## APPENDIX 1

Location Plan


## APPENDIX 2

Site Layout Plan, Indicative Streetscene, Topographical Survey Plan and Access Arrangement Plan


PLOT Nos 41-50 INDICATIVE STREET SCENE.
$\qquad$


Part Elevation Indicating Approximate Building Heights. Scale: 1/50
0
5

## SCHEDULE OF UNIT SIZES

PLOT Nos $1,2,5 \& 6-4$ BED 2 STOREY HOUSE - 1400 sq ft PLOT Nos 3,4 \& 7 PLOT No 8 BED 2 STOREY HOUSE - 1400 sq ft -4 BED 2 STOREY HOUSE - 1495 sq ft PLOT Nos 9-13 - 3 BED 2 STOREY HOUSE - 920 sq ft PLOT Nos 14 \&17-20-2 BED 2 STOREY HOUSE - 655 sq ft OTNos $15 \& 16-2$ BED 2 STOREY HOUSE - 800 sq I $21 \& 40-3$ BED 2 STOREY HOUSE - 1080 sq ft PLOT Nos 22, 23, 2

37, 38, 44 \& $45-3$ BED 2 STOREY HOUSE - 1050 sq ft PLOT Nos 24-27 \& 32-35
PLOT Nos 41, 42 48 \& 49 PLOT Nos $43,47 \& 50-4$ BED 2 STOREY HOUSE - 1120 sq ft PLOT No 46 - 0 - BED 2 STOREY HOUSE - 1170 sq ft SITE AREA - 3.018 H DEVELOPMENT DENSITY - 15.7 UNITS / Ha DEVELOPMENT DENSITY - 15.7 UNITS / Ha



## APPENDIX 3

> Extracts from Epping Forest's:
> 'Stage 3 Assessment of Residential Sites'
> 'Decisions on Residential Sites for Allocation'
> 'Epping Forest District Green Belt Assessment: Stage 2' (Annotated)

B1.5.2 Results of Identifying Sites for Further Testing


ARUP

| Strategic Option | Settlement | Option Suitability | Justification for Option Suitability |
| :--- | :--- | :--- | :--- |
| Western intensification and infill | Lower Nazeing | More suitable strategic option | This option provides opportunities to maximise existing urban brownfield land and develop on lower performing <br> Green Belt sites immediately adjacent to the settlement. |
| Eastern/northeastern infill and expansion | Lower Nazeing | More suitable strategic option | Although less preferable to the previous two options, this option would be less sensitive in Green Belt and landscape <br> terms. |
| Southern expansion | Lower Nazeing | More suitable strategic option | This is the most preferred growth option for the settlement. It would promote a sustainable extension of the settlement <br> that would be least harmfult to settlement character and the Green Belt. |
| Eastern expansion | Lower Nazeing | Less suitable strategic option | This option would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |
| Northern expansion | Lower Nazeing | Less suitable strategic option | This option would result in unsustainable development paterns, encouraging ribbon development to the north and <br> encroachment of the settlement into the open countryside. |


| Site Ref. | Address | Settlement | Site Size (Ha) | $\begin{aligned} & \text { Capacity } \\ & \text { (Units) } \end{aligned}$ | Site Suitability | Justification for Site Suitability | Site Rank |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |  |  |  | 碳 | Site Category | Site to Proceed to Stage 3/4 |
| SR-0010 | Leaside Nursery, Sedge Green, Nazeing, Essex | Lower Nazeing | 0.56 | 17 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0011 | $\begin{aligned} & \text { St. Leonard's Road, Nazeing, } \\ & \text { Essex (Known as 'Perry Hill') } \end{aligned}$ | Lower Nazeing | 8.30 | 182 | Suitable | It was felt that the southern part of the site would promote unsustainable development patterns. The northern part of the site is less constrained and it was felt that it may be possible to overcome contamination constraints and mitigate settlement character impact. This site should continue to be considered. | 1 | 4 | 3 | 4 | The site should proceed for further testing. |
| SR-0064 | Sedge Green Nursery, Sedge Green, and Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX | Lower Nazeing | 2.91 | 100 | Suitable | The site scores poorly in terms of impact on settlement character and contamination but it was felt that it may be possible to overcome these constraints. It is in a sustainable location at the edge of Lower Nazeing and should be considered further. | 1 | 5 | 3 | 5N | This site should not proceed for further testing. |
| SR-0093 | No 3 Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ | Lower Nazeing | 3.33 | 100 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0116 | Land to the rear of Oakley Hall, Nazeing | Lower Nazeing | 1.51 | 45 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0135A | Stoneyfield, Hoo Lane, Nazeing | Lower Nazeing | ${ }^{0.40}$ | 12 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| ${ }_{\text {SR-0135B }}$ | Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ | Lower Nazeing | 0.72 | 21 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow |  |  |  | N/A | The site should not proceed for further testing. |


|  |  |  |  |  |  |  |  | Ra |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Site Ref. | Address | Settlement | Site Size (Ha) | Capacity (Units) | Site Suitability | Justification for Site Suitability |  |  |  | Site Category | Site to Proceed to Stage 3/4 |
| SR-0136 | Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ | Lower Nazeing | 1.05 | 32 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0150 | The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY | Lower Nazeing | 1.43 | 43 | Suitable | The eastern part of the site scored poorly in terms of landscape impact. The western part of the site is less constrained and is a previously developed site in a sustainable location in Lower Nazeing and should be considered further. | 1 | 3 | 3 | 3 | The site should proceed for further testing. |
| SR-0152 | Lakeside Nursery, Pecks Hill, Nazeing, EN9 2NW | Lower Nazeing | 1.11 | 7 | Not suitable | This site is in a sustainable location in Lower Nazeing, but scores poorly in terms of contamination. It was felt that this constraint cannot be overcome and the site should not be considered further. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0160 | Fernbank Nursery, Nazeing Road, Nazeing, Essex | Lower Nazeing | 3.04 | 73 | Suitable | The site scores well across the majority of criteria and is in a sustainable location. It was felt that contamination constraints may be overcome. Noting the potential loss of employment from the existing nursery, the site should be considered further. | 1 | 5 | 3 | 5N | This site should not proceed for further testing. |
| SR-0166 | Spinney Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ | Lower Nazeing | 0.42 | 13 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0191 | Royd, St Leonards Road, Nazeing | Lower Nazeing | 0.68 | 8 | Suitable | The site is in a relatively sustainable location at the edge of Lower Nazeing. It scores poorly in terms of protected trees and contamination but it was felt that it may be possible to overcome these constraints. This site should continue to be considered. | 2 | 7 | 3 | 7 | This site should not proceed for further testing. |
| SR-0212 | Lea Bank Nursery, Sedge Green, Roydon, Essex, CM19 5JS | Lower Nazeing | ${ }^{6.00}$ | 180 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0213 | Bettina Nursery and Ashley <br> Nursery, Sedge Green, <br> Roydon, CM19 5JS | Lower Nazeing | 4.85 | 146 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0232 | Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JR | Lower Nazeing | 3.36 | 101 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0238 | Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RN | Lower Nazeing | 3.37 | 24 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0245 | Coronation Nursery, Hoe Lane, Nazeing, Essex | Lower Nazeing | 2.84 | 86 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0266 | Oldfield Spring, Hoe Lane, Nazeing, EN9 2RW | Lower Nazeing | 2.34 | 49 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0270 | Halston Nursery, Hoe Lane Nazeing, Essex, EN9 2RJ | Lower Nazeing | 0.37 | 11 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0298 | Lower Nazeing, West Area | Lower Nazeing | 16.84 | 99 | Not suitable | This site scored poorly against distance to oil and gas pipelines and would be heavily constrained by the HSE safety zones. It should not be considered further. |  |  |  | N/A | The site should not proceed for further testing. |


| Site Ref. | Address | Settlement | $\underset{(\mathbf{H a})}{\substack{\text { Site Size }}}$ | $\begin{gathered} \text { Capacity } \\ \text { (Units) } \end{gathered}$ | Site Suitability | Justification for Site Suitability | Site Rank |  |  | Site Category | Site to Proceed to Stage 3/4 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |  | $\begin{aligned} & \text { 点 } \\ & \text { 를 } \end{aligned}$ |  |  |  |  |
| SR-0299 | Lower Nazeing, South-west Area | Lower Nazeing | 12.07 | 90 | Suitable | Much of the site scores poorly across a number of criteria, including flood risk and protected trees. A small area in the south-east of the site is less constrained and should be considered further, noting the much reduced site capacity | 3 | 5 | 3 | 7 | This site should not proceed for further testing. |
| SR-0300 | Lower Nazeing, South Area | Lower Nazeing | 19.04 | 447 | Suitable | This site is in a moderately sustainable location at the edge of Lower Nazeing. It scores poorly against several criteria, including settlement character sensitivity and landscape harm, but it was felt that these constraints may be overcome. This site should continue to be considered. | 1 | 4 | 3 | 4 | The site should proceed for further testing. |
| SR-0301 | Lower Nazeing, North Area | Lower Nazeing | 21.84 | 653 | Suitable | Development of the northern part of the site may be harmful to settlement character and Green Belt. The southern part is less constrained and should be considered, noting that sensitive masterplanning would be required to mitigate landscape impacts. This site should continue to be considered. | 1 | 5 | 3 | 5N | This site should not proceed for further testing. |
| SR-0302A | Lower Nazeing, south-east area | Lower Nazeing | 32.40 | 797 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0302B | Lower Nazeing, south-east area | Lower Nazeing | 4.49 | 111 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0302C | Lower Nazeing, south-east <br> area | Lower Nazeing | 19.85 | 488 | Suitable | The eastern part of the site scored poorly in terms of impact on settlement character. The western part is less constrained and, subject to careful design to overcome protected tree constraints, should be considered further, noting reduced capacity. | 1 | 5 | 3 | 5N | This site should not proceed for further testing. |
| SR-0426 | Nurseries to North of Sedge Green | Lower Nazeing | 5.42 | 162 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0427 | $\begin{array}{\|l\|} \hline \text { Nursery between Nursery } \\ \text { Road and Pick's Hill and Lake } \\ \text { Road Nursery } \end{array}$ | Lower Nazeing | 5.63 | 168 | Suitable | The site is in a relatively sustainable location at the edge of Lower Nazeing. It scores poorly against a number of criteria, some of which may reduce capacity, but the site should be considered further. | 1 | 5 | 3 | 5N | This site should not proceed for further testing. |
| SR-0434 | Land North of Maplecroft Lane, Nazeing | Lower Nazeing | 5.01 | 150 | Suitable | The site scores poorly against a number of criteria, including an HSE safety zone, which would constrain site layout. However, it was felt that identified constraints could be overcome and the site should continue to be considered. | 1 | 5 | 3 | 5N | This site should not proceed for further testing. |
| SR-0471 | $\begin{aligned} & \text { Presdale Farm House, Hoe } \\ & \text { Lane, Nazeing, Essex, EN9 } \\ & \text { 2RJ } \end{aligned}$ | Lower Nazeing | 0.56 | 15 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0473 | St. Leonards Farm, St. <br> Leonards Road, Waltham <br> Abbey, Nazeing, EN9 2 HG | Lower Nazeing | 7.66 | 229 | Suitable | It was felt that the southern part of the site would promote unsustainable development patterns, specifically ribbon development. The northern part of the site is less constrained and should be considered further, noting linkage to adjacent site SR-0011. | 1 | 4 | 3 | 4 | The site should proceed for further testing. |
| SR-0486 | Leaside Nursery and <br> Sedgegate Nursery, Sedge <br> Green, Nazeing, Essex, EN9 <br> 2PA | Lower Nazeing | 1.21 | 18 | Not suitable | This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside. |  |  |  | N/A | The site should not proceed for further testing. |
| SR-0507 | Land at Little Cutlands, Incorporating Wilbea and Royd, St Leonards Road, Lower Nazeing, Waltham Abbey, EN9 2HJ | Lower Nazeing | 2.86 | 55 | Suitable | This site is in a sustainable location close to Lower Nazeing village centre. It scores poorly in terms of contamination and protected trees but it was felt that it may be possible to overcome these constraints. The site should continue to be considered. | 2 | 7 | 3 | 7 | This site should not proceed for further testing. |
| SR-0508 | Nazeing Glassworth Site, Nazeing New Road, EN10 6SU | Lower Nazeing | 3.55 | 71 | Not suitable | This site scores poorly in terms flood risk and is in a remote location detached from the settlement. It would promote unsustainable patterns of development and should not be considered further. | 3 | 7 | 1 | N/A | This site should not proceed for further testing. |


| Site Ref. | Address | Settlement | $\underset{(\mathbf{H a})}{\substack{\text { Site Size }}}$ | $\underset{\text { (Units) }}{\text { Capacity }}$ | Site Suitability | Justification for Site Suitability | Site Rank |  |  | Site Category | Site to Proceed to Stage 3/4 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |  | $\begin{aligned} & \text { 点 } \\ & \text { 를 } \end{aligned}$ |  |  |  |  |
| SR-0599 | Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ | Lower Nazeing | 5.00 | 200 | Suitable | The site would provide a sustainable southern expansion of the existing settlement. It scores poorly against several criteria, including settlement character and impact on landscape, but it was felt that it may be possible to overcome these constraints. The site should be considered further. | 1 | 4 | 3 | 4 | The site should proceed for further testing. |
| SR-0840 | Retail strip at Nazeing Road, Lower Nazeing, Essex. | Lower Nazeing | 0.17 | 8 | Suitable | This site is in a sustainable location in Lower Nazeing village centre. It scores well across almost all criteria and should continue to be considered, noting that retail should be reprovided if the site is taken forward for development. | 2 | 1 | 1 | 7 | This site should not proceed for further testing. |

## B1.6.5 Results of Identifying Sites for Allocation



| Site Ref | Address | Settlement | Size (Ha) | Capacity (Units) | Assessment of Insurmountable Constraints | Decision | Justification |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| SR-0011 | St. Leonard's Road, <br> Nazeing, Essex (Known as <br> Pery Hill') | Lower Nazeing | 8.30 | 64 | No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable. | Proposed for allocat | This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development The site should be allocated |
| SR-0150 | The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY | Lower Nazeing | 1.43 | 33 | While on-site constraints have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site. | Proposed for allocation | This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development The site should be allocated |
| SR-0300 | Lower Nazeing, South Area | Lower Nazeing | 19.04 | 88 | While on-site constraints have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site. | Proposed for allocation | Although the site is in multiple ownership, the majority of the owners are collaborating and much of the site was identified as available for development. There are no other constraints/restrictions which would impact upon its deliverability and the site should be allocated. |
| SR-0473 | St. Leoonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG | Lower Nazeing | 7.66 | 33 | No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable. | Proposed for allocation | This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated |
| SR-0599 | $\begin{aligned} & \text { Old House Farm, Old } \\ & \text { House Lane, Nazeing, } \\ & \text { Essex, EN9 2LJ } \end{aligned}$ | Lower Nazeing | 5.00 | 138 | On-site restrictions have been identified. On balance, it was felt that these may be insurmountable during the Plan period and would impact upon the achievability of the site. | Not proposed for allocation | This site was identified as available, although restrictions are identified which may impact upon the achievability of the site. It is less preferential for development compared with other sites in this location and has not been identified for allocation |

## Epping Foresta photictectes. Belt Assessmtent thatich <br> Stage 2 Report - Technical Annex: Detailed Assessment Findings Prepared by LUC August 2016

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## Epping Forest District Green Belt Assessment: Stage 2

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


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## Description of broad locations for further assessment

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

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

Parcel Potential anomalies

| 061.1 | None identified. |
| :--- | :--- |
| 061.2 | None identified. |
| 066.3 | None identified. |
| 066.4 | None identified. |
| 066.5 | None identified. |
| 067.3 | None identified. |
| 067.4 | None identified. |
| 067.5 | None identified. |



## Stage 2 Assessment

Parcel 066.4
Parcel Size (Ha) - 21.14
Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

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

## Summary of Assessment

Resultant harm to the Green Belt purposes if parcel released from the Green Belt:
Very High
Purpose 1. Check the unrestricted sprawl of large built-up

## No Contribution

## areas

(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)

The parcel is separated from Hoddesdon by the River Lea floodplain, where environmental constraints form a strong barrier to sprawl, and by land to the west of Lower Nazeing, which makes an additional contribution. Land to the east of Lower Nazeing is not therefore considered to make any additional contribution to the prevention of sprawl from Hoddesdon. Land closer to Harlow is considered to make a strong contribution to preventing sprawl from that direction, so the parcel makes no contribution to this either:
The higher rating given to Stage One parcel DSR-066 reflects that parcel's inclusion of land adjacent to the large builtup area of Harlow.

| Purpose 2. Prevent neighbouring towns from merging | Relatively Weak |
| :--- | :---: |
| (Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald <br> Bassett, Theydon Bois, Roydon and Lower Nazeing) |  |

(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)
Extension of the settlement edge onto the north and east-facing slopes of the hill would have negligible impact on the physical gap between Lower Nazeing and either Harlow or Roydon to the north east, but development on higher ground would increase visibility of the settlement in views from high ground to the south of Roydon and around Roydon Hamlet and Halls Green. In the context of extensive existing glasshouse development in these areas this could result in a limited perception of the reduction of settlement gaps.

## Purpose 3. Assist in safeguarding the countryside from <br> Strong

## encroachment

These well-hedged pasture fields form the northern and western slopes and summit of the hill on which most of the post-war development in Lower Nazeing is situated. The settlement edge is exposed in a localised context where the hillside rises above the housing, but the undeveloped slopes are important in limiting the extent of the settlement's influence on the wider landscape. This is particularly important in the context of extensive glasshouse horticulture extending northwards along Sedge Green and north-east along Hoe Lane; by helping to limit the visual connectivity between the inset settlement and the horticultural development, the undeveloped hillsides limit the extent to which the latter is seen as an encroaching extension of the settlement form.
Purpose 4. To preserve the setting and special character of historic towns
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)
There is no relationship between the parcel and any historic town.
Purpose 5: To assist in urban regeneration, by encouraging the
Not Assessed recycling of derelict and other urban land
Not assessed at individual parcel level, as explained in Methodology section of report.
Consideration of alternative parcel boundaries
No reasonable alternative boundaries which would significantly alter the assessment have been identified.
Potential anomalies identified for consideration by EFDC
None identified.

## Stage 2 Assessment



Stage 2 Assessment
Parcel 066.5
Parcel Size (Ha) - 49.10
Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

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

## Summary of Assessment

Resultant harm to the Green Belt purposes if parcel released from the Green Belt: Moderate

| Purpose 1. Check the unrestricted sprawl of large built-up Weak <br> areas  <br> (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon) ${ }^{\mid}$We |
| :--- |

(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)
The parcel lies close to Broxbourne (part of the large built-up area of Hoddesdon) but is separated from it by the Lee Valley, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. Any development within this parcel would therefore relate to Lower Nazeing rather than Hoddesden, and so would not be perceived as sprawl emanating from the latter.
The higher rating given to Stage One parcel DSR-066 reflects that parcel's inclusion of land adjacent to the large builtup area of Harlow.

\section*{| Purpose 2. Prevent neighbouring towns from merging | Relatively Weak |
| :--- | :--- |}

(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)
The parce! lies close to Broxbourne (part of the large built-up area of Hoddesdon), but ribbon development along Nazeing Road already extends out across much of the settlement gap. Loss of this open space would be perceived as a narrowing of the gap over a broader area, but the settlements are separated by the Lee Valley, which was identified at Stage 1 of the Green Belt Review as an area of environmental constraint which would preclude future housing development. This limit on development towards Hoddesden means that broad coalescence would not occur.

## Purpose 3. Assist in safeguarding the countryside from <br> Moderate

encroachment
Much of the parcel is covered by glasshouses, with some associated residential development, but open, flat fields (some rough grassland and some arable) occupy the western half to the south of Nursery Road. The elevation of the inset settlement area above the horticultural development, and the elevation of the horticultural development above the open fields, gives a degree of transition from settlement to open land, particularly where a fishing lake, the Waterhole, lies adjacent to the western parcel edge, but houses at the southern end of Nursery Road and on Nazeing Road limit the extent to which the area is perceived as countryside. The eastern half of the parcel, on sloping ground, has more relationship with the settlement than the flatter fields to the west, and can be considered to make a relatively weak contribution to Purpose 3.

## Purpose 4. To preserve the setting and special character of

No Contribution

## historic towns

(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)
There is no relationship between the parcel and any historic town.
Purpose 5. To assist in urban regeneration, by encouraging the
Not Assessed

## recycling of derelict and other urban land

Not assessed at individual parcel level, as explained in Methodology section of report.

## Consideration of aiternative parcel boundaries

There is sporadic hedgerow and tree cover separating the eastern and western halves of the area to the south of Nursery Road - i.e. separating the flat fields from the sloping ground largely in horticultural use, so some strengthening would be required if this were to form a Green Belt boundary.
Potential anomblies identified for consideration by EFDC
None identified.

Stage 2 Assessment


# Settlement: Lower Nazeing <br> Settlement Type: Small Village <br> Stage 2 Assessment <br> Parcel 067.5 <br> Parcel Size (Ha) - 45.63 <br> Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt <br> <div class="inline-tabular"><table id="tabular" data-type="subtable">
<tbody>
<tr style="border-top: none !important; border-bottom: none !important;">
<td style="text-align: left; border-left-style: solid !important; border-left-width: 1px !important; border-right-style: solid !important; border-right-width: 1px !important; border-bottom-style: solid !important; border-bottom-width: 1px !important; border-top-style: solid !important; border-top-width: 1px !important; width: auto; vertical-align: middle; ">1st Green Belt Purpose</td>
<td style="text-align: left; border-right-style: solid !important; border-right-width: 1px !important; border-bottom-style: solid !important; border-bottom-width: 1px !important; border-top-style: solid !important; border-top-width: 1px !important; width: auto; vertical-align: middle; ">No Contribution</td>
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<td style="text-align: left; border-right-style: solid !important; border-right-width: 1px !important; border-bottom-style: solid !important; border-bottom-width: 1px !important; border-top: none !important; width: auto; vertical-align: middle; ">No Contribution</td>
</tr>
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<td style="text-align: left; border-right-style: solid !important; border-right-width: 1px !important; border-bottom-style: solid !important; border-bottom-width: 1px !important; border-top: none !important; width: auto; vertical-align: middle; ">Strong</td>
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<td style="text-align: left; border-right-style: solid !important; border-right-width: 1px !important; border-bottom-style: solid !important; border-bottom-width: 1px !important; border-top: none !important; width: auto; vertical-align: middle; ">Not Assessed</td>
</tr>
</tbody>
</table>
<table-markdown style="display: none">| 1st Green Belt Purpose | No Contribution |
| :--- | :--- |
| 2nd Green Belt Purpose | No Contribution |
| 3rd Green Belt Purpose | Strong |
| 4th Green Belt Purpose | No Contribution |
| 5th Green Belt Purpose | Not Assessed |</table-markdown></div> 

## Summary of Assessment

Resultant harm to the Green Belt purposes if parcel released from the Green Belt:

## Very High

| Purpose 1. Check the unrestricted sprawl of large built-up | No Contribution |
| :--- | :--- | :--- |
| areas |  |
| (Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon) |  |
| The parcel is separated from Hoddesdon by the River Lea floodplain, where environmental constraints form a strong |  |
| barrier to sprawl, and by land to the west of Lower Nazeing, which makes an additional contribution. Land to the east of |  |
| this is not therefore considered to make any additional contribution to the prevention of sprawl from Hoddesdon. Land |  |
| closer to Harlow is considered to make a strong contribution to preventing sprawl from that direction, so the parcel |  |
| makes no contribution to this either. |  |
| The higher rating given to Stage One parcel DSR-067 reflects that parcel's inclusion of land adjacent to the large built- |  |
| up area of Harlow. |  | .


| Purpose 2. Prevent neighbouring towns from merging | No Contribution |
| :--- | :--- |

(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)

The nearest town to the south is Waltham Abbey, but this is over 3.5 km away and separated visually by a strong wooded east-west ridge, centred on Galley Hill. Development in this parcel could result in coalescence with the hamlet of St Leonards, but this would not be perceived as contributing to merger with Waltham Abbey.

## Purpose 3. Assist in safeguarding the countryside from

## encroachment

This parcel forms the western slopes and part of the summit, including upper north-eastern slope, of Perry Hill, a distinctive landform which is separate from the valiey and hillside to the north on which Lower Nazeing is located. The hill forms part of the rural setting of the settlement and limits the extent of its influence on the wider landscape, so any development in this area would be viewed as encroachment on the countryside. The farm complex on top of Perry Hill is not considered to be an urbanising feature.
The parcel only abuts the inset settlement edge in the north-western corner of the parcel, where it is exposed to housing on Pound Close and on the western side of St Leonards Road, and relates better to the existing settlement in terms of topgraphy. Contribution to safeguarding the countryside can therefore be considered 'moderate' in this area.

| Purpose 4. To preserve the setting and special character of <br> historic towns | No Contribution |
| :--- | :--- |
| (Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth) |  |
| There is no relationship between the parcel and any historic town. |  |
| Purpose 5. To assist in urban regeneration, by encouraging the <br> recycling of derelict and other urban land | Not Assessed |
| Not assessed at individual parcel level, as explained in Methodology section of report. |  |

Not assessed at individual parcel level, as explained in Methodology section of report.

## Consideration of alternative parcel boundaries

The smalf pasture field adjacent to Pound Close has an outer boundary hedgerow, but the field adjacent to housing on St Leonards Road extends significantly further south. If this area were to be considered for release from the Green Belt, a new boundary feature would be needed to maintain a consistent settlement edge.
Potential anomalies identified for consideration by EFDC
None identified.

