

London Borough of Hounslow
Green Belt Review
Annex Report 1

240050-00

Final Issue | 29 April 2015

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Contents

	Page
General Area 1	1
General Area 2	3
General Area 3	5
General Area 4	7
General Area 5	10
General Area 6	13
General Area 7	15
General Area 8	17
General Area 9	20
General Area 10	22
General Area 11	25
General Area 12	29
General Area 13	31
General Area 14	33
General Area 15	35
General Area 16	38
General Area 17	41
General Area 18	43
General Area 19	45
General Area 20	48
General Area 21	51
General Area 22	53
General Area 23	55
General Area 24	57
General Area 25	59
General Area A	61
General Area B	63
General Area C	65

General Area 1

General Area	1		
Area (ha)	84.3		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas (2) To prevent neighbouring towns from merging	(a) General Area is located at the edge of a discrete built up area.	The land parcel is not at the edge of a discrete built up area.	FAIL
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	See part (a). This parcel is not deemed to meet this purpose.	0
Purposes 1 & 2: Total Score			0/10

<p>(3) Assist in safeguarding the countryside from encroachment</p>	<p>Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.</p>	<p>Overall, less than 20% of the land parcel is covered by development, yet its openness is fragmented. There are a number of developments concentrated in the north-west and south-east of the land parcel. To the north-west, this encompasses the Western International Market and a fitness centre, which almost entirely interrupts the parcel's openness, and to the south-east is a motorway service station. However, there are parts of the land parcel which retain a degree of openness, particularly the eastern half which is covered by a golf course. With its mixture of developments and open land, the land parcel has a countryside in and around town (CIAT) character.</p>	<p>2</p>
<p>Purpose 3: Total Score</p>			<p>2/5</p>
<p>Site Photo</p>			
<p>Landscape Commentary</p>	<p>The area of green belt is divided by Southall Road which runs north to south through the site – the eastern section contains Airlinks Golf Course, which has a number of strong wooded boundaries. The western section is bounded by the M4 to the south and the A312 to the west along which a mature line of trees exist. The western section is a representative of scrub landscape that is unmaintained and due to its location is fenced and not open to the general public.</p>		
<p>Scope for Amendment?</p>	<p>The site has largely been developed, in particular the western section, and does not fulfil Purpose 1 and 2. General Area 3 to west of the A312 represents an established mature woodland which provides a clear visual screen between LB of Hounslow and LB of Hillingdon.</p> <p>Consider further in Stage 2 assessment.</p>		

General Area 2

General Area	2		
Area (ha)	1.3		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel lies between Hounslow and Hayes (Hillingdon), entirely within Greater London, and is therefore not at the edge of a discrete built up area.	FAIL
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	See part (a). This parcel is not deemed to meet this purpose.	0

Purposes 1 & 2: Total Score			0/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	The land parcel contains no development (0%), serving as a wooded buffer between the A312 and developments to the west in the adjacent LB Hillingdon. It also forms part of the River Crane corridor and links to the wider Green Belt in the LB Hillingdon. The land parcel is particularly small in scale and, as a publicly accessible green corridor in an urban context, meets the criteria for an area of <i>Countryside in and around Towns</i> .	2
Purpose 3: Total Score			2/5
Site Photo			
Landscape Commentary	<p>The area is dominated by mature woodland which fronts onto the A312 to create a visual barrier to the adjacent LB of Hillingdon.</p> <p>The landscape establishes a clear visual break between the two Boroughs. The tree line visual spans south across the road to link with General Area 3.</p> <p>The London Loop enters the borough and runs through this General Area.</p>		
Scope for Amendment?	<p>General Area 2 fails to meet Purpose 1 and 2, but represents an established mature woodland which provides a clear visual screen between LB of Hounslow and LB of Hillingdon. This should be taken into account in any further assessment.</p> <p>Consider further in Stage 2 assessment.</p>		


General Area 3

General Area	3		
Area (ha)	4.5		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) General Area is located at the edge of a discrete built up area.	The land parcel lies between Hounslow and Hayes (Hillingdon), entirely within the Greater London built-up area, and is therefore not at the edge of a discrete built up area.	FAIL
(2) To prevent neighbouring towns from merging	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	See part (a). This parcel is not deemed to meet this purpose.	0

Purposes 1 & 2: Total Score		0/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 10% of the land parcel is covered by development. Aside from a small infrastructure site in the north, the land parcel is undeveloped. It is almost completely covered by woodland. It also forms part of the River Crane corridor, which retains a degree of rurality. The land parcel is particularly small in scale and in a highly urban context. Additionally, as a publicly accessible green corridor in an urban context, the land parcel meets the criteria for an area of Countryside in and around Towns.
Purpose 3: Total Score		2/5
Site Photo		
Landscape Commentary	<p>The area is dominated by mature woodland which fronts onto the A312 to create a visual barrier to the adjacent LB of Hillingdon. A small clearing is present in LB of Hillingdon with a number of footpaths running through the clearing into the woodland which appears to be utilised by the adjoining residential developments.</p> <p>The landscape establishes a clear visual break between the two Boroughs. The tree line visual spans north across the road to link with General Area 2.</p>	
Scope for Amendment?	<p>General Area 3 fails to meet Purpose 1 and 2, but represents an established mature woodland which provides a clear visual screen between LB of Hounslow and LB of Hillingdon. This should be taken into account in any further assessment.</p> <p>Consider further in Stage 2 assessment.</p>	

General Area 4


General Area	4		
Area (ha)	101.4		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	<p>(a) General Area is located at the edge of a discrete built up area.</p>	<p>The land parcel is at the edge of the Greater London built-up area (between Heston and Harlington, Hillingdon).</p>	<p>PASS</p>
	<p>(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.</p>	<p>The A312, in part, provides a permanent and durable boundary between the Greater London built up area and the land parcel on its south-eastern flank. Where there is no boundary feature, there is a regular built form characterised by properties with regular gardens. The land parcel serves as an additional barrier.</p>	<p>1</p>
	<p>(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a</p>	<p>The land parcel forms a small part of the wider gap between Heston (Hounslow) and Harlington (Hillingdon). There may be scope amending the boundaries of</p>	<p>1</p>

	judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	this parcel without reducing this perceived gap.	
Purposes 1 & 2: Total Score			2/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 20% of the land parcel is covered by development but there are a number of sporadic developments, focused particularly in the north and north-west, which impacts upon the sense of openness. This includes a hotel, community college, a motorway service station, a nursery school and a Highways Agency depot, which are interspersed with playing fields. To the south-west is a large expanse of open land, in use for arable farming, which is almost entirely free of development. With its mixture of developments and open land at the edge of the urban area, the land parcel meets the criteria for an area of <i>Countryside in and around Towns</i> .	2
Purpose 3: Total Score			2/5
Site Photo			
Landscape Commentary	<p>The landscape is clearly defined and reflects its uses as identified in section 3 of this proforma for General Area 4. The western boundary of the school playing fields has a sporadic tree line which follows the A312 and is clearly defined by a secured fence line. A few small pockets of naturalistic woodland and landscape are located across General Area 4 providing limited amenity opportunities due to their restricted access.</p> <p>The southern section of land in the General Area is a large expanse of common open land which appears to be used partly for grazing and</p>		

	<p>potentially arable farming. The majority of the land appears to have little maintenance and has no clear landscape character beyond that of its open nature.</p>
<p>Scope for Amendment?</p>	<p>General Area 5 to the west of the A312 represents a more established naturalistic landscape with woodland and arable farmland, features shared with some areas of this land parcel. This form of landscape is representative of Green Belt definition in serving as a barrier and acting as a piece of countryside. However, General Area 4, is segregated from General Area 5 and the wider Green Belt by the A312.</p> <p>The southern section may be better defined and identified under an alternative designation.</p> <p>Was considered further in Stage 1B assessment.</p>


General Area 5

General Area	5		
Area (ha)	25.2		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) General Area is located at the edge of a discrete built up area.	The land parcel is at the edge of the Greater London built-up area (between Cranford and Harlington, Hillingdon).	PASS
(2) To prevent neighbouring towns from merging	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	The edge of the Greater London built-up area adjacent to the land parcel has a weak boundary characterised by detached properties with large gardens that are bounded by softer, natural features, as well as school grounds. The land parcel serves as a barrier in the absence of another durable boundary.	5
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area	The land parcel forms a small part of the wider gap between Greater London and Harlington. There may be scope for development in the south of the land parcel which would not lead to merging of settlements.	1

	or the General Area in combination with adjoining Green Belt parcels.		
Purposes 1 & 2: Total Score			6/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 10% of the land parcel is covered by development. Aside from two small developments, a school and tennis courts in the south-eastern corner and a mosque in the extreme south, the land parcel is undeveloped and open. Much of the area is covered by Avenue Park, which although a managed park has the sense of being on the fringes of the countryside. Thus, on balance, we categorise the land parcel as an area of <i>Countryside in and around Towns</i> .	2
Purpose 3: Total Score			2/5
Site Photo			
Landscape Commentary	<p>General Area 5 to the west of the A312 represents a more established naturalistic landscape with woodland and arable farmland use visibly present. This area is directly linked to the Green Belt designated land to the west which sits in the borough of Harlington, the area is known local as both Cranford and Avenue Park (Avenue Park being located in the LB of Hounslow) an old manorial estate.</p> <p>The River Crane continues to flow through this landscape, providing an additional landscape feature and ecology benefit to the area. The River Crane is the basis of the corridor which allows for connection to General Areas 2 and 3 to the north and General Areas 6, 7 and 8 to the south. (The Crane Corridor is a Site of Metropolitan Importance for Nature Conservation).</p> <p>This form of landscape is representative of Green Belt definition in serving as a barrier and acting as a piece of countryside.</p>		
Scope for Amendment?	The land parcel meets the three NPPF purposes. Furthermore, it retains a strong level openness and there is no clear scope for boundary amendment.		

	Was considered further in Stage 1B assessment.
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General Area 6

General Area	6		
Area (ha)	13.6		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	<p>(a) General Area is located at the edge of a discrete built up area.</p>	<p>The land parcel lies between Hounslow and Heathrow (Hillingdon), entirely within the Greater London built-up area, and is therefore not at the edge of a discrete built up area.</p>	<p>FAIL</p>
	<p>(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.</p>	<p>See part (a). This parcel is not deemed to meet this purpose.</p>	<p>0</p>
	<p>(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with</p>	<p>See part (a). This parcel is not deemed to meet this purpose.</p>	<p>0</p>

	adjoining Green Belt parcels.		
Purposes 1 & 2: Total Score			0/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 10% of the parcel is covered by development. The land parcel is predominantly undeveloped. There is a garage and hand car wash in the extreme north, but other than this the land parcel is a mixture of woodland and open scrubland, as well a small area of publicly accessible open space. It also forms part of the River Crane corridor, which retains a degree of rurality, and there is a connection to Green Belt land to the west of the river. As a publicly accessible green space in an urban context, the land parcel meets the criteria for an area of <i>Countryside in and around Towns</i> .	2
Purpose 3: Total Score			2/5
Landscape Commentary	<p>The area provides a naturalistic landscape representative of the countryside in the urban setting, features include, mature woodland, the River Crane, defined recreational walkways the southern section of this area being locally know as Crane Valley Park Cranebank, a Local Nature Reserve.</p> <p>The London Loop enters the borough and runs through this General Area.</p>		
Scope for Amendment?	<p>Although General Area 6 fails to meet Purposes 1 and 2, it was recognised through the landscape assessment that, as a result of the connection to the wider Green Belt in the adjacent borough of Hillingdon, the land parcel plays an important role in maintaining the openness of land which possesses a particular countryside landscape character.</p> <p>Was considered further in Stage 1B assessment.</p>		


General Area 7

General Area	7		
Area (ha)	5.3		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel lies entirely within Hounslow, Greater London, and is not at the edge of a discrete built up area.	FAIL
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	See part (a). This parcel is not deemed to meet this purpose.	0
Purposes 1 & 2: Total Score			0/10

<p>(3) Assist in safeguarding the countryside from encroachment</p>	<p>Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.</p>	<p>Less than 20% of the land parcel is covered by development. It encompasses a small part of the wooded green corridor along the River Crane, but also a narrow buffer of open land between the A312 and distribution warehouse. The parcel has no real sense of openness and is characterised by the urban development which surrounds it on all sides. It is felt that the parcel has an urban character.</p>	<p>1</p>
<p>Purpose 3: Total Score</p>			<p>1/5</p>
<p>Site Photo</p>			
<p>Landscape Commentary</p>	<p>The landscape is clearly constrained by the A30 and A312 to the north and south and Heathrow related industrial units to the west and east with limited connection, for biodiversity only, west to the Heathrow Balancing Reservoirs. The landscape reflects the naturalistic character associated with wooded river ways.</p> <p>The London Loop runs through this General Area, connecting north to GA6 and south to GA8.</p>		
<p>Scope for Amendment?</p>	<p>The Balancing Reservoirs (to the west in Hillingdon) provide a suitable landscape feature which prevents the merging of conurbations – this General Area’s importance lies within its contribution to the delivery of the Crane Valley Corridor, which may be maintained through an alternative designation.</p> <p>Consider further in Stage 2 assessment.</p>		

General Area 8

General Area	8		
Area (ha)	32.2		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	<p>(a) General Area is located at the edge of a discrete built up area.</p>	<p>The land parcel lies entirely within Hounslow, Greater London, and is not at the edge of a discrete built up area.</p>	<p>FAIL</p>
	<p>(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.</p>	<p>See part (a). This parcel is not deemed to meet this purpose.</p>	<p>0</p>
	<p>(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.</p>	<p>See part (a). This parcel is not deemed to meet this purpose.</p>	<p>0</p>

Purposes 1 & 2: Total Score		0/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 20% of the land parcel is covered by development. There are sporadic developments, predominantly at the fringes of the land parcel, such as a gymnastics club and car park in the north-east and a further car park in the south-east. Furthermore, the recycling centre in the south of the parcel severs the openness of the Green Belt in this location. The rest of the land parcel is characterised by open fields and a golf course. The configuration and location of the built form reduces its sense of rurality and the land parcel has a <i>Countryside in and around Towns</i> character.
Purpose 3: Total Score		2/5
Site Photo		

Landscape Commentary	<p>The predominant landscape character present is that of the continuing Crane Valley Corridor, comprised of mature woodland, the River Crane and recreational footpaths. A section of the land adjacent to the woodland extending to meet Green Lane has retained the historic field patterns and continues to be used for agricultural purposes.</p> <p>A number of holes from the adjoining Hounslow Heath Golf Course are located in the southern section adjacent to the A312.</p> <p>The south eastern section which follows the A312 has been subdivided through the implementation of a large scale recycling unit resulting in the land adjacent the health club feeling distinct from the green belt representing a typical piece of Heath or Common Land within the urban setting (which tends to be designated Metropolitan Open Land).</p>
Scope for Amendment?	<p>The extreme eastern sections of the General Area east of Green Land are particularly disjointed and remote from the rest of the land parcel and thus might be better served under alternative designations.</p> <p>As with other land parcels, the Crane Valley Corridor is an important natural buffer within the urban context and its ongoing maintenance as open space should be considered in any ongoing Green Belt work.</p> <p>Consider further in Stage 2 assessment.</p>


General Area 9

General Area	9		
Area (ha)	24.2		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	<p>(a) General Area is located at the edge of a discrete built up area.</p>	<p>The land parcel lies entirely within Hounslow, Greater London, and is not at the edge of a discrete built up area.</p>	<p>FAIL</p>
	<p>(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.</p>	<p>See part (a). This parcel is not deemed to meet this purpose.</p>	<p>0</p>
	<p>(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.</p>	<p>See part (a). This parcel is not deemed to meet this purpose.</p>	<p>0</p>

Purposes 1 & 2: Total Score		0/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 10% of this land parcel is covered by development. It has a unique configuration, encompassing part of the wooded green corridor of the River Crane along its eastern edge which contributes to a sense of rurality here. There are two small developments in the west, a tyre shop and a household waste and recycling centre, which interrupt the openness of the parcel slightly in this location. However, the context of the area, particularly in the extreme west, feels inherently urban with allotment gardens providing a buffer between warehousing and housing to the north. The land parcel is not of a sufficient scale or openness to be considered countryside, but does have the appropriate mixture of land uses and characteristics to be categorised as <i>Countryside in and around Towns</i> .
Purpose 3: Total Score		2/5
Site Photo		
Landscape Commentary	<p>The predominant landscape character present is that of the continuing Crane Valley Corridor, comprised of mature woodland, the River Crane and recreational footpaths (including the London Loop). The River Crane has been used as a natural boundary to identify General Areas 8 & 9.</p> <p>The north western section contains one of the Heathrow Balancing Reservoirs.</p>	
Scope for Amendment?	<p>The land parcel fails to meet Purposes 1 and 2. In landscape terms, the Area represents an important component in separating Hounslow West from North Feltham – providing an important visual screening through the extent of mature woodland. This should be taken into account in the next phase of the Green Belt Review.</p> <p>Consider further in Stage 2 assessment.</p>	

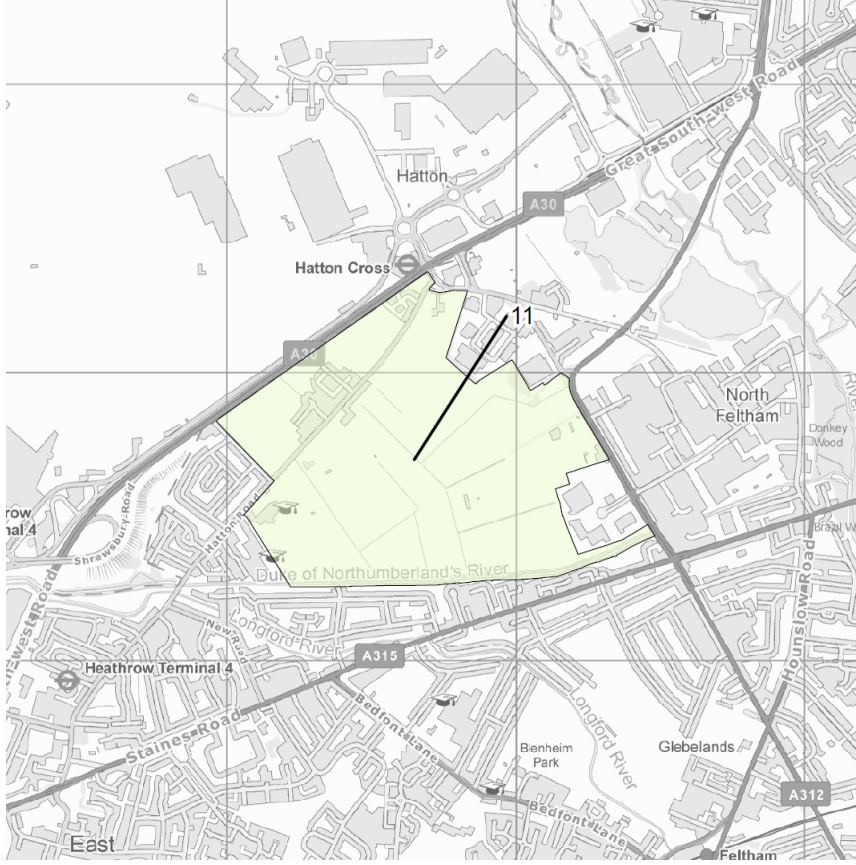
General Area 10


General Area	10		
Area (ha)	20.5		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) General Area is located at the edge of a discrete built up area.	The land parcel lies between Hounslow and Heathrow (Hillingdon), entirely within the Greater London built-up area, and is therefore not at the edge of a discrete built up area.	FAIL
(2) To prevent neighbouring towns from merging	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with	See part (a). This parcel is not deemed to meet this purpose.	0


	adjoining Green Belt parcels.		
Purposes 1 & 2: Total Score			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 10% of the land parcel is covered by development. It retains predominantly rural land uses, including woodland and open fields used for grazing. There are sporadic developments, predominantly at the fringes of the land parcels, which do not in themselves impact on the sense of openness, including offices, small warehouses and farm outbuildings. However, the context development in the area contributes to an inherently urban character. The land parcel is not of a sufficient scale or openness to be considered countryside, but does have the appropriate mixture of land uses and characteristics to be categorised as <i>Countryside in and around Towns</i> .	2
Purpose 3: Total Score			2/5
Site Photo			

Landscape Commentary	<p>The General Area is directly adjacent to the LB of Hillingdon and formed through three distinct landscape characters – the first being an area of land used for agricultural grazing bound in the west by the A30 and Fagg’s Road. The north eastern section contains one of the Heathrow Balancing Reservoirs and is clearly segregated from the western grazing land by a mature woodland – this woodland with the reservoir forming part of Heathrow’s managed Biodiversity Zone. The third southern section is a linear amalgamation of allotments that follows the A312. This area in particular has become segregated and isolated from the wider Green Belt.</p> <p>The landscape is important in providing both connective green and ecological corridors for the borough. The general character of the space is that of open private land which provides little benefit definition to the surrounding conurbations.</p>
Scope for Amendment?	<p>General Area 10 fails to fulfil Purposes 1 and 2. However, while its character cannot be described as “countryside”, its identified ecological and landscape value should be taken into account in the next phase of the Green Belt Review.</p> <p>Consider further in Stage 2 assessment.</p>

General Area 11


General Area	11		
Area (ha)	93.6		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) General Area is located at the edge of a discrete built up area.	The land parcel forms lies between Bedfont and Feltham (Hounslow), and Heathrow (Hillingdon), entirely located within the Greater London built-up area.	FAIL
(2) To prevent neighbouring towns from merging	(b) Serves as a barrier at the edge of the London built-up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with	See part (a). This parcel is not deemed to meet this purpose.	0

	adjoining Green Belt parcels.		
Purposes 1 & 2: Total Score			0/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 20% of the land parcel is covered by development. It retains a largely rural character, particularly to the south of Hatton Road, containing a large expanse of open fields utilised for grazing and an area of allotment gardens. The land parcel contains part of the settlement of Bedfont, with a cluster of residential developments along Hatton Road in the north-west. Other developments include a school in the west and a car rental business in the north-east corner of the land parcel. Despite this, it retains a largely open character and provides a sense of being at the 'edge' of the urban area. This is despite being bordered by Heathrow to the north, since the expansive airfield adds to the sense of openness. The parcel is also of a significant scale and forms one of the largest open areas in the borough, which does not feel encroached upon by surrounding development. These characteristics all contribute to a sense that this parcel has a countryside character.	3
Purpose 3: Total Score			3/5
Site Photos			

	
<p>Landscape Commentary</p>	<p>The landscape is dominated by one of the largest collection of agricultural fields in the study area and it is apparent that the historic field pattern has been maintained and utilised as additional uses have been introduced through land sales. These additional land uses include school playing fields, the Hatton Road Allotments and Bedfont FC/Sports Club all located in the west.</p> <p>Hatton Road runs east west through the northern section of the General Area, segregating one agricultural field from the farm holding (which now contains a number of airport airplane landing related structures). A small housing development further splits this northern section with the remaining land now serving the local community as Common Land with mature clumps of woodland.</p> <p>The landscape is clearly characterised as open agricultural land with historic field pattern boundaries.</p>
<p>Scope for Amendment?</p>	<p>Consider boundary amendment. Hatton Road could function as a strong alternative northern boundary for the Green Belt, providing permanent and durable physical boundary. The Green Belt to the south retains a particular openness and rural character not exhibited to the north.</p> <p>Was considered further in Stage 1B assessment.</p>


General Area 12

General Area	12		
Area (ha)	2.7		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel lies between Bedfont (Hounslow) and Heathrow (Hillingdon), entirely located within the Greater London built-up area.	FAIL
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	See part (a). This parcel is not deemed to meet this purpose.	0

Purposes 1 & 2: Total Score			0/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Apart from a small building, the small parcel remains an isolated undeveloped area of grazing land within a relatively urbanised context. The constrained context means that this area would be best described as <i>Countryside in and around Towns</i> .	2
Purpose 3: Total Score			2/5
Site Photo			
Landscape Commentary	<p>The landscape is bound by the Duke of Northumberland River to the north and the Longford River in the south. The landscape is used as a paddock for agricultural grazing with no public access. Due to the proximity of the two waterways the land is prone to flooding and on the day of the survey was severely water logged.</p> <p>The landscape is characterised as open wetland with limited value.</p>		
Scope for Amendment?	<p>The General Area serves no purpose as Green Belt in a wider context and may be best served by an alternative designation. There should be a decision on how this land is best managed and perhaps that is through its incorporation into Two Rivers Park.</p> <p>Consider further in Stage 2 assessment.</p>		


General Area 13

General Area	13		
Area (ha)	53.2		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	<p>(a) General Area is located at the edge of a discrete built up area.</p>	<p>The land parcel is at the edge of the Greater London built up area, (between Bedfont and Stanwell, Spelthorne).</p>	<p>PASS</p>
	<p>(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.</p>	<p>The A30 forms a permanent and durable boundary between the London built up area and the land parcel to the east. The land parcel provides an additional barrier.</p>	<p>1</p>
	<p>(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.</p>	<p>The land parcel forms part of the largely essential gap between Greater London and Stanwell. There may be scope for Green Belt boundary revision which would not cause the merging of these settlements.</p>	<p>3</p>

Purposes 1 & 2: Total Score		4/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 20% of the land parcel is covered by development and the land parcel retains a strong level of openness, characterised by open fields in arable use. Part of a sewage treatment works lies within the land parcel to the west and there are other piecemeal developments around the fringes, including a car showroom, café and farm buildings. However, the parcel retains a largely rural, open character.
Purpose 3: Total Score		3
Purpose 3: Total Score		3/5
Site Photo		
Landscape Commentary	The landscape is defined by its use for agricultural / arable farming known locally as Mayfield Farm. The western section of the General Area is privately operated and acts as a reservoir and sewage treatment works. The land acts as an important green buffer between the LB of Hounslow/Greater London and Stanwell, Surrey. Demonstrating a clear rural character to the landscape and providing separation of conurbations.	
Scope for Amendment?	Potential trimming of boundary to exclude the industrial developments on the western boundary. Aside from this, meets all Green Belt purposes. Was considered further in Stage 1B assessment.	


General Area 14

General Area	14		
Area (ha)	24.3		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	<p>(a) General Area is located at the edge of a discrete built up area.</p>	<p>The land parcel is located at the edge of two built up areas – Greater London and Ashford (Spelthorne).</p>	PASS
	<p>(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.</p>	<p>A railway line forms a permanent and durable boundary between the large built-up area of Ashford and the land parcel to the south, whilst the B3003 provides a permanent and durable boundary with Greater London. The land parcel provides an additional barrier.</p>	1
	<p>(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in</p>	<p>The land parcel forms a small part of the wider between London and Ashford. As a result of the configuration of the site, which is broken up by the various biodiversity sites which occupy it, there may be scope for boundary revision without</p>	1

	combination with adjoining Green Belt parcels.	causing merging of the settlements.	
Purposes 1 & 2: Total Score			2/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Between 20 and 30% of the land parcel is covered by development. To the south there are a series of reservoirs, while a number of buildings associated with a former water-skiing club, as well as a farm in the extreme south-east, break up the overall openness of the land parcel. The different elements of the parcel are heavily screened and accompanied by developments, impacting upon its openness, and the mixture of land uses and characteristics contributing to a <i>Countryside in and around Towns</i> character.	2
Purpose 3: Total Score			2/5
Site Photo			
Landscape Commentary	<p>The landscape is predominantly formed through a number of distinct water bodies, some of which were previously used for recreational use. These water bodies span westward across the Borough boundary into the District of Spelthorne. The water bodies provide a clear definition and separation of Greater London and Surrey.</p> <p>The General Area demonstrates little character beyond that of the open water providing minimal positive impact to the surrounding green landscape.</p>		
Scope for Amendment?	<p>The water bodies provide ‘openness’ with little landscape to allow for passive recreation and access of the public.</p> <p>Was considered further in Stage 1B assessment.</p>		

General Area 15

General Area	15		
Area (ha)	107.1		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel is at the edge of the London built up area.	PASS
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	The edge of the London built up area adjacent to the land parcel is inconsistent, following the backs of terraced/semi-detached houses with regular gardens or alleyways in some areas, but in other areas characterised by larger, dispersed properties with weakly bounded gardens, as well as car parks and other gaps in the built form. The land parcel therefore serves as a barrier for the built-up area.	3
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a	The land parcel forms part of the wider and less essential gap between the settlements of Feltham (Greater London) and Ashford. As a result of the width of the gap and the configuration of the land parcel, there may be	1


	judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	scope for boundary revision without causing merging of neighbouring settlements.	
Purposes 1 & 2: Total Score			4/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 20% of the land parcel is covered by development. The west of the land parcel is covered by the Bedfont Lakes Country Park, a large area of urban managed park. To the north-east is an area of scrubland and a further wedge of managed urban parkland which extends into the built area of Bedfont. The south-Bedfont Industrial Estate in the centre of the parcel severs its openness substantially, separating the open land to the north-east from the rest of the Green Belt and creating a more urban character. Overall, the mixture of land uses and characteristics contribute to a <i>Countryside in and around Towns</i> character.	2
Purpose 3: Total Score			2/5
Site Photo			


Landscape Commentary	<p>The General Area is dissected by Bedfont Road aiding in the identification of the landscape character. The section to the west is covered by Bedfont Lakes Country Park, opened in 1995, the park has been designated as a Local Nature Reserve and a Borough Park. The Country park, consists of recreational foot and cycle paths, water bodies, mature woodland and open scrubland, extends south (General Area 16) of the railway line though at present there is no physical connection between them. A small area of this western section is currently covered in a number of earthwork piles and it is not known for what purpose.</p> <p>The landscape character to the east of Bedfont Road is predominantly representative of a naturalistic Heath or open scrubland, known locally as 'The Pitts'. A section adjacent to Bedfont Lane now operates as the Bedfont Trading Estate. The section is bound to the south by a railway cutting which provides the physical barrier between Heathcote Vale and Feltham, with the Pitts assisting in the separation of these two areas.</p> <p>A small spur section of the Green Belt protrudes north where it is encapsulated by housing developments – the landscape directly serves the immediate community of Heathcote Vale and Bedfont Green, comprising maintained green open space with clearly defined recreational footpaths.</p>
Scope for Amendment?	<p>The review of the designation of the eastern section of this General Area should be considered in the context of the Country Park, which provides a significant buffer between Greater London and Surrey beyond. Bedfont Road is a clear internal boundary which marks a change in the character of the General Area. The next phase of the Green Belt Review should consider the particular landscape characteristics identified in the east of the land parcel</p> <p>Was considered further in Stage 1B assessment.</p>

General Area 15

General Area 16


General Area	16		
Area (ha)	94.6		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	<p>(a) General Area is located at the edge of a discrete built up area.</p>	<p>The land parcel is at the edges of the Greater London and Ashford built up areas.</p>	<p>PASS</p>
	<p>(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.</p>	<p>The edge of the London built-up area adjacent to the land parcel to the east is partially bounded by a road (Chertsey Road), a permanent and durable feature, but is partially irregular, formed from dispersed residential blocks and communal green spaces which serve as soft boundaries. To the south-west, the boundary of the Ashford built-up area adjacent to the land parcel is generally weak and irregular, characterised by warehouses interspersed with yards and car parks. The land parcel therefore provides a barrier in the absence of another durable boundary.</p>	<p>3</p>

	<p>(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.</p>	<p>The land parcel forms part of the gap between Greater London and Ashford (Spelthorne). There may be limited scope for boundary revision, particularly in the extreme east of the land parcel, without causing the merging of these settlements.</p>	<p>3</p>
<p>Purposes 1 & 2: Total Score</p>			<p>6/10</p>
<p>(3) Assist in safeguarding the countryside from encroachment</p>	<p>Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.</p>	<p>Overall, between 20-30% of the land parcel is covered by development. The land parcel contains some significant developments, particularly the western half. The Feltham Young Offenders Institute is a significant developed site and almost completely divides the parcel, while there is a cluster of residential development between Ashford Road and Challenge Road. To the east, there is an area of publicly accessible open land and in the extreme west lies part of the Bedfont Lakes Country Park, urban managed parkland. Overall, the mixture of land uses and characteristics contribute to a <i>Countryside in and around Towns</i> character.</p>	<p>2</p>
<p>Purpose 3: Total Score</p>			<p>2/5</p>
<p>Site Photo</p>			

	
<p>Landscape Commentary</p>	<p>The General Area comprises three distinct landscape character types. The continuation of Bedfont Country Park in the west, the open scrubland/heath adjacent to Feltham Young Offenders Institute and ‘Raleigh Park’ dominated by the nature area located north of Bedfont Road.</p> <p>The landscape characters are distinct with only the western section reflecting the naturalistic setting and components that would be found in the countryside.</p>
<p>Scope for Amendment?</p>	<p>Bedfont Road is a clear internal boundary which marks a change in the character of the General Area and should be examined further as a means of sub-dividing the land parcel.</p> <p>Was considered further in Stage 1B assessment.</p>


General Area 17

General Area	17		
Area (ha)	60.3		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) General Area is located at the edge of a discrete built up area.	The land parcel is connected to the edge of the London large built-up area, falling between Feltham (Hounslow), and Ashford and Sunbury (Spelthorne) to the south.	PASS
(2) To prevent neighbouring towns from merging	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	The edges of the Ashford and Sunbury built up areas adjacent to the land parcel are characterised by generally consistent built form, following the backs of terraced properties with regular gardens. The A244 forms a durable boundary between the land parcel and the edge of London to the west, with the remainder of the built form edge comprising softer, irregular natural features. The land parcel therefore provides a barrier in the absence of another durable boundary.	3

	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	The land parcel provides an essential gap between Greater London and Ashford. As a result of the particularly narrow gap here, any additional development is likely to significantly visually and physically reduce the distance between these settlements.	5
Purposes 1 & 2: Total Score			8/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 10% of the land parcel is covered by development. It consists of open fields, scrubland and playing fields for a sports ground. Although it is generally devoid of development, the scale and configuration of the parcel does not create a sense of open countryside. Overall, the mixture of land uses and characteristics instead contribute to a <i>Countryside in and around Towns</i> character.	2
Purpose 3: Total Score			2/5
Site Photo			
Landscape Commentary	<p>Known locally as 'New Feltham Lakes', the landscape comprise clumps of mature woodland, open water bodies, heath, scrubland with defined recreational footpaths. A portion of the General Area has been designated as a Local Nature Reserve.</p> <p>Whilst the General Area is of relatively poor quality landscape it clearly defines the separation of the LB of Hounslow from the district of Spelthorne, Surrey.</p>		
Scope for Amendment?	<p>Meets Purposes 1 and 2 strongly and no clear internal boundaries identified which mark a distinct shift in the character of the land parcel.</p> <p>Was considered further in Stage 1B assessment.</p>		


General Area 18


General Area	18		
Area (ha)	1.7		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel is connected to the edge of the London large built-up area, falling between Feltham (Hounslow) and Sunbury (Spelthorne) to the south.	PASS
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	The edge of the London built-up area adjacent to the land parcel is well-established, following the backs of semi-detached properties with regular gardens. The land parcel provides an additional barrier.	1
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in	The land parcel forms a very small part of the wider (albeit narrow) gap between Greater London and Sunbury. Given its small scale and configuration, with the property to the south already providing severance between the wider Green Belt and the small open area in the north, the amendment of Green	1

	combination with adjoining Green Belt parcels.	Belt to exclude part or all of this parcel would not significantly reduce the actual or perceived gap between the settlements.	
Purposes 1 & 2: Total Score			2/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Much of the land parcel has been developed. The southern half contains a house and surfaced yard, currently used by caravans and to store vehicles. The small field in the north is almost entirely surrounded by development. Over 40% of the land parcel is covered by development and, in this case, it is not deemed that this parcel meets this purpose as a result of its highly urban character.	0
Purpose 3: Total Score			0/5
Site Photo			
Landscape Commentary	The General Area has been degraded in terms of landscape character through the erection of boundary fencing and the use of the land for what appears to be commercial purposes – there appears to be little contribution to the green belt and the General Area fails to exhibit characteristics associated with the countryside. A small clump of mature woodland is located on the eastern boundary that should be retained.		
Scope for Amendment?	<p>The land parcel scores weakly against Purposes 1 and 2, and does not meet Purpose 3. The existing property boundary, which aligns with the borough boundary, would be a logical boundary feature.</p> <p>Consider further in Stage 2 assessment.</p>		

General Area 19


General Area	19		
Area (ha)	80.1		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel is connected to the edge of the London large built-up area, falling between Feltham (Hounslow) and Sunbury (Spelthorne) to the south.	PASS
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	The edge of the London built-up area adjacent to the land parcel to the north is predominantly regular, following the backs of semi-detached and terraced houses with regular gardens, but with some softer features including hedgerows and open spaces interspersed within the built form. The Feltham Hill Brook forms a durable boundary between the large built-up area of Ashford and the land parcel. The land parcel therefore, in some specific areas, provides a barrier in the absence of other durable boundaries.	3
	(c) Restricts development that	The land parcel forms part of the largely essential gap between	3

	would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	Feltham and Sunbury. There may be limited scope for the amendment of Green Belt boundaries without causing the merging of settlements.	
Purposes 1 & 2: Total Score			6/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 10% of the land parcel is covered by development. The land parcel retains a predominantly open character, dominated by agricultural fields actively used for arable farming and small areas of woodland. There is sporadic, small scale development in several areas, including a garden centre, office buildings and farm outbuildings, while areas to the north have a more managed character, consisting of publicly accessible open land and allotments. Although the parcel could not be described as unspoilt, it does maintain a sense of openness and rurality.	3
Purpose 3: Total Score			3/5
Site Photo			

	
<p>Landscape Commentary</p>	<p>The General Area is clearly separated by Snakey Lane that runs west east through the Area. The section to the south is characterised by existing field patterns with associated naturalistic field boundaries and appears to be actively managed for agricultural/arable farming with the remainder being utilised by Staines Rugby Football Club.</p> <p>To the north of and adjacent to Snakey Lane the Area is characterised by a continuation of the agricultural/arable farm land, local allotments and garden centre. To the north of these uses the landscape alters and forms what is known locally as ‘Ludlow Road’ Open Public Space, which is characterised as a local common, part of which has been designated a Local Nature Reserve. A mature woodland coppice and associated field boundaries act to define the southern boundary of the common with housing development along the northern boundary.</p>
<p>Scope for Amendment?</p>	<p>Although the parcel scores relatively strongly against all three purposes, the coppice in the north-west might provide a stronger and more permanent boundary for the Green Belt in the north-west.</p> <p>Was considered further in Stage 1B assessment.</p>

General Area 20

General Area	20		
Area (ha)	95.6		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel is connected to the edge of the London large built-up area, falling between Hanworth (Hounslow), Hampton/Hampton Hill (Richmond) and Sunbury (Spelthorne) to the south-west.	PASS
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	The A316 forms a partial permanent and durable boundary between the built-up area of London and the land parcel. The edge of Hanworth adjacent to the land parcel is irregular, with a number of large communal gardens and open spaces interspersed amongst the built form. The land parcel therefore, in some locations, provides a barrier in the absence of other durable boundaries.	3

	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	The land parcel forms a significant part of the largely essential gap between Greater London and Sunbury. As a result of the configuration of the land parcel, there may be scope for the amendment of Green Belt boundaries without causing merging of settlements.	3
Purposes 1 & 2: Total Score			6/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 20% of the land parcel is covered by development, The west of the land parcel is characterised by infrastructure, with a sewage treatment works and associated buildings taking up a significant area. There is also a cluster of houses south of Nailhead Road. To the east, much of the land parcel remains open, with only sporadic small developments, publicly accessibly open spaces and playing fields. Reservoirs and woodland make up some of the area and the extreme north of the land parcel is used for grazing and allotments. Overall, the fragmented openness and mixture of land uses in the parcel contribute to a <i>Countryside in and around Towns</i> character.	2
Purpose 3: Total Score			2/5
Site Photo			

Landscape Commentary	<p>The landscape is a mixture of a designated LNR and SSSI (Kempton Nature Reserve), agricultural/arable farm land to the north and south eastern sections with a well-defined and established Thames Water sewage treatment works adjacent the A316.</p> <p>The landscape is characterised by clumps of mature wood, open scrubland with associated recreational footpaths.</p>
Scope for Amendment?	<p>Site provides for useful green corridor links – particularly north to Hanworth Park. It also meets all three Green Belt purposes. Nailhead Road may be a useful internal boundary feature sub-dividing the land parcel and should be considered in the separation of this General Area in to two clearly defined areas.</p> <p>Was considered further in Purpose 1B assessment.</p>

General Area 21

General Area	21		
Area (ha)	77.3		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel lies entirely within Hounslow, Greater London, and is not at the edge of a discrete built up area.	FAIL
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	See part (a). This parcel is not deemed to meet this purpose.	0

Purposes 1 & 2: Total Score			0/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 20% of the land parcel is covered by development. However, the majority of the area is the historic Hanworth Park, an urban managed park. There is also a college in the north west of the land parcel. The parcel therefore has an urban character.	1
Purpose 3: Total Score			1/5
Landscape Commentary	The historic Hanworth Park comprises mature woodland planting, open parkland, dedicated sports pitches, playgrounds, Longford River that passes through it and a well-established network of recreational footpaths. The site is designated as an SNCI and acts as a key borough park for the local residents.		
Scope for Amendment?	The land parcel does not meet Purposes 1 or 2 and scores very weakly against Purpose 3. Consider further in Stage 2 assessment.		


General Area 22

General Area	22		
Area (ha)	47.7		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel lies entirely within Hounslow, Greater London, and is not at the edge of a discrete built up area.	FAIL
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	See part (a). This parcel is not deemed to meet this purpose.	0

Purposes 1 & 2: Total Score		0/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Less than 10% of the land parcel is covered by development, which retains a strong level of openness, consisting of the Leirim Park and South West Middlesex Crematorium Gardens. In the north the land parcel is also open, with undeveloped scrubland and woodland. There is a college in the west of the land parcel. Given the mixture of land uses, which encompasses a significant amount of publicly accessible open space, the land parcel is deemed to have a <i>Countryside in and around Towns</i> character.
Purpose 3: Total Score		2/5
Landscape Commentary	The General Area is largely characterised by Pevensey Road Nature Reserve, within which stands South West Middlesex Crematorium and associated Gardens, which additionally forms part of the Rive Crane Corridor. A designated Nature Conservation Area extends west of Pevensey Nature Reserve which has many similar characteristics though is visibly maintained to a lesser standard – with mature woodland clumps, areas of open scrubland and recreational footpaths.	
Scope for Amendment?	The land parcel does not meet Purposes 1 or 2 and scores weakly against Purpose 3. The River Crane Corridor forms a distinctive boundary element preventing, development and separating different areas of the borough. The corridor has many elements associated with the countryside, despite its urban setting. This should be taken into account in any further Green Belt work. Consider further in Stage 2 assessment.	

General Area 23

General Area	23		
Area (ha)	7.9		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas (2) To prevent neighbouring towns from merging	(a) General Area is located at the edge of a discrete built up area.	The land parcel lies entirely within Hounslow and the Greater London built-up area.	FAIL
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	See part (a). This parcel is not deemed to meet this purpose.	0
Purposes 1 & 2: Total Score			0/10

<p>(3) Assist in safeguarding the countryside from encroachment</p>	<p>Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.</p>	<p>None of the land parcel (0%) is covered by development. It forms part of the River Crane corridor, which retains a degree of rurality. As a publicly accessible green space in an urban context, the land parcel meets the criteria for an area of <i>Countryside in and around Towns</i>.</p>	<p>2</p>
<p>Purpose 3: Total Score</p>			<p>2/5</p>
<p>Site Photo</p>			
<p>Landscape Commentary</p>	<p>The landscape is characterised by the mature woodland and recreational footpaths that support the River Crane Corridor, the eastern boundary of this General Area defined by the River Crane with the Hounslow Heath Golf Club clearly visible to the east, forming part of Hounslow Heath</p>		
<p>Scope for Amendment?</p>	<p>The land parcel does not meet Purposes 1 or 2 and scores weakly against Purpose 3. However, it must be considered as part of the wider Crane Valley Corridor. It is separated from Hounslow Heath, both physically and in terms of character. The River Crane Corridor forms a distinctive boundary element preventing, development and separating different areas of the borough. The corridor has many elements associated with the countryside, despite its urban setting. These unique characteristics should be considered further in any further Green Belt work.</p> <p>Consider further in Stage 2 assessment.</p>		


General Area 24

General Area	24		
Area (ha)	139.2		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel lies entirely within Hounslow and the Greater London built-up area.	FAIL
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	See part (a). This parcel is not deemed to meet this purpose.	0
Purposes 1 & 2: Total Score			0/10

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	Aside from a school and mosque in the north-eastern corner and sporadic minor developments along its northern fringe, the land parcel is completely devoid of development. Overall, less than 10% of the land parcel is covered by development. It encompasses Hounslow Heath, which consists of a mixture of heathland, grassland, scrub and wetlands; although this space is managed by the LB Hounslow, its overall characteristics are not consistent with other urban managed parks. The general area has a notably rural character, but is essentially surrounded by built-form and has relatively weak linkage to the wider countryside. Given this and the mixture of land uses present – particularly the golf course and related uses including a car park, the land parcel meets the criteria for an area of <i>Countryside in and around Towns</i> .	2
Purpose 3: Total Score			2/5
Landscape Commentary	<p>The landscape is designated as both a Nature Conservation Area and Local Nature Reserve with formal Information Centre on site. The landscape is a largely unspoilt area of lowland heathland with the heath further characterised by mature woodland clumps, footpaths, bridleways, open scrubland with a large area having been developed as an 18 hole golf course, located on the western section of the Heath.</p> <p>The site is of local, national and global importance for ecology and biodiversity with habitats noted in the National Biodiversity Action Plan.</p>		
Scope for Amendment?	<p>The land parcel does not meet Purposes 1 or 2 and scores very weakly against Purpose 3. The heathland is of particular importance as a habitat, covering approx. 5 ha (5% of Greater London's heathland), though the golf course feels very separated to the Heath. This should be taken into account in any further Green Belt work and consideration taken regarding other designation.</p> <p>Consider further in Stage 2 assessment.</p>		

General Area 25

General Area	25		
Area (ha)	0.7		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel lies entirely within Hounslow and the Greater London built-up area.	FAIL
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	See part (a). This parcel is not deemed to meet this purpose.	0
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.	See part (a). This parcel is not deemed to meet this purpose.	0
Purposes 1 & 2: Total Score			0/10

<p>(3) Assist in safeguarding the countryside from encroachment</p>	<p>Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.</p>	<p>The land parcel encompasses the Duke of Northumberland’s River and a small buffer of land on either side. None (0%) of the land parcel is covered by development, but given the river is man-made, managed and heavily constrained by the urban context, the land parcel meets the criteria for an area of <i>Countryside in and around Towns</i>.</p>	<p>2</p>
<p>Purpose 3: Total Score</p>			<p>2/5</p>
<p>Site Photo*</p>			
<p>Landscape Commentary</p>	<p>The landscape is an example of a green corridor that follows the Duke of Northumberland’s River, a historically constructed artificial waterway to supply local industries. A mature line of trees has developed along the length of the river and provides an important visual screen and separation between the industrial estate to the north and the residential development to the south.</p> <p>Due to the historic form of the River and the urban development adjacent, it is relatively secluded with limited pedestrian access allowing the General Area to thrive as a green and ecological corridor which characterises this section of the Green Belt.</p>		
<p>Scope for Amendment?</p>	<p>The land parcel does not meet Purposes 1 or 2 and scores very weakly against Purpose 3, though its particular landscape value should be considered further in the next phase of the Green Belt Review.</p> <p>Consider further in Stage 2 assessment.</p>		

* Photo illustrates a section of the Duke of Northumberland’s River further west in Bedfont, but is indicative of the environment in General Area 25.

General Area A


General Area	A		
Area (ha)	1.8		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area	Considered together with General Area 15 adjacent (which forms part of the wider land parcel which this area falls within), lies at the edge of the built up area of Greater London.	PASS
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	If designated Green Belt, the B3003 would provide a permanent and durable boundary with Greater London. The land parcel, combined with General Area 15, would provide an additional barrier.	1
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the	If designated Green Belt, the land parcel would form a small part of the wider gap between Bedfont (Hounslow) and Stanwell (Spelthorne).	1

	General Area in combination with adjoining Green Belt parcels.		
Purposes 1 & 2: Total Score			2/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	The northern half of the site is a brownfield site and is characterised by the remains of a former development. To the south, the site has benefitted from landscaping and, although small in scale, retains a rural character and openness. Despite this, the land parcel is relatively poorly connected with the wider Green Belt. It cannot be described as a truly “unspoilt” rural area.	3
Purpose 3: Total Score			3/5
Site Photo*			
Landscape Commentary	The site is reflective of the landscape character shown to the predominant areas of General Area 14 and to the east by Bedfont Country Park		
Scope for Amendment?	<p>Although some scope may have existed for the designation of this area as Green Belt, in order to enhance the linkage of the Green Belt between General Areas 13 and 14, there is now evidence that development has commenced on the site. It has since been verified that planning permission was granted for erection of a storage and distribution warehouse and offices in April 2013.</p> <p>As a result of this development, there is no scope for the land parcel’s designation as Green Belt.</p> <p>No consideration in further assessments.</p>		

* On the day of the site visit, the land parcel was completely inaccessible, thus no photograph was possible.

General Area B

General Area	B		
Area (ha)	1.6		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	<p>(a) General Area is located at the edge of a discrete built up area.</p>	<p>The land parcel falls at the edge of the Greater London built up area.</p>	<p>PASS</p>
	<p>(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.</p>	<p>The B3003 provides a durable boundary between the built-up area of London and the land parcel. If designated Green Belt, the land parcel would provide an additional barrier.</p>	<p>1</p>
	<p>(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the General Area in combination with adjoining Green Belt parcels.</p>	<p>If designated Green Belt, the land parcel would form a small part of the wider gap between Bedfont (Hounslow) and Stanwell (Spelthorne).</p>	<p>1</p>

Purposes 1 & 2: Total Score		2/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	The land parcel is dominated by a balancing pond and no built development, retaining a strong level of openness and features which would constitute an unspoilt rural character. None (0%) of the land parcel is covered by development, though the land parcel is not of sufficient scale to create a sense of truly 'unspoilt' rurality.
Purpose 3: Total Score		3
Purpose 3: Total Score		3/5
Site Photo		
Landscape Commentary	The site is reflective of the landscape character shown to the predominant areas of General Area 14 and to the east by Bedfont Country Park	
Scope for Amendment?	<p>Incorporation into the Green Belt could further strengthen this section of the Green Belt and its connection between General Areas 13 and 14.</p> <p>Consider further in Stage 2 assessment.</p>	

General Area C

General Area	C		
Area (ha)	2.1		
Location Plan			
Purpose	Criteria	Assessment	Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>(2) To prevent neighbouring towns from merging</p>	(a) General Area is located at the edge of a discrete built up area.	The land parcel falls at the edge of the Greater London built up area.	PASS
	(b) Serves as a barrier at the edge of the London built up area in the absence of another durable boundary.	The edge of the Greater London built up area adjacent to the land parcel is regular and consistent, following the backs of terraced/semi-detached houses with regular gardens or alleyways in some areas. If designated Green Belt, the land parcel would provide an additional barrier for development.	1
	(c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring settlements, based on a judgement of scale of the General Area or the	The land parcel would form a small part of the much wider gap between Greater London and Surrey if designated Green Belt.	1

	General Area in combination with adjoining Green Belt parcels.		
Purposes 1 & 2: Total Score			2/10
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of land which is characterised as countryside, based on a qualitative assessment, and is least covered by development.	The land parcel consists of open scrubland and bare ground and is completely undeveloped and open. It would form a natural extension to General Area 15, though does not constitute truly “unspoilt” countryside. None (0%) of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5
Landscape Commentary	The General Area is currently designated as Metropolitan Open Land which seems contrary to the adjacent Green Belt designation for General Area 15. There is a natural continuation of the landscape character across the two areas. The area known locally as ‘The Pitts’ extends west from Padstow Walk, which allows for vehicular access to the General Area with clearly defined and connected recreational footpaths.		
Scope for Amendment?	There is scope for this area to be included in the Green Belt as an extension to General Area 15. However, General Area 15 is itself subject to further review and this should be taken into account during any further assessment. Consider further in Stage 2 assessment.		