



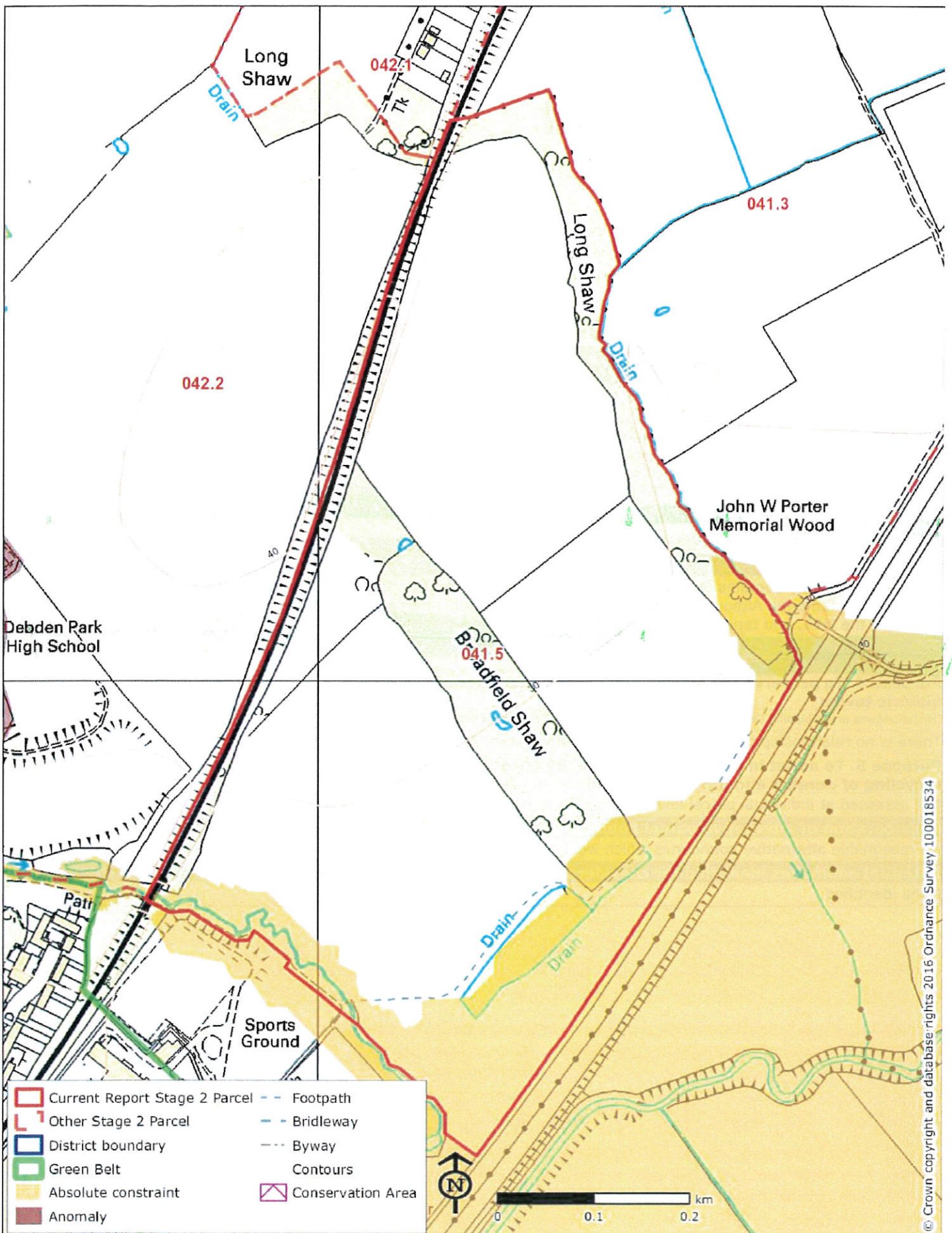
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# Epping Forest District Green Belt Assessment: Stage 2

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





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



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Parcel 041.5

Parcel Size (Ha) - 36.86

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

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

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

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