - Roydon Rd - 2 Storey Side Extension & Rebuild Conservatory - GTD	LB/10/00111 - Roydon Rd - Conservatory extn - GTD
03/00215 - Parndon Mill Ln - Demolition & Conversion of Stables to Form Residence - GTD	LB/10/00112 - Roydon Rd - Conservatory extn - GTD
03/00216 - Parndon Mill Ln - Alterations & Extension to Dwelling - GTD	
06/00072 - Parndon Mill Ln - Telecoms antennae - REF 09/00200 - Elizabeth Way - Installation of fence - GTD	
11/00170 - Elizabeth Way - New car park; upgrading works to pavilion - GTD	
11/00249 - Roydon Rd - App for Approval of Details Reserved by Cond - GTD	
11/00268 - Elizabeth Way - Solar panels on cricket pavilion - GTD	

### AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
<b>Recreation</b>	54	262 - Canons Brook Golf Course (including 127 - Eastend Open Space)
<b>Park grassland</b>	6	133 - Ash Tree Fields
<b>Other grassland</b>	0	---
<b>Park woodland</b>	0	---
<b>Other woodland</b>	2	133 - Ash Tree Fields; 134 - Ram Gorse; other
<b>Education</b>	0	---
<b>Allotments</b>	0	---
<b>Agriculture</b>	35	Arable land, grazing land
<b>Open water</b>	0	---
<b>Other</b>	4	Roads, railway, buildings, Roydon Lea Farm

## GREEN BELT AREA # 2

### AREA ASSESSMENT

OVERALL  
SCORE

3  
8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

1  
2

**COMMENT** Contained by urban areas to the south-west (Pinnacles industrial estate), south-east (Little Parndon neighbourhood) and east (Burnt Mill industrial estate). Partially effective at preventing unrestricted sprawl - primarily from the industrial and/or residential areas, north-westwards. There are no strong physical features which could provide this purpose in the absence of this Green Belt area, although further unrestricted sprawl would be contained in any case by the railway line which runs along the northern boundary.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

0  
2

**COMMENT** There are no neighbouring towns to the north of this area, although the village of Roydon is present approx. 1km to the west. There is already built development comprising the urban area of Harlow to the south of this Green Belt area and, as such, the removal of this area would not result in the merging of Harlow with any town or the large settlement of Roydon.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

1  
2

**COMMENT** Generally open countryside, but there are a number of significant hedgerows and tree-belts, along with larger areas of woodland such as Ram Gorse, which is an old woodland and a Local Wildlife Site. However, Ram Gorse only covers a small proportion of this area. The Green Belt is therefore partially safeguarding the countryside from encroachment in this area.

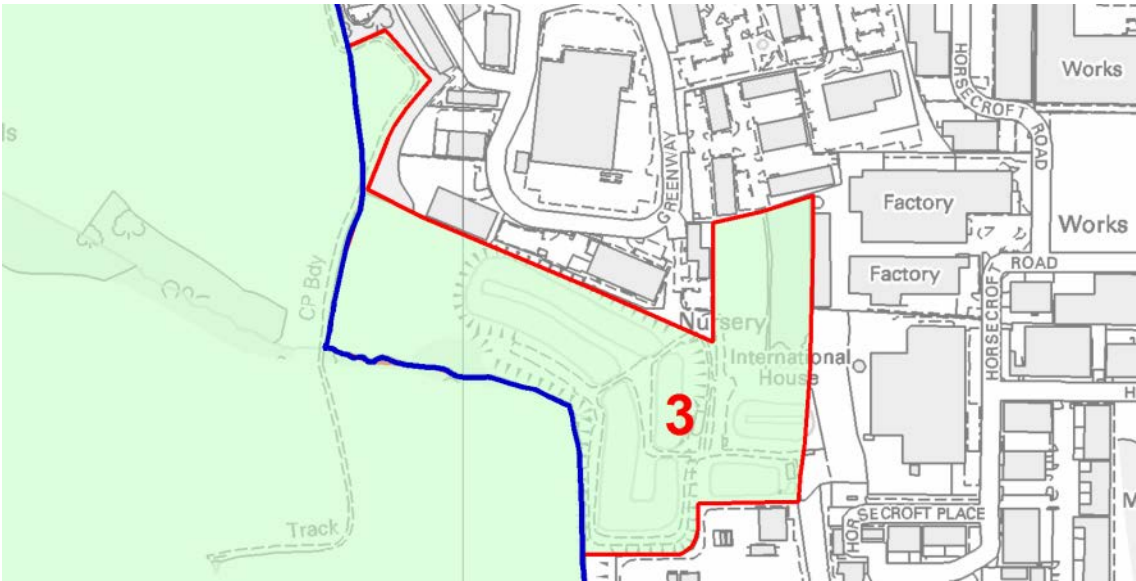
**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

SCORE

1  
2

**COMMENT** Two Listed Buildings adjacent to each other are present - Roydon Lea Farmhouse and a barn, both of which have elements dating to the 17th, 18th and 19th centuries. Their combined setting is not particularly significant as the buildings are surrounded by thick areas of trees and a number of more modern outbuildings. This area has a significant link to a large north-south area of Green Wedge, which itself links up with other east- west areas of Green Wedge across the district and links to the countryside to the south, and so assists in retaining the original form of Harlow which was planned with green areas linking the town to the surrounding countryside.

GREEN BELT AREA # 3






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Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt

## GREEN BELT AREA # 3

### AREA INFORMATION

**Area Location** Located in the west of the district, adjoining the district boundary to the west and industrial areas to the east, north and south.

<b>Land Coverage (ha)</b>	7
<b>LWS/PLWS IDs</b>	PLWS1
<b>LNR/SSSI IDs</b>	None
<b>Open Space</b>	255 (++)
<b>Study site IDs</b>	

### Planning History of Area

None
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### AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
Recreation	55	255 - Fishing Lakes
Park grassland	0	---
Other grassland	0	---
Park woodland	0	---
Other woodland	0	---
Education	0	---
Allotments	0	---
Agriculture	6	Arable
Open water	39	255 - Fishing Lakes
Other	0	---



# GREEN BELT AREA # 3

## AREA ASSESSMENT

OVERALL  
SCORE

1  
8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

0  
2

**COMMENT** Contained by urban areas to the north, west and south by the Pinnacles industrial estate. It is a small area which does not fulfil this purpose.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

0  
2

**COMMENT** There are no neighbouring towns, although the village of Roydon is approx. 1km to the west. There is already built development along the district boundary to the north of this Green Belt area and, as such, this location does not prevent urban areas from merging nor result in the loss of separation between Roydon and Harlow.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

1  
2

**COMMENT** The entire area, except a small piece of agricultural land to the north, was assessed by the Open Spaces Study and it was rated as positive for value and quality. There is a tree belt/hedgerow along the western boundary and an area of trees in the north-east. A potential LWS covers most of this area due to the presence of water voles. The Green Belt is therefore partially safeguarding the countryside from encroachment in this area.

**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

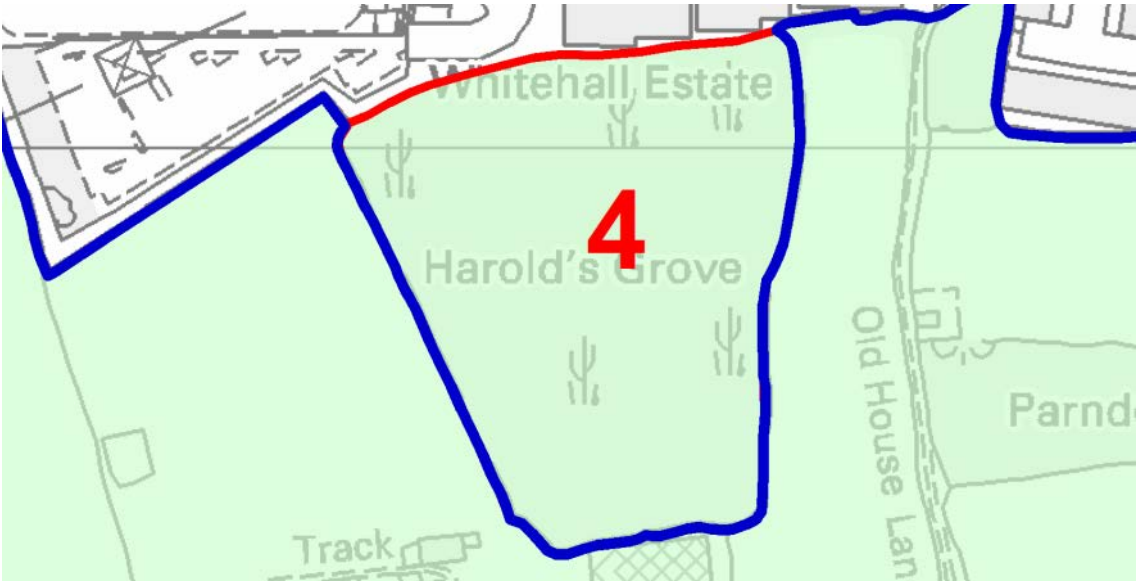
SCORE

0  
2

**COMMENT** This area does not relate to the setting or special character of an historic town or area and is not of particular historic interest.



GREEN BELT AREA # 4



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Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt

## GREEN BELT AREA # 4

### AREA INFORMATION

**Area Location** Located in the west of the district, adjoining the district boundary to the west, south and east, and industrial areas to the north.

<b>Land Coverage (ha)</b>	3
<b>LWS/PLWS IDs</b>	Ha1
<b>LNR/SSSI IDs</b>	None
<b>Open Space</b>	121 (--)
<b>Study site IDs</b>	

### Planning History of Area

13/10011 - Flex Meadow - Woodland management - RNO  
13/10052 - Flex Meadow - Pollarding of trees - RNO

### AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
<b>Recreation</b>	0	---
<b>Park grassland</b>	0	---
<b>Other grassland</b>	0	---
<b>Park woodland</b>	0	---
<b>Other woodland</b>	100	121 - Harold's Grove
<b>Education</b>	0	---
<b>Allotments</b>	0	---
<b>Agriculture</b>	0	---
<b>Open water</b>	0	---
<b>Other</b>	0	---

# GREEN BELT AREA # 4

## AREA ASSESSMENT

OVERALL  
SCORE

2  
8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

0  
2

**COMMENT** This area forms part of the Metropolitan Green Belt that extends from London across Epping Forest district into Harlow. The Harlow district boundary runs southwards tightly around this area. It is partially contained by the Pinnacles industrial estate to the north and industrial & residential areas to the east/south-east; however there is a small area of Green Belt (in the Epping Forest district) between it and the Harlow urban area to the east. It is a small wooded area which does not fulfil this purpose.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

0  
2

**COMMENT** This area is a very small part of the wider area of Green Belt which encircles Harlow. It abuts part of the boundary of Harlow which faces west and south. There are no neighbouring towns - the nearest being Hoddesdon, approx. 3.3km to the west). This very small area is not fulfilling this purpose.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

2  
2

**COMMENT** The entire area is Harold's Grove Local Wildlife Site - a small area of ancient woodland - and is also protected under TPO legislation. It was assessed as part of the Open Spaces Study but scored poorly in terms of value and quality. The Green Belt is therefore safeguarding the countryside from encroachment in this area.

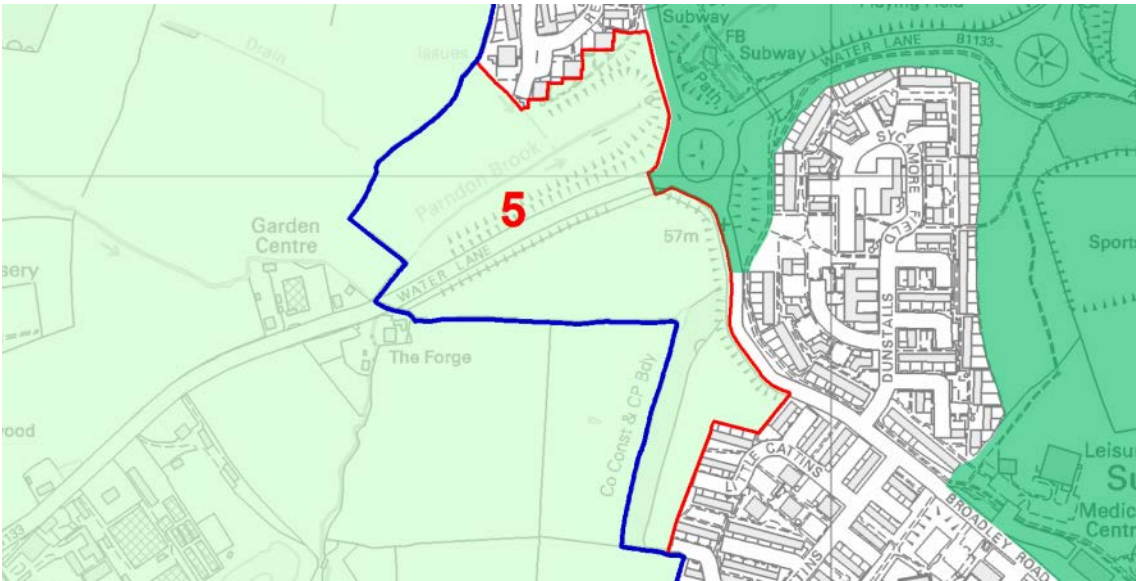
**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

SCORE

0  
2

**COMMENT** This area does not relate to the setting or special character of an historic town or area and is not of particular historic interest.

GREEN BELT AREA # 5



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Key

	Green Belt sub-area boundary
	Harlow district boundary
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	Green Wedge

## GREEN BELT AREA # 5

### AREA INFORMATION

**Area Location** Located in the south-west of the district, adjoining the district boundary to the west and south, and residential areas to the north and east.

<b>Land Coverage (ha)</b>	9
<b>LWS/PLWS IDs</b>	None
<b>LNR/SSSI IDs</b>	None
<b>Open Space Study site IDs</b>	116 (--); 117 (-+)

### Planning History of Area

None
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### AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
<b>Recreation</b>	0	---
<b>Park grassland</b>	0	---
<b>Other grassland</b>	84	116 - Parndon Brook Open Space; 117 - Little Cattins Open Space; other
<b>Park woodland</b>	0	---
<b>Other woodland</b>	16	116 - Parndon Brook Open Space; 117 - Little Cattins Open Space; other
<b>Education</b>	0	---
<b>Allotments</b>	0	---
<b>Agriculture</b>	0	---
<b>Open water</b>	0	---
<b>Other</b>	0	---

# GREEN BELT AREA # 5

## AREA ASSESSMENT

OVERALL  
SCORE

1  
8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

0  
2

**COMMENT** Contained by urban residential areas (Katherines and Sumners) to the north, east and south-east. Water Lane also runs west-east through this area. This small area is not fulfilling this purpose.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

0  
2

**COMMENT** The nearest notable settlements are the village of Roydon, approx. 2km to the north-west; and the village of Lower Nazeing and town of Hoddesdon approx. 3.8km to the west. This small area is not fulfilling this purpose.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

0  
2

**COMMENT** A reasonably significant proportion is covered by woodland - some of which is dense. Two sites in this area - consisting of over half the land of this area - were assessed by the Open Spaces Study; one scored averagely and one scored poorly. The Green Belt is therefore not safeguarding the countryside from encroachment in this area.

**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

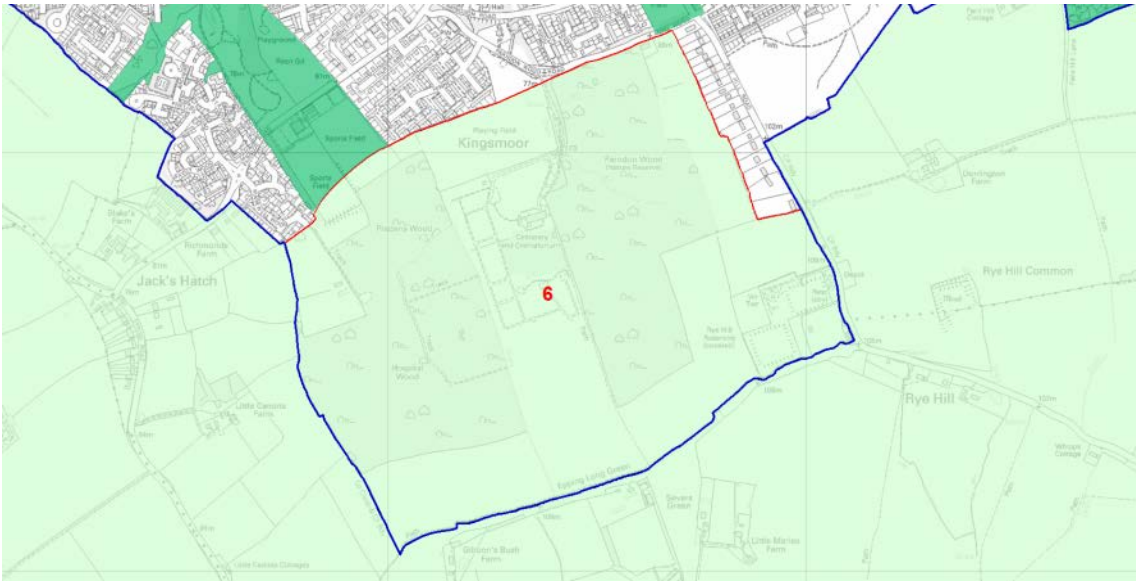
SCORE

1  
2

**COMMENT** There is a significant link with the Green Wedge network to the east, which in itself runs across the town and connects with other areas of Green Wedge which provide access to other areas of Green Belt to the south and east of the Harlow district. The area therefore assists in retaining the original form of Harlow which was planned with green areas linking the town to the surrounding countryside.



GREEN BELT AREA # 6



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Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge

## GREEN BELT AREA # 6

### AREA INFORMATION

**Area Location** Located in the south-west of the district, adjoining the district boundary to the west and south, and residential areas to the north and east.

<b>Land Coverage (ha)</b>	103
<b>LWS/PLWS IDs</b>	Ha12, Ha14
<b>LNR/SSSI IDs</b>	LNR1, LNR4, SSSI0
<b>Open Space</b>	108 (++); 109 (++); 110 (++); 111(+);
<b>Study site IDs</b>	112 (++); 113 (++)

### Planning History of Area

01/00166 - Rye Hill Rd - Dish installation - GTD  
 01/00257 - Rye Hill Rd - Dish installation - GTD  
 02/00277 - Rye Hill Rd - Telecoms antennae - GTD  
 02/00484 - Rye Hill Rd - Erection of treatment building kiosk - GTD  
 04/00190 - Rye Hill Rd - Telecoms antennae - GTD  
 05/00081 - Rye Hill Rd - Side Extension - GTD  
 06/00116 - Parndon Wood Cemetery - Flat to Pitch Conversion of Chapel  
 Roof - GTD  
 12/00023 - Parndon Wood Cemetery - Refurbishment of Crematorium - GTD  
 12/00198 - Parndon Wood Cemetery - Extension to Service Yard - GTD  
 13/00254 - Parndon Wood Cemetery - Installation of lighting bollards - GTD

### AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
<b>Recreation</b>	7	110 - Kingsmoor; 111 - Fennells Playing Fields; 112 - Fairways Sports Club; 113 - The Link Social Club
<b>Park grassland</b>	0	---
<b>Other grassland</b>	18	108 - Parndon Wood; 109 - Parndon Wood Cemetery; Covered reservoir
<b>Park woodland</b>	0	---
<b>Other woodland</b>	46	108 - Parndon Wood
<b>Education</b>	0	---
<b>Allotments</b>	0	---
<b>Agriculture</b>	28	Grazing; arable
<b>Open water</b>	0	---
<b>Other</b>	0	---

# GREEN BELT AREA # 6

## AREA ASSESSMENT

OVERALL  
SCORE

5  
8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

2  
2

**COMMENT** Abuts Kingsmoor neighbourhood to the north, as well as Rye Hill Road (an area of less dense housing), but it is not contained by these urban residential areas. This area prevents unrestricted sprawl of Harlow southwards, and there are no strong physical features which could perform this purpose in any case.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

0  
2

**COMMENT** There are no neighbouring towns, but the town of Epping is present approx. 3.8km to the south, along with the village of Lower Nazeing, approx. 4km to the west; the village of Epping Green, approx. 1km to the south-west; and the village of Thornwood, approx. 3km to the south-east. This area is not fulfilling this purpose.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

2  
2

**COMMENT** Almost half of this entire area is covered by the Harlow Woods SSSI, which consists of two blocks of ancient woodland - Risdens Wood and Parndon Wood. There are two small Local Wildlife Sites which connect the two areas of SSSI - Parndon Common, which has a diverse range of species and is of educational importance; and Parndon Wood Link, an old hedgerow with mature woodland. Half of this area is covered by woodland, along with some sparser areas of trees & thick hedgerows. The Green Belt is therefore safeguarding the countryside from encroachment in this area.

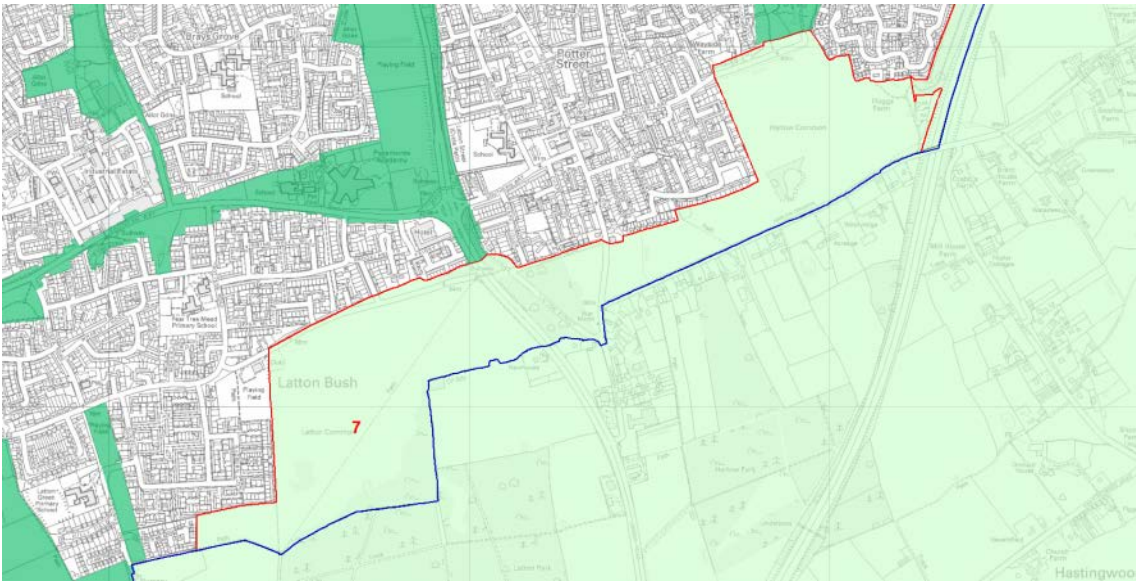
**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

SCORE

1  
2

**COMMENT** There is a significant link with the Green Wedge network - and specifically an area of Green Wedge which runs from the north to the south of the town. The area therefore assists in retaining the original form of Harlow which was planned with green areas linking the town to the surrounding countryside.

GREEN BELT AREA # 7



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Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge



## GREEN BELT AREA # 7

### AREA INFORMATION

**Area Location** Located in the south-east of the district, adjoining the district boundary to the south, and residential areas to the north and west, and Green Belt Area #8 to the east.

<b>Land Coverage (ha)</b>	68
<b>LWS/PLWS IDs</b>	Ha29, Ha38
<b>LNR/SSSI IDs</b>	None
<b>Open Space Study site IDs</b>	088 (++), 227 (++), 264 (++), 086 (+-), 257 (+-), 087 (-+), 089 (--), 095 (--)

### Planning History of Area

None
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### AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
Recreation	2	087 - Church Road Recreation Ground
Park grassland	0	---
Other grassland	81	086 - Harlow Common; 088 - Church Road Open Space; 095 - Challinor Open Space; 227 - Latton Bush Amenity Green Space; 264 - Latton Common; Other
Park woodland	0	---
Other woodland	12	086 - Harlow Common; 088 - Church Road Open Space; 089 - Chapel Fields Open Space; 227 - Latton Bush Amenity Green Space; 257 - Latton Bush Common Woodlands; Other
Education	0	---
Allotments	0	---
Agriculture	0	---
Open water	<1	086 - Harlow Common
Other	4	Roads; residential buildings/gardens

# GREEN BELT AREA # 7

## AREA ASSESSMENT

OVERALL  
SCORE

4

8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

1

2

**COMMENT** Partially contained by the urban residential neighbourhoods of Latton Bush, Staple Tye and Church Langley to the north and west. Prevents unrestricted sprawl from these neighbourhoods southwards - although only to a minimal extent as the area is relatively narrow.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

0

2

**COMMENT** There are no neighbouring towns, but the village of Thornwood is present approx. 3km to the south, along with the group of villages at North Weald Bassett, approx. 4.6km to the south-east. This area is not fulfilling this purpose.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

2

2

**COMMENT** A large proportion of this area is covered by the Local Wildlife Sites of Latton Common and Harlow Common - old grasslands with notable wildlife value and vegetative species. The Green Belt is therefore safeguarding the countryside from encroachment in this area.

**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

SCORE

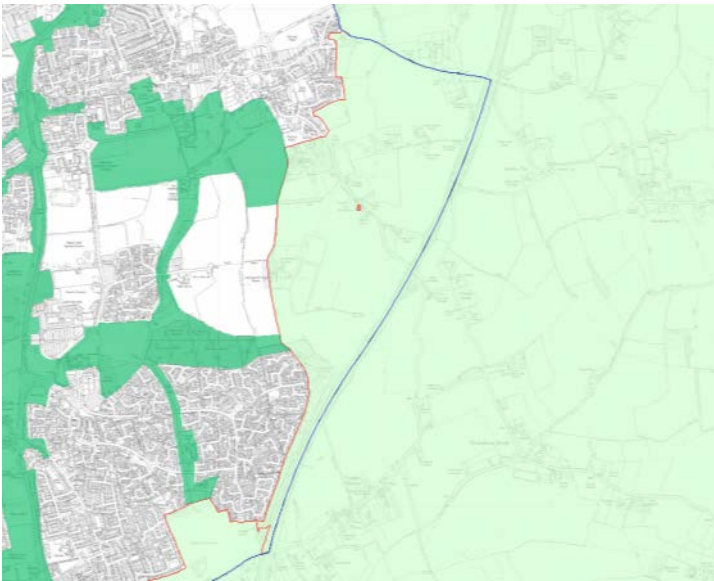
1

2

**COMMENT** Hoggs Farmhouse - a listed building - is present in this area. It is a 17th century dwelling which does not have a significant setting, and there are also modern outbuildings to the rear of the property. This area links with two north-south areas of the Green Wedge network, and so assists in retaining the original form of Harlow which was planned with green areas linking the town to the surrounding countryside.



# GREEN BELT AREA # 8







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## Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge

## GREEN BELT AREA # 8

### AREA INFORMATION

**Area Location** Located in the east of the district, adjoining the district boundary to the east, south and north, and areas of open space and residential areas to the west.

<b>Land Coverage (ha)</b>	173
<b>LWS/PLWS IDs</b>	Ha41, Ha42, PLWS9
<b>LNR/SSSI IDs</b>	None
<b>Open Space</b>	095 (--); 252 (--)
<b>Study site IDs</b>	

### Planning History of Area

01/00139 - Chalk Lane - Double Cart Lodge - REF	07/00330 - Hobbs Cross Rd - Glazed Enclosure to Roof Terrace - GTD
01/00253 - Chalk Lane - Double Cart Lodge - GTD	08/00349 - Hobbs Cross Rd – 1&2st rear extn; conservatory - GTD
02/00009 - Moor Hall Rd - 2-Storey Side Ext - GTD	10/00241 - Chalk Ln - Convert barn/Garage to 3Bed Dtchd Dwlg - REF
02/00159 - Chalk Lane - 1st Flr Side/Rear Extn, rebuild garage - GTD	10/00291 - Churchgate St – Convert dwlg to Children Home - GTD
02/00380 - Spiers Farm - Widening of Entrance - GTD	10/00342 - Chalk Ln - Convert barn/Garage to 3Bed Dtchd Dwlg - GTD
03/00041 - Churchgate St - Erection of Communal Aerial - GTD	11/00184 - Churchgate St - Apprv of Details Reserved by Cond - GTD
03/00331 - Churchgate St - Underpinning of Rear Wall - GTD	11/00273 - Hobbs Cross Rd - Amend Approved Scheme - GTD
03/00447 - Manor Rd - addn to Single Stry Rear Extension - GTD	11/00324 - Hobbs Cross Rd - Annexe and Garage - not lawful use
04/00041 - Hobbs Cross Rd - Convert Outbldg to 1-Bed Annexe - GTD	12/00199 - Hobbs Cross Rd - Detached Annexe Building in garden - not lawful
04/00516 - Franklins Farm - Sewage Treatment Plant install - GTD	12/00200 - Hobbs Cross Rd - Double Garage Building in garden - lawful use
05/00310 - Chalk Lane - 2 storey side extn; 1 storey rear extn - GTD	12/00448 - Churchgate St - Children's Home - lawful use
05/00349 - Hobbs Crs Rd - 2st Rear/side extn; widen driveway - GTD	13/00188 - Chalk Lane - Erection of carport for 2 Cars - GTD
05/00369 - Moor Hall Rd - 1 Storey Double Garage - GTD	
06/00288 - Hobbs Crs Rd – 2st Rear/side extn; widen driveway - GTD	
07/00127 - St Nicholas Sch - 1 storey Performing Arts Hall - GTD	
07/00191 - Churchgate St - Garden Wall - GTD	

### AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
<b>Recreation</b>	0	---
<b>Park grassland</b>	0	---
<b>Other grassland</b>	<1	095 - Challinor Open Space
<b>Park woodland</b>	0	---
<b>Other woodland</b>	10	095 - Challinor Open Space; 252 - M11 Green Corridor; Other
<b>Education</b>	5	St Nicholas School
<b>Allotments</b>	0	---
<b>Agriculture</b>	77	Grazing; Arable
<b>Open water</b>	0	Other
<b>Other</b>	7	Residential

# GREEN BELT AREA # 8

## AREA ASSESSMENT

OVERALL  
SCORE

3  
8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

1  
2

**COMMENT** Abuts the neighbourhoods of Churchgate Street and Church Langley to the west (and will also abut New Hall once that development is complete); although it is not contained by these urban areas. Prevents unrestricted sprawl eastwards to an extent, although the M11 would hinder further unrestricted sprawl in any case.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

0  
2

**COMMENT** There are no neighbouring towns, but the village of Sheering is present approx. 2.5km to the north-east, along with the group of villages at North Weald Bassett, approx. 5.5km to the south. This area is not fulfilling this purpose.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

1  
2

**COMMENT** A small proportion of this area is covered by Local Wildlife Sites - Feltimores Meadows, an old grassland notable for its grass species and partly covered by a TPO; and Chalk Lane Embankment (M11 embankment), notable for interesting flora. Part of the Challinor Ponds Potential Local Wildlife Site, which may be a Great Crested Newts breeding area, is also present. An area of woodland east of Hubbard's Hall is covered by a TPO. Part of the north-eastern section of the area and most of the southern section were assessed by the Open Spaces Study, scoring negatively for value & quality. The Green Belt is therefore partially safeguarding the countryside from encroachment in this area.

**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

SCORE

1  
2

**COMMENT** There are a number of listed buildings in this area, including a 17th century house on Chalk Lane, the 17th century Spiers Farmhouse and 19th century thatched cottages. Most of the buildings do not have significant settings and are surrounded by modern buildings. The 14th century Hubbard Hall has a more significant setting and is surrounded by agricultural fields and areas of sparse woodland. This area has two minor direct links with the Green Wedge which runs through Newhall, as well as the main Green Wedge which runs east-west across the town, and so partially assists in retaining the original form of Harlow which was planned with green areas linking the town to the surrounding countryside.

GREEN BELT AREA # 9






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Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt

## GREEN BELT AREA # 9

### AREA INFORMATION

**Area Location** Located in the north-east of the district, adjoining the railway line to the north, the district boundary to the east, residential areas to the west and open space to the south.

<b>Land Coverage (ha)</b>	35
<b>LWS/PLWS IDs</b>	Ha39, Ha40
<b>LNR/SSSI IDs</b>	None
<b>Open Space Study site IDs</b>	170 (++); 175 (+-); 253 (++); 254 (--)

### Planning History of Area

07/00081 - Marsh Lane - Change of Use of Part of House to Provide Public use of Library; New External Door - GTD  
 11/00055 - Land N of Gilden Way - Erection of 1,200 Dwellings & associated facilities and open space - GTD on appeal  
 13/00185 - Land N of Gilden Way - Discharge of Condition - GTD & REF

### AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
<b>Recreation</b>	0	---
<b>Park grassland</b>	5	170 - Guilfords North Open Space; 253 - Gibberd Garden
<b>Other grassland</b>	20	175 - Marsh Lane Open Space; 254 - Marsh Lane
<b>Park woodland</b>	6	253 - Gibberd Garden
<b>Other woodland</b>	6	175 - Marsh Lane Open Space; 254 - Marsh Lane
<b>Education</b>	0	---
<b>Allotments</b>	0	---
<b>Agriculture</b>	62	Arable
<b>Open water</b>	0	---
<b>Other</b>	1	Residential; railway

# GREEN BELT AREA # 9

## AREA ASSESSMENT

OVERALL  
SCORE

4

8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

1

2

**COMMENT** Partially contained by the urban environment of Old Harlow to the west and the future Gilden Way development to the south, and assists to an extent in preventing unrestricted sprawl of Harlow from these areas.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

0

2

**COMMENT** There are no neighbouring towns, but the village of Sheering is present approx. 2.1km to the north-east, along with the village of Lower Sheering, approx. 1.5km to the north. This area is not fulfilling this purpose.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

1

2

**COMMENT** A small proportion of this area is covered by two Local Wildlife Sites - Marsh Lane Pit Wood, a small copse with pond notable for its wildlife habitats; and Pincey Brook Complex, a floodplain grassland and woodland which is a notable type of grassland. A fifth of the entire area is woodland - in & around the Gibberd Garden and along an area of open space to the west. The Green Belt is therefore partially safeguarding the countryside from encroachment in this area.

**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

SCORE

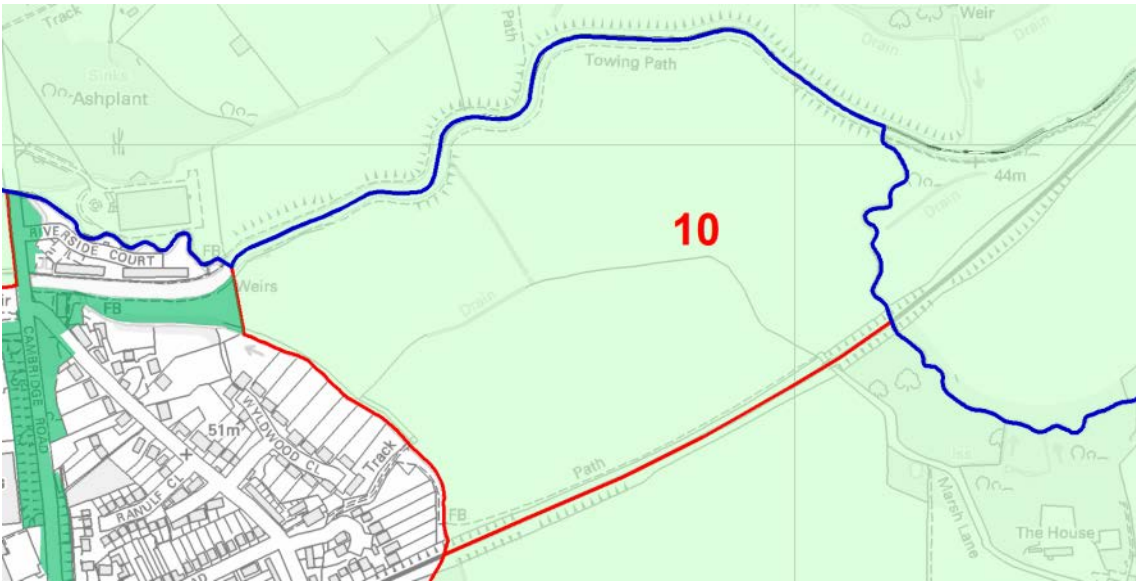
2

2

**COMMENT** This area includes a Scheduled Ancient Monument which is a Roman villa of 6.3ha in size, the remains of which can only be found below ground. The Gibberd Garden, a listed garden which was designed by Frederick Gibberd, is also present and covers an area of 6.3ha. The Gibberd Garden is a significant setting in its own right.



GREEN BELT AREA # 10







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Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge

## GREEN BELT AREA # 10

### AREA INFORMATION

**Area Location** Located in the north-east of the district, adjoining the district boundary to the north an east, the railway line to the south and residential areas to the west.

<b>Land Coverage (ha)</b>	24
<b>LWS/PLWS IDs</b>	Ha34
<b>LNR/SSSI IDs</b>	None
<b>Open Space</b>	169 (--)
<b>Study site IDs</b>	

### Planning History of Area

None
------

### AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
<b>Recreation</b>	0	---
<b>Park grassland</b>	0	---
<b>Other grassland</b>	93	169 - Wyldwood Open Space
<b>Park woodland</b>	0	---
<b>Other woodland</b>	1	169 - Wyldwood Open Space
<b>Education</b>	0	---
<b>Allotments</b>	0	---
<b>Agriculture</b>	0	---
<b>Open water</b>	4	River Stort
<b>Other</b>	2	Railway line

# GREEN BELT AREA # 10

## AREA ASSESSMENT

OVERALL  
SCORE

5

8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

1

2

**COMMENT** Abuts the urban environment of Old Harlow to the west, but it is not contained by urbanity. Along with the area of Green Belt to the south, this area partially assists in preventing the unrestricted sprawl of Harlow north-eastwards; however unrestricted sprawl would be constrained in this area in any case by the presence of the River Stort along the northern boundary and its associated flood plain.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

1

2

**COMMENT** The nearest neighbouring town is Sawbridgeworth, approx. 0.8km to the north. This area contributes to preserving the gap between Harlow and Sawbridgeworth (and the nearby village of High Wych), and prevents any potential merging of these. Without this Green Belt area, however, merging of settlements to the north would be restricted due to the River Stort - which runs along the northern boundary - and its associated floodplain.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

2

2

**COMMENT** One Local Wildlife Site is present which covers over half the area - Wyldwood Marsh, an extensive floodplain which provides breeding habitats. The OSS assessed almost the entirety of this area as a single site, and it scored negatively for value & quality. The Green Belt is therefore safeguarding the countryside from encroachment in this area.

**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

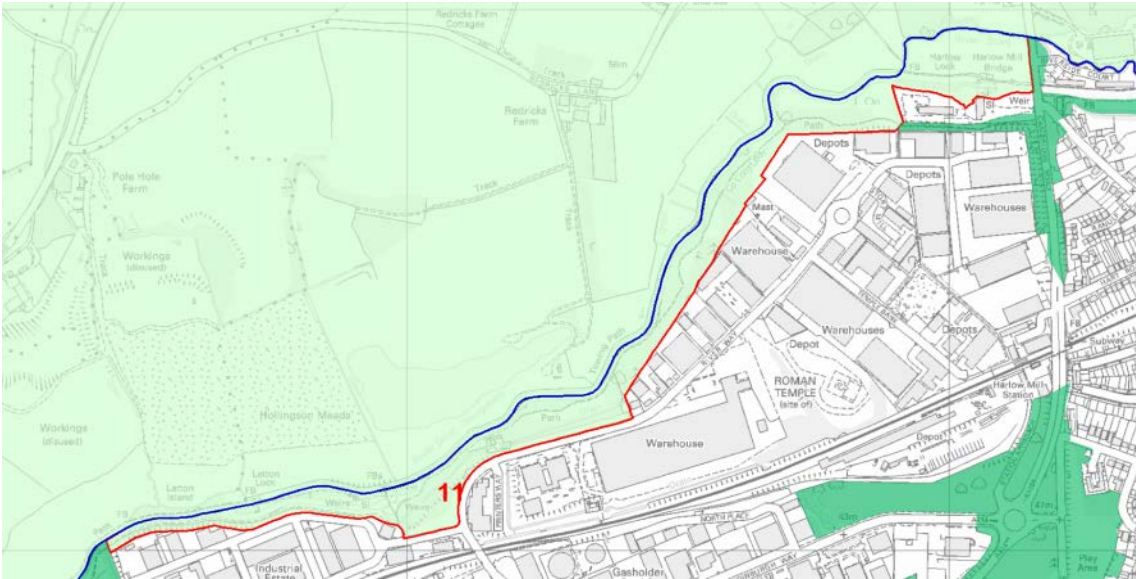
SCORE

1

2

**COMMENT** Link with a small part of the Green Wedge network to the west which itself links with the Green Belt to the west and north, although this area of the Green Wedge network is isolated and has been recommended in the Green Wedge Review for re-designation as a Green Finger.

GREEN BELT AREA # 11



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Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge

## GREEN BELT AREA # 11

### AREA INFORMATION

**Area Location** Located in the north of the district, adjoining the district boundary to the north, residential areas to the east, and industrial areas to the west and south.

<b>Land Coverage (ha)</b>	14
<b>LWS/PLWS IDs</b>	PLWS5
<b>LNR/SSSI IDs</b>	None
<b>Open Space Study site IDs</b>	123 (++); 171 (+-)

### Planning History of Area

None
------

### AREA LAND USE

LAND USE TYPE	% OF G.B. AREA	DESCRIPTIONS / NAMES OF SITES
<b>Recreation</b>	0	---
<b>Park grassland</b>	0	---
<b>Other grassland</b>	22	123 - Stort Valley; 171 - Harlow Mill Bridge Open Space
<b>Park woodland</b>	0	---
<b>Other woodland</b>	54	123 - Stort Valley
<b>Education</b>	0	---
<b>Allotments</b>	0	---
<b>Agriculture</b>	0	---
<b>Open water</b>	25	123 - Stort Valley
<b>Other</b>	0	---



# GREEN BELT AREA # 11

## AREA ASSESSMENT

OVERALL  
SCORE

3  
8

**GREEN BELT PURPOSE 1: Check the unrestricted sprawl of large built-up areas**

SCORE

0  
2

**COMMENT** Partially contained by the urban area of the Templefields industrial estate to the south/south-east. This is a small, thin area of Green Belt. It does not fulfil this purpose.

**GREEN BELT PURPOSE 2: Prevent neighbouring towns from merging**

SCORE

0  
2

**COMMENT** The nearest neighbouring town is Sawbridgeworth, approx. 0.8km to the north. However, this area is a thin, linear piece of Green Belt which runs from east to west and as such, this area is not fulfilling this purpose.

**GREEN BELT PURPOSE 3: Assist in safeguarding the countryside from encroachment**

SCORE

2  
2

**COMMENT** Almost the entirety is covered by woodland with a small area protected by TPO legislation. A Potential Local Wildlife site - the Stort Woodland - is present and covers three-quarters of this area; it is a wet woodland habitat which could be restored. The OSS assessed almost the entirety of this area as a single site, and scored it positively for value and quality. It also assessed another small site in the north-east which scored averagely. The Green Belt is therefore safeguarding the countryside from encroachment in this area.

**GREEN BELT PURPOSE 4: Preserve the setting and special character of historic towns**

SCORE

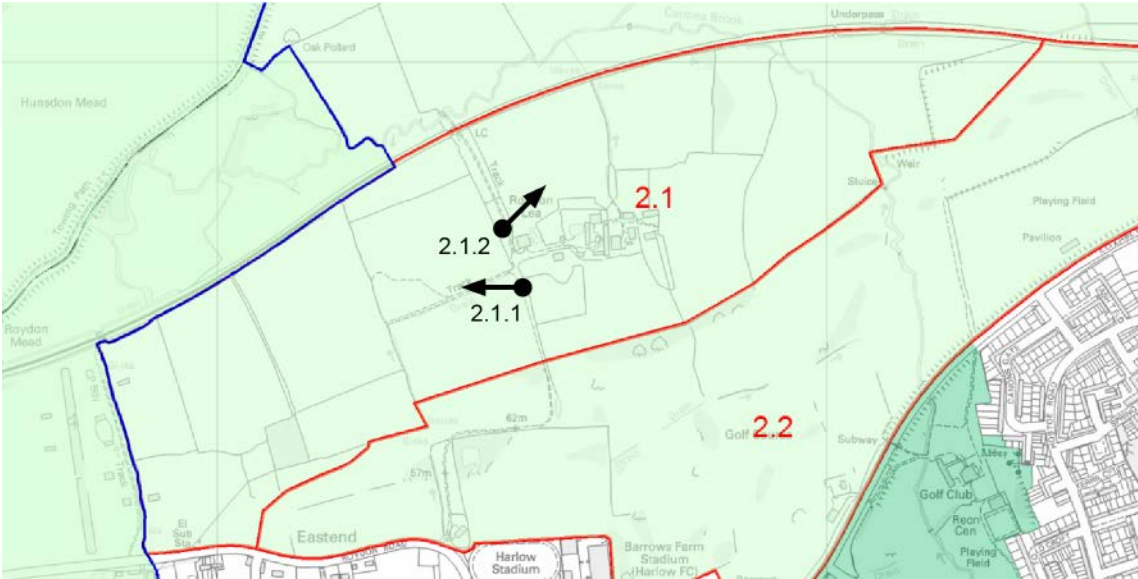
1  
2

**COMMENT** A small part to the east is included in the Harlow Mill and Old Road North Conservation Area. Link with a small part of the Green Wedge network to the east which itself links with the Green Belt to the west and north, although this area of the Green Wedge network is isolated and has been recommended in the Green Wedge Review for re-designation as a Green Finger. It therefore assists in retaining the original form of Harlow which was planned with green areas linking the town to the surrounding countryside.



# **Appendix 2: Detailed Findings – Stage 2**

Sub-area 2.1



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Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**2.1.1 Attributes**

☐LWS   ☐PLWS   ☐LNR   ☐SSSI   ☒FZ2   ☒FZ3   ☐OSS   ☐GWL  
☐TPO   ☒LB   ☐LG   ☐SAM

**2.1.2 Environment**

This sub-area consists of agricultural grazing land, with a small amount of woodland and a small area of agricultural arable land, plus a number of mature trees and hedgerows along field boundaries. In the east, Canons Brook – a tributary of the River Stort – flows southwards. Roydon Lea Farmhouse, along with associated agricultural buildings, is also present.

*Open Spaces Study*

N/A

*Note – the agricultural land in this sub-area has a grade of ‘urban’, although a small part of this sub-area which runs parallel with the district boundary in the west and north-west is classified as Grade 3; this could, however, be an anomaly with the mapping of the agricultural land.*

**2.1.3 Ecology and Biodiversity**

There are no ecological designations in this sub-area and the only ecological interest is in the hedgerows, mature trees and land either side of Canon Brook which is in Flood Zones 2 and 3. As such, this sub-area has little ecological value. See Appendix 4: Note on Agricultural Land in the Green Belt for more information on the ecological value of agricultural land.

**2.1.4 Landscape and visual amenity**

This sub-area has little to moderate landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Study includes this sub-area in part ‘A’ of the Roydon and Nazeing Plateau character area, which is influenced by the prominent impact of built development, a generally open sense of character outside urban areas, a generally extensive open skyline – particularly to the north, a limited sense of tranquillity, high sensitivity to large-scale new urban development and low sensitivity to small-scale new urban development. The buildings at Roydon Lea Farm are recognised as being a historic settlement.

This entire sub-area is also part of a wider Special Landscape Area which extends eastwards and northwards, identified as such in the Adopted Replacement Harlow Local Plan (and originally defined in the 1990s by Essex County Council) because the land possesses a special visual quality that distinguishes it from other tracts of countryside.

*Site Visit*

A site visit to Area 2 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- Views of this sub-area are restricted due to a.) most of the land not being freely publicly accessible as it is agricultural land; b.) the land to the south being of restricted access; and c.) dense vegetation and the topography of the land (for example, when viewing the sub-area from the west)
- From the track to the west of Roydon Lea farm, views of the western area of the sub-area are obtainable (see Fig. 2.1.1) and such views are of a reasonably rural nature, with a long distance view. Views to the east are not possible due to dense vegetation around the farm.
- Further north along the track, views in all directions are hindered due to the operations of the farm, including agricultural buildings, tracks and machinery (see Fig. 2.1.2).



Fig. 2.1.1: From track W of Roydon Farm, looking W



Fig. 2.1.2: From track W of Roydon Farm (further N), looking NE

### 2.1.5 Settings of historic assets

There are two Listed Buildings adjacent to each other - Roydon Lea Farmhouse and a barn, both of which have elements dating to the 17th, 18th and 19th centuries. Their combined setting is not significant as the buildings are surrounded by thick areas of trees and a number of more modern outbuildings.

### 2.1.6 Connectivity with the Green Wedge network

N/A

### 2.1.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Little ecological value</li> <li>• Little to moderate landscape &amp; visual amenity value</li> </ul>	<b>Yes (Minor)</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• Two listed buildings but with no significant settings</li> <li>• No physical connection to the Green Wedge network</li> </ul>	<b>No</b>

The Stage 1 assessment concluded that the whole of Area 2 scored poorly (3 out of 8), and therefore fell short of scoring 'well' by 2 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

### 2.1.8 Potential for redesignation as other type of open space

There is potential for this sub-area to be re-designated as Green Wedge (with the exception of the caravan park), along with sub-area 2.2 to the south. This would extend one of the major parts of the existing Green Wedge network northwards, before joining a wider area of Green Belt to the west and north.

Re-designation of this sub-area as Green Wedge would recognise that it is fulfilling Green Wedge functions by providing wildlife corridors which link the Green Wedge to the surrounding

countryside, protecting an undeveloped corridor of land, and preserving original and natural landscape features. However, the land is not publicly accessible as it is mostly agricultural land, so it could not fulfil a recreational role.

## Stage 2 Map



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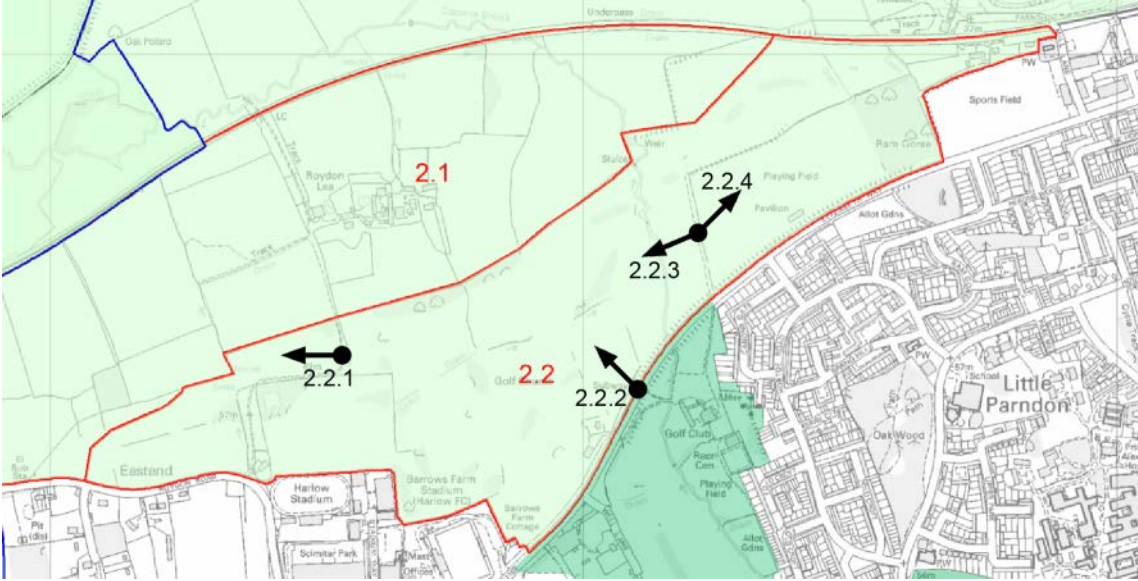
## Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge
	Green Belt land functioning effectively as Green Belt
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Wedge



Sub-area 2.2

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph



**2.2.1 Attributes**

☒LWS   ☐PLWS   ☐LNR   ☐SSSI   ☒FZ2   ☒FZ3   ☒OSS   ☒GWL  
☐TPO   ☐LB   ☐LG   ☐SAM

**2.2.2 Environment**

This sub-area mostly consists of the golf course of Canons Brook Golf Club, which is predominantly grassland with some sandy bunkers and small areas of mature trees. In the east, Ash Tree Fields, Ram Gorse woodland, four residential properties and a caravan storage area are present. Ash Tree Fields is the playing field of Harlow Cricket Club, including the Club's pavilion.

*Open Spaces Study*

Canons Brook Golf Club is categorised as outdoor sports provision which is not freely publicly accessible, however it scores positively for value and quality. The land to the west of the golf course is known as Eastend Open Space and is categorised as a natural/semi-natural green space, which is not freely publicly accessible and has a negative value/quality score. Aerial photographs suggest, however, that this open space is actually part of the golf course.

Ash Tree Fields is categorised as a local park/garden which is freely accessible to the public with a positive value/quality score. There is a surplus of local parks/gardens in this neighbourhood, by +1.44ha per 1,000 population.

Ram Gorse woodland is categorised as a natural/semi-natural green space which has de-facto public access with a negative value/quality rating. There is adequate provision of natural/semi-natural green space in this neighbourhood.

**2.2.3 Ecology and Biodiversity**

Ram Gorse woodland is a Local Wildlife Site due to it exhibiting a varied broadleaf woodland structure. However, the woodland forms only a small part of this sub-area. There are no other ecological designations in this sub-area, with the only other ecological interest being mature trees and the area around Canons Brook – in the east – which is covered by Flood Zones 2 and 3. As such, this sub-area has little to moderate ecological value.

**2.2.4 Landscapes and visual amenity**

This sub-area has moderate landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Study includes this sub-area in part 'A' of the Roydon and Nazeing Plateau character area, which is influenced by the prominent impact of built development, a generally open character outside urban areas, a generally and extensive open skyline – particularly to the north, a limited sense of tranquillity, high sensitivity to large-scale new urban development and low sensitivity to small-scale new urban development. The Study identified that there are two key long distance views and one short distance view from the southern edge of this sub-area, looking northwards. In the east, the part of the inner Green Belt boundary which adjoins Elizabeth Way is considered to be a soft green urban edge (as opposed to a hard exposed urban edge).

*Special Landscape Area*

This entire sub-area, except the caravan storage area in the north-east, is also part of a wider Special Landscape Area which extends westwards and northwards, identified as such in the Adopted Replacement Harlow Local Plan (and originally defined in the 1990s by Essex County Council) because the land possesses a special visual quality that distinguishes it from other tracts of countryside.

### Site Visit

A site visit to Area 2 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- Views of this sub-area are limited as most of it is of restricted access to the public. Vegetation along the southern boundary means it is not visible from surrounding roads.
- From the track to Roydon Lea farm, views of the golf course in this sub-area are obtainable to the east and west (see Fig. 2.2.1), and also from a subway under Elizabeth Way (see Fig. 2.2.2). The views are aesthetically pleasing due to the carefully landscaped golf course, including grassland and mature trees; although the landscape is evidently manmade to an extent. Longer-distance views of the sub-area can be obtained from the footpath to the west of Ash Tree Fields (see Figs. 2.2.3 and 2.2.4).



Fig. 2.2.1: From track W of Roydon Farm, looking W



Fig. 2.2.2: From subway under Elizabeth Way, looking NW



Fig. 2.2.3: From footpath W of Ash Tree Fields, looking WSW



Fig. 2.2.4: From footpath W of Ash Tree Fields, looking NE

**2.2.5 Settings of historic assets**

N/A

**2.2.6 Connectivity with the Green Wedge network**

The sub-area has a physical connection to a wider area of Green Wedge to the south.

**2.2.7 Summary of Stage 2 assessment**

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Little to moderate ecological value</li> <li>• Moderate landscape and visual amenity value</li> </ul>	<b>Yes</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• No historic assets</li> <li>• A physical connection to the Green Wedge network</li> </ul>	<b>Yes (Minor)</b>

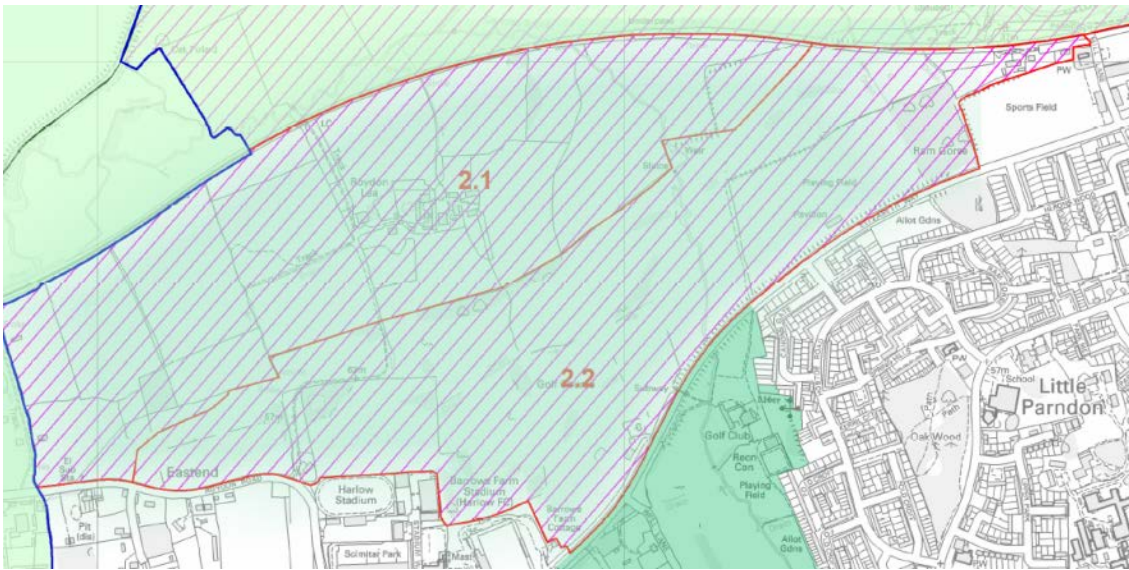
The Stage 1 assessment concluded that the whole of Area 2 scored poorly (3 out of 8), and therefore fell short of scoring 'well' by 2 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

**2.2.8 Potential for redesignation as other type of open space**

There is potential for this sub-area to be re-designated as Green Wedge, along with sub-area 2.1 to the north (with the exception of the area used as a caravan park situated in the north-east). This sub-area already has a physical connection to one of the main areas of Green Wedge to the south, so redesignating it as Green Wedge would extend the Green Wedge northwards before joining a wider area of Green Belt to the west and north.

Re-designation of this sub-area as Green Wedge would recognise that it is fulfilling Green Wedge functions by providing recreation opportunities (in the form of a footpath, the golf course and Ash Tree Fields), providing wildlife corridors which link to the surrounding countryside, protecting an undeveloped corridor of land, and preserving original and natural landscape features.

## Stage 2 Map



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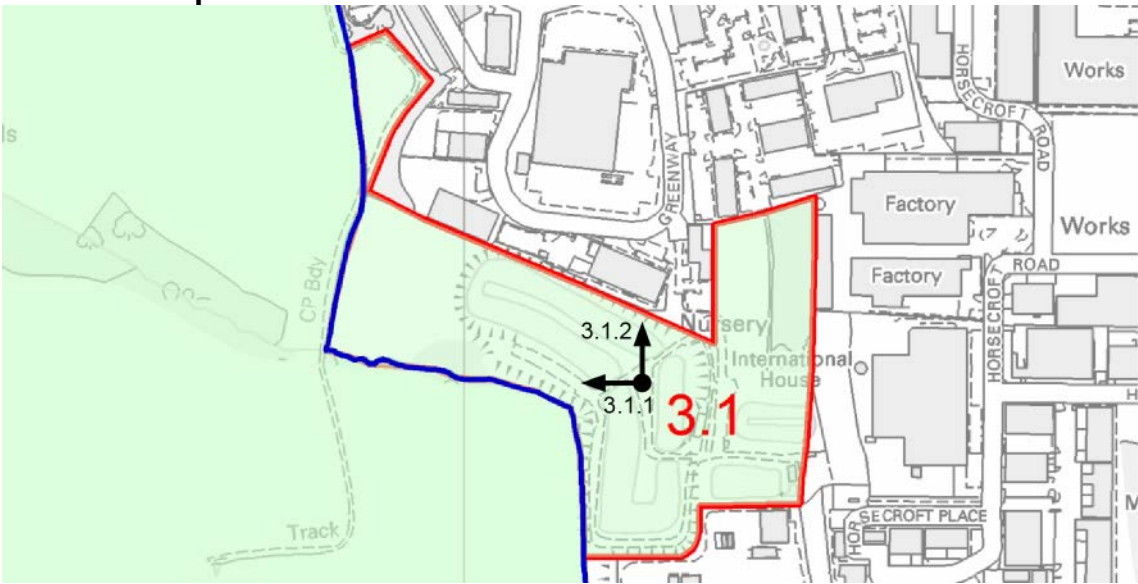
## Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge
	Green Belt land functioning effectively as Green Belt
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Wedge



### Sub-area 3.1 (the whole of Area 3)

#### Sub-area map



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#### Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

#### Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**3.1.1 Attributes**

☐LWS   ☒PLWS   ☐LNR   ☐SSSI   ☐FZ2   ☐FZ3   ☒OSS   ☐GWL  
☐TPO   ☐LB   ☐LG   ☐SAM

**Note: Sub-area 3.1 is the entirety of Area 3, because Area 3 is of minimal size and there were no logical opportunities to subdivide it into sub-areas.**

**3.1.2 Environment**

This sub-area predominantly consists of Timberland Fishery, comprising the lakes themselves, two small areas of dense woodland and some grassland. In the north-west, there is a small part of a Grade 2 agricultural grazing field which extends westwards.

*Open Spaces Study*

Most of this sub-area was assessed as being the fishing lakes (Timberland Fishery). It is categorised as outdoor sports provision and scores positively for value & quality, but has restricted access.

**3.1.3 Ecology and Biodiversity**

Timberland Fishery is a Potential Local Wildlife Site, due to water voles colonising the site in recent history. A Local Wildlife Site designation could be granted if it is established that the water vole population is permanent rather than transitory. As such, this sub-area has moderate ecological value.

**3.1.4 Landscape and visual amenity**

This sub-area has little landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Study includes most of this sub-area (with the exception of the easternmost area) as being in part 'A' of the Roydon and Nazeing Plateau character area, which is influenced by the prominent impact of built development, a generally open character outside urban areas, a generally open skyline, a limited sense of tranquillity, high sensitivity to large urban developments and low sensitivity to small urban developments. The inner Green Belt boundary is a hard exposed urban edge (as opposed to a soft green urban edge). It should be noted, however, that the fishing lakes were established after the Study was undertaken.

*Site Visit*

A site visit to Area 3 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- The views of this sub-area are limited as it has restricted access and cannot be viewed from public viewpoints from the surrounding area.
- From within the sub-area, the fishing lakes can be viewed. The lakes themselves have been landscaped with trees, areas of grassland, tracks and platforms for use by anglers. However the views are not particularly aesthetically pleasing, with long-distance views not possible due to the small size of the sub-area and the surrounding industrial areas which are visible in the background.





Fig. 3.1.1: From fishing lakes, looking W



Fig. 3.1.2: From fishing lakes, looking N

### 3.1.5 Settings of historic assets

N/A

### 3.1.6 Connectivity with the Green Wedge network

N/A

### 3.1.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Moderate ecological value</li> <li>Little landscape and visual amenity value</li> </ul>	<b>Yes (Minor)</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>No historic assets</li> <li>No physical connection to the Green Wedge network</li> </ul>	<b>No</b>

The Stage 1 assessment concluded that the whole of Area 3 scored poorly (1 out of 8), and therefore fell short of scoring 'well' by 4 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

### 3.1.8 Potential for redesignation as other type of open space

There is insufficient evidence to suggest that this sub-area could be redesignated as another type of open space.

Stage 2 Map



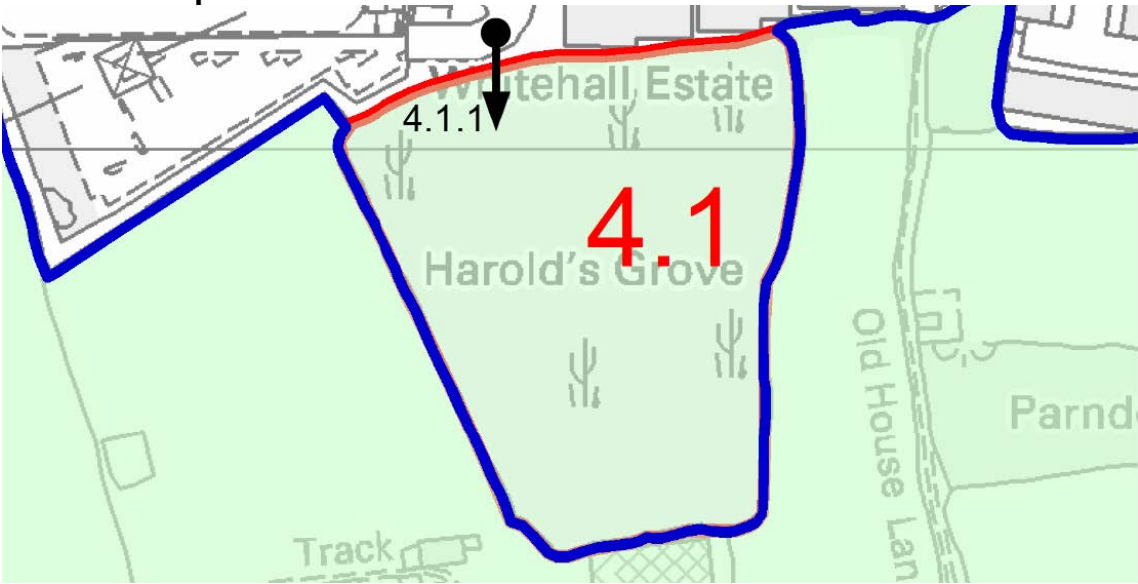
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Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Belt land not functioning effectively as Green Belt

Sub-area 4.1 (the whole of Area 4)

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
 0.0.0	Location (circle), direction of view (arrow) and figure number of site visit photograph

**4.1.1 Attributes**

☒LWS   ☐PLWS   ☐LNR   ☐SSSI   ☐FZ2   ☐FZ3   ☒OSS   ☐GWL  
☒TPO   ☐LB   ☐LG   ☐SAM

**Note: Sub-area 4.1 is the entirety of Area 4, because Area 4 is of minimal size and there were no logical opportunities to subdivide it into sub-areas.**

**4.1.2 Environment**

This sub-area entirely consists of Harold's Grove, an area of dense woodland.

*Open Spaces Study*

Harold's Grove is classified as being an area of local natural/semi-natural greenspace, which scores negatively for value & quality and is freely publicly accessible.

**4.1.3 Ecology and Biodiversity**

Harold's Grove is a Local Wildlife Site, designated as such because it is an ancient woodland with a coppiced Hornbeam structure and ground flora which is a characteristic of ancient woodlands in Essex. This sub-area is also protected by a TPO. As such, this sub-area has high ecological value.

**4.1.4 Landscape and visual amenity**

This sub-area has little landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Harlow Area Landscape Study includes this sub-area in the Harlow Major Urban Area character area, is influenced by the prominent impact of built development, a high sense of enclosure with some long views down corridors, a bowl which provides an important edge to the skyline, no sense of tranquillity and low sensitivity to new urban developments. The inner Green Belt boundary in this sub-area (to the north) is described as being a soft green urban edge rather than a hard exposed urban edge.

*Site Visit*

A site visit to Area 4 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- Access into the sub-area was not obtainable. The sub-area cannot be viewed from surrounding public viewpoints, except from Flex Meadow where the view is limited due to the dense woodland in the sub-area and the topography of the land (see Fig. 4.1.1).



Fig. 4.1.1: From Flex Meadow, looking S

#### 4.1.5 Settings of historic assets

N/A

#### 4.1.6 Connectivity with the Green Wedge network

N/A

#### 4.1.7 Summary of Stage 2 assessment

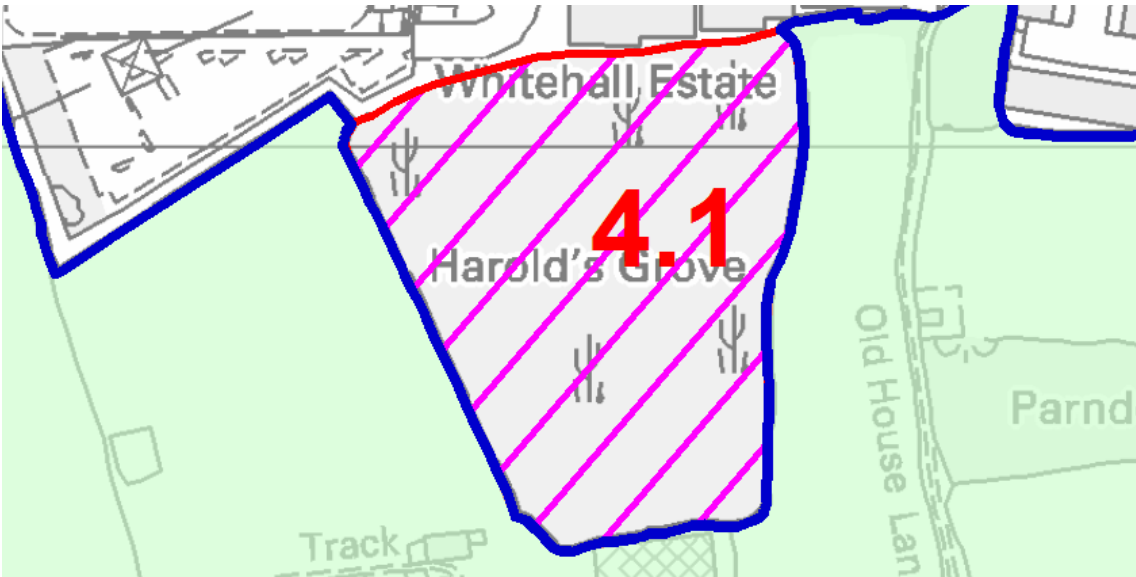
Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• High ecological value</li> <li>• Little landscape and visual amenity value</li> </ul>	<b>Yes</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• No historic assets</li> <li>• No physical connection to the Green Wedge network</li> </ul>	<b>No</b>

The Stage 1 assessment concluded that the whole of Area 4 scored poorly (2 out of 8), and therefore fell short of scoring 'well' by 3 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

#### 4.1.8 Potential for redesignation as other type of open space





There is insufficient evidence to suggest that this sub-area could be redesignated as another type of open space.

Stage 2 Map



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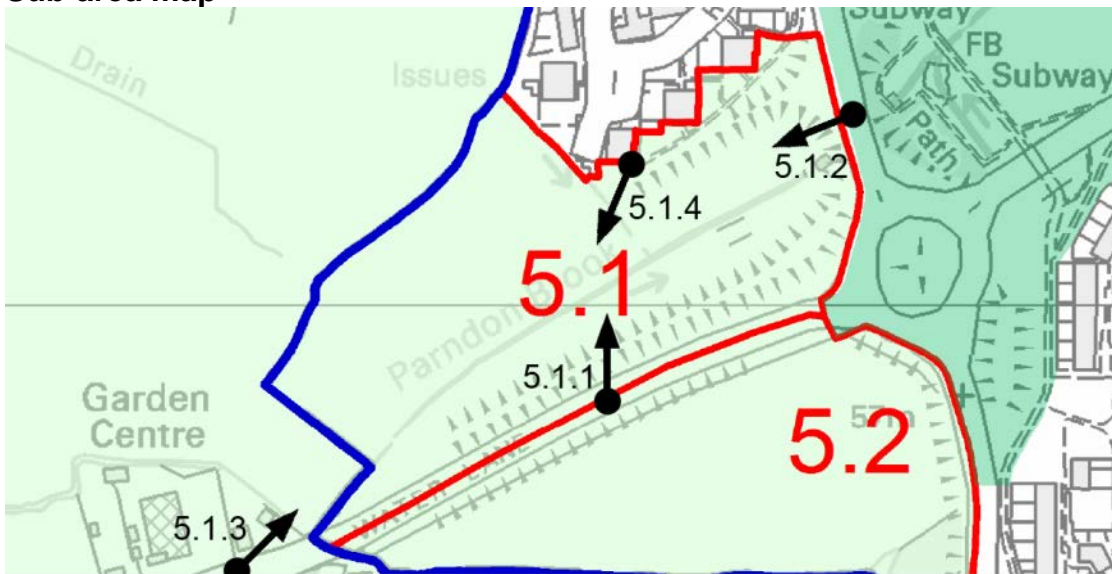
Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Belt land not functioning effectively as Green Belt



## Sub-area 5.1

### Sub-area map



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### Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

### Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

### 5.1.1 Attributes

☐LWS   ☐PLWS   ☐LNR   ☐SSSI   ☒FZ2   ☒FZ3   ☒OSS   ☒GWL  
☐TPO   ☐LB   ☐LG   ☐SAM

### 5.1.2 Environment

This sub-area comprises scrubland with some grassland and trees.

#### *Open Spaces Study*

The entire sub-area is Parndon Brook Open Space, which is categorised as a local natural/semi-natural green space. In this neighbourhood, there is a surplus of this category of open space, by +1.79 ha per 1,000 population.

### 5.1.3 Ecology and Biodiversity

There are no ecological designations in this sub-area, with the only ecological interest being Parndon Brook which flows through the centre of this sub-area, meaning it is mostly covered by Flood Zones 2 & 3. As such, this sub-area has little ecological value.

### 5.1.4 Landscapes and visual amenity

This sub-area has little landscape and visual amenity value, as detailed below.

#### *Harlow Area Landscape Study*

The Harlow Area Landscape Study includes this sub-area in part 'C' of the Roydon and Nazeing Plateau character area, which is influenced by prominent built development, a generally open character, a generally open skyline, a moderate sense of tranquillity and high sensitivity to new urban developments. There is a key long distance view to the west of this sub-area looking east along Water Lane and into the Green Wedge beyond. The eastern inner Green Belt boundary is a soft green urban edge and partly a hard exposed urban edge.

#### *Site Visit*

A site visit to Area 5 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- There are limited views of this sub-area when viewing it from Water Lane to the south (see Fig. 5.1.1) or Brook Lane to the east (see Fig. 5.1.2), mostly due to the embankment which surrounds it and obstructs views.



Fig. 5.1.1: From Water Lane, looking N



Fig. 5.1.2: From Brook Lane, looking WSW

- From the west, this sub-area cannot be viewed due to dense woodland at the edge of the site (see Fig. 5.1.3). On the cycle track adjacent to the flat blocks in Red Willow, the view of this sub-area is also limited, again due to the topography of the land and dense vegetation (see Fig. 5.1.4).



Fig. 5.1.3: From Water Lane, looking NE



Fig. 5.1.4: From cycle track adjacent to flat blocks in Red Willow, looking SSW

### 5.1.5 Settings of historic assets

N/A

### 5.1.6 Connectivity with the Green Wedge network

The sub-area has a physical connection to a wider area of Green Wedge to the east.

### 5.1.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Little ecological value</li> <li>Little landscape and visual amenity value</li> </ul>	<b>No</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>No historic assets</li> <li>A physical connection to the Green Wedge network</li> </ul>	<b>Yes (Minor)</b>

The Stage 1 assessment concluded that the whole of Area 5 scored poorly (1 out of 8), and therefore fell short of scoring 'well' by 4 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

### 5.1.8 Potential for redesignation as other type of open space

This sub-area has a physical connection to the Green Wedge network to the east. There is potential for this sub-area to be re-designated as Green Wedge, along with the northern part of sub-area 5.2 to the south, thereby extending the existing Green Wedge westwards.

Re-designation of this sub-area as Green Wedge would recognise that it is functioning as Green Wedge by contributing to visual and physical separation, providing green corridors to link with



surrounding Green Wedge land and the countryside beyond, and protecting a corridor of undeveloped land. It would not provide a significant recreational role, however, as recreational opportunities are hindered by the topography of the land and dense scrubland.

## Stage 2 Map



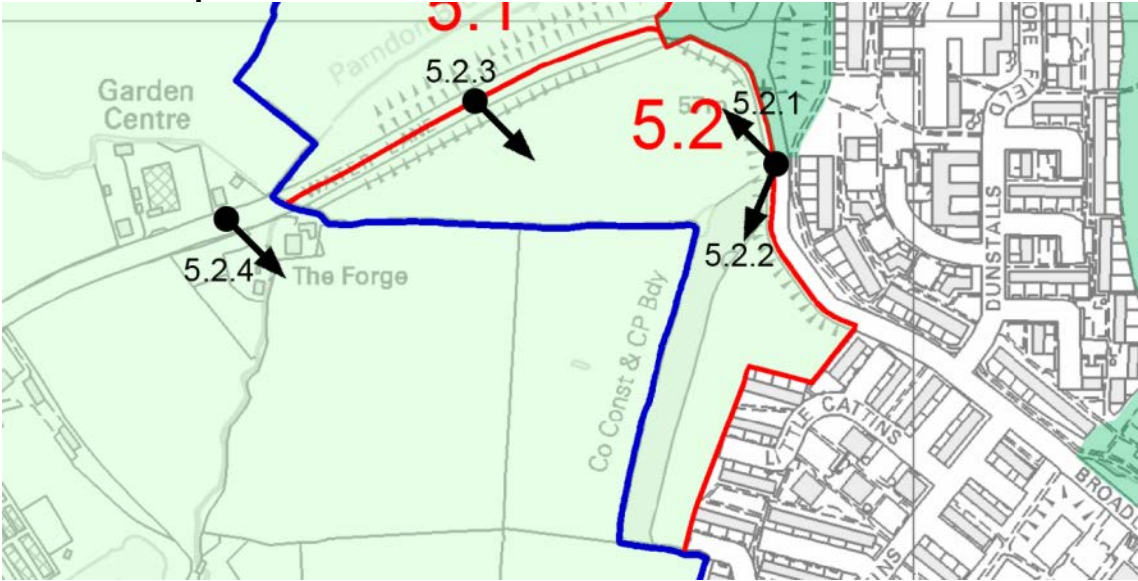
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## Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Wedge

Sub-area 5.2

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**5.2.1 Attributes**

☐LWS   ☐PLWS   ☐LNR   ☐SSSI   ☒FZ2   ☒FZ3   ☒OSS   ☒GWL  
☐TPO   ☐LB   ☐LG   ☐SAM

**5.2.2 Environment**

The northern part of this sub-area is an agricultural grazing field, the western part of which is classified as Grade II. The south-eastern part of this sub-area is Little Cattins Open Space, which is formed mostly of grassland with a dense tree belt in the west.

*Open Spaces Study*

Little Cattins Open Space is categorised as a local natural/semi-natural green space. It is freely accessible to the public and scores negatively for value and positively for quality. There is a surplus of this category of open space in this neighbourhood, by +1.79 ha per 1,000 population.

**5.2.3 Ecology and Biodiversity**

There are no ecological designations in this sub-area, with the only ecological interest being the tree belt and a small part of this sub-area, in the north-west, which is in Flood Zones 2 & 3. As such, this sub-area has little ecological value. See Appendix 4 for more information on the ecological value of agricultural land.

**5.2.4 Landscape and visual amenity**

This sub-area has little landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Harlow Area Landscape Study includes this sub-area in part 'C' of the Roydon and Nazeing Plateau character area, which is influenced by the prominent impact of built development, a generally open character, a generally open skyline, a moderate sense of tranquillity and high sensitivity to new urban developments. There is a key long distance view to the west of this sub-area looking east along Water Lane and into the Green Wedge beyond. The eastern section of this sub-area is an area of urban greenspace character, with part of the northern inner Green Belt boundary being a soft green urban edge (as opposed to a hard exposed edge).

*Site Visit*

A site visit to Area 5 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- From Broadley Road, looking north-west (see Fig. 5.2.1), the northern part of this sub-area can be viewed, although any longer distance views are truncated by the topography of the land. Looking south-west (see Fig. 5.2.2), the southern part of this sub-area is mostly obscured due to the topography of the land and dense vegetation.





Fig. 5.2.1: From Broadley Road, looking NW



Fig. 5.2.2: From Broadley Road, looking SSW

- Similarly, the view from Water Lane to the north (looking south-east, see Fig. 5.2.3) is obscured by the topography of the land and dense vegetation. From the west, views of this sub-area are truncated by development at The Forge (see Fig. 5.2.4).



Fig. 5.2.3: From Water Lane, looking SE



Fig. 5.2.4: From Water Lane, looking SE

### 5.2.5 Settings of historic assets

N/A

### 5.2.6 Connectivity with the Green Wedge network

The sub-area has a physical connection to a wider area of Green Wedge to the east.

### 5.2.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Little ecological value</li> <li>• Little landscape and visual amenity value</li> </ul>	<b>No</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• No historic assets</li> <li>• A physical connection to the Green Wedge network</li> </ul>	<b>Yes (Minor)</b>

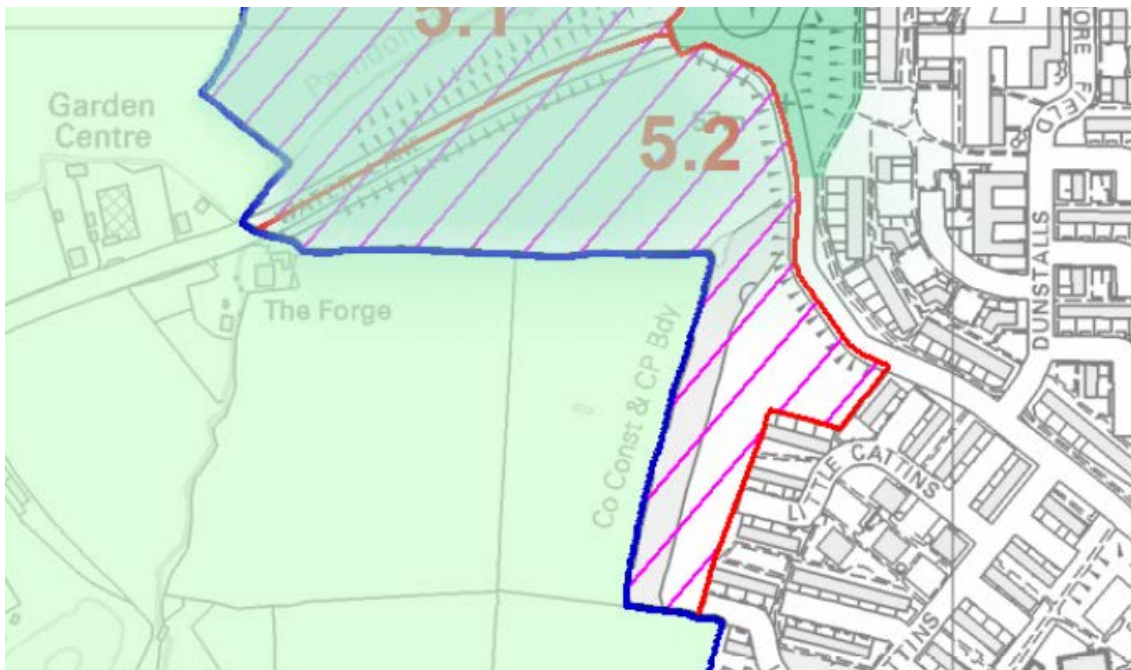
The Stage 1 assessment concluded that the whole of Area 5 scored poorly (1 out of 8), and therefore fell short of scoring ‘well’ by 4 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

### 5.2.8 Potential for redesignation as other type of open space

Part of the eastern boundary has a physical connection to a large area of Green Wedge to the east. There is potential for the northern part of this sub-area to be re-designated as Green Wedge, along with sub-area 5.1 to the north. This would extend the existing Green Wedge westwards.

Re-designation of this part of the sub-area as Green Wedge would recognise that it is functioning as Green Wedge by contributing to visual and physical separation, providing recreational opportunities (in the form of Little Cattins Open Space), providing green corridors to link with surrounding Green Wedge land and the countryside beyond, and protecting a corridor of undeveloped land.

## Stage 2 Map



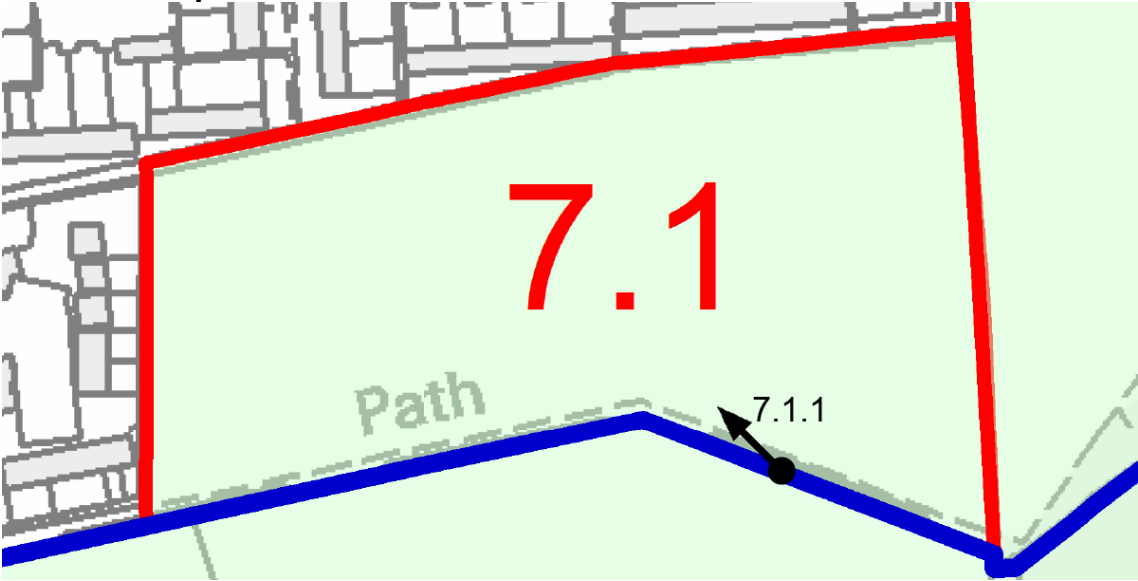
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## Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge
	Green Belt land not functioning effectively as Green Belt
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Wedge

Sub-area 7.1

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph



**7.1.1 Attributes**

☐LWS   ☐PLWS   ☐LNR   ☐SSSI   ☐FZ2   ☐FZ3   ☐OSS   ☐GWL  
☐TPO   ☐LB   ☐LG   ☐SAM

**7.1.2 Environment**

Sub-area 7.1 is a small area of grassland, with a number of mature trees present. The eastern part of this sub-area is common land.

**7.1.3 Ecology and Biodiversity**

There are no ecological designations in this sub-area, with the only ecological interest being the trees which are present. As such, this sub-area has little ecological value.

**7.1.4 Landscape and visual amenity**

This sub-area has little landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Harlow Area Landscape Study includes this sub-area in part 'A' of the Jack's Hatch to Church Langley Ridge character area, which has an apparent impact of built development, an open character, an open skyline, a limited sense of tranquillity and high to moderate sensitivity to new urban developments. The Study defines the inner Green Belt boundary in this area (to the west and north) as being a soft green urban edge rather than a hard exposed urban edge.

*Site Visit*

A site visit to Area 7 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- This sub-area does not offer any notable views because when it is viewed from the footpaths to the south (see Fig. 7.1.1) or east, the residential properties to the north are clearly visible. The hedgerow along the southern boundary also limits views into (or out of) the sub-area.



Fig. 7.1.1: From footpath to south, looking NW

**7.1.5 Settings of historic assets**

N/A

**7.1.6 Connectivity with the Green Wedge network**

N/A



### 7.1.7 Summary of Stage 2 assessment

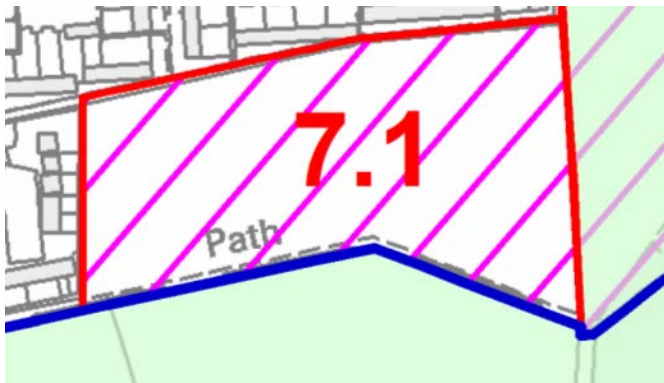
Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Little ecological value</li> <li>• Little landscape and visual amenity value</li> </ul>	<b>No</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• No historic assets</li> <li>• No physical connection to the Green Wedge network</li> </ul>	<b>No</b>

The Stage 1 assessment concluded that the whole of Area 7 scored averagely (4 out of 8), and therefore fell short of scoring 'well' by 1 point. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

### 7.1.8 Potential for redesignation as other type of open space

There is insufficient evidence to suggest that this sub-area could be redesignated as another type of open space.

### Stage 2 Map



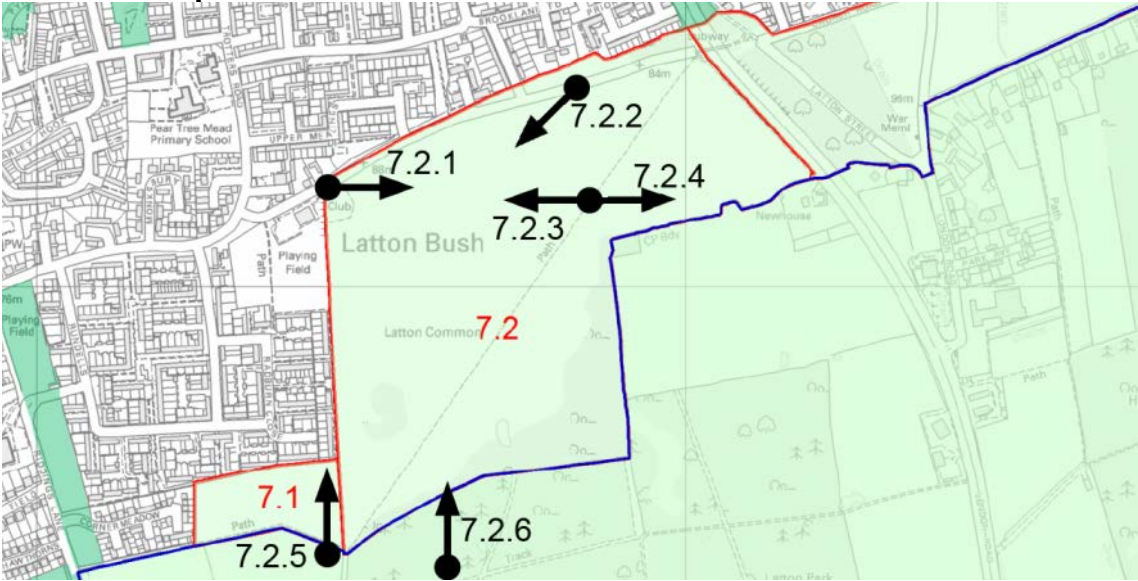
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### Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Belt land not functioning effectively as Green Belt
	Green Belt land functioning effectively as Green Belt

Sub-area 7.2

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**7.2.1 Attributes**

☒LWS   ☐PLWS   ☐LNR   ☐SSSI   ☐FZ2   ☐FZ3   ☒OSS   ☐GWL  
☐TPO   ☐LB   ☐LG   ☐SAM

**7.2.2 Environment**

Sub-area 7.2 mostly comprises Latton Common (mostly an area of grassland) and Latton Bush Common Woodlands. In the north, there is a small area of grassland – adjacent to housing and Latton Common Road – which connects with a footpath running northwards to Southern Way. There is also another area of grassland to the east, Latton Bush Amenity Green Space, which is again adjacent to housing and Latton Common Road, and consists of grassland with some trees.

*Open Spaces Study*

The Common is classified as a freely publicly accessible district natural/semi-natural green space, which scores positively for value and quality. The Woodlands are classified as a freely publicly accessible local natural/semi-natural green space, which scores positively for value but poorly for quality. There is a surplus of local natural/semi-natural green space in this neighbourhood, by 1.19ha per 1,000 population. Latton Bush Amenity Green Space is categorised as an amenity green space which is freely accessible to the public and scores positively for both value and quality. In this neighbourhood, there is adequate provision of amenity green space.

**7.2.3 Ecology and Biodiversity**

The common land is of high ecological importance because it is the Latton Common Local Wildlife Site, which is designated as such due to its overall wildlife value and the presence of diverse flora, old grasslands, two ponds and mature woodland. As such, this sub-area has high ecological value.

**7.2.4 Landscape and visual amenity**

This sub-area has moderate landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Harlow Area Landscape Study includes this sub-area in part 'A' of the Jack's Hatch to Church Langley Ridge character area, which has an apparent impact of built development, an open character, an open skyline, a limited sense of tranquillity and high to moderate sensitivity to new urban developments. This sub-area is situated on land which slopes gradually upwards in a north to south direction, culminating in an elevated ridge to the south. This slope is considered to be visually significant. From the northern, western and southern parts of this sub-area, there are key short distance views of the common. The inner Green Belt boundary in this sub-area (to the south-west) is classified as being a soft green urban edge rather than a hard exposed urban edge.

*Site Visit*

A site visit to Area 7 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- This sub-area provides a reasonable amount of visual amenity from Latton Common Road (see Figs. 7.2.1 and 7.2.2), with views of the Common which provide a rural feel.
- The elevation of the land increases southwards, so the entire sub-area can be viewed up to the horizon which is formed of dense woodland and prevents any further views.



Fig. 7.2.1: From Latton Common Road, looking E



Fig. 7.2.2: From Latton Common Road, looking SW

- From within this sub-area, views are possible of the entire sub-area; to the west (see Fig. 7.2.3) the view is seemingly unbroken, although to the east (see Fig. 7.2.4) it is broken by the A414.



Fig. 7.2.3: From within sub-area, looking W



Fig. 7.2.4: From within sub-area, looking E



- Views from the south are limited due to woodland (see Figs. 7.2.5 and 7.2.6).



Fig. 7.2.5: From footpath to SW, looking NE



Fig. 7.2.6: From footpath to S, looking NE

### 7.2.5 Settings of historic assets

N/A

### 7.2.6 Connectivity with the Green Wedge network

N/A

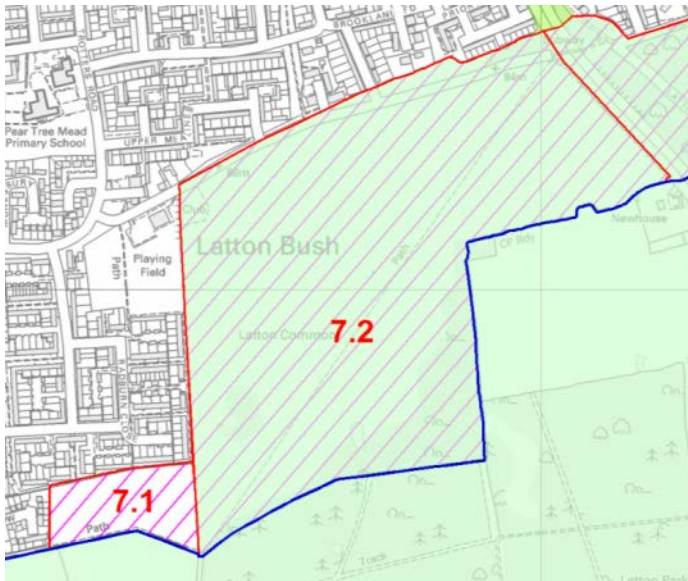
### 7.2.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>High ecological value</li> <li>Moderate landscape and visual amenity value</li> </ul>	<b>Yes</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>No historic assets</li> <li>No physical connection to the Green Wedge network</li> </ul>	<b>No</b>

The Stage 1 assessment concluded that the whole of Area 7 scored averagely (4 out of 8), and therefore fell short of scoring 'well' by 1 point. This Stage 2 assessment **does**, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.



## Stage 2 Map



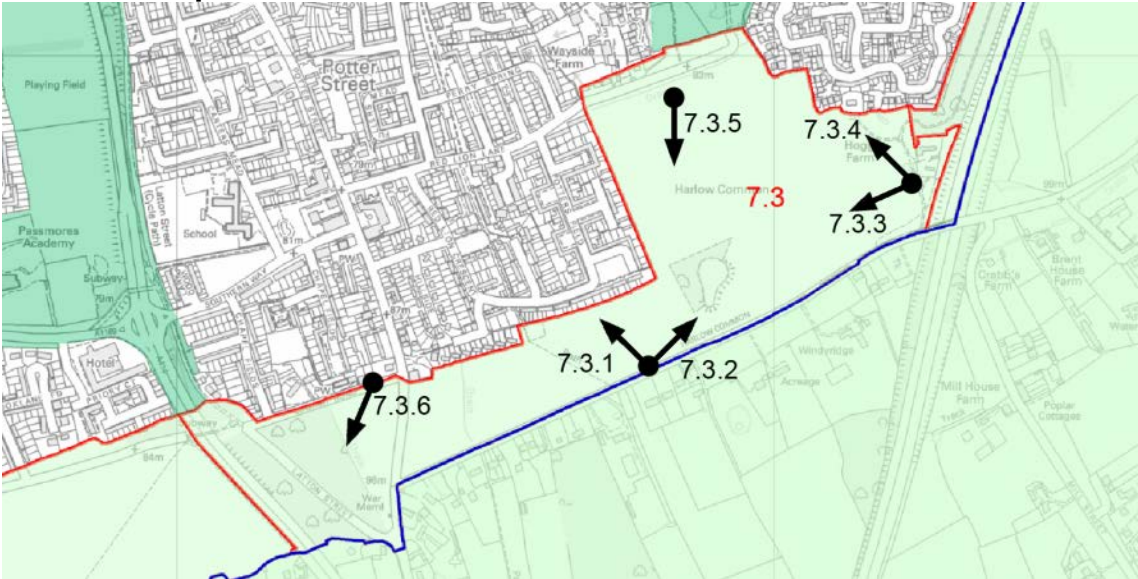
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## Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge proposed (in the Green Wedge Review) to be re-designated as a Green Finger
	Green Belt land not functioning effectively as Green Belt
	Green Belt land functioning effectively as Green Belt

Sub-area 7.3

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**7.3.1 Attributes**

☒LWS   ☐PLWS   ☐LNR   ☐SSSI   ☐FZ2   ☐FZ3   ☒OSS   ☒GWL  
☐TPO   ☒LB   ☐LG   ☐SAM

**7.3.2 Environment**

The majority of this area is Harlow Common, which is mostly an area of grassland with a small amount of dense woodland. In the north of this sub-area, five properties (but not the associated gardens) are included in the Green Belt. In the far east is Challinor Open Space, an area of grassland, which continues north-eastwards into sub-area 8.5. The area of land either side of Latton Street in the west is Church Road Open Space and contains dense woodland. To the east of this open space is Church Road Recreation Ground, an area of grassland. The small piece of land in the far north-west is part of a larger area of grassland which extends northwards and is Chapel Fields Open Space.

*Open Spaces Study*

Harlow Common is categorised as a freely publicly accessible district natural green space and scores positively for value but negatively for quality. Challinor Open Space is categorised as being a district natural green space which is freely accessible to the public and has a negative value and quality rating. Church Road Open Space is categorised as an area of local natural/semi-natural green space which is freely accessible to the public and scores positively for value and quality. Church Road Recreation Ground is categorised as a local park and garden which is freely accessible to the public and scores negatively for value and positively for quality. Chapel Fields Open Space is categorised as a local natural green space which is freely accessible to the public and scores negatively for value and quality. There is a surplus of local natural/semi-natural green space by 1.19ha per 1,000 people in this neighbourhood, and an adequate provision of local parks and gardens.

**7.3.3 Ecology and Biodiversity**

Harlow Common – which covers the majority of this sub-area – is a Local Wildlife Site, designated as such because it is an ancient grassland with good, varied flora. As such, this sub-area has high ecological value.

**7.3.4 Landscapes and visual amenity**

This sub-area has moderate landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Harlow Area Landscape Study includes this sub-area in part 'A' of the Jack's Hatch to Church Langley Ridge character area, which has an apparent impact of built development, an open character, an open skyline, a limited sense of tranquillity and high to moderate sensitivity to new urban developments. The Study identifies two key short distance views – one in the south looking west and one to the west looking east; and one key long distance view in the south-east looking north. This sub-area is situated on land which slopes gradually upwards in a north to south direction, culminating in an elevated ridge to the south. This slope is considered to be visually significant. The inner Green Belt boundary is a hard exposed urban edge, except in the west where it is a soft green urban edge.

*Site Visit*

A site visit to Area 7 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- This sub-area provides moderate levels of visual amenity from Harlow Common (road) to the south (see figs. 7.3.1 and 7.3.2), from which the whole sub-area can be viewed. The



view is of a rural nature, with the land sloping downwards to the north; however the view is broken by residential development.



Fig. 7.3.1: From Harlow Common (road), looking NW



Fig. 7.3.2: From Harlow Common (road), looking NE

- Wide-ranging views are also possible from the east, adjacent to Hoggs Farm (see Figs. 7.3.3 and 7.3.4). The views are again of a rural nature, broken by woodland and residential development to the north.



Fig. 7.3.3: From west of Hoggs Farm, looking WSW



Fig. 7.3.4: From west of Hoggs Farm, looking NW

- From the northern edge of this sub-area, a long-distance rural view (see Fig. 7.3.5) is achievable when looking south, broken only by the topography of the land which slopes upwards towards the south, woodland and the sparse housing to the south of Harlow Common (road).
- The western part of this sub-area has a view which is of a village green nature (see Fig. 7.3.6). More long-distance views are not possible due to the woodland along the western boundary. This woodland also means views of this sub-area are truncated from the west.



Fig. 7.3.5: From northern part of sub-area, looking S



Fig. 7.3.6: View from Church Road, looking SW

### 7.3.5 Settings of historic assets

Hoggs Farmhouse, a listed building, is present in the east of the sub-area but it does not have a significant setting.

### 7.3.6 Connectivity with the Green Wedge network

The sub-area has physical connections to wider area of Green Wedges to the north.

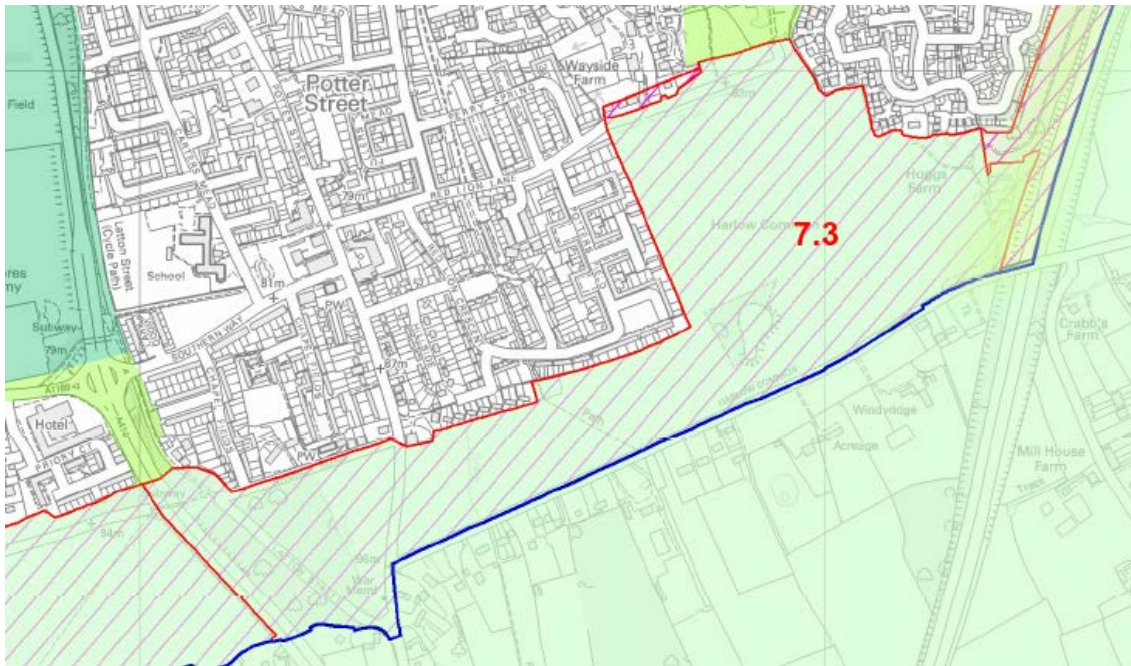
### 7.3.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>High ecological value</li> <li>Moderate landscape and visual amenity value</li> </ul>	<b>Yes</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>A listed building but with no significant setting</li> <li>A physical connection to the Green Wedge network</li> </ul>	<b>Yes (Minor)</b>

The Stage 1 assessment concluded that the whole of Area 7 scored averagely (4 out of 8), and therefore fell short of scoring 'well' by 1 point. This Stage 2 assessment **does**, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt. The exception to this is a small part of the sub-area in the north which is not functioning effectively as Green Belt due to the presence of five residential properties.



## Stage 2 Map

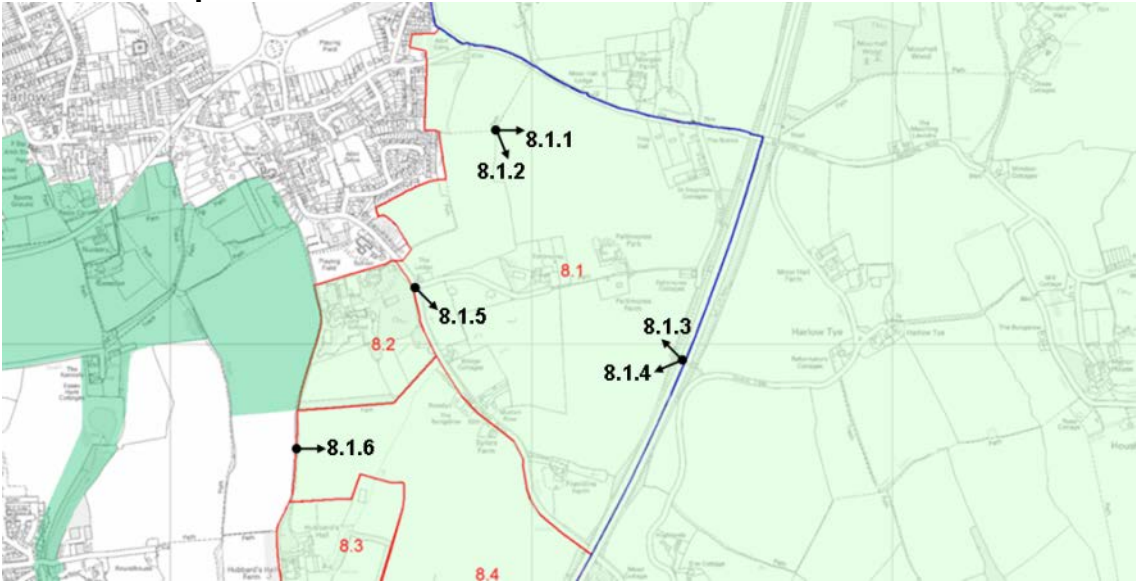


Base map © Crown copyright. All rights reserved (Harlow District Council Licence No.100019627) (2016)

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge proposed (in the Green Wedge Review) to be re-designated as a Green Finger
	Green Belt land not functioning effectively as Green Belt
	Green Belt land functioning effectively as Green Belt
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Finger

Sub-area 8.1

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**8.1.1 Attributes**

☒LWS   ☐PLWS   ☐LNR   ☐SSSI   ☒FZ2   ☒FZ3   ☒OSS   ☐GWL  
☒TPO   ☒LB   ☐LG   ☐SAM

**8.1.2 Environment**

This sub-area predominantly consists of arable agricultural land with some agricultural grazing land, most of which is classified as Grade 2, except for an area in the north which is Grade 3 and an area in the north-west which is classified as 'urban'.

There are also a number of large residential properties and agricultural buildings – including The Lodge, Bridge Cottages and Mutton Row in the west; Frog Hall and St Stephens Cottages in the north-east; Feltimores Park/Farm and Feltimores Cottages in the centre; and Franklins Farm in the south. There are two small areas of woodland – one north of Franklins Farm and one in the north-west adjacent to Moor Hall Road. In the far north-west, there is a disused allotment.

*Open Spaces Study*

In the east, adjacent to the M11, is a strip of land which the Open Spaces Study assessed as being the M11 Green Corridor, with no public access and a negative value and quality rating.

**8.1.3 Ecology and Biodiversity**

The land to the south-west of Feltimores is Feltimores Meadows, a Local Wildlife Site which is a relatively large tract of old grassland that exhibits a wide variety of grasses and provides a valuable pasture that retains the characteristics of old grassland habitat. A Tree Preservation Order covers this Local Wildlife Site along with the land immediately surrounding Feltimores.

A stream flows adjacent to Hobbs Cross Road in the west of this sub-area, resulting in most of the road and a small area either side being in Flood Zones 2 and 3. A small part of the green corridor adjacent to the M11 is a Local Wildlife Site due to the grassland supporting an interesting range of flora including Pyramidal Orchids. The remainder of this sub-area has little ecological value as it is agricultural land. As such, this sub-area as a whole has little to moderate ecological value. See Appendix 4 for more information on the ecological value of agricultural land.

**8.1.4 Landscapes and visual amenity**

This sub-area has little to moderate landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Harlow Area Landscape Study includes this sub-area in part 'B' of the Jack's Hatch to Church Langley Ridge character area, which has an apparent impact of built development, a contained sense of enclosure due to topography and transport, a skyline which is urban to the west and limited to the east by topography, a very limited sense of tranquillity and low sensitivity to new urban developments. The Study identifies that the area south-west of Feltimores, including the Local Wildlife Site, is a sensitive historic landscape due to the presence of pre-18<sup>th</sup> century fields. This landscape designation extends south-westwards to Hubbard's Hall Farm and northwards to Moor Hall Road. The Study recognises, however, that whilst this farmland is of historic interest it has been intensively farmed over the last sixty years, resulting in hedgerow removals, loss of trees and decline in biodiversity.

In the east of this sub-area, the land slopes gradually upwards in a west to east direction, with this slope being identified as a visually significant slope. At the end of the track to Feltimores, a short key distance view has been identified, which provides views of the farmland to the west, although such views are constrained by topography.

### Site Visit

A site visit to Area 8 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- From the north-west, any possible views of this sub-area are truncated due to built development and dense vegetation.
- The land to the north of this sub-area is not accessible, but the views of this sub-area would be truncated in any case by the topography of the land. Similarly, views from Moor Hall Road looking southwards are hindered by dense vegetation along the roadside.
- Wide views of this sub-area are achievable from the footpath in the north-west (see Figs. 8.1.1 and 8.1.2), although long distance views are not achievable due to the topography of the land, built development and dense vegetation.



Fig. 8.1.1: from footpath in the NW, looking E



Fig. 8.1.2: from footpath in the NW, looking SSE

- From the road-bridge over the M11 and from Chalk Lane to the east, this sub-area is obscured by the dense landscaping either side of the motorway.
- From the M11 footbridge, views are obtainable of this sub-area north and north-westwards (see Fig. 8.1.3), although the horizon is mostly truncated by Feltham. When looking south-westwards (see Fig. 8.1.4), this sub-area can be viewed up until the point where the land slopes downwards around Hobbs Cross Road; beyond this the land slopes upwards and the southern and western parts of sub-area 8.4 are visible. Similar views are also obtainable from the footpath to the east of Feltham, although views from this footpath are limited to the west due to it being at a lower elevation than the surrounding area (see Fig. 8.1.5).





Fig. 8.1.3: From M11 footbridge, looking NW



Fig. 8.1.4: From M11 footbridge, looking WSW

- From the track and footpath to the north and north-west of Hubbard's Hall (see Fig. 8.1.6), the southern part of this sub-area can be viewed, with the land gently sloping upwards to the M11 which can be seen in the distance. The view from Hobbs Cross Road is limited because the land slopes upwards and a belt of trees hinders any further views.



Fig. 8.1.5: From footpath adjacent to Felthorpes, looking SE



Fig. 8.1.6: From footpath NW of Hubbard's Hall, looking E

- Views of this sub-area are of sloping agricultural land. However, distant views into and from this sub-area are generally not achievable due to the presence of the M11 to the east, the urban area of Harlow to the west, the presence of dense vegetation and woodland, and the sloping topography of the land.

### 8.1.5 Settings of historic assets

There are three listed buildings in this sub-area but none have significant settings.

### 8.1.6 Connectivity with the Green Wedge network

N/A



### 8.1.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Little to moderate ecological value</li> <li>• Little to moderate landscape and visual amenity value</li> </ul>	<b>Yes (Minor)</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• Three listed buildings but none have significant settings</li> <li>• No physical connection to the Green Wedge network</li> </ul>	<b>No</b>

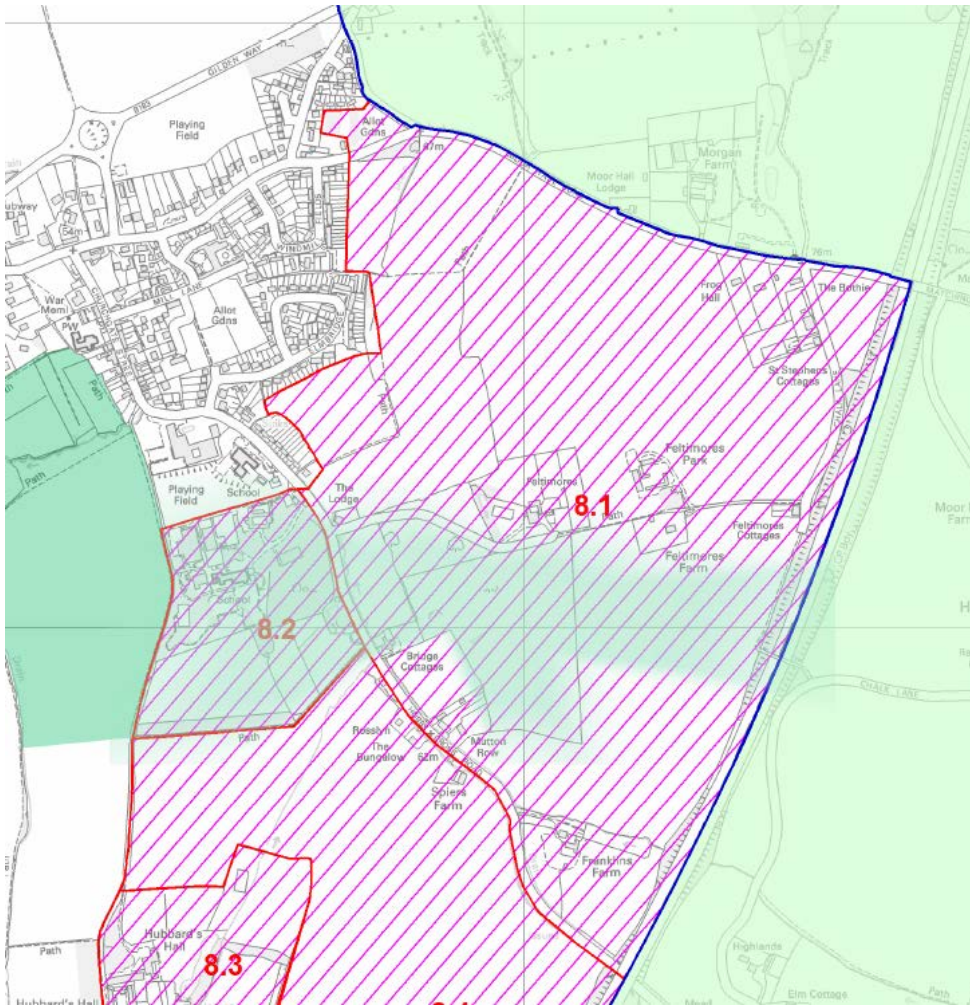
The Stage 1 assessment concluded that the whole of Area 8 scored poorly (3 out of 8), and therefore fell short of scoring ‘well’ by 2 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

### 8.1.8 Potential for redesignation as other type of open space

There is potential for the central part of this sub-area to be re-designated as Green Wedge (assuming sub-area 8.2 is re-designated as Green Wedge), thereby extending the Green Wedge eastwards to the M11. This would ensure that the Feltimores Meadows Local Wildlife Site, along with footpaths adjacent to Feltimores, would benefit from Green Wedge designation.

Re-designating the central part of this sub-area, along with sub-area 8.2, would recognise it is functioning as Green Wedge by providing green corridors to link with surrounding Green Wedge land and the countryside beyond, preserving original natural and ecological features, and protecting an undeveloped corridor of land. However, this land would not fulfil a recreational purpose as the majority of it is agricultural land which is not freely publicly accessible.

## Stage 2 Map



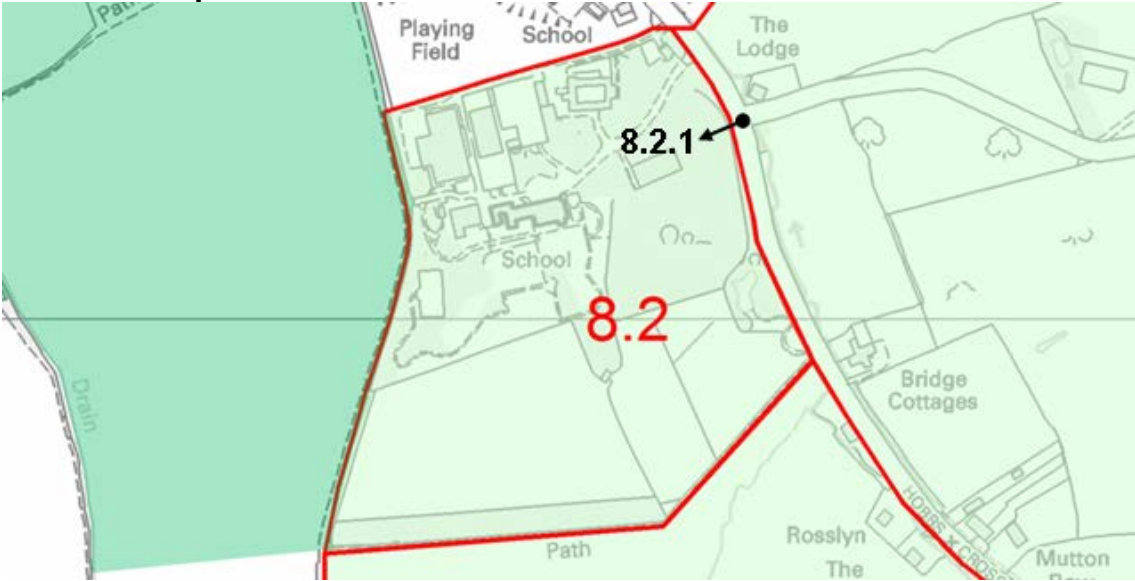
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## Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge
	Green Belt land not functioning effectively as Green Belt
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Wedge

Sub-area 8.2

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**8.2.1 Attributes**

☐LWS   ☐PLWS   ☐LNR   ☐SSSI   ☒FZ2   ☒FZ3   ☐OSS   ☒GWL  
☐TPO   ☐LB   ☐LG   ☐SAM

**8.2.2 Environment**

This entire sub-area is the land of St Nicholas Independent School, including the school buildings and a number of mature trees, plus tennis courts, playing fields and rugby/football pitches which are for use by the school.

**8.2.3 Ecology and Biodiversity**

There are no ecological designations in this sub-area, with the only ecological interest being a number of mature trees and a small part of this sub-area in the east, adjacent to Hobbs Cross Road, which is in Flood Zones 2 & 3 due to a stream flowing parallel with the road. As such, this sub-area has little ecological value.

**8.2.4 Landscapes and visual amenity**

This sub-area has little landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Harlow Area Landscape Study includes this sub-area in part 'A' of the Jack's Hatch to Church Langley Ridge character area, which has an apparent impact of built development, a contained sense of enclosure due to topography and transport, a skyline which is urban to the west and limited to the east by topography, a very limited sense of tranquillity and low sensitivity to new urban developments. It identifies that the western and eastern parts of this sub-area are of an urban greenspace character, with the inner Green Belt boundary being a soft green urban edge.

*Site Visit*

A site visit to Area 8 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- This sub-area cannot be seen from surrounding footpaths, tracks or roads as there is dense vegetation around the boundary which acts as a screen (for example, from the track to Feltimores, see Fig. 8.2.1).



Fig. 8.2.1: From track to Feltimores, looking WSW

**8.2.5 Settings of historic assets**

N/A



### 8.2.6 Connectivity with the Green Wedge network

The sub-area has a physical connection to a wider area of Green Wedge to the west.

### 8.2.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Little ecological value</li> <li>• Little landscape and visual amenity value</li> </ul>	<b>No</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• No historic assets</li> <li>• A physical connection to the Green Wedge network</li> </ul>	<b>Yes (Minor)</b>

The Stage 1 assessment concluded that the whole of Area 8 scored poorly (3 out of 8), and therefore fell short of scoring 'well' by 2 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

### 8.2.8 Potential for redesignation as other type of open space

There is potential for this sub-area to be re-designated as Green Wedge. This would extend the existing Green Wedge eastwards into this sub-area and beyond (assuming the relevant part of sub-area 8.1 is re-designated as Green Wedge).

Re-designating this sub-area as Green Wedge would recognise it is functioning as Green Wedge by providing green corridors to link with surrounding Green Wedge land and the countryside beyond, preserving original natural and ecological features and protecting an undeveloped corridor of land. There are also opportunities for recreation, although these are limited as whilst there is a footpath which runs along the southern boundary of this sub-area, the majority of the land comprises St Nicholas Independent School which is not publicly accessible.





The Green Wedge Review does, however, recommend that secondary school built-up footprints are removed from the Green Wedge network where possible, as such buildings are large (two-storey or more), visually intrusive and not freely publicly accessible. Whilst the main building at St Nicholas Independent School is reasonably large and not freely publicly accessible, it is not considered to be visually intrusive because it is an Edwardian mansion with gardens.



Stage 2 Map

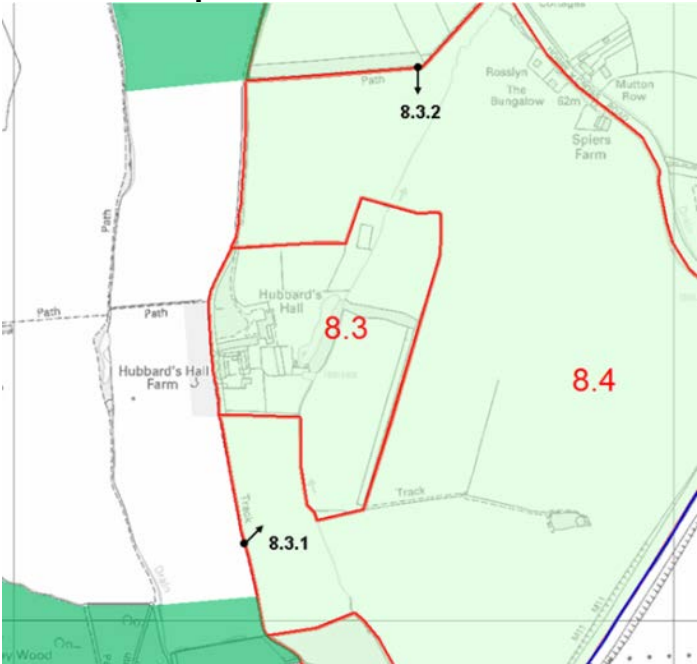


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	Green Belt sub-area boundary
	Green Wedge
	Green Belt land not functioning effectively as Green Belt
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Wedge

Sub-area 8.3

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**8.3.1 Attributes**

☐LWS   ☐PLWS   ☐LNR   ☐SSSI   ☐FZ2   ☐FZ3   ☐OSS   ☐GWL  
☒TPO   ☒LB   ☐LG   ☐SAM

**8.3.2 Environment**

This entire sub-area is the buildings and grounds of Hubbard's Hall along with an area of agricultural grazing land (Grade 2) and an area of protected woodland.

**8.3.3 Ecology and Biodiversity**

There are no ecological designations in this sub-area, but part of the area of trees is protected under a TPO. The remainder of this sub-area consists of the grounds of Hubbard's Hall and agricultural land, so is of little ecological value. As such, this sub-area as a whole has little to moderate ecological value. See Appendix 4 for more information on the ecological value of agricultural land.

**8.3.4 Landscapes and visual amenity**

This sub-area has little landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Study includes this sub-area in part 'A' of the Jack's Hatch to Church Langley Ridge character area, which has an apparent impact of built development, a contained sense of enclosure due to topography and transport, a skyline which is urban to the west and limited to the east by topography, a very limited sense of tranquillity and low sensitivity to new urban developments. The Study includes this entire sub-area as part of the historic sensitive landscape which extends north-eastwards. The Study recognises, however, that whilst this farmland is of historic interest it has been intensively farmed over the last sixty years, resulting in hedgerow removals, loss of trees and decline in biodiversity. A point to the west of this sub-area was identified as being a key short distance view (looking eastwards).

*Site Visit*

A site visit to Area 8 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- The best views of this sub-area are from the track to the west of Hubbard's Hall, Hubbard Hall Drive. From the track, most of this sub-area can be viewed (see Fig. 8.3.1), although the dense vegetation and trees around Hubbard's Hall, and also the belt of trees along the eastern boundary of this sub-area which is situated on an upwards slope, prevent any further views.
- Views of this sub-area from the footpath and track to the north and northwest of Hubbard's Hall are limited due to the dense vegetation around this sub-area (see Fig. 8.3.2).



Fig. 8.3.1: From Hubbard Hall Drive, looking NE

Fig. 8.3.2: From footpath N of Hubbard's Hall, looking S

### 8.3.5 Settings of historic assets

Two buildings are Grade II listed – Hubbard's Hall (a 15<sup>th</sup> century manor house) and two adjacent service buildings which date to the 17<sup>th</sup> century. The listed buildings have extensive grounds in a significant setting, including the woodland.

### 8.3.6 Connectivity with the Green Wedge network

N/A

### 8.3.7 Summary of Stage 2 assessment

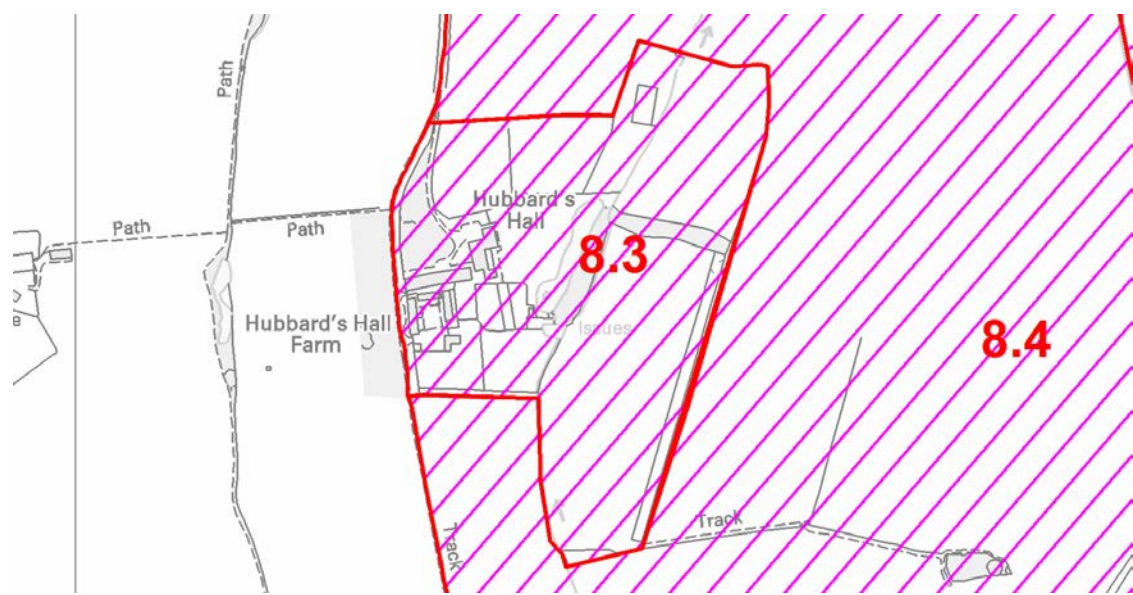
Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Little to moderate ecological value</li> <li>• Little landscape and visual amenity value</li> </ul>	<b>Yes (Minor)</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• Two listed buildings which have significant settings</li> <li>• No physical connection to the Green Wedge network</li> </ul>	<b>Yes</b>

The Stage 1 assessment concluded that the whole of Area 8 scored poorly (3 out of 8), and therefore fell short of scoring 'well' by 2 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.



### 8.3.8 Potential for redesignation as other type of open space

There is insufficient evidence to suggest that this sub-area could be redesignated as another type of open space.

Stage 2 Map



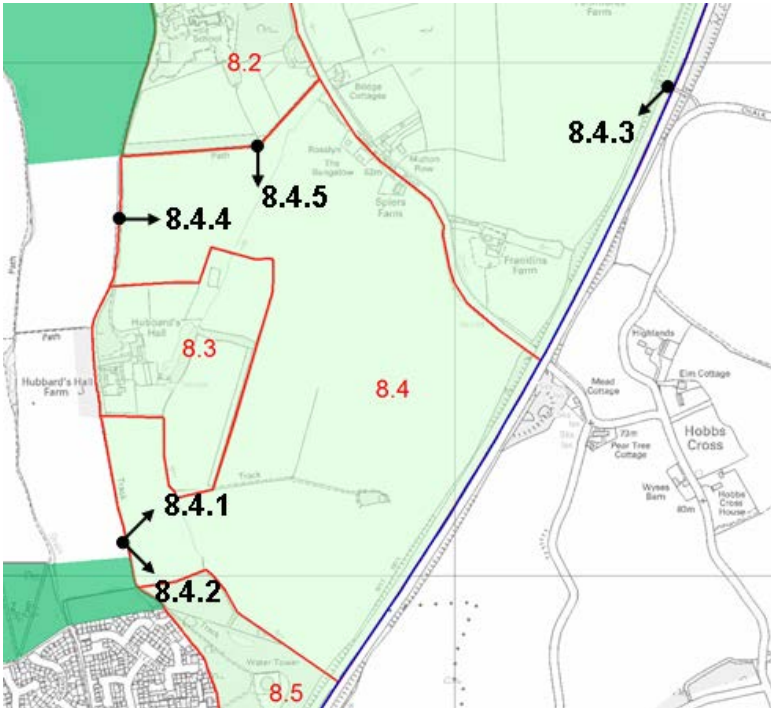
Key

	Green Belt sub-area boundary
	Green Belt land not functioning effectively as Green Belt



Sub-area 8.4

Sub-area map



Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

Base map © Crown copyright. All rights reserved (Harlow District Council Licence No.100019627) (2016)

Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

**8.4.1 Attributes**

☐LWS   ☐PLWS   ☐LNR   ☐SSSI   ☒FZ2   ☒FZ3   ☐OSS   ☒GWL  
☐TPO   ☒LB   ☐LG   ☐SAM

**8.4.2 Environment**

This sub-area is entirely formed of agricultural arable land (Grade 2), except for a small amount of woodland in the centre and six buildings in the north. Four of these buildings are residential (including Rosslyn, The Bungalow and Spiers Farmhouse) and two are outbuildings at Spiers Farm.

**8.4.3 Ecology and Biodiversity**

There are no ecological designations in this sub-area and there are no elements of ecological interest, aside from a small area adjacent to Hobbs Cross Road which is in Flood Zones 2 and 3 due to the presence of a stream. As such, this sub-area has little ecological value. See Appendix 4 for more information on the ecological value of agricultural land.

**8.4.4 Landscapes and visual amenity**

This sub-area has little to moderate landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Study includes this sub-area in part 'A' of the Jack's Hatch to Church Langley Ridge character area, which has an apparent impact of built development, a contained sense of enclosure due to topography and transport, a skyline which is urban to the west and limited to the east by topography, a very limited sense of tranquillity and low sensitivity to new urban developments. In the north-west, there is a key short distance view, looking west. The land to the east of sub-area 8.3 is included in the area of historic sensitive landscape which extends northwards and southwards. The Study recognises, however, that whilst this farmland is of historic interest it has been intensively farmed over the last sixty years, resulting in hedgerow removals, loss of trees and decline in biodiversity.

*Site Visit*

A site visit to Area 8 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- There are no public footpaths or tracks though this sub-area and opportunities to view it from elsewhere are limited.
- From the Hubbard's Hall Drive track, along the western boundary, the southern part of this sub-area is visible (see Figs. 8.4.1 and 8.4.2). The view is of undulating land which slopes downwards before sloping upwards where it meets the M11. The south-eastern part of sub-area 8.1 is also visible in the distance, as is the M11.



Fig. 8.4.1: View from Hubbard's Hall Drive, looking NE



Fig. 8.4.2: View from Hubbard's Hall Drive, looking SE

- Views from the north are restricted due to Hubbard's Hall and vegetation surrounding it.
- When looking south-westwards from the footbridge over the M11 (see Fig. 8.4.3), the southern and western parts of sub-area 8.4 – up to the woodland adjacent to Church Langley – are visible in the distance. This view is also obtainable from the eastern part of the footpath adjacent to Felthorpes.



Fig. 8.4.3: View from M11 footbridge, looking SW

- From the footpaths to the north of Hubbard's Hall, this sub-area can be viewed to the east (see Fig. 8.4.4), with the land sloping gently downwards at Hobbs Cross Road and sloping upwards to the M11, which is visible in the distance. A view of this sub-area is also available to the south (see Fig. 8.4.5); the view being mostly distant and unbroken across this sub-area up to the horizon where the woodland adjacent to Church Langley is visible.



Fig. 8.4.4: From footpath NW of Hubbard's Hall, looking E



Fig. 8.4.5: From footpath N of Hubbard's Hall, looking S

- Views of this sub-area from the footpath further west, the footpath in sub-area 8.5 and Foster Street to the east of the M11 are restricted due to landscaping and vegetation.
- This sub-area cannot be viewed from Hobbs Cross Road because the land slopes upwards before sloping downwards towards this sub-area.
- Views of this sub-area are of sloping agricultural land. Distant views are generally not achievable due to the presence of the M11 to the east, the urban area of Harlow to the west, the presence of dense vegetation and woodland, and the sloping topography of the land.
- The southern part of this sub-area does, however, provide reasonably long-distance views when viewing this sub-area from further north; and when looking eastwards from the west, there are reasonably unbroken views across this sub-area up to the M11.

#### 8.4.5 Settings of historic assets

Spiers Farmhouse is a Grade II listed, 17<sup>th</sup> century property, although it does not have a significant setting. There is also a Grade II listed cast-iron 19<sup>th</sup> century pump nearby.

#### 8.4.6 Connectivity with the Green Wedge network

A very small part of the sub-area has a physical connection to a wider area of Green Wedge to the south-west.

#### 8.4.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Little ecological value</li> <li>• Little to moderate landscape and visual amenity value</li> </ul>	<b>Yes (Minor)</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• A listed building and listed pump, but neither have significant settings</li> <li>• No physical connection to the Green Wedge network (except for a very small part in the south-west of the sub-area)</li> </ul>	<b>No</b>

The Stage 1 assessment concluded that the whole of Area 8 scored poorly (3 out of 8), and therefore fell short of scoring 'well' by 2 points. This Stage 2 assessment does not, therefore,

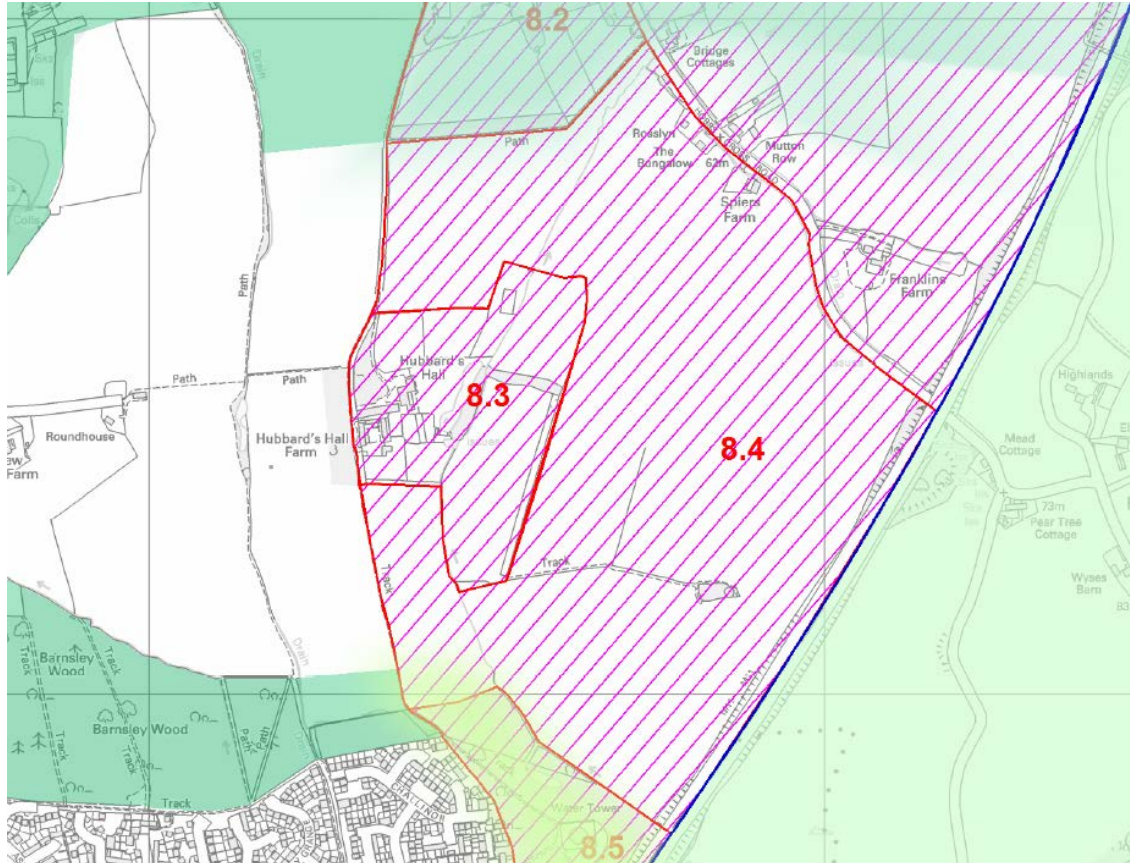


provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

#### 8.4.8 Potential for redesignation as other type of open space

There is potential for a small part in the southwest to be re-designated as Green Finger, along with sub-area 8.5 to the south.

#### Stage 2 Map



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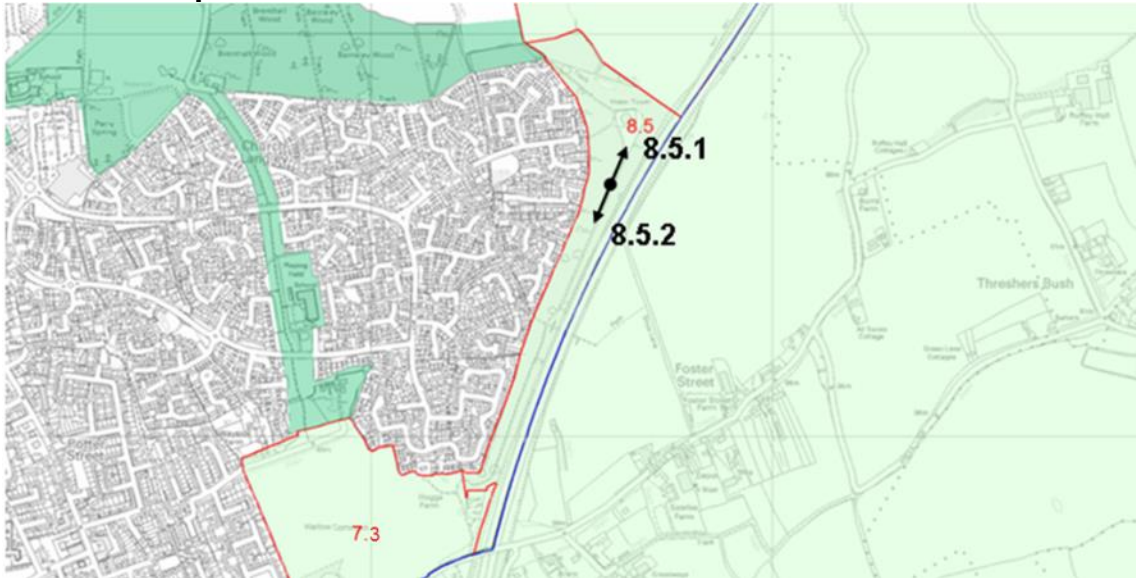
#### Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge
	Green Belt land not functioning effectively as Green Belt
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Wedge
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Finger



Sub-area 8.5

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**8.5.1 Attributes**

☐LWS   ☒PLWS   ☐LNR   ☐SSSI   ☐FZ2   ☐FZ3   ☒OSS   ☒GWL  
☐TPO   ☐LB   ☐LG   ☐SAM

**8.5.2 Environment**

This sub-area consists mostly of dense woodland with some areas of grassland and scrubland. There is also a small pond and a water tower present in the north.

*Open Spaces Study*

The entire sub-area forms part of Challinor Open Space, assessed by the Open Spaces Study as being a district natural/semi-natural green space which is freely publicly accessible but has a negative value and quality score.

**8.5.3 Ecology and Biodiversity**

In the north-west is part of a Potential Local Wildlife Site – Challinor Ponds – which is the habitat of at least two species of amphibian, including Great Crested Newts. There is also an area of dense woodland present in this sub-area. As such, this sub-area has little to moderate ecological value.

**8.5.4 Landscapes and visual amenity**

This sub-area has little landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Study includes this sub-area in part 'A' of the Jack's Hatch to Church Langley Ridge character area, which has an apparent impact of built development, a contained sense of enclosure due to topography and transport, a skyline which is urban to the west and limited to the east by topography, a very limited sense of tranquillity and low sensitivity to new urban developments. The water tower is identified as being a visual detractor.

*Site Visit*

A site visit to Area 8 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- This sub-area cannot be viewed from surrounding public viewpoints due to dense vegetation and fencing along its boundary; this also means there are no outward views from this sub-area (see Figs. 8.5.1 and 8.5.2).



Fig. 8.5.1: From Challinor Open Space, looking NNE



Fig. 8.5.2: From Challinor Open Space, looking SSW

### 8.5.5 Settings of historic assets

N/A

### 8.5.6 Connectivity with the Green Wedge network

A very small part of the sub-area has a physical connection to a wider area of Green Wedge to the north-west.

### 8.5.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
<b>3. Safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Little to moderate ecological value</li> <li>• Little landscape and visual amenity value</li> </ul>	<b>Yes (Minor)</b>
<b>4. Preserving the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• No historic assets</li> <li>• No physical connection to the Green Wedge network (except for a very small part in the north-west of the sub-area)</li> </ul>	<b>No</b>

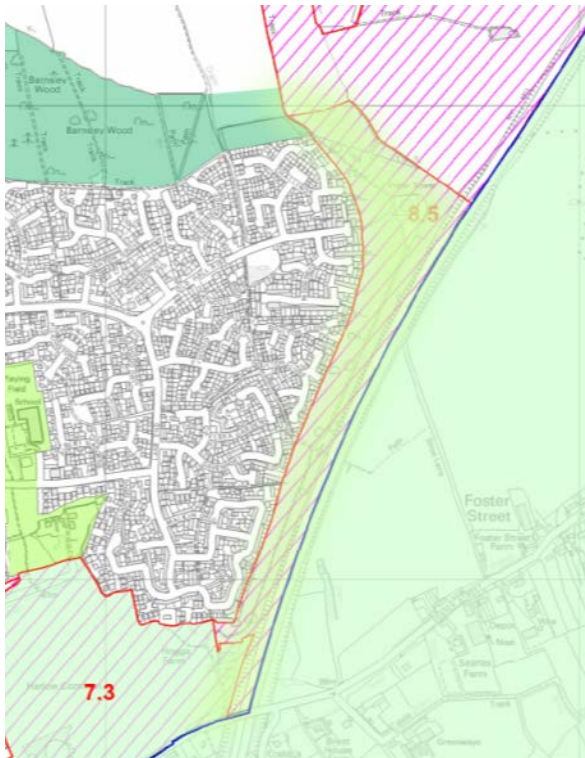
The Stage 1 assessment concluded that the whole of Area 8 scored poorly (3 out of 8), and therefore fell short of scoring 'well' by 2 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

### 8.5.8 Potential for redesignation as other type of open space

There is potential to re-designate this sub-area as a Green Finger.

It would function as a Green Finger as it connects the existing Green Wedge to the north-west with Harlow Common (Green Belt sub-area 7.5), it is small and linear, and has a primary purpose of providing 'green' transport corridors for wildlife and recreational opportunities (including the three footpaths which run through the sub-area).

## Stage 2 Map



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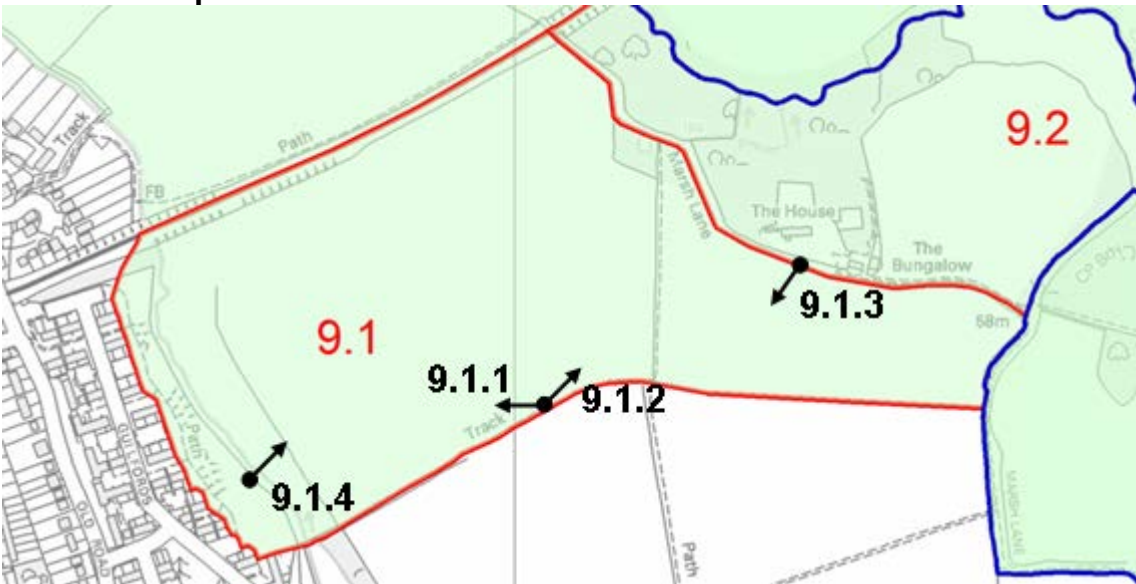
## Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge
	Green Wedge proposed (in the Green Wedge Review) to be re-designated as a Green Finger
	Green Belt land not functioning effectively as Green Belt
	Green Belt land functioning effectively as Green Belt
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Finger



Sub-area 9.1

Sub-area map



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Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph



**9.1.1 Attributes**

☒LWS   ☐PLWS   ☐LNR   ☐SSSI   ☒FZ2   ☒FZ3   ☒OSS   ☐GWL  
☐TPO   ☐LB   ☐LG   ☒SAM

**9.1.2 Environment**

Predominantly agricultural arable land which has an agricultural classification of ‘urban’, with a small amount of woodland adjacent to Marsh Lane and a strip of land in the west which is Guilfords North Open Space.

The land to the south of this sub-area (known as land north of Gilden Way) was originally designated as Green Belt, but was subsequently released from the Green Belt and identified as a Special Restraint Area in the Adopted Replacement Harlow Local Plan. In 2012, outline planning permission was granted for 1,200 dwellings and associated facilities on this land.

A Design Code for the development was produced in May 2014, which includes details of the proposed uses for land in sub-area 9.1. It is proposed that most of the western side of this sub-area would become sports pitches, with allotments in the south-east. New woodland planting is proposed in the north-west, with a new footpath running adjacent to the western and northern boundaries of this sub-area, and another new footpath running along the southern boundary (which is currently a track). All other open space in this sub-area would be retained.

*Open Spaces Study*

Guilfords North Open Space is categorised as a local park/garden, which is freely publicly accessible and has a positive value/quality rating. There is adequate provision of local parks/gardens in this neighbourhood.

The small amount of woodland adjacent to Marsh Lane is included in the wider area of open space to the east – Marsh Lane Open Space – categorised as a local natural/semi-natural green space with restricted access, a positive value rating and a negative quality rating.

**9.1.3 Ecology and Biodiversity**

The woodland adjacent to Marsh Lane is a Local Wildlife Site – Marsh Lane Pit Wood – identified as such because it provides a diverse structure and secluded habitat for wildlife, with a steep sided woodland and a small pond. This site only covers a small proportion of the sub-area and the remainder of the sub-area is of little ecological interest, aside from the easternmost and westernmost parts which are in Flood Zones 2 and 3. See **Error! Reference source not found.** for information on the ecological value of agricultural land. As such, this sub-area has little to moderate ecological value.

**9.1.4 Landscape and visual amenity**

This sub-area has little to moderate landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

This sub-area is included in the Little Hallingbury Ridges and Slopes sub-area, which has a low impact of built development, a variable sense of enclosure depending on topography, a variable character of skyline depending on location, a limited sense of tranquillity, moderate sensitivity to very large-scale/substantial urban developments and low sensitivity to small-scale urban developments. The inner Green Belt boundary is identified as being a mixture of hard exposed urban edge and soft green urban edge. This sub-area is situated on land which slopes downwards from NNW to SSE; this has been identified by the Study as part of a visually significant slope.

### Site Visit

A site visit to Area 9 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- From the track which runs along the southern boundary of this sub-area, long-distance views across the sub-area are achievable, although constrained somewhat due to the topography of the land which is on a slope. Whilst the views are of a rural, agricultural nature and are reasonably aesthetically pleasing, they are not of particular interest (see Figs. 9.1.1 and 9.1.2).



Fig. 9.1.1: From track along S boundary, looking W



Fig. 9.1.2: From track along S boundary, looking NE

- A similar view is also visible from Marsh Lane, along the eastern boundary of this sub-area (see Fig. 9.1.3). From the footpath in Guilfords North Open Space in the west, views of the sub-area are constrained by dense vegetation and the topography of the land (see Fig. 9.1.4).



Fig. 9.1.3: From Marsh Lane, looking SW



Fig. 9.1.4: From Guilfords North Open Space, looking NE

### 9.1.5 Settings of historic assets

A Scheduled Ancient Monument is present, which is a Roman villa of 6.3ha in size. There are notable remains of the villa below the ploughsoil, but none above ground, so it cannot be considered to have a significant setting.

**9.1.6 Connectivity with the Green Wedge network**

N/A

**9.1.7 Summary of Stage 2 assessment**

<b>Purpose</b>	<b>Factors</b>	<b>Contributing to Purpose?</b>
3. Safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Little to moderate ecological value</li> <li>• Little to moderate landscape and visual amenity value</li> </ul>	<b>Yes (Minor)</b>
4. Preserving the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• A Scheduled Ancient Monument which does not have a significant setting</li> <li>• No physical connection to the Green Wedge network</li> </ul>	<b>No</b>

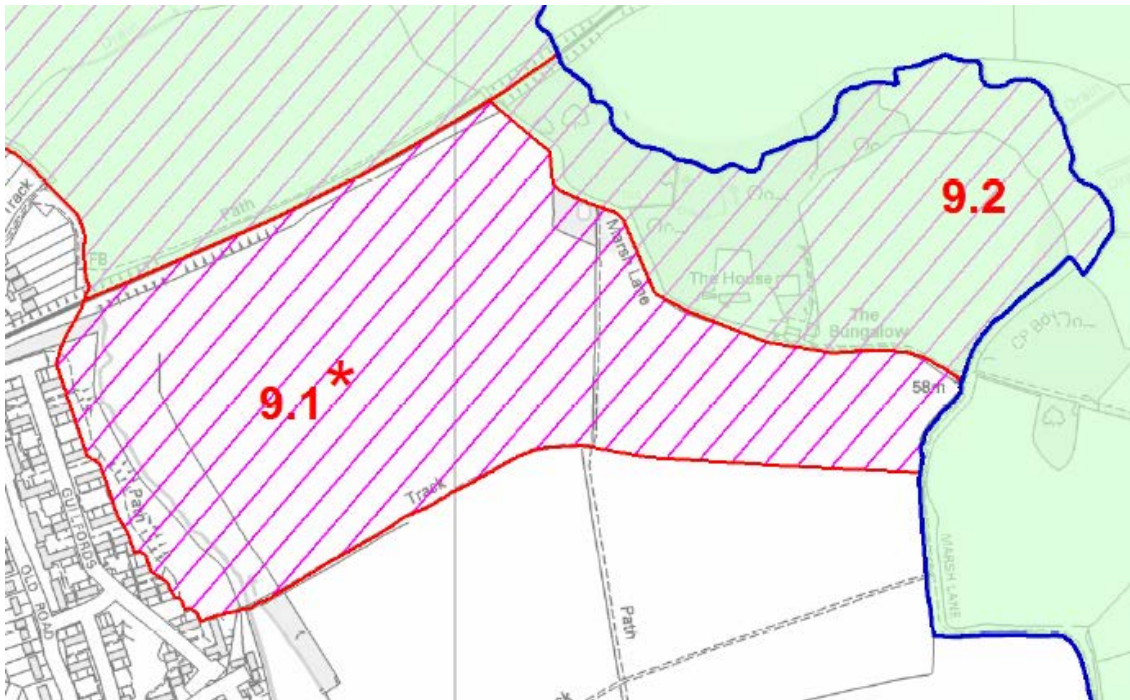
The Stage 1 assessment concluded that the whole of Area 9 scored averagely (4 out of 8), and therefore fell short of scoring 'well' by 1 point. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

**9.1.8 Potential for redesignation as other type of open space**

This sub-area does not have a physical connection to the Green Wedge network and it is not suitable for redesignation as Green Wedge.

However, there are proposals for this sub-area which result from development at the land north of Gilden Way (including the introduction of new footpaths and a large area of land devoted to sports pitches). As such, there is potential for it to be re-designated as Public Open Space (or some similar open space designation).

## Stage 2 Map



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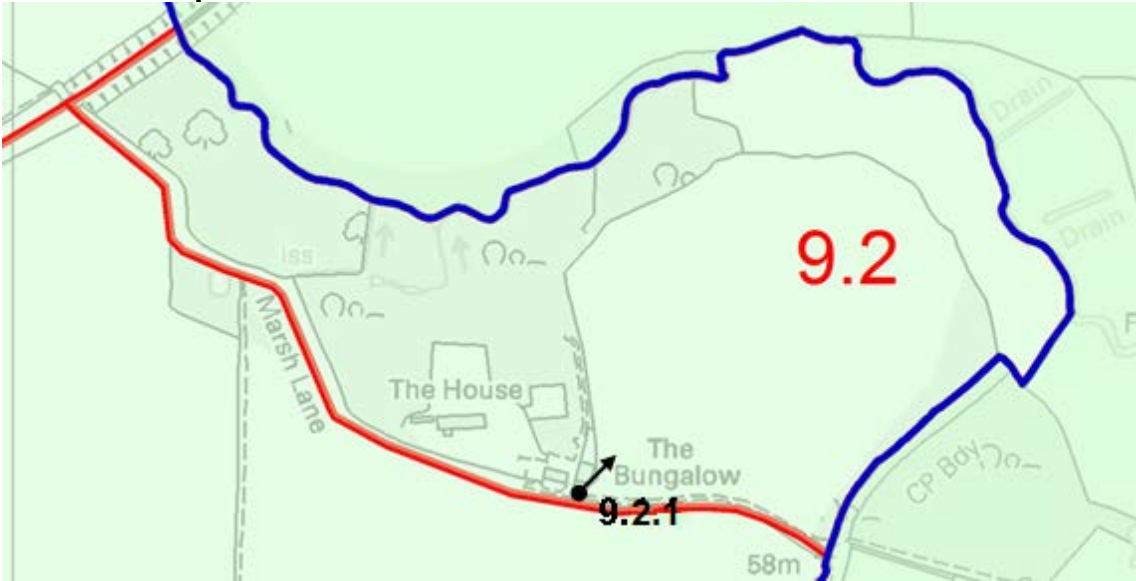
## Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Belt land not functioning effectively as Green Belt
	Green Belt land functioning effectively as Green Belt
	Potential for sub-area to be re-designated as Public Open Space (or similar)



Sub-area 9.2

Sub-area map



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*Note: locations of Figs. 9.2.2 and 9.2.3 not shown as the photos were taken on a previous site visit and exact locations are unknown.*

Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**9.2.1 Attributes**

☒LWS   ☐PLWS   ☐LNR   ☐SSSI   ☐FZ2   ☐FZ3   ☐OSS   ☐GWL  
☐TPO   ☐LB   ☒LG   ☐SAM

**9.2.2 Environment**

This sub-area is classified as a Listed Park and Garden – recorded as The House, Marsh Lane – except for a circular-shaped area of arable agricultural land in the east (partly classified as ‘urban’ and partly Grade 3).

Within the listed area is the Gibberd Garden, which was developed by the Harlow masterplanner Sir Frederick Gibberd and includes grassland, shrubs, sculptures, pools and areas of mature trees. The other land in the listed area consists of grassland, scrubland and mature trees, along with two residential properties – The House (Gibberd’s former family home) and The Bungalow – the latter of which is now used as a visitor centre/shop.

Pincey Brook flows along the northern boundary of this sub-area.

*Open Spaces Study*

The Gibberd Garden is categorised as a local park/garden which has restricted access and a positive value & negative quality rating. The other parts of the listed area, Marsh Lane Open Space (west) and Marsh Lane Open Space (east), are categorised as local natural/semi-natural green space. Marsh Lane Open Space (west) has restricted access and a positive value & negative quality rating; and Marsh Lane Open Space (east) has no public access and a negative rating. There is adequate provision of both local parks/gardens and local natural/semi-natural green space in this sub-area.

**9.2.3 Ecology and Biodiversity**

Marsh Lane Open Space East is a Local Wildlife Site – Wyldwood Marsh – designated as such because it is a wet river floodplain grassland, which has interesting plant life and habitat conditions for breeding and over-wintering birds and invertebrates. The remainder of the sub-area is of little ecological interest, aside from the dense woodland, as well as the presence of Flood Zones 2 & 3 in the north adjacent to Pincey Brook. As such, this sub-area has moderate ecological value.

**9.2.4 Landscapes and visual amenity**

This sub-area has moderate landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

This sub-area is included in the Little Hallingbury Ridges and Slopes sub-area, which has a low impact of built development, a variable sense of enclosure depending on topography, a variable character of skyline depending on location, a limited sense of tranquillity, moderate sensitivity to very large-scale/substantial urban developments and low sensitivity to small-scale urban developments. A key long-distance view is identified from the south, looking northwards across the Gibberd Garden.

This entire sub-area is also part of a wider Special Landscape Area which extends north-westwards, identified as such in the Adopted Replacement Harlow Local Plan (and originally defined in the 1990s by Essex County Council) because the land possesses a special visual quality that distinguishes it from other tracts of countryside.

*Site Visit*

A site visit to Area 9 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- The eastern part of this sub-area can be viewed from Marsh Lane which runs along the southern boundary. The views are long-distance and of a reasonably aesthetically pleasing, rural nature set in an undulating landscape (see Fig. 9.2.1).



Fig. 9.2.1: From Marsh Lane, looking NE

- Views of the western section of this sub-area, including the Gibberd Garden, are mostly restricted due to a lack of suitable viewpoints and dense vegetation surrounding the sub-area. Views within the Gibberd Garden itself, whilst only of a short distance, are notable due to the careful landscaping and planting that was overseen by Gibberd (see Figs. 9.2.2 and 9.2.3).



Fig. 9.2.2: Gibberd Garden



Fig. 9.2.3: Gibberd Garden

### 9.2.5 Settings of historic assets

The Gibberd Garden is a nationally significant listed garden which was carefully developed and landscaped by Sir Frederick Gibberd over a number of years.

### 9.2.6 Connectivity with the Green Wedge network

The sub-area has a physical connection to a wider area of Green Wedge to the XXXXX.

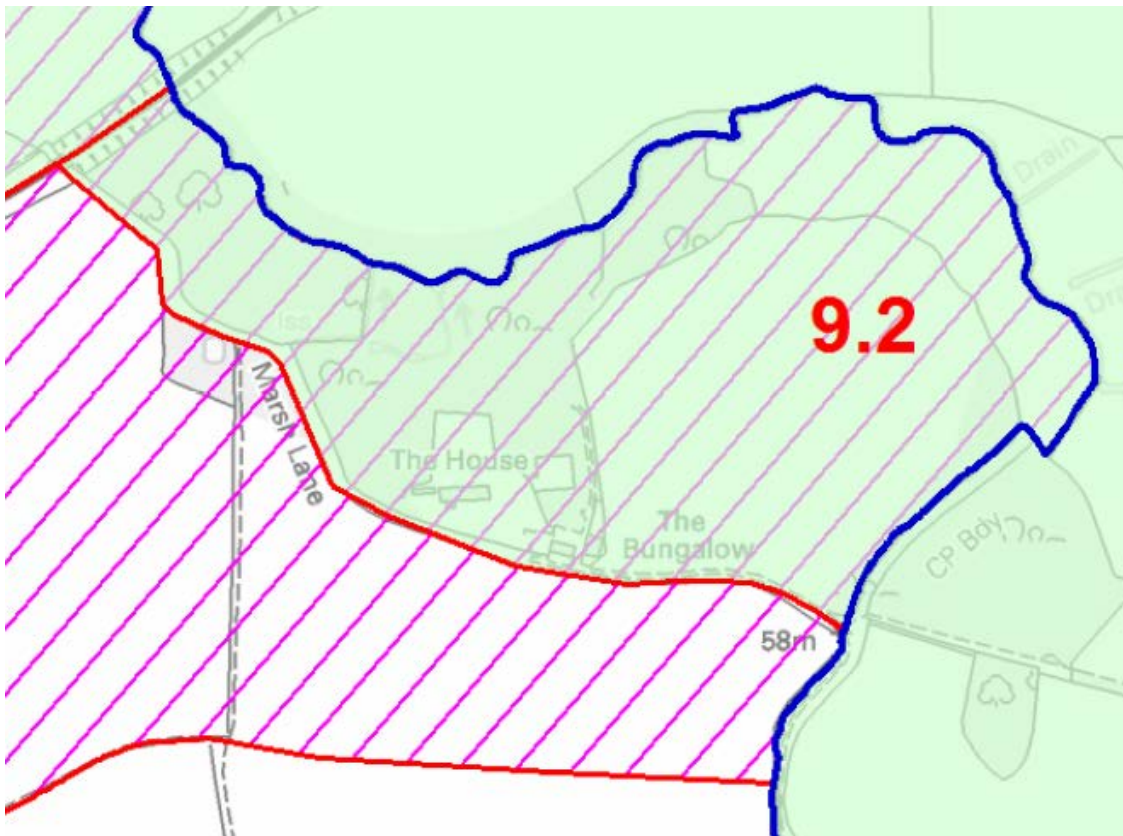


### 9.2.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
3. Safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>Moderate ecological value</li> <li>Moderate landscape and visual amenity value</li> </ul>	Yes
4. Preserving the setting and special character of historic towns	<ul style="list-style-type: none"> <li>A listed garden with a significant setting</li> <li>No physical connection to the Green Wedge network</li> </ul>	Yes

The Stage 1 assessment concluded that the whole of Area 9 scored averagely (4 out of 8), and therefore fell short of scoring ‘well’ by 1 point. This Stage 2 assessment **does**, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

#### Stage 2 Map



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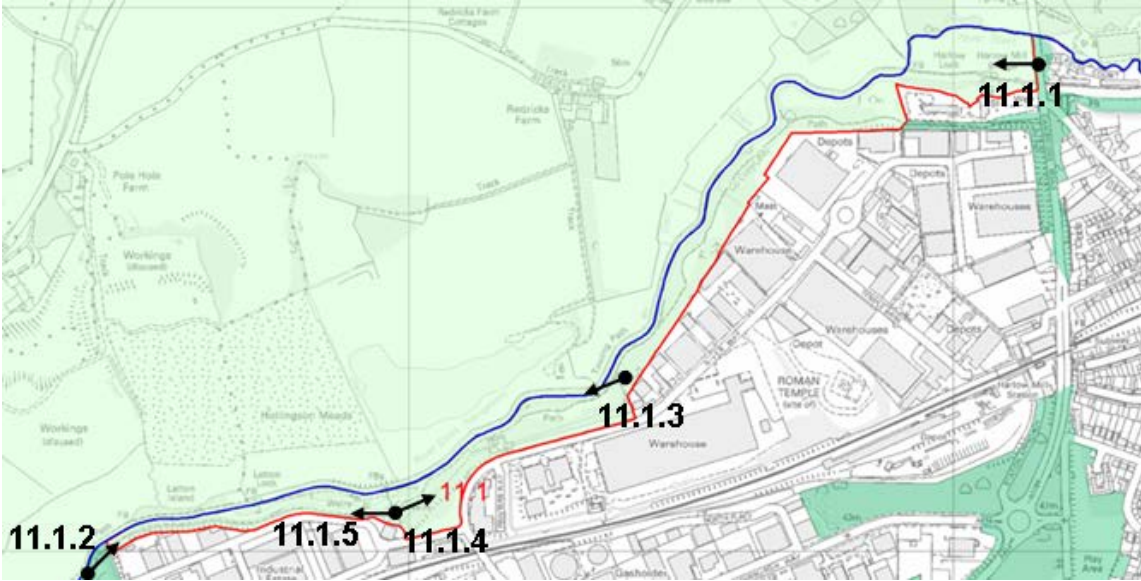
#### Key

<span style="color: red;">—</span>	Green Belt sub-area boundary
<span style="color: blue;">—</span>	Harlow district boundary
<span style="background-color: #d4edda;"> </span>	Green Belt in adjoining authority
<span style="background-color: #fff3cd;"> </span>	Green Belt land not functioning effectively as Green Belt
<span style="background-color: #d4edda;"> </span>	Green Belt land functioning effectively as Green Belt



# Sub-area 11.1 (the whole of Area 11)

## Sub-area map



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## Sub-area aerial photograph



Aerial photograph © Bluesky International Limited

### Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt
	Green Wedge
	Location (circle), direction of view (arrow) and figure number of site visit photograph

**11.1.1 Attributes**

☐LWS   ☒PLWS   ☐LNR   ☐SSSI   ☒FZ2   ☒FZ3   ☒OSS   ☒GWL  
☒TPO   ☐LB   ☐LG   ☐SAM

**11.1.2 Environment**

This sub-area mostly consists of dense woodland with some grassland and scrubland. In the north flows the River Stort, which is also the district boundary, and small tributaries of the river flow into this sub-area. Adjacent to the river is Harlow Lock (and lockhouse) in the north-east.

*Open Spaces Study*

The Open Spaces Study assessed two sites in this sub-area. One site, Harlow Mill Bridge Open Space, is in the north-east adjacent to Harlow Mill Bridge and is a local natural/semi-natural green space, which is freely accessible to the public and scores positively for value and negatively for quality. There is a surplus of this type of open space in this neighbourhood, by +2.32ha per 1,000 population. Almost the entirety of this sub-area to the west of Harlow Mill Bridge Open Space is the Stort Valley, a district natural/semi-natural green space which is freely accessible to the public and scores positively for value and quality.

**11.1.3 Ecology and Biodiversity**

This sub-area is mostly covered by Flood Zones 2 & 3. An area of woodland in the north-east, adjacent to Harlow Mill Bridge and Harlow Lock, is protected under a TPO. Almost the entire sub-area is a Potential Local Wildlife Site – Stort Woodland – which is notable because parts of it is a wet woodland and it is considered that it has the potential to be restored to a much more attractive riverside woodland corridor. As such, this sub-area has moderate ecological value.

**11.1.4 Landscape and visual amenity**

This sub-area has moderate landscape and visual amenity value, as detailed below.

*Harlow Area Landscape Study*

The Harlow Area Landscape Study includes this sub-area as being part of the Stort Valley character area, which has a low impact of built development, a high sense of enclosure, a varied rural/urban skyline, a moderate sense of tranquillity and high to moderate sensitivity to new urban developments. The Study identifies this area as being a sensitive historic landscape due to the presence of pre-18<sup>th</sup> century fields, with the majority of the original field boundaries being retained. There is also sensitive woodland present in the majority of this sub-area. There are four key short distance views identified in this vicinity – two to the north, looking southwards towards this sub-area; one in the west of the sub-area, looking eastwards; and one to the west of this sub-area, looking westwards into the adjacent Green Wedge.

*Site Visit*

A site visit to Area 11 was undertaken to assess the visual amenity of its sub-areas, where they can be viewed from and to consider their visual amenity.

- There are limited views of this sub-area from the surrounding area, due to the close proximity to the industrial areas to the south.
- Views from the surrounding area to the north are also limited due to the lack of footpaths (although views from the north would be limited in any case because the land rises to the north and then levels off).
- Views from the east are limited due to dense vegetation (see Fig. 11.1.1), although from the west a small part of this sub-area can be viewed to the east (see Fig. 11.1.2; further views are not possible due to the narrow width of this part of this sub-area and dense vegetation).



Fig. 11.1.1: From Cambridge Road, looking W



Fig. 11.1.2: From west of sub-area, looking NE

- Within this sub-area itself, there are a number of rural and tranquil views along the River Stort (see Figs. 11.1.3, 11.1.4 and 11.1.5).



Fig. 11.1.3: From central part of sub-area, looking WSW



Fig. 11.1.4: From western part of sub-area, looking ENE



Fig. 11.1.5: From western part of sub-area, looking W



### 11.1.5 Settings of historic assets

A small part of this sub-area is in the Old Harlow Conservation Area, but no historic assets are present.

### 11.1.6 Connectivity with the Green Wedge network

The sub-area has physical connections to wider areas of Green Wedge to the north-east and south-west.

### 11.1.7 Summary of Stage 2 assessment

Purpose	Factors	Contributing to Purpose?
3. Safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>Moderate ecological value</li> <li>Moderate landscape and visual amenity value</li> </ul>	Yes
4. Preserving the setting and special character of historic towns	<ul style="list-style-type: none"> <li>A small part which is in a Conservation Area, but no historic assets</li> <li>A physical connection to the Green Wedge network</li> </ul>	Yes (Minor)

The Stage 1 assessment concluded that the whole of Area 11 scored poorly (3 out of 8), and therefore fell short of scoring 'well' by 2 points. This Stage 2 assessment does not, therefore, provide sufficiently strong additional evidence that this sub-area is functioning effectively as Green Belt.

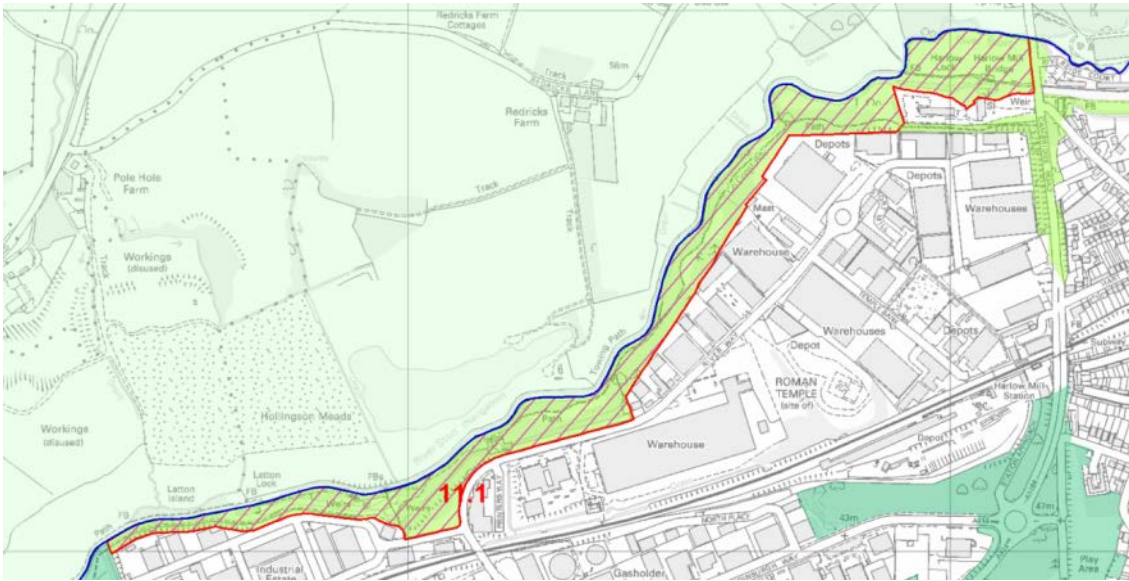
### 11.1.8 Potential for redesignation as other type of open space

There is potential to re-designate this sub-area as a Green Finger. The Green Wedge Review states that, in accordance with the Harlow Design Guide SPD, Green Fingers connect with areas of Green Wedge, are small and linear, and have a primary purpose of providing 'green' transport corridors for wildlife and recreational opportunities (including walking and cycling) for people. This sub-area fulfils that purpose as there are three footpaths which run through it.

To the east, this sub-area links in two places with a cross-shaped area of Green Wedge which has been recommended (in the Green Wedge Review) for re-designation as a Green Finger. To the west, this sub-area links with a large area of Green Wedge.



## Stage 2 Map

















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## Key

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge
	Green Wedge proposed (in the Green Wedge Review) to be re-designated as a Green Finger
	Green Belt land which is not functioning effectively as Green Belt, with the possibility of being re-designated as Green Finger

# **Appendix 3: Detailed Findings – Stage 3**

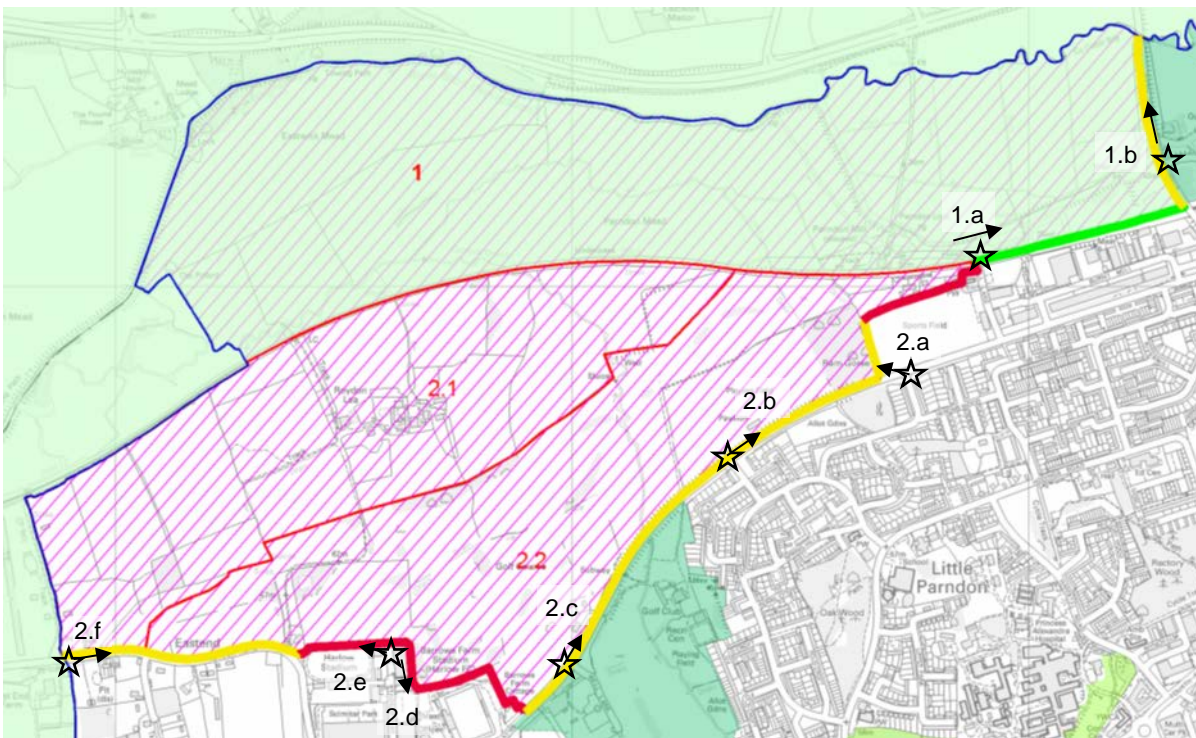
### Stage 3 Key to Maps

	Green Belt sub-area boundary
	Harlow district boundary
	Green Belt in adjoining authority
	Green Wedge (some areas of Green Wedge appear in a pale green or a pale red; these are areas proposed in the Green Wedge Review to be redesignated as Green Finger or removed from the Green Wedge, respectively)
	Green Belt land functioning as Green Belt
	Green Belt land not functioning as Green Belt
	Green Belt land which is not functioning as Green Belt, with the opportunity of being redesignated as Green Wedge
	Green Belt land which is not functioning as Green Belt, with the opportunity of being redesignated as Green Finger
	Weak inner Green Belt boundary (existing)
	Moderately strong inner Green Belt boundary (existing)
	Strong inner Green Belt boundary (existing)
	Weak inner Green Belt boundary (potential amended boundary)
	Moderately strong inner Green Belt boundary (potential amended boundary)
	Strong inner Green Belt boundary (potential amended boundary)

## Areas 1 & 2

Areas 1 and 2 form one large expanse of Green Belt, divided by the railway line. In Stage 1 of the Review, Area 1 scored well on functioning as Green Belt. Area 2 did not score well and was split into two sub-areas (2.1 and 2.2) and further assessed at Stage 2, which concluded the entirety of Area 2 is not functioning as Green Belt.

Stage 2 concluded that there is the opportunity for Area 2 to be removed from the Green Belt and re-designated as Green Wedge, thereby maintaining the 'green' link with the Green Belt to the north and the Green Wedge network to the south. (Note there is no opportunity for the caravan storage facility in the north-east of Area 2 to be included in the Green Wedge redesignation.)



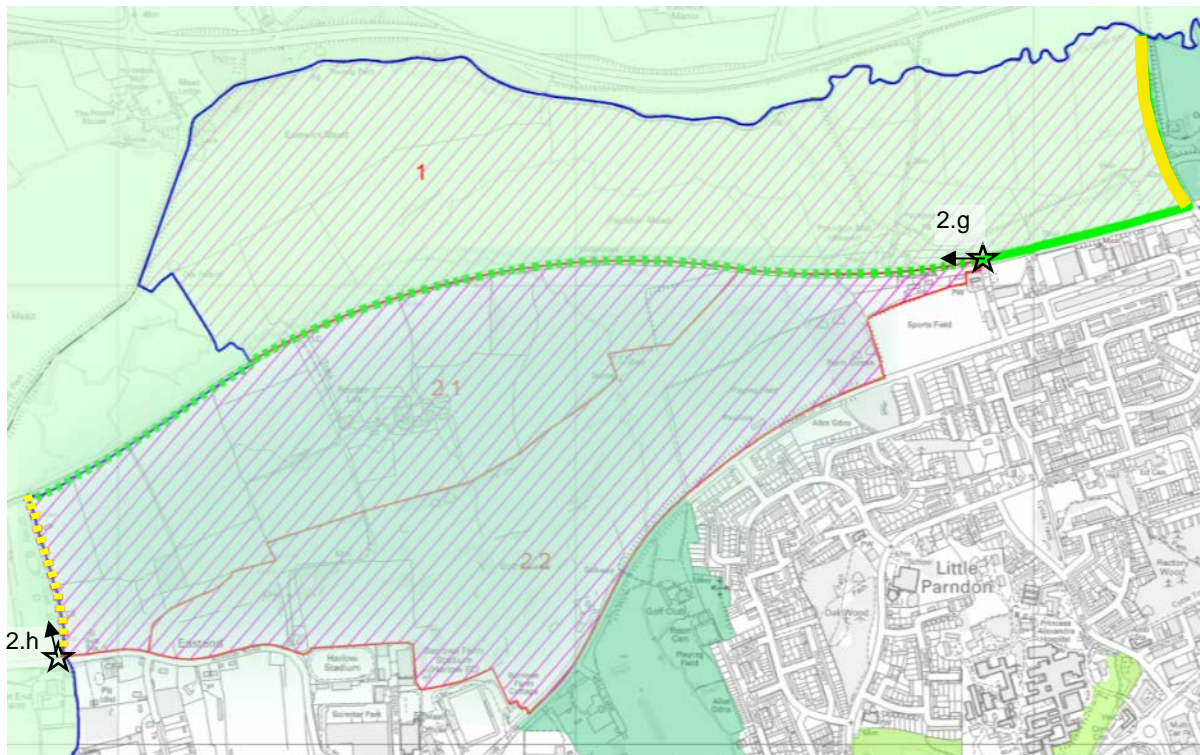
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**Map of Areas 1 & 2 – showing Green Belt Review Stage 2 results; existing inner boundary strengths; and locations, fig. numbers & direction of view of photographs**

The existing inner Green Belt boundary of Areas 1 and 2 combined is:

- 13% strong (railway line – see Fig. 1.a)
- 60% moderately strong (Roydon Road; Elizabeth Way; Fifth Avenue – see Figs. 1.b, 2.b, 2.c & 2.f; boundary of Local Wildlife Site – see Fig. 2.a)
- 27% weak (intermittent edges of building curtilages – see Figs. 2.d and 2.e; edge of sports fields around Harlow Stadium; boundary of caravan storage area)





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**Map of Areas 1 & 2 – showing potential Green Belt boundary changes with resulting new boundary strengths; and locations, fig. numbers & direction of view of photographs**

By carrying out the potential changes identified above, the amended inner Green Belt boundary would be:

- 89% strong (railway line – see. Fig. 2.g)
- 11% moderately strong (Fifth Avenue – see Fig. 1.b; tree belt along district boundary - see Fig. 2.h)

This amendment would result in an overall significantly stronger inner Green Belt boundary.



Fig. 1.a: From Parndon Mill Lane, looking E along railway line



Fig. 1.b: From Fifth Avenue, looking WNW





Fig. 2.a: From Elizabeth Way, looking WNW towards Ram Gorse woodland LWS



Fig. 2.b: From Elizabeth Way (opp Canons Gate), looking NE



Fig. 2.c: From Elizabeth Way (opp Well Lane), looking NNE

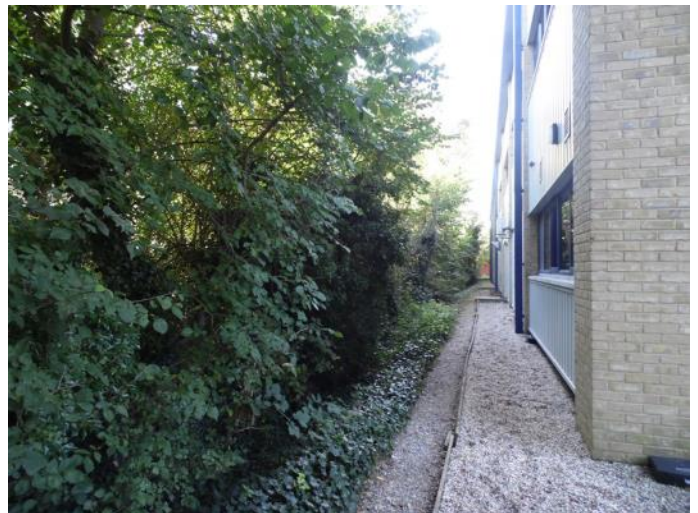


Fig. 2.d: From edge of buildings at end of Stadium Way, looking S



Fig. 2.e: From end of Stadium Way, looking WNW



Fig. 2.f: From Roydon Road (opp East End Farm), looking E





Fig. 2.g: From Parndon Mill Lane, looking W along railway line



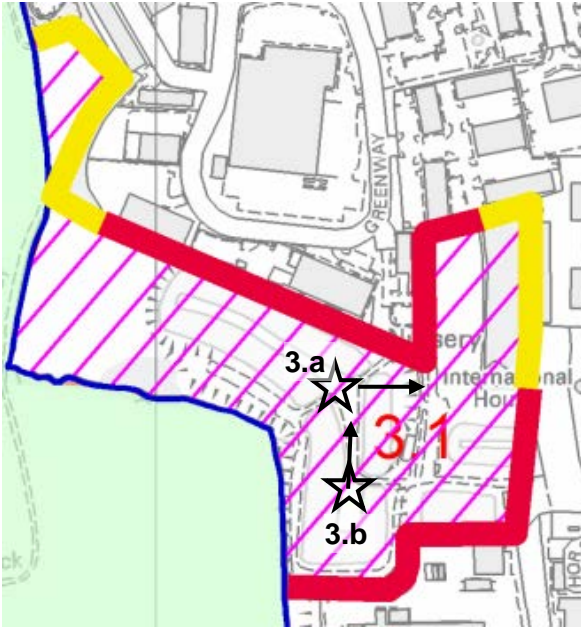
Fig. 2.h: From Roydon Road (opp East End Farm), looking NNW



**Bird's Eye view of Areas 1 and 2** (©2015 Microsoft Corporation, © 2015 Blom, © 2015 HERE)

### Area 3

Area 3 was considered at Stage 1 of the Review to not be functioning well as Green Belt. It was therefore further assessed at Stage 2, which concluded it is not functioning as Green Belt.

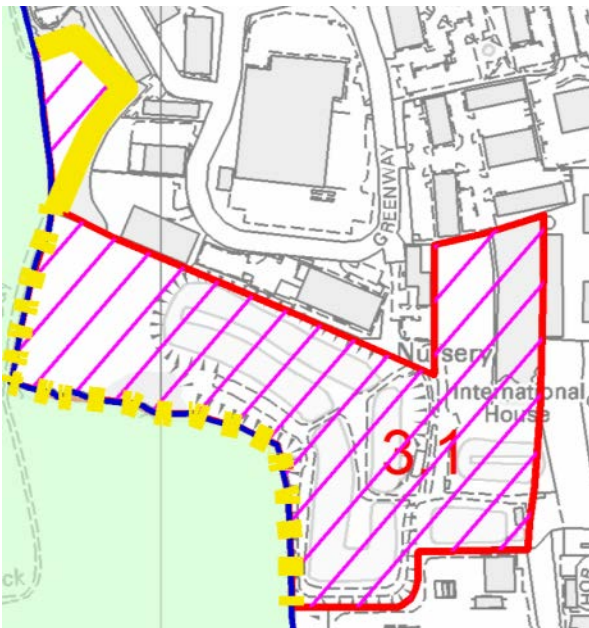


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**Map of Area 3 – showing Green Belt Review Stage 2 results; existing inner boundary strengths; and locations, fig. numbers & direction of view of photographs**

The existing inner Green Belt boundary of Area 3 is:

- 36% moderately strong (dense tree belt; woodland edge – see Fig. 3.a)
- 64% weak (intermittent along building curtilages with less-clear edges – see Fig. 3.b; thin/less dense tree belts; isolated trees)



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**Map of Area 3 – showing potential Green Belt boundary changes with resulting new boundary strengths**



There is the opportunity to remove the entirety of Area 3 from the Green Belt because it is not functioning as Green Belt. However, removing Area 3 in its entirety would result in the new inner boundary (to the west of the Greenway loop road) following the district boundary, which cuts across a field and would be a weak boundary.

Instead, as shown in the map above, there is the opportunity to draw the inner boundary such that the part of Green Belt to the west of the Greenway loop road is retained in the Green Belt, and follows the existing inner boundary which is stronger as it is the edge of a dense tree belt.

Therefore, by implementing the potential change identified above, the overall amended inner boundary would be:

- 100% moderately strong (dense tree belt)

The inner Green Belt boundary would therefore become stronger overall.



Fig. 3.a: From centre of Area 3, looking E



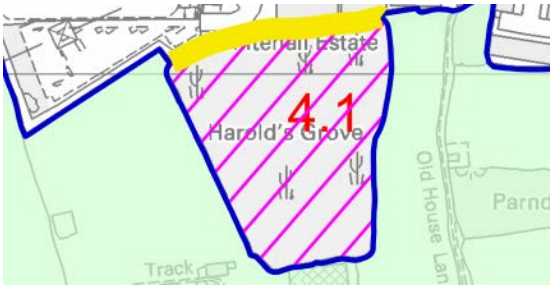
Fig. 3.b: From SE of Area 3, looking N



**Bird's Eye view of Area 3** (©2015 Microsoft Corporation, © 2015 Blom, © 2015 HERE)

## Area 4

Area 4 was considered at Stage 1 of the Review to not be functioning well as Green Belt. It was therefore further assessed at Stage 2, which concluded that it is not functioning as Green Belt.



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### ***Map of Area 4 – showing Green Belt Review Stage 2 results; and existing boundary strength***

The entirety of Area 4 is a dense woodland which is a Local Wildlife Site. The existing inner Green Belt boundary of the area is therefore moderately strong in its entirety because it follows the boundary of the LWS.

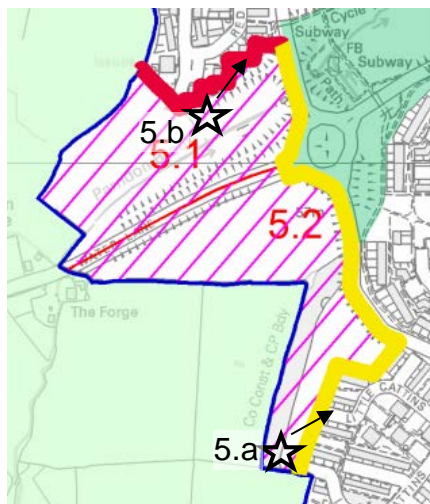
As it was identified in Stage 2 as not functioning as Green Belt, there is the opportunity to remove Area 4 from the Green Belt. Doing so would result in the amended inner boundary following the district boundary – this would remain a moderately strong boundary as it would follow the southern edge of the LWS, but it would be less clear as it would ‘wrap around’ the woodland. As such, the opportunity to amend the boundary in this instance is not considered to be worthwhile.



***Bird's Eye view of Area 4*** (©2015 Microsoft Corporation, © 2015 Blom, © 2015 HERE)

## Area 5

Area 5 was considered at Stage 1 of the Review to not be functioning well as Green Belt. It was therefore split into sub-areas (5.1 and 5.2) and further assessed at Stage 2. It was concluded that it is not functioning as Green Belt and, with the exception of the southern part, there is the opportunity for it to be re-designated as Green Wedge.

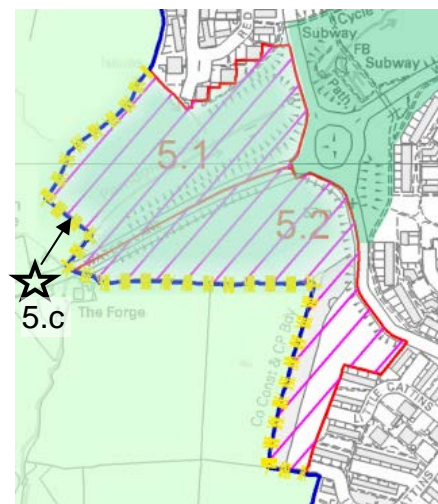


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**Map of Area 5 – showing Green Belt Review Stage 2 results; existing inner boundary strengths; and locations, fig. numbers & direction of view of photographs**

The existing inner Green Belt boundary of Area 5 is:

- 71% moderately strong (Broadley Road; Brookside; reasonably clear edges of back gardens – see Fig. 5.a)
- 29% weak (intermittent/less-clear edges of buildings – see Fig. 5.b)



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**Map of Area 5 – showing potential Green Belt boundary changes with resulting new boundary strength; and location, fig. number & direction of view of photograph**

Removing Area 5 from the Green Belt would result in an amended inner boundary which follows the district boundary. This amended inner Green Belt boundary would be moderately strong in its entirety, made up of a tree belt of varying width/density (see Fig. 5.c), thereby increasing the strength of the boundary overall.



The south-eastern part of this area is not suitable for redesignation as Green Wedge, as it would depart in a stark, linear fashion from the main Green Wedge. There is, however, the opportunity to redesignate it as some other form of open space.



Fig. 5.a: From W of Little Cattins, looking ENE



Fig. 5.b: From S of Red Willow, looking NE



Fig. 5.c: From Water Lane, NW of The Forge, Looking NE

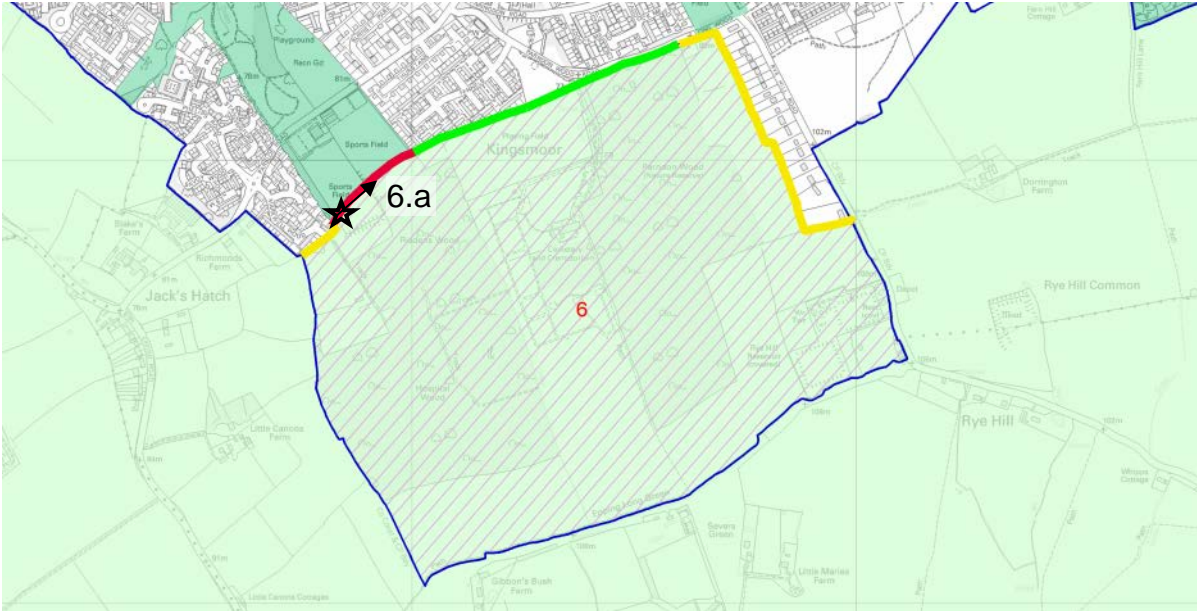




**Bird's Eye view of Area 5** (©2015 Microsoft Corporation, © 2015 Blom, © 2015 HERE)

## Area 6

Area 6 was considered at Stage 1 of the Review to be functioning well as Green Belt. As such, it was not further assessed. Nonetheless, there is the opportunity to assess the boundary and establish if any weaker parts can be strengthened by making minor boundary amendments.



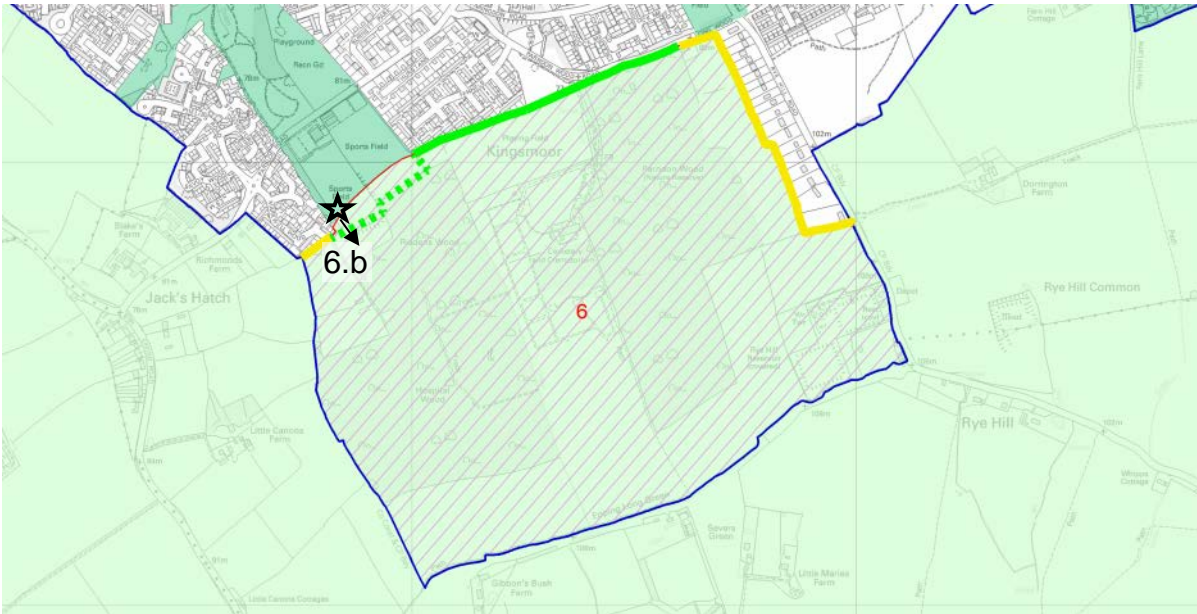
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**Map of Area 6 – showing Green Belt Review Stage 2 results; existing boundary strengths; and location, fig. number & direction of view of photograph**

The existing inner Green Belt boundary of Area 6 is:

- 38% strong (Site of Special Scientific Interest boundary)
- 48% moderately strong (reasonably clear edge of back gardens; dense tree belt; Long Wood [road])
- 14% weak (cuts across field – see Fig. 6.a)

The boundary is weak where it cuts across sports fields to the east of Markwell Wood housing estate. There is the opportunity to increase the strength of the boundary to moderately strong, by removing the southern parts of the playing fields from the Green Belt and redesignating them as Green Wedge. This would result in a new inner Green Belt boundary which is strong as it is the boundary of the Site of Scientific Interest to the south.



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**Map of Area 6 – showing potential Green Belt boundary changes with resulting new boundary strengths; and location, fig. number & direction of view of photograph**

Implementing the potential change identified above would result in an inner boundary which is:

- 55% strong (Site of Special Scientific Interest boundary – see Fig. 6.b)
- 45% moderately strong (reasonably clear edge of back gardens; dense tree belts; edges of woodland; Long Wood [road])

The inner Green Belt boundary would therefore become stronger overall.



Fig. 6.a: From sports fields to east of Markwell Wood housing estate, looking NE towards the existing Green Belt boundary which cuts across the field



Fig. 6.b: From sports fields to east of Markwell Wood housing estate, looking SE towards the boundary of the SSSI





***Bird's eye view of Area 6*** (© 2015 Microsoft Corporation; © 2015 Blom; © 2015 HERE)

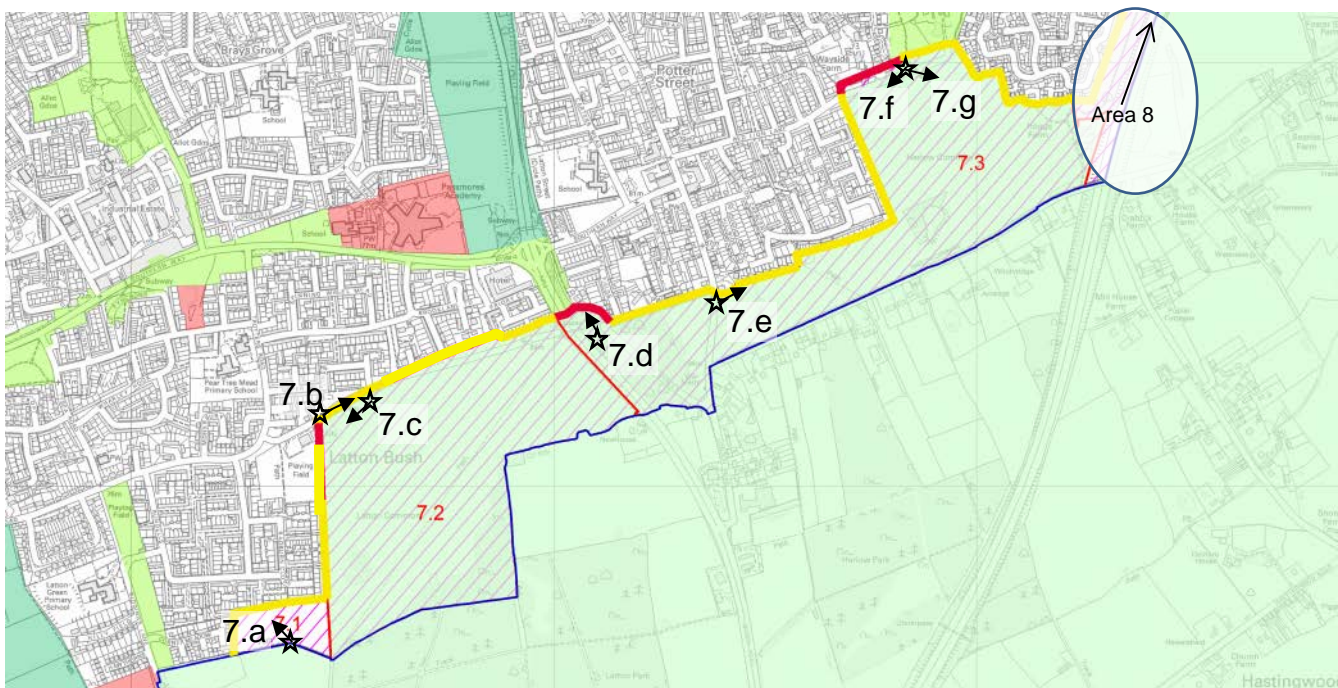


## Area 7

Area 7 was considered at Stage 1 of the Review to be functioning averagely as Green Belt. As such, it was split into three sub-areas (7.1, 7.2 and 7.3) and further assessed at Stage 2, which concluded that it is mostly functioning as Green Belt.

The exceptions which are not functioning as Green Belt are a small piece of land in the south-west – part of which is common land – and a very small area in the north-east which includes parts of back gardens. Stage 2 concluded that there is potential for both of these pieces of land to be removed from the Green Belt, with the small area partly designated as common land to be entirely designated as common land after removal from the Green Belt.

Additionally, the current eastern boundary of Area 7 would become the amended inner Green Belt boundary, due to the recommendation to remove Area 8 from the Green Belt and re-designate the southern part of it as a Green Finger.

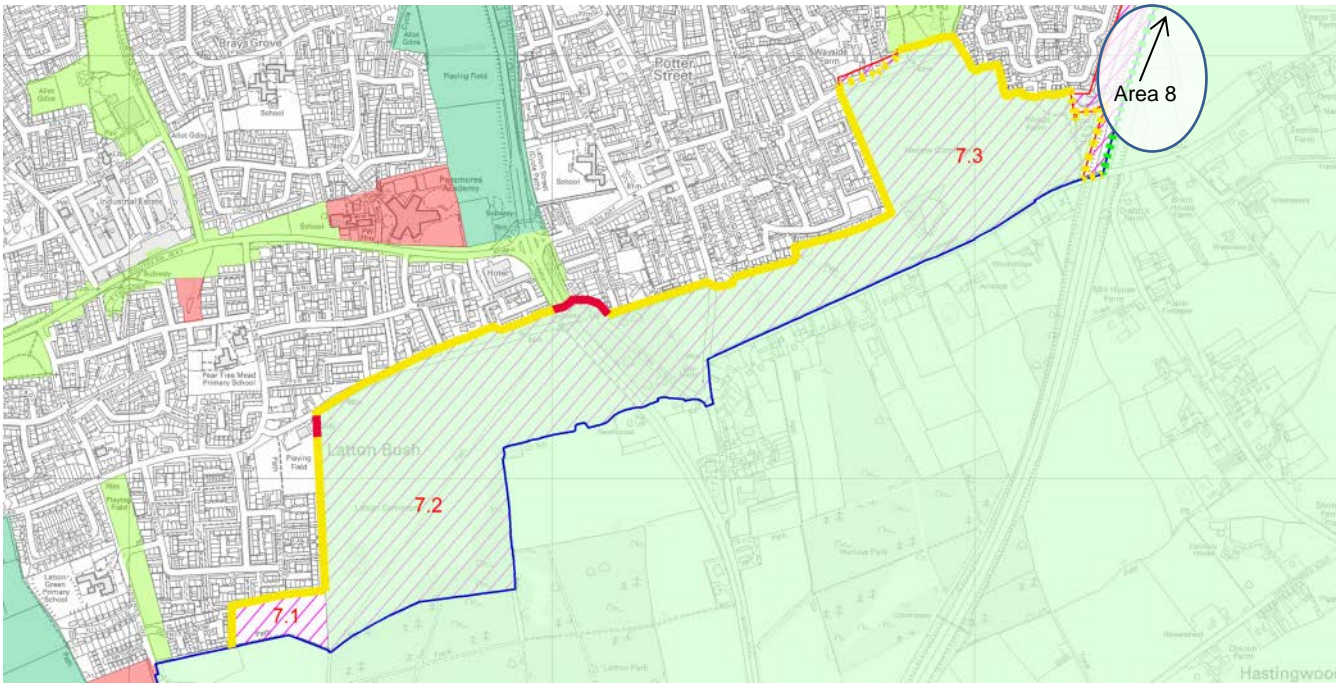


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**Map of Area 7 – showing Green Belt Review Stage 2 results; existing inner boundary strengths; and locations, fig. numbers & direction of view of photographs**

The existing inner Green Belt boundary of Area 7 is:

- 88% moderately strong (clear edges of buildings/gardens – see Figs. 7.a, 7.e, 7.f & 7.g; dense hedgerow; Latton Common Road – see Fig. 7.b)
- 12% weak (cuts across field – see Fig. 7.c; cuts across back gardens; cuts across A414/track – see Fig. 7.d)



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**Map of Area 7 – showing potential Green Belt boundary changes with resulting new boundary strengths**

The opportunity to remove sub-area 7.1 from the Green Belt would result in the new inner boundary partially following the district boundary, which in this case is a small hedgerow and a weak boundary. Despite sub-area 7.1 not functioning as Green Belt, its removal would not be considered worthwhile as the inner boundary would weaken.

Incorporating the minor changes detailed above (including the new eastern boundary due to the potential removal of Area 8 from the Green Belt) would result in an amended inner boundary which is:

- 94% moderately strong (clear edges of buildings/gardens – see Figs. 7.a, 7.e, 7.f & 7.g; dense hedgerow; Latton Common Road – see Fig. 7.b; dense hedgerow; Red Lion Lane)
- 6% weak (cuts across field – see Fig. 7.c; cuts across A414/track – see Fig. 7.d)

The inner Green Belt boundary would therefore become stronger overall.





Fig. 7.a: From southwestern corner of area, looking NNW towards Rundells / Radburn Close developments



Fig. 7.b: From Latton Common Road, looking ENE



Fig. 7.c: From S of Latton Common Road, looking WSW towards club building



Fig. 7.d: From London Road (A414), looking WNW



Fig. 7.e: From London Road, looking ENE towards Red Lion Crescent development



Fig. 7.f: From Red Lion Lane, looking SW towards Potters Field development



Fig. 7.g: From Red Lion Lane, looking ESE towards Wheldon Grange / Malkin Drive developments

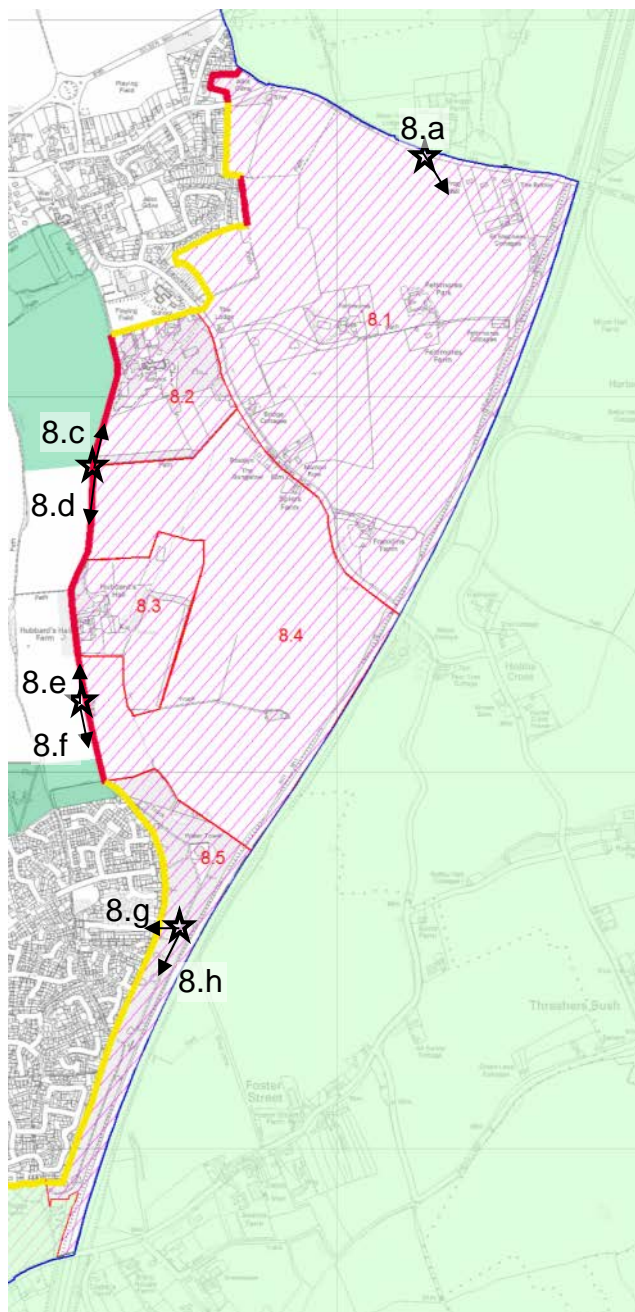


**Bird's eye view of Area 7** (© 2015 Microsoft Corporation; © 2015 Blom; © 2015 HERE)



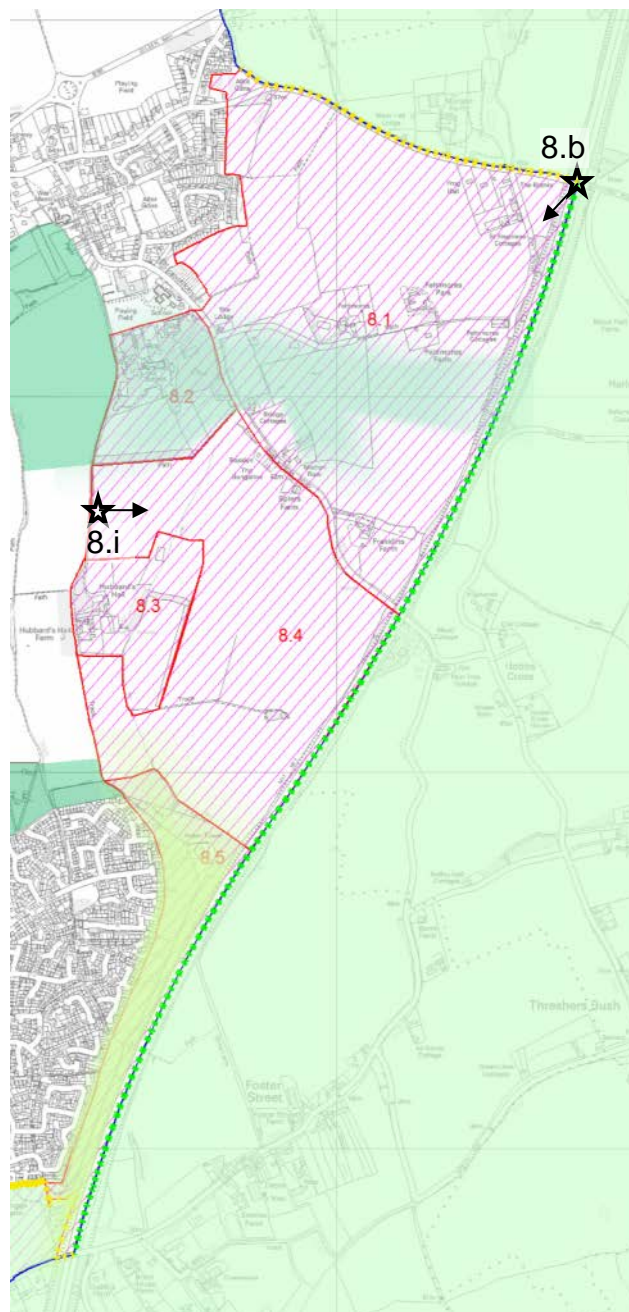
## Area 8

Area 8 was considered at Stage 1 of the Review to be functioning poorly as Green Belt. As such, it was split into five sub-areas (8.1, 8.2, 8.3, 8.4 and 8.5) and further assessed at Stage 2, which concluded that the entire area is not functioning as Green Belt. The Stage 2 assessment identified, however, that there is the opportunity to redesignate the southern part of the area as a Green Finger and redesignate the east-west central part as Green Wedge.



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**Map of Area 8 – showing Green Belt Review Stage 2 results; existing boundary strengths; and locations, fig. numbers & direction of view of photographs**



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**Map of Area 8 – showing potential Green Belt boundary changes with resulting new boundary strengths; and locations, fig. numbers & direction of view of photographs**

The existing inner Green Belt boundary of Area 8 (excluding the eastern edge of Area 7) is:

- 58% moderately strong (clear edges of properties/gardens and school; edge of woodland – see Figs. 8.g & 8.h)
- 42% weak (private road – see Figs. 8.c, 8.d, 8.e & 8.f; intermittent edges of properties/gardens; track across field; sparse line of trees)

Incorporating the changes identified above would result in an amended inner boundary which would be:

- 76% strong (M11 – see Figs. 8.b & 8.i)
- 24% moderately strong (Harlow Common [road]; Moor Hall Road – see Fig. 8.a)

The inner Green Belt boundary would therefore become considerably stronger overall.



Fig. 8.a: From Moor Hall Road, looking SE



Fig. 8.b: From Matching Road, above M11, looking SW



Fig. 8.c: From track to NW of Hubbard's Hall, looking N



Fig. 8.d: From track to NW of Hubbard's Hall, looking S





Fig. 8.e: From track to SW of Hubbard's Hall, looking NNW



Fig. 8.f: From track to SW of Hubbard's Hall, looking SSE



Fig. 8.g: From S of area, E of Ridgeways, looking W



Fig. 8.h: From S of area, E of Ridgeways, looking SSE



Fig. 8.i: From N of Hubbard's Hall, looking E towards M11 in distance

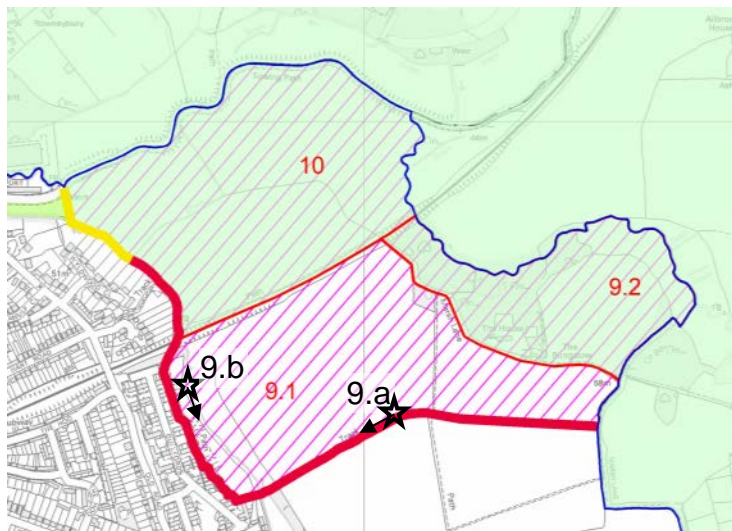


**Bird's Eye view of Area 8** (©2015 Microsoft Corporation, © 2015 Blom, © 2015 HERE)



## Areas 9 & 10

Areas 9 and 10 form one expanse of Green Belt, separated by the railway line. Area 9 was considered at Stage 1 of the Review to be functioning averagely as Green Belt, with Area 10 functioning well. As such, Area 9 was split into two sub-areas (9.1 and 9.2) and further assessed at Stage 2. It was concluded that the western/southern part of Area 9 is not functioning as Green Belt – but there is potential for it to be redesignated as Public Open Space or similar – whilst the eastern part of the area is functioning as Green Belt.

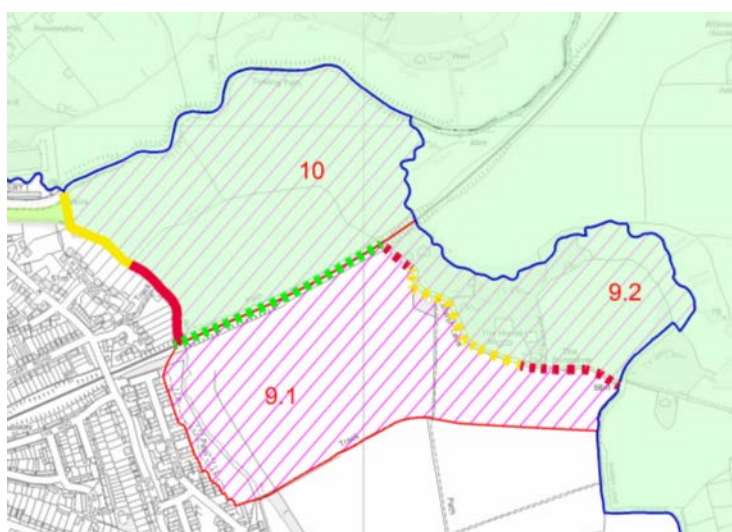


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**Map of Area 9 – showing Green Belt Review Stage 2 results; existing inner boundary strengths; and locations, fig. numbers & direction of view of photographs**

The existing inner Green Belt boundary of Areas 9 and 10 combined is:

- 14% moderately strong (Local Wildlife Site boundary)
- 86% weak (track across field – see Fig. 9.a; intermittent edges of properties/gardens – see Fig. 9.b)



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**Map of Area 9 – showing potential Green Belt boundary changes with resulting new boundary strengths**

Incorporating the changes detailed above would result in an amended inner boundary which is:

- 31% strong (railway line)
- 36% moderately strong (Local Wildlife Site boundaries; edge of dense tree belts)
- 33% weak (intermittent edges of properties/gardens; Marsh Lane [private lane])

The inner Green Belt boundary would therefore become stronger overall.



Fig. 9.a: From track along S boundary of area, looking WSW



Fig. 9.b: From path E of Guilfords, looking SSE

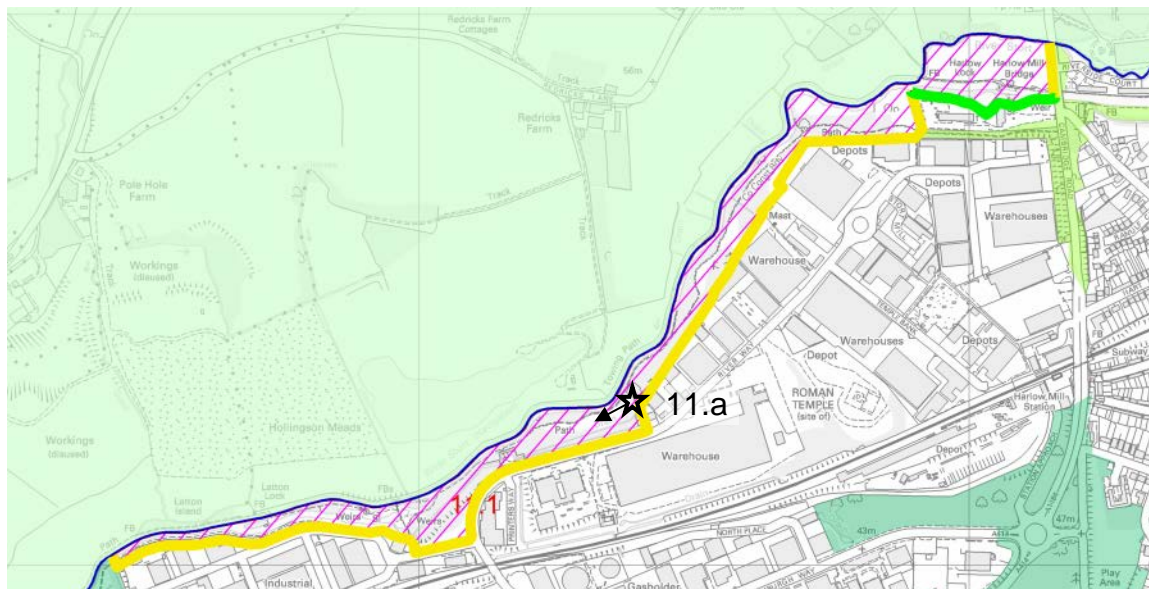


**Bird's Eye view of Areas 9 & 10** (©2015 Microsoft Corporation, © 2015 Blom, © 2015 HERE)



## Area 11

Area 11 was considered at Stage 1 of the Review to be functioning poorly as Green Belt. It was further assessed at Stage 2, which concluded that it is not functioning as Green Belt but there is the opportunity for it to be redesignated as a Green Finger.

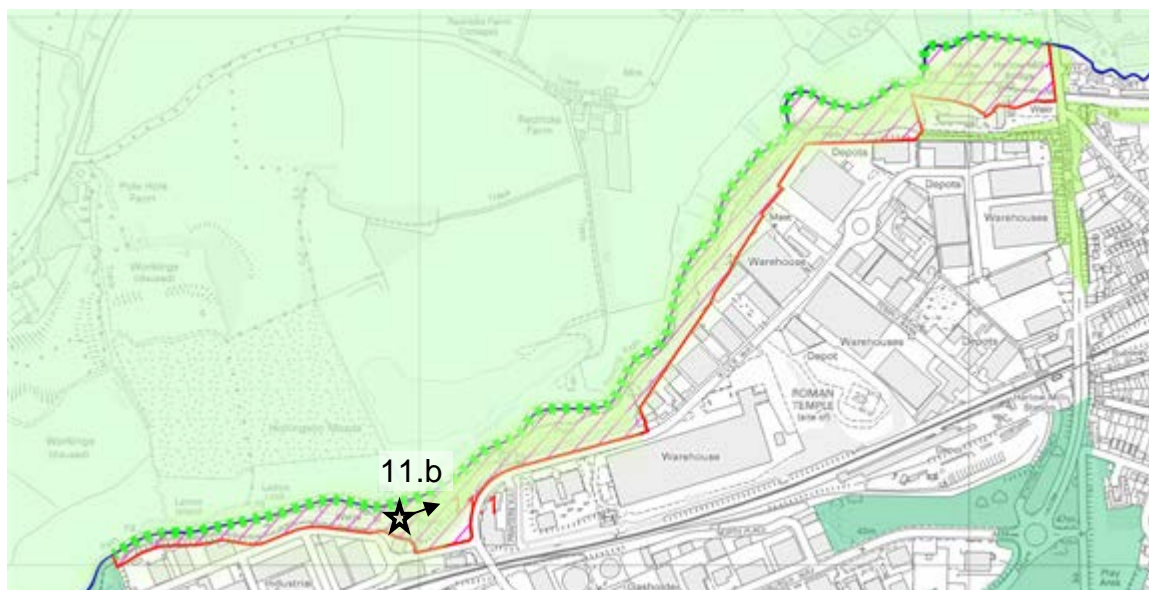


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**Map of Area 11 – showing Green Belt Review Stage 2 results; existing boundary strengths; and location, fig. numbers & direction of view of photograph**

The existing boundary of Area 11 is:

- 12% strong (River Stort)
- 88% moderately strong (Cambridge Road, River Way, clear edges of buildings, dense tree belts – see Fig. 11.a)



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**Map of Area 11 – showing potential Green Belt boundary changes with resulting new boundary strengths; and locations, fig. numbers & direction of view of photographs**



By implementing the potential changes identified above, the amended inner boundary would be:

- 100% strong (River Stort – see Fig. 11.b)

The inner Green Belt boundary would therefore become stronger overall.



Fig. 11.a: From central part of sub-area, looking WSW



Fig. 11.b: From western part of sub-area, looking ENE



**Bird's Eye view of Area 11** (©2015 Microsoft Corporation, © 2015 Blom, © 2015 HERE)



## Appendix 4: Note on Agricultural Land in the Green Belt

The original Agricultural Land classification maps were made by the (now defunct) Ministry of Agriculture, Fisheries and Food between 1966 and 1974. The grading was determined by physical characteristics only, with less permanent factors such as the management of the land not being considered. Some agricultural areas have been re-assessed in recent years, but none within Harlow.

Agricultural land of Grades 2 and 3 is found in some of the Green Belt around Harlow. Grade 2 is considered to be land where a wide range of crops can be grown, though there may be restrictions and minor limitations. Grade 3 is considered to be land where the least demanding crops can be grown, plus the land has moderate limitations due to soil relief and/or climate.

Natural England guidance states that the classification maps “are not sufficiently accurate for use in assessment of individual fields or development sites, and should not be used other than as general guidance”. Therefore, such classifications can only be afforded limited weight. Whilst arable agricultural land in the Green Belt is afforded protection from inappropriate development, it is not definitive that agricultural land in the Green Belt has high food production levels.

It is considered that areas of agricultural land generally have low levels of biodiversity and are therefore of little ecological interest. The UK National Ecosystem 2011 Technical Report states that the majority of agricultural grassland is now species-poor because of, among other things, greater fertiliser inputs and decreases in plants that are important food resources for pollinators and birds. The report also states that one of the main benefits of agricultural land, aside from the potential for food production, is the visual amenity of the environments which people can enjoy.

Other areas of greenspace, such as gardens of residential properties, therefore have more potential for biodiversity opportunities in many cases. It has been recognised that garden trees, for example, may embody significant biodiversity, including varieties that have been severely reduced in the wider countryside as a result of changing agricultural practices (*source: Gaston, J. et al, 2005. Urban domestic gardens (IV): the extent of the resource and its associated features. Biodiversity and Conservation, 14, p.3327-3349*).