

## **Background Paper on Green Belt and District Open Land for Draft Plan Consultation 2016 (updated 2018)**

### **1.0 Introduction**

- 1.1 Currently 92.4% of the land within Epping Forest District lies within the Metropolitan Green Belt. Some release of Green Belt land will be necessary to meet the growth needs and aspirations of the District, as insufficient previously developed land or land within settlement outside of the Green Belt is available. A site selection process has identified the most appropriate sites to allocate in the Local Plan to deliver the development to meet objectively assessed housing and employment needs over the Plan period 2011-2033. The site selection process in 2016 and 2017 has been undertaken as set out in the Council's Site Selection Methodology and the Traveller Site Selection Methodology.<sup>1</sup>
- 1.2 The National Planning Policy Framework (NPPF) states (at paragraph 83) that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The purpose of this paper is to explain the approach which the Council has taken to review existing Green Belt boundaries in the District and to identify the exceptional circumstances that justify the alteration of existing Green Belt boundaries to accommodate planned development.
- 1.3 As part of the overall process of preparing a new Local Plan, the Council has also taken the opportunity to undertake a thorough review of existing Green Belt boundaries in the District. That review has identified a number of anomalies, where development has taken place in the Green Belt, such that the land no longer fulfils the purposes of the Green Belt. This paper considers where alterations to existing Green Belt boundaries are proposed to address such anomalies, having regard to their intended permanence in the long term so that they should be capable of enduring beyond the Plan period.
- 1.4 The Local Plan Submission Version ("LPSV") includes a proposal to introduce a local designation where proposed alterations to existing Green Belt boundaries causes some Green Belt land currently in recreational, leisure or open space use to become vulnerable to inappropriate development proposals. The Plan proposes to remove this land from the Green Belt but afford it a level of local policy protection to retain its current function and to avoid its loss to alternative land uses.

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<sup>1</sup> Available to view on the Council website: <http://www.efdclocalplan.org/wp-content/uploads/2017/12/Updated-Site-Selection-Methodology-2017-Arup-2017-EB802A.pdf> (site selection) <http://www.efdclocalplan.org/wp-content/uploads/2017/12/Updated-Traveller-Site-Selection-Methodology-Arup-2017-EB802C.pdf> (traveller site selection)

## 2.0 National Planning Policy Framework and Case Law

- 2.1 Paragraphs 83–85 of the NPPF (see Appendix 1 to this Background Paper) provide the parameters for defining and reviewing Green Belt boundaries. The NPPF requires local planning authorities to demonstrate exceptional circumstances to justify any alteration to existing Green Belt boundaries, whether the proposal is to extend or diminish the Green Belt. There is no clear definition of what amounts to exceptional circumstances but case law is clear that any justification must be responsive to local conditions and take account of a range of factors.
- 2.2 National planning policy makes clear that the only mechanism for altering Green Belt boundaries is through the preparation of a Local Plan. However, preparation of a Local Plan in itself, does not amount to exceptional circumstances. The courts have provided some guidance on the relevant factors to take into account when seeking to demonstrate exceptional circumstances.
- 2.3 In *Gallagher Estates v Solihull MBC*<sup>2</sup> the High Court identified (and the Court of Appeal endorsed) the proper approach to demonstrating exceptional circumstances. Relevant points are summarised below:
- planning guidance is a material consideration for planning, plan-making and decision-taking, however, it does not have statutory force: the only statutory obligation is to have regard to relevant policies;
  - the NPPF allows for some review in detail of Green Belt boundaries through the new Local Plan process, but states that "*the general extent of Green Belt's across the country is already established*";
  - paragraphs 83 and 84 of the NPPF ensure that sustainable patterns of growth should guide where any amendment to Green Belt boundaries take place;
  - the process of preparing a new Local Plan is not, in itself, sufficient to be regarded as an exceptional circumstance; other planning judgments must also be bought to bear; and
  - exceptional circumstances are required for any revision of a boundary, whether the proposal is to extend or diminish the Green Belt.

## 3.0 Exceptional Circumstances in Epping Forest District

- 3.1 The Council considers that there are a number of factors which in combination demonstrate the exceptional circumstances to justify the proposed alterations to existing Green Belt boundaries within Epping Forest District. The District lies to the north east of London, bisected by the M25 and M11 motorways; it is bounded to the west by the Lee Valley and the London to Stansted/Cambridge railway line; to the south by the built extent of suburban London (within the London Boroughs of

<sup>2</sup> [2014] EWHC 1283 (Admin) (30 April 2014); endorsed and upheld by the Court of Appeal [2014] EWCA Civ 1610 (17 December 2014)

Redbridge and Waltham Forest); and to the north by the River Stort and the boundaries of Harlow. To the east and north-east, the character of the District changes markedly and becomes very rural in nature. As stated above 92.4% of the District is currently within the Green Belt, with the existing settlements being tightly defined by Green Belt boundaries. These detailed Green Belt boundaries were initially defined during the 1980s in a series of Local Plans that covered what is now Epping Forest District. There has been little change to Green Belt boundaries over time, with the currently adopted Local Plan (1998) introducing only minor alterations. The overall policy of development restraint has been successful in Epping Forest District.

- 3.2 Since the Local Plan was adopted in 1998, there has been a substantial change in emphasis on the delivery of new growth and the requirement to deliver that growth in a sustainable manner. Previous higher-tier plans (County Structure Plans and Regional Strategies) determined that Epping Forest District and other nearby Districts with a high proportion of Green Belt land should be treated as areas of development restraint. These plans are no longer in effect and each local planning authority is now required to determine and deliver its own Objectively Assessed Needs for housing (OAHN) and employment (OAEN) development.
- 3.3 In accordance with the duty to co-operate in section 33A of the Planning and Compulsory Purchase Act 2004, the Council has worked and continues to work in partnership with East Hertfordshire, Harlow and Uttlesford District Councils, to determine the appropriate level of growth across the Strategic Housing Market Area. A Strategic Housing Market Assessment (SHMA) was published in September 2015<sup>3</sup> and identified the OAHN for Epping Forest District as 11,300 homes between 2011 and 2033. Two subsequent updates to the SHMA have been published, an Update of Overall House Need (2016)<sup>4</sup> and Establishing the OAHN (2017)<sup>5</sup>. The Housing Background Paper BGP1 to support the Draft Local Plan consultation<sup>6</sup> includes detail on the evidence available at the time and used to determine the most appropriate local plan housing requirement for the District. The identified housing requirement for the Epping Forest District Local Plan of 11,400 dwellings is supported by the Memorandum of Understanding agreed by the four Strategic Housing Market Area authorities in March 2017<sup>7</sup>.

<sup>3</sup> Opinion Research Services *West Essex and East Hertfordshire Strategic Housing Market Assessment: Report of Findings* September 2015

<sup>4</sup> Opinion Research Services *Updating the Overall Housing Need Based on 2014-based projections for West Essex and East Herts* <http://www.efdclocalplan.org/wp-content/uploads/2017/11/Update-Housing-Need-based-on-2014-projections-for-W-Essex-E-Herts-2016-EB406.pdf>

<sup>5</sup> Opinion Research Services *West Essex and East Hertfordshire Strategic Housing Market Assessment: Establishing the Full Objectively Assessed Need* <http://www.efdclocalplan.org/wp-content/uploads/2017/11/Strategic-Housing-Market-Assessment-Establishing-the-OAN-2017-EB407.pdf>

<sup>6</sup> Epping Forest District Council *Background Paper 1: Housing BGP1*, October 2016

<sup>7</sup> Memorandum of Understanding on Distribution of Objectively Assessed Housing Need across the West Essex/East Hertfordshire Housing Market Area <http://www.efdclocalplan.org/wp-content/uploads/2017/12/MoU-Highways-Transport-for-W-Essex-E-Herts-Housing-Market-Area-February-2017-EB1201.pdf>

- 3.4 The level of need identified for Epping Forest District is not, in itself, a sufficient justification for altering Green Belt boundaries. Therefore, further analysis of the specific circumstances relating to the District is necessary. These include the comprehensive process that the Council has undertaken to allocate where possible sites within the existing settlements and not in the Green Belt in line with results of previous consultations on the Local Plan. These showed a preference from the local community to protect the Green Belt where possible; and supported the strategic proposal to place a focus on development around the settlement of Harlow.
- 3.5 The “Issues and Options” consultation in 2012<sup>8</sup> considered different levels of possible housing growth that were relevant at the time. It also identified the opportunities for brownfield redevelopment that were known at that time. At that stage, it was clear that land available outside of the Green Belt was unlikely to be sufficient to meet the identified need. Nevertheless, taking proper account of consultation feedback, in parallel to the Green Belt review, the Council continued to explore whether additional opportunities to deliver growth were available on land outside of the Green Belt.
- 3.6 The Draft Local Plan 2016 set out proposed housing and traveller allocations and included indicative alterations to Green Belt boundaries based on consideration of available information at the time of consultation. The Draft Local Plan was published under Regulation 18 Consultation which sought comments on the draft allocations and indicative Green Belt alterations. The comments received from the consultation then fed into discussions on allocations and Green Belt boundary alterations during the preparation of the Local Plan Submission Version.
- 3.7 The Council undertook a Green Belt Review in two stages. Stage 1 of the Green Belt Review (September 2015)<sup>9</sup> considered all Green Belt land within the District, identifying the locations where the overall performance of existing Green Belt land against national planning policy for protecting Green Belt land was higher or lower. A number of areas were identified for further study which made a limited contribution to the Green Belt purposes set out in paragraph 80 of the NPPF, or are in close proximity to existing settlements where development allocations are more likely to be considered acceptable in sustainability terms. Stage 2 of the Green Belt Review (August 2016)<sup>10</sup> considered the broad locations for further investigation in greater detail by subdividing the assessment parcels into smaller areas. This stage of the review has identified areas of the District where the Green Belt continues to perform very strongly against the purposes of including land within Green Belts, and areas where it performs less well.

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<sup>8</sup> Epping Forest District Council *Issues & Options for the Local Plan: Community Choices* 2012

<sup>9</sup> Epping Forest District Council *Green Belt Review: Stage 1* September 2015

<sup>10</sup> LUC *Green Belt Review: Stage 2* August 2016

3.8 Analysis of the existing settlements has been undertaken to identify the potential opportunities for new homes and employment sites to be delivered within existing settlements and not on the Green Belt. Evidence on land availability is derived from:

- Strategic Land Availability Assessment (NLP, July 2016)<sup>11</sup> that assessed all available sites in the district for their suitability, availability and achievability for development for residential, commercial/employment yield or retail use.
- Settlement Capacity Assessment (Fregonese Associates, March 2016)<sup>12</sup> that estimate development capacity of non-Green Belt land, including looking at brownfield sites at non-traditional densities.
- Employment Land Supply Assessment (Arup, December 2017)<sup>13</sup> that provided updated information to inform the proposed allocation of employment sites in the Local Plan Submission Version.
- Report on Site Selection (Arup, September 2016 and March 2018)<sup>14</sup> that provides the detailed methodology and overview of assessments used to to identify sites that were eligible for allocation.

3.9 A detailed Site Selection process was completed for sites that were identified to accommodate housing, traveller and employment growth in 2016 and fed into the Draft Local Plan. This was repeated in 2017 following the Regulation 18 Consultation in 2016 to address representations received, assess any new or amended sites received by the Council, and to complete the assessment of employment sites. The methodology for site selection in the Plan incorporates a clear strategy on the location of proposed allocations (at paragraph 2.66 of the reasoned justification for the LPSV Policy SP2 (Spatial Development Strategy 2011-2022) below:

*"2.66 [...] The approach to the allocation of sites [for housing development] has been to take each settlement and consider the most appropriate sites in accordance with the following order of priority:*

1. *The creation of Garden Town Communities around Harlow recognising its strategic economic role and needs.*
2. *A sequential flood risk assessment – proposing land in Flood Zone 2 and 3 only where need cannot be met in Flood Zone 1;*
3. *Sites located on previously developed land within settlements;*
4. *Sites located on open space within settlements where such selection would maintain adequate open space provision within the settlement;*
5. *Previously developed land within the Green Belt;*

<sup>11</sup> <http://www.efdclocalplan.org/wp-content/uploads/2017/12/Strategic-Land-Avail-Asmt-Nathaniel-Linchfield-Partners-2016-EB800.pdf>

<sup>12</sup> <http://www.efdclocalplan.org/wp-content/uploads/2017/12/SCS-EFDC-Fregonese-Associates-2016-EB803.pdf>

<sup>13</sup> <http://www.efdclocalplan.org/wp-content/uploads/2017/12/Employment-Land-Supply-Assessment-Arup-2017-EB602.pdf>

<sup>14</sup> For both reports and appendices please go to the 'Site Selection' area of technical information page: <http://www.efdclocalplan.org/technical-information-2/>

6. *Greenfield/Green Belt land on the edge of settlements:*
  - a. *Of least value to the Green Belt if the land meets other suitable criteria for development.*
  - b. *Of greater value to the Green Belt if the land meets other suitable criteria for development.*
  - c. *Of most value to the Green Belt if the land meets other suitable criteria for development.*
7. *Agricultural land:*
  - a. *Of Grade 4-5 if the land meets other suitable criteria for development.*
  - b. *Of Grade 1-3 if the land meets other suitable criteria for development.*
8. *Enable small scale sites in smaller rural communities to come forward where there is a clear local need which supports the social and economic well-being of that community."*

- 3.10 The above relates specifically to proposed housing development. A similar approach was taken to the allocation of proposed traveller and employment sites, detailed at 2.69 of the LPSV and in the Updated Site Selection Methodology (Arup, 2017<sup>15</sup>) respectively.
- 3.11 Evidence provided by the Green Belt Review (in particular the more detailed information from Stage 2) has been used to inform the Site Selection process. This detailed and comprehensive assessment together with the other evidence base studies outlined in paragraph 3.8, has determined there is insufficient land available outside of the Green Belt to meet the development requirements of the District. The hierarchy contained within the Reports on Site Selection is clear that avoiding development in the Green Belt where possible, and protecting high performing areas of Green Belt where this is not possible are key factors in the choices made.
- 3.12 In seeking to deliver the most sustainable form of development across the District, the Council has sought to focus an element of growth around the periphery of Harlow. This growth is being delivered in a coordinated manner in cooperation with the other Local Authorities within the Housing Market Area and relevant additional parties. Growth at Harlow both makes best use of the services and facilities available in the largest settlement in the Housing Market Area, but also aids Harlow District Council and the London Stansted Cambridge Corridor Core Area vision<sup>16</sup> in meeting aspirations for growth and regeneration across the town. The scale of growth envisaged in and around Harlow will necessitate the delivery of significant elements of new infrastructure, which will be located within the Green Belt in Epping Forest District.

<sup>15</sup> <http://www.efdclocalplan.org/wp-content/uploads/2017/12/Updated-Site-Selection-Methodology-2017-Arup-2017-EB802A.pdf>

<sup>16</sup> See Chapter 2 paragraph 2.8 of the Local Plan Submission Version

- 3.13 The Local Plan Submission Version proposes to allocate growth to enable the delivery of the required infrastructure in a sustainable and cohesive manner, alongside housing and economic growth. The case for growth in and around Harlow is made on a number of levels. The London Stansted Cambridge Consortium is clear in its support for growth of Harlow and the improvements to key infrastructure that this growth will deliver. This will include a new motorway junction (Junction 7A) for the M11 that would be constructed on Green Belt land within Epping Forest District. Across the Housing Market Area partners, Harlow has long been identified as a key sustainable location for growth and regeneration, providing with it the opportunity to bring real benefits to existing and future residents and workers.
- 3.14 The areas around Harlow within Epping Forest District will form part of the transformational growth at Harlow in the form of Harlow and Gilston Garden Town. The four Housing Market Area authorities alongside Hertfordshire and Essex County Councils share a bold vision and set of objectives, recognising that areas in and around Harlow present a number of opportunities to deliver growth of considerable scale and significance. The Garden Town is set to deliver 16,000 new homes up to 2033 and a further 7,000 in Gilston beyond 2033. This is situated in a broader aim to deliver regeneration for Harlow.
- 3.15 For the sites around Harlow and other locations where growth is proposed, the Council has applied a number of planning judgements in reaching conclusions on the sites that should be included as allocations in the Local Plan. These judgements vary slightly in different locations around the District and are encompassed by the criteria used in the Site Selection process. A balance has been sought between protecting areas of high performing Green Belt land where possible, but also taking into account matters of sustainability, protection of the environment and landscape, supporting regeneration and the delivery of the required growth. In some instances, the planning judgement applied has resulted in sites with high performing Green Belt land being proposed for allocation. This is particularly the case for the proposed sites around Harlow, recognising its location as a substantial town in the Metropolitan Green Belt, and the opportunities arising to meet housing, employment and regeneration needs along with necessary infrastructure. For the reasons set out in paragraph 3.9 of this background paper (above), the Council considers that the sites proposed are the most appropriate to deliver an overall benefit in planning terms.
- 3.16 For the reasons set out above, the Council considers that the need to promote sustainable patterns of development to meet objectively assessed needs for development in the District over the Plan period requires some alteration of Green Belt boundaries and that failing to deliver development to meet those needs would not contribute to the achievement of sustainable development in accordance with national planning policy. Green Belt release is justifiably required in order to facilitate wider strategic development goals in the Housing Market Area and in the context that a stringent and thorough process has been taken to minimise development outside of the Green Belt. However due to the constrained nature of the District some Green Belt alterations are required. The Council considers that exceptional circumstances have been demonstrated to alter existing Green Belt boundaries as proposed in the

Local Plan Submission Version. The alterations proposed amount to the loss of approximately 2.5% of the current land within the Green Belt.

- 3.17 As set out in paragraph 3.10 of this background paper, consideration of the Green Belt against the principles was part of the assessment of sites. Alongside this process, consideration was given to the most suitable and defensible alterations for future Green Belt boundaries to accommodate the residential, employment and traveller allocations/designations in the Local Plan Submission Version. Where residential allocations are proposed, alterations to the Green Belt boundary are proposed to take them out of the Green Belt to support their development within the Plan period. The Council has made a planning judgement on employment and traveller sites as to whether to alter the Green Belt boundary to take account of the allocation/designation. In instances where it was not deemed appropriate to alter the Green Belt boundary, e.g. if the site is not adjacent to an existing settlement and altering would create a hole in the Green Belt, then no alteration to the boundary has been proposed. This is to ensure that the most defensible boundary is permanently retained and to prevent weakening the Green Belt boundaries through piecemeal alterations to the Green Belt.

## 4.0 Anomalies in the Green Belt

- 4.1 Anomalies in the Green Belt are areas of land where change has taken place so that they no longer serve Green Belt purposes, or where the Green Belt boundary does not follow any recognisable feature therefore not ensuring a long term permanent boundary. The Green Belt Review: Stage 2 ("Stage 2")<sup>17</sup> report identified a number of major and minor anomalies in the Green Belt, where development has already taken place. The major anomalies are all locations where significant development has taken place. The Stage 2 report reviewed whether it is appropriate for these developed areas to remain within the Green Belt or if a more defensible boundary is appropriate in the long term; and identified eight locations where it was considered appropriate that an alteration to the Green Belt boundary would be made. The full details can be seen in the 2016 Green Belt Background Paper<sup>18</sup> and the proposed alterations were included in the Draft Local Plan. Minor anomalies identified in the Green Belt Review Stage 2 Report did not provide sufficient evidence for an alteration to the Green Belt boundary, as outlined in the 2016 Green Belt Background Paper. Further identification of anomalies has arisen through the review of Green Belt boundaries during the site selection process and proposed allocations in the Local Plan Submission Version. Some of these are 'future' anomalies that would arise due to the alterations to the Green Belt to take account of site allocations. In cases where this applies, a judgement was made to ensure the most suitable and defensible location for the new Green Belt boundary, in accordance with Paragraph

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<sup>17</sup> LUC *Green Belt Review: Stage 2 (Technical Annex)* August 2016  
[http://eppingforest.consonline.isready.co.uk/wp-content/uploads/sites/5/2016/08/Chapter-3-Final-Draft-Stage-2-Report-August-2016-V3\\_REDUCED.pdf](http://eppingforest.consonline.isready.co.uk/wp-content/uploads/sites/5/2016/08/Chapter-3-Final-Draft-Stage-2-Report-August-2016-V3_REDUCED.pdf)

<sup>18</sup> <http://www.efdclocalplan.org/wp-content/uploads/2017/12/Green-Belt-District-Open-land-Background-Paper-October-2016-EB1603.pdf>



85 of the NPPF. All alterations proposed as a result of anomalies are set out in Appendix 2 to this report.

## 5.0 District Open Land

5.1 The Local Plan Submission Version includes areas of 'District Open Land' in line with Paragraph 77 of the NPPF (and associated guidance) which sets out the circumstances in which Local Green Space can be designated. In considering proposed alterations to Green Belt boundaries, it has been determined that a Local Green Space designation is required to offer protection from development in some locations where exceptional circumstances have been demonstrated to alter existing Green Belt boundaries. This is because it would not make sense to create 'holes' in the Green Belt. In these locations it is proposed to designate these areas as 'District Open Land', where alterations to the Green Belt boundaries may cause land which is currently in recreational, leisure or open space use to become vulnerable to inappropriate development proposals. It is proposed to remove this land from the Metropolitan Green Belt but afford it a level of local policy protection to protect it from loss to alternative land uses.

5.2 The tests identified in Paragraph 77 of the NPPF are:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green space concerned is local in character and is not an extensive tract of land.

5.3 The following assessment has been completed to determine the specific circumstances in respect of the areas considered to warrant additional policy protection by designation of District Open Land within the Local Plan.

Alteration Number	Area	Proximity to community	Local significance	Local character
12	Recreational space to the north of Tempest Mead, North Weald	This area was designed as part of the housing scheme at Tempest Mead, to provide access to open space for the local residents. This area also provides access to the open space to the east. It	Planned open space connected to the development of Tempest Mead, providing recreational value to the local community.	The area of land is small in nature, covering 0.78ha in total. It was primarily designed into the housing scheme to meet the immediate open space requirements of

Alteration Number	Area	Proximity to community	Local significance	Local character
		is within a few metres of the houses to the north of the estate.		the occupants of the properties.
18	The Glebe Land, Chigwell	The land is across the road from two local schools and in close proximity to the residential area to the north of village core. It serves as an informal open space.	Across the site runs the 'London Loop' footpath. The Draft Local Plan consultation and Chigwell Neighbourhood Plan revealed that the site is used for informal recreational use.	The area of land covers 1.8ha and forms part of the Chigwell Village Conservation Area.
30	Thornwood Common, Thornwood	The land is in the centre of Thornwood. Bordering immediately to the east of is a residential area of homes off Brookfield Road.	The area includes Thornwood Common which has children's play facilities for varying ages and goal ends for sports uses. It also covers an allotment site. The space provides has recreational value to a wide range of the community.	The area of land covers 2.4ha and is an open space available to be used by the community.

5.4 These three areas in the District within the settlements of North Weald Bassett, Chigwell and Thornwood are proposed for designation as District Open Land in the Local Plan Submission Version. These areas are shown in Chapter 5 of the Local Plan Submission Version, within the maps for each settlement.

## Appendix 1

### National Planning Policy Framework (extract)

- "83. *Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.*
84. *When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.*
85. *When defining boundaries, local planning authorities should:*
- *ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
  - *not include land which it is unnecessary to keep permanently open;*
  - *where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
  - *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
  - *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
  - *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."*

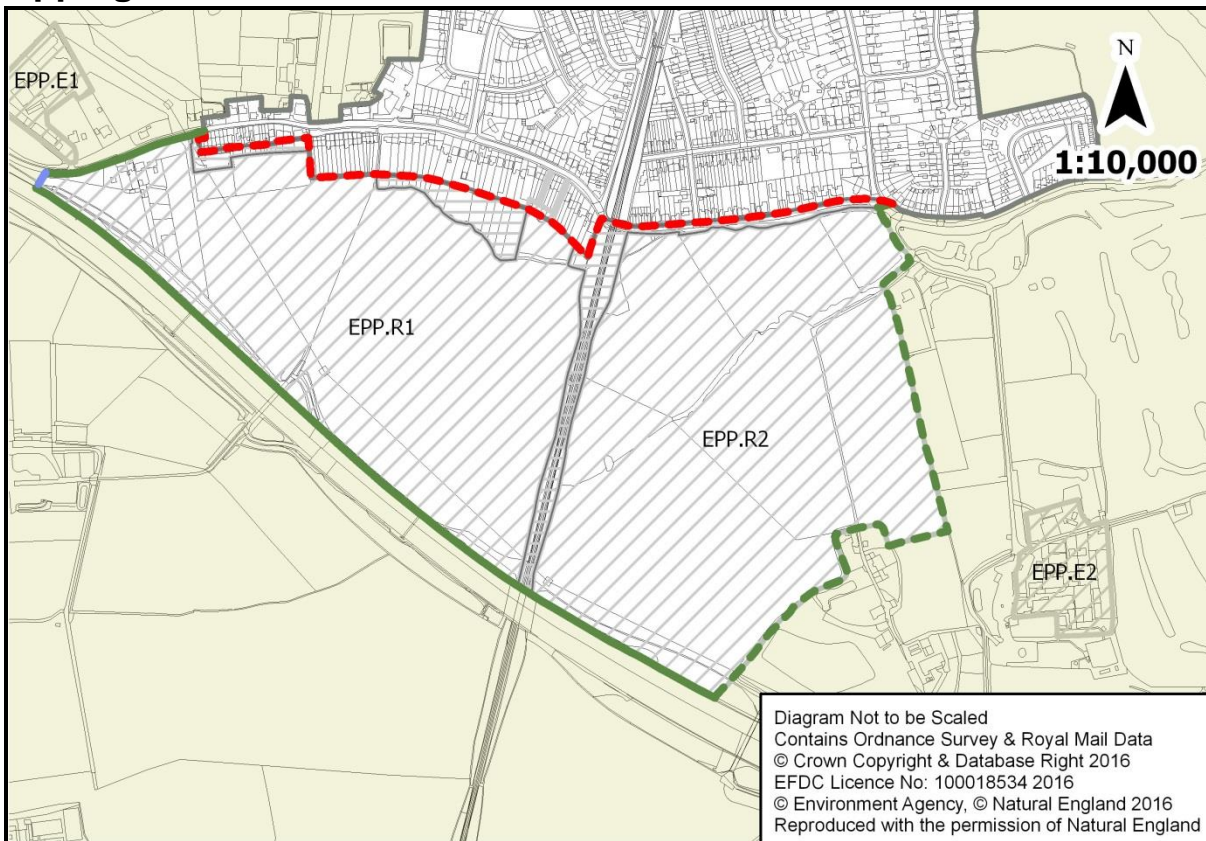
Epping Forest District Local Plan – Submission Version 2017  
BGP4 Green Belt and District Open Land Background Paper Update

## **Appendix 2**

## Legend

-  Existing features in the landscape
-  Strengthening of existing landscape features
-  Creation of a new defensible Green Belt boundary
-  Existing Green Belt Boundary
-  Green Belt
-  Existing Green Belt Boundary
-  District Open Land
-  Site Allocation
-  Anomaly
-  Base Map

**Epping - Alteration 1**

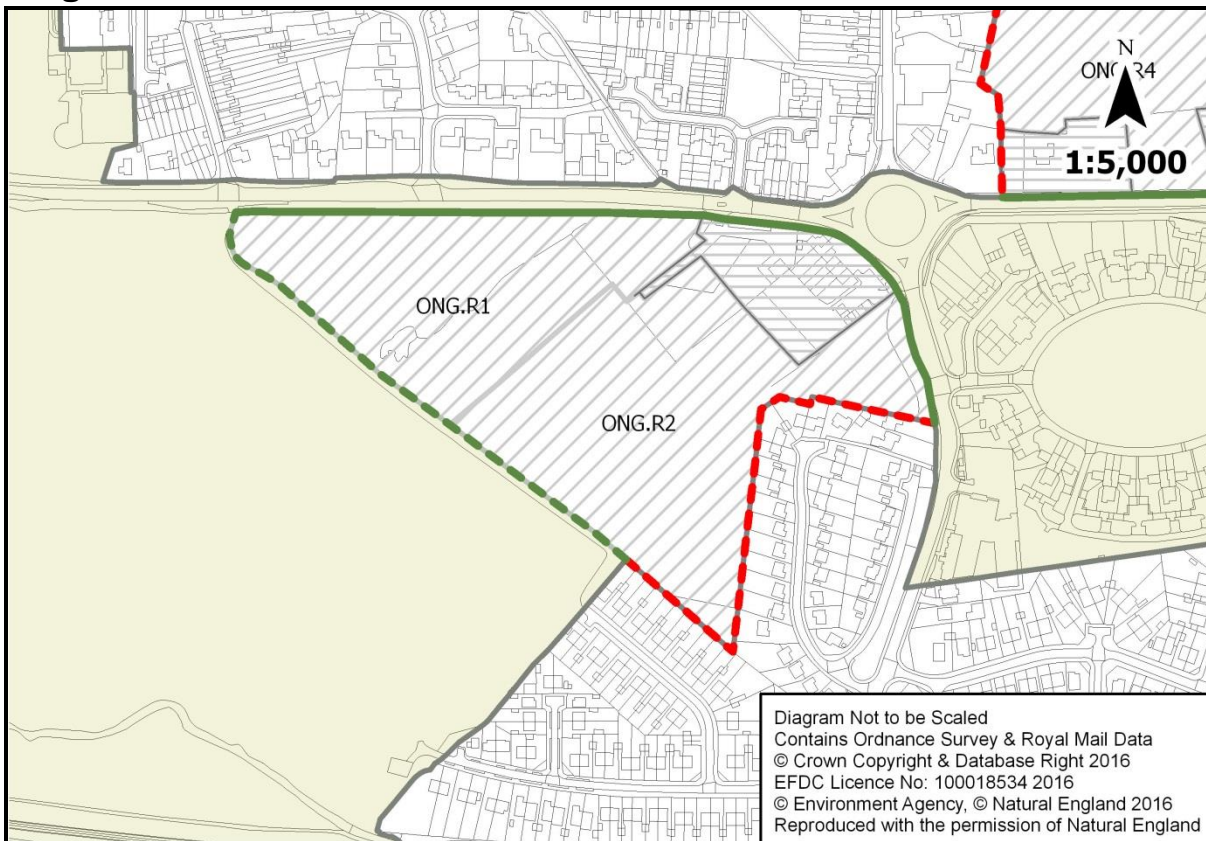


<b>Alteration No:</b>	1	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Epping	<b>Site Allocation Reference:</b>	EPP.R1; EPP.R2
<b>Settlement:</b>	Epping	<b>SLAA Site Reference:</b>	SR-0069; SR-0069/333b; SR-1002; SR-0333b; SR-0445; SR-0113A; SR-0113B
<b>Green Belt Review Stage 2 Parcel:</b>	044.2; 045.1	<b>Area of land to be removed from the Green Belt:</b>	46.32 ha

<b>Description of Alteration</b>
The existing Green Belt boundary follows the rear of properties along Ivy Chimneys Road and Brook Road. The proposed Green Belt boundary will comprise of the M25 to the south, Flux's Lane and strengthening of the existing field boundary to the east and the creation of a new defensible boundary through planting or other appropriate measures to the west. Ivy Chimneys Road will form the new Green Belt boundary to the north west.
<b>Justification</b>
This alteration releases residential allocations shown above from the Green Belt to support their allocation in the Local Plan.
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>
To be agreed through the South Epping Masterplan.

Key included at beginning of Appendix.

**Ongar - Alteration 2**



<b>Alteration No:</b>	2	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	Ongar	<b>Site Allocation Reference:</b>	ONG.R1; ONG.R2
<b>Settlement:</b>	Ongar	<b>SLAA Site Reference:</b>	SR-0067i-N; SR-0120
<b>Green Belt Review Stage 2 Parcel:</b>	013.3	<b>Area of land to be removed from the Green Belt:</b>	6.63 ha

**Description of Alteration**

The existing Green Belt boundary follows the rear of properties along Mark's Avenue and Great Lawn. The proposed Green Belt boundary will comprise of Epping Road to the north, High Street to the east and strengthening of the existing field boundary to the west. This alteration includes the release of an anomaly from the Green Belt where residential development has taken place adjacent to the roundabout at the junction of Epping Road and High Street.

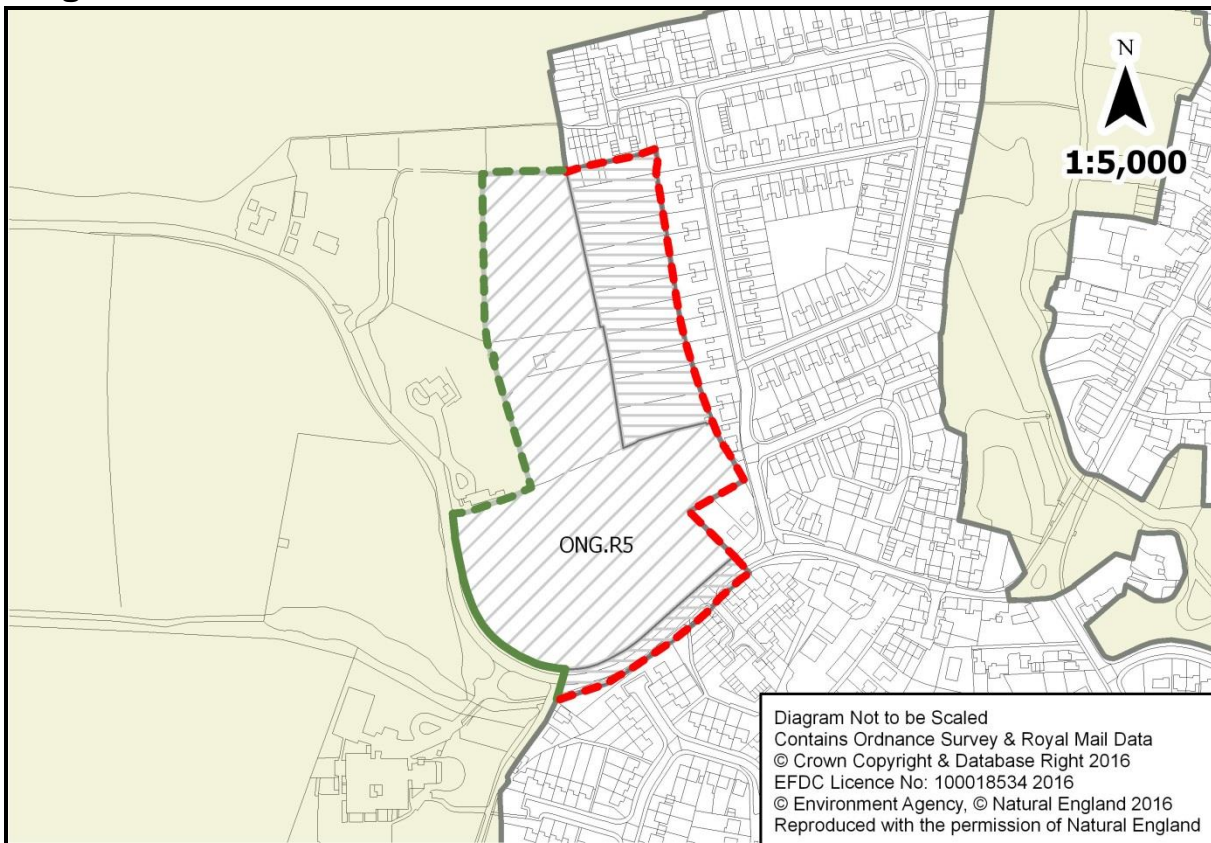
**Justification**

This alteration releases residential allocations shown above from the Green Belt to support their allocation in the Local Plan and an anomaly to regularise the position where previous development has taken place and ensure that the most defensible Green Belt boundary is protected.

**Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)**

An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the south western edge of the site will need to be strengthened.

**Ongar - Alteration 3**

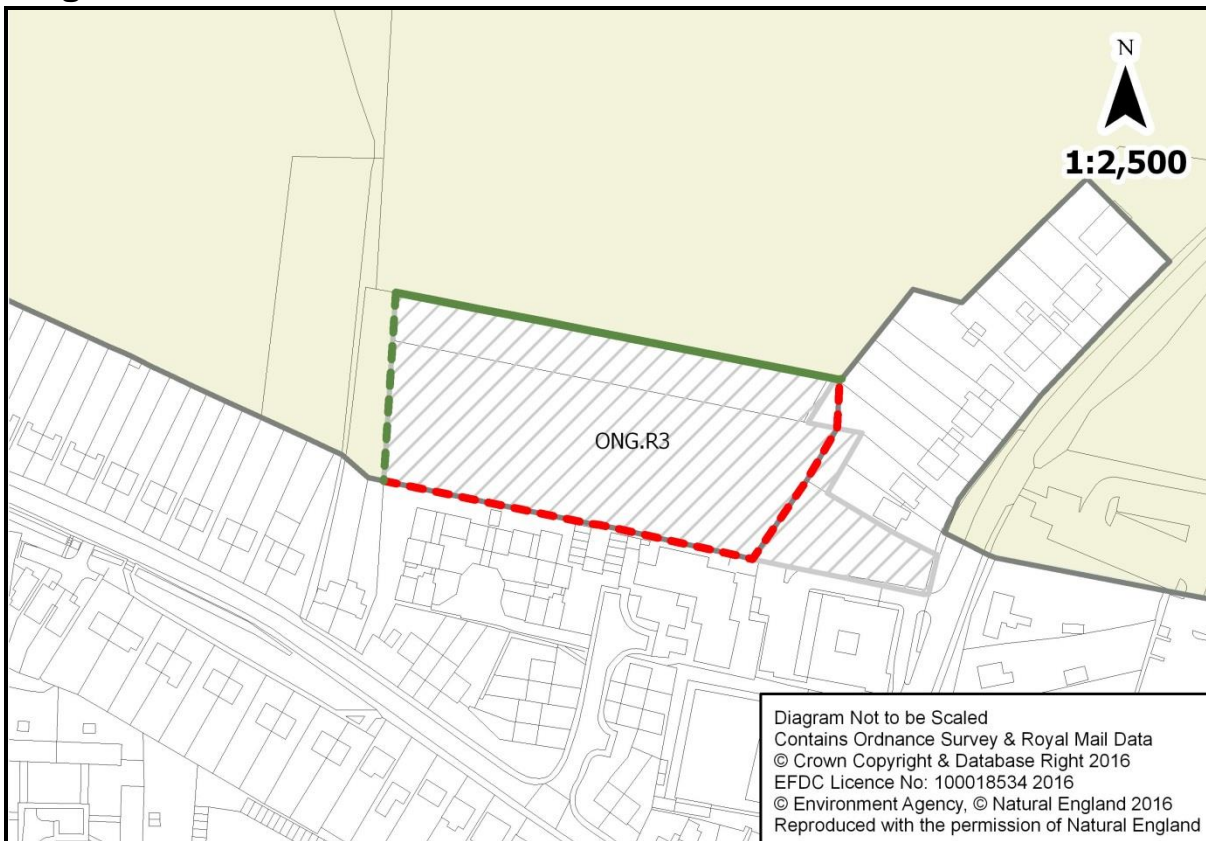


<b>Alteration No:</b>	3	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	Ongar	<b>Site Allocation Reference:</b>	ONG.R5
<b>Settlement:</b>	Ongar	<b>SLAA Site Reference:</b>	SR-0390-N
<b>Green Belt Review Stage 2 Parcel:</b>	024.4	<b>Area of land to be removed from the Green Belt:</b>	4.55 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary follows the rear of the properties of Fairfield Road. The proposed Green Belt boundary will comprise of Greensted Road to the south and the strengthening of existing landscape features to the north and west. This alteration includes the release of an anomaly from the Green Belt to account for land that now forms part of the rear gardens associated with properties off Fairfield Road.</p>			
<b>Justification</b>			
<p>This alteration releases a residential allocation shown above from the Green Belt to support its allocation in the Local Plan. This alteration also seeks to regularise the position where previous development has taken place and ensure that the most defensible Green Belt boundary is protected.</p>			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
<p>Existing features in the landscape should be used as the new defensible boundaries to the Green Belt. As part of the development proposals, the existing feature along the northern and western edges of the site will need to be strengthened.</p>			

Key included at beginning of Appendix.



**Ongar Alteration 4**



<b>Alteration No:</b>	4	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Ongar	<b>Site Allocation Reference:</b>	ONG.R3
<b>Settlement:</b>	Ongar	<b>SLAA Site Reference:</b>	SR-0102
<b>Green Belt Review Stage 2 Parcel:</b>	015.1	<b>Area of land to be removed from the Green Belt:</b>	0.88 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the rear of properties off Coles Close and the rear of properties off the B184. The proposed Green Belt boundary will comprise of the existing tree line to the north and strengthening of the existing landscape features to the west.			
<b>Justification</b>			
This alteration releases a residential allocation as shown above from the Green Belt to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
Existing features in the landscape to the north and west should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the western edge of the site will need to be strengthened.			

Key included at beginning of Appendix.

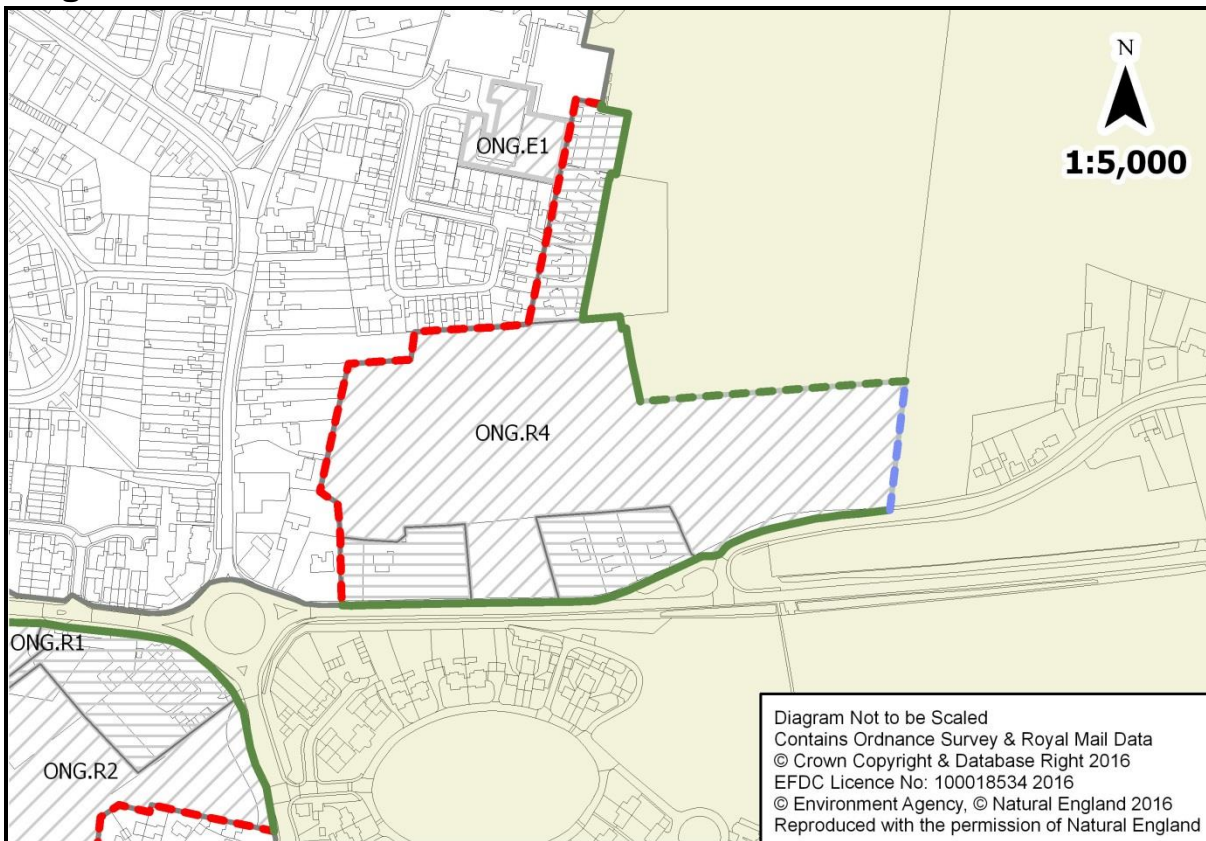
**Ongar - Alteration 5**



<b>Alteration No:</b>	5	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	Ongar	<b>Site Allocation Reference:</b>	ONG.R6; ONG.R7
<b>Settlement:</b>	Ongar	<b>SLAA Site Reference:</b>	SR-0391; SR-0989-Z
<b>Green Belt Review Stage 2 Parcel:</b>	024.1	<b>Area of land to be removed from the Green Belt:</b>	3.05 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the rear of properties off Brentwood Road and Stanford Rivers Road. The proposed Green Belt boundary will comprise of Stanford Rivers Road to the west and strengthening of the existing field boundary to the south and east. This alteration includes the release of an anomaly from the Green Belt where residential development has taken place off Stanford Rivers Road.			
<b>Justification</b>			
This alteration releases residential allocations shown above from the Green Belt to support their allocation in the Local Plan. This alteration also seeks to regularise the position where previous development has taken place and ensure that the most defensible Green Belt boundary is protected.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the eastern, southern and western edges of the site. As part of the development proposals the existing features along the eastern and southern edges of the site may need to be strengthened.			

Key included at beginning of Appendix.

**Ongar - Alteration 6**



<b>Alteration No:</b>	6	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	Ongar	<b>Site Allocation Reference:</b>	ONG.R4
<b>Settlement:</b>	Ongar	<b>SLAA Site Reference:</b>	SR-0184, SR-0185, SR-0186
<b>Green Belt Review Stage 2 Parcel:</b>	016.1	<b>Area of land to be removed from the Green Belt:</b>	5.66 ha

**Description of Alteration**

The existing Green Belt boundary follows the rear of properties off Fyfield Road and The Gables. The proposed Green Belt boundary will comprise the line of properties off the Gables to the north, strengthening of the existing field boundary to the north east and creation of a new defensible boundary to the east. Epping Road will form the new Green Belt boundary to the south. This alteration includes the release of an anomaly from the Green Belt where residential development has taken place off Chelmsford Road and High Ongar Road to the south of the allocation and The Gables to the north.

**Justification**

This alteration releases a residential allocation shown above from the Green Belt to support its allocation in the Local Plan. This alteration seeks to regularise the position where previous development has taken place in the Green Belt and ensure that the most defensible Green Belt boundary is protected.

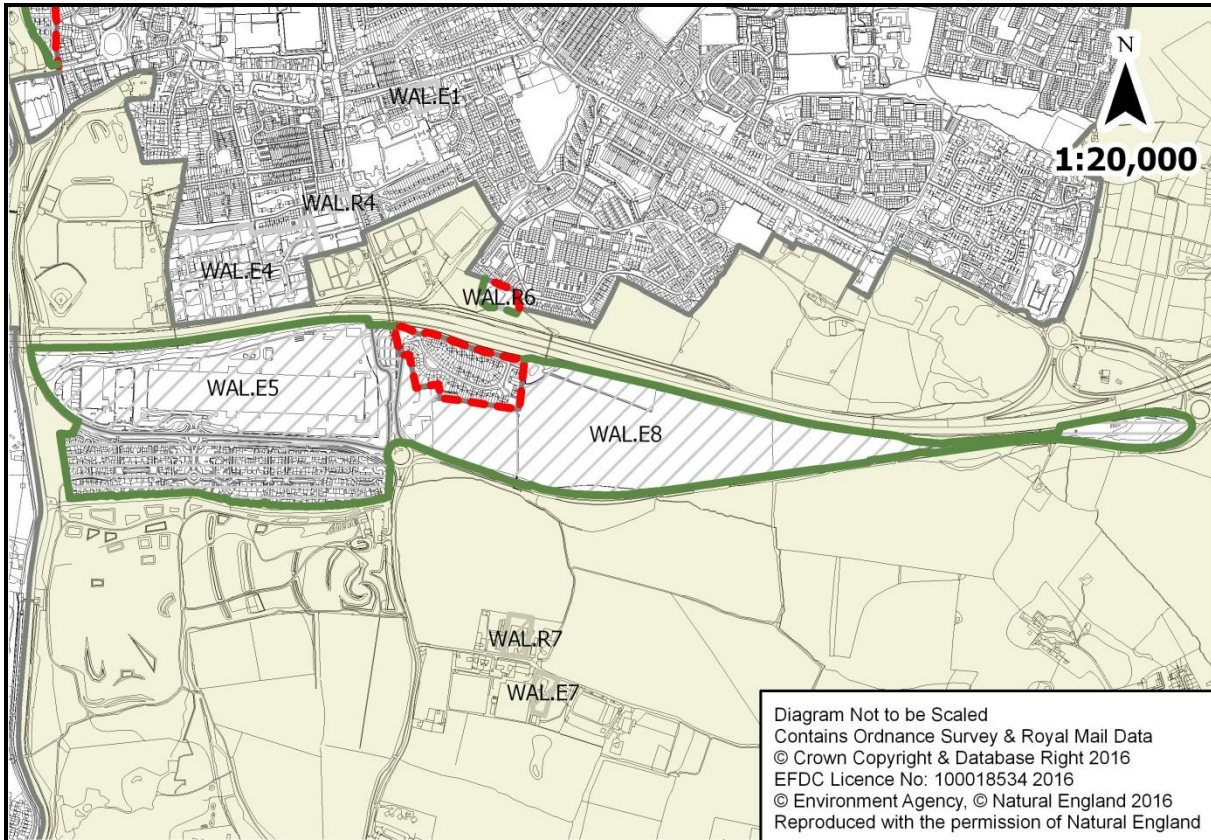
**Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)**

As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the eastern edge of the site. Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the northern and southern edges of the site. As part of the development proposals the existing features along the northern edge of the site may need to be strengthened.

Key included at beginning of Appendix.

Epping Forest District Local Plan – Submission Version 2017  
*BGP4 - Green Belt and District Open Land*

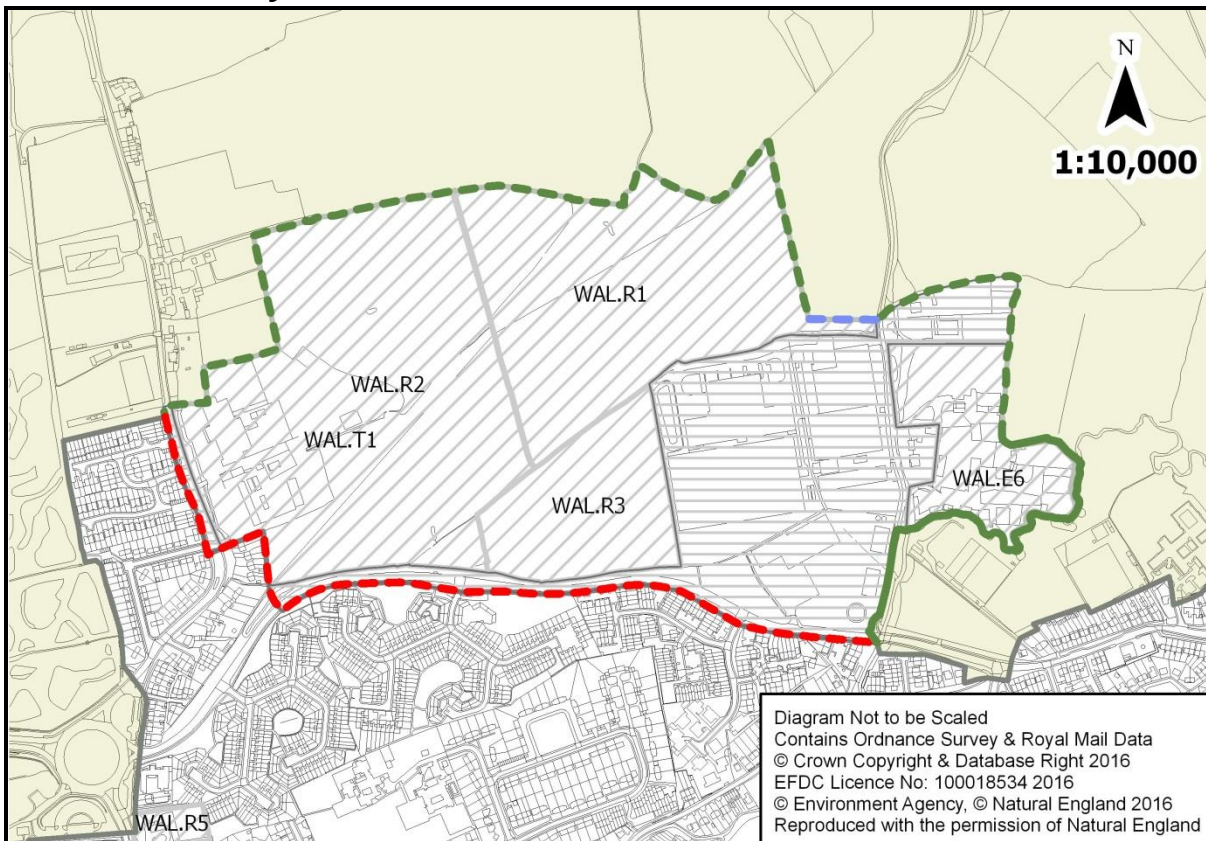
**Waltham Abbey - Alteration 7**



<b>Alteration No:</b>	7	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	Waltham Abbey	<b>Site Allocation Reference:</b>	WAL.E5
<b>Settlement:</b>	Waltham Abbey	<b>SLAA Site Reference:</b>	EMP-0021; SR-1034-Z
<b>Green Belt Review Stage 2 Parcel:</b>	059.3; 058.1	<b>Area of land to be removed from the Green Belt:</b>	69.83 ha

<b>Description of Alteration</b>
The existing Green Belt boundary surrounds the residential area off Beechfield Walk and Lodge Lane. The proposed Green Belt boundary will comprise of the M25 to the north, and the A121 Meridian Way and the rear of properties to the south of A121 Meridian Way to the south and west. This alteration includes the release of an anomaly from the Green Belt where residential development has taken place south of Meridian Way and where the road pattern to the east of WAL.E8 wraps around an oval of land.
<b>Justification</b>
This alteration releases employment allocations as shown above from the Green Belt to support their allocation in the Local Plan. This alteration also seeks to regularise the position where previous development has taken place in the Green Belt and ensure that the most defensible Green Belt boundary is protected.

**Waltham Abbey - Alteration 8**



<b>Alteration No:</b>	8	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	Waltham Abbey	<b>Site Allocation Reference:</b>	WAL.R1; WAL.R2; WAL.R3; WAL.T1; WAL.E6
<b>Settlement:</b>	Waltham Abbey	<b>SLAA Site Reference:</b>	SR-0089A; SR-0099; SR-0104; GRT-N_07; SR-0375-N
<b>Green Belt Review Stage 2 Parcel:</b>	068.2; 068.3	<b>Area of land to be removed from the Green Belt:</b>	50.40 ha

**Description of Alteration**

The existing Green Belt boundary follows the Crooked Mile, the rear of properties to the east of Crooked Mile, and Parklands. The proposed Green Belt boundary will comprise the strengthening of existing field boundary features to the north and partially to the north-east of the site. The boundary to the south-east will comprise Cobbins Brook and Galley Hill Road. A small area to the north of the site will require the creation of a new defensible boundary through planting or other appropriate measures. This alteration accommodates the release of an anomaly from the Green Belt in the form of a glasshouse site off Galley Hill Road.

**Justification**

This alteration releases residential allocations as shown above from the Green Belt to support their allocation in the Local Plan. This alteration releases an employment and a traveller allocation shown above from the Green Belt to support their allocation in the Local Plan and ensure that the most defensible Green Belt boundary is created. It also seeks to regularise the position where previous development has taken place in the Green Belt and ensure that the most defensible Green Belt boundary is protected.

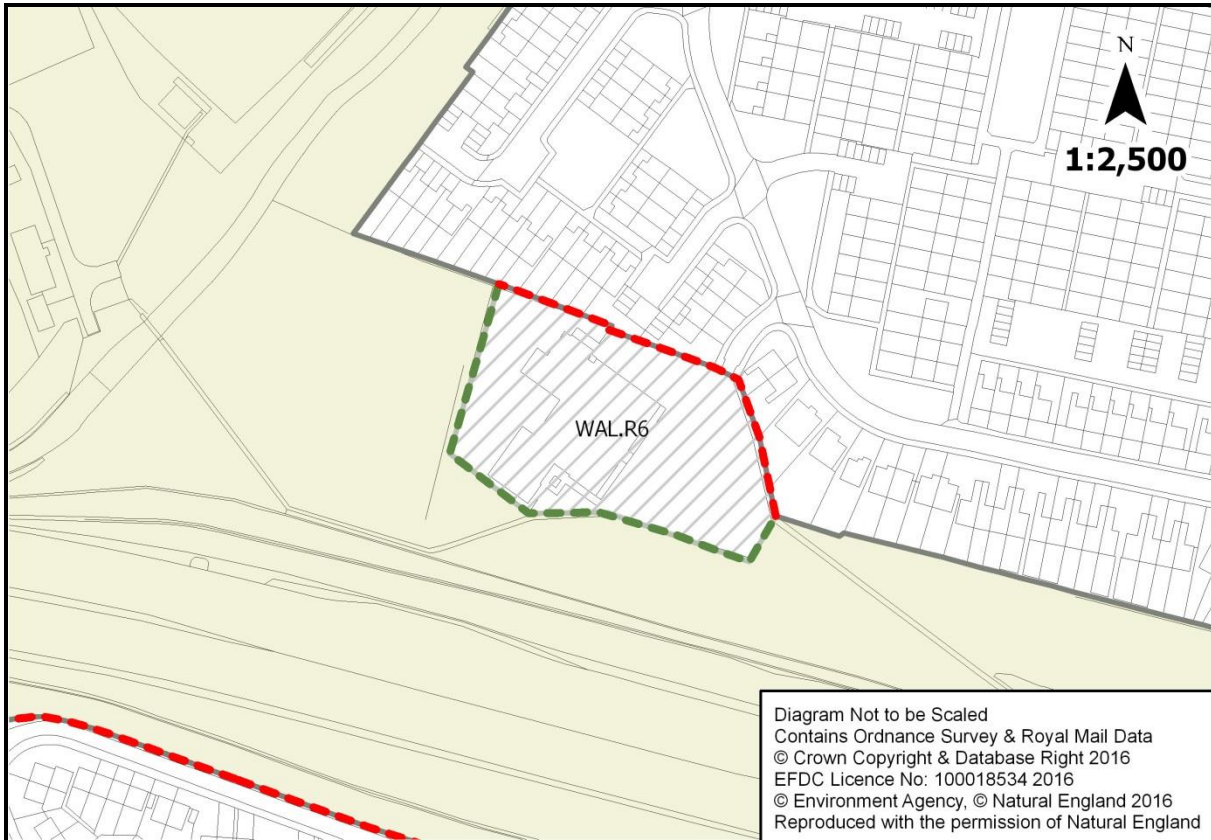
**Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)**

Key included at beginning of Appendix.

Epping Forest District Local Plan – Submission Version 2017  
*BGP4 - Green Belt and District Open Land*

To be agreed through the Waltham Abbey North Masterplan.

**Waltham Abbey - Alteration 9**

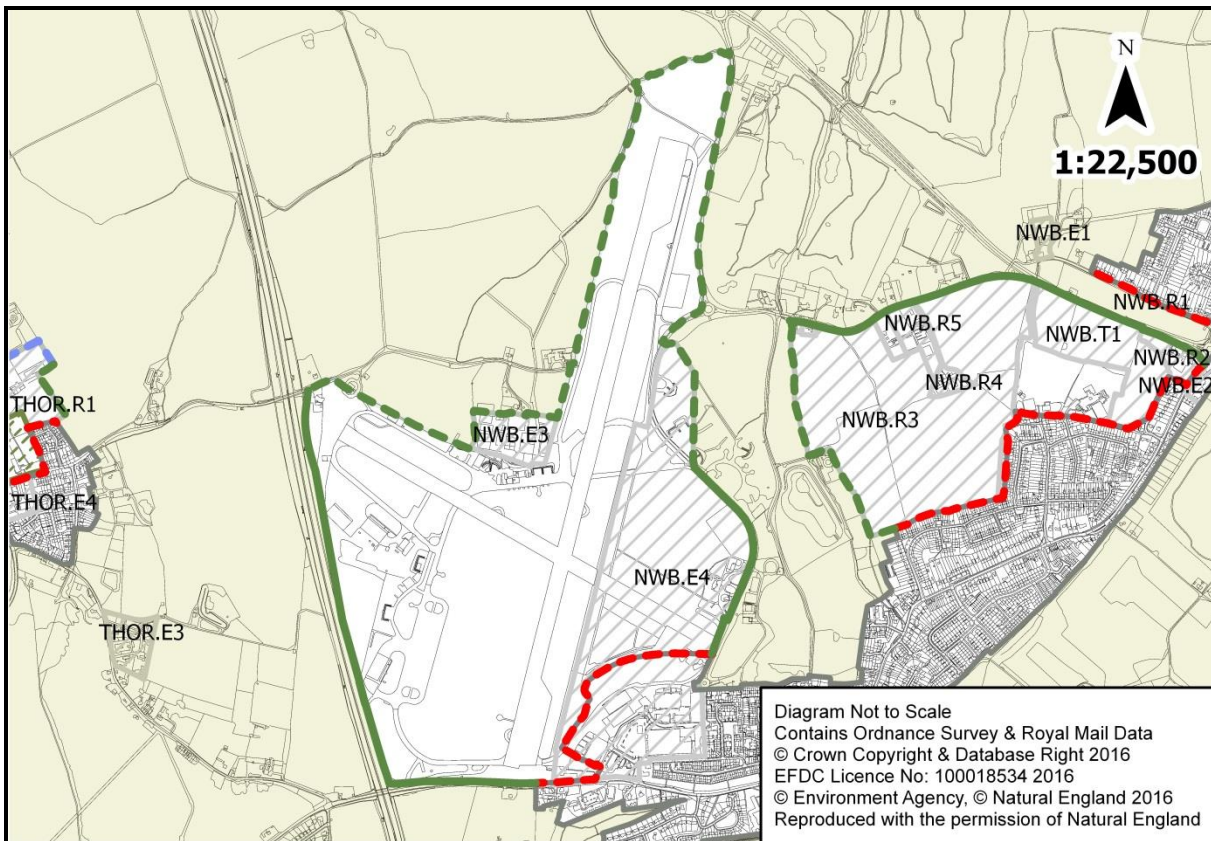


<b>Alteration No:</b>	9	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Waltham Abbey	<b>Site Allocation Reference:</b>	WAL.R6
<b>Settlement:</b>	Waltham Abbey	<b>SLAA Site Reference:</b>	SR-0903
<b>Green Belt Review Stage 2 Parcel:</b>	060.1	<b>Area of land to be removed from the Green Belt:</b>	0.60 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the rear of properties off Round Hills. The proposed Green Belt boundary will comprise of strengthening of existing features through planting or other appropriate measures following the boundary of the allocation WAL.R6.			
<b>Justification</b>			
This alteration releases a residential allocation shown above from the Green Belt to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the southern edge of the site.			

Key included at beginning of Appendix.



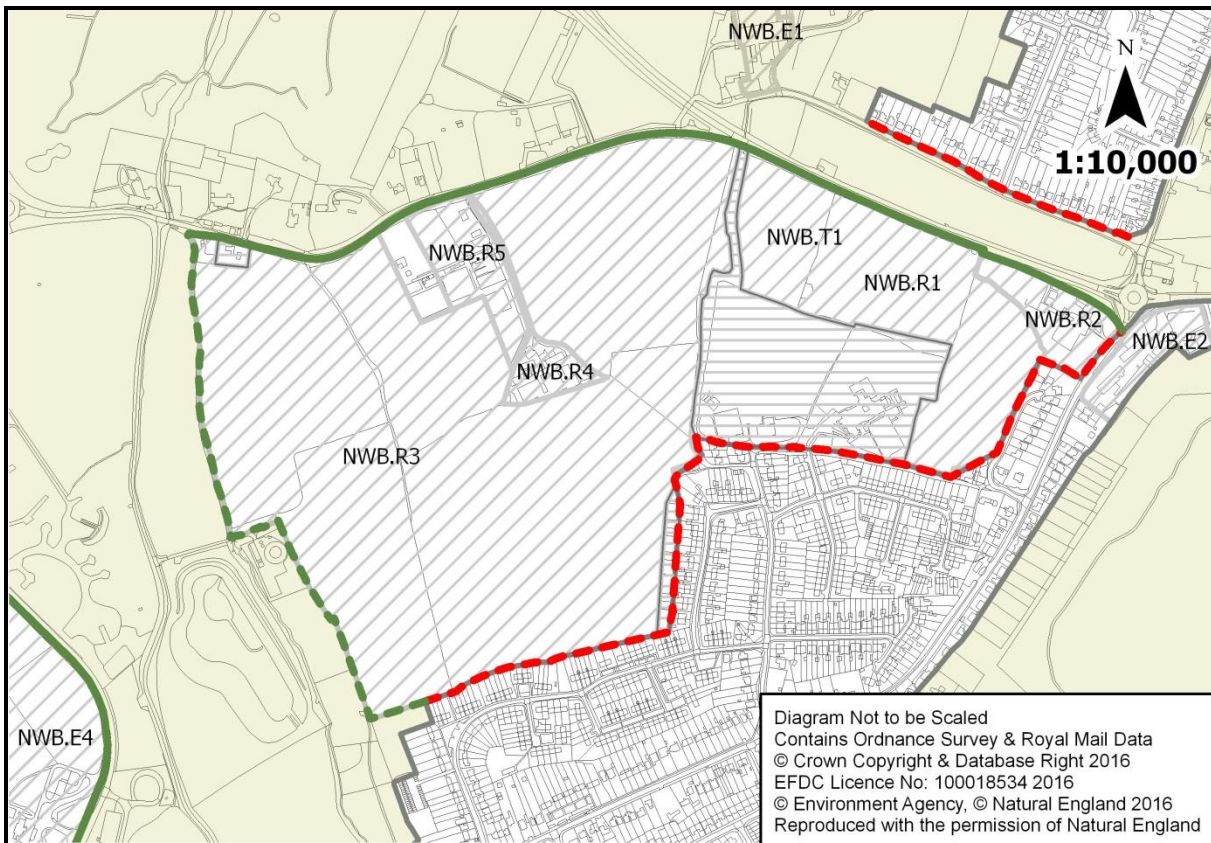
**North Weald Bassett - Alteration 10**



<b>Alteration No:</b>	10	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	North Weald Bassett	<b>Site Allocation Reference:</b>	NWB.E3; NWB.E4
<b>Settlement:</b>	North Weald Bassett	<b>SLAA Site Reference:</b>	SR-0415; SR-0940
<b>Green Belt Review Stage 2 Parcel:</b>	010.3; 010.4	<b>Area of land to be removed from the Green Belt:</b>	140.86 ha

<b>Description of Alteration</b>
The existing Green Belt boundary runs along the edge of the employment park off Hurricane Way, to the north of Epping Road, and Epping Road to the west. The proposed Green Belt boundary will comprise of the M11 to the west, strengthening of existing landscape features bordering the airfield to the north, with Merlin Way serving as the boundary to the east. Epping Road will comprise the proposed Green Belt boundary to the south. This alteration to the Green Belt boundary supports the employment allocation of North Weald Airfield.
<b>Justification</b>
This alteration releases an employment allocation and designation from the Green Belt to support their development as outlined in the Submission Plan. The alteration to release North Weald Airfield from the Green Belt is to support the allocation and the North Weald Airfield Masterplan.
<b>Site Requirements</b>
To be agreed through the North Weald Airfield Masterplan.

**North Weald Bassett - Alteration 11**



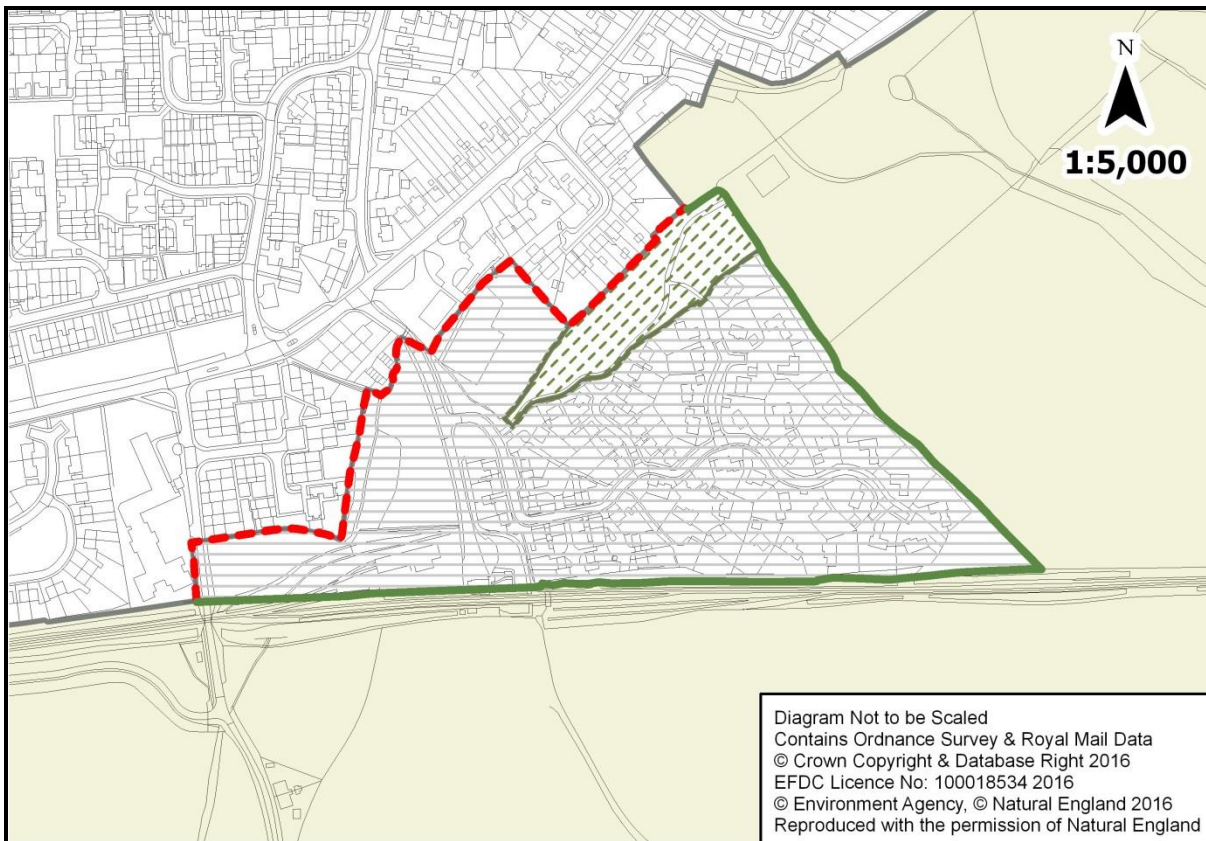
<b>Alteration No:</b>	11	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	North Weald Bassett	<b>Site Allocation Reference:</b>	NWB.R1; NWB.R2; NWB.R3; NWB.R4; NWB.R5; NWB.T1
<b>Settlement:</b>	North Weald Bassett	<b>SLAA Site Reference:</b>	SR-0036; SR-0072; SR-0158A; SR-0455; SR-0991; GRT-N_06
<b>Green Belt Review Stage 2 Parcel:</b>	010.1; 010.2	<b>Area of land to be removed from the Green Belt:</b>	52.92 ha

<b>Description of Alteration</b>
The existing Green Belt boundary follows the rear of properties in the north of the settlement. The proposed Green Belt boundary will comprise of Vicarage Lane West and A414 to the north, and the strengthening of existing landscape features along the field boundary to the west. This alteration to the Green Belt boundary accommodates the release of St Andrews Primary School from the Green Belt.
<b>Justification</b>
This alteration releases residential allocations shown above from the Green Belt to support their allocation in the Local Plan. This alteration includes the release of an anomaly from the Green Belt in the form of St Andrews Primary School to allow for future expansion of the school and ensure that the most defensible Green Belt boundary is protected.
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>
To be agreed through the North Weald Bassett Masterplan.

Key included at beginning of Appendix.

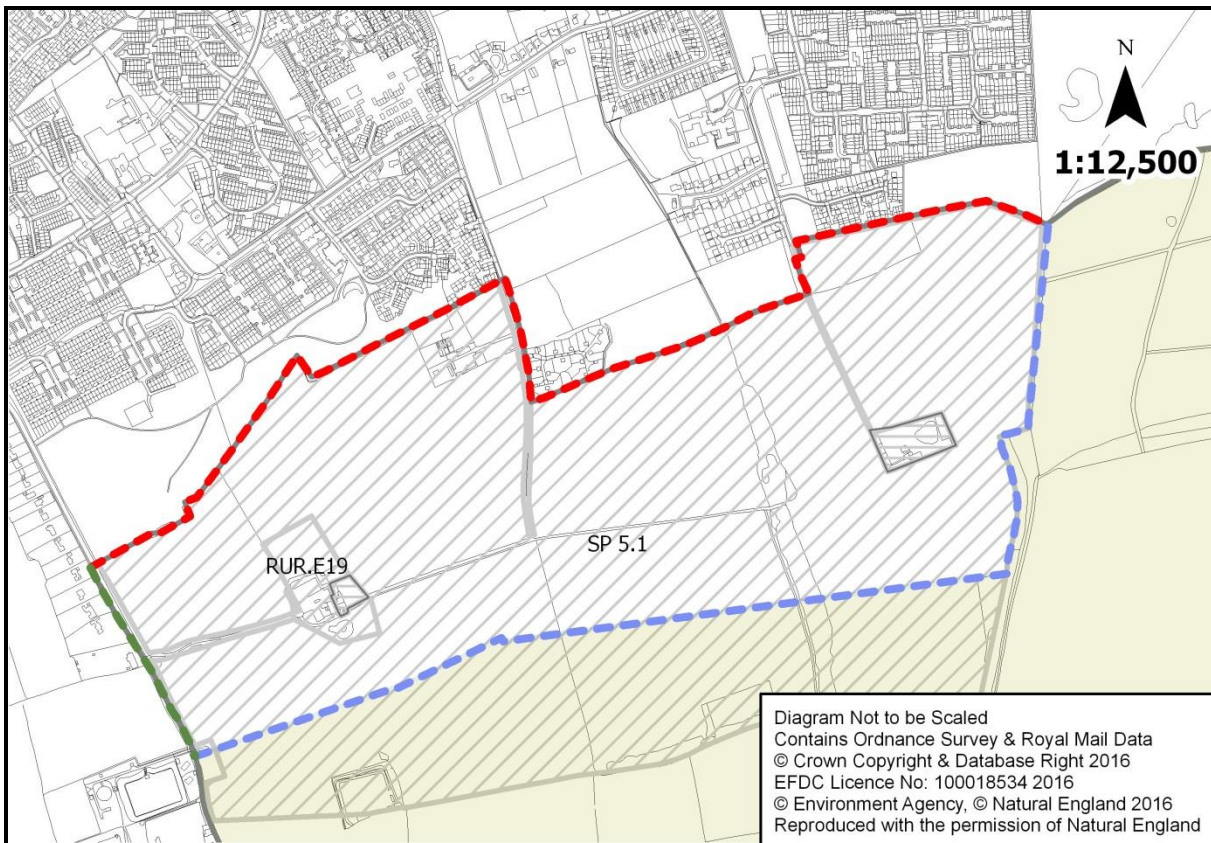
Epping Forest District Local Plan – Submission Version 2017  
*BGP4 - Green Belt and District Open Land*

**North Weald Bassett - Alteration 12**



<b>Alteration No:</b>	12	<b>Type of Alteration:</b>	Anomaly
<b>Parish:</b>	North Weald Bassett	<b>Site Allocation Reference:</b>	N/A
<b>Settlement:</b>	North Weald Bassett	<b>SLAA Site Reference:</b>	N/A
<b>Green Belt Review Stage 2 Parcel:</b>	011.1	<b>Area of land to be removed from the Green Belt:</b>	7.65 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary follows the rear of properties off the High Road and Watermans Way. The proposed Green Belt boundary will comprise of the railway line to the south and existing planting along the line of development to the east. The alteration of the Green Belt boundary includes the release of an anomaly where Tempest Mead residential development is located, with a designation of District Open Land proposed.</p>			
<b>Justification</b>			
<p>This alteration seeks to regularize the position where previous development has taken place in the Green Belt. The proposed alteration of the Green Belt boundary to release this area from the Green Belt will result in an anomaly. A local designation of District Open Land is proposed to ensure that this area is currently in recreational use is not vulnerable to inappropriate development proposals.</p>			

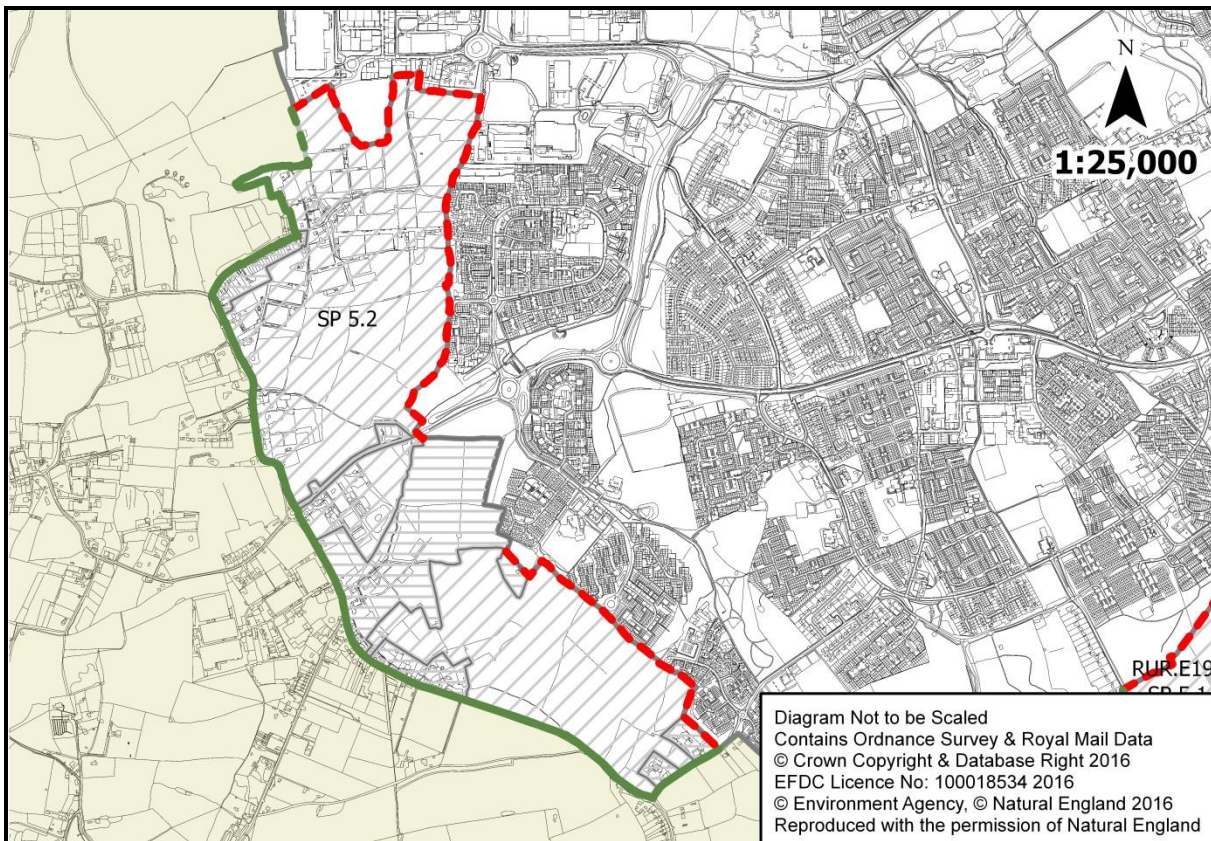
**Harlow - Alteration 13**



<b>Alteration No:</b>	13	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	North Weald Bassett	<b>Site Allocation Reference:</b>	RUR.E19;SP5.1
<b>Settlement:</b>	Harlow	<b>SLAA Site Reference:</b>	SR-0006-N; SR-0046A-N; SR0006; SR-0139
<b>Green Belt Review Stage 2 Parcel:</b>	073.1;073.2; 073.3	<b>Area of land to be removed from the Green Belt:</b>	76.86 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary follows existing field edges between Rye Hill Road, Fern Hill Lane and Riddings Lane, and to the south and west of Fern Hill Lane Caravan Site, and is partially located within Harlow District. The boundary follows the rear of properties of Corner Meadow and Rundells to the east. The proposed Green Belt boundary will require of the creation of a new defensible boundary through planting or other appropriate measures along the existing ridge line to the south, and strengthening of existing planting to the east.</p>			
<b>Justification</b>			
<p>This alteration releases a residential and employment allocation as shown above from the Green Belt to support their allocation in the Local Plan, as shown above.</p>			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
<p>To be agreed through the Latton Priory Masterplan.</p>			

Key included at beginning of Appendix.

**Harlow - Alteration 14**



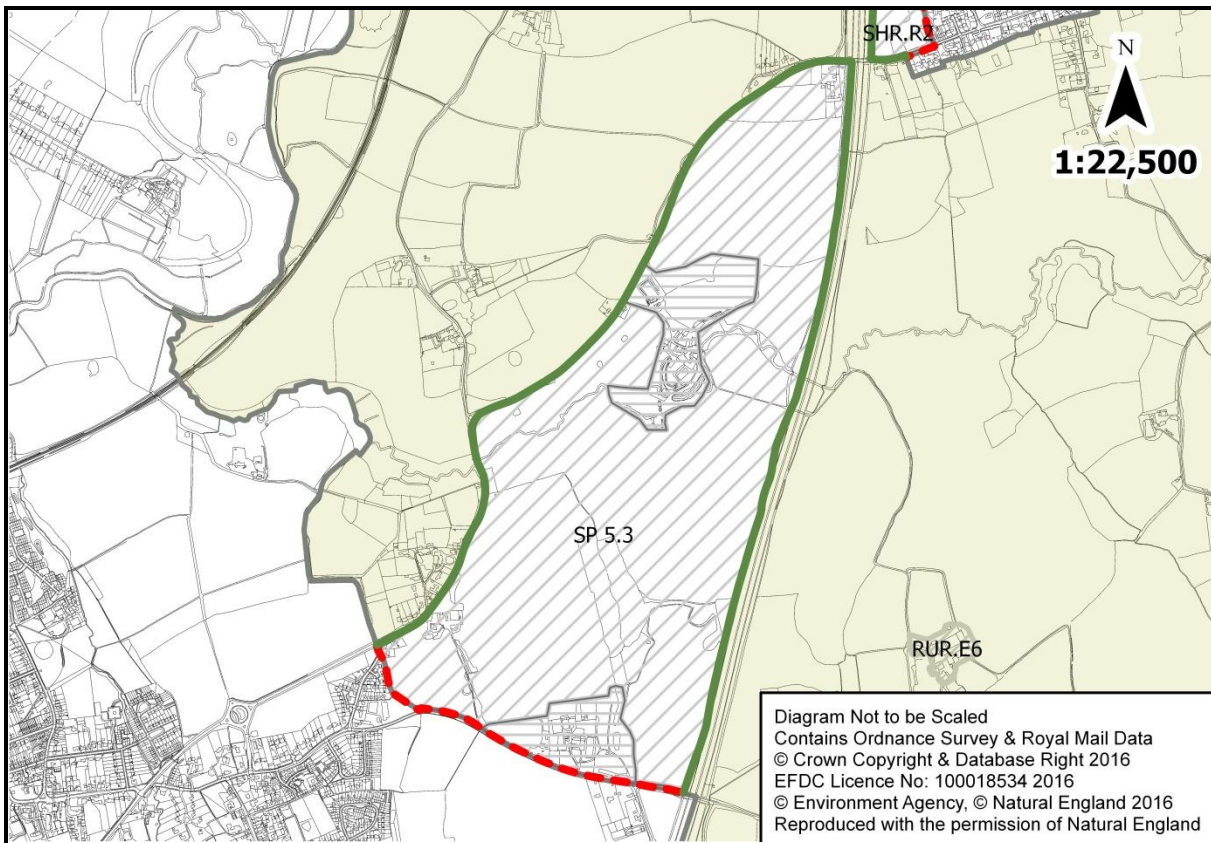
<b>Alteration No:</b>	14	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	Roydon; Epping Upland; Nazeing	<b>Site Allocation Reference:</b>	SP5.2
<b>Settlement:</b>	Harlow	<b>SLAA Site Reference:</b>	SR-0964-Z; SR-0038; SR-0039; SR-0424; SR- 0912; SR-0068-N; SR- 0107; SR-0214
<b>Green Belt Review Stage 2 Parcel:</b>	066.1; 066.2; 067.1	<b>Area of land to be removed from the Green Belt:</b>	147.47 ha

<b>Description of Alteration</b>
The existing Green Belt boundary follows the boundary of Blakes Farm and the existing tree line to the rear of properties in Harlow to the south east. From Water Lane roundabout to the north east, the Green Belt boundary follows the existing tree line to the rear of properties in Harlow and the boundary of Harlow Business Park. The proposed Green Belt boundary will comprise of Parsloe Road to the south, Epping Road to the west, Old House Lane and the strengthening of existing landscape features to the north.
<b>Justification</b>
This alteration releases residential allocations from the Green Belt as shown above to support their allocation in the Local Plan. In order to ensure that the most defensible Green Belt boundary is created, some land that is not part of the residential allocations has been released from the Green Belt. This land forms part of the Water Lane Masterplan Area and its status will be managed through the masterplanning process to ensure that inappropriate development does not occur.
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>
To be agreed through the Water Lane Masterplan.

Key included at beginning of Appendix.

Epping Forest District Local Plan – Submission Version 2017  
*BGP4 - Green Belt and District Open Land*

**Harlow - Alteration 15**

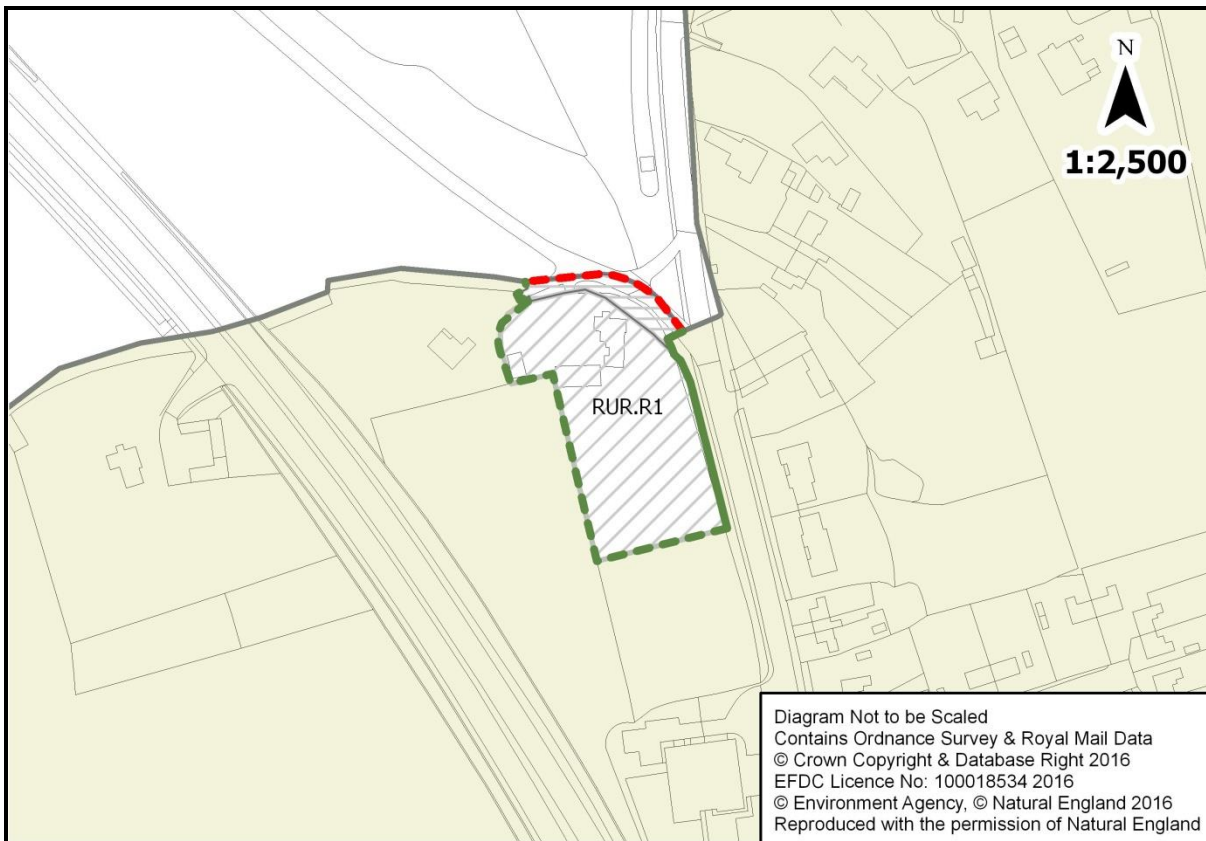


<b>Alteration No:</b>	15	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	Matching; Sheering	<b>Site Allocation Reference:</b>	SP5.3
<b>Settlement:</b>	Harlow	<b>SLAA Site Reference:</b>	SR-0146C-N
<b>Green Belt Review Stage 2 Parcel:</b>	003.1	<b>Area of land to be removed from the Green Belt:</b>	146.33 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary follows the rear of properties in Harlow and Hubbards Hall Drive to the south east, then continues along the rear of properties in Churchgate Street before following Marsh Lane. The proposed Green Belt boundary will comprise of the M11 to the east, the B183 Sheering Road to the north and west and Moor Hall Road which follows the administrative boundary of the District to the south. This alteration includes the release of an anomaly from the Green Belt in the form of properties to the north of Moor Hall Road and to the east of Sheering Road.</p>			
<b>Justification</b>			
<p>This alteration releases a residential allocation shown above from the Green Belt to support its allocation in the Local Plan. This alteration seeks to regularise the position where previous development has taken place in the Green Belt and ensure that the most defensible Green Belt boundary is protected.</p>			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
<p>To be agreed through the East of Harlow Masterplan.</p>			

Key included at beginning of Appendix.



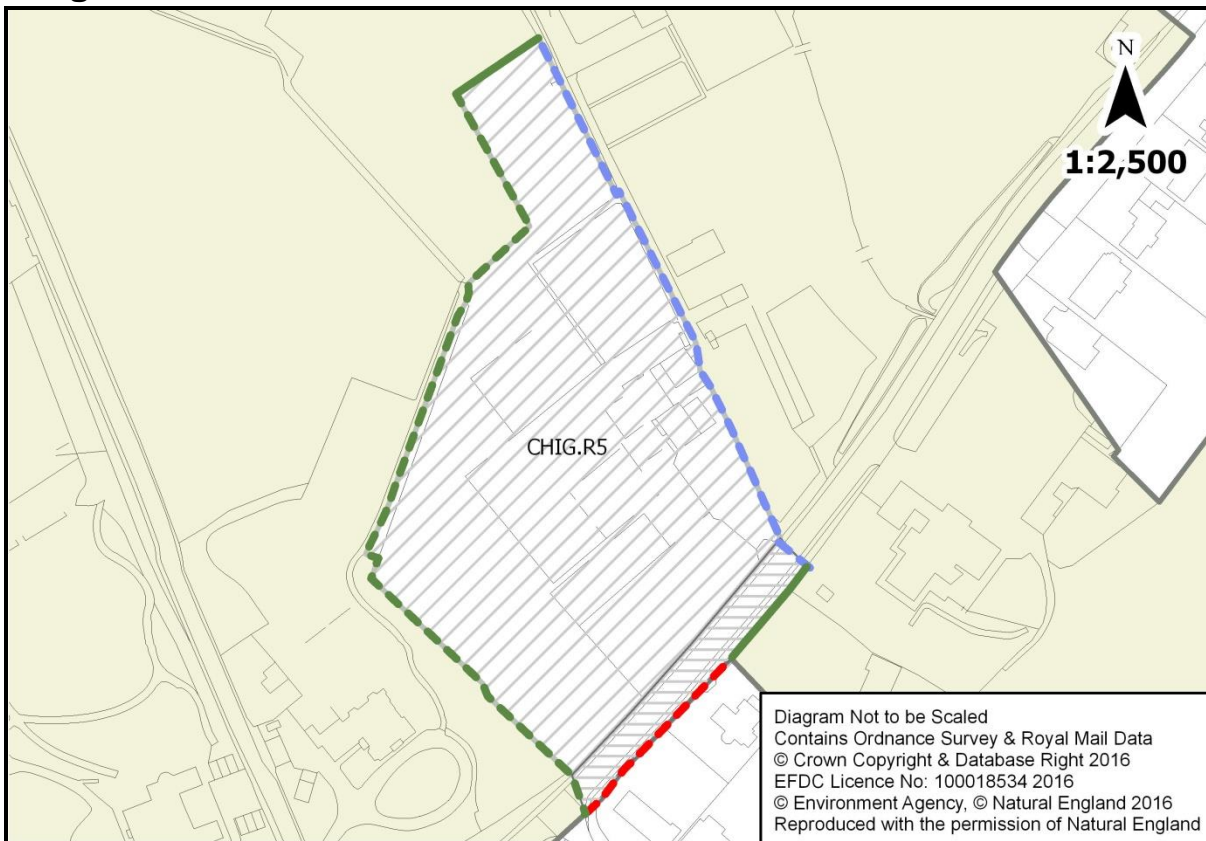
**Harlow - Alteration 16**



<b>Alteration No:</b>	16	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Matching	<b>Site Allocation Reference:</b>	RUR.R1
<b>Settlement:</b>	Harlow	<b>SLAA Site Reference:</b>	SR-0937
<b>Green Belt Review Stage 2 Parcel:</b>	053.1	<b>Area of land to be removed from the Green Belt:</b>	0.42 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows Latton Common Toad, the rear of properties in Harlow and Church Road. The proposed Green Belt boundary will comprise of London Road to the north and east, and the strengthening of existing landscape features to the south and west following the boundary of RUR.R1.			
<b>Justification</b>			
This alteration releases a residential allocation shown above from the Green Belt to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
Existing features in the landscape should be used as the new defensible boundaries to the Green Belt. As part of the development proposals the existing features along the southern and western edges of the site will need to be strengthened.			

Key included at beginning of Appendix.

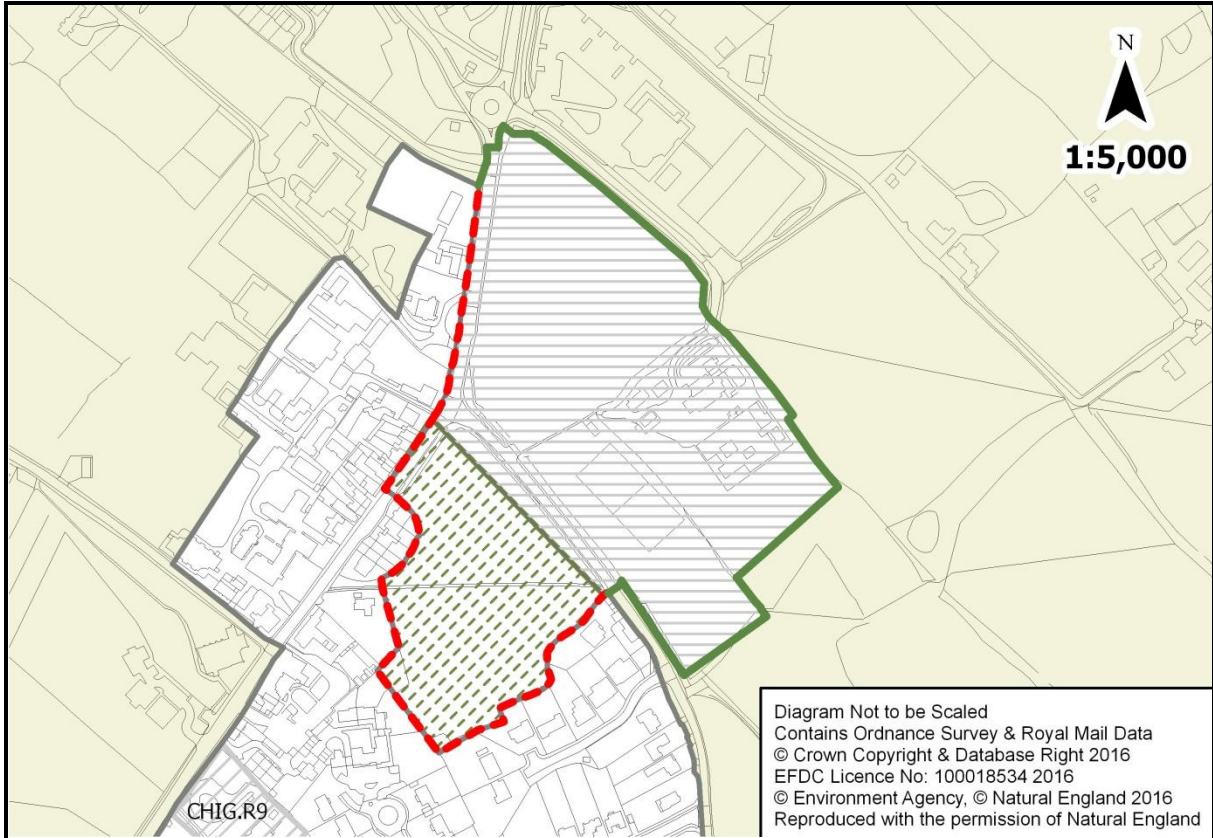
**Chigwell - Alteration 17**



<b>Alteration No:</b>	17	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Chigwell	<b>Site Allocation Reference:</b>	CHIG.R5
<b>Settlement:</b>	Chigwell	<b>SLAA Site Reference:</b>	SR-0478B
<b>Green Belt Review Stage 2 Parcel:</b>	036.2	<b>Area of land to be removed from the Green Belt:</b>	1.83 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary runs along the High Road. The proposed Green Belt boundary will require the strengthening of existing landscape features to the north and west and the creation of a new defensible boundary through planting or other appropriate measures to the east.			
<b>Justification</b>			
This alteration releases a residential allocation shown above from the Green Belt to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the eastern edge of the site. Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the northern and western edges of the site. As part of the development proposals these existing features may need to be strengthened.			

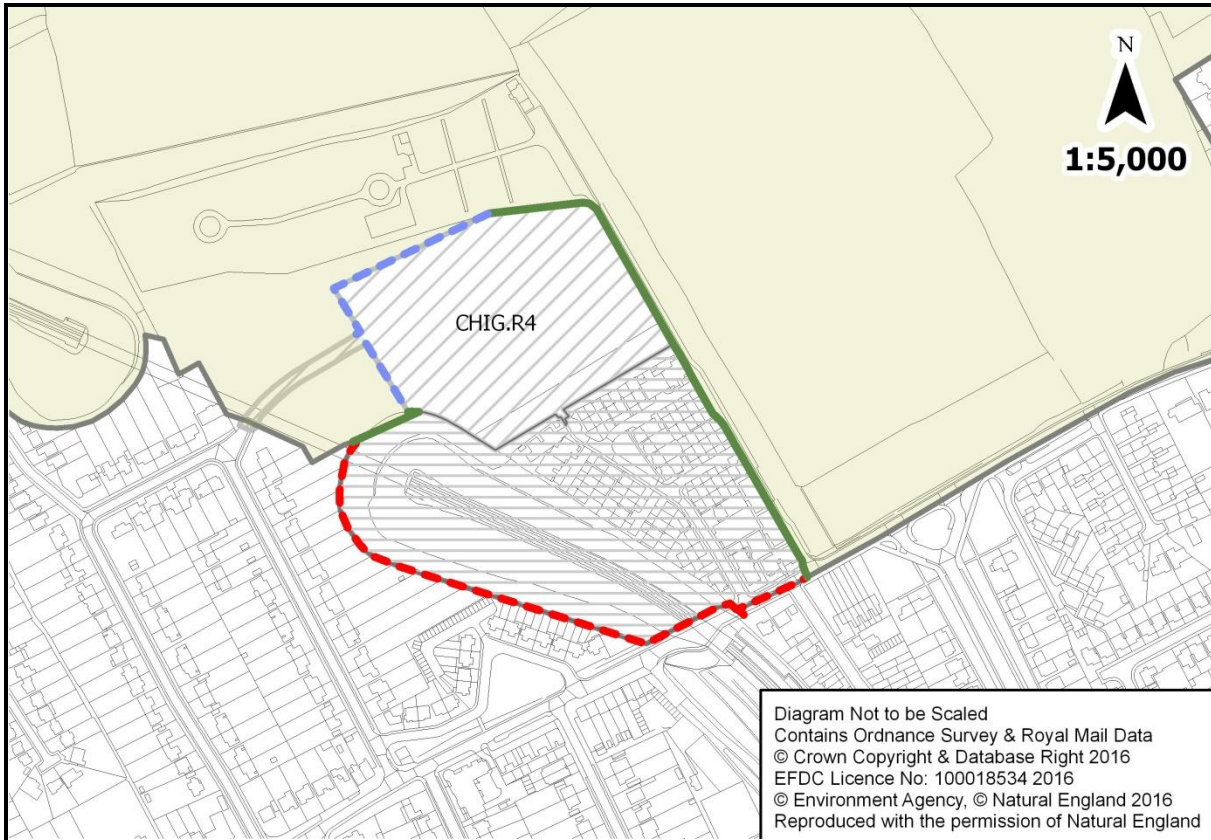
Key included at beginning of Appendix.

**Chigwell - Alteration 18**



<b>Alteration No:</b>	18	<b>Type of Alteration:</b>	Anomaly
<b>Parish:</b>	Chigwell	<b>Site Allocation Reference:</b>	N/A
<b>Settlement:</b>	Chigwell	<b>SLAA Site Reference:</b>	N/A
<b>Green Belt Review Stage 2 Parcel:</b>	035.8	<b>Area of land to be removed from the Green Belt:</b>	6.85 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary follows the High Road and the rear of properties in the north east of Chigwell and Vicarage Lane. The proposed Green Belt boundary will comprise of the access road to Chigwell Primary School to the north east and existing planting to the south east. The alteration of the Green Belt boundary includes the release of an anomaly where the informal open space ‘The Glebe Land’ is located, with a designation of District Open Land proposed.</p>			
<b>Justification</b>			
<p>This alteration seeks to regularise the position where development has taken place or has planning permission in the Green Belt. The proposed alteration of the Green Belt boundary to release this area from the Green Belt will result in an anomaly. A local designation of District Open Land is proposed to ensure that this area is currently in recreational use is not vulnerable to inappropriate development proposals.</p>			

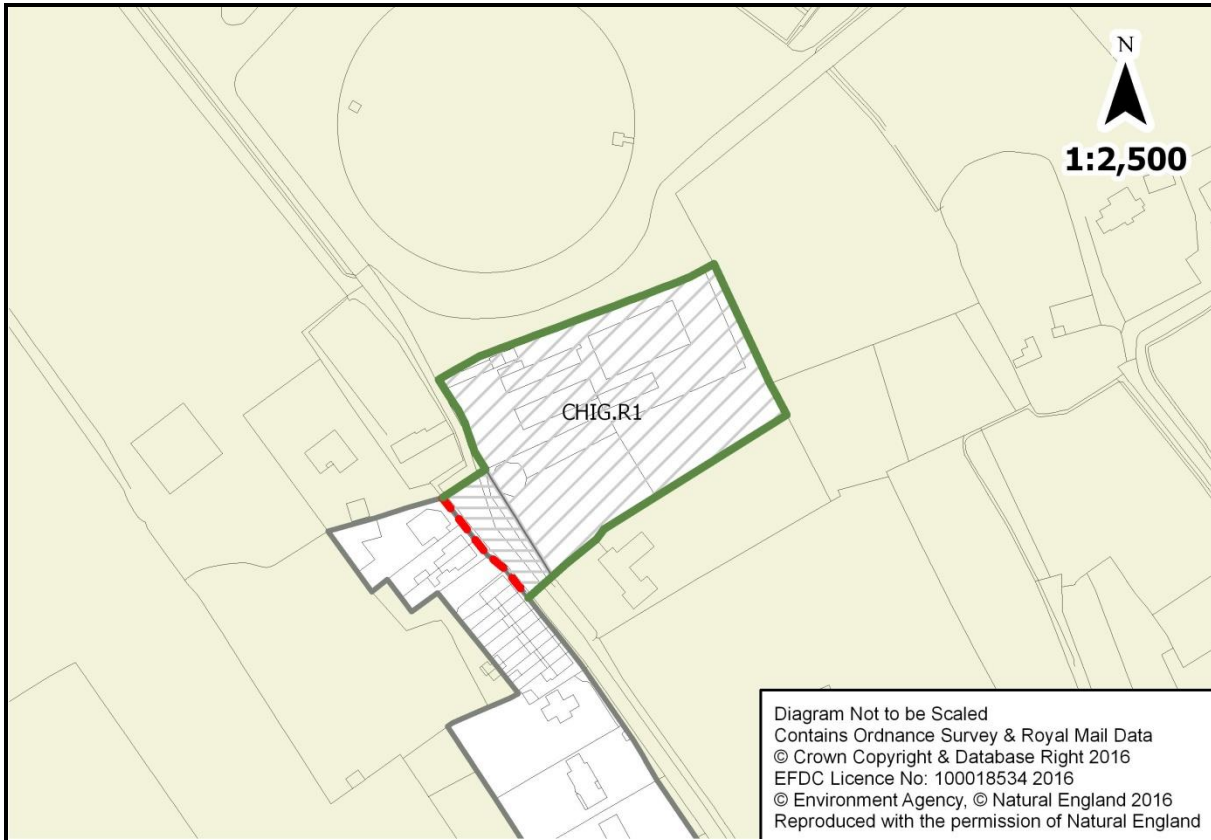
**Chigwell - Alteration 19**



<b>Alteration No:</b>	19	<b>Type of Alteration:</b>	Site Allocation(s); Anomaly
<b>Parish:</b>	Chigwell	<b>Site Allocation Reference:</b>	CHIG.R4
<b>Settlement:</b>	Chigwell	<b>SLAA Site Reference:</b>	SR-0317-N
<b>Green Belt Review Stage 2 Parcel:</b>	035.6	<b>Area of land to be removed from the Green Belt:</b>	5.81 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary follows the rear of properties off Mount Pleasant Road. The proposed Green Belt boundary will comprise of Froghall Lane to the east, the creation of a new defensible boundary through planting or other appropriate measures to the north-west and west, and existing planting along the line of development to the south. This alteration includes the release of an anomaly from the Green Belt where residential development has taken place off Froghall Lane and the Central Line railway track and sidings are located.</p>			
<b>Justification</b>			
<p>This alteration releases a residential allocation from the Green Belt to support its allocation in the Local Plan. This alteration seeks to regularise the position where previous development has taken place and ensure that the most defensible Green Belt boundary is protected.</p>			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
<p>Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the northern and eastern edges of the site. As part of the development proposals these existing features may need to be strengthened.</p>			

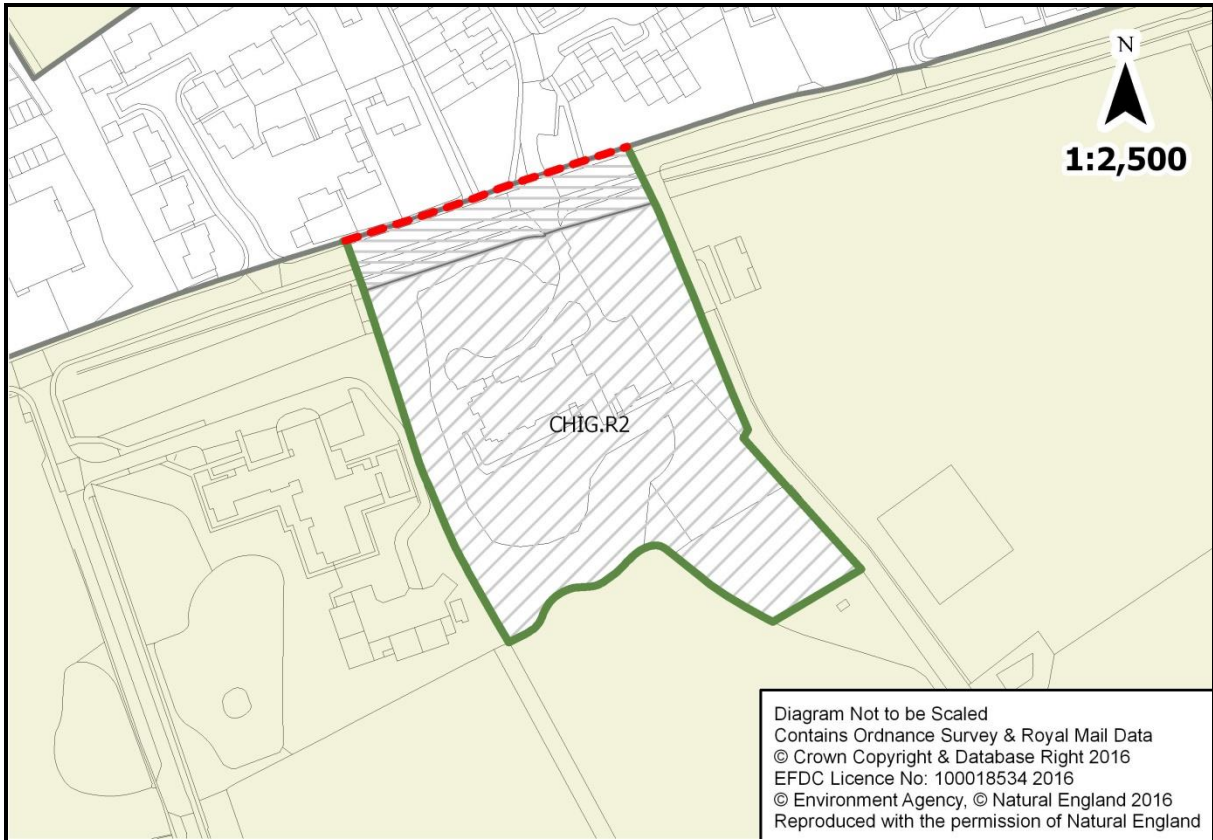
Key included at beginning of Appendix.

**Chigwell - Alteration 20**



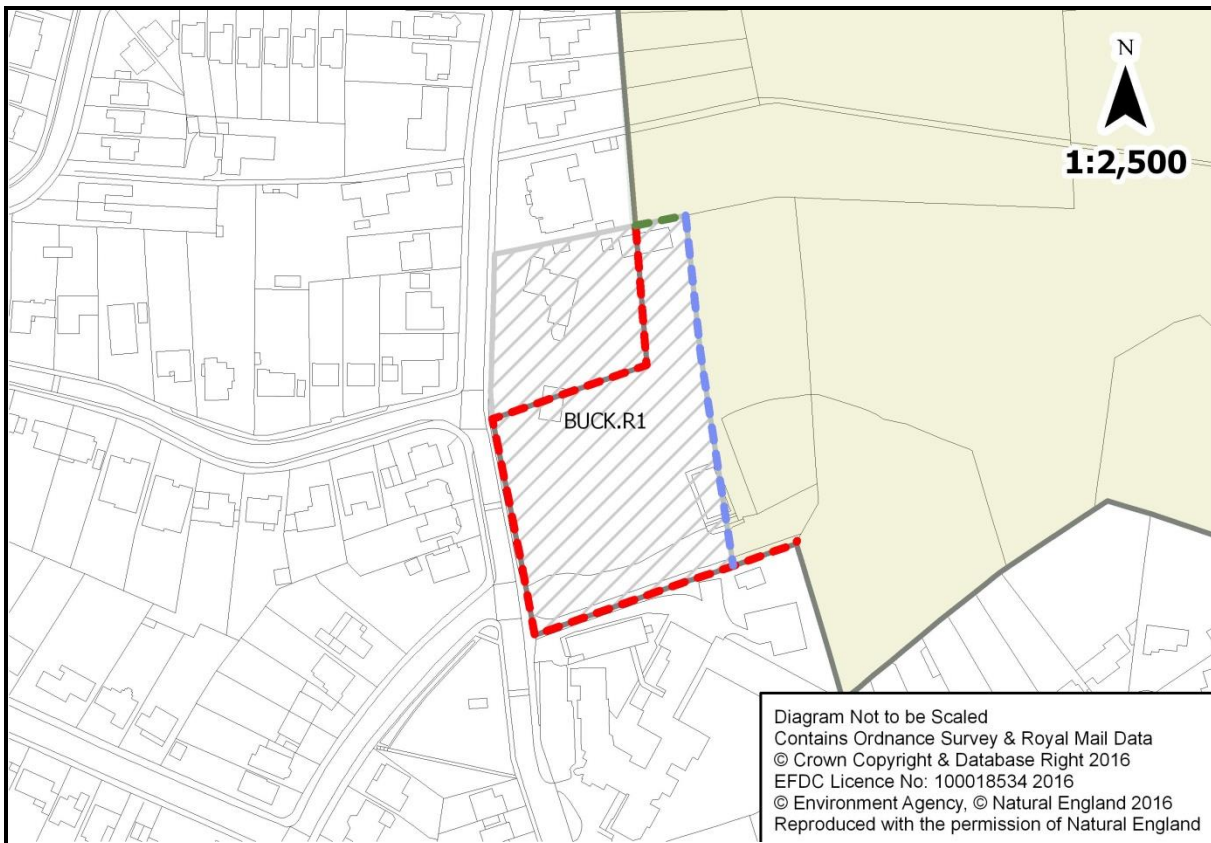
<b>Alteration No:</b>	20	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Chigwell	<b>Site Allocation Reference:</b>	CHIG.R1
<b>Settlement:</b>	Chigwell	<b>Application Number:</b>	EPF/0329/17
<b>Green Belt Review Stage 2 Parcel:</b>	035.3	<b>Area of land to be removed from the Green Belt:</b>	0.68 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows Grove Lane. The proposed Green Belt boundary will comprise of existing planting around the boundary of CHIG.R1.			
<b>Justification</b>			
This alteration seeks to regularise the position where the site has been granted planning permission.			

**Chigwell - Alteration 21**



<b>Alteration No:</b>	21	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Chigwell	<b>Site Allocation Reference:</b>	CHIG.R2
<b>Settlement:</b>	Chigwell	<b>Application Number:</b>	EPF/2473/16
<b>Green Belt Review Stage 2 Parcel:</b>	035.1	<b>Area of land to be removed from the Green Belt:</b>	1.50 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows Lambourne End. The proposed Green Belt boundary will comprise of existing planting around the boundary of CHIG.R2.			
<b>Justification</b>			
This alteration seeks to regularise the position where the site has been granted planning permission.			

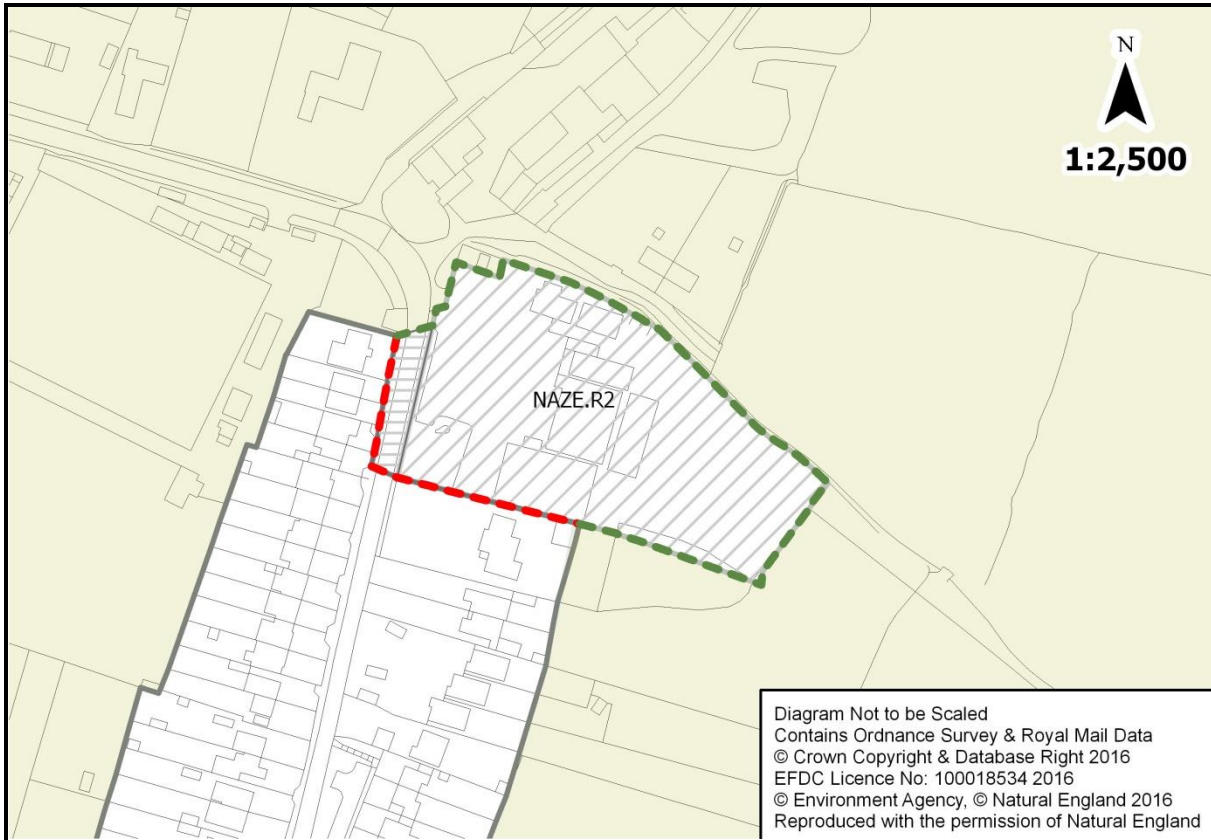
**Buckhurst Hill - Alteration 22**



<b>Alteration No:</b>	22	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Buckhurst Hill	<b>Site Allocation Reference:</b>	BUCK.R1
<b>Settlement:</b>	Buckhurst Hill	<b>SLAA Site Reference:</b>	SR-0176
<b>Green Belt Review Stage 2 Parcel:</b>	N/A	<b>Area of land to be removed from the Green Belt:</b>	0.59 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary follows the rear of the properties off Powell Road and runs along Roebuck Lane. The proposed Green Belt boundary will require the strengthening of existing landscape features to the north and the creation of a new defensible boundary through planting or other appropriate measures to the west.</p>			
<b>Justification</b>			
<p>This alteration releases a residential allocation shown above from the Green Belt to support its allocation in the Local Plan.</p>			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
<p>As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the eastern edge of the site.</p>			

Key included at beginning of Appendix.

**Nazeing - Alteration 23**

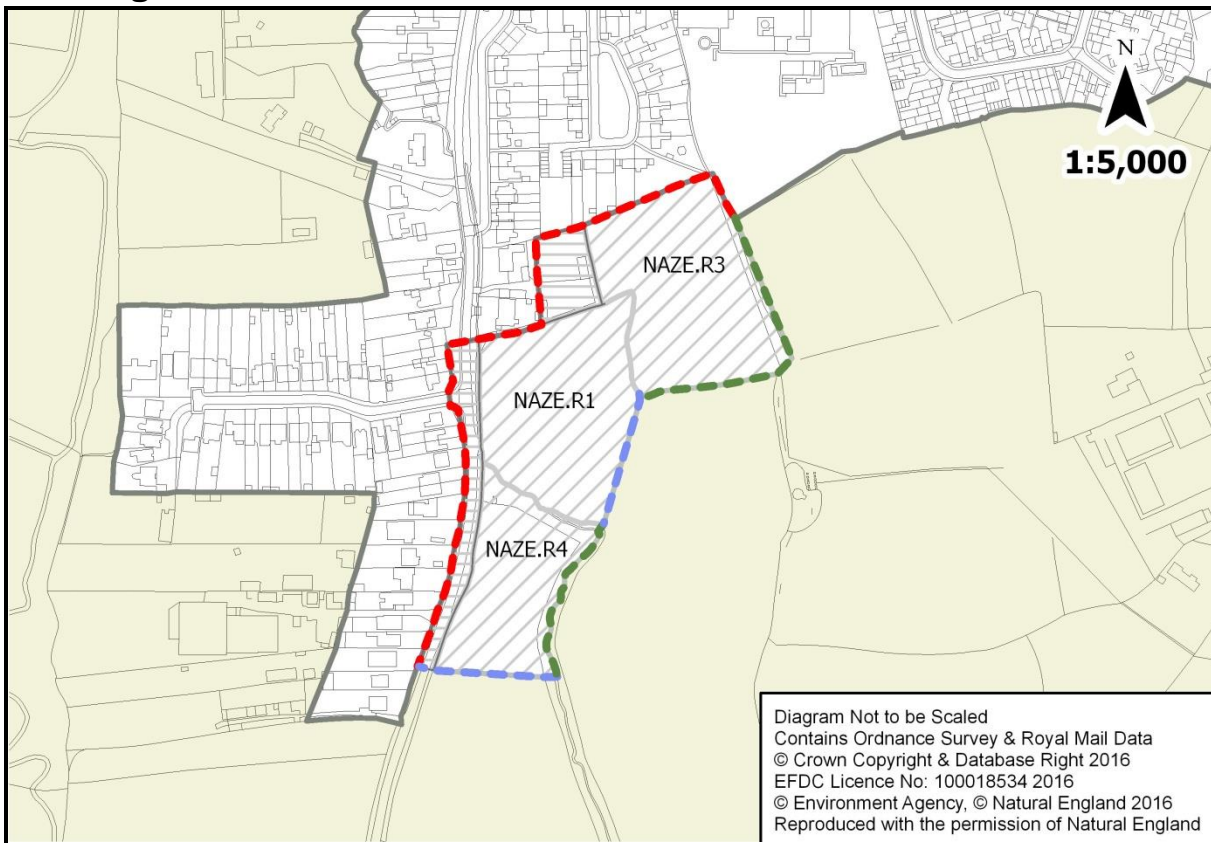


<b>Alteration No:</b>	23	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Nazeing	<b>Site Allocation Reference:</b>	NAZE.R2
<b>Settlement:</b>	Lower Nazeing	<b>SLAA Site Reference:</b>	SR-0150
<b>Green Belt Review Stage 2 Parcel:</b>	066.4	<b>Area of land to be removed from the Green Belt:</b>	0.91 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows Pecks Hill and wraps around the residential area to the east of Pecks Hill. The proposed Green Belt boundary will comprise strengthening of existing landscape features to the north, south and east.			
<b>Justification</b>			
This alteration releases a residential allocation from the Green Belt shown above to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the western edge of the site. Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the northern and southern edges of the site. As part of the development proposals the existing features along the northern and southern edges of the site may need to be strengthened.			

Key included at beginning of Appendix.



**Nazeing - Alteration 24**



<b>Alteration No:</b>	24	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Nazeing	<b>Site Allocation Reference:</b>	NAZE.R1; NAZE.R3; NAZE.R4
<b>Settlement:</b>	Lower Nazeing	<b>SLAA Site Reference:</b>	SR-0011; SR-0300c; SR-0473
<b>Green Belt Review Stage 2 Parcel:</b>	067.4; 067.5	<b>Area of land to be removed from the Green Belt:</b>	3.77 ha

**Description of Alteration**

The existing Green Belt boundary follows St Leonards Road and the rear of properties and Nazeing Primary School off Hyde Mead. The proposed Green Belt boundary will require the creation of a new defensible boundary through planting or other appropriate measures to the south and partially to the east. Existing features in the landscape will be strengthened to form the new boundary to the north east. This alteration includes the release of an anomaly from the Green Belt in the form of residential development off Pound Close.

**Justification**

This alteration releases residential allocations shown above from the Green Belt to support their allocation in the Local Plan. This alteration also seeks to regularise the position where previous development has taken place and ensure that the most defensible Green Belt boundary is protected.

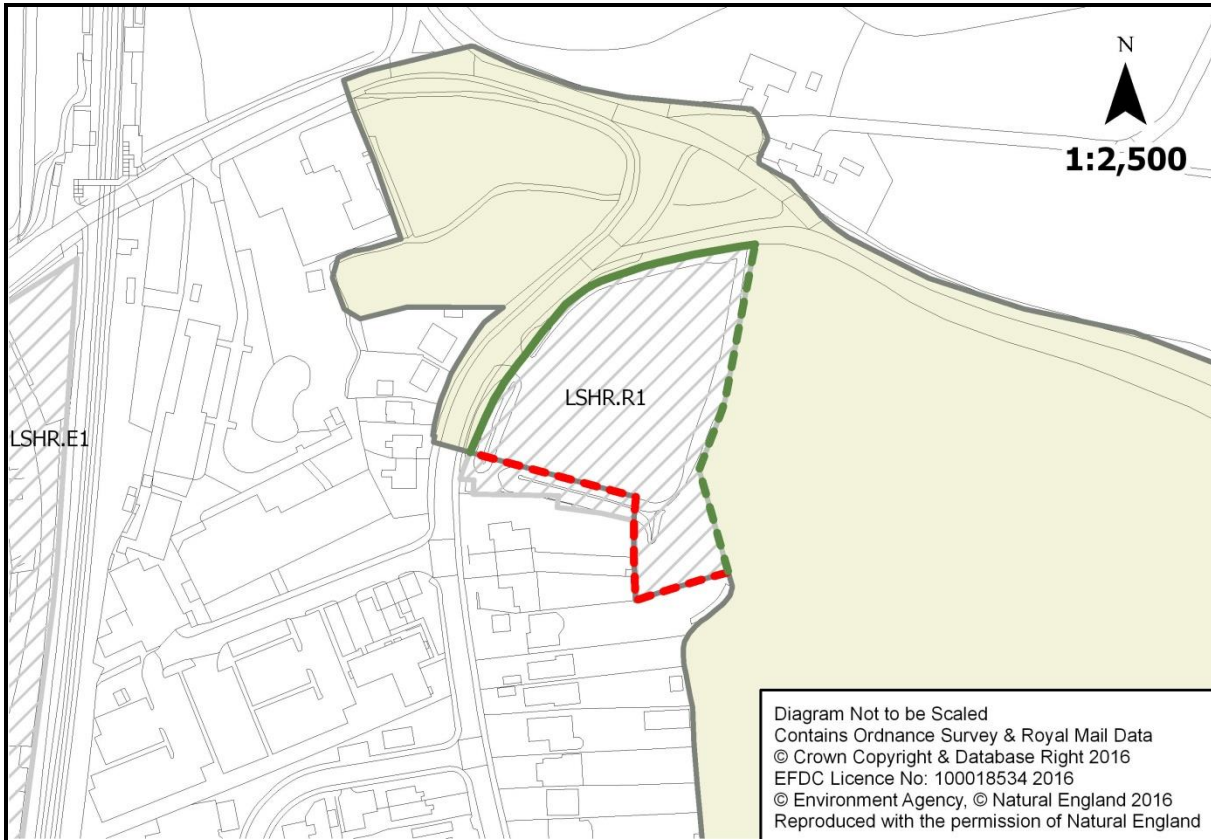
**Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)**

As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the southern and part of the eastern edge of the Concept Framework Plan Area. Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the north-east edge of the site. As part of the development proposals the existing feature along the north-eastern edge of the site may need to be strengthened.

Key included at beginning of Appendix.

Epping Forest District Local Plan – Submission Version 2017  
*BGP4 - Green Belt and District Open Land*

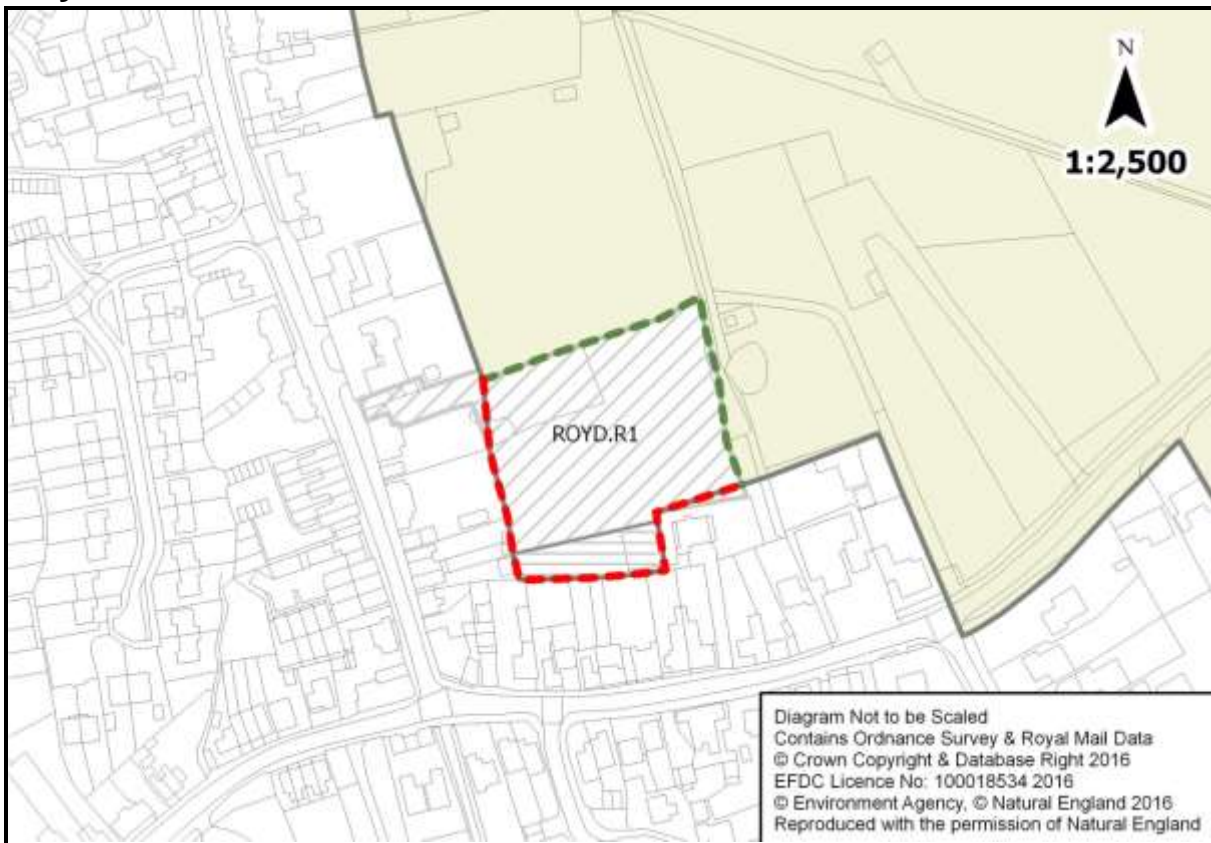
**Lower Sheering - Alteration 25**



<b>Alteration No:</b>	25	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Sheering	<b>Site Allocation Reference:</b>	LSHR.R1
<b>Settlement:</b>	Lower Sheering	<b>SLAA Site Reference:</b>	SR-0032
<b>Green Belt Review Stage 2 Parcel:</b>		<b>Area of land to be removed from the Green Belt:</b>	0.58 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows Sheering Lower Road and properties to the east of Sheering Lower Road. The proposed Green Belt boundary will require the strengthening of existing landscape features to the east and Lower Sheering Road to the north.			
<b>Justification</b>			
This alteration releases a residential allocation as above from the Green Belt in order to supports its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the eastern edge of the site will need to be strengthened.			

Key included at beginning of Appendix.

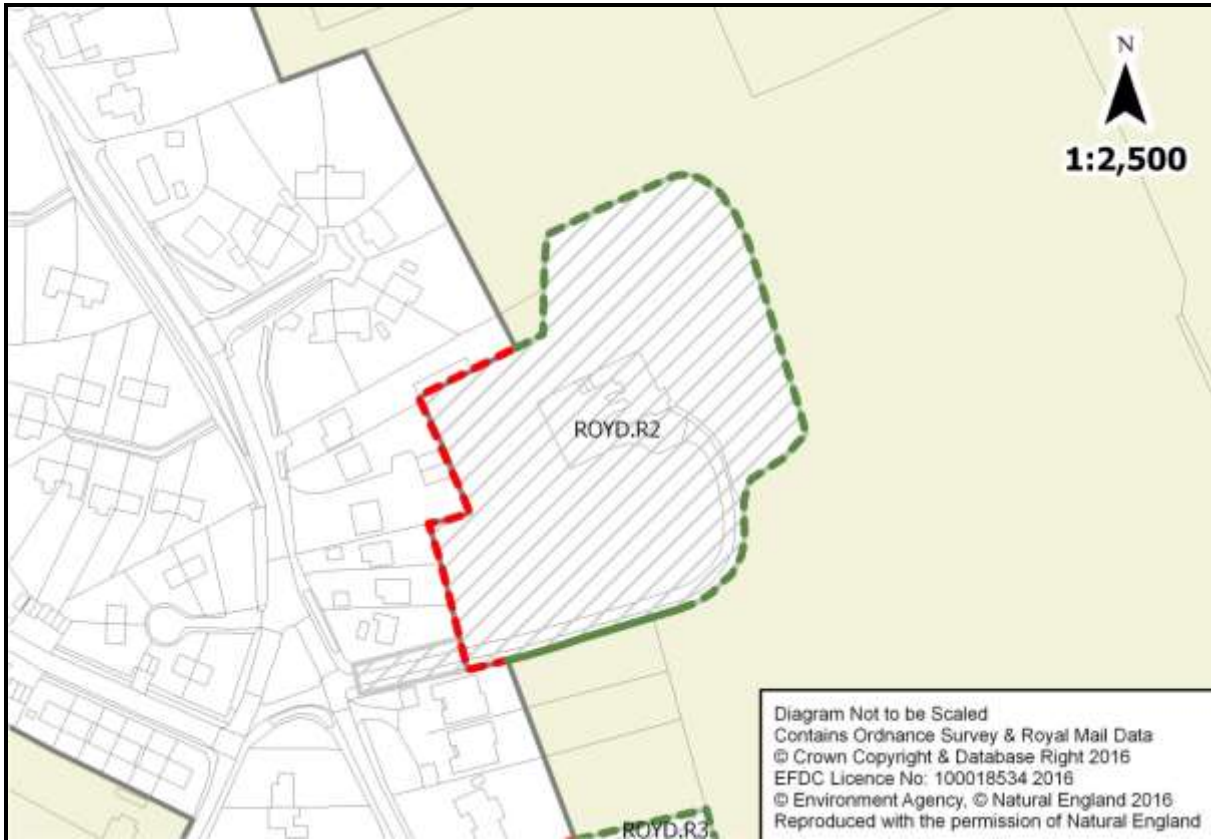
**Roydon - Alteration 26**



<b>Alteration No:</b>	26	<b>Type of Alteration:</b>	Site Allocation(s)
<b>Parish:</b>	Roydon	<b>Site Allocation Reference:</b>	ROYD.R1
<b>Settlement:</b>	Roydon	<b>SLAA Site Reference:</b>	SR-0169
<b>Green Belt Review Stage 2 Parcel:</b>	064.1	<b>Area of land to be removed from the Green Belt:</b>	0.54 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the rear of properties off B181 High Street and Harlow Road. The proposed Green Belt boundary will require the strengthening of existing landscape features to the north and east.			
<b>Justification</b>			
This alteration releases a residential allocation shown above from the Green Belt in order to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
Existing features in the landscape should be used as the new defensible boundary to the Green Belt on the northern and eastern edges of the site. As part of the development proposals the existing features along the northern and eastern edges of the site will need to be strengthened.			

Key included at beginning of Appendix.

**Roydon - Alteration 27**



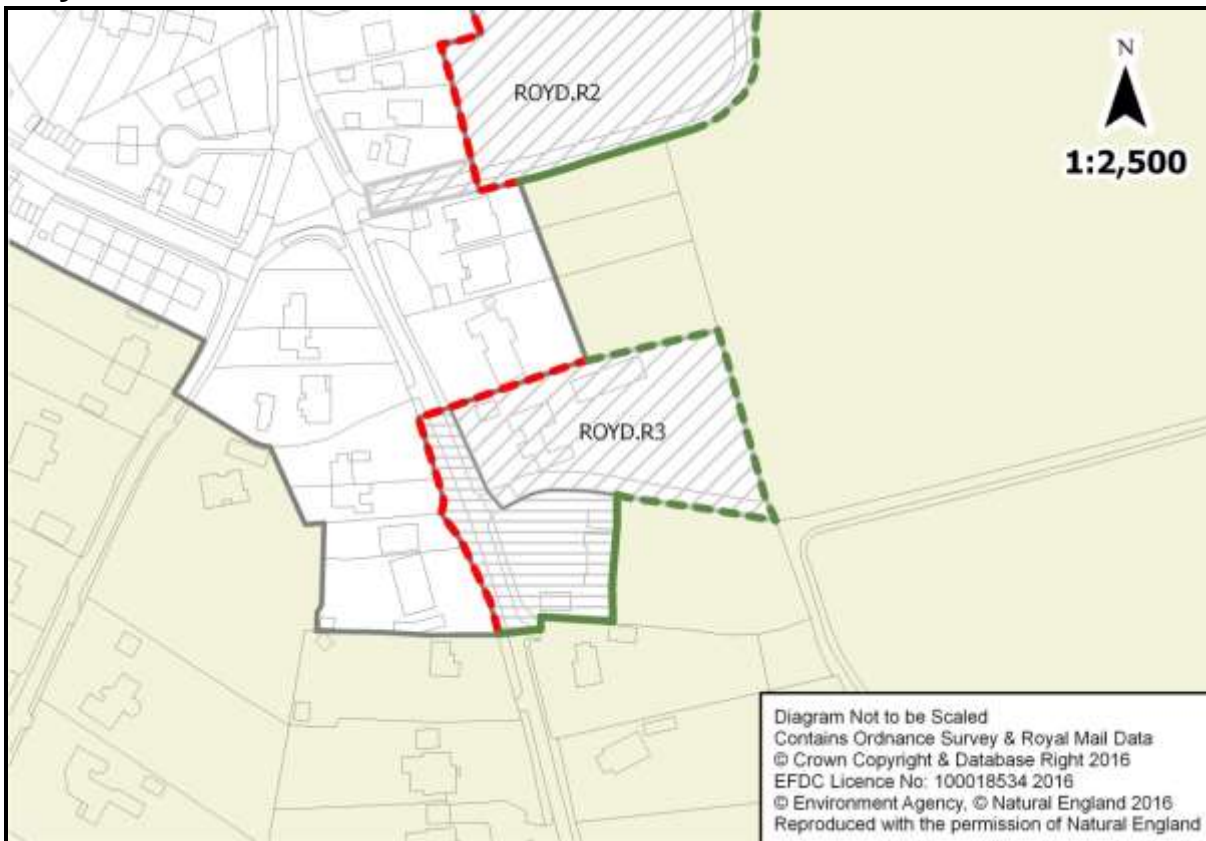
<b>Alteration No:</b>	27	<b>Type of Alteration:</b>	Site Allocation
<b>Parish:</b>	Roydon	<b>Site Allocation Reference:</b>	ROYD.R2
<b>Settlement:</b>	Roydon	<b>SLAA Site Reference:</b>	SR-0197-N
<b>Green Belt Review Stage 2 Parcel:</b>	064.4	<b>Area of land to be removed from the Green Belt:</b>	1.32 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the rear of properties off Epping Road. The proposed Green Belt boundary will comprise of an existing access road to the south and strengthening of existing landscape features to the north and east.			
<b>Justification</b>			
This alteration releases a residential allocation shown above from the Green Belt in order to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
As part of the development proposals, a new defensible boundary to the Green Belt will need to be established on the southern edge of the site. Existing features should be used as the new defensible boundary to the Green Belt along the northern and eastern edges of the site. As part of the development proposals the existing features along the northern and eastern edges of the site will need to be strengthened.			

## Roydon - Alteration 28



<b>Alteration No:</b>	28	<b>Type of Alteration:</b>	Site Allocation
<b>Parish:</b>	Roydon	<b>Site Allocation Reference:</b>	ROYD.R4
<b>Settlement:</b>	Roydon	<b>SLAA Site Reference:</b>	SR-0976
<b>Green Belt Review Stage 2 Parcel:</b>	064.6	<b>Area of land to be removed from the Green Belt:</b>	0.99 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the rear of properties off Park Fields. The proposed Green Belt boundary will require the strengthening of existing landscape features to the west and the creation of new defensible boundaries to the south through planting or other appropriate measures.			
<b>Justification</b>			
This alteration releases a residential allocation shown above from the Green Belt in order to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the southern edge of the site. An existing feature in the landscape should be used as the new defensible boundary to the Green Belt along the western edge of the site. As part of the development proposals the existing features along the western edge of the site will need to be strengthened.			

**Roydon - Alteration 29**



<b>Alteration No:</b>	29	<b>Type of Alteration:</b>	Site Allocation; Anomaly
<b>Parish:</b>	Roydon	<b>Site Allocation Reference:</b>	ROYD.R3
<b>Settlement:</b>	Roydon	<b>SLAA Site Reference:</b>	SR-0890
<b>Green Belt Review Stage 2 Parcel:</b>	064.4	<b>Area of land to be removed from the Green Belt:</b>	0.67 ha

**Description of Alteration**

The existing Green Belt boundary follows Epping Road and the rear of properties to the east of Epping Road. The proposed Green Belt boundary will comprise of existing planting to the south and require strengthening of existing landscape features to the north and east. This alteration includes the release of an anomaly in the form of residential properties off Epping Road.

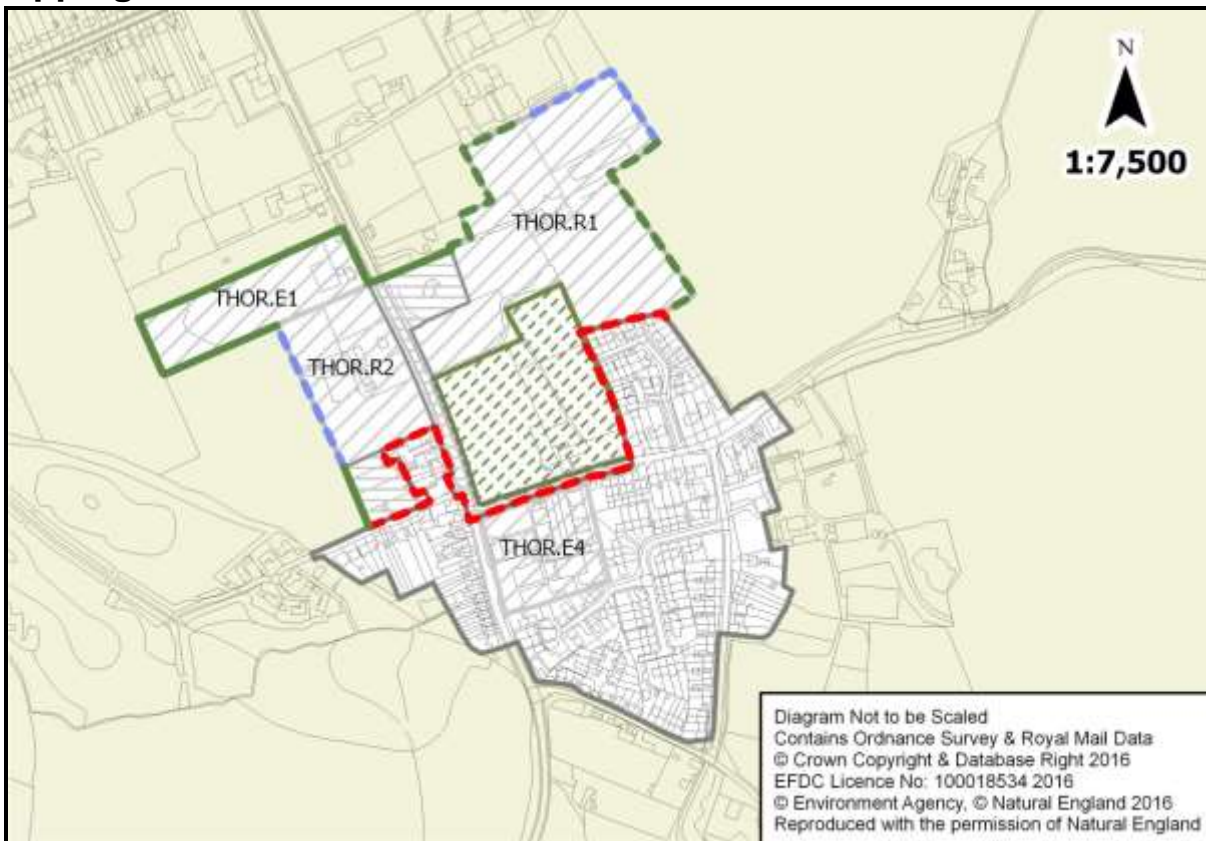
**Justification**

This alteration releases a residential allocation shown above from the Green Belt in order to support its allocation in the Local Plan. This alteration also seeks to regularise the position where previous development has taken place in the Green Belt and ensure the most defensible Green Belt boundary is protected.

**Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)**

As part of the development proposals, new defensible boundaries to the Green Belt will need to be established along the northern, eastern and southern edges of the site.

**Epping - Alteration 30**



<b>Alteration No:</b>	30	<b>Type of Alteration:</b>	Site Allocation; Anomaly
<b>Parish:</b>	Thornwood	<b>Site Allocation Reference:</b>	THOR.R1; THOR.R2; THOR.E1; THOR.E4
<b>Settlement:</b>	Epping	<b>SLAA Site Reference:</b>	SR-0149; SR-0410; E-092; EMP-0014
<b>Green Belt Review Stage 2 Parcel:</b>	070.5	<b>Area of land to be removed from the Green Belt:</b>	10.75 ha

**Description of Alteration**

The existing Green Belt boundary follows Weald Hall Lane and the residential area off Brookfield Road. The proposed Green Belt boundary to the west will comprise of the rear of properties off High Road, the creation of a new defensible boundary through planting or other appropriate measures along the boundary of THOR.R2 and existing planting along the boundary of THOR.E1. To the north, the boundary will comprise of existing planting, High Road, strengthening of existing landscape features and the creation of a new defensible boundary through planting or other appropriate measures to the north east. To the east, the new Green Belt boundary will comprise of the creation of a new defensible boundary through planting or other appropriate measures and strengthening of existing planting. This alteration includes the release of an anomaly from the Green Belt where a residential property to the east of the High Road and land to the rear of residential properties to the west of the High Road are located; and in the form of Thornwood Common.

**Justification**

This alteration removes residential allocations and an employment allocation shown above from the Green Belt to support their allocation in the Local Plan. The proposed alteration of the Green Belt boundary to release this area from the Green Belt will result in an anomaly. A local designation of District Open Land is proposed to ensure that this area is currently in recreational use is not vulnerable to inappropriate development proposals.



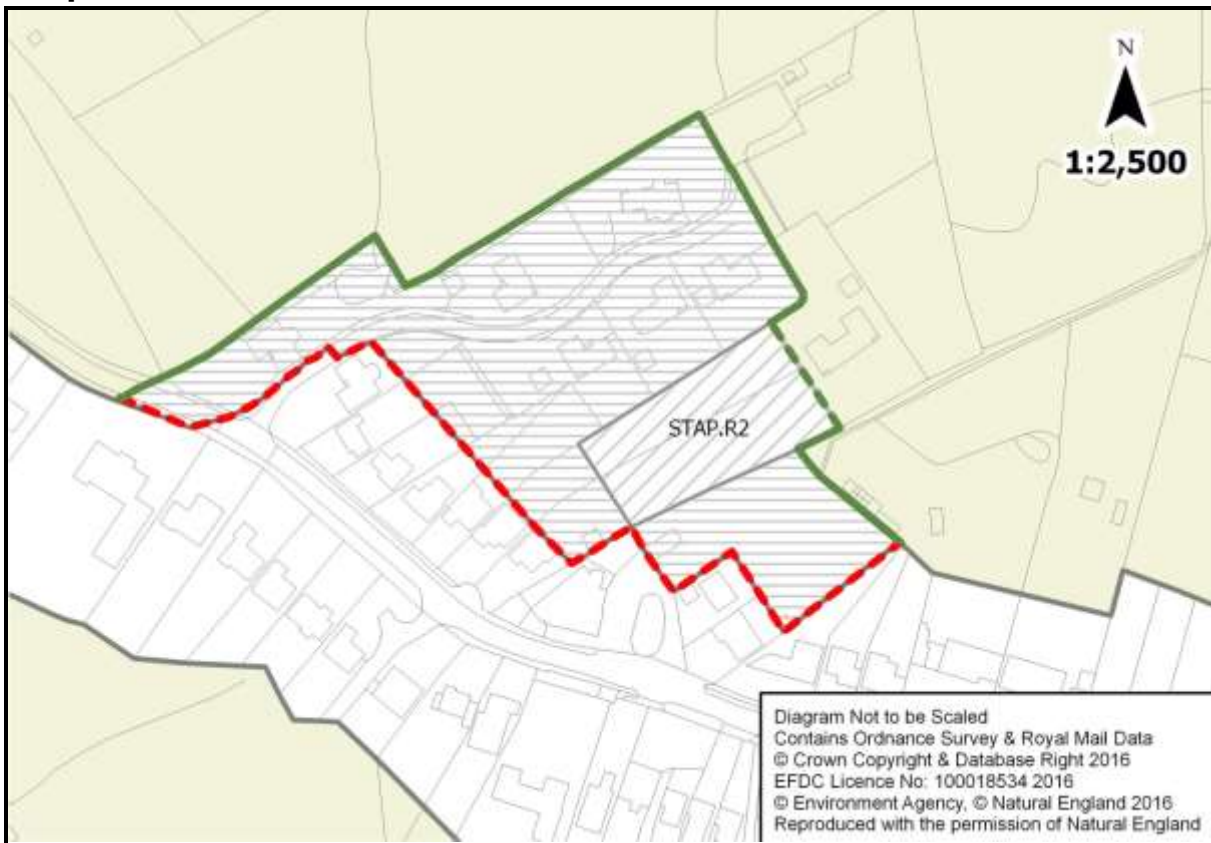
Epping Forest District Local Plan – Submission Version 2017  
*BGP4 - Green Belt and District Open Land*

**Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)**

**THOR.R1** - As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the northern edge of the site. Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the eastern and western edges of the site. As part of the development proposals the existing feature along the eastern edge of the site will need to be strengthened.

**THOR.R2** - As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the western edge of the site.

**Stapleford Abbots - Alteration 31**



<b>Alteration No:</b>	31	<b>Type of Alteration:</b>	Site Allocation; Anomaly
<b>Parish:</b>	Stapleford Abbots	<b>Site Allocation Reference:</b>	STAP.R2
<b>Settlement:</b>	Stapleford Abbots	<b>SLAA Site Reference:</b>	SR-0873
<b>Green Belt Review Stage 2 Parcel:</b>	N/A	<b>Area of land to be removed from the Green Belt:</b>	1.74 ha

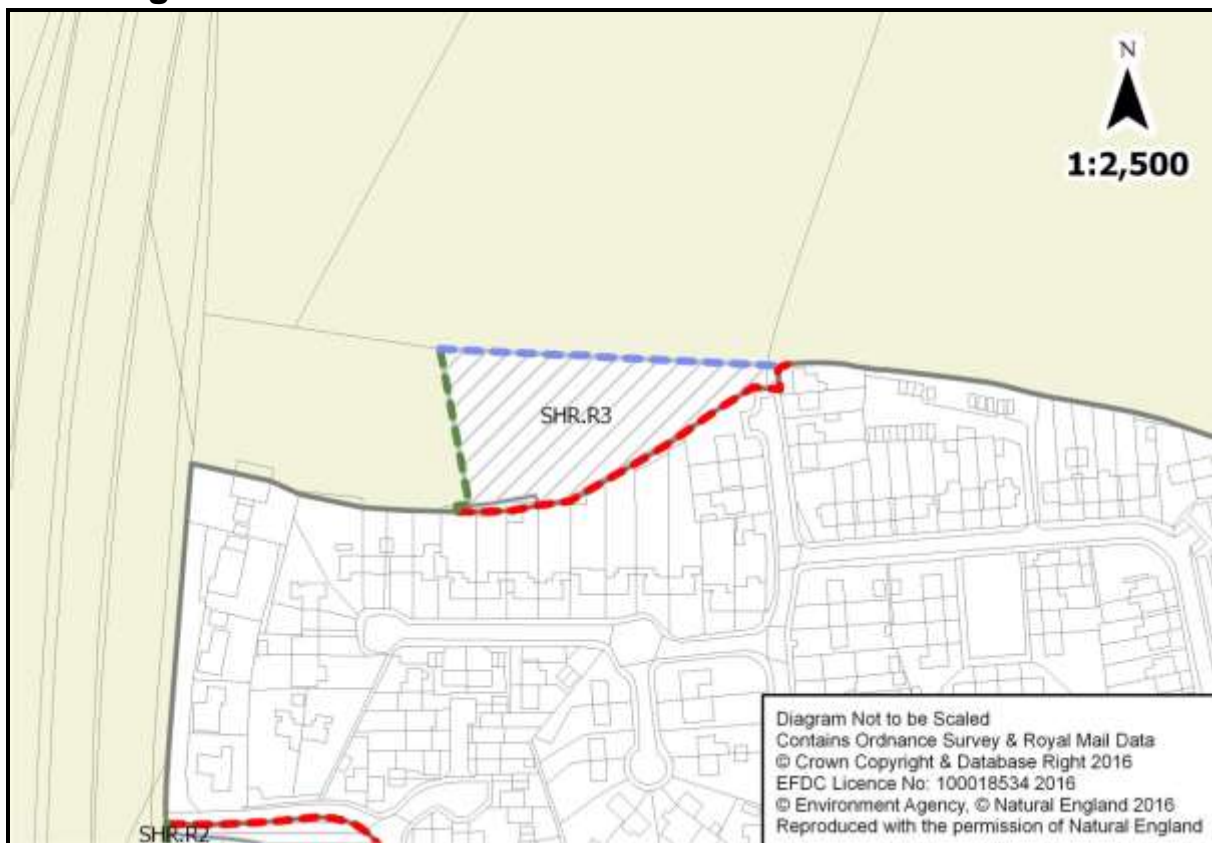
**Description of Alteration**

The existing Green Belt boundary follows Stapleford Road/Oak Hill Road and the rear of properties to the north of Stapleford Road. The proposed Green Belt boundary will comprise of the existing planting and rear of properties off Kensington Park to the west and partially to the east, and strengthening of existing landscape features to the east of allocation site STAP.R2. This alteration includes the release of an anomaly from the Green Belt in the form of residential properties off Kensington Park.

**Justification**

This alteration removes a residential allocation shown above from the Green Belt in order to support its allocation in the Local Plan. This alteration also seeks to regularise the position where previous development has taken place in the Green Belt and ensure that the most defensible Green Belt boundary is protected.

## Sheering - Alteration 32



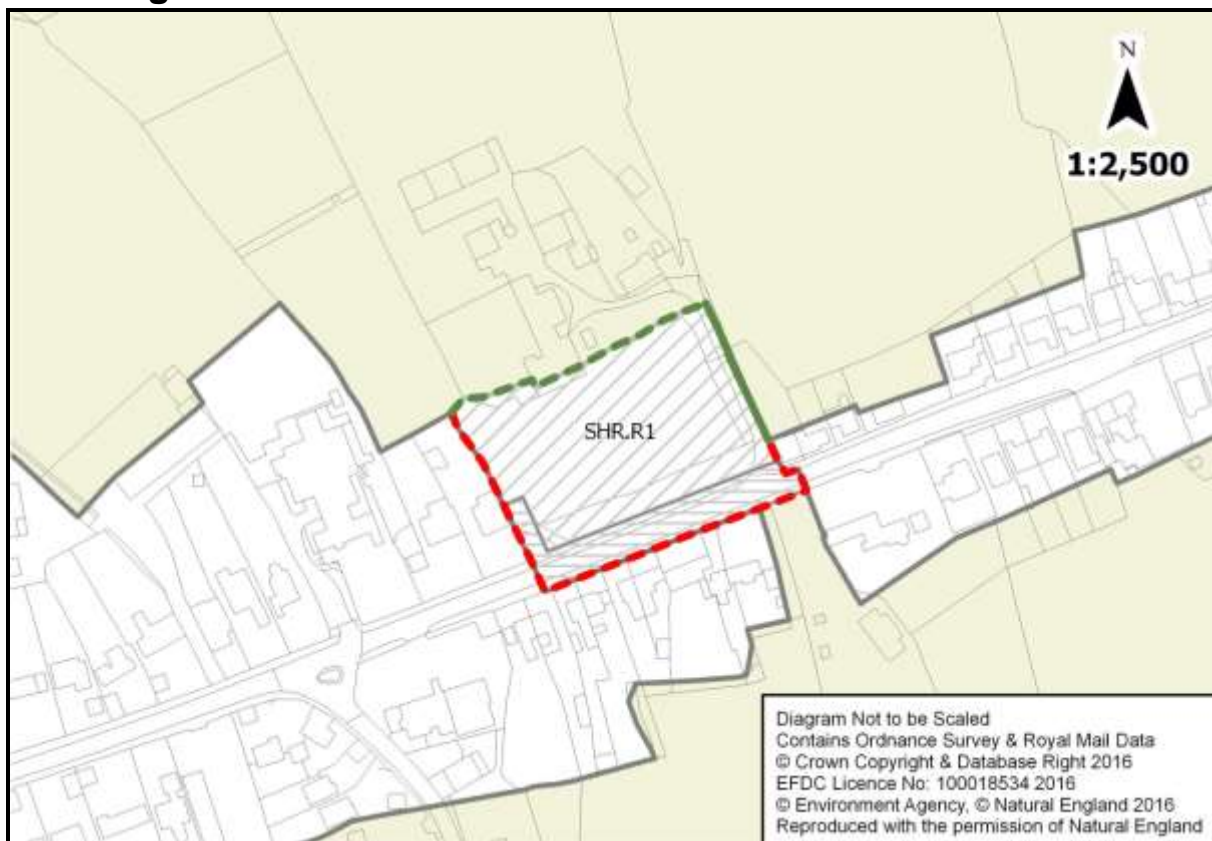
<b>Alteration No:</b>	32	<b>Type of Alteration:</b>	Site Allocation
<b>Parish:</b>	Sheering	<b>Site Allocation Reference:</b>	SHR.R3
<b>Settlement:</b>	Sheering	<b>SLAA Site Reference:</b>	SR-0311
<b>Green Belt Review Stage 2 Parcel:</b>	005.1	<b>Area of land to be removed from the Green Belt:</b>	0.37 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the rear of properties off Primley Lane. The proposed Green Belt boundary will require the creation of a new defensible boundary to the north and strengthening of existing landscape features to the northwest and west.			
<b>Justification</b>			
This alteration removes a residential allocation shown above from the Green Belt to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the northern edge of the site.			

**Sheering - Alteration 33**



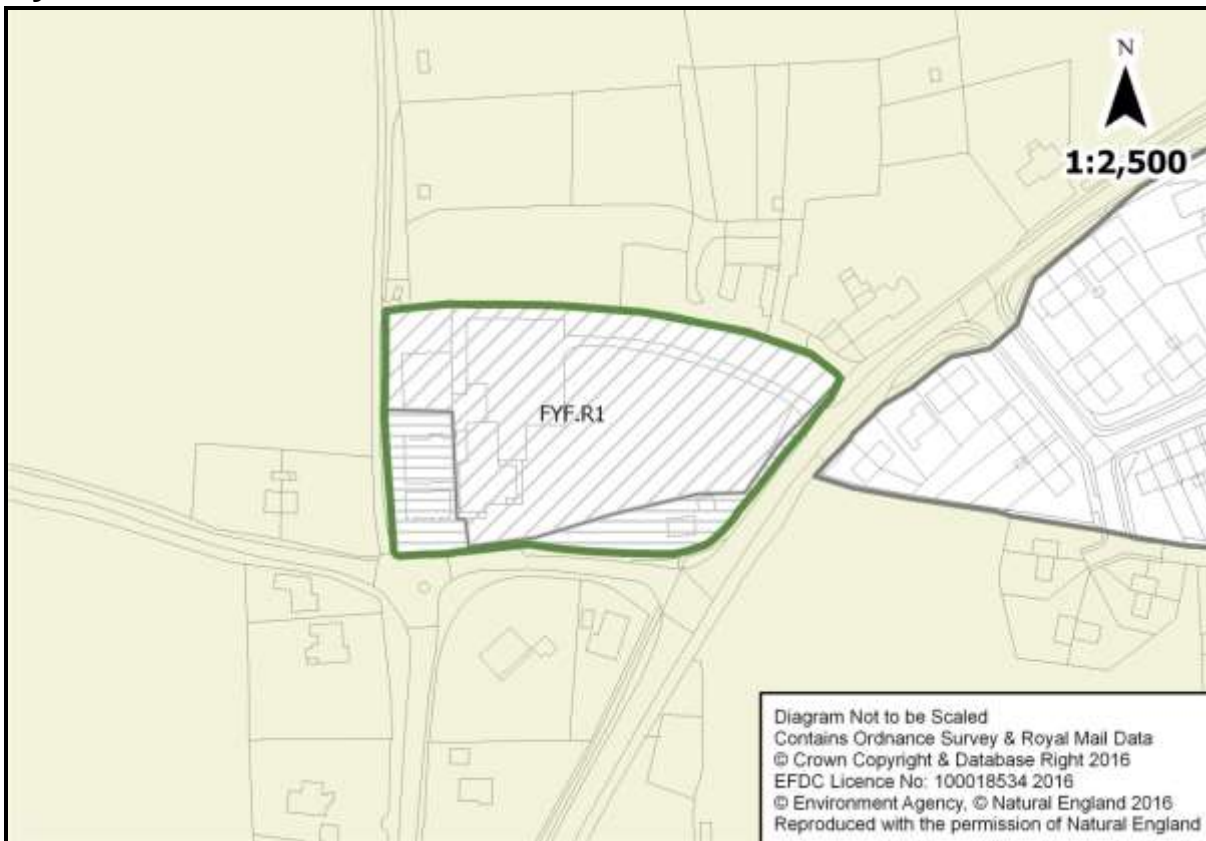
<b>Alteration No:</b>	33	<b>Type of Alteration:</b>	Site Allocation
<b>Parish:</b>	Sheering	<b>Site Allocation Reference:</b>	SHR.R2
<b>Settlement:</b>	Sheering	<b>SLAA Site Reference:</b>	SR-0073
<b>Green Belt Review Stage 2 Parcel:</b>	005.2	<b>Area of land to be removed from the Green Belt:</b>	3.21 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows Crown Close and the line of development of the west of Lower Sheering. The proposed Green Belt boundary will comprise of the M11 to the west and B183 Sheering Road to the south.			
<b>Justification</b>			
This alteration removes a residential allocation from the Green Belt to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the northern edge of the site will need to be strengthened.			

## Sheering - Alteration 34



<b>Alteration No:</b>	34	<b>Type of Alteration:</b>	Site Allocation
<b>Parish:</b>	Sheering	<b>Site Allocation Reference:</b>	SHR.R1
<b>Settlement:</b>	Sheering	<b>SLAA Site Reference:</b>	SR-0033
<b>Green Belt Review Stage 2 Parcel:</b>	005.1	<b>Area of land to be removed from the Green Belt:</b>	0.60 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary wraps round Sheering Church of England Primary School, then follows the B183 The Street. The proposed Green Belt boundary will require the strengthening of an existing field boundary to the north and the existing access road to the east. This alteration includes an anomaly in the form of the B183, allowing for the continuation of the Green Belt boundary along the rear of properties off B183.</p>			
<b>Justification</b>			
<p>This alteration removes a residential allocation shown above from the Green Belt to support its allocation in the Local Plan. This alteration also seeks to regularise the position where previous development has taken place in the Green Belt and ensure that the most defensible Green Belt boundary is protected.</p>			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
<p>An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the northern edge of the site will need to be strengthened.</p>			

**Fyfield - Alteration 35**



<b>Alteration No:</b>	35	<b>Type of Alteration:</b>	Site Allocation; Anomaly
<b>Parish:</b>	Fyfield	<b>Site Allocation Reference:</b>	FYF.R1
<b>Settlement:</b>	Fyfield	<b>SLAA Site Reference:</b>	SR-0935
<b>Green Belt Review Stage 2 Parcel:</b>	016.3	<b>Area of land to be removed from the Green Belt:</b>	1.03 ha
<b>Description of Alteration</b>			
There is no existing Green Belt boundary for this alteration. The proposed Green Belt boundary will comprise of Moreton Road to the south, Ongar Road to the east and existing features in the landscape to the north and west. This alteration includes an anomaly in the form of existing properties off Moreton Road.			
<b>Justification</b>			
This alteration removes a residential allocation shown above from the Green Belt to support its allocation in the Local Plan. This alteration also seeks to regularise the position where previous development has taken place in the Green Belt and ensure that the most defensible Green Belt boundary is protected.			

**High Ongar - Alteration 36**



<b>Alteration No:</b>	36	<b>Type of Alteration:</b>	Site Allocation
<b>Parish:</b>	High Ongar	<b>Site Allocation Reference:</b>	HONG.R1
<b>Settlement:</b>	High Ongar	<b>SLAA Site Reference:</b>	SR-0181
<b>Green Belt Review Stage 2 Parcel:</b>	023.4	<b>Area of land to be removed from the Green Belt:</b>	0.42 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary comprises of the rear of properties off Millfield. The proposed Green Belt boundary will comprise of Mill Lane to the east and the strengthening of existing landscape features to the south.			
<b>Justification</b>			
This alteration removes a residential allocation shown above from the Green Belt to aid its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the southern edge of the site.			

**Stapleford Abbots - Alteration 37**



<b>Alteration No:</b>	37	<b>Type of Alteration:</b>	Site Allocation
<b>Parish:</b>	Stapleford Abbots	<b>Site Allocation Reference:</b>	STAP.R1
<b>Settlement:</b>	Stapleford Abbots	<b>SLAA Site Reference:</b>	SR-0242-N
<b>Green Belt Review Stage 2 Parcel:</b>	Stapleford Abbots	<b>Area of land to be removed from the Green Belt:</b>	2.33 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows B175 Oak Hill Road. The proposed Green Belt boundary will require the strengthening of existing features to the south, east and west.			
<b>Justification</b>			
This alteration removes a residential allocation shown above from the Green Belt to support its allocation in the Local Plan.			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the southern edge of the site will need to be strengthened.			

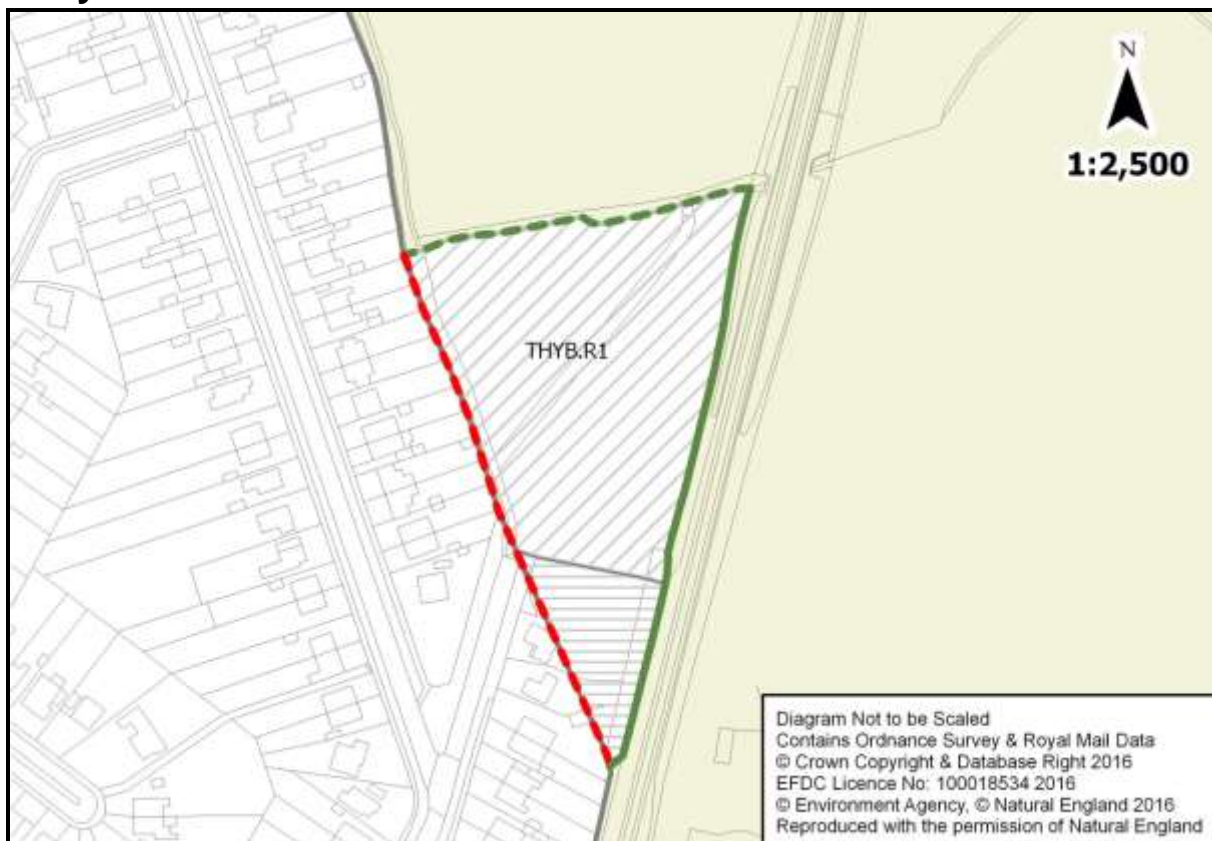


**Stapleford Abbots - Alteration 38**



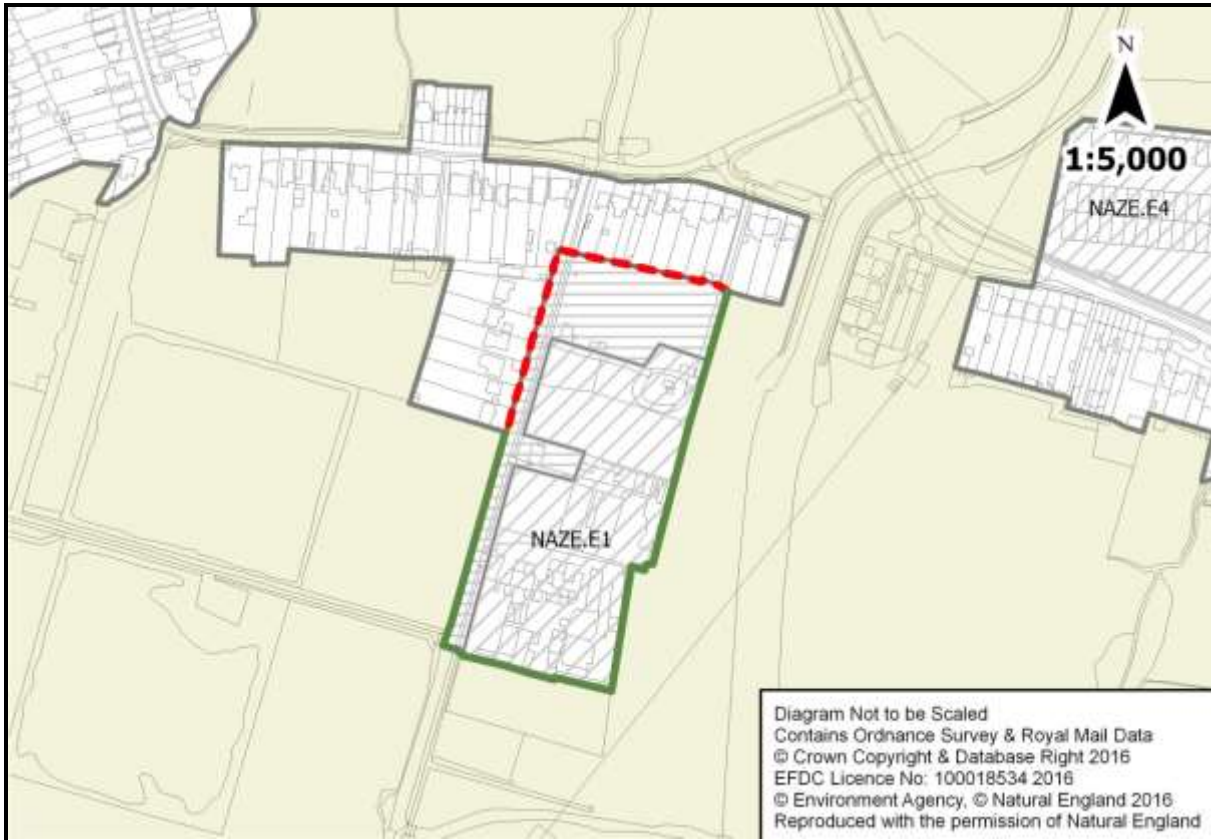
<b>Alteration No:</b>	38	<b>Type of Alteration:</b>	Site Allocation
<b>Parish:</b>	Stapleford Abbots	<b>Site Allocation Reference:</b>	STAP.R3
<b>Settlement:</b>	Stapleford Abbots	<b>Planning Application Reference:</b>	EPF/0781/17
<b>Green Belt Review Stage 2 Parcel:</b>	N/A	<b>Area of land to be removed from the Green Belt:</b>	0.24 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the line of development off Stapleford Road. The proposed Green Belt boundary will comprise of the boundary of development once the scheme is built.			
<b>Justification</b>			
This alteration seeks to regularise the position where the site has been granted planning permission.			

## Theydon Bois - Alteration 39



<b>Alteration No:</b>	39	<b>Type of Alteration:</b>	Site Allocation; Anomaly
<b>Parish:</b>	Theydon Bois	<b>Site Allocation Reference:</b>	THYB.R1
<b>Settlement:</b>	Theydon Bois	<b>SLAA Site Reference:</b>	SR-0070
<b>Green Belt Review Stage 2 Parcel:</b>	043.1	<b>Area of land to be removed from the Green Belt:</b>	1.11 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary follows the rear of properties off Dukes Avenue and Forest Drive. The proposed Green Belt boundary will comprise the Central Line to the east, require the strengthening of existing landscape features to the north. This alteration includes the release of an anomaly from the Green Belt in the form of land to the rear of a residential property off Forest Drive.</p>			
<b>Justification</b>			
<p>This alteration removes a residential allocation shown above from the Green Belt to support its allocation in the Local Plan. This alteration also seeks to regularise the position where previous development has taken place in the Green Belt.</p>			
<b>Site Requirements (Epping Forest District Local Plan Submission Version, Appendix 6)</b>			
<p>An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the northern edge of the site will need to be strengthened.</p>			

**Nazeing - Alteration 40**



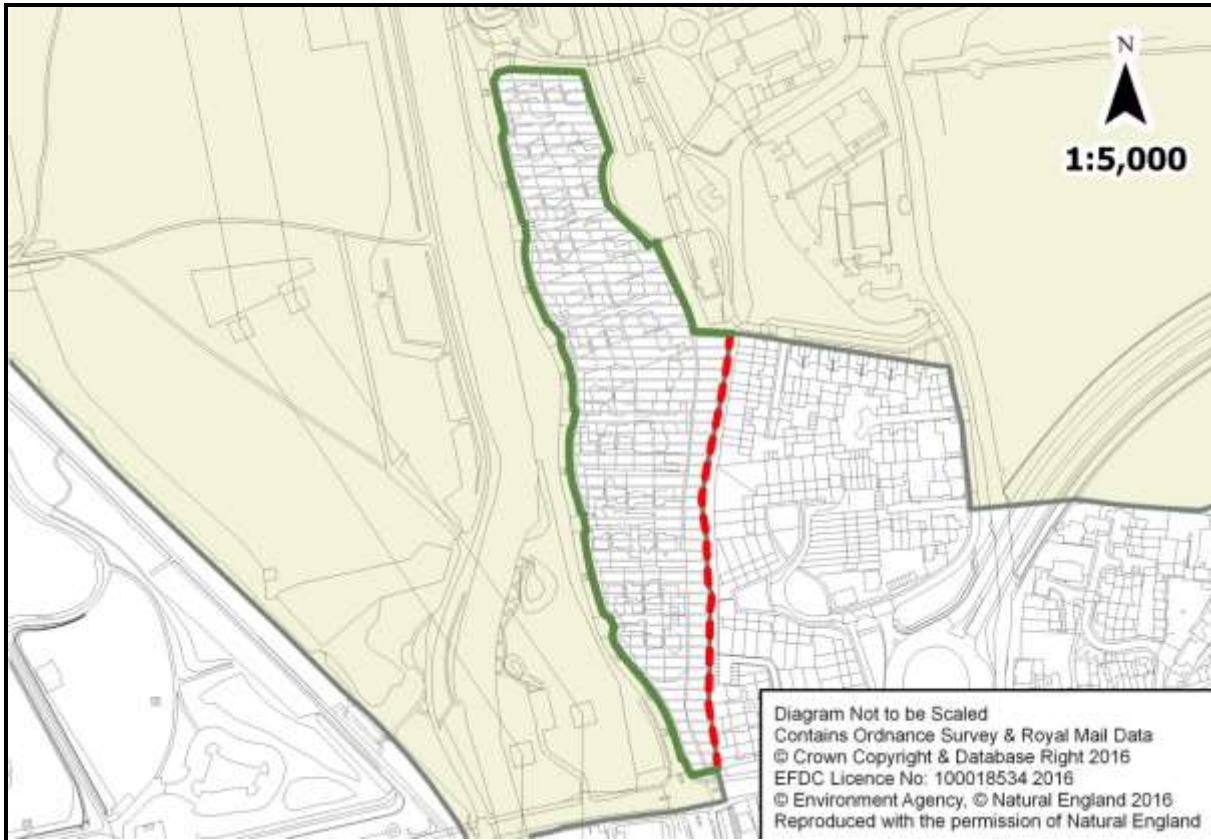
<b>Alteration No:</b>	40	<b>Type of Alteration:</b>	Site Allocation
<b>Parish:</b>	Nazeing	<b>Site Allocation Reference:</b>	NAZE.E1
<b>Settlement:</b>	Nazeing	<b>SLAA Site Reference:</b>	
<b>Green Belt Review Stage 2 Parcel:</b>	N/A	<b>Area of land to be removed from the Green Belt:</b>	3.14 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary follows Green Lane and the rear of properties off Old Nazeing Road. The proposed Green Belt boundary will comprise of existing planting and Green Lane. This alteration includes an anomaly where land to the rear of properties off Old Nazeing Road is located.</p>			
<b>Justification</b>			
<p>This alteration removes an employment allocation from the Green Belt to support its allocation in the Local Plan. This alteration also seeks to regularise the position where previous development has taken place in the Green Belt and ensure that the most defensible Green Belt boundary is protected.</p>			

**High Ongar - Alteration 41**



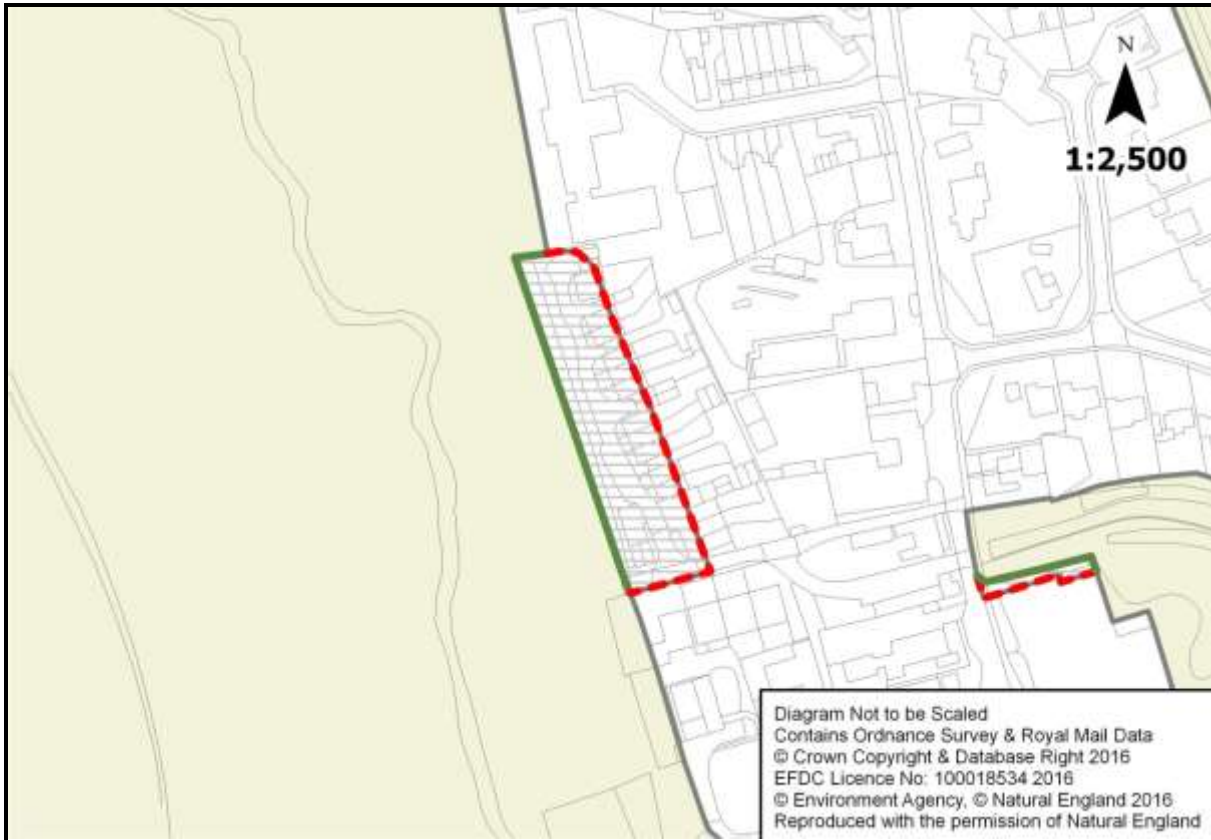
<b>Alteration No:</b>	41	<b>Type of Alteration:</b>	Anomaly
<b>Parish:</b>	High Ongar	<b>Site Allocation Reference:</b>	N/A
<b>Settlement:</b>	High Ongar	<b>SLAA Site Reference:</b>	N/A
<b>Green Belt Review Stage 2 Parcel:</b>	023.5	<b>Area of land to be removed from the Green Belt:</b>	1.38 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows Mill Lane and the rear of properties off The Street. The proposed Green Belt boundary will comprise of the rear of properties off Mill Grove. This alteration is to release an anomaly from the Green Belt where residential properties off Mill grove are located.			
<b>Justification</b>			
This alteration seeks to regularise the position where previous development has taken place in the Green Belt.			

**Waltham Abbey - Alteration 42**



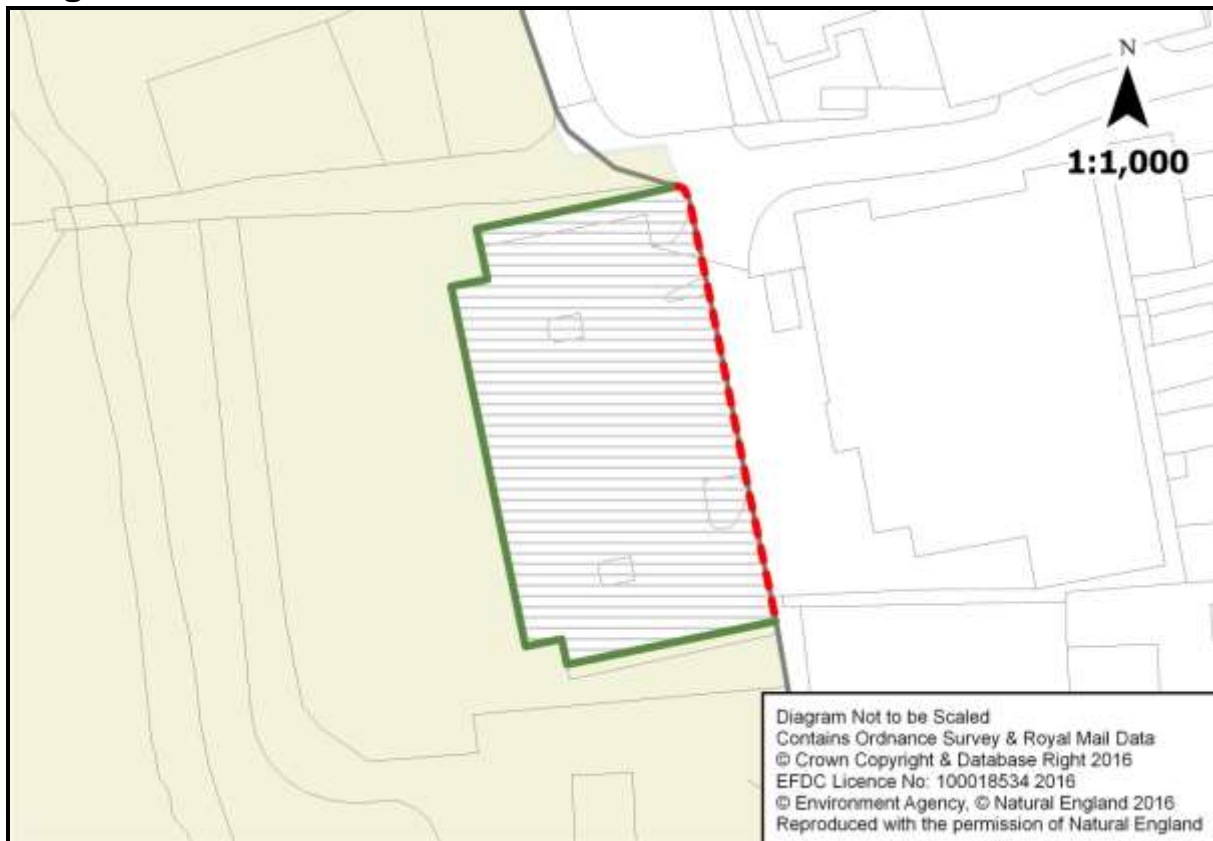
<b>Alteration No:</b>	42	<b>Type of Alteration:</b>	Anomaly
<b>Parish:</b>	Waltham Abbey	<b>Site Allocation Reference:</b>	N/A
<b>Settlement:</b>	Waltham Abbey	<b>SLAA Site Reference:</b>	N/A
<b>Green Belt Review Stage 2 Parcel:</b>	061.3	<b>Area of land to be removed from the Green Belt:</b>	3.38 ha
<b>Description of Alteration</b>			
<p>The existing Green Belt boundary follows the River Lea and B194 Highbridge Street. The proposed Green Belt boundary will comprise of Beaulieu Drive to the west, Hoppit Road to the north and the River Lea to the east. This alteration is to release an anomaly from the Green Belt where residential properties off Beaulieu Drive are located.</p>			
<b>Justification</b>			
<p>This alteration seeks to regularise the position where previous development has taken place in the Green Belt.</p>			

**Ongar - Alteration 43**



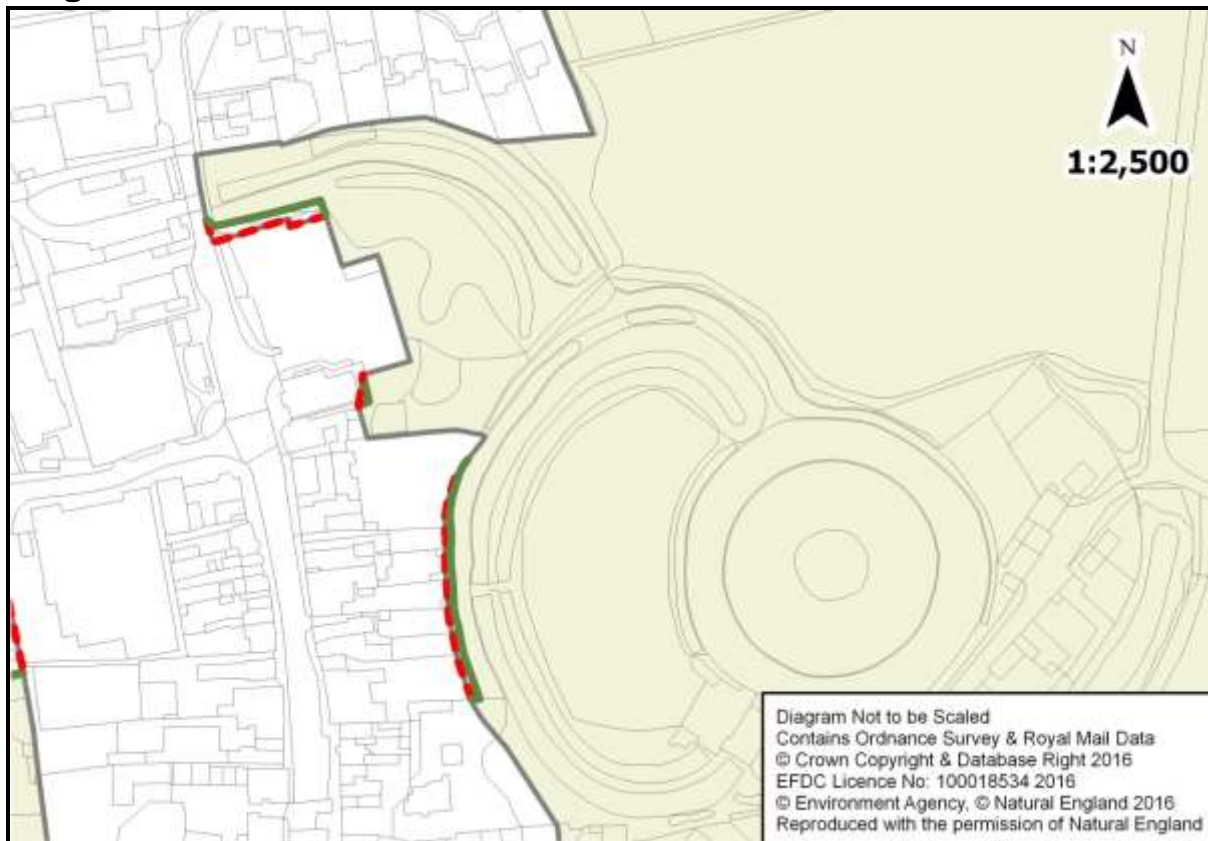
<b>Alteration No:</b>	43	<b>Type of Alteration:</b>	Anomaly
<b>Parish:</b>	Ongar	<b>Site Allocation Reference:</b>	N/A
<b>Settlement:</b>	Ongar	<b>SLAA Site Reference:</b>	N/A
<b>Green Belt Review Stage 2 Parcel:</b>	023.2	<b>Area of land to be removed from the Green Belt:</b>	0.30 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the rear of properties off High Street. The proposed Green Belt boundary comprises of the boundary of existing residential properties off High Road including the access road to the west of the properties.			
<b>Justification</b>			
This alteration seeks to regularise the position where previous development has taken place in the Green Belt.			

**Ongar - Alteration 44**



<b>Alteration No:</b>	44	<b>Type of Alteration:</b>	Anomaly
<b>Parish:</b>	Ongar	<b>Site Allocation Reference:</b>	N/A
<b>Settlement:</b>	Ongar	<b>SLAA Site Reference:</b>	N/A
<b>Green Belt Review Stage 2 Parcel:</b>	023.2	<b>Area of land to be removed from the Green Belt:</b>	0.19 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the rear of properties off High Street. The proposed Green Belt boundary comprises of the boundary of the Sainsburys car park.			
<b>Justification</b>			
This alteration seeks to regularise the position where previous development has taken place in the Green Belt.			

**Ongar - Alteration 45**



<b>Alteration No:</b>	45	<b>Type of Alteration:</b>	Anomaly
<b>Parish:</b>	Ongar	<b>Site Allocation Reference:</b>	N/A
<b>Settlement:</b>	Ongar	<b>SLAA Site Reference:</b>	N/A
<b>Green Belt Review Stage 2 Parcel:</b>	023.2	<b>Area of land to be removed from the Green Belt:</b>	0.03 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows the rear of properties off the High Street. The proposed Green Belt boundary comprises of the current line of properties off the High Street.			
<b>Justification</b>			
This alteration seeks to regularise the position where previous development has taken place in the Green Belt.			



**Loughton - Alteration 46**



<b>Alteration No:</b>	46	<b>Type of Alteration:</b>	Site Allocation; Anomaly
<b>Parish:</b>	Loughton	<b>Site Allocation Reference:</b>	LOU.E2
<b>Settlement:</b>	Loughton	<b>SLAA Site Reference:</b>	EMP-0002b
<b>Green Belt Review Stage 2 Parcel:</b>	N/A	<b>Area of land to be removed from the Green Belt:</b>	2.38 ha

<b>Description of Alteration</b>
The existing Green Belt boundary follows Langston Road and wraps around the building of the Bank of England Printing Works. The proposed Green Belt boundary will comprise of Langston Road and existing planting to the north. This alteration includes an anomaly in the form of the Central Line railway track and sidings.
<b>Justification</b>
The alteration removes an employment allocation shown above from the Green Belt to support its allocation in the Local Plan. This alteration also seeks to ensure that the most defensible boundary is protected.

**Roydon - Alteration 47**



<b>Alteration No:</b>	47	<b>Type of Alteration:</b>	Anomaly
<b>Parish:</b>	Roydon	<b>Site Allocation Reference:</b>	N/A
<b>Settlement:</b>	Roydon	<b>SLAA Site Reference:</b>	N/A
<b>Green Belt Review Stage 2 Parcel:</b>	064.8	<b>Area of land to be removed from the Green Belt:</b>	0.22 ha
<b>Description of Alteration</b>			
The existing Green Belt boundary follows Epping Road. The proposed Green Belt boundary will comprise of the boundary of development once the scheme is built.			
<b>Justification</b>			
This alteration seeks to regularise the position where the site has been granted planning permission.			