



# **ONE BOROUGH ONE PLAN**

**London Borough of Barking and Dagenham  
Green Belt Review**

**October 2015**

# Contents

<b>BASELINE STEPS</b>	<b>PAGE</b>
1) Purpose of the Review.....	3
2) Purpose of the Green Belt.....	3
3) The Boroughs Green Belt .....	3
4) Previous Amendments to the Green Belt.....	5
5) Green Belt Policy Review.....	6
6) Approach to the Review.....	7
7) Establishing Green Belt Parcels.....	10
 <b>STEP ONE</b>	
8) Step One - An Audit of Green Belt Sites.....	13
 <b>SPEP TWO</b>	
9) Parcel Analysis and Site Reports.....	13 - 61
 <b>STEP THREE</b>	
10) Step Three – Justifying New Land Into The Green Belt.....	62 - 68
 <b>STEP FOUR</b>	
11) Step Four - Justifying Partial Removals from the Green Belt .....	69 – 77
 <b>STEP FIVE</b>	
12) Step Five - Defining New Boundaries.....	78 - 81
 <b>CONCLUSION</b>	
13) Conclusion and the Local Plan Review.....	82



## **1. Purpose of the Review**

Barking and Dagenham has 531.25 hectares of designated green belt land. This equates to fourteen percent of the boroughs total land area<sup>1</sup>. Its location is set out on the next page (page four).

The boroughs green belt was last reviewed and modified in 1996. Since then the borough has witnessed significant change. This has necessitated the need for a review of the green belt, in order to make sure that it is still fit for purpose. Additionally, the Council is currently preparing a new local plan. As green belt designations can only be modified through the preparation of new development plan documents; this offers an appropriate opportunity for such a review.

The main aim and purpose of this study is to explore if the green belt still fulfils a planning purpose and secondary if boundaries can be changed to create a more effective and defensive green belt. The full aims of the review are set out below:

- establish an appropriate methodology to assess if green belt sites are still fit for purpose;
- assess green belt parcels (sites) to understand if in principle, parcels fulfil, in part or in whole, the green belt objectives set out in national planning policy;
- in concert with the previous aim, recommend a course of action for green belt sites, for them to either be, retained in full or removed from the green belt;
- where it has been established that sites do meet a green belt purpose, explore whether there are opportunities to partially remove parts of the green belt or include new land in the green belt to aid more stronger and defensible boundaries;
- on the basis of the recommendation set out possible new green belt boundaries.

## **2. Purpose of the Green Belt**

The green belt has five main purposes. Not all green belt land should fulfil all of the five but at least one to be considered worthy of retention. These purposes are set out in the National Planning Policy Framework (NPPF) at paragraph 80, which sets five green belt priorities<sup>2</sup>. First, green belt land should provide a buffer to stop the sprawl of large build up areas. Second, it should prevent neighbouring towns from merging into one another. Third, assist in safeguarding the countryside from encroachment. Forth, green belts should preserve the special character of historic towns. Fifth they should assist in urban regeneration by recycling of derelict urban land. If sites do not satisfy one of these purposes than the site in question should not be considered worthy of green belt designation.

## **3. The Boroughs Green Belt**

As can be seen on the map of the Borough set out on the next page (page four), the green belt is located on the eastern and northern edge of the borough. This is situated close to the boundary with LB<sup>3</sup> Havering and LB Redbridge.

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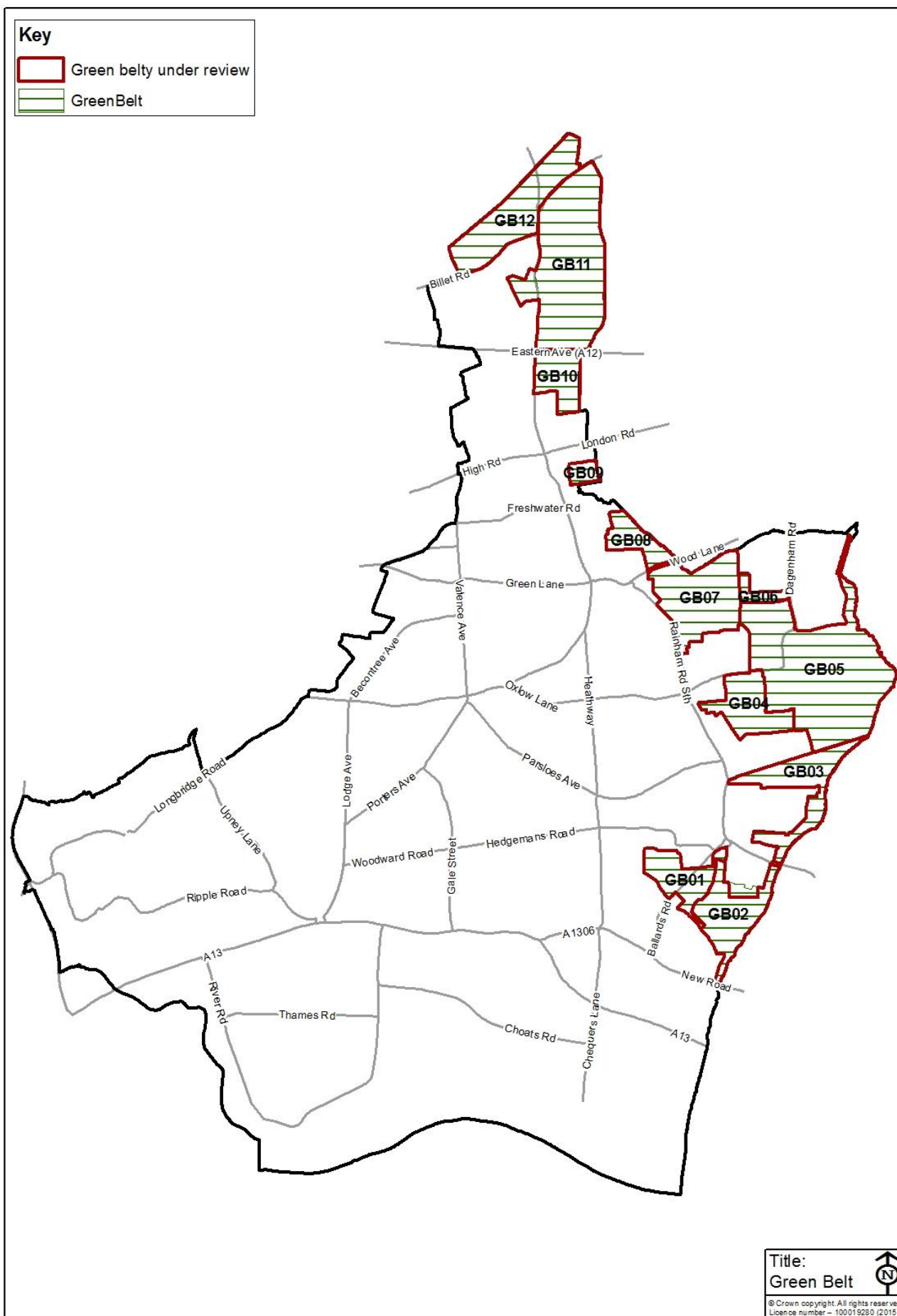
<sup>1</sup> The Borough covers 3,778 hectares.

<sup>2</sup> NPPF:

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<sup>3</sup> LB stands for London Borough





## 4. Previous Amendments to the Boroughs Green Belt

The previous Unitary Development Plan (UDP), adopted in 1996 included the last review of the green belt. Land excluded from the green belt through the adopted UDP was the following:

- Approximately 4.4 ha of land was removed from the green belt at Warren Comprehensive School, Whalebone Lane North as it did not serve to enhance the strategic role of the green belt.
- Approximately 1.6 ha of land was removed from the green belt at Fambridge Road, as the land had been developed for housing and therefore no longer provided a strategic green belt function.
- Approximately 7.0 ha of land was removed from the green belt Robert Clack and All Saints Comprehensive School as they did not serve to enhance the strategic function of the green belt.
- Approximately 3.6 ha of land was removed from the green belt at Eastbrook School as it no longer played a strategic function.
- Approximately 1.3 ha of land was removed from the green belt on Rainham Road South as it no longer played a strategic function.
- Approximately 4.9 ha of land at the Barking College of Technology (now known as Barking and Dagenham College) was excluded from the green belt as it no longer served a strategic role.
- Approximately 1.6 ha of land at the site previously known as D65, located at the eastern end of Rhone Poulenc Rorer Factory, close to Rainham Road South had been partly developed for industrial use and did not serve a strategic function in the green belt.

Land included in the green belt through the UDP was the following:

- Approximately 4.8 ha of land off Whalebone Lane North, at Marks Gate, designated as a cemetery, it was seen that this would enhance the strategic role of the green belt.
- Approximately 4.7 ha of land at Eastbrookend designated as public open space and 1.25 ha of land between the rear of Goresway and the borough boundary extending north to the sewerage pipe. I
- Approximately 3.5 ha incorporating the “Woodlands” listed building and its grounds to the south west of Central Park, so that Rainham Road South can continue as a defensible and logical boundary to the green belt in this area.
- Approximately 3.3 ha of land at Manor Road sports ground, allocated as public open space would enhance the green belt land.
- Approximately 1.7 ha of land between Oval Road North and the Leys Hospital site has been included within the green belt.

In total approximately 24.4 ha of was released from the green belt and 18 ha was newly designated through the adoption of the UDP (1996). Therefore a net loss of 6.4 land from the green belt. The currently adopted Local Plan, which formed from the adoption of the Core Strategy in 2010, did not include a review of the green belt. As such the previous review was some 19 years ago. It is not clear from available evidence if a green belt review was undertaken between the years from the establishment of the green belt to 1996. The UDP replaced the Essex Initial Development Plan (1957), the Greater London Development Plan (1976), and the Barking Town Centre Action Local Plan (1988). Consequently, it is likely that the UDP revisions were the first comprehensive revision since the green belts establishment.

## 5. Green Belt Policy Review

### National Planning Policy

National Planning Policy is set out in the National Planning Policy Framework (NPPF) (2012). Chapter Nine concerns the green belt (at paragraphs 79 to 92). Paragraph 80 sets out the purposes of the green belt:

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Paragraph 84 of the NPPF states, when drawing or reviewing green belt boundaries Local Planning Authorities (LPAs) 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.

Additionally, paragraph 85 of the NPPF states that 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 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 long-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.

### London Plan and the Local Policy Context

Policy 7.16 of the Further Alterations to the London Plan (FALP) (2015) regards the green belt. This states that the mayor strongly supports the current extent of London's green belt, its extension in appropriate circumstances and its protection from inappropriate development.

Current local policy on the green belt is set out in the Core Strategy (2010) Policy CM3 states the boroughs green belt will be protected and maintained in accordance with national policy. Furthermore, the Proposals Map (2012) sets the green belt designations.

## 6. Approach to the Review

### Literature Review

The study has explored other green belt reviews. There have been a number of reviews which have been prepared relatively recently in other areas of the UK as well as in London. The most prominent example is the LB Redbridge green belt review prepared in May 2010. Specifically, the methodology utilised to assess green belts has been explored comprehensively in previous green belt reviews of note:

- **LB Redbridge – Green Belt Review (2010) (Colin Buchanan)** – Utilises a scoring system to understand how green belt parcels (sites) function against the purposes of the green belt set out in national policy.
- **Woking District – Green Belt Review (2014) (Peter Brett)** - Incorporating a green belt reviewing analysis alongside a recommendation regarding alternative land uses. Based on a suitability assessment from critical to very low for each green belt purpose.
- **LB Enfield – Green Belt Boundary Review (2013) (Prepared by Council)** – A limited assessment of the green belt exploring boundary changes.

There were other green belt reviews which have been undertaken across the Country. Reviews seem to have one of the following three aims; 1.) a full review of the green belt based on a number based scoring system, 2.) a review which limits its scope to minor changes due to organic growth and changes; 3.) a full review of the green belt which includes identifying what remove land could be utilised for in the future.

### Our Approach

The review has taken into account the approaches of other Local Planning Authorities. In doing so and taking into account the objectives set out at the beginning of the document, the review will explore the following:

- 1) If green belt sites in general perform a green belt role;
- 2) If so, are there parts of green belt sites which could be taken out of the green belt;
- 3) Thirdly, is there an opportunity, for the purposes of creating strong green belt boundaries to add land to the green belt.

### Establishing Methods

The review will exploit the following methods to undertake this review

- **Set Scoring System** - The main analysis set out in section two will utilise a scoring mechanism. All national green belt priorities are equal and as such if it was interpreted that a green belt parcel works against one of the five national planning policy green belt criteria then it is denoted with a score of one. If a green belt received at least one mark it is deduced that the parcel is undertaking a green belt function in principle. The approach utilises the interpretation of national green belt policy set out in chapter six of this review (pages seven and eight).

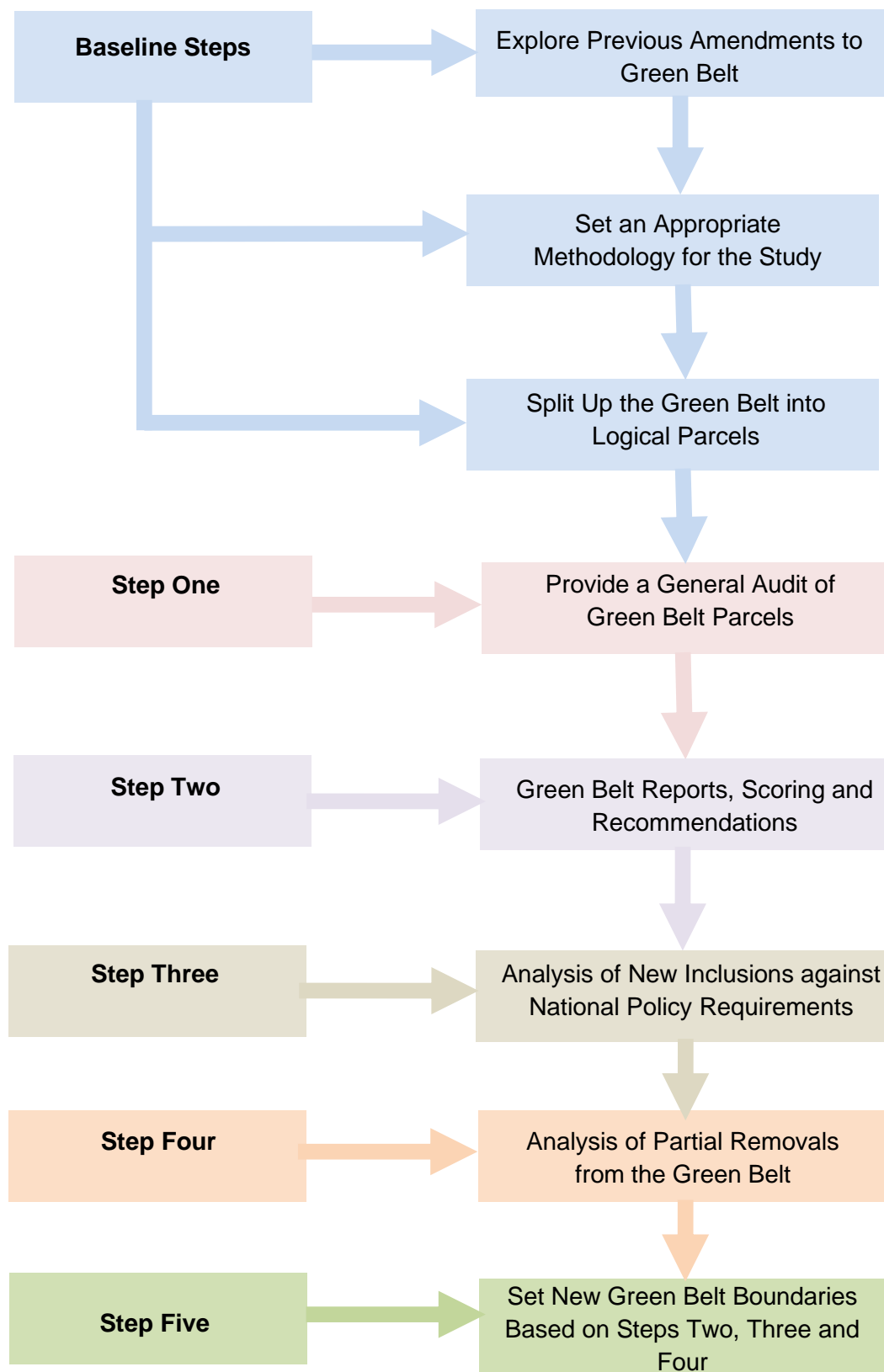
- **Desk Top Analysis To Understand If Green Belt Sites Perform a Green Belt Role in Principle** – The scoring system outlined above was accompanied by a desk top analysis to understand if green belts in principle perform a green belt function. (See the worksheets in step two which provides the analysis).
- **Desk Top Analysis To Understand If Green Belt Boundaries Are Defensible**– Additionally, the review has explored the green belt boundaries to understand if these are defensible given changes over the past twenty years.
- **Utilising GIS Mapping** – In order to aid the analysis (set out above) the review has made use of the Councils GIS systems which have allowed the Council to understand primary and secondary constraints within each green belt parcel. Primary and secondary constraints have been mapped over green belt to understand the sites character in greater detail. Additionally satellite based photography has been utilised to understand the current distribution of uses within each parcel and also to understand the form of each parcel. Crucially, it has also been used to understand a sites role against the national green belt requirements.
- **Utilising Planning History** – Exploring the Councils Planning Database to understand possible development within the green belt.

#### Review Structure

Taking the above methods into account and bearing in mind the overall aims (chapter one) and approach (page nine) the following stages have been prepared.

1. **Baseline Steps** – Provides the methodological approach to the review and splits the sites up into logical parcels to aid the analysis;
2. **Stage One** – General Audit of Green Belt Sites - Provides a general audit of all green belt sites setting out planning policy constraints, strategic planning history, land use and sectorial ownership.
3. **Stage Two** – Analysis of Green Belt Parcels - Assesses the green belt parcels against national policy (green belt) policy objectives. This also provides a recommendation for partial or full removal from the green belt or for the green belt status to keep in place intact. This stage will also provide an indication of the primary and secondary constraints on each site.
4. **Stage Three** – New Inclusions Analysis - Sets out the recommended new inclusions to the green belt
5. **Step Four** – Recommended Boundary Changes – Presents the recommended changes and provided an overall analysis

Approach to the Study



## 7. Establishing Green Belt Parcels

An important baseline step in the reviews methodology is splitting the green belt into logical parcels. This is important as the way the green belt is split up will partly determine how the analysis and consequently the recommendations. It is therefore necessary therefore to split the boroughs green belt up in a logical and rationale way which can be justified. In coming up with the parcels the review has taken into account different landscape features. The following have been taken into consideration:

- Land use (e.g. park boundaries) and Character
- Natural boundaries (e.g. rivers, hedgerows)
- (Human made) Physical boundaries/ Transport barriers (e.g. rail/ roads)
- Administration boundaries (local authority boundaries)

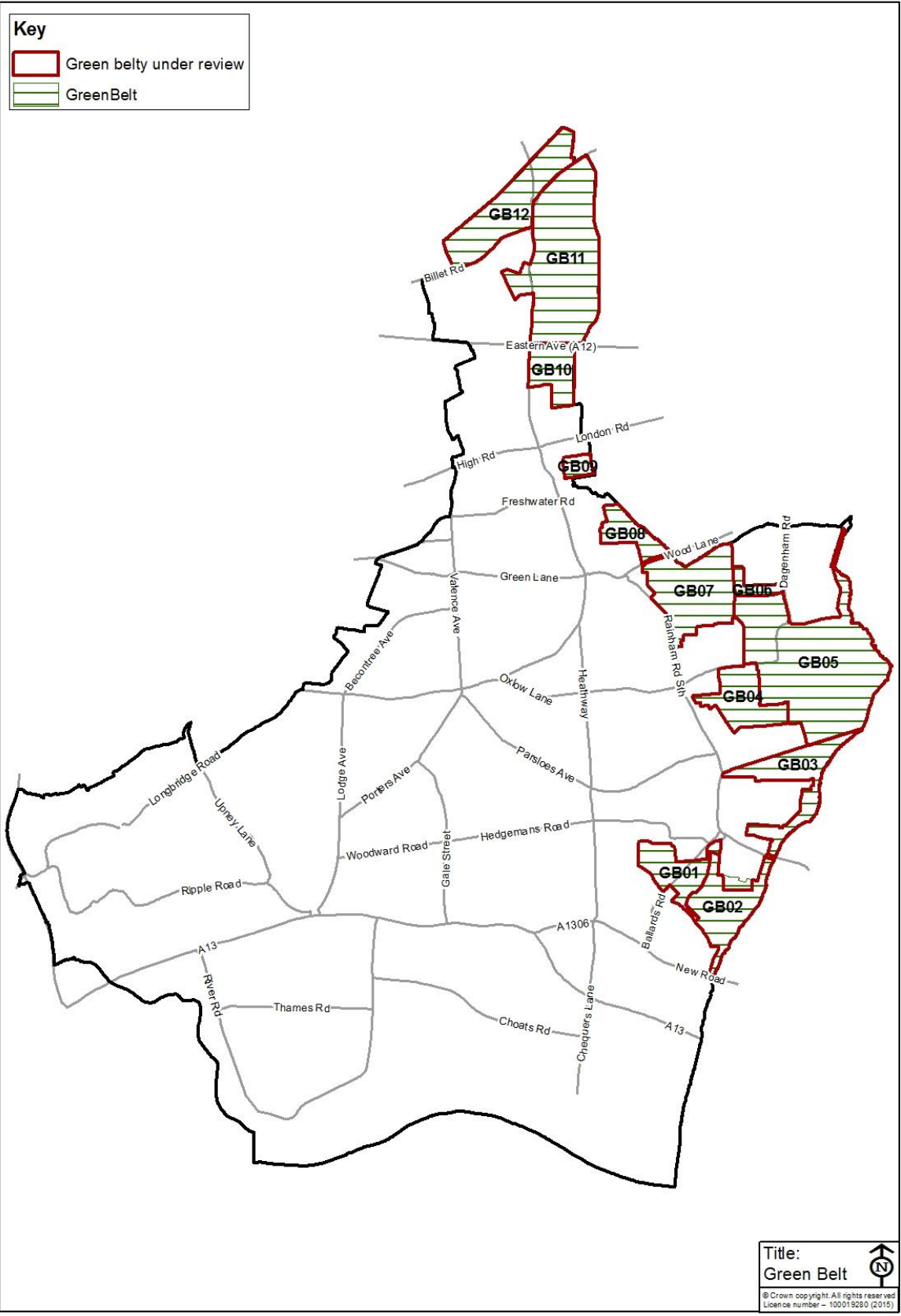
In taking the above into consideration officers have come up the following parcels. The justification for these parcels is set out below and the map on page fourteen.

**Table One – Green Belt Parcels and Justification**

Parcel Ref	Justification
GB01: Old Dagenham Park	The parcel generally follows the park boundary with some variation to take into account landscape features and strategic policy features. The part of the parcel to the east of Ballards Road follows partly the open space designation within the Proposals Map (DPD) (2012). Additionally, the parcel follows the hedgerow boundary located in the eastern section of the parcel. The parcel is justified as it is a distinctive managed park which contrasts with the more unmanaged and health like Beam Park South located to the east of the parcel.
GB02: Beam Valley South	The parcel follows the boundary of Beam Valley Country Park, up to Rainham Road South, where the Park is split into two with Beam Valley North (GB03). The site has been split up to the make the Park more manageable to assess. It generally follows the Proposals Map Pub boundary public open space up to Rainham Road. The parcel is a justified; it includes one dominant land use 'unmanaged open space' and takes into account artificial boundaries such as Rainham Road and political boundaries its boundary with LB Havering.
GB03: Beam Valley North	This parcel generally follows the northern boundary of the Beam Valley Country Park. It is defined by the urban realm located around its westerly edge, LB Havering to the east and the Tube and Train lines to the north which creates an artificial end point to break up this parcel with the green belt to the north. The parcel is justified as it takes into account artificial boundaries, such as the train lines and the road, political boundaries, with LB Havering and urban boundaries.
GB04: Former May & Baker and Eastbrook School	The parcel is distinctive from the nearby parcels (GB05 and GB04) as it is not part of the Country Park. It is the land use which differs from its nearby neighbours; it is mainly used for sports and recreation. The majority of the parcel forms the Eastbrook Comprehensive School playing fields. Additionally, the Former May & Baker sports ground are located to the south and east. The parcel is justified; it has a distinctive leisure and

	recreation use which is largely managed which differs from the green belt parcels to the east.
GB05: Eastbrook Park and the Chase	The parcel is generally unmanaged parkland which follows up from the Beam Valley Country Park (GB02 and GB03) further down the valley. It includes unmanaged parkland on both sides of Dagenham Road. It is defined mainly by land use, unmanaged park land and the political boundary to the east, with the LB Havering border. It is justified as it generally is all within the same land use, unmanaged parkland.
GB06: Barking and Dagenham College	The College is distinctive from surrounding parcels as its land use managed, land ancillary to the College operation. Consequently, it is justified on the basis that its land use is different from surrounding parcels.
GB07: Central Park	The boundary follows the boundary of the Central Park. This park is a managed park unlike the unmanaged parkland of nearby GB05. This makes the parcel distinctive from its neighbour and therefore justifies the parcel overall.
GB08: All Saints School/ Allotments and Golf Range	This parcel has a range of land uses which are in close proximity and have been grouped together to make the parcel more convenient to assess. The parcel includes the Playing Fields (All Saints RC and Robert Clack), allotments, Crowlands Heath, Driving Range and the new housing development. The boundary with the LB Havering forms the eastern boundary with the urban realm forming the boundary to the north and west with GB07 forming the boundary to the south. Given the location of the parcel isolated from other parcels to the north it appears justified to group these together
GB09: All Saints School/ Allotments and Golf Course	The West Ham United F.C training ground is an isolated parcel which does not connect to other parts of the boroughs green belt. It does however connect to the LB Havering green belt. It also has uniform land use, the use of the land as sports facilities. Given this it is justified as a parcel.
GB10: Whalebone Lane North – South of A12 (Including the A12)	Land uses on this parcel include the Warren School and the Cranfield Golf Centre. The parcel is defined by the urban realm to the south and west, a political boundary with LB Havering to the east and a physical boundary the A12. These boundaries have generated the parcel and for this reason it is justified.
GB11: Whalebone Lane North – North of A12	The site is linked with the green belt parcel to the south (GB10) however the A12 provides a physical constraint to connecting these parcels together. To the east and the north of the parcel is the LB Havering border. The urban realm is to the west. These boundary constraints provide the general justification for the parcel.
GB12: Marks Gate North	This parcel is located at the very north of the borough. Its land use is predominantly agricultural. This uniform land use has been used alongside the political boundary of LB Redbridge to the north to give the parcel definition. It is considered that this makes the parcel justified.





## 8. Stage One: Green Belt Constraints Audit

The parcel audit is set out in the site assessments in step two. Key information for each site is set out. This is presented in table form and is undertaken for each parcel.

## 9. Stage Two: Parcel Analysis

This step provides the analysis of the green belt sites. Two tables are provided for each site. The first table sets out the stage one information, setting out the main constraints on each site and key information. The second table provides the analysis of the green belt sites. Accompanying the analysis is a satellite photo with annotations over the photo and a policy constraints map. The work sheets also recommends if there are opportunities for parts of a green belt parcel to be removed from the green belt or if there is an opportunity for inclusions into the green belt to improve green belt boundaries. A summary of the scores is shown below in table two below.

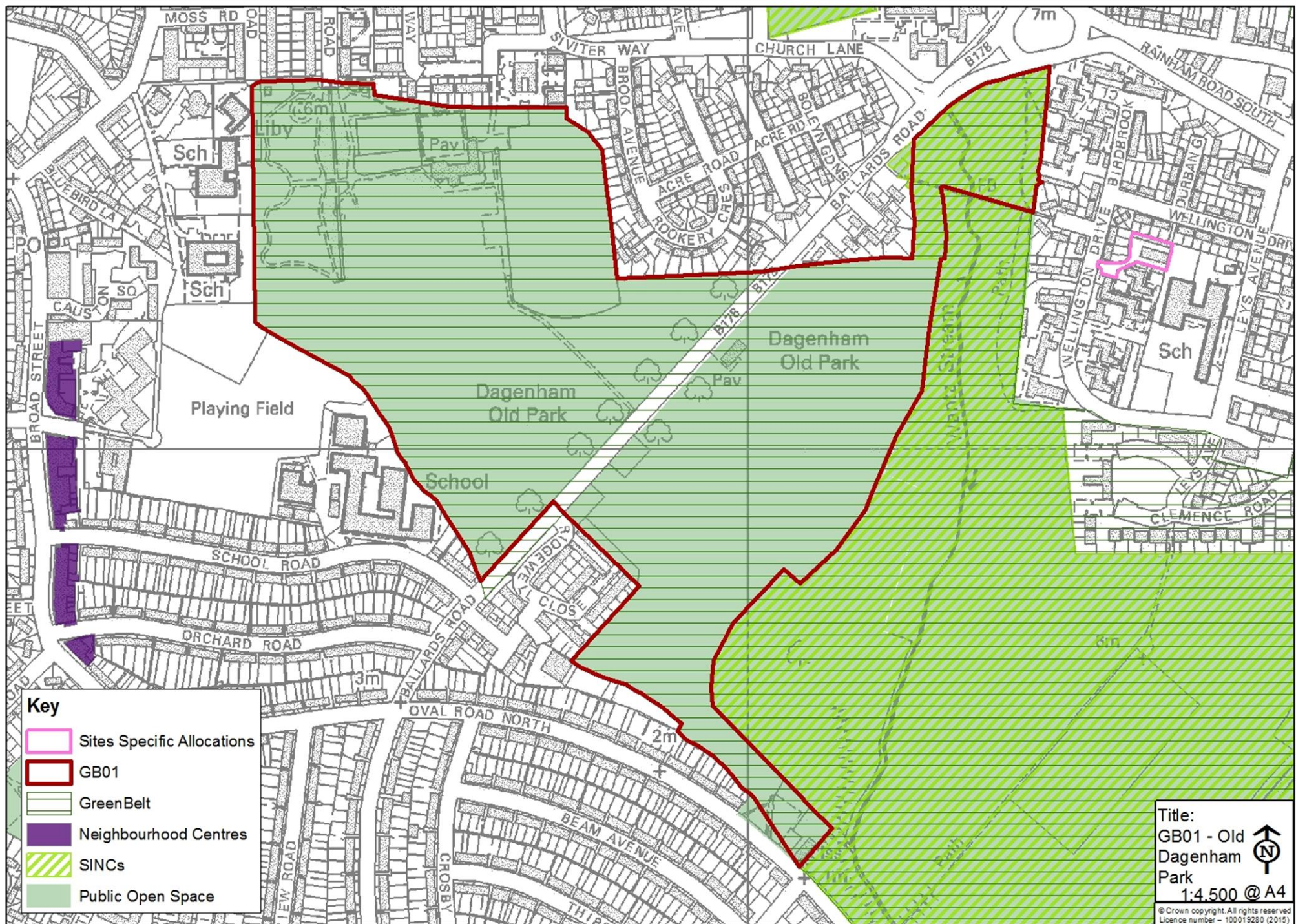
**Table Two – Score against National Policy Green Belt Objectives**

Site Name	Score	Full Removal	Partial Removal	New Land Inserted	Impact of Recommendation (Ha)
GB01: Old Dagenham Park	1	No	No	Yes	+0.15 Ha
GB02: Beam Valley South	1	No	Yes	No	-3.17 Ha
GB03: Beam Valley North	1	No	No	No	No Change
GB04: Former May & Baker and Eastbrook School	1	No	Yes	No	-0.34 Ha
GB05: Eastbrook Park and the Chase	1	No	No	No	No Change
GB06: Barking and Dagenham College	1	No	No	No	No Change
GB07: Central Park	1	No	Yes	Yes	-3.56 Ha
GB08: All Saints School/ Allotments and Golf Course	1	No	Yes	No	-9.36 Ha
GB09: West Ham United F.C Training Ground	1	No	No	No	No Change
GB10: Whalebone Lane North – South of A12 (Including the A12)	1	No	Yes	Yes	+0.09 Ha
GB11 - Whalebone Lane North – North of A12	1	No	No	Yes	+2.90 Ha
GB12 - Marks Gate North	3	No	No	No	No Change
Total Size of Green Belt Site Once Recommendations Are Taken Into Account (Ha)					517.96 Ha
Total Size of Existing Green Belt (April 2015)					531.25 Ha
Loss of Green Belt (Hectares) (Due to Recommendations of This Review)					-13.29 Ha
Loss of Green Belt (as a Percentage)					2.5%

## GB01 – Old Dagenham Park

Parcel Information (Step One) – GB01 – Old Dagenham Park	
<b>Location</b>	<p>The parcel for the most part follows the boundary of the Old Dagenham Park. It gives distinctiveness to the surrounding neighbourhoods providing a wedge to the neighbourhoods located to the north, south and west. Ballards Road splits the parcel into two.</p> <p>Its boundaries are defined by the Beam Valley Park (GB02 and GB03) to the east, Dagenham Park School to the west, the rear of properties along School Road and Oval Road North to the South and the rear of various streets to the north.</p>
<b>Area</b>	25.01 Hectares (250,116 Square Metres).
Ownership	
<b>Public</b>	London Borough of Barking and Dagenham.
<b>Private</b>	NA
Land Use	
<b>Park</b>	Dagenham Park located on both sides of Bollards Road.
<b>Community Centre</b>	River Ward Community Centre/ Barking Amateur Boxing Club.
Major Planning Applications	
<b>Summary</b>	None Identified.
Planning Policy	
Public Open Space designation, SINC, Green Belt	
Constraints	
Flood Zone Three, Flood Zone Two, Archaeological Priority Zones, Potentially Contaminated Land.	







## GB01 – Old Dagenham Park

Green Belt Analysis (Step Two) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>Old Dagenham Park does not check the unrestricted sprawl of large built up areas due to its location away from the conurbation. Consequently, it cannot be said to fulfil this role (priority one). The parcel does stop two neighbourhoods from merging. These are located at the north and south of the park. This in effect creates a buffer which prevents coalescence between the two neighbourhoods (priority two). The site is located away from open countryside and therefore it does not stop the countryside from encroachment (priority three). There are no historic towns at this location and thus it does not provide this role (priority four). Given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>As identified above, it is considered that the site does undertake a green belt role by preventing the coalescence of key neighbourhoods (priority two). Therefore there is no requirement for partial release or total release from the green belt. The boundaries appear to form logical routes, following the park boundary. However, there are two possible exceptions where green belt boundaries could be extended. 1. To the very south east of the site a portion of the park is outside the green belt. This is the land between the River Ward Community Centre and 207 Oval Road North (NI-1). 2. Land to the east of Ballards Road, which forms part of the park. Its inclusion will help to aid a better boundary which is defined by the park (NI-2). The satellite image below identifies these recommendations.</p>		

**Total Release from Green Belt - NO**

**Partial Release from Green Belt – NO**

**New Land to be Included In the Green Belt? – YES**

**Full Retention of Green Belt Parcel – YES**





NI-2 Land recommended for inclusion into green belt

This parcel provides a green belt wedge which prevents neighbourhood coalescence. (NPPF Priority Two)

NI-1 Land recommended for inclusion into green belt

Title: GB01 -  
Old Dagenham  
Park

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## GB02 - Beam Valley South

Parcel Information (Step One) – GB02 – Beam Valley South	
Location	The Southern part of Beam Valley is located south of the Rainham Road, North of New Road (A1306), west of the River Beam (the LB Havering boundary) and east of the boundary with the Old Dagenham Park (Parcel GBO1).
Area	39.14 Hectares (391,499 Square Metres)
Ownership	
Public	London Borough of Barking and Dagenham
Private	Private housing ownership along Chantress Close and Clemence Road (Part of application 95/00405/TP).
Land Use	
Country Park	Beam Valley Country Park
Major Planning Applications	
Summary	<p>98/00291/TP - Use of approximately 74 hectares of land as Country Park including works of mounding, hedge and tree planting, construction of cycle, pedestrian and horse-riding paths and 2 bridge links.</p> <p>96/00405/TP - Redevelopment of 2.99 hectares of land for residential purposes to provide 136 dwellings.</p>
Planning Policy	
SINC, Public Open Space, Green Belt	
Constraints	
Flood Zone Three, Flood Zone Two, Archaeological Priority Zone and Potentially Contaminated Land	







## GB02 – Beam Valley South

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>It is important to see this parcel in a wider context. The parcel is linked with green belt in Havering to the east and the parcel to the north (GB03). It is considered that the parcel as well as the surrounding green belt does not check the unrestricted sprawl of large built up areas. This is due to its location sandwiched within the wider London conurbation. However, combined with the surrounding green belt, the parcel creates a buffer to resist coalescence (two). In terms of purpose three, the parcel does not safeguard the countryside due to the parcels location. Beam Valley is a heath like area, an unmanaged open space. Although it has country like features it is not rural. As a consequence of this the parcel does not safeguard countryside but a large unmanaged park (priority three). The parcel is not located near a 'historical town/ towns' and therefore does not fulfil this purpose (priority four). Given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>It is considered that the parcel does fulfil a green belt role by preventing neighbouring areas from merging into one another (priority two). It is therefore not considered that there is scope for total release. The borders appear relatively well defined. However, there are two opportunities identified for partial removal. First, a 1996, planning application for redevelopment of land in the north of the parcel to be developed for residential was implemented. It is recommended that this land is released from the green belt to aid a more defensible boundary, that being, the beam valley park (PR-1). Furthermore, there is an opportunity to release land at Beam Country Primary School. Currently, the boundary takes in part of the school, mainly taking in the school fields but leaving out the buildings and hard surface area. However, in order to make sure the parcel responds to a defensible boundary, the review recommends taking out the hard surface playing area to the north east of the school building. This will mean that the boundary will only take in the natural surface and exclude the hard surfaces which is a reasonable boundary feature in the absence of any other feature to utilise as the boundary.</p>		


**Total Release from Green Belt – NO**

**Partial Release from Green Belt – YES**

**New Land to be Included In the Green Belt? – NO**

**Full Retention of Green Belt Parcel – NO**





PR1 - Planning Application - 96/00405/TP – Development of land for housing (implemented). This land no longer provides a green belt function and in order to aid better boundaries it is recommended to be removed.

The green belt prevents coalescence with neighbouring areas. (NPPF Priority Two)

PR2 - It is considered that the hard surface of the school car park should be removed in order to aid a more defensive boundary.

Title:  
GB02 - Beam  
Valley South



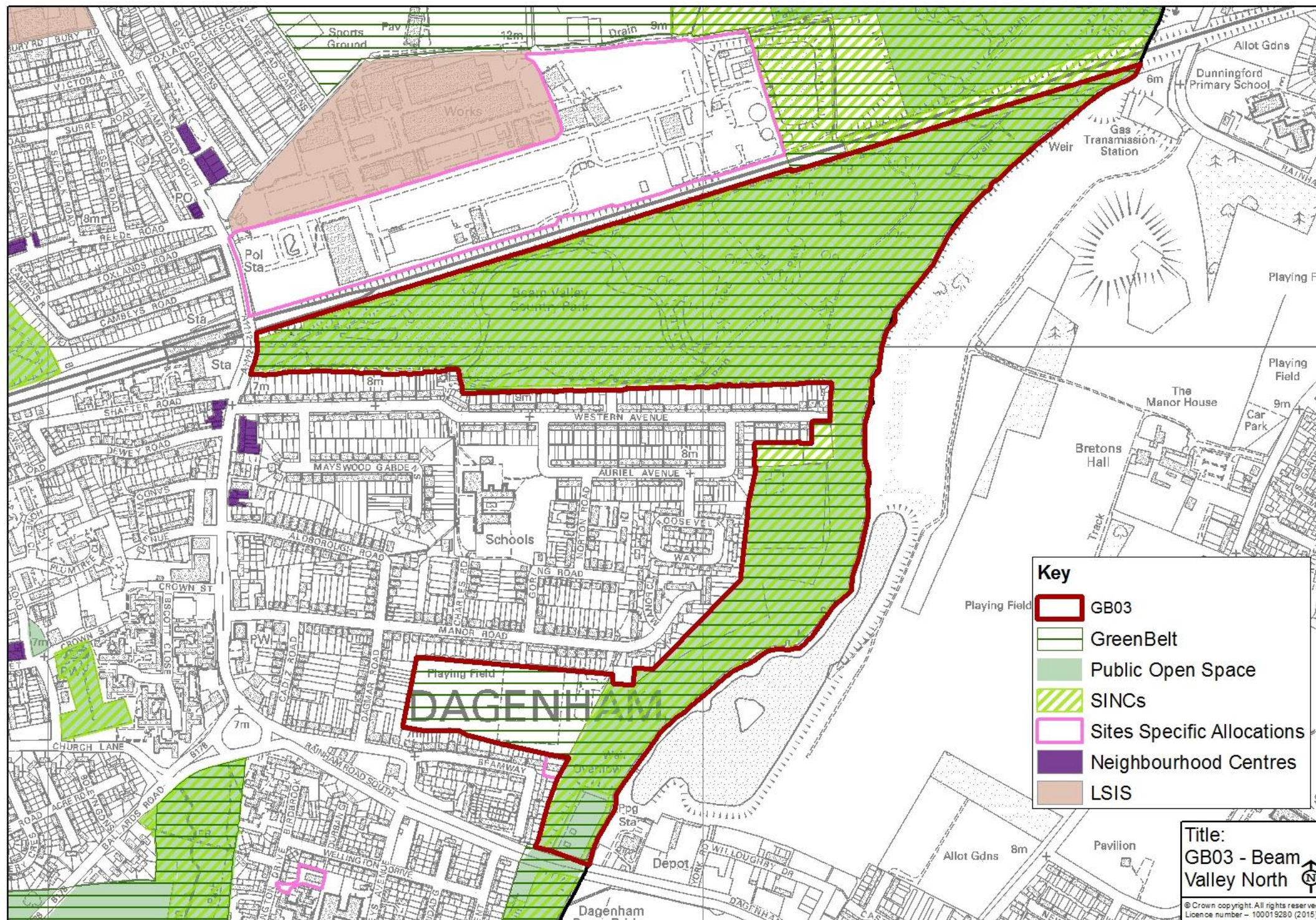
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## GB03 Beam Valley North

Parcel Information (Step One) – GB03 - Beam Valley North	
<b>Location</b>	The northern parcel of Beam Valley North is located north of the southern parcel, west of the river beam (which forms the boundary with the Havering), south of the train and tube line and east of the defined neighbourhood of what is mainly interwar and mid century housing. The parcel has an irregular shape formed by the river boundary, organic mid century housing growth and the train line to the north.
<b>Area</b>	38.98 Hectares (389,845 Square Metres)
Ownership	
<b>Public</b>	London Borough of Barking and Dagenham
<b>Private</b>	Not Applicable
Land Use	
<b>Country Park</b>	Beam Valley Country Park
<b>Sports Facilities</b>	Manor Road Sports Ground
Major Planning Applications	
<b>Summary</b>	Not Applicable
Planning Policy	
SINC, Green Belt	
Constraints	
Flood Zone Three, Flood Zone Two, Archaeological Priority Zone, Potentially Contaminated Land	







## GB03 – Beam Valley North

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>The parcel should be seen in its wider context, alongside Beam Park South (GB02) as well as the Havering green belt located to the east. Like, parcel GB02, the parcel provides a wedge which prevents the coalescence of neighbouring areas located to the north and south (priority two). In terms of priority three, due to the sites location between two large urban areas (Dagenham and Rainham), the site cannot be considered to support the safeguarding of countryside land. Beam Valley can be defined as a heath like area, an unmanaged open space between the two urban areas. Although it has country like features it is not countryside (rural) land in a traditional sense. Consequently, the parcel does not safeguard countryside (priority three). Given the absence of 'historic towns' in the vicinity of the parcel, it does not meet this purpose (priority four). Additionally, given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>Given what is set out above, it is concluded that site does provides one green belt purposes. It prevents neighbouring areas merging into one another (priority two). After exploring the boundaries of the site therefore not considered that there is scope for release. The borders appear well defined and as a consequence there appears no need for partial release or for new land to be inserted into the green belt.</p>		

**Total Release from the Green Belt – NO**

**Partial Release from Green Belt – NO**

**New Land to be Included In the Green Belt – NO**

**Full Retention of Green Belt Parcel – YES**





The green belt prevents coalescence between neighbouring areas beyond the River Beam in Havering. (NPPF Priority Two)

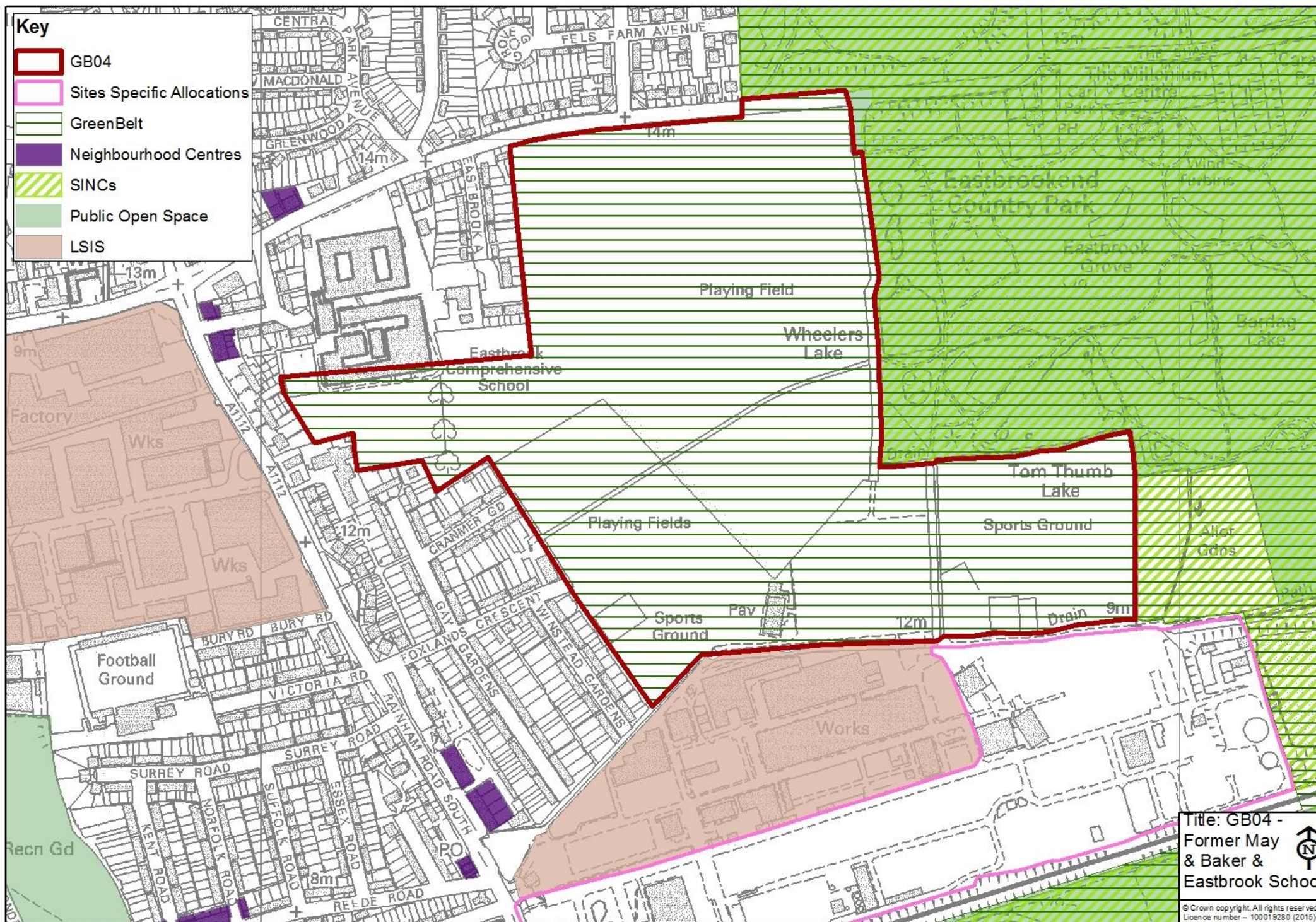
This parcel provides a green belt wedge which prevents neighbourhood coalescence. (NPPF Priority Two)



## GB04 – Former May & Baker and Eastbrook School Playing Fields

Parcel Information (Step One) - GB04 – Former May and Baker and Eastbrook School Playing Fields	
<b>Location</b>	The parcel is made up of several land uses. It takes in the Eastbrook School playing fields, the community sports ground/ sports facilities and the car park of the former May and Baker facilities.
<b>Area</b>	29.91Hectares (299,137 Square Metres)
Ownership	
<b>Public</b>	London Borough of Barking and Dagenham
<b>Private</b>	Private Ownership in the south of the site.
Land Use	
<b>Car Park</b>	Serving the Former May and Baker Chemical Labs
<b>Education Infrastructure</b>	School Playing Fields and School Buildings (Eastbrook School)
<b>Community Sports Facilities</b>	M and B Sports and Social Club
Major Planning Applications	
<b>Summary</b>	14/00959 (located just outside the parcel boundary) mixed use redevelopment comprising erection of up to 30,000m <sup>2</sup> of buildings (Use classes B1(c), B2, B8, D1), retention and re-use of 41,637m <sup>2</sup> of buildings (Use classes B1, B2, B8, D1) including up to 3,500m <sup>2</sup> healthcare building (Use class D1), erection of 9,816m <sup>2</sup> training centre (Use class D1), 9,276m <sup>2</sup> supermarket including petrol station, 80 bed hotel and restaurant (Use class C1) and 2 floodlit synthetic turf football pitches with associated landscaping and parking.
Planning Policy	
Green Belt	
Constraints	
Potentially Contaminated Land	







## GB04 – Former May & Baker and Eastbrook School

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>The parcel should be seen as part of a wider green belt alongside parcels; GB02, GB03, GB05 and the green belt in LB Havering. This parcel provides a strategic green belt purpose. Alongside surrounding green belt parcels; GB02, GB03 and GB05 it helps prevent the unrestricted sprawl of neighbouring areas. It is located between two neighbouring areas, Dagenham to the west and Rainham (LB Havering) to the east. This buffer (alongside the other parcels) prevents coalescence of the two areas by providing a permanent green belt which maintains the distinctiveness of the two settlements (priority two). The site is not located near open countryside. For the purposes of this review, the nearby Beam Valley Country Park, is considered unmanaged park land and therefore has countryside like features but it cannot be considered countryside in the traditional sense, for reasons already established through this review. The Country Park is therefore akin to a Heath or an unmanaged park. Consequently, it is not considered the parcel helps safeguard countryside from encroachment (priority three). The parcel is not located near a 'historical town/towns' and therefore does not fulfil this purpose (priority four). Given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>It is considered due to the reasons set out above that the parcel does fulfil a green belt purposes. This regards the parcel preventing neighbouring areas merging into one another. It is therefore considered that the green belt should be retained. The review has explored the boundaries which appear well defined in general and consequently there appears limited opportunity for partial release or new land to be included. However, it is considered that the green belt boundary at Eastbrook School could change to aid a more defensible boundary. Currently, at the western corner of the parcel, the boundary is located within the school building. It is recommended that the boundary follows the green belt natural landscape (ending at the building line of school building), with the school buildings and the hard surfacing being removed from the green belt. This is set out below (PR-3).</p>		

**Total Release from the Green Belt – NO**

**Partial Release from Green Belt – NO**

**New Land to be Included into Green Belt – YES**

**Full Retention of Green Belt Parcel – YES**





PR-3- There is an opportunity to take this area out of the green belt in order to create a more defensible boundary, following where the field ends and meets the building line.

This parcel provides a green belt wedge which prevents neighbourhood coalescence. (NPPF Priority Two)

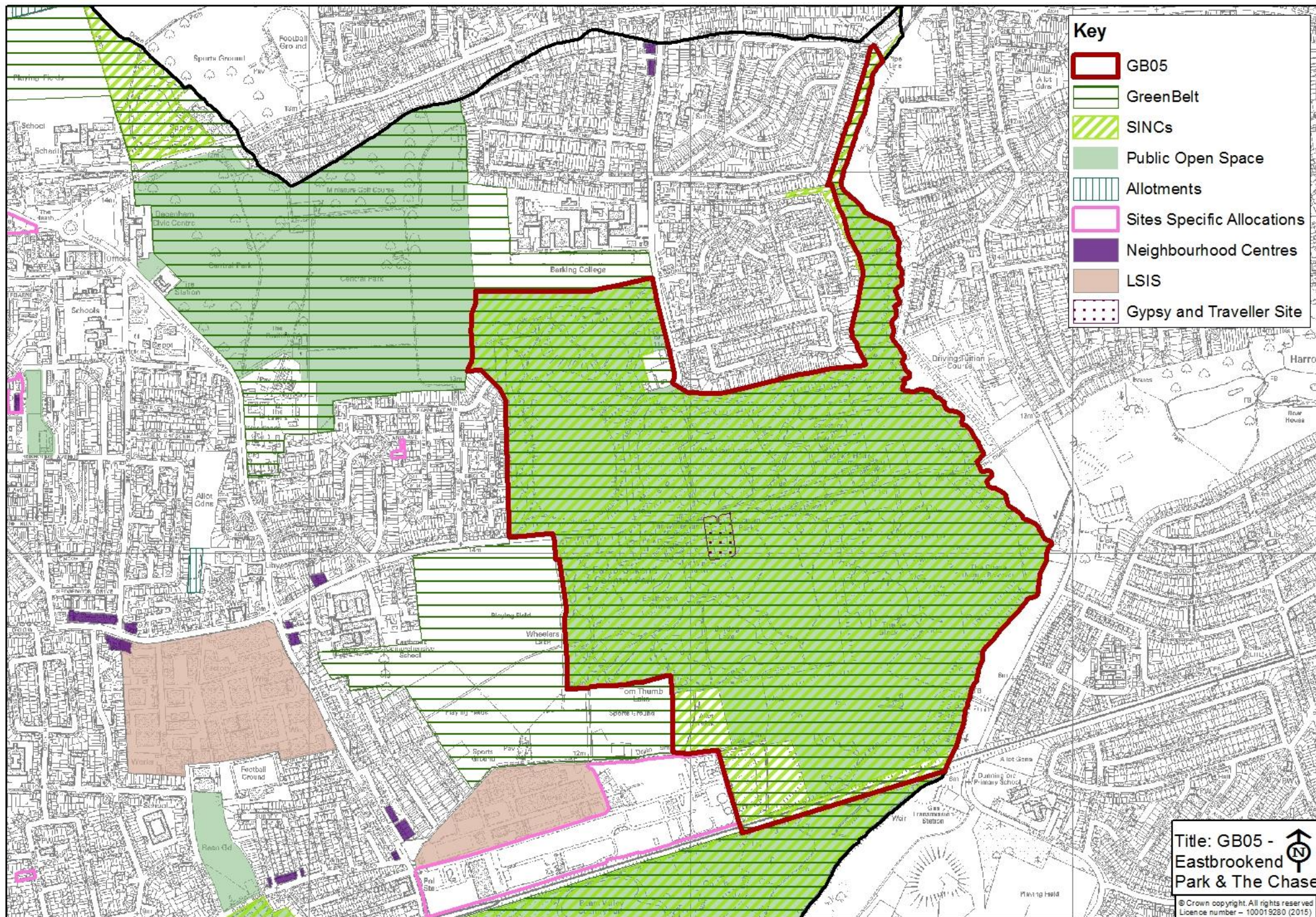
Alongside parcels GB05 and GB03 and the Havering Green Belt, it assists in preventing coalescence between Dagenham and those urban areas to the east of the River Beam in Havering. This parcel therefore plays a role in resisting merging (NPPF Priority Two).



## GB05 - Eastbrook Park and the Chase

Parcel Information (Step One) – GB05 Eastbrook Park and Chase	
<b>Location</b>	<p>This site forms part of the wider country park. Officially, the parcel is formed of three different areas, which are distinctive in their own right; the Chase Nature Reserve, Eastbrook Grove and Eastbrookend Country Park.</p> <p>The parcel shares a boundary with LB Harvering to the east (the e river Rom and River Beam forming the boundary), the Beam Valley Country Park to the south (GB03), Barking and Dagenham College (GB06) as well as rear of homes of Eastbrook Drive form the northern boundary and the boundary of green belt parcels</p>
<b>Area</b>	136.17hectares (136,177 Square Metres)
Ownership	
<b>Public</b>	London Borough of Barking and Dagenham
<b>Private</b>	Not Applicable
Land Use	
<b>Parkland</b>	Various forms of managed and unmanaged parkland
<b>Transport Infrastructure</b>	Dagenham Road
Major Planning Applications	
<b>Summary</b>	Not Applicable
Planning Policy	
SINC, Gypsy and Traveller Site, Green Belt, Public Open Space	
Constraints	
Flood Zone Three, Flood Zone Two, Potentially Contaminated Land, Archaeological Priority Zones	







## GB05 – Eastbrook Park and the Chase

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>The parcel should be seen as part of a wider green belt consisting of this parcel (GB05), alongside; GB04, GB03, GB02, GB01 and the LB Havering green belt. Combined these green belt sites help to resist and check the unrestricted sprawl of the two neighbouring areas of Dagenham to the east and Elm Park to the west. At the point, between the two settlements, the wider green belt becomes quite narrow. This parcel performs the duty of resisting unrestricted sprawl which could lead to the coalescence to the two neighbouring areas (Dagenham and Elm Park). It therefore prevents coalescence of neighbouring areas (priority two). The park has been designed to be unmanaged and therefore has countryside like features but it cannot be considered countryside in the traditional sense. The Country Park is therefore akin to a Heath or an unmanaged park not countryside. Consequently, it is not considered the parcel helps safeguard from encroachment (priority three) The parcel is not located near a 'historical towns' and therefore does not fulfil this purpose (priority four). Given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>It is recommended for the reasons set out above that the parcel provides a green belt purpose . It prevents the coalescence of neighbouring areas of Dagenham and Elm Park (priority two). After reviewing the parcel, no land has been identified for new inclusion or for partial removals. The boundaries appear to follow a logical boundary (the park boundary). Consequence it is recommended that this parcel should be retained in full.</p>		


**Total Release from the Green Belt – NO**

**Partial Release from Green Belt – NO**

**New Land to be Included into Green Belt – NO**

**Full Retention of Green Belt Parcel - YES**





This parcel provides a green belt wedge which prevents neighbourhood coalescence. (NPPF Priority Two)

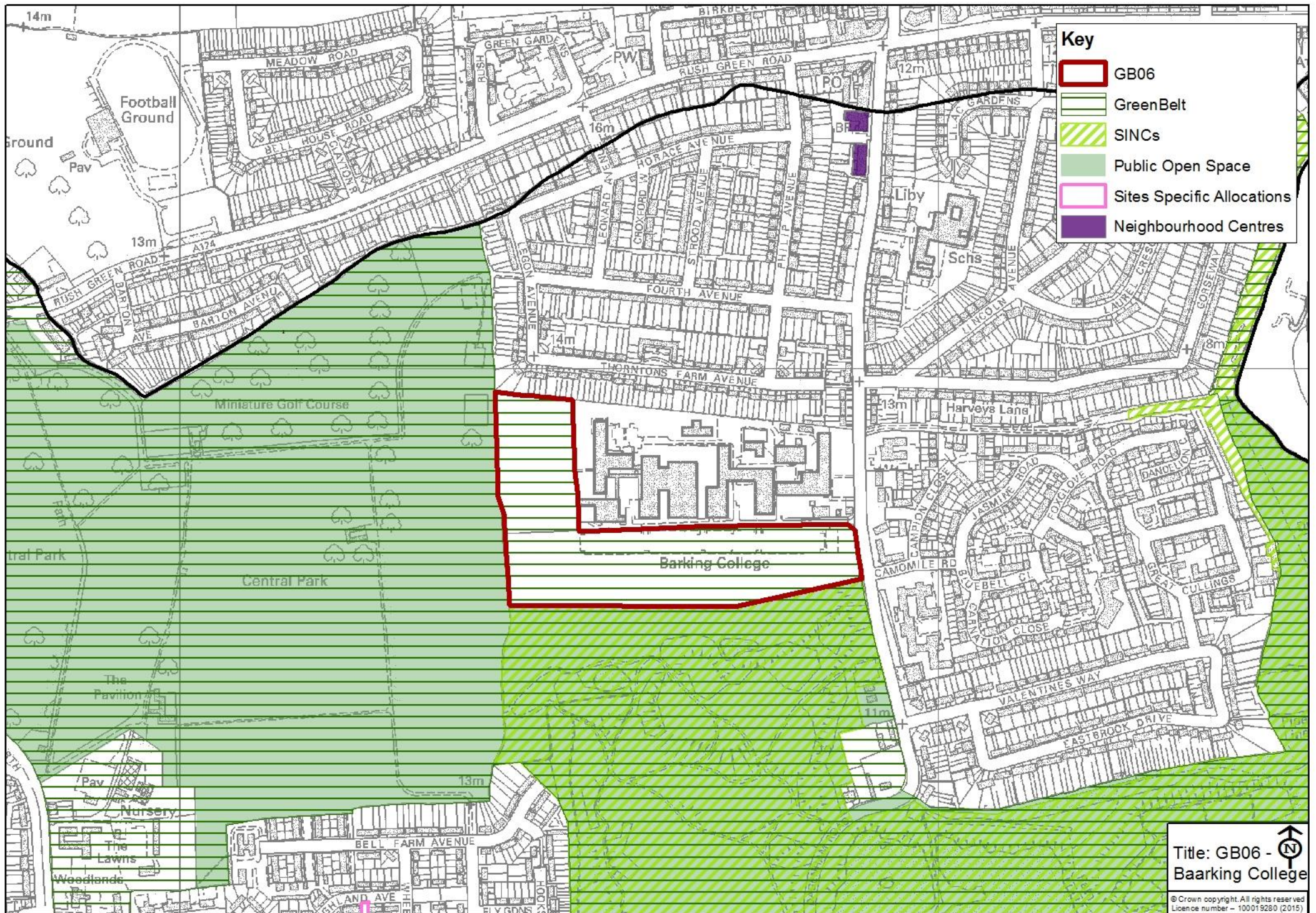
The green belt prevents coalescence between the neighbouring area between Dagenham and those settlements east the River Beam in Havering. (NPPF Priority Two)



## GB06 - Barking and Dagenham College

Parcel Information (Step One) – GB06 Barking and Dagenham College	
<b>Location</b>	The parcel refers to land at Barking and Dagenham College. The site shares a boundary with Eastbrook Park (GB05) to the south, Central Park (GB07) located to the west, the College building and the rear of Thorntons Farm Avenue to the north and Dagenham Road to the east.
<b>Area</b>	6.29 hectares (62,996 Square Metres)
Ownership	
<b>Public</b>	Barking and Dagenham College
Land Use	
<b>Education</b>	Land ancillary to the Barking and Dagenham College
<b>Transport</b>	Car Park (ancillary to the College)
<b>Filed</b>	Ancillary to College
Major Planning Applications	
<b>Summary</b>	None Identified.
Planning Policy	
Green Belt	
Constraints	
Archaeological Priority Zones. Potentially Contaminated Land	







## GB06 – Barking and Dagenham College

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>The parcel should be seen in its wider context with parcels GB05 and GB07 which are located to the west and south of the site. After analysing the parcel, it is considered that it provides one green belt purpose. First, it does not prevent the large unrestricted sprawl of large built up areas due to its location sandwiched within the Dagenham urban area (priority one). However, the parcel alongside parcels GB05 and GB07 combine to create a green wedge which prevents neighbourhoods towards the north, south, east and west from merging with each other. Therefore this site (alongside the other parcels mentioned) assists in preventing the merging of neighbourhoods (priority two). It is not considered that the site safeguards the countryside from encroachment, given its location, sandwiched within the Dagenham urban area, and thus away from open countryside (priority three). Given the absence of historical towns the parcel does not fulfil this purpose (priority four). Additionally, given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>It is considered that the parcel fulfils one green belt purpose. The parcel (alongside parcels GB05 and GB07) prevents neighbouring areas to the north, south, east and west from merging. Consequently, the site should be retained in full. After reviewing the parcel boundary it is not considered that there are opportunities for partial release or for new land to be included in the green belt.</p>		

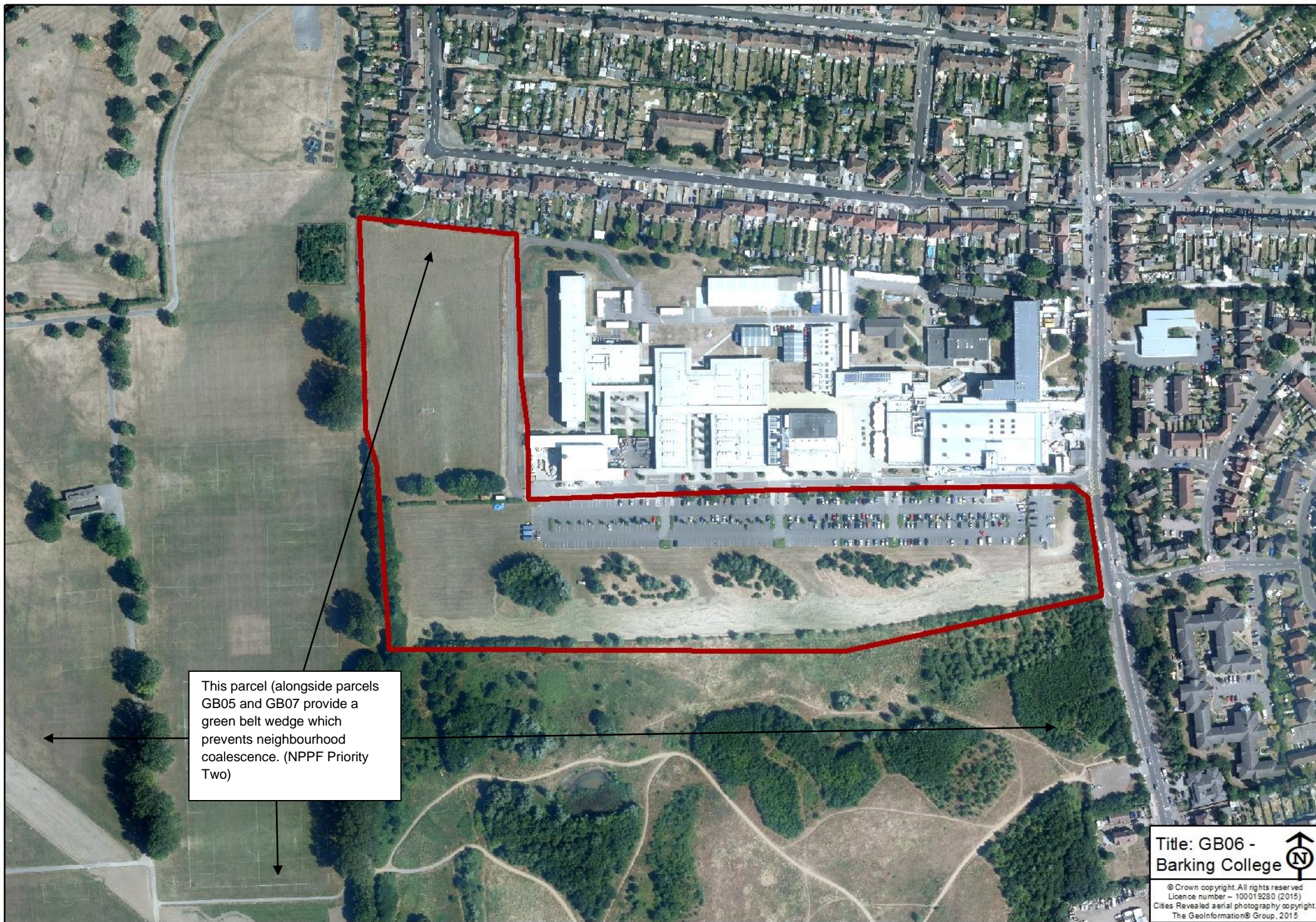
**Total Release from the Green Belt – NO**

**Partial Release from Green Belt – NO**

**New Land to be Included into Green Belt – NO**

**Full Retention of Green Belt Parcel – NO**



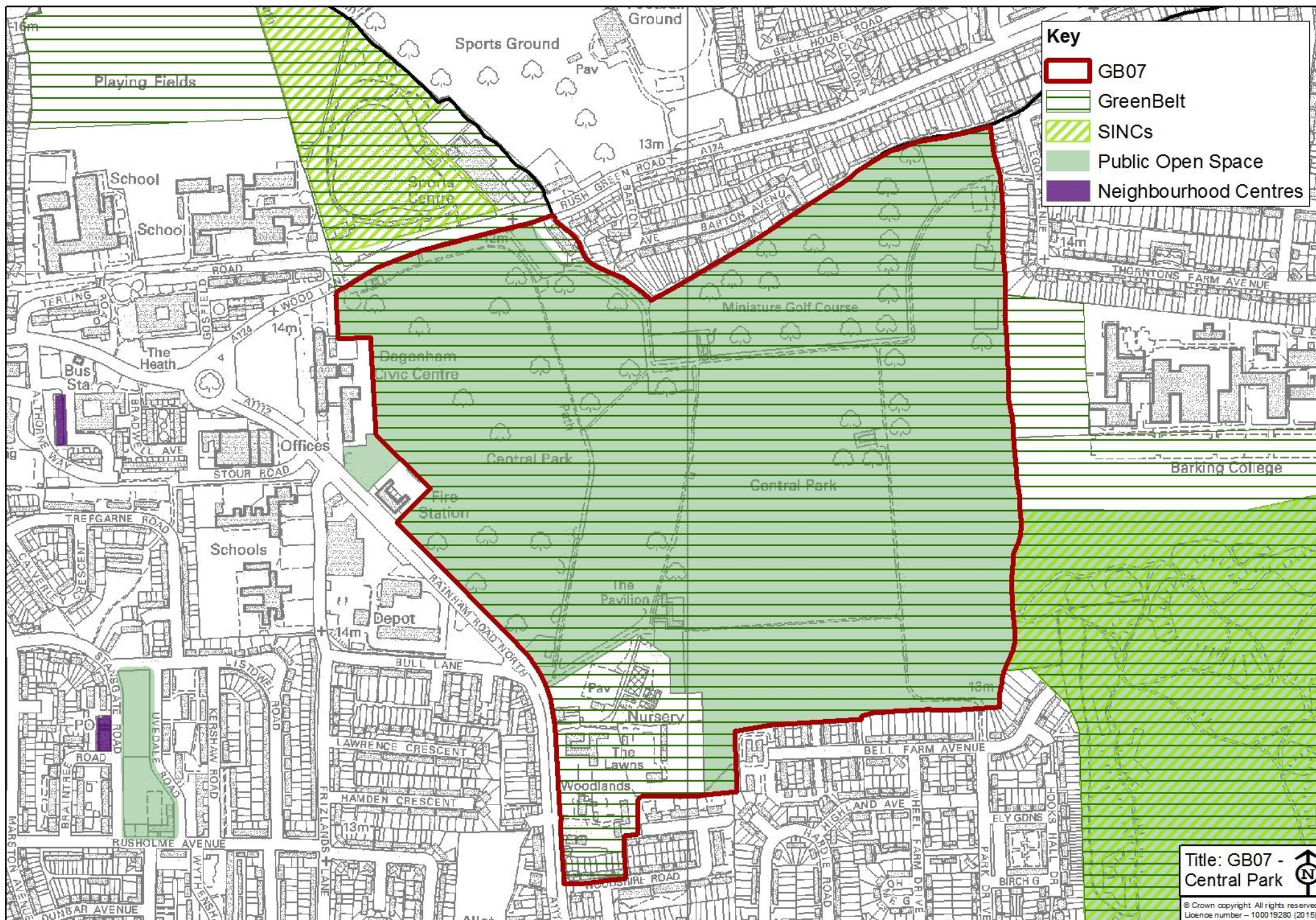


This parcel (alongside parcels GB05 and GB07) provide a green belt wedge which prevents neighbourhood coalescence. (NPPF Priority Two)



## GB07 - Central Park

Parcel Information (Step One) – GB07 Central Park	
<b>Location</b>	The parcel is defined predominantly by the park boundary (Central Park). Barking and Dagenham College (GB06) and Eastbrook Park and the Chase (GB05) are located to the east, Rainham Road North is located to the west. The back gardens of houses located on Bell Farm Avenue located to the south and Wood Lane and neighbourhood streets located off Wood Lane located to the north.
<b>Area</b>	53.37Hectares (533,706 Square Metres)
Ownership	
<b>Public</b>	London Borough of Barking and Dagenham
<b>Private</b>	Private housing in the south west corner of the site alongside Woodshire Road and in the north at Wisdons Court.
Land Use	
<b>Park</b>	Central Park
<b>Housing</b>	Along Woodshire Road, the Lawns and at Wisdons Court.
<b>Civic</b>	Barking Registry Office
<b>Buildings ancillary to the Park</b>	Central Park Nursery - horticultural (plant) nursery buildings
Major Planning Applications	
<b>Summary</b>	12/00794/FUL - Erection of 12 bungalows and associated car parking and landscaping.
Planning Policy	
Listed Building (Barking Registry Office), Green Belt and SINC.	
Constraints	
Archaeological Priority Zones and Potentially Contaminated Land.	



**Key**

- GB07
- GreenBelt
- SINCs
- Public Open Space
- Neighbourhood Centres



## GB07 - Central Park

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>The parcel should be seen in its wider context with parcels GB05 and GB06 which are located to the east of the parcel. After analysing the parcel, it is considered that it provides one green belt purpose. First, given its location, sandwiched within the urban area, it does not check the unrestricted sprawl of the urban area (priority one). However, this parcel, alongside GB05 and GB06, provides a green wedge which resists the merging of neighbouring areas to the north, south, east and west (priority two). Given the sites location, inside the urban area, the site does not stop the encroachment of the countryside (priority three). There are no historical towns within the vicinity of the parcel (priority four). Additionally, given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>Given what is set out above the parcel provides a green belt purpose. The parcel alongside parcels GB05 and GB06 provides a green wedge which prevents against coalescence of surrounding neighbourhoods. Additionally, after reviewing the parcel, opportunities have been identified for both partial release and new land to be included into the green belt. First, in order to aid a stronger boundary, it is recommended that the green belt boundary is defined by the public accessible park boundary. This would mean the removal of the following; Wisdons Court which is outside the park boundary (PR-5) and the Central Park Nursery, the Lawns development as well as the houses along Woodshire Road (PR-4). It is considered that this would aid a more defensible boundary, utilising the park as the main feature. In terms of new inclusions, a part of the park has been missed out of the green belt. This refers to the area south of Dagenham Civic Centre and to the east of Rainham Road South (NI-3). These changes should increase the integrity of the green belt parcel boundary.</p>		

**Total Release from Green Belt – NO**

**Partial Release from Green Belt – YES**

**New Land to be Included In the Green Belt? – YES**

**Full Retention of Green Belt Parcel – NO**





PR-5 Wisdons Court.  
Recommended from removal to  
aid a stronger boundary.

This parcel (alongside parcels  
GB05 and GB06) provide a  
green belt wedge which  
prevents neighbourhood  
coalescence. (NPPF Priority  
Two)

NI-3 This land forms part of the  
park and should be located within  
the green belt in order to aid the  
integrity of the parcel boundary.

PR-4 The Central Park Nursery, the  
Lawns Development and Woodshire  
Road Homes. Recommended for  
removal to aid stronger boundary.

Title: GB07 -  
Central Park

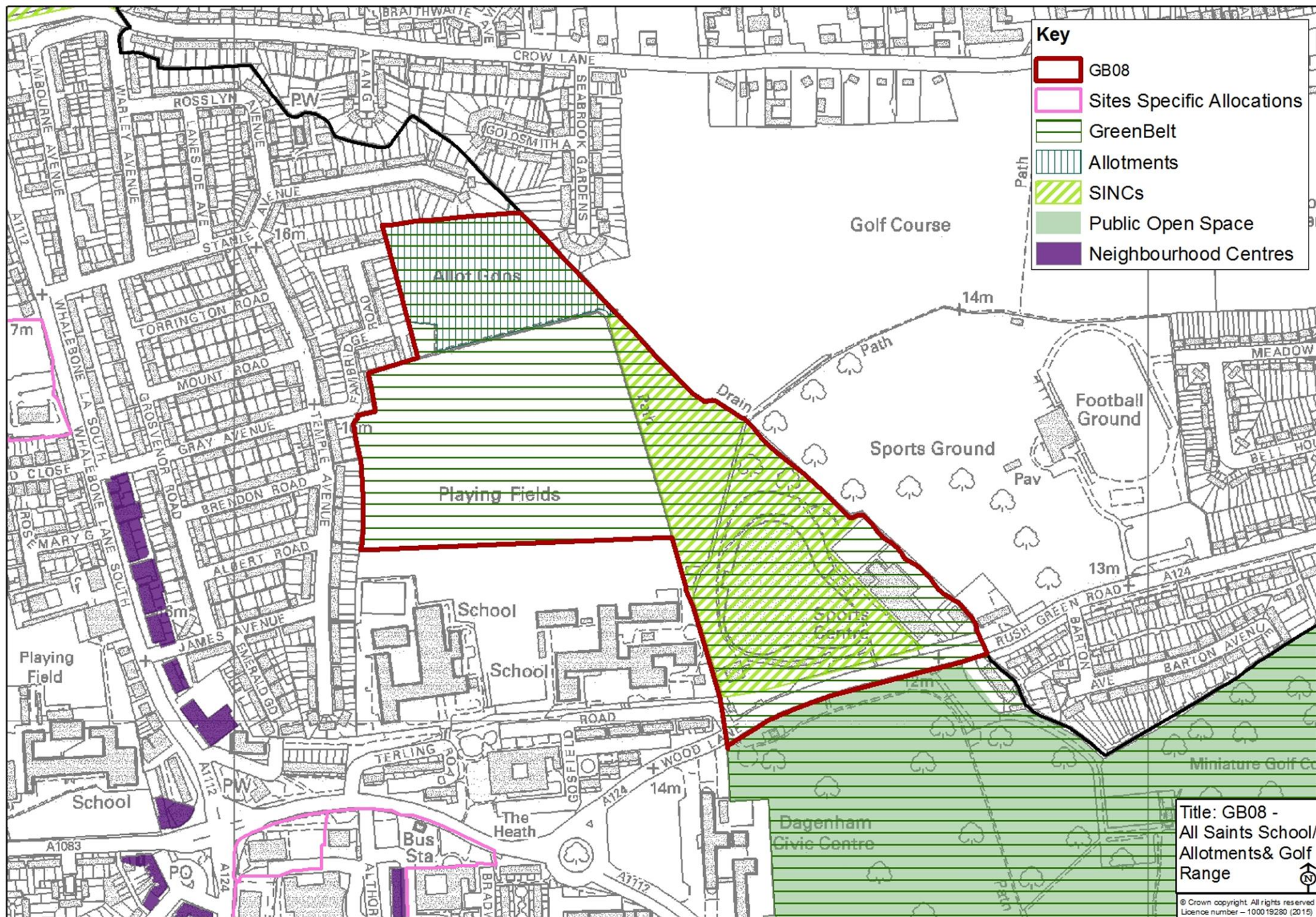


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## GB08 – School Playing Fields, Allotments, Woodlands Housing Development and Golf Range

Parcel Information (Step One) - School Playing Fields, Allotments, Woodlands Housing Development and Golf Range	
<b>Location</b>	The site is made up of four main components; the playing fields which link to the nearby schools, allotments, sports/ golf centre and the newly built housing development (the Wooldands). It is bordered by LB Havering border to the east, Stanley Avenue, Tempe Avenue and nearby roads to the west and All Saints School and Robert Clack School as well as Wood Lane to the south.
<b>Area</b>	16.96 Hectares (169,668 Square Metres)
Ownership	
<b>Public</b>	London Borough of Barking and Dagenham (freehold)
<b>Private</b>	Not Known
Land Use	
<b>Education</b>	Robert Clack and All Saints School
<b>Golf Range</b>	Crowlands Heath Golf Club
<b>Housing</b>	Woodlands Housing Development
<b>Green Infrastructure</b>	Allotments
Major Planning Applications	
<b>Summary</b>	12/00793/FUL - Demolition of existing sports centre and erection of 26 bungalows and 1 house along with associated highways alterations, car parking and landscaping.
Planning Policy	
SINC, Green Belt	
Constraints	
Potentially Contaminated Land	





## GB08 – School Playing Fields, Allotments, Woodlands Housing Development and Golf Course

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>The parcel should be seen in its wider context alongside the LB Havering green belt. After exploring the parcel in its wider context it can be seen that the site is sandwiched within the urban realm. Consequently, due to its location, the parcel cannot be said to contribute to preventing the unrestricted sprawl of large built up areas (priority one). However, the site creates a green wedge which prevents neighbouring areas in Dagenham and Romford from coalescing (priority two). In connection with the previous point, the parcels location sandwiched inside a large built up area means the parcel cannot perform the function of safeguarding countryside land. It therefore does not fulfil this priority (priority three). Given the lack of what would be considered 'historical towns' in the nearby area, the parcel does not fulfil this priority (priority four). Additionally, given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>It is considered that the parcel meets one green belt purpose (priority two). It prevents merging of neighbourhoods in the Borough from coalescing with neighbouring areas in LB Havering as well as neighbourhoods merging north and south of the parcel. Also, the assessment has identified an opportunity for partial removal. Currently, the parcel follows no boundary, intersecting between four different land uses (school grounds, allotments, the Woodlands housing development and the gold centre). Its parcel boundary also does not follow any main feature. It is therefore recommended that the parcel follows a main landscape feature in order to aid a more defensive boundary. The most distinctive landscape feature is the hedgerow between Robert Clack School and Crowlands Heath Golf Club. This landscape feature is likely to remain on the site over the long term and therefore presents a good opportunity to utilise this in setting the upper west edge of the boundary. This will have the impact of taking the school playing fields and the allotments out of the green belt. However, it is considered that the current circumstance where the boundary is fragmented and follows no rational route is not defensible. The recommendation is set out below (PR-6).</p>		

**Total Release from Green Belt – NO**

**Partial Release from Green Belt – YES**

**New Land to be Included In the Green Belt? – NO**

**Full Retention of Green Belt Parcel – No**





This parcel (alongside the LB Havering green belt) provides a green belt wedge which prevents neighbourhood coalescence. (NPPF Priority Two)

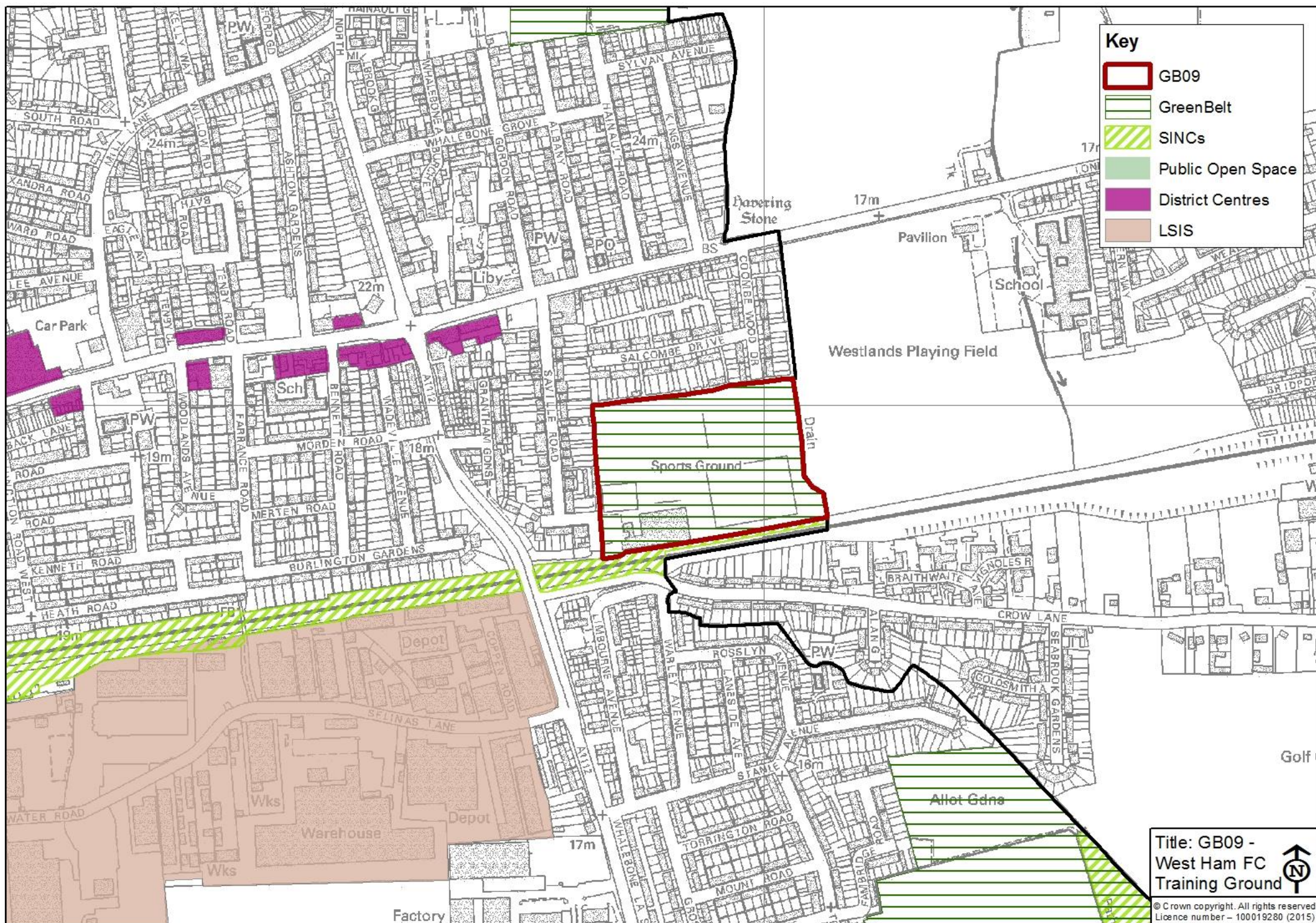
PR-6 This part of the parcel is recommended to be removed from the green belt in order to aid a more defensible green belt boundary.

Title: GB08 -  
All Saints School/  
Allotments & Golf  
Range



## GB09 – West Ham United F.C Training Ground

Parcel Information (Step One) – GB09 - West Ham United F.C Training Ground	
<b>Location</b>	The site is square shape located close to the border with LB Havering. To the north are the back gardens of Salcombe Drive, to the west are back gardens of Saville Road, to the south is the train line and east is the LB Havering border.
<b>Area</b>	5.25 Hectares (52,591 Square Metres)
Ownership	
<b>Public</b>	Not Applicable
<b>Private</b>	West Ham F.C
Land Use	
Sports Facilities	West Ham F.C training facilities
Major Planning Applications	
<b>Summary</b>	None Identified
Planning Policy	
Located close to a SINC to the south of the site and Green Belt.	
Constraints	
Potentially Contaminated Land	





## GB09 – West Ham United F.C Training Ground

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (or neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>The parcel should be seen in its wider context alongside the LB Havering green belt, as well as parcels GB10 and GB11. These parcels create a green wedge which resists coalescence between settlements on the west (Chadwell Heath and Marks Gate) merging with neighbouring areas to the east (such as Romford and Collier Row). Therefore the parcel (alongside other green belt parcels) prevents neighbouring areas merging into each other (priority two). Given the fact that the parcel and the rest of the green wedge is located within the urban realm, with Marks Gate/ Collier Row to the north, Chadwell Heath to the west and Romford to the east, it is therefore not considered that the parcel resists sprawl of the larger built up area (priority one). Also, it is not considered that the parcel prevents the encroachment of the countryside due to its location within the urban area, but the nearby LB Havering does seem to provide this role (priority three). Given the lack of what would be considered 'historical towns' in the nearby area, the parcel does not fulfil this priority (priority four). Additionally, given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>It is considered that the parcel meets one green belt purpose (priority two). Alongside the LB Havering green belt, as well as parcels, GB11 and GB12, it prevents the merging of neighbouring areas. It therefore creates a green wedge between settlements, for this reason it should be retained within the green belt. After a review of the parcel boundary, it is not considered that there are options for partial removal or new land to be included.</p>		

**Total Release from Green Belt – NO**

**Partial Release from Green Belt – NO**

**New Land to be Included In the Green Belt? – NO**

**Full Retention of Green Belt Parcel – NO**



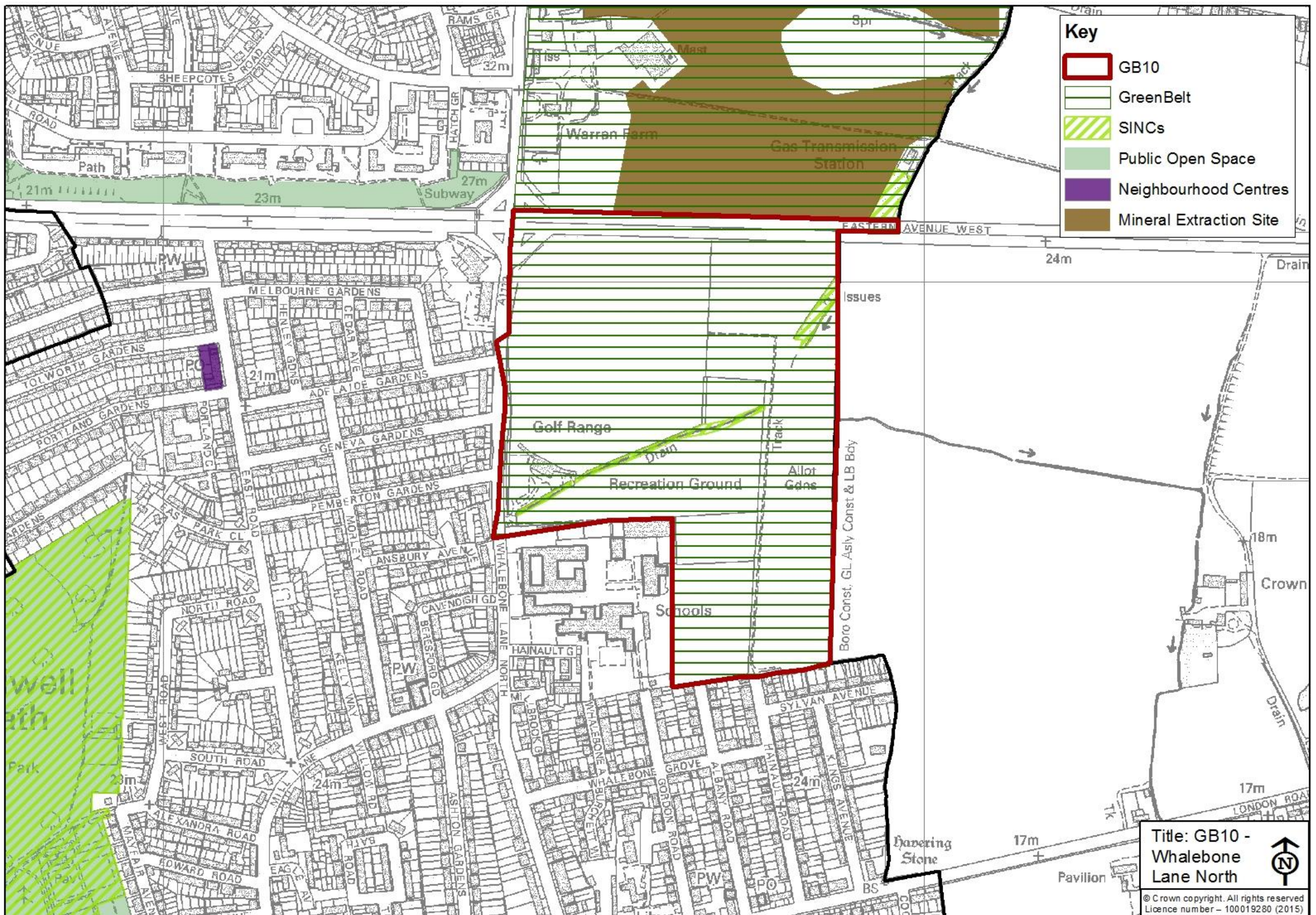


This parcel (alongside the LB Havering green belt as well as green belt parcels GB11 and G12) provides a green belt wedge which prevents neighbourhood coalescence. (NPPF Priority Two)



## GB10 - Whalebone Lane North – South of A12 (Including the A12)

Parcel Information (Step One) – GB10 Whalebone Lane North – South of A12 (Including the A12)	
Location	<p>The parcel is located east of Whalebone Lane North, south of the A12, north of Warren Junior School and west of LB Havering green belt.</p> <p>The parcel has two main land uses various land uses, the grounds of the Warren School and Cranfield Golf Centre (formerly Warren Park Golf Centre).</p>
Area	22.14 Hectares (221,420 Square Metres)
Ownership	
Public	<p>Warren School - Ancillary Land – London Borough of Barking and Dagenham.</p> <p>Transport Infrastructure – A12 - Transport for London</p>
Private	Cranfield Golf Centre (formerly Warren Park Golf Centre) – DWF Sports
Land Use	
Education	Warren Junior School
Sports Facilities	Cranfield Golf Centre (formerly Warren Park Golf Centre)
Transport Infrastructure	A12 – Transport for London
Major Planning Applications	
Summary	08/00106/FUL - Extension to existing golf centre by constructing a nine hole golf course, pitch and putt par three course, pitching course with lakes, lagoons, ponds and other water features, an additional putting course, landscaping and maintenance building together with football and rugby sports pitches.
Planning Policy	
SINC	
Constraints	
Potentially contaminated land (see appendix two).	





## GB10 - Whalebone Lane North – South of A12 (Including the A12)

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>The site should be seen in context with the LB Havering green belt as well as parcels GB09 and GB11. These parcels provide a green wedge which stop coalescence between neighbourhoods in the west (Chadwell Heath and Marks Gate) with those in the east (Romford and Collier Row). Combined, these parcels resist and prevent merging by providing a green wedge priority two). These sites are wedged within the urban realm and thus do not stop unrestricted sprawl of large built up areas (priority one). The sites location sandwiched within the urban area means that it cannot assist in safeguarding the countryside from encroachment (priority three). Given the lack of what would be considered 'historical towns' in the nearby area, the parcel does not fulfil this priority (priority four). Additionally, given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>The site meets one of the green belt purposes. Alongside the LB Havering green belt as well as GB09 and GB11 it creates a green wedge between neighbourhoods, which resists coalescence and merging between neighbourhoods. After reviewing the parcel boundary, it is considered there are opportunities for both partial removal and for new land inclusions into the green belt. These are set out in the image below. First, in terms of partial removals, it is considered that in order to aid a more defined and logical boundary that land should be removed where the boundary arbitrary kicks out from key landscape features. This is described in more detailed in the test box below (see PR-7). Additionally, it has been identified that the boundary follows no boundary in the south west corner of the site. This is described in more detail below (see NI-4).</p>		

**Total Release from Green Belt – NO**

**Partial Release from Green Belt – YES**

**New Land to be Included In the Green Belt? – YES**

**Full Retention of Green Belt Parcel – YES**







## GB11 - Whalebone Lane North – North of A12

Parcel Information (Step One) – GB11 Whalebone Lane North of A12	
<b>Location</b>	<p>The parcel is located to the west of the LB Havering boundary, south of Collier Road, the majority of the site falls to the east of Whalebone Lane North, except Marks Gate Cemetery which is located to the west of Whalebone Lane and south of the A12.</p> <p>The parcel is predominantly open space. Agricultural land is noticed to the east. Land towards the south is currently in the process of being restored from its previous mineral extraction. This process is currently in the later stages of restoration. Buildings are scattered to the north, with the various light industrial, warehousing and distribution units. The other uses include the cemetery (Marks Gate Cemetery Chapel)</p>
<b>Area</b>	104.67 hectares (104,675 Square Metres)
Ownership	
<b>Public</b>	Not Known
<b>Private</b>	Not Known
Land Use	
<b>Leisure</b>	Banqueting facilities, Fast Food Restaurant.
<b>Heritage</b>	Former World War Two Artillery
<b>Light Industrial/ Warehousing</b>	Buildings alongside Collier Road
Major Planning Applications	
<b>Summary</b>	<p>10/00534/FUL - Application for variation of condition 3 (development to be completed by 2010) in respect of planning permission TP/386/95 to allow completion of extraction and restoration by 2018.</p> <p>88/00659/TP - Erection of building to provide indoor cricket and bowling centre together with ancillary accommodation and parking</p>
Planning Policy	
Conservation Area, SINC and Green Belt.	
Constraints	
Potentially Contaminated Land	

**Key**

- GB11
- GreenBelt
- SINCs
- Public Open Space
- Neighbourhood Centres
- Mineral Extraction Site
- Conservation Area



Title: GB11 -  
Whalebone  
Lane North



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## GB11 - Whalebone Lane North – North of A12

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	0
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	0
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>1</b>
<b>Desk Based Analysis</b>		
<p>The parcel is considered to be located within urban area. Collier Row Road to the north is for the most part built up and this, alongside urban areas to the south, east and west, has the effect of establishing of sandwiching the parcel within the urban realm. Urban land therefore surrounds the parcel. Consequently, the parcel cannot check the unrestricted sprawl of the larger built up area, given its location within the urban realm (priority one). However, its location within the urban realm creates a green wedge which prevents coalescence. Therefore, this prevents neighbourhoods in the west (Marks Gate) merging with neighbourhoods in the east (Collier Row) (priority two). Although the parcel has rural like character, its location within the urban realms means it cannot be considered countryside in the traditional sense. Therefore the site does not assist in the safeguarding the countryside from encroachment (priority three). Given the lack of what would be considered 'historical towns' in the nearby area, the parcel does not fulfil this priority (priority four). Additionally, given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>The parcel should be retained in full. It provides, (alongside other parcels) a green belt wedge which resists against coalescence. As well as this, the review has considered the possibility of partial releases and establishing new land within the parcel. It is considered that the boundary appears reasonably well defined, with the border with LB Havering providing the eastern border, Collier Row Road the main northern border, the A12 the southern border and Whalebone Lane North and Marks Gate Cemetery providing the main western border. For the most part it follows well defined features. However, one problem with the boundary has been identified. The green belt has excluded the full extent of Marks Gate Cemetery. Currently, the boundary takes an arbitrary line within the cemetery as the green belt boundary. It is recommended that in order to aid more defensible boundary that the full extent of the cemetery is brought into the green belt (see NI-5 on the image below).</p>		

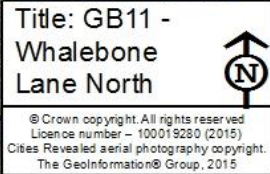
**Total Release from Green Belt – NO**

**Partial Release from Green Belt – YES**

**New Land to be Included In the Green Belt? – YES**

**Full Retention of Green Belt Parcel – YES**







## GB12 - Marks Gate North

Parcel Information (Step One) – GB12 Marks Gate North	
Location	<p>The parcel is located north of Billet Road, south and east of the boundary with LB Redbridge and west of the boundary with LB Havering.</p> <p>The site is used as agricultural land.</p>
Area	53.29 Hectares (532,931 Square Metres)
Ownership	
Public	Not Applicable
Public	Owners Not Known
Land Use	
Agricultural Land	Farmland
Major Planning Applications	
Summary	Not Applicable
Planning Policy	
SINC	
Constraints	
Archaeological Priority Zones and Potentially Contaminated Land	





## GB12 – Marks Gate North

Green Belt Analysis (Step Two ) NPPF Green Belt Purpose		Score
1	To check the unrestricted sprawl of large built up areas	1
2	To prevent neighbouring towns (neighbourhoods) merging into one another	1
3	To assist in safeguarding the countryside from encroachment	1
4	To preserve the setting and special character of historic towns	0
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	0
<b>Total</b>		<b>3</b>
<b>Desk Based Analysis</b>		
<p>The parcel is part of a much larger green belt which includes green belt land in LB Havering and LB Redbridge. It is considered that the green belt undertakes three green belt roles. Given its location at the edge of the (Greater London) conurbation/ urban area it is considered that the site checks the unrestricted sprawl of a larger built up area (priority one). Due to its location within an area of countryside it safeguards this land from encroachment (priority three). It also plays a role (alongside green belt in LB Redbridge) in resisting coalescence of neighbouring areas, such as Marks Gate, Hainault and Fullwell Cross. It therefore prevents the neighbouring areas merging into one another (purpose three). Given the lack of what would be considered 'historical towns' in the nearby area, the parcel does not fulfil this priority (priority four). Additionally, given the scale of growth projected within the borough, in terms of demographic, housing and employment growth it is not considered that the sites protection through the green belt would assist in the urban regeneration process (priority five).</p>		
<b>Recommendation</b>		
<p>For the reasons set out above it is considered that the site should be fully retained in the green belt. As noted above, the site meets three green belt priorities. The review has also explored the possibility of partial removals and new inclusions into the green belt. With regard to this, it is considered that the boundaries are defensible following the boundary with LB Redbridge to the west and north, following Collier Row Road and Billet Road to the south and LB Havering to the east. Given this, it is considered that there are no opportunities for partial removals or new inclusions into the green belt.</p>		

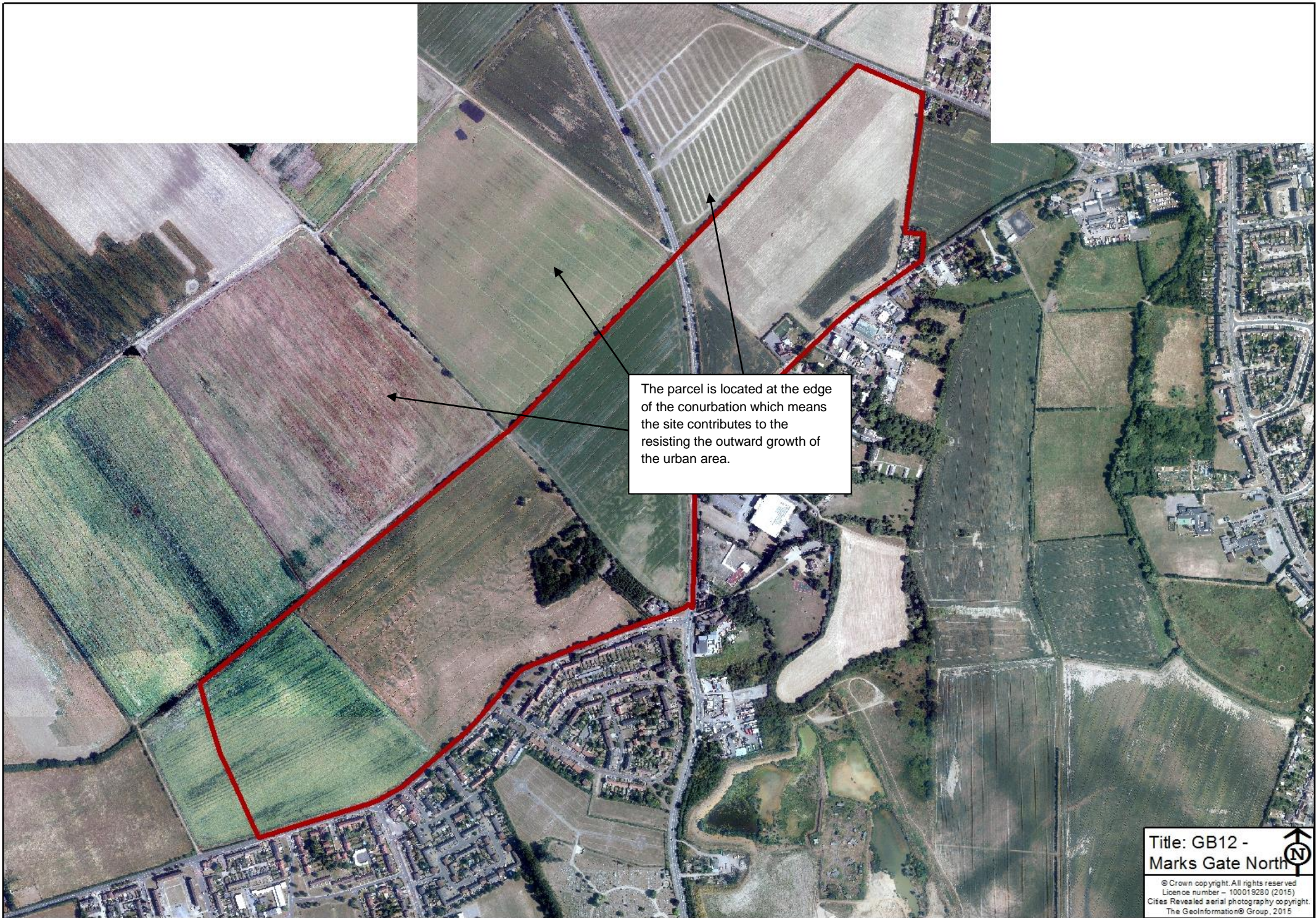
**Total Release from Green Belt – NO**

**Partial Release from Green Belt – NO**

**New Land to be Included in the Green Belt – NO**

**Full Retention of Green Belt Parcel – YES**





The parcel is located at the edge of the conurbation which means the site contributes to the resisting the outward growth of the urban area.



## 10. Step Three – Justifying New Land In The Green Belt

This step gives provides justification for new inclusions into the green belt. Table three below shows the parcels where it was identified that new land should be added in order to better reflect and reinforce existing boundaries (identified in step two). In total the analysis recommended that four areas where it was deemed appropriate for land to be included in the green belt. These four areas were located in three parcels. This is set out below.

**Table Three – Identified New Incretions into the Green Belt**

Parcel Ref	Parcel Name	Possible New Land Inserted	New Inclusion (NI) Code
<b>GB01</b>	Old Dagenham Park	Yes	NI-1 and NI-2
<b>GB07</b>	Central Park	Yes	NI-3
<b>GB10</b>	Whalebone Lane North – South of A12 (Including the A12)	Yes	NI-4
<b>GB11</b>	Whalebone Lane North – North of A12	Yes	NI-5

The recommendations set out in the analysis of green belt parcels (step two) explored if green belt parcels were performing a green belt parcel in whole or in part against national planning policy green belt purposes. Additional to this, it (step two) explored through site analysis where possible new inclusions could aid better, more rationale green belt boundaries. However, the previous step did not justify, against national policy their inclusion in detail. This is the purpose of this step.

As set out in the baseline steps, this review has not explored setting new green belts sites but as part of the aim of this study, seek to set more rationale green belt boundaries. Therefore setting new green belt sites is out of the remit of this review.

National planning policy regarding green belt boundaries is set out in paragraph 85 of the NPPF. This is set out in chapter five of this report as is repeated below for convenience:

When defining (green belt) boundaries, local planning authorities' should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which is unnecessary to keep permanently which 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 long-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.

The rest of this chapter will explore how the proposed boundary changes are justified with regard to national planning policy.

#### **Parcel Ref: GB01 –Old Dagenham Park**

- NI1 - The land which measures 0.09 hectares forms part of the Old Dagenham Park. It is located towards the south of the park, where the parcel meets Oval Road North. The existing local plan states that the land is unallocated and undesignated. The land forms part of the park. In order to form a consistent boundary it is rationale and logical for this land to be inside the green belt alongside. It is therefore recommended that the land is included within the green belt. This is justified in national policy terms. Paragraph 85 states that boundaries should be clear, using physical features that is readily recognisable and likely to be permanent. In reference to this the park boundary provides a rationale, clear boundary which is permanent and thus the green belt accurately should align to the park boundary. In order for this to be satisfied the land is required to form part of the green belt. Consequently, for the reasons set out above, it is considered that the land (NI1) is justified in national planning policy terms.
- NI2– This area of land measures 0.06 hectares. It forms part of the Old Dagenham Park located to the north of the park where it meets Ballards Road. The site is not included in the green belt. In order for the green belt to better reflect the physical barrier of the park, as set out in NPPF paragraph 85; this land should be included in the green belt. Consequently, it is considered its inclusion into the green belt is justified in order to better reflect the physical boundary of the park.

#### **Parcel Ref: GB07 - Central Park**

- NI3– The proposed inserted land is located at the western edge of Central Park close to the Dagenham Fire Station and the Civic Centre and measures 0.32 hectares. Although the site forms an integral part of the park, it is not within the green belt parcel. As the green belt parcel reflects the park boundaries except from this anomaly where it is not included the lands inclusion appears justified, in national planning policy terms, in order to aid a more rational and logical boundary which follows the physical boundary of the park.

#### **Parcel Ref: GB10 - Whalebone Lane North – South of A12 (Including the A12)**

- NI4 – The proposed inserted site is located at Warren Junior School and Warren Comprehensive School and measures 0.35 hectares. Here the green belt follows no feature. Consequently, there is a need for the green belt boundary to follow a principle landscape feature in order to aid a more definable boundary. It is considered that the most appropriate feature is the boundary between the school playing fields and the school buildings.

#### **Parcel Ref: GB11 - Whalebone Lane North – North of A12**

- NI5– The proposed inserted land forms part Chadwell Heath Cemetery and measures 2.90 hectares. Most of the cemetery is part of the green belt however this land is located outside the green belt boundary. The site is neither allocated nor designated. In order the green belt to better reflect the physical boundaries of the cemetery the site should be included within the green belt. This is justified in national planning policy terms. The green belt should be defined by physical boundaries. In this case the cemetery forms the most logical boundary for the green belt and thus

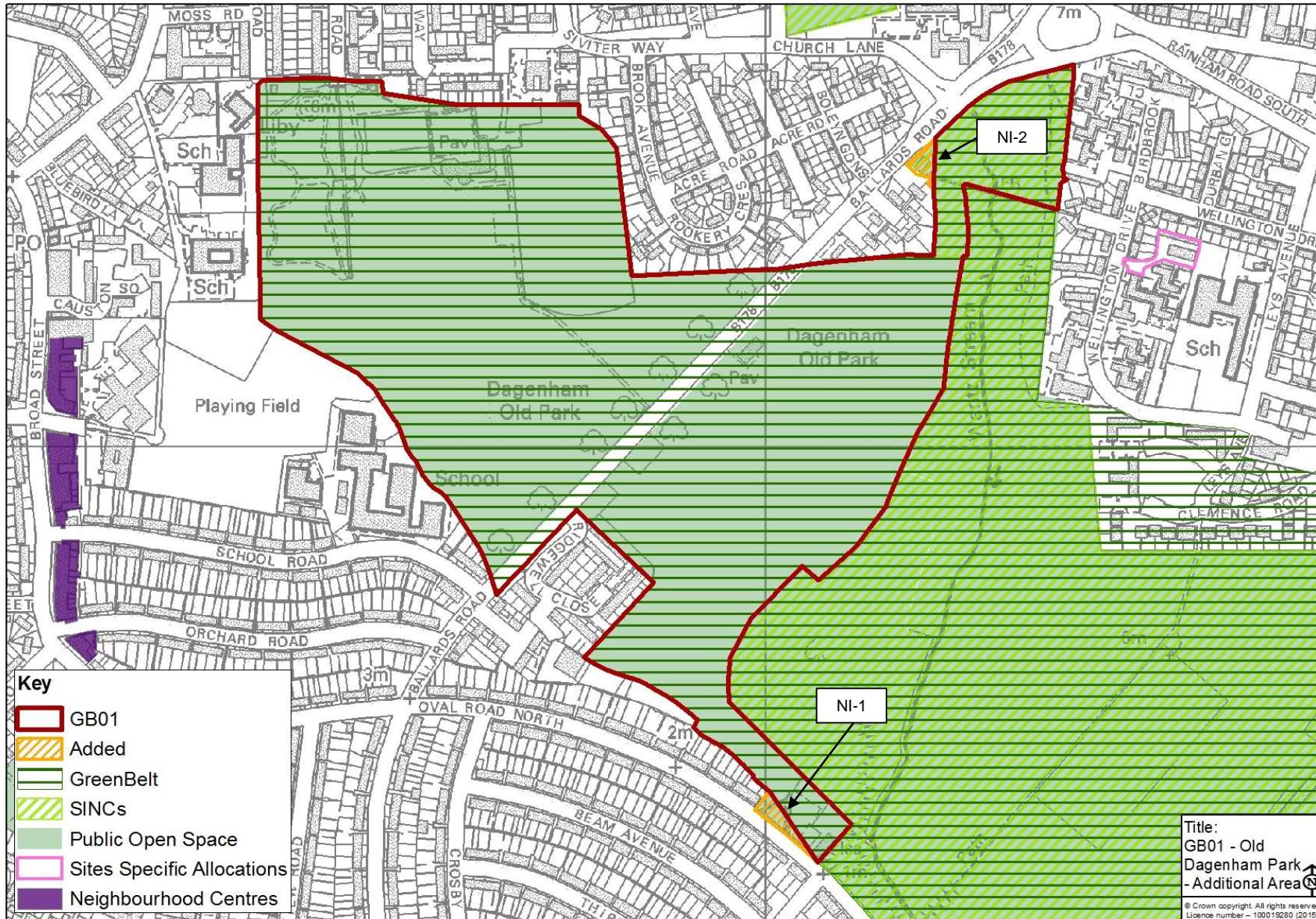


the green belt at this location should align to the cemetery. Consequently, it is considered for the reasons outlined that the inclusion is justified in terms of national planning policy.

### Maps

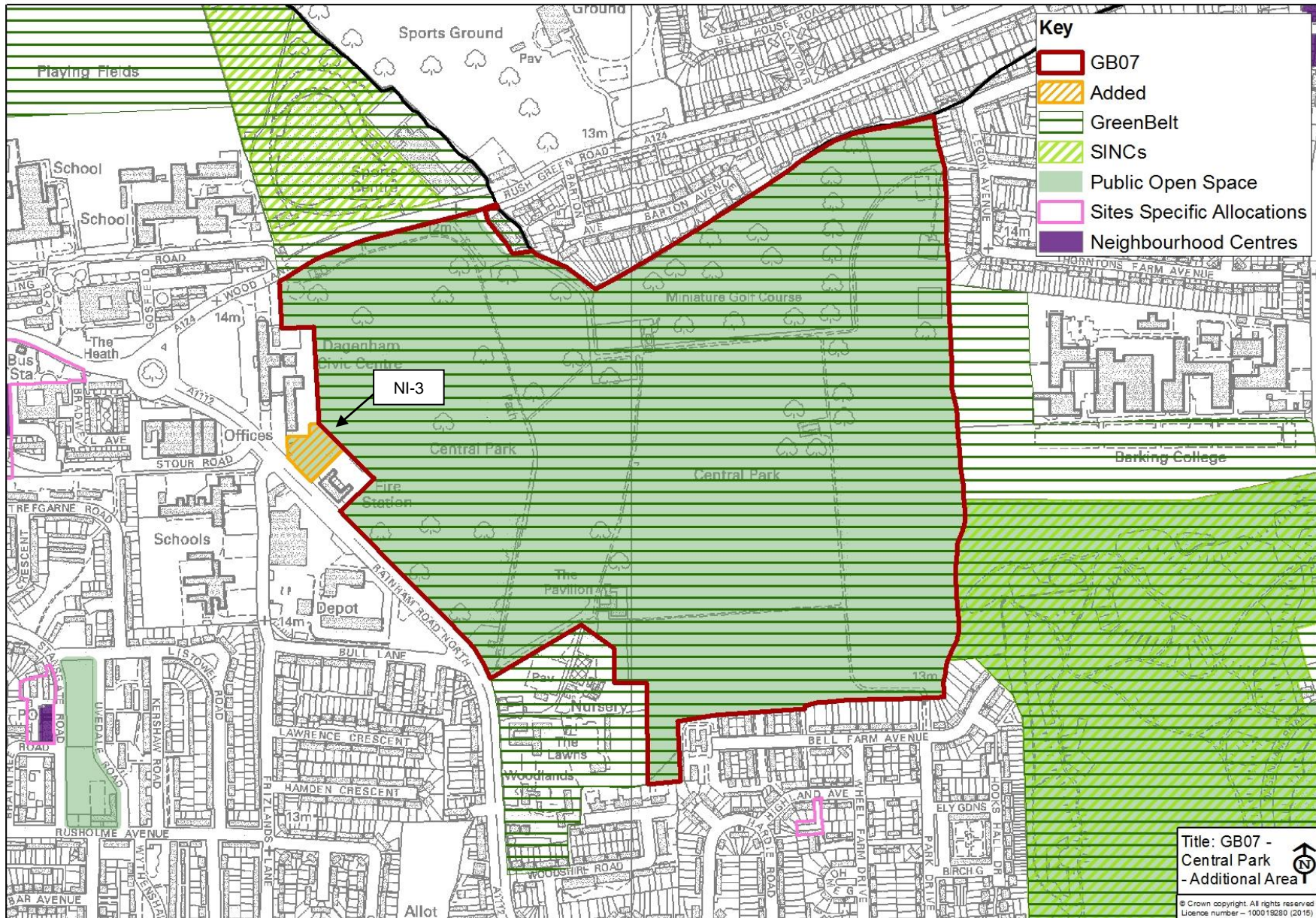
The maps on the next four pages set out the justified new inclusions into the green belt.

**Parcel Ref: GB01 –Old Dagenham Park – Added Map**



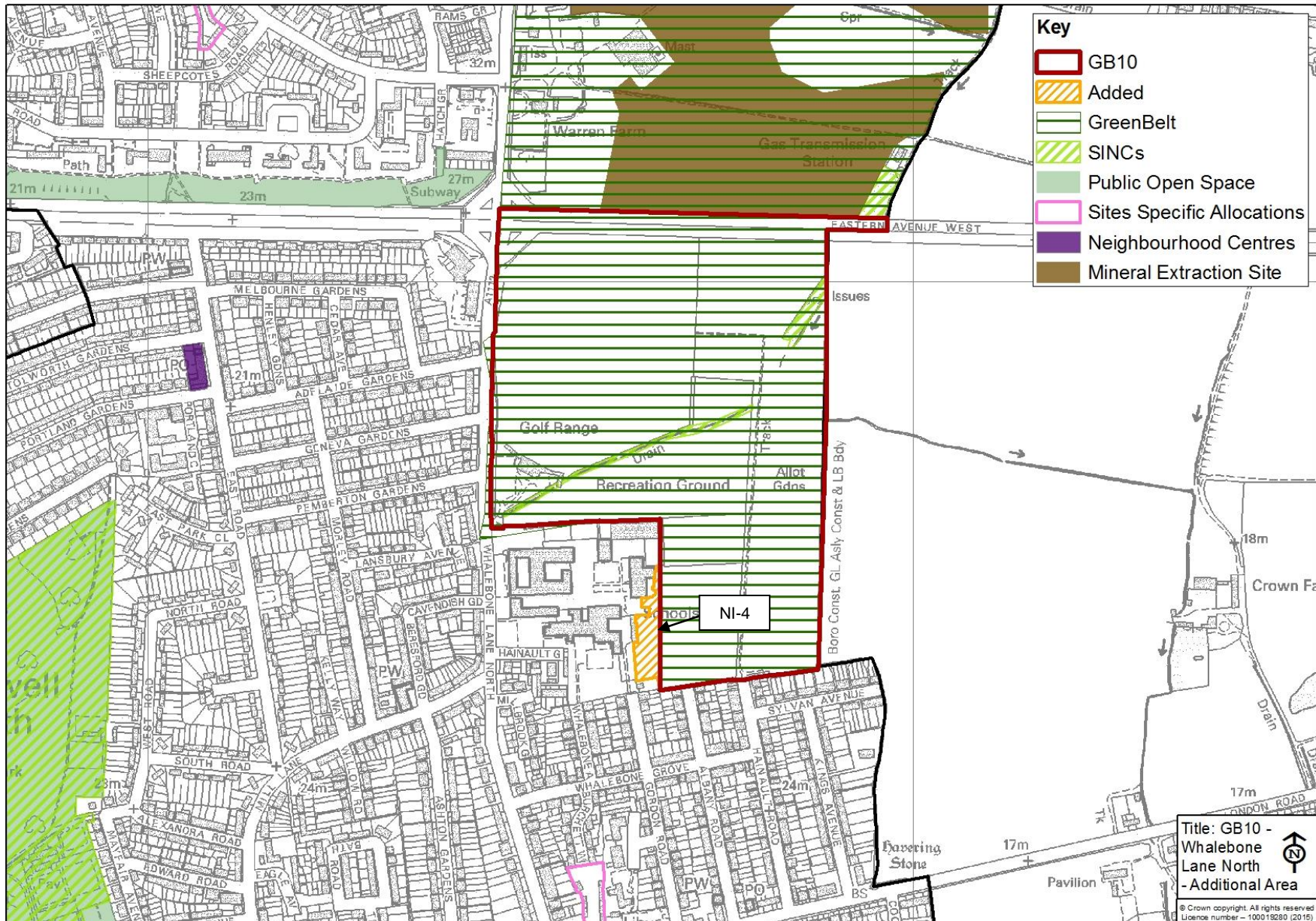


**Parcel Ref: GB07 - Central Park – Added Map**



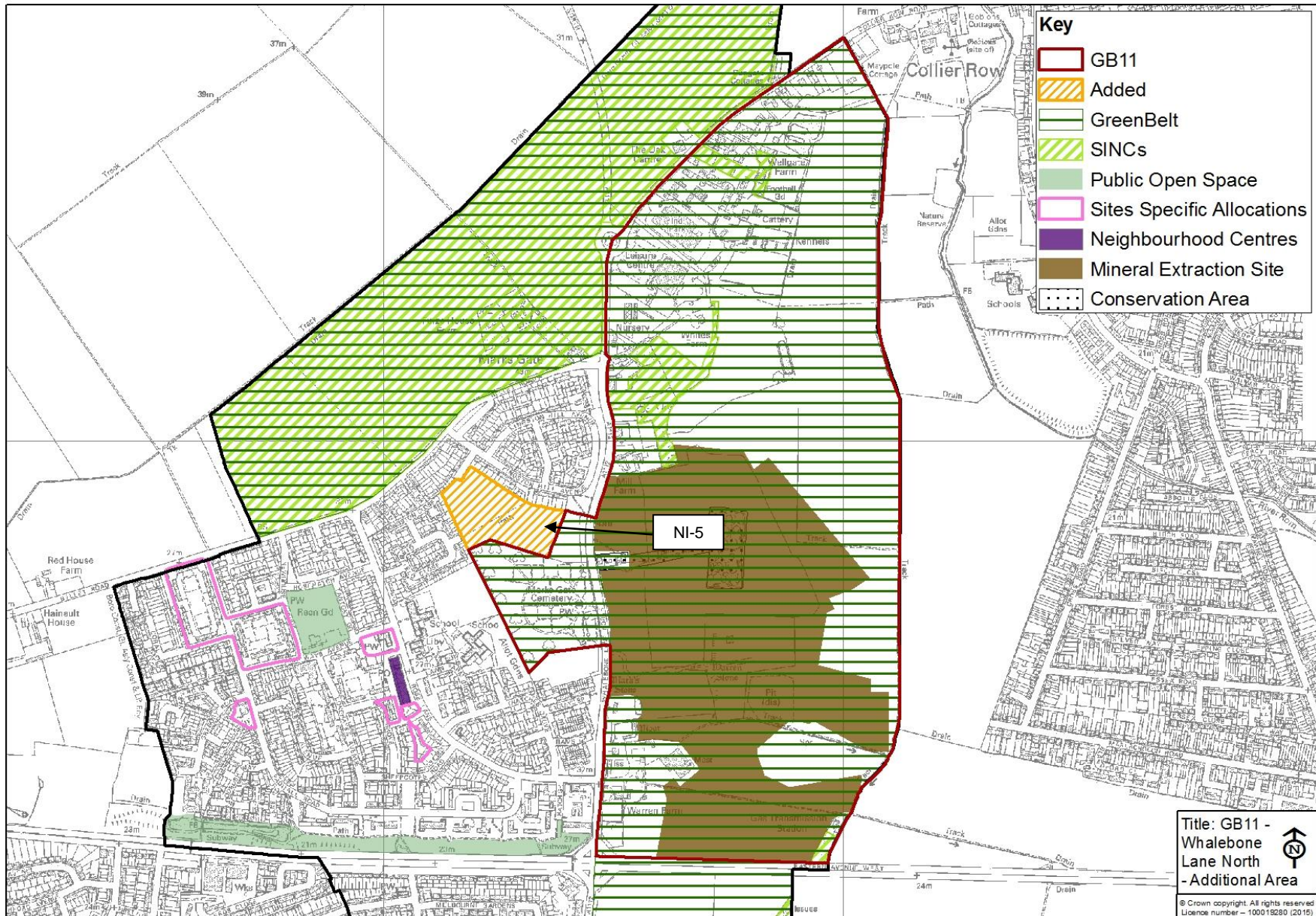


**Parcel Ref: GB10 - Whalebone Lane North – South of A12 (Including the A12) – Added Map**





**Parcel Ref: GB11 –Whalebone Lane North – North of A12 – Added Map**



## 11. Step Four – Justifying Partial Removals

Step two explored the green belt parcels and recommended a course of action to where green belt parcels should be removed in whole, revoked in part or new land added. This step gives further justification for the partial removal recommendations first identified in step two.

Further justification for the partial removals is assessed against the national planning policy green belt priorities. Whereas step two assessed the whole parcel against the green belt priorities, this step will assess specifically the land identified for partial removal against the national green belt priorities. This will give comprehensive justification for the partial removals. The table below sets out the partial removals which were identified in stage two:

**Table Four - Partial Removals**

Parcel Ref	Parcel Name	Reason	Partial Removal Code
<b>GB02</b>	Beam Valley South	Aid more logical boundary	PR-1, PR-2
<b>GB04</b>	Former May & Baker and Eastbrook School	Aid more logical boundary	PR-3
<b>GB07</b>	Central Park	Aid more logical boundary	PR-4, PR-5
<b>GB08</b>	All Saints School/ Allotments and Golf Range	Aid more logical boundary	PR-6
<b>GB10</b>	Whalebone Lane North – South of A12 (Including the A12)	Aid more logical boundary	PR-7

Like the scoring system in step two, this step utilises the same scoring system to examine if the land which has been suggested for partial removal is justified in national planning policy terms. Additionally, (like section three) this section of the review will also be directed by paragraph 85 of the NPPF.

As noted previous in this report, paragraph 80 of the NPPF states that the green belt serves five purposes:

1. to check the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 85 of NPPF states - when defining (green belt) boundaries, local planning authorities' should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which is unnecessary to keep permanently which 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 long-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.

#### **Parcel Ref: GB02 - Beam Valley South**

- PR-1 – This land is located to the north of the parcel and measures 3.04 hectares. Its location is set out on the map on page 74. The reason for its identification for partial removal due to the site being developed and to remove it in order to aid a more logical green belt boundary. The site has been developed for housing since and thus no longer forms part of the Beam Valley Country Park. It is considered that in order to aid a more effective boundary the green belt should follow the park boundary

In terms of justification it is not considered that the land fulfils a green belt function. Given the fact that the land has been developed for housing and the land it is not considered that it contributes the wider role of the parcel to stop unrestricted sprawl. As such, it does not undertake green belt priority one. The land has been built on consequently cannot fulfil priority two. With regard to priority three, safeguarding the countryside from encroachment the land is not located near open countryside and like the parcel as a whole (identified in step two) the site cannot fulfil this priority. Given the absence of 'historical towns' in vicinity and the fact that the land has been built as housing it cannot be considered the land meets green belt priorities four. Additionally, as the site has already been built on it cannot be considered it would assist in urban regeneration and thus does not fulfil priority five. **OVERALL SCORE = 0 – Removal Justified**

- PR-2 – This land is located to the south of the parcel and measures 0.13 hectares in total. Its location is set out on page 74. The site has been recommended for removal based on the fact that the green belt should follow a rationale boundary, with regard to this parcel, the boundary is defined by the natural environment. In order for the boundary to be defined in an effective way it was considered the school car park within the green belt should be removed in order to aid a better boundary. This is the reason for the lands removal.

In terms of justification it is not considered that the land fulfils a green belt function. The land in question does not check unrestricted sprawl given its limited size and thus does not satisfy national green belt priorities one and two. Like the parcel as a whole away from the countryside it cannot fulfil national green belt priority three. Given the absence of 'historical towns' in vicinity and the fact that the land has been built as housing it cannot be considered the land meets green belt priorities four. In terms of priority five given the land in scale of the land in question it does not help assist in the urban regeneration process, green belt priority five. **OVERALL SCORE = 0 – Removal Justified**

#### **Parcel Ref: GB04 - Former May & Baker and Eastbrook School**

- PR-3 – This land is located at the Eastbrook School and measures 0.34 hectares in total. Its location is set out on page 74. The site has been recommended for removal based on the fact that the green belt should follow a rationale boundary. Currently the boundary goes through the school buildings. It is considered that in order to aid a more effective boundary the green belt should follow boundary of the playing fields, not the part of the development.

In terms of justification it is considered that the land being released does not fulfil a green belt function. The land in question does not check unrestricted sprawl given its limited size and thus does not satisfy national green belt priorities. The land has been built on consequently cannot fulfil priority two. With regard to priority three, safeguarding the countryside from encroachment the land is not located near open countryside and like the parcel as a whole (identified in step two) the site cannot fulfil this priority. Given the absence of 'historical towns' in vicinity and the fact that the land has been built as housing it cannot be considered the land meets green belt priorities four. Additionally, as the site has already been built on it cannot be considered it would assist in urban regeneration and thus does not fulfil priority five.

**OVERALL SCORE = 0 – Removal Justified**

#### **Parcel Ref: GB07 - Central Park**

- PR-4 – This relates to land located in the south west section of the green belt parcel. In total the land is 3.71 hectares. The map on page 76 shows the site. The land was identified in step two for removal due to the fact that it has largely been built on and order to aid a more effective boundary the green belt parcel should follow the boundary of the park. The land in question is made up of housing and Council owned buildings.

In term of justification it is not considered that the land fulfils a green belt function. The land in question given its location within the urban area means, like the parcel does not stop unrestricted sprawl of large built up areas. Therefore the land does not fulfil national green belt policy one. It is considered that the parcel as a whole stops neighbourhoods merging into one another. Nevertheless, given the fact that the majority of the parcel has been built up and its location in the south east corner of the parcel it is not considered that for these reasons the land in question fulfils national green belt priority two. Like the parcel as a whole away from the countryside it cannot fulfil national green belt priority three. Given the absence of 'historical towns' in vicinity and the fact that the land has been built as housing it cannot be considered the land meets green belt priorities four. As the majority of the land is already in active residential use it is not considered that the site would assist the urban regeneration process. Additionally, given the scale of required growth in the Borough, it is not considered in general that the protection of green belt land assist the development of other urban land. **OVERALL SCORE = 0 – Removal Justified**

- PR-5 – This land is located at the north east of the green belt parcel and measures 0.17 hectares. Its location is set out on the map on page 76. The land was identified in step two for removal due to the fact that the land was not part of the park and was already built on and for these reasons did not align to the wider green belt parcel. The land in question is currently in housing use and it forms a four storey apartment block.

In terms of justification it is not considered the land in question fulfils a green belt function. Given the location of the land, within the urban area, the land in question cannot be considered to fulfil national green belt policy one which aims to prevent



unrestricted sprawl of the urban area. In terms of priority two, preventing merging areas moving into each other, although the parcel as a whole fulfils this role, the land in question does not. Central park as a whole, provides a green wedge preventing the urban areas merging into each other but the site is already urbanised at the very northern extreme of the park the land does not fulfil this role. In terms of priority three, the site is not located near open countryside and this cannot fulfil this role. Given the absence of 'historical towns' in vicinity and the fact that the land has been built as housing it cannot be considered the land meets green belt priorities four. Given the small size of the land in question and coupled with the fact the land is already been built on it is not considered that the land fulfils priority five which seeks to assist the development of other urban land. **OVERALL SCORE = 0 – Removal Justified**

#### **Parcel Ref: GB08 - All Saints School/ Allotments and Golf Range**

- PR-6 – This land is located on the western part of the green belt parcel. This is the largest of the proposed partial removals measuring 9.36 hectares. The land in question is shown on page 77. At step two it was identified that the land in question should be removed from the green belt in order to aid the construction of a more appropriate boundary. Currently, this green belt parcel does not follow a rationale boundary following many land uses and physical features. Consequently, the parcel does not feel comfortably defined. In order to bring a logical order to the green belt boundary it is recommended that physical features are followed. It was recommended in step two that the hedgerow separating the school playing field provided the most effective boundary. This would have the effect of taking the School Playing Fields and Allotments out of the green belt.

Although the parcel as a whole does fulfil a green belt role (which was identified in step two,) it is considered that the land in question is not currently fulfilling a green belt role. First, the eastern side of the parcel, (which is defined by the area east of the hedgerow, which separates the school and the golf course) alongside the LB Havering green belt does stop the merging of the neighbouring areas of Dagenham and Rush Green. However, the western side of the parcel, the area recommended here for removal is tucked under and over the urban realm. This can be observed on the map on page 79. Consequently, as it is within the urban area it cannot be considered to fulfil the same role as the parcel as a whole. Like, the parcel as a whole the land does not play any other green belt role. Its location within the urban area means it does not contribute to prevent urban areas expanding (priority one) and given its location it does not stop the encroachment of the countryside. Given the absence of 'historical towns' in vicinity and the fact that the land has been built as housing it cannot be considered the land meets green belt priorities four. Furthermore, given the fact that the land is in use, play ground and allotments, it cannot be considered to align to priority five. **OVERALL SCORE = 0 – Removal Justified**

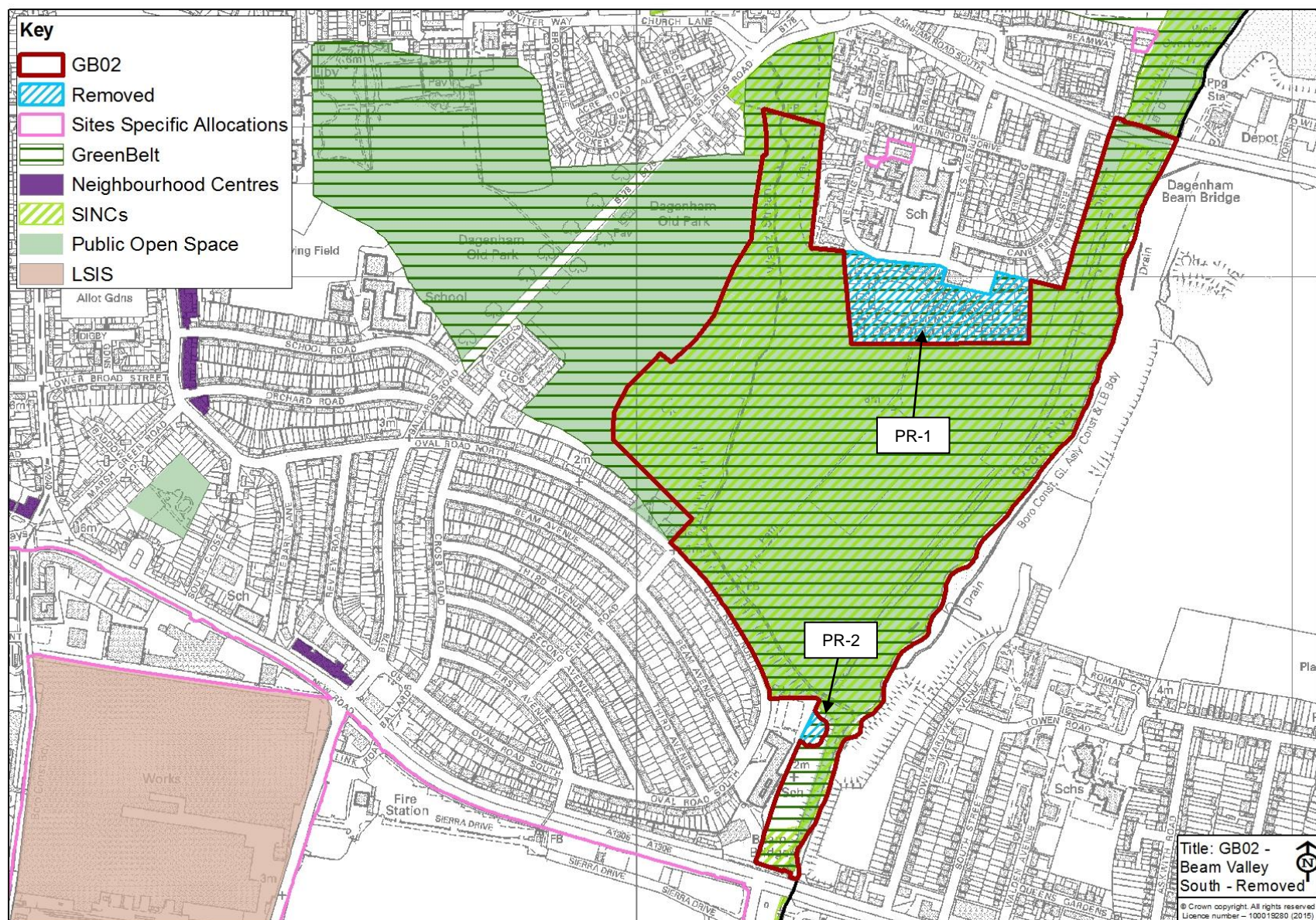
#### **Parcel Ref: GB10 - Whalebone Lane North – South of A12 (Including the A12)**

- PR-7 – The land is a small long strip of land on the western edge of the parcel. In total the land recommended for partial removal is 0.26 hectares. This is shown on page 80. At step two, it was identified for partial removal in order to aid a better more rationale boundary. The green belt currently goes onto the road where it should be contained within the boundary of the gold course. For this reason it has been recommended that the area where the green belt goes into the road should be removed.

It is considered that the removal of this land is justified to aid a more rationale boundary. It is not considered this land, given its size, plays a strategic green belt role. Given the size of the land in question it could be argued that applying the national green belt priorities to the land is not proportionate. Nevertheless, in order to be consistent with the other partial removals, the green belt priorities will be applied to the land. The overall parcel was identified in step two to meet three green belt priorities. These were priorities one, two and three. It is not considered the land in question given its limited scale fulfils any of these priorities. Additionally, the land does not meet priorities four and five for much the same reason. **OVERALL SCORE = 0 – Removal Justified**

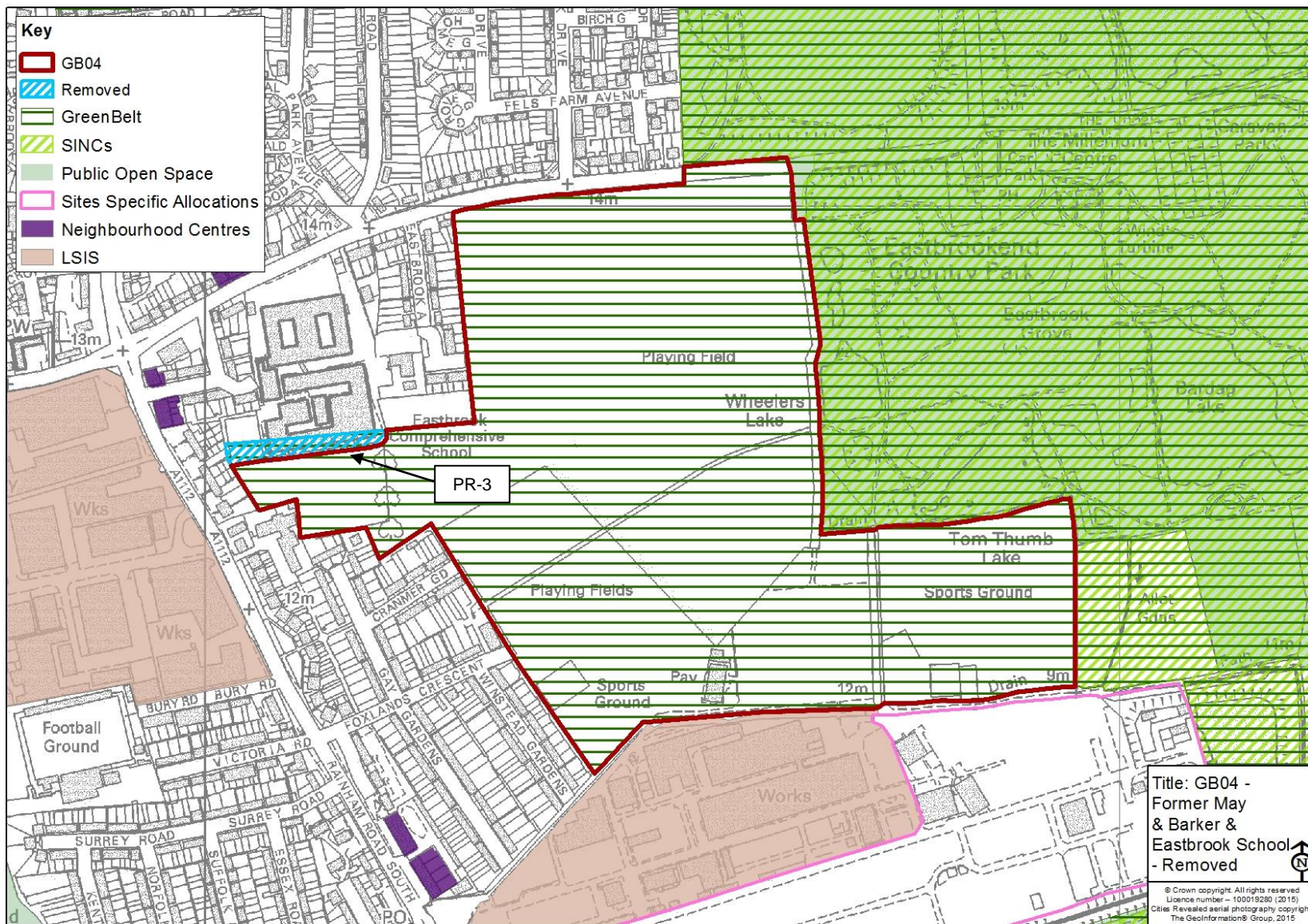


## GB02 – Beam Valley South - Partial Removals Map



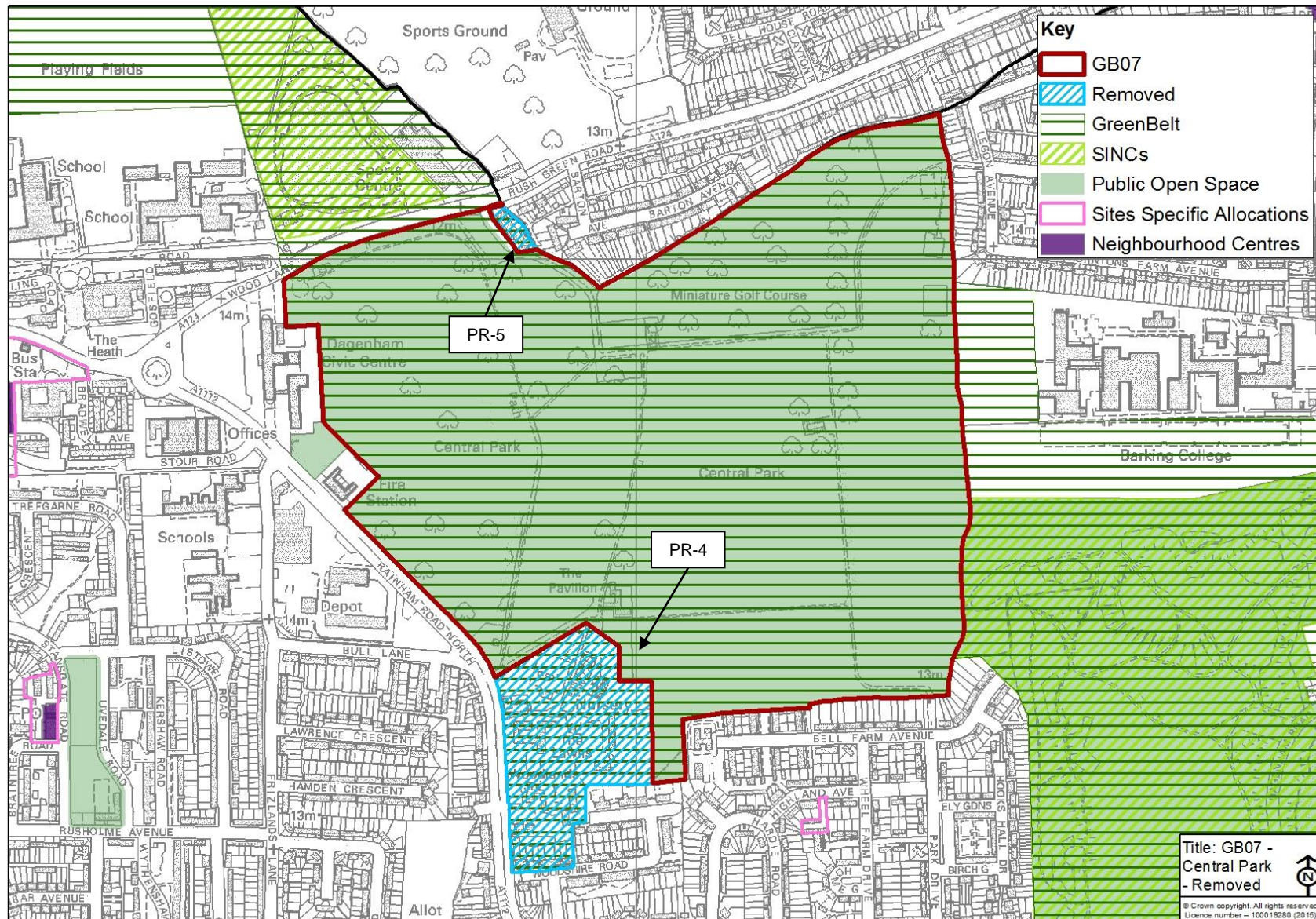


## **GB04 – Former May & Baker and Eastbrook School - Partial Removals Map**



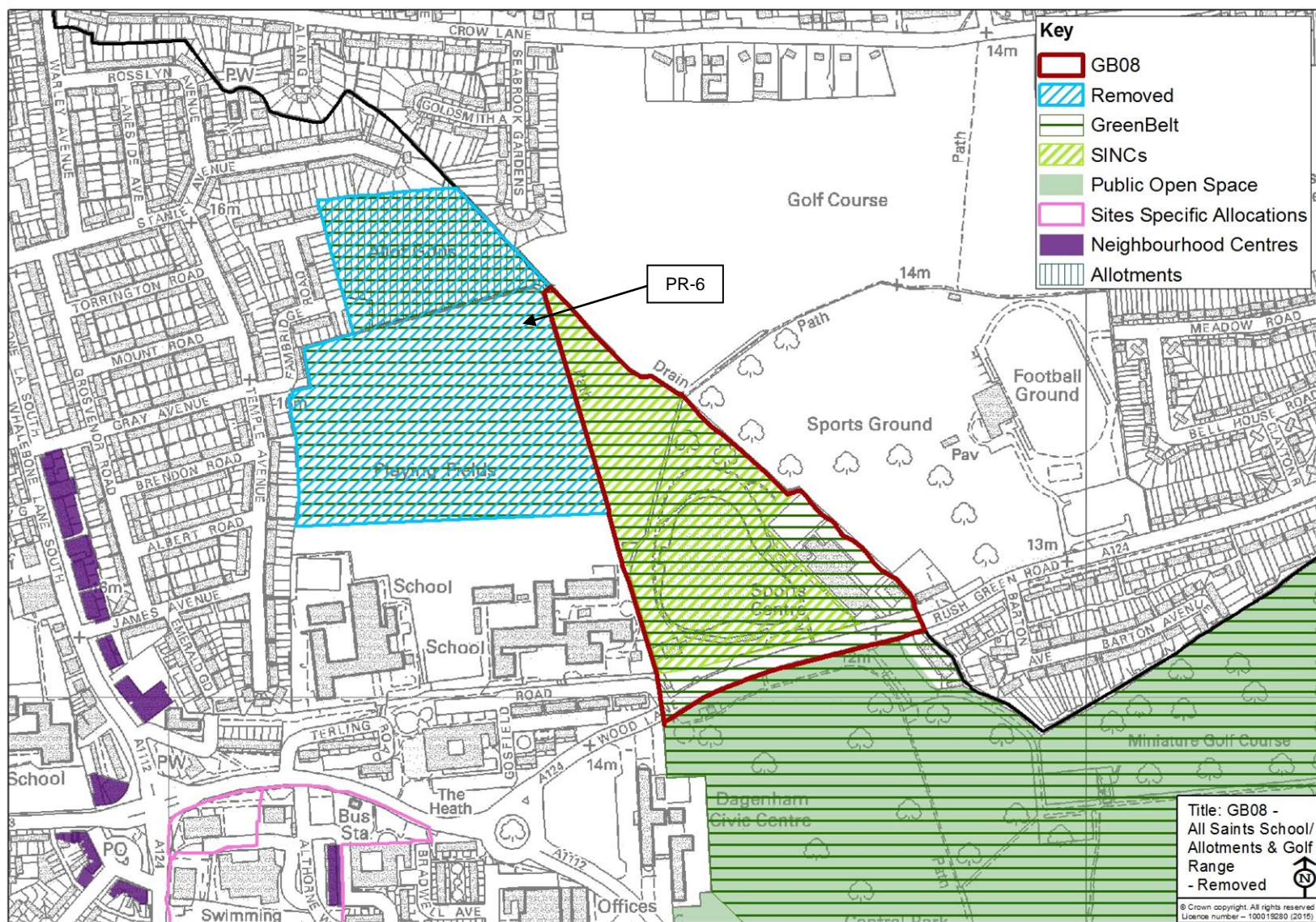


## GB07 - Central Park - Partial Removals Map



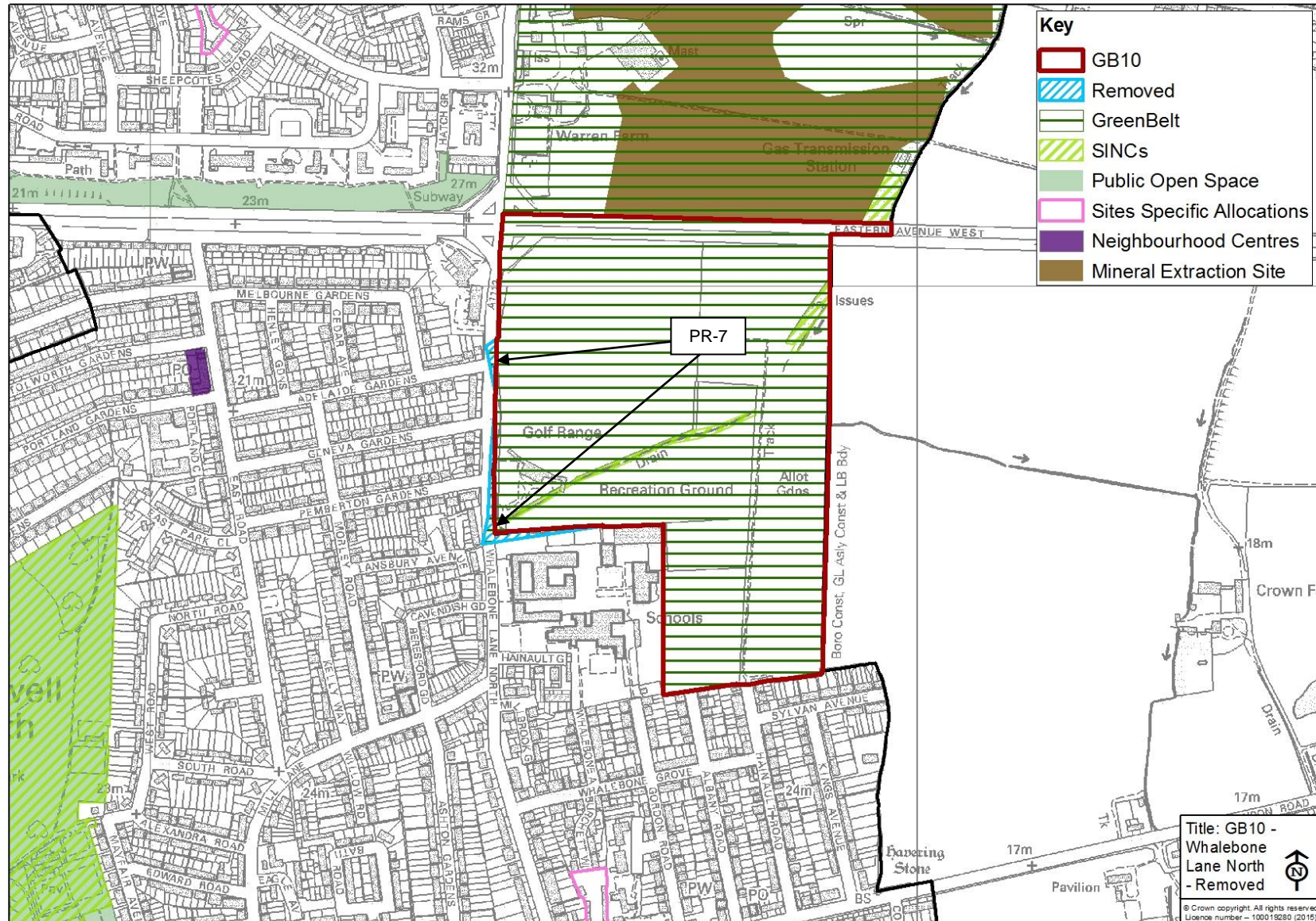


## GB08 - All Saints School/ Allotments and Golf Range - Partial Removals Map





## GB10 – Whalebone Lane North – South of A12 (Including the A12) - Partial Removals Map



## 12. Step Five – Defining New Boundaries

Utilising the recommendations set out in step two, coupled with the further justifications set out in steps three and four has allowed for the formation of new boundaries to the green belt parcels. This step presents the changes made to green belt parcels. These are summarised below and boundaries are provided on the following pages.

- **Parcel Ref: GB01 – Old Dagenham Park** - The parcel has been retained in full as recommended in step two. New land has been inserted (NI-1 and NI-2) as suggested in step two and further justified in step three. In total the green belt parcel will expand from 25.01 hectares to 25.16 hectares.
- **Parcel Ref: GB02 – Beam Valley South** – The parcel has been partially retained with some land in the north and south being removed (PR-1 and PR-2). Land in the north has been removed in order to respond to a housing development which has taken place and to aid a more rationale boundary following the boundary of the park. This was justified in step four. Additionally, the school car park has been taken out of the green belt in order to aid a more legible boundary which follows the natural features of the parcel. This is also justified in step four. In total the green belt parcel will reduce from 39.17 hectares to 35.99 hectares.
- **Parcel Ref: GB03 – Beam Valley North** - The parcel has been retained in full as recommended through the analysis set out in step two. There was no identified need for partial removal of land or indeed for new land to be inserted into the green belt. The boundary is well defined with regard to this parcel. Consequently, the parcel size has stayed the same at 38.98 hectares.
- **Parcel Ref: GB04 – Former May & Baker** - The parcel has been partially retained with some land being removed (PR-3). Land has been removed in order to aid a more defensible boundary which currently is located partially on developed land, cutting through school buildings. It was recommended that a more defensible boundary should be constructed using the school playing fields as the main guide.. Consequently, the parcel size has reduced in size from 29.91 hectares to 29.57 hectares.
- **Parcel Ref: GB05 – Eastbrook Park and the Chase** - The parcel has been retained in full as recommended through the analysis set out in step two. There was no identified need for partial removal of land or indeed for new land to be inserted into the green belt. The boundary is well defined with regard to this parcel. Consequently, the parcel size has stayed the same at 136.18 hectares.
- **Parcel Ref: GB06 – Barking and Dagenham College** – The parcel has been retained in full as recommended through the analysis in step two. There was no identified need for partial removal or indeed for new land to be inserted into the green belt. The boundary is well defined with regard to this parcel. Consequently, the parcel size has stayed the same as previously at 6.30 hectares.
- **Parcel Ref: GB07 – Central Park** – The parcel has been partially retained with some land in the north east and south east corner being removed (PR-4 and PR-5). The parcels in question have been removed in order to create a more rationale green belt boundary. It is considered that the most logical boundary would be to follow the park boundary which the green belt follows for the most part. Additionally, it was identified through the review of the site in step two that land should be added located at the western edge of the parcel (NI-3). This was justified at step three. Overall, the

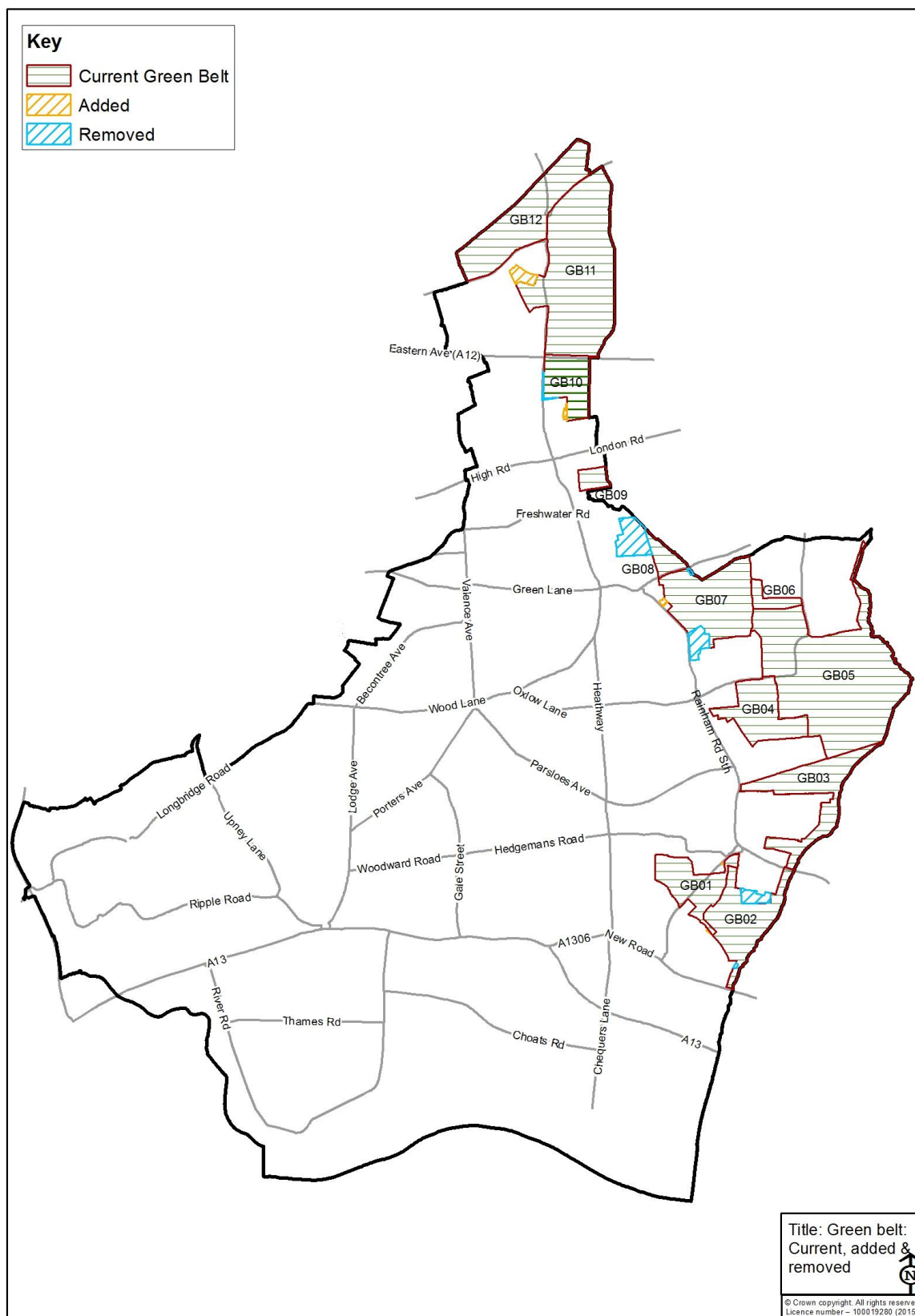


recommended changes will reduce the size of the parcel from 53.37 hectares to 49.81 hectares.

- **Parcel Ref: GB08 - All Saints School/ Allotments and Golf Course** - The parcel has been partially retained with land in the eastern side of the parcel being removed. No land was identified to be added to this parcel (PR-6). The justification for removing part of the parcel was set identified in step two and justified in step four. The partial removal will aid a more legible and rationale boundary which follows defined physical features. Overall, the recommended changes will reduce the size of the parcel from 16.97 hectares to 7.61 hectares.
- **Parcel Ref: GB09 – West Ham Training Ground** – The parcel has been fully retained. No land has been identified for partial removal or indeed for new land to be inserted into the green belt. The boundary is well defined. Consequently, the parcel size has stayed the same as previously at 5.26 hectares
- **Parcel Ref: GB10 - Whalebone Lane North – South of A12 (Including the A12)** - The parcel has been partly retained with some land in the eastern side of the parcel being removed (PR-7). The land which has been removed was identified in step two and step four justified its removal. The reason for its removal is to aid a legible and rationale boundary which follows the boundary of the golf course. Land has also been recommended to be included into the green belt (NI-4) to aid a more defensible boundary. Overall, the recommended will increase the size of the parcel slightly from 22.13 hectares to 22.22 hectares.
- **Parcel Ref: GB11 - Whalebone Lane North – North of A12** – The parcel has been retained in full with a new inclusion (NI-5). It was identified in step two that there was no land identified for partial removal. However, new land was identified to be included in the green belt. This was justified in step four and is being included to make for a more defensible boundary. Overall, the recommended changes will increase the size of the parcel from 104.68 hectares to 107.57 hectares.
- **Parcel Ref: GB12 – Marks Gate North** – The parcel has been retained in full. Step two did not identify any opportunities for new land to be added to the green belt or for partial removal. The analysis of the parcel was set out in step two. Overall the parcel remains the same size at 53.29 hectares.

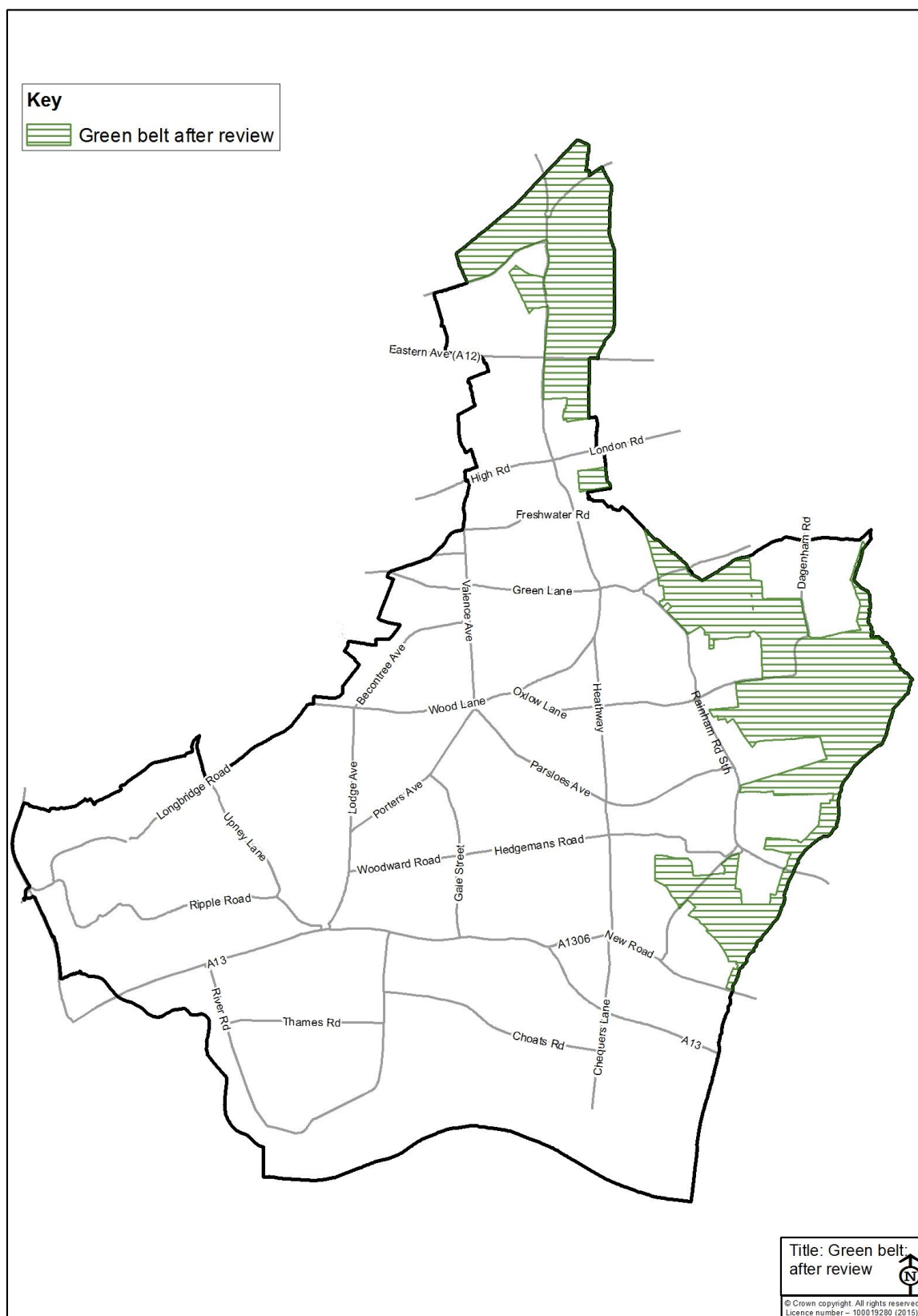
The maps on the next page show the changes summarised above in map form. As outlined in table two of this review, the overall impact of all recommendations, would reduce the green belt from 531.25 hectares to 517.96 hectares. This would reduce the Boroughs green belt by 2.5 percent.

## Added and Recovals Recommendations – Borough Map





## New Green Belt Boundaries After Review – Borough Map



## 13. Conclusion

This review has explored the Boroughs green belt in order to understand if it is still fit for purpose. The summary of recommendations is set out below.

Table Five – Summary of the Reviews Recommendations

Site Name	Score	Full Removal	Partial Removal	New Land Inserted	Impact of Recommendation (Ha)
GB01: Old Dagenham Park	1	No	No	Yes	+0.15 Ha
GB02: Beam Valley South	1	No	Yes	No	-3.17 Ha
GB03: Beam Valley North	1	No	No	No	No Change
GB04: Former May & Baker and Eastbrook School	1	No	Yes	No	-0.34 Ha
GB05: Eastbrook Park and the Chase	1	No	No	No	No Change
GB06: Barking and Dagenham College	1	No	No	No	No Change
GB07: Central Park	1	No	Yes	Yes	-3.56 Ha
GB08: All Saints School/ Allotments and Golf Course	1	No	Yes	No	-9.36 Ha
GB09: West Ham United F.C Training Ground	1	No	No	No	No Change
GB10: Whalebone Lane North – South of A12 (Including the A12)	1	No	Yes	Yes	+0.09 Ha
GB11 - Whalebone Lane North – North of A12	1	No	No	Yes	+2.90 Ha
GB12 - Marks Gate North	3	No	No	No	No Change
Total Size of Green Belt Site Once Recommendations Are Taken Into Account (Ha)					517.96 Ha
Total Size of Existing Green Belt (April 2015)					531.25 Ha
Loss of Green Belt (Hectares) (Due to Recommendations of This Review)					-13.29 Ha
Loss of Green Belt (as a Percentage)					2.5%

The recommendations of this review, have not fully removed any of the green belt parcels. Overall there were thirteen recommendations as part of the review; seven recommendations which have resulted in loss of land within the green belt (partial removals) and five recommendations for new land to be inserted into the green belt. Overall the partial removals have outgained the new land recommended to be included. This has resulted in an overall net loss of 13.29 hectares.

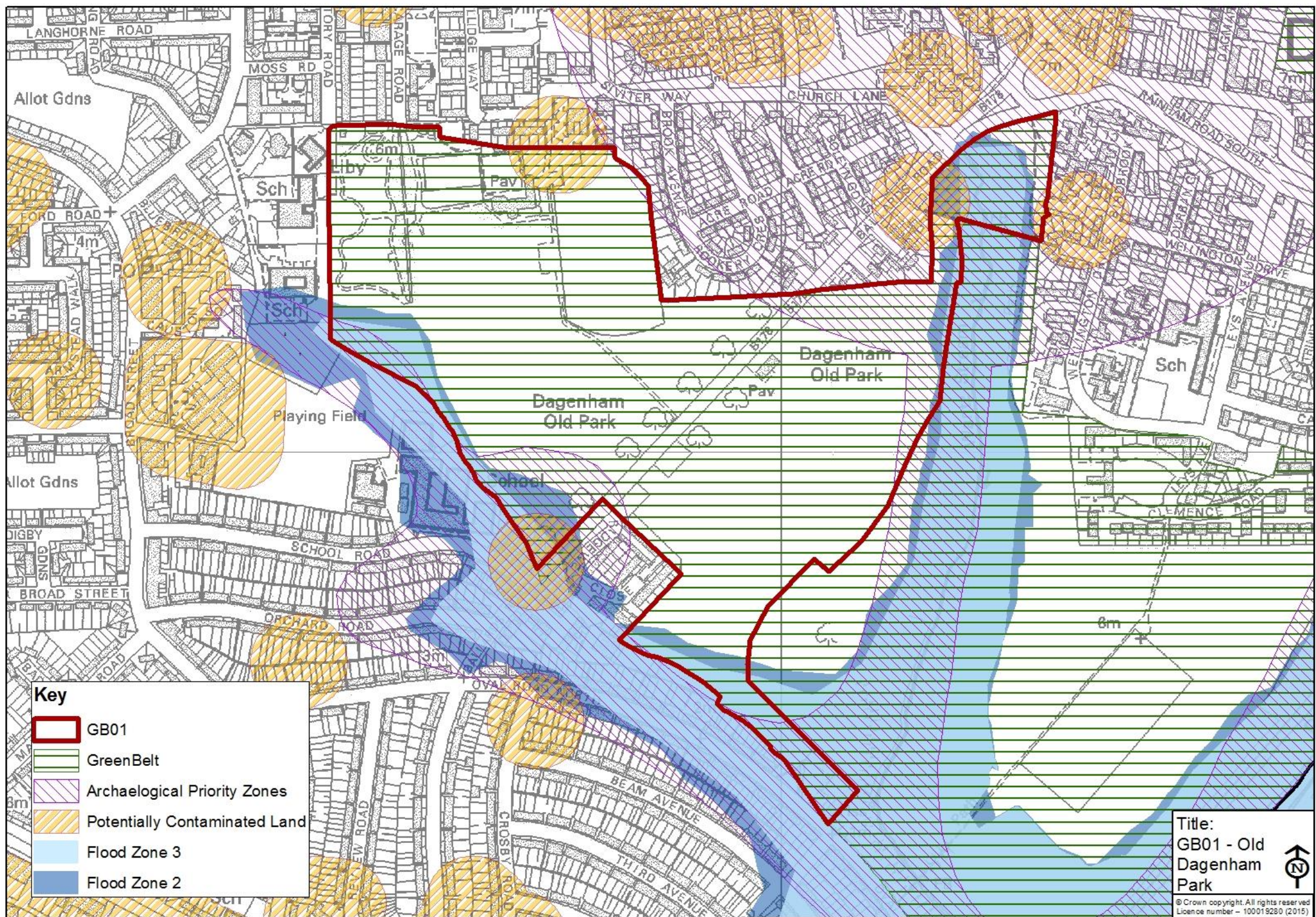
Overall the recommendations of this review have reduced the borough green belt by 2.5 percent; reducing from 531.25 hectares to 517.96 hectares. Given the modest reduction in the size of the green belt as a proportion of the overall borough land has stayed the same (in rounded terms) still accounting for fourteen percent of the boroughs land.



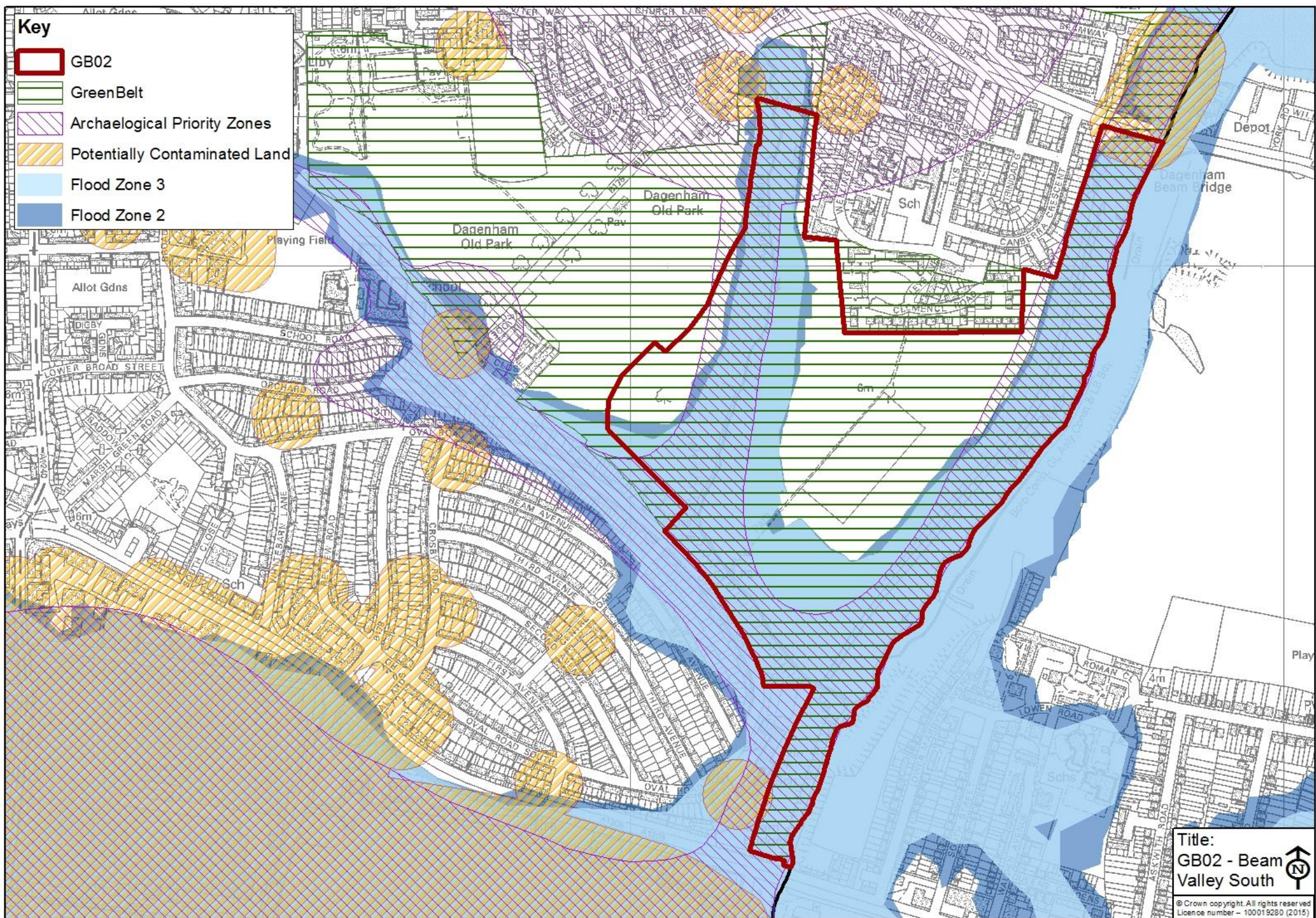


## **Appendix One: Constraints Maps**

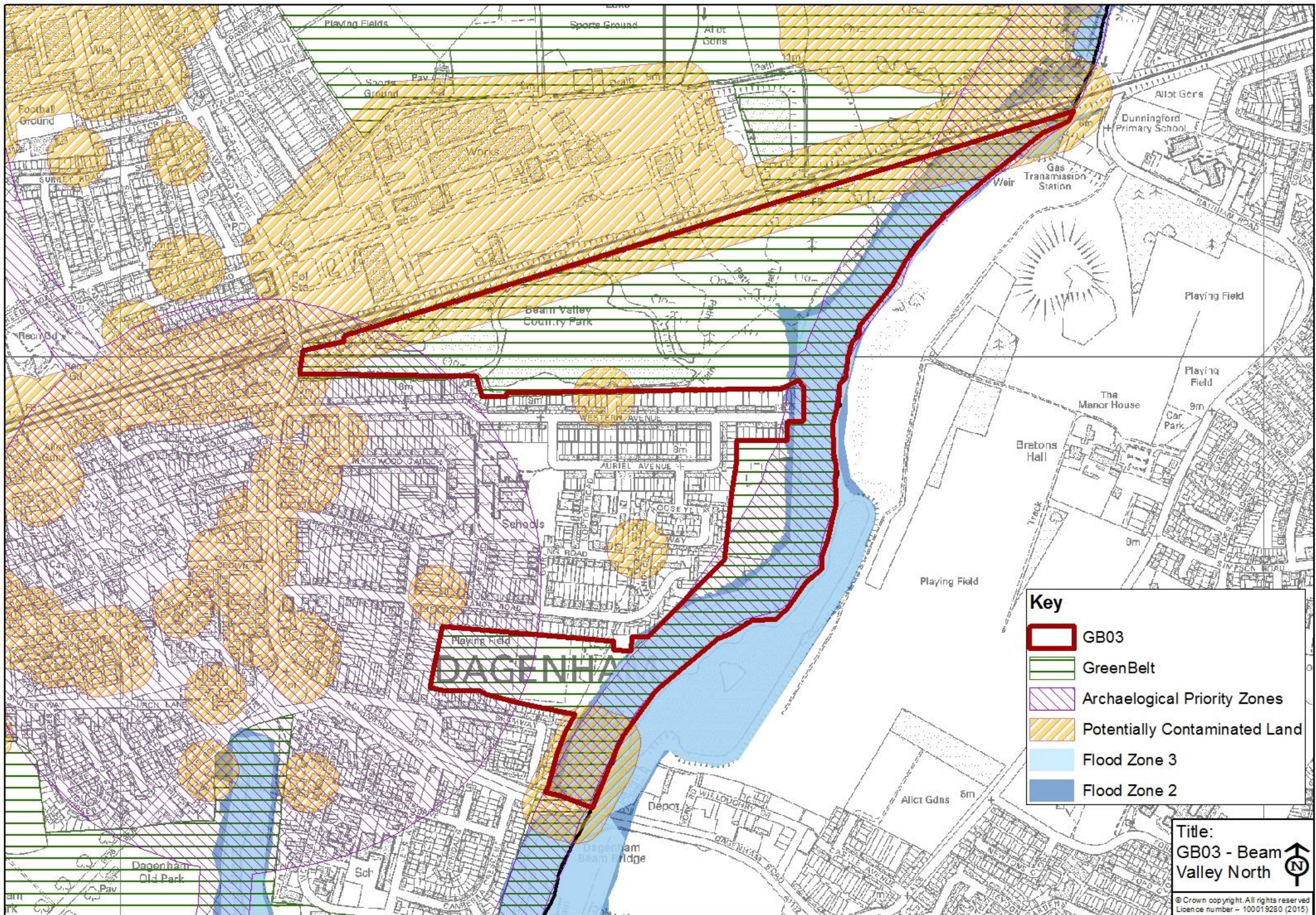




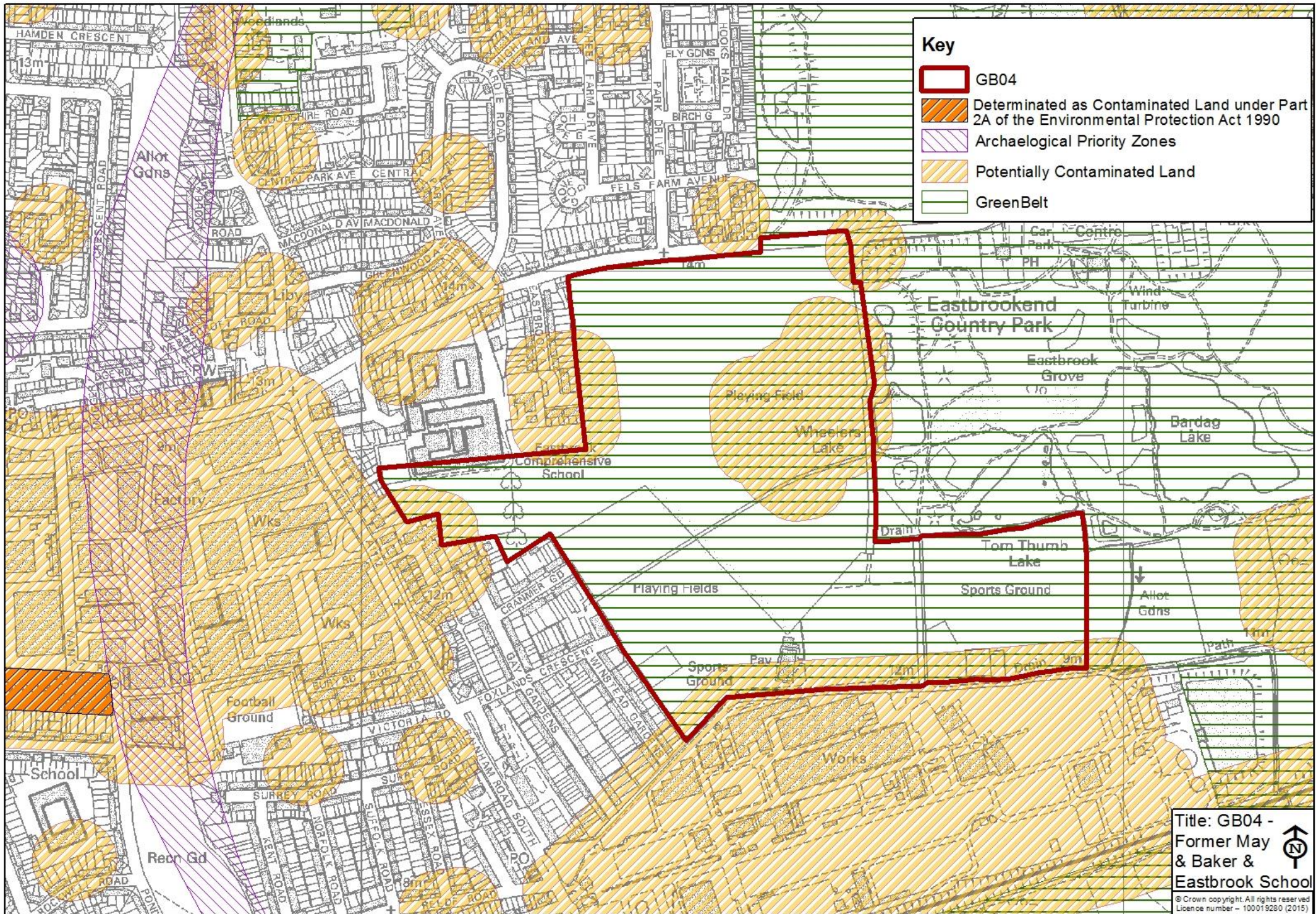












Title: GB04 -  
Former May & Baker &  
Eastbrook School

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**Key**

- GB06
- Archaeological Priority Zones
- Potentially Contaminated Land
- GreenBelt
- Flood Zone 3
- Flood Zone 2

