

London Borough of Hounslow  
**Hounslow Green Belt Review**  
**Stage 2**  
Final Annex Report

Final Annex Report | 27 June 2019

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 263470-00

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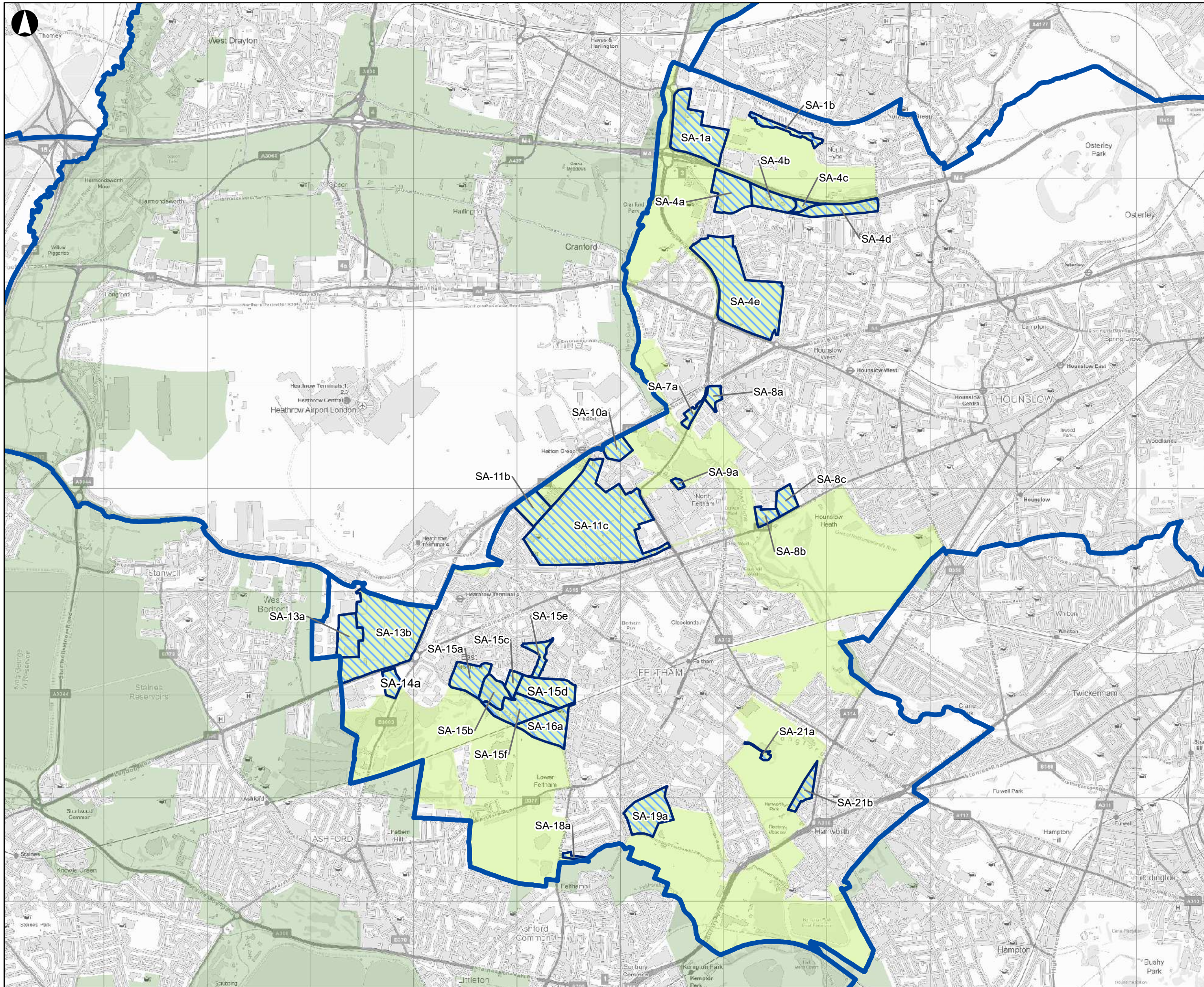
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## Summary of Green Belt Assessment

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This Annex Report contains the assessment pro forma for the defined sub-areas within the Green Belt (Figure A1). Table A1 summarises the assessment for the sub-areas. The context for, approach to and conclusions of these assessments can be found in the accompanying Green Belt Review Stage 2 report.

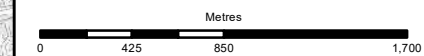


**Legend**

-  Borough Boundaries
-  Neighbouring Green Belt
-  Hounslow Green Belt
-  Sub-areas for Green Belt Assessment

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P1	17/05/19	JL	LM	KF
Issue	Date	By	Chkd	Appd



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Client  
**London Borough of Hounslow**

Job Title  
**Hounslow Green Belt Review - Stage 2**

**Figure A1 Sub-areas for Green Belt Assessment**

Scale at A3  
**1:35,000**

Job No  
**263470-00**

Drawing Status  
**Final issue**


Drawing No  
**A1**

Issue  
**P1**

**Table A1 Sub-Area Assessment Summary**

Sub-Area	(Purpose 1&2) Criteria a Score	(Purpose 1&2) Criteria b Score	(Purpose 1&2) Criteria c Score	Purpose 3 Score	Overall Score	Strategic Role	Recommended
SA-1a	Pass	1	1	2	Moderate	Less Important	Yes
SA-1b	Pass	0	0	1	Weak	Less Important	Yes
SA-4a	Pass	1	1	1	Weak	Less Important	Yes (in isolation or as strategic cluster)
SA-4b	Pass	1	1	0	Weak	Important	Yes (as strategic cluster only)
SA-4c	Pass	1	1	2	Moderate	Important	Yes (as strategic cluster only)
SA-4d	Pass	1	1	2	Moderate	Less Important	Yes (in isolation or as strategic cluster only)
SA-4e	Pass	1	0	2	Moderate	Less Important	Yes
SA-7a	Fail	N/A	0	1	Weak	Important	Yes (in combination only)
SA-8a	Fail	N/A	0	1	Weak	Less Important	Yes (in isolation or in combination)
SA-8b	Fail	N/A	0	1	Weak	Less Important	Yes (in isolation or in combination)
SA-8c	Fail	N/A	0	1	Weak	Less Important	Yes (in isolation or in combination)
SA-9a	Fail	N/A	0	0	Weak	Less Important	Yes
SA-10a	Fail	N/A	0	2	Moderate	Less Important	Yes
SA-11b	Fail	N/A	0	1	Weak	Less Important	Yes (in combination only)
SA-11c	Fail	N/A	0	3	Moderate	Less Important	Yes (in combination only)
SA-13a	Pass	5	1	2	Strong	Important	No
SA-13b	Pass	5	3	3	Strong	Important	No
SA-14a	Pass	1	1	3	Moderate	Important	No

Sub-Area	(Purpose 1&2) Criteria a Score	(Purpose 1&2) Criteria b Score	(Purpose 1&2) Criteria c Score	Purpose 3 Score	Overall Score	Strategic Role	Recommended
SA-15a	Pass	1	1	2	Moderate	Less Important	Yes (in isolation or as strategic cluster)
SA-15b	Pass	1	1	2	Moderate	Less Important	Yes (as strategic cluster only)
SA-15c	Pass	1	1	2	Moderate	Less Important	Yes (as strategic cluster only)
SA-15d	Pass	1	1	1	Weak	Less Important	Yes (as strategic cluster only)
SA-15e	Pass	0	1	1	Weak	Less Important	Yes (in isolation or as strategic cluster)
SA-15f	Fail	N/A	1	0	Weak	Less Important	Yes (as strategic cluster only)
SA-16a	Pass	3	1	1	Moderate	Less Important	Yes
SA-18a	Pass	3	1	1	Moderate	Less Important	Yes
SA-19a	Pass	3	1	2	Moderate	Less Important	Yes
SA-21a	Pass	5	1	1	Strong	Important	No
SA-21b	Pass	3	1	2	Moderate	Less Important	Yes

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: white; margin-right: 5px;"></span> Other sub-areas</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></span> Sub-area assessed</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Borough boundaries</li> </ul>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-1a
	<b>General Area (GBA)</b>	1
	<b>Location</b>	Heston
	<b>Boundaries</b>	The sub-area is bounded by Hayes Road to the north, commercial development to the north-east, Southall Lane to the east, the M4 to the south and The Parkway (A312) to the west. Inner boundaries: north and north-east. Outer boundaries: south, east and west.
	<b>Area (hectares)</b>	22.2

### Site Photographs

Photograph 1 Views of sub-area facing north-east from north-western part of sub-area with views of Western International Market.



Photograph 2 Views of sub-area facing south-east from southern part of sub-area with views of lake and surrounding vegetation.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area with physical connections on its the northern and north-eastern boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area to the north and north-east are readily recognisable though predominantly not necessarily permanent. The M4 and A312 provide durable outer boundary features for Greater London to the south and west, which are likely to regularise built form and prevent outward sprawl. The Green Belt therefore provides an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London large built-up area and Harlington large built-up area. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 23% of the sub-area is covered by built form.</p> <p>Built form is concentrated in the north-western part of the sub-area and comprises Western International Market. In this north-western part of the sub-area the topography is flat and longer distance views into the countryside are restricted by built form within the sub-area. In the north-western part of the sub-area there are several urbanising influences including visual links to commercial and retail buildings.</p> <p>The southern part of the sub-area is of a different character, comprising scrubland and a lake. The topography of the southern part of the sub-area is undulating. This rising topography and surrounding vegetation prevents any long distance views into the wider open countryside. This southern part of the sub-area is predominantly enclosed, however there is a visual and physical connection to the Western International Market in the north-western part of the sub-area.</p> <p>Overall, this combination of more rural and urban uses within the sub-area creates a CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a, performs weakly against (Purposes 1 and 2) criteria b and c, and performs moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against Purpose 3 compared to the General Area. However, the sub-area plays a slightly stronger role against (Purpose 1 and 2) criteria a, b and c due to its urban character and connection to the large built-up area .</p> <p>The sub-area does not adjoin any other sub-areas.</p> <p>The release of sub-area 1a is unlikely to alter the performance of the wider Green Belt as there is a limited connection with the countryside due to its location directly adjoining the M4 and The Parkway (A315) to the south and west respectively. The M4 along the southern boundary and the existing built form in the north-west prevents longer views and connections to the wider countryside in the south and west. As a result, even the more rural part of the sub-area in the south is enclosed by built form with very limited connection to the wider countryside.</p> <p>If removed in isolation, the Green Belt designated gap between the Greater London large built-up area and the Harlington large built-up area would be reduced slightly. However, as the north-western part of the sub-area is already significantly built out and the sub-area adjoins the M4 in the south which acts a barrier, it is unlikely that its release will significantly increase the likelihood of merging between settlements.</p> <p>As it is located on the borough boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of the London Borough of Hillingdon. The Hillingdon Green Belt Assessment (2013) did not identify any parcels for release adjacent to the sub-area. However, if SA-1a is recommended for release, the impact on the neighbouring Green Belt would need to be considered.</p>			
Summary	Overall, the sub-area plays an important role with respect to the General Area, however its release is unlikely to significantly harm the performance of the wider Green Belt due to its enclosure by significant barriers and the presence of extensive existing built form.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner boundaries are predominantly readily recognisable but not necessarily permanent. The outer boundaries are predominantly readily recognisable and likely to be permanent.
Summary	If the sub-area was released, it would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released, it would result in the designation of a stronger boundary compared to the existing inner Green Belt boundary.





Recommended for further consideration, as RA-1a.

Recommended area



Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

<p><b>Legend</b></p> <p> Other sub-areas</p> <p> Sub-area assessed</p> <p> Borough boundaries</p> 	<b>Sub-area</b>	SA-1b
	<b>General Area (GBA)</b>	1
	<b>Location</b>	Heston
	<b>Boundaries</b>	The sub-area is bounded by Convent Way to the north, North Hyde Lane to the east, the regular backs of residential properties and gardens along Chhokar Crescent to the south-east, an immature broken tree line to the south which runs adjacent to an embankment and a commercial development to the west. Inner boundaries: north, east, west. Outer boundary: south.
	<b>Area (hectares)</b>	3.9

### Site Photographs

Photograph 1 Views of sub area facing east from eastern part of sub-area with views of green space, park, car park within sub-area, the adjoining residential dwellings and the eastern boundary.



Photograph 2 Views of sub-area facing west from west of sub area with views of park, green space and built form adjoining sub-area in the north.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	0	0
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area with physical connections on its north, east and west boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The sub-area is enclosed by a large built-up area and does not prevent sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As the sub-area lies within the Greater London built-up area, it makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 10% of the sub-area is covered by built form.</p> <p>Built form is sporadic and includes a children's play area and a car park. The rest of the sub-area comprises landscaped green space.</p> <p>There are several urbanising influences including strong visual links to residential developments along Convent Way. There are some views to the surrounding countryside to the south due to the broken immature tree line. However, this is limited due to the rising topography of the adjacent land in the south, which creates a sense of enclosure.</p> <p>Overall, although only 10% of the sub-area is covered by built form, the strong connection to Greater London, the managed landscape and sense of enclosure contributes to an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area passes (Purpose 1 and 2) criteria a and performs weakly against (Purposes 1 and 2) criteria b and c, and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purposes 1 and 2) criteria c compared to the General Area. However, the sub-area plays a stronger role against (Purpose 1 and 2) criteria a and b and a lesser role against Purpose 3 compared to the General Area due to the more urban character and enclosed nature of the sub-area.</p> <p>The sub-area does not adjoin any other sub-areas.</p> <p>Due to its location directly adjoining Greater London to the north, east and west, its removal is unlikely to alter the performance of the wider Green Belt. The rising topography of the land in the south along the southern boundary prevents longer views and connections to the wider countryside.</p>			
Summary	Overall, the sub-area does not play an important role with respect to the General Area and if released, is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundary is formed of weak features, which lack durability.
Summary	If the sub-area was released, it would result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

## Step 5: Categorisation & Recommendation

### Sub-area category & recommendation

The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released, the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

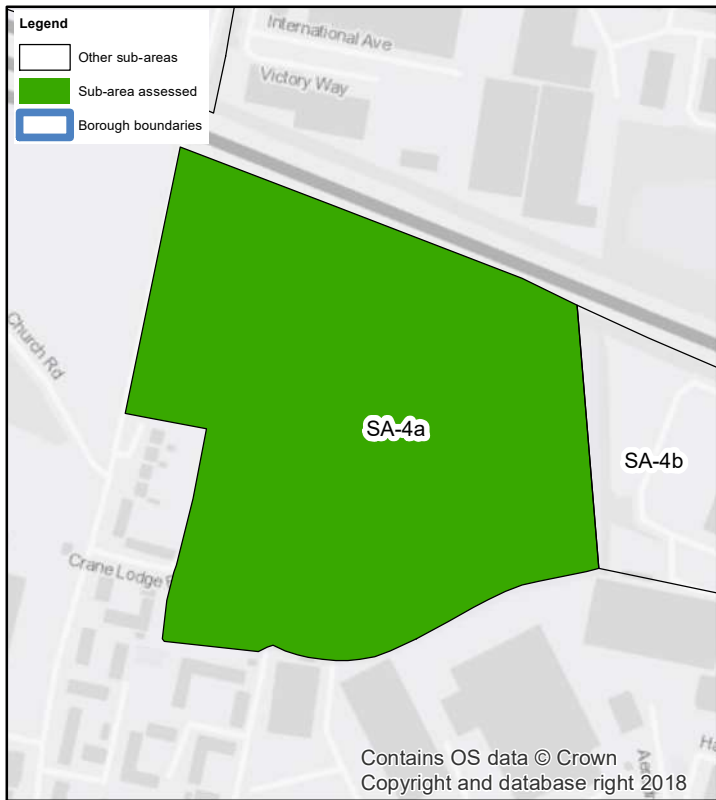
Recommended for further consideration, as RA-1b.

### Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: white; margin-right: 5px;"></span> Other sub-areas</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></span> Sub-area assessed</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid blue; margin-right: 5px;"></span> Borough boundaries</li> </ul> 	<b>Sub-area</b>	SA-4a
	<b>General Area (GBA)</b>	4
	<b>Location</b>	Heston
	<b>Boundaries</b>	The sub-area is bounded by the M4 to the north, an unbroken mature tree line to the east, edges of commercial developments to the south, regular backs of residential properties and gardens along the High Street, Crane Lodge Road and Southall Lane to the south-west, and Southall Lane to the west. Inner boundaries: north, south and south-west. Outer boundaries: east and west.
	<b>Area (hectares)</b>	12

### Site Photographs

Photograph 1 Views of sub-area facing east from north-western part of sub-area with views of sports pitches.



Photograph 2 Views of sub-area facing east from southern part of sub-area with views of a sports club.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area, with physical connections on its north, south and south-western boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area to the north, south and south-west are predominantly readily recognisable though not necessarily permanent. The Parkway (A312) to the west and M4 to the north-west provide durable outer boundary features for the Greater London built-up area which are likely to regularise built form and prevent outward sprawl. The Green Belt therefore provides an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Harlington large built-up area. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 18% of the sub-area is covered by built form.</p> <p>Built-form is concentrated in the western part of the sub-area and includes sports facilities with associated car park. The rest of the sub-area comprises sports pitches and tennis courts, which contribute towards a more urban, managed feel.</p> <p>The sub-area topography is predominantly flat, and longer distance views across open countryside are interrupted by unbroken mature tree lines. There are several urbanising influences including visual links to built form to the south and built form within the sub-area itself.</p> <p>Overall the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area passes (Purpose 1 and 2) criteria a and performs weakly against (Purpose 1 and 2) criteria b and c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
	Pass	1	1	2
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purpose 1 and 2) criteria a, b and c compared to the General Area. However, the sub-area plays a lesser role against Purpose 3, due to its urban character.</p> <p>The sub-area adjoins SA-4b to the east. The removal of the sub-area in isolation is unlikely to impact on the performance of SA-4b due to its relative enclosure by unbroken mature tree lines in a less essential part of the gap between the Greater London built-up area and Harlington large built-up area. Due to its relative enclosure by the Greater London built-up area on its northern, southern and south-western boundaries, its removal in isolation is unlikely to alter the performance of the wider Green Belt.</p> <p>SA-4a, 4b, 4c and 4d could be released in combination in order to regularise development form as each sub-area performs either weakly or moderately against Green Belt purposes and could function as a strategic release without impacting on the wider Green Belt. This is due to the presence of the M4 which prevents sprawl to the north and The Parkway (A312) which prevents sprawl to the west. The release of a cluster of SA-4a, 4b, 4c and 4d would not reduce the gap between the Greater London built-up area and Harlington large built-up area.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area and if released, in isolation or in combination with SA-4b, SA-4c and SA-4d, is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundary features are readily recognisable but not likely to be permanent.</p>
Summary	<p>If the sub-area was released in isolation, it would result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.</p> <p>If the sub-area was released in combination with SA-4b, SA-4c and SA-4d, it would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released in isolation, the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent. If the sub-area is released in combination with SA-4b, SA-4c and SA-4d it would result in a stronger Green Belt boundary compared to the existing inner Green Belt boundary.

Recommended for further consideration in isolation, as RA-4a or in combination with SA-4b, SA-4c and SA-4d, as strategic cluster RS-4.




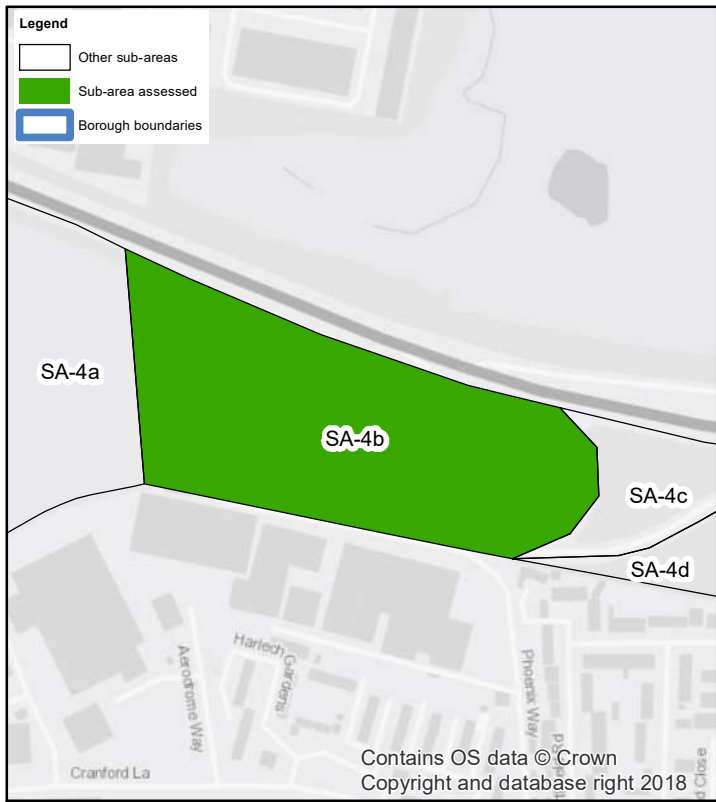
Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

Source: Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar  
Geographic, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the  
GIS User Community

<p><b>Legend</b></p> <p> Other sub-areas</p> <p> Sub-area assessed</p> <p> Borough boundaries</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-4b
	<b>General Area (GBA)</b>	4
	<b>Location</b>	Heston
	<b>Boundaries</b>	The sub-area is bounded by the M4 to the north, M4 slip road and adjacent mature tree line to the east, Phoenix Way and adjacent unbroken mature tree line to the south and a unbroken mature tree line to the west. Inner boundary: south. Outer boundaries: north, east and west.
	<b>Area (hectares)</b>	7.2

### Site Photographs

Photograph 1 Views of sub-area facing north-east from centre of sub-area with views of the petrol station.



Photograph 2 Views of sub-area facing west from eastern part of sub-area with views of petrol station forecourt and the tree line along M4.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area with physical connections on its southern boundary.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	<p>The inner boundary edge between the Greater London built-up area and the sub-area to the south is readily recognisable but not necessarily permanent. However, the M4 to the north provides a durable outer boundary feature for the Greater London built-up area adjacent to the sub-area, which is likely to regularise built form and prevent outward sprawl.</p> <p>As the sub-area already contains significant built form, representing encroachment into Green Belt land, the Green Belt therefore provides an additional barrier to further intensification and sprawl.</p>			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Harlington large built-up area. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 33% of the sub-area is covered by built form.</p> <p>Built-form covers the majority of the sub-area and includes a motorway service station (Heston Services Westbound), Travelodge and petrol station. The rest of the sub-area comprises small areas of landscaped grass and trees.</p> <p>The sense of openness is diminished by existing built form and the M4 as well as unbroken mature tree lines which restrict longer views to the countryside in the north, east and west.</p> <p>Overall the extensive built form with the site and urbanising influence of the M4 result in an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area passes (Purpose 1 and 2) criteria a and performs weakly against (Purpose 1 and 2) criteria b and c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
	Pass	1	1	2
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purpose 1 and 2) criteria a, b and c compared to the General Area. However, the sub-area plays a lesser role against Purpose 3, which is due to its urban character.</p> <p>The sub-area adjoins SA-4a to the west and SA-4c to the east. The removal of the sub-area in isolation is unlikely to impact on the performance of SA-4a or SA-4c due to its relative enclosure by unbroken mature tree lines in a less essential part of the gap between the Greater London built-up area and Harlington large built-up area. However, due to its location, its removal would create a 'hole' in the Green Belt, which is likely to alter the integrity of the wider Green Belt.</p> <p>SA-4a, SA-4b, SA-4c and SA-4d could be released in combination in order to regularise development form as each sub-area performs either weakly or moderately against Green Belt purposes and could function as a strategic release without impacting on the wider Green Belt. This is due to the presence of the M4 which prevents sprawl to the north and The Parkway (A312) which prevents sprawl to the west. The release of a cluster of sub-areas SA-4a, SA-4b, SA-4c and SA-4d would not reduce the gap between Greater London built-up area and Harlington large built-up area.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area however if released in isolation, is likely to significantly harm the performance of the wider Green Belt. If released in combination with SA-4a, SA-4c and SA-4d, it is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundaries are readily recognisable but not necessarily permanent. The outer boundary features are predominantly readily recognisable and likely to be permanent.</p>
Summary	<p>If the sub-area was released in isolation, it would result in the designation of a predominantly stronger Green Belt boundary than the existing inner Green Belt boundary.</p> <p>If the sub-area was released in combination with SA-4a, SA-4c and SA-4d, it would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs weakly against the NPPF purposes and makes an important contribution to the integrity of the wider Green Belt.

If the sub-area is released in combination with SA-4a, SA-4c and SA-4d it would result in a stronger Green Belt boundary compared to the existing inner Green Belt boundary.

Recommended for further consideration in combination with SA-4a, SA-4c and SA-4d, as strategic cluster RS-4.

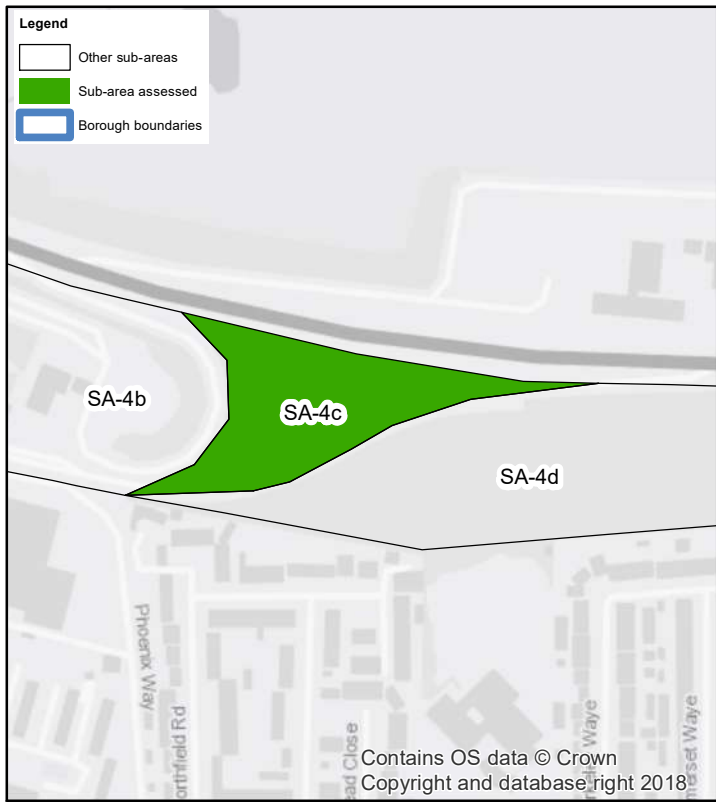
Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

Background Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar, GeoEye, IGN, Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e0e0e0; margin-right: 5px;"></span> Other sub-areas</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00b050; margin-right: 5px;"></span> Sub-area assessed</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid blue; margin-right: 5px;"></span> Borough boundaries</li> </ul>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-4c
	<b>General Area (GBA)</b>	4
	<b>Location</b>	Heston
	<b>Boundaries</b>	The sub-area is bounded by the M4 to the north and an unbroken mature tree line and a M4 slip road to the south, east and west. Inner boundary: southern tip. Outer boundaries: north, east and west.
	<b>Area (hectares)</b>	1.8

### Site Photographs

Photograph 1 Aerial view showing sub-area boundary and surrounding land uses. Aerial photography used as a result of limited access to sub-area.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of the Greater London built-up area with physical connections on its southern boundary.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	<p>The inner boundary edge between the Greater London built-up area and the sub-area to the south is readily recognisable but not necessarily permanent. However, the M4 to the north provides a durable outer boundary feature for the Greater London built-up area adjacent to the sub-area, which is likely to regularise built form and prevent outward sprawl.</p> <p>The Green Belt therefore provides an additional barrier to further intensification and sprawl.</p>			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Harlington large built-up area. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>The sub-area is not covered by any built form.</p> <p>The sub-area comprises a tree-covered verge which acts as an island between M4 slip roads.</p> <p>There are urbanising influences on all sides of the sub-area in the form of busy roads and limited connections to the wider countryside.</p> <p>Overall the sub-area has a CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a, performs weakly against (Purpose 1 and 2) criteria b and c and moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purpose 1 and 2) criteria a, b and c and Purpose 3 compared to the General Area.</p> <p>The sub-area adjoins SA-4b to the west and SA-4d to the east. The removal of the sub-area in isolation is unlikely to impact on the performance of SA-4b or 4d due to its relative enclosure by unbroken mature tree lines in a less essential part of the gap between the Greater London built-up area and Harlington large built-up area. However, due to its location, its removal in isolation would create a 'hole' in the Green Belt which is likely to alter the integrity of the wider Green Belt.</p> <p>As a cluster, sub-areas SA-4a, SA-4b, SA-4c and SA-4d could be released in combination in order to regularise development form as each sub-area performs either weakly or moderately against Green Belt Purposes and could function as a strategic release without impacting on the wider Green Belt. This is due to the presence of the M4 which prevents sprawl to the north and The Parkway (A312) which prevents sprawl to the west. The release of a cluster of sub-areas 4a, 4b, 4c and 4d would not reduce the gap between Greater London built-up area and Harlington large built-up area.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area however if released in isolation, is likely to significantly harm the performance of the wider Green Belt. If released in combination with SA-4a, SA-4b and SA-4d, it is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundaries are readily recognisable but not necessarily permanent. The outer boundary features are in part readily recognisable and likely to be permanent.</p>
Summary	<p>If the sub-area was released in isolation, it would result in the designation of Green Belt boundaries which are in part readily recognisable and likely to be permanent, and in part readily recognisable but not likely to be permanent. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.</p> <p>If the sub-area was released in combination with SA-4a, SA-4b and SA-4d, it would result in the designation of a stronger Green Belt boundary than the existing Green Belt boundary.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs moderately against the NPPF purposes and makes an important contribution to the integrity of the wider Green Belt.

If the sub-area is released in combination with SA-4a, SA-4b and SA-4d, it would result in the designation of a stronger Green Belt boundary than the existing Green Belt boundary.

Recommended for further consideration in combination with SA-4a, SA-4-b and SA-4d, as strategic cluster RS-4.


Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

Background Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar, GeoEye, IGN, AerGRID, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: white; margin-right: 5px;"></span> Other sub-areas</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></span> Sub-area assessed</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid blue; margin-right: 5px;"></span> Borough boundaries</li> </ul>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-4d
	<b>General Area (GBA)</b>	4
	<b>Location</b>	Heston
	<b>Boundaries</b>	The sub-area is bounded by the M4 to the north, North Hyde Lane to the east, regular backs of residential properties and gardens along The Vale and Northfield Road as well as an unbroken mature tree line to the south, and M4 slip road to the west. Inner boundaries: east and south. Outer boundaries: north and west.
	<b>Area (hectares)</b>	8.1

### Site Photographs

Photograph 1 Views of sub-area facing north-west from eastern part of sub-area with views of Hyde Park Hotel.



Photograph 2 Views of sub-area facing north-west from centre of sub-area with views of scrubland and woodland.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area with physical connections on its eastern and southern boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area to the east and south are predominantly readily recognisable and likely to be permanent and the M4 to the north and The Parkway (A312) further west provide durable outer boundary features for the Greater London built-up area which are likely to regularise built form and prevent outward sprawl. As the sub-area already contains built form, representing encroachment into Green Belt land, the Green Belt therefore provides an additional barrier to further intensification and sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Harlington large built-up area. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 17% of the sub-area is covered by built form.</p> <p>Built-form is concentrated in the eastern part of the sub-area and comprises the Heston Hyde Hotel with associated car parking. The rest of the sub-area comprises landscaped grounds associated with the hotel and a large area of dense woodland to the west.</p> <p>The sub-area topography is predominantly flat and longer distance views across to residential properties to the east and south are uninterrupted. Views to the wider countryside are restricted by dense woodland in the west and a mature unbroken tree line to the north. There are several urbanising influences including built form within the sub-area. The surrounding built form combined with the dense woodland creates a sense of enclosure.</p> <p>Overall the sub-area has a CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a and performs weakly against (Purpose 1 and 2) criteria b and c and moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purpose 1 and 2) criteria a, b and c and Purpose 3 compared to the General Area.</p> <p>The sub-area adjoins SA-4c to the west. The removal of the sub-area in isolation is unlikely to impact on the performance of SA-4c due to its relative enclosure by dense woodland in a less essential part of the gap between the Greater London built-up area and Harlington large built-up area. Due to its small scale, its removal is unlikely to alter the performance of the wider Green Belt.</p> <p>As a cluster, sub-areas SA-4a, SA-4b, SA-4c and SA-4d could be released in combination in order to regularise development form as each sub-area performs either weakly or moderately against Green Belt Purposes and could function as a strategic release without impacting on the wider Green Belt. This is due to the presence of the M4 which prevents sprawl to the north and The Parkway (A312) which prevents sprawl to the west. The release of a cluster of sub-areas SA-4a, SA-4b, SA-4c and SA-4d would not reduce the gap between Greater London built-up area and Harlington large built-up area.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area and if released, in isolation or in combination with SA-4a, SA-4b and SA-4c, is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner and outer boundaries are predominantly readily recognisable and likely to be permanent.</p>
Summary	<p>If the sub-area was released in isolation, it would result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p> <p>If the sub-area was released in combination with SA-4a, SA-4b and SA-4c, it would result in the designation of a Green Belt of stronger Green Belt boundary than the existing inner Green Belt boundary.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released in isolation, it would result in the designation of a similar boundary compared to the existing inner Green Belt boundary. If the sub-area was released in combination with SA-4a, SA-4b and SA-4c, it would result in the designation of a stronger Green Belt boundary.

Recommended for further consideration in isolation, as RA-4d or in combination with SA-4a, SA-4b and SA-4c, as strategic cluster RS-4.

Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

Background Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar, GeoEye, IGN, Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: white; margin-right: 5px;"></span> Other sub-areas</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></span> Sub-area assessed</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid blue; margin-right: 5px;"></span> Borough boundaries</li> </ul>	SA-4a	SA-4b = SA-4d	<b>Sub-area</b>	SA-4e	
				<b>General Area (GBA)</b>	4
				<b>Location</b>	Heston
				<b>Boundaries</b>	The sub-area is bounded by Cranford Lane to the north, regular backs of residential properties and gardens along Brabazon Road to the east, an unbroken mature tree line to the south-east, Bath Road (A4) to the south, The Parkway (A312) to the west and the High Street to the north-west. Inner boundaries: north, east, south-east, south and west. Outer boundary: north-west.
	<small>Contains OS data © Crown Copyright and database right 2018</small>			<b>Area (hectares)</b>	43.7

### Site Photographs

Photograph 1 Views of sub-area facing west from southern boundary with views of southern boundary and open land.



Photograph 2 Views of sub-area facing north from south-eastern boundary with views of open land and surrounding residential dwellings.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	0
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area, with physical connections on its north-western boundary.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area to the north, east, south-east, south and west are predominantly readily recognisable and likely to be permanent. The Parkway (A312) to the west and M4 to the north provide durable outer boundary features for the Greater London built-up area which are likely to regularise built form and prevent outward sprawl. The Green Belt therefore provides an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its relative enclosure by the Greater London built-up area, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 2% of the sub area is covered by built form.</p> <p>Built-form is sporadic in the south and north-west of the sub-area. This includes areas of hardstanding used for car parking. The rest of the sub area is open, comprising fields and dense vegetation.</p> <p>The sub-area topography is predominantly flat and there are longer distance views across open fields to adjacent residential properties.</p> <p>Overall the sub-area has a CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a and performs weakly against (Purpose 1 and 2) criteria b and c and moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
	Pass	1	1	2
Assessment of wider impact	<p>At the more granular level, the sub-area performs a similar role against (Purpose 1 and 2) criteria b and Purpose 3 compared to the General Area. However, the sub-area performs a weaker role against (Purpose 1 and 2) criteria c, which is due to its relative enclosure by the Greater London built-up area.</p> <p>The sub-area does not adjoin any other sub-areas.</p> <p>Due to its relative enclosure by the Greater London built-up area, its removal is unlikely to alter the performance of the wider Green Belt.</p>			
Summary	Overall, the sub-area does not play an important role with respect to the General Area and if released, is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundary is recognisable but not necessarily permanent.
Summary	If the sub-area was released, it would result in the designation of a weaker Green Belt boundary that the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released, the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

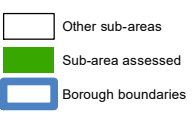

Recommended for further consideration as RA-4e.

Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

<b>Legend</b> 		<b>Sub-area</b> <b>SA-7a</b>
	<b>General Area (GBA)</b> 7	
	<b>Location</b> North Feltham	
	<b>Boundaries</b> The sub-area is bounded by the south-eastern edge of the Causeway (A312) to the south-east and Great South-West Road (A30) to the north. The south-western boundary cuts across dense vegetation cover and follows the edge of an industrial unit. The north-western boundary of the site is irregular, cutting across an industrial unit, hardstanding, part of Ariel Way and the western edge of the Causeway (A312). Inner boundaries: north and north-west. Outer boundaries: south-east and south-west.	
Contains OS data © Crown Copyright and database right 2018	<b>Area (hectares)</b> 2	

### Site Photographs

Photograph 1 Views of sub-area facing north-west from eastern boundary with views of recycling and waste plant.



Photograph 2 Views of sub-area facing south-west from within Crane Valley Park with views of woodland and adjacent industrial buildings.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fails	N/A	0
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is not at the edge of a built-up area, in physical or perceptual terms.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	N/A			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As the sub-area lies within the Greater London built-up area, it makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 29% of the sub area is covered by built form.</p> <p>Built-form is concentrated along the north-western and north-eastern parts of the site. This includes an industrial unit and hardstanding (demolition site).The rest of the sub-area comprises dense woodland, which forms part of the wider Crane Valley Park.</p> <p>There are several urbanising influences including built form and roads within the sub-area itself, with no views to surrounding countryside.</p> <p>Overall the sub area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area fails (Purpose 1 and 2) criteria a, therefore is not assessed against (Purpose 1 and 2) criteria b. The sub-area performs weakly against (Purpose 1 and 2) criteria c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs a similar role against (Purpose 1 and 2) criteria a, b and c and Purpose 3 compared to the General Area.</p> <p>The sub-area adjoins SA-8a to the north-east. The removal of the sub-area in isolation is unlikely to alter the performance of SA-8a as it is almost entirely within Greater London built-up area and there are currently no longer views or connections to the wider countryside.</p> <p>However, the removal of SA-7a in isolation would have an 'islanding' effect on SA-8a, which would harm the integrity of wider Green Belt. In combination with SA-8a, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt.</p>			
Summary	Overall, the sub-area does not play an important role with respect to the General Area and if released, in combination with SA-8a, is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner boundaries are predominantly formed of weak features which lack durability. The outer boundary features are in part readily recognisable and likely to be permanent.
Summary	If the sub-area was released, in isolation or in combination with SA-8a, it would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs weakly against NPPF purposes but makes an important contribution to the integrity of the wider Green Belt.

If the sub-area is released, in combination with SA-8a, it would result in the designation of a stronger boundary compared to the existing inner Green Belt boundary.





Recommended for further consideration in combination with SA-8a as RC-7.

Recommended area



Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

<p><b>Legend</b></p> <p> Other sub-areas</p> <p> Sub-area assessed</p> <p> Borough boundaries</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-8a
	<b>General Area (GBA)</b>	8
	<b>Location</b>	North Feltham
	<b>Boundaries</b>	The sub-area is bounded by the Great South-West Road (A30) to the north, intermittent hedgerow to the north-east, Chester Road to the east, Warwick Road to the south-east, Green Lane to the south-west and the Causeway (A312) to the west. Inner boundaries: north, east, south-east and south-west. Outer boundary: west.
	<b>Area (hectares)</b>	2.5

### Site Photographs

Photograph 1 Views of sub-area facing south-east from northern part of sub-area with views of surround residential dwellings and urban park.



Photograph 2 Views of sub-area facing north from southern part of sub-area with views of the western boundary and managed park.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fails	N/A	0
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is not at the edge of a built-up area, in physical or perceptual terms.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	N/A			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As the sub-area lies within the Greater London built-up area, it makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 2% of the sub-area is covered in built form.</p> <p>Built-form is sporadic in the south-east of the sub-area. This includes an area of hard landscaping and paths. The rest of the sub-area comprises managed parkland, which contributes towards a more urban managed feel.</p> <p>The sub-area topography is predominantly flat and there are visual links to neighbouring residential properties and surrounding roads which provide an urbanising influence.</p> <p>Overall the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area fails (Purpose 1 and 2) criteria a, therefore is not assessed against (Purpose 1 and 2) criteria b. The sub-area performs weakly against (Purpose 1 and 2) criteria c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purpose 1 and 2) criteria a, b and c compared to the General Area. However, the sub-area performs a weaker role against Purpose 3 compared to the General Area, which is due to its urban character.</p> <p>The sub-area adjoins SA-7a to the south west. The removal of the sub-area in isolation is unlikely to alter the performance of SA-7a as it is almost entirely within Greater London built-up area and there are currently no longer views or connections to the wider countryside.</p> <p>As the sub-area is almost entirely within Greater London built-up area, its removal is unlikely to alter the performance of the wider Green Belt.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area and if released, in isolation or in combination with SA-7a, is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundaries are recognisable but not necessarily permanent. The outer boundary features are readily recognisable and likely to be permanent.</p>
Summary	<p>If the sub-area was released in isolation, it would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.</p> <p>If released in combination with SA-7a, it would result in the designation of a predominantly stronger Green Belt Boundary than the existing inner Green Belt boundary. However, parts of the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released in isolation, it would result in the designation of a stronger boundary compared to the existing inner Green Belt boundary. If released in combination with SA-7a, the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

Recommended for further consideration in isolation, as RA-8a or in combination with SA-7a, as RC-7.

Recommended area



- Legend**
- Not Recommended
  - Recommended as strategic cluster
  - Recommended for further consideration in combination
  - Recommended in isolation

<p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-8b
	<b>General Area (GBA)</b>	8
	<b>Location</b>	North Feltham
	<b>Boundaries</b>	The sub-area is bounded by a commercial development to the north, Green Lane to the east, Staines Road (A315) to the south and an unbroken mature tree line to the west. Inner boundary: north. Outer boundaries: west, east and south.
	<b>Area (hectares)</b>	3

### Site Photographs

Photograph 1 Aerial view showing sub-area boundary and surrounding land uses. Aerial photography used as a result of limited access to sub-area.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fails	N/A	0
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is not at the edge of a built-up area, in physical or perceptual terms.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	N/A			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As the sub-area lies within the Greater London built-up area, it makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 85% of the sub-area is covered by built form.</p> <p>Built form is dispersed across the sub-area. This includes a yard and outbuildings associated with the recycling plant.</p> <p>The sense of openness is diminished by built form to the north, Green Lane to the east, Staines Road to the south and the mature tree line to the west. These provide urbanising influences and restrict views to the wider countryside in the east, west and south.</p> <p>Overall, the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area fails (Purpose 1 and 2) criteria a, therefore it is not assessed against (Purpose 1 and 2) criteria b. The sub-area performs weakly against (Purposes 1 and 2) criteria and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purposes 1 and 2) criteria a, b and c compared to the General Area. However, the sub-area plays a weaker role against Purpose 3 compared to the General Area due to its high percentage of built form and urban character.</p> <p>The sub-area adjoins SA-8c to the east. The removal of the sub-area in isolation is likely to alter the performance of SA-8b, as it will become enclosed by development. However, this impact is likely to be minimal due to the existing built form that covers SA-8b and extensive existing enclosure of SA-8c.</p> <p>In combination with SA-8c, the removal of the sub-area is unlikely to impact upon the performance of the wider Green Belt, as there is existing significant enclosure by the Greater London built-up area and limited connection to the wider countryside in the south due to Staines Road (A315) and the dense broken mature tree line in the west.</p>			
Summary	Overall, the sub-area does not play an important role with respect to the General Area and if released, in isolation or combination with SA-8c, is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner boundaries are predominantly readily recognisable but not necessarily permanent. The outer boundaries are partially readily recognisable and likely to be permanent.
Summary	<p>If the sub-area was released in isolation or in combination with SA-8c, it would result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p> <p>If released (in isolation or in combination with SA-8c), the new eastern and western boundaries would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.




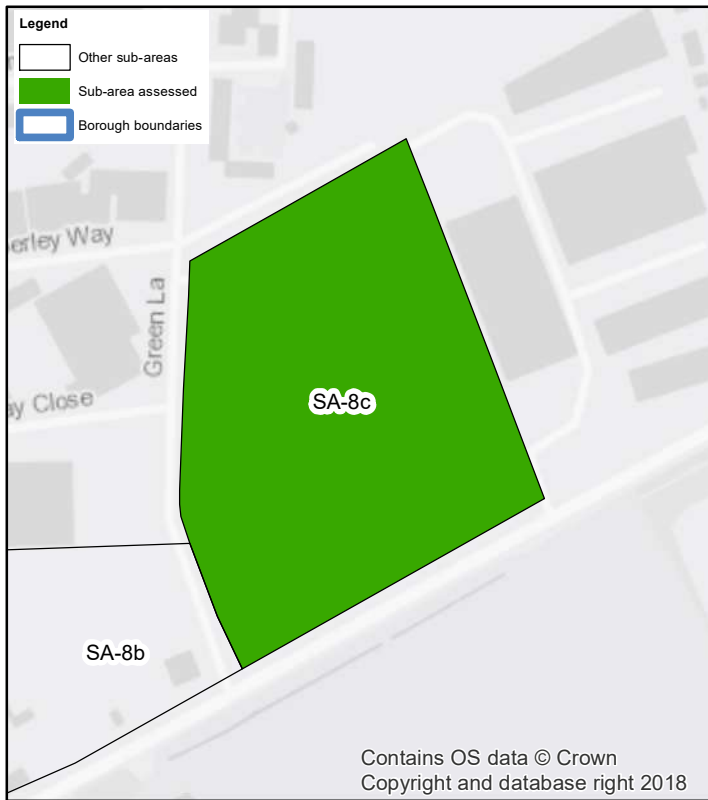
Recommended for further consideration in isolation, as RA-8b or in combination with SA-8c, as RC-8.

Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

<p><b>Legend</b></p> <p> Other sub-areas</p> <p> Sub-area assessed</p> <p> Borough boundaries</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-8c
	<b>General Area (GBA)</b>	8
	<b>Location</b>	North Feltham
	<b>Boundaries</b>	The sub-area is bounded by a unbroken mature tree line and access road to the north, a broken mature tree line along the edge of the commercial business park to the east, Staines Road (A315) to the south and Green Lane to the west. Inner boundaries: north, east, and north-west. Outer boundaries: south and south-west.
	<b>Area (hectares)</b>	4.3

### Site Photographs

Photograph 1 Views of sub-area facing west from centre of sub-area with views of green space and adjacent Green Lane.



Photograph 2 Views of sub-area facing north-east from centre of sub-area with views of green space and car park.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fails	N/A	0
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is not at the edge of a built-up area, in physical or perceptual terms.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	N/A			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As the sub-area lies within the Greater London built-up area, it makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 13% of the sub-area is covered by built form.</p> <p>Built form is concentrated in the south-east of the sub-area. This includes the car park, associated with the adjoining business park. The rest of the sub-area comprises soft landscaping, which contributes towards a more urban managed feel.</p> <p>The sense of openness is diminished by existing built form which surrounds the sub-area on three sides and Staines Road (A315) to the south. Longer distance views to the wider countryside and Hounslow Heath in the south are restricted by the unbroken mature tree line along the A315 Staines Road. The surrounding built form combined with unbroken mature tree lines create a sense of enclosure with no long views to the wider countryside.</p> <p>Overall the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area fails (Purpose 1 and 2) criteria a, therefore it is not assessed against (Purpose 1 and 2) criteria b. The sub-area performs weakly against (Purpose 1 and 2) criteria c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purposes 1 and 2) criteria compared to the General Area. However, the sub-area plays a weaker role against Purpose 3 compared to the General Area due to its urban character and relative enclosure by built form.</p> <p>The sub-area adjoins SA-8b to the west. The removal of the sub-area in isolation is likely to alter the performance of the neighbouring sub-area as SA-8b will become enclosed by development.</p> <p>In combination with SA-8b, the removal of the sub-area is unlikely to impact upon the performance of the wider Green Belt, as there is existing significant enclosure by the Greater London built-up area and limited connection to the wider countryside in the south due to Staines Road (A315) and the dense mature tree line in the west.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area and if released, in isolation or combination with SA-8b, is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundaries are partially readily recognisable but not necessarily permanent. The outer boundaries are readily recognisable and likely to be permanent.</p>
Summary	<p>If the sub-area was released in isolation or in combination with SA-8b, it would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.</p> <p>If released (in isolation or in combination with SA-8b), the new eastern and western boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

Recommended for further consideration in isolation, as RA-8c or combination with SA-8b, as RC-8.




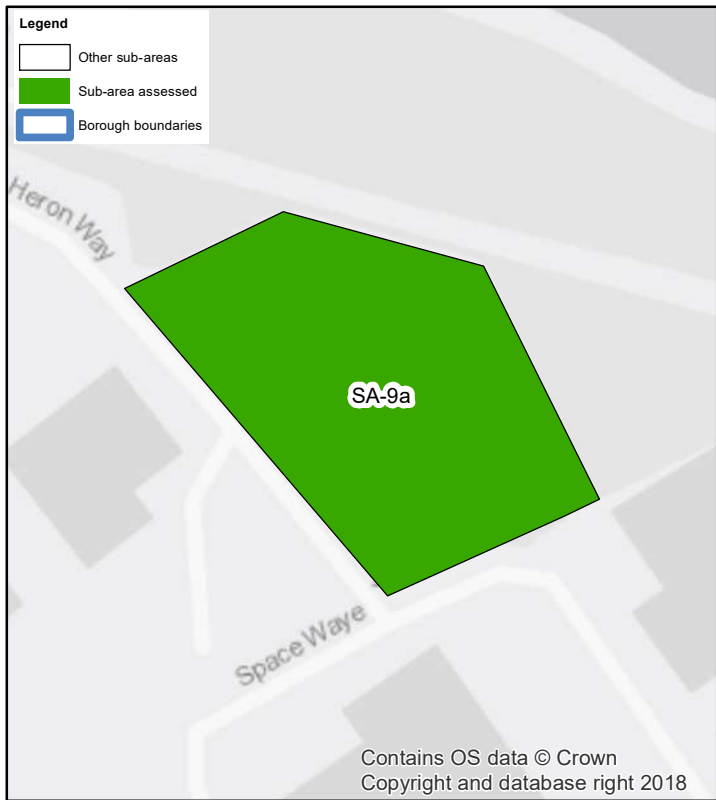
Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

Service Layer Credits: Source: Bing, Google, GeoEye, Earthstar  
Geographic Services, Airbus, IGN, USGS, AeroGRID, IGN, and the  
GIS User Community

<p><b>Legend</b></p> <p> Other sub-areas</p> <p> Sub-area assessed</p> <p> Borough boundaries</p> 	<b>Sub-area</b>	SA-9a
	<b>General Area (GBA)</b>	9
	<b>Location</b>	North Feltham
	<b>Boundaries</b>	The sub-area is bounded by the edge of Space Way Recycling Centre to the north-west, north and north-east, the edge of the Recycling Centre and Pier Road to the south-east and Heron Way to the south-west. Inner boundaries: south-east and south-west. Outer boundaries: north-west, north and north-east.
	<b>Area (hectares)</b>	0.8

### Site Photographs

Photograph 1 Views of sub-area facing south from northern part of sub-area with views of recycling centre and adjoining commercial buildings.



Photograph 2 Views of sub-area facing north-west from eastern part of sub-area with views of recycling centre and wooded boundary.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fails	N/A	0
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is not at the edge of a built-up area, in physical or perceptual terms.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	N/A			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As the sub-area lies within the Greater London built-up area, it makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 94% of the sub-area is covered by built form.</p> <p>Built-form covers the majority of the sub-area. This includes hard-standing and infrastructure associated with the Recycling Centre which contribute to a more urban, managed feel.</p> <p>The sub-area topography is predominantly flat and there are visual links with surrounding built form.</p> <p>Longer distance views into the wider open countryside are interrupted by dense woodland. The surrounding built form combined with dense woodland creates a strong sense of enclosure.</p> <p>Overall the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area fails (Purpose 1 and 2) criteria a, therefore is not assessed against (Purpose 1 and 2) criteria b. The sub-area performs weakly against (Purpose 1 and 2) criteria c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purpose 1 and 2) criteria a, b and c. However, the sub-area plays a weaker role against Purpose 3 compared to the General Area, which is due to its urban character.</p> <p>The sub-area does not adjoin any other sub-areas.</p> <p>Due its small scale and location at the edge of the Green Belt, the removal of SA-9a is unlikely to alter the performance of the wider Green Belt. The dense tree cover on the north-western, northern and north-eastern boundaries prevents longer views and connections to the wider countryside.</p>			
Summary	Overall, the sub-area does not play an important role with respect to the General Area and if released, is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner and outer boundaries are readily recognisable but not necessarily permanent.
Summary	If the sub-area was released, it would result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released in isolation, the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

Recommended for further consideration, as RA-9a.

Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

Service Layer Credits: Source: Esri, DeLorme, GeoEye, Earthstar, Geographic, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>Legend</b></p> <p>Other sub-areas</p> <p>Sub-area assessed</p> <p>Borough boundaries</p>	<b>Sub-area</b>	SA-10a
	<b>General Area (GBA)</b>	10
	<b>Location</b>	North Feltham
	<b>Boundaries</b>	The sub-area is bounded by the Great South-West Road (A30) in the north, Dick Turpin Way in the north-west, Faggs Road in the south-west and a broken mature tree line in the south and east. Inner boundaries: north, north-west, south-west and south-east. Outer boundaries: north-east and east.
	<b>Area (hectares)</b>	4.5

### Site Photographs

Photograph 1 Views of sub-area facing east from northern boundary with views of paddock field, sheds and adjoining British Airways site.



Photograph 2 Views of sub-area facing north from south-western part of sub-area with views of paddock field and adjoining road in the west.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fails	N/A	0
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is not at the edge of a built-up area, in physical or perceptual terms.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	N/A			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As the sub-area lies within the Greater London built-up area, it makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 8% of the sub-area is covered by built-form.</p> <p>Built-form is concentrated in the west of the sub-area, and comprises an aviation support business and storage sheds. The rest of the sub-area is open, comprising paddock fields.</p> <p>The sub-area topography is predominantly flat, however longer distance views to wider countryside in the east are restricted by a broken mature tree line. There are several urbanising influences, including visual links to the A30 and airport infrastructure in the north, a new development to the west and an industrial park to the south. The surrounding built form creates a strong sense of enclosure.</p> <p>Overall, the sub-area has a CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area fails (Purpose 1 and 2) criteria a, therefore it is not assessed against (Purpose 1 and 2) criteria b. The sub-area performs weakly against (Purposes 1 and 2) criteria c and moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purposes 1 and 2) criteria a, b and c and Purpose 3.</p> <p>The sub-area does not adjoin any other sub-areas.</p> <p>Due to its location directly adjoining the Greater London built-up area to the north, north-west and south-west its removal is unlikely to alter the performance of the wider Green Belt. The mature broken tree line and woodland to the east and built form to the south prevents longer views and connections to the wider countryside.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area and if released, is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundaries are predominantly recognisable and likely to be permanent. The outer boundaries are predominantly formed by weak features that lack durability.</p>
Summary	<p>If the sub-area was released, it would result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt.  
If the sub-area is released, the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.





Recommended for further consideration, as RA-10a.

Recommended area



Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

<p><b>Legend</b></p> <p> Other sub-areas</p> <p> Sub-area assessed</p> <p> Borough boundaries</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-11b
	<b>General Area (GBA)</b>	11
	<b>Location</b>	North Feltham
	<b>Boundaries</b>	The sub-area is bounded by the Great South-West Road (A30) to the north-west, an intermittent tree line to the north-east, the regular backs of residential properties and gardens and Bumbles Pre School along Wellington Road to the east, Hatton Road to the south and Cains Lane to the south-west. Inner boundaries: north-west and south-west. Outer boundaries: south-east and north-east.
	<b>Area (hectares)</b>	6.5

### Site Photographs

Photograph 1 Views of sub-area facing north-west from centre of sub-area with views of open green space and surrounding tree line.



Photograph 2 Views of sub-area facing east from northern part of sub-area with views of open green space and adjacent residential dwellings.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fails	N/A	0
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is not at the edge of a built-up area, in physical or perceptual terms.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	N/A			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As the sub-area lies within the Greater London built-up area, it makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 6% of the sub-area is covered by built form.</p> <p>Built-form is concentrated in the south-east of the sub-area adjacent to Hatton Road. This includes Bumbles Pre School, a construction site and residential dwellings. The sub-area is predominantly formed of low quality scrubland with sporadic tree clusters and public footpaths.</p> <p>The sub-area topography is predominantly flat, but the sense of openness is diminished by the tree clusters and surrounding built form. This limits views or connections to the surrounding countryside in the east and south.</p> <p>Although the sub-area is only covered by 6% built-form, there are several urbanising influences including visual links to the A30 and residential dwellings.</p> <p>Overall the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area fails (Purpose 1 and 2) criteria a, therefore it is not assessed against (Purpose 1 and 2) criteria b. The sub-area performs weakly against (Purposes 1 and 2) criteria c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purposes 1 and 2) criteria a, b and c compared to the General Area. However, the sub-area plays a lesser role against Purpose 3 compared to the General Area due its more urban character.</p> <p>The sub-area adjoins SA-11c to the south. The removal of the sub-area in isolation will result in increased enclosure of SA-11c by built form. However, this is unlikely to impact upon the performance of the SA-11c.</p> <p>In combination with SA-11c, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt, as the area is enclosed by the Greater London built-up area and does not contribute to a gap between built-up areas nor the openness of the wider countryside.</p>			
Summary	Overall, the sub-area does not play an important role with respect to the General Area and if released in isolation, or combination with SA-11c, is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundaries are recognisable but not necessarily permanent.
Summary	If the sub-area was released, it would result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

## Step 5: Categorisation & Recommendation

### Sub-area category & recommendation

The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area was released in combination with SA-11c, it would result in the designation of a similar strength boundary compared to the existing inner Green Belt boundary.

Recommended for further consideration in combination with SA-11c, as RC-11.

### Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

<p><b>Legend</b></p> <p>Other sub-areas</p> <p>Sub-area assessed</p> <p>Borough boundaries</p>	<b>Sub-area</b>	SA-11c
	<b>General Area (GBA)</b>	11
	<b>Location</b>	North Feltham
	<b>Boundaries</b>	The sub-area is bounded by Hatton Road to the north, Faggs Road (A312) and commercial development to the east, the Duke of Northumberland's River to the south and The Majory Kinnon School and the edge of commercial development to the west. Inner boundaries: east, south-west and north. Outer boundary: north-west.
	<b>Area (hectares)</b>	77.6

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### Site Photographs

Photograph 1 Views of sub-area facing south from northern boundary with views of shrubland and airport infrastructure.



Photograph 2 Views of sub-area facing north from southern part of sub-area with views of urban farm.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fails	N/A	0
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is not at the edge of a built-up area, in physical or perceptual terms.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	N/A			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As the sub-area lies within the Greater London built-up area, it makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 7% of the area is covered by built form.</p> <p>The built form is concentrated in the north-west, west and south-east of the sub-area. This includes Bedfont Sports Club, Feltham Ambulance station and the Margery Kinnen School, residential dwellings and commercial/industrial yards. The rest of the sub area is open comprising a series of agricultural fields, scrubland, allotments, Bedfont Recreation Ground and Hounslow Urban Farm.</p> <p>The sub-area topography is generally flat with longer distance views across different land uses and surrounding development form. Whilst there are no clear views to the wider countryside and several urbanising influences including visual links to Radius Park in the east and surrounding residential development in the north, west and south, the scale of the sub-area adds to a sense of openness.</p> <p>Overall the sub-area has a largely rural character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area fails (Purpose 1 and 2) criteria a, therefore it is not assessed against (Purpose 1 and 2) criteria b. The sub-area performs weakly against (Purposes 1 and 2) criteria c and moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purpose 1 and 2) criteria a, b and c and Purpose 3 compared to the General Area.</p> <p>The sub-area adjoins SA-11b to the north. The removal of the sub-area is likely to alter the performance of the neighbouring sub-area against Purpose 1 as it will enclose the sub-area on three sides, reducing the role of the sub-area in preventing sprawl.</p> <p>All in combination with SA-11b, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt. Although this sub-area is large with extensive views internally, it is essentially an island of Green Belt enclosed by the Greater London Built-up Area. It therefore makes a limited contribution to the wider Green Belt.</p>			
Summary	Overall, the sub-area does not play an important role with respect to the General Area and if released, is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner boundaries are predominantly recognisable but not necessarily permanent with the exception of the southern boundary which is both recognisable and likely to be permanent. The outer boundary is readily recognisable but not necessarily permanent.
Summary	<p>If the sub-area was released in isolation it would result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.</p> <p>If the sub-area was released in combination with SA-11b, it would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.</p>

## Step 5: Categorisation & Recommendation

### Sub-area category & recommendation

The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area was released in combination with SA-11b, it would result in the designation of a similar strength boundary compared to the existing inner Green Belt boundary.

Recommended for further consideration in combination with SA-11b, as RC-11.

### Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation



<b>Sub-area</b>	SA-13a
<b>General Area (GBA)</b>	13
<b>Location</b>	East Bedfont
<b>Boundaries</b>	The sub-area is bounded by a commercial development and unbroken mature tree line to the north, the edge of the water treatment plant and mature tree line to the east, an unmade road to the south and unbroken mature tree line to the west. Inner boundaries: north and west. Outer boundaries: east and south.
<b>Area (hectares)</b>	8.7

### Site Photographs

Photograph 1 Views of sub-area facing south-west from eastern boundary with views of water treatment works.



Photograph 2 Views of sub-area facing north-west from eastern boundary with views of water treatment works and Stanwell Road in distance.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	5	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area with physical connections on its north and west boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edge between Greater London built-up area and the sub-area to the north and west are not readily recognisable or likely to be permanent. The A30 prevents sprawl to the south but there are no durable outer boundary features to the west within a reasonable distance of the sub-area to prevent outward sprawl. The Green Belt is therefore an important barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford / Stanwell / Sunbury-on-Thames. It is judged that due to its location the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 12% of the sub-area is covered by built form.</p> <p>Built-form is dispersed and includes man made structures and hard standing associated with the water treatment plant.</p> <p>There are several urbanising influences including visual links to the water towers to the west and commercial units along Stanwell Road to the north. Due to the dense vegetation along the eastern boundary there are limited views to the surrounding countryside.</p> <p>Overall, the sub-area has a CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes strongly overall. The sub-area passes (Purpose 1 and 2) criteria a and performs strongly against (Purpose 1 and 2) criteria b, weakly against (Purpose 1 and 2) criteria c, and moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
	Pass	1	3	3
Assessment of wider impact	<p>At the more granular level, the sub-area performs a lesser role against (Purpose 1 and 2) criteria c and Purpose 3 due to its small scale and CIAT character, and a stronger role against (Purpose 1 and 2) criteria a and b due to the lack of strong outer boundary features to prevent sprawl.</p> <p>The sub-area adjoins SA-13b to the east and south. The removal of the sub-area in isolation is likely to alter the performance of this neighbouring sub-area as it would further enclose SA-13b by built form, reducing its role in preventing sprawl and increasing its role in protecting the openness of the countryside.</p> <p>In combination with SA-13b, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would reduce the gap between Greater London and Ashford / Sunbury-on-Thames / Stanwell.</p> <p>As it is located on the borough boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of the Spelthorne. The Spelthorne Green Belt Assessment Stage 1 (2017) did not identify any areas for consideration adjacent to the sub-area. However, if SA-13a is recommended for release, the impact on the neighbouring Green Belt would need to be considered.</p>			
Summary	Overall, the sub-area plays an important role with respect to the General Area, and its release in isolation or in combination with SA-13b would harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

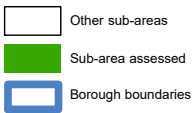
Boundaries	The inner and outer boundaries are predominantly readily recognisable but not necessarily permanent.
Summary	<p>If the sub-area was released in isolation, it would result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. The new boundary in the east and south would require strengthening to ensure it is readily recognisable and likely to be permanent.</p> <p>If the sub-area was released in combination with SA-13b, it would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.</p>

## Step 5: Categorisation & Recommendation

Sub-area category  
& recommendation

The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt.

Not recommended for further consideration.

<b>Legend</b> 	<b>Sub-area</b>	SA-13b
	<b>General Area (GBA)</b>	13
	<b>Location</b>	East Bedfont
	<b>Boundaries</b>	The sub-area is bounded by Stanwell Road to the north, the Great south-west Road (A30) to the east, Staines Road(A315) to the south, edge of commercial development in the north-west, edge of water treatment plant and an unbroken mature tree line to the west and a broken mature tree line to the south-west. Inner boundaries: north, east, north-west and south-west. Outer boundaries: south-east, west and south.
	<b>Area (hectares)</b>	44.6



**Site Photographs**

Photograph 1 Views of sub-area facing west from centre of sub-area with views of agricultural fields and Stanwell Road in north-west.



Photograph 2 Views of sub-area facing east from centre of sub-area with views of agricultural fields and Great south-west Road.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	5	3
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London Built-up area with physical connections on its north, east, north-west and south boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area to the north-west, north, east and south-west are partially readily recognisable and likely to be permanent. The A30 prevents sprawl to the south but there are no durable outer boundary features to the west within a reasonable distance of the sub-area to prevent outward sprawl. The Green Belt is therefore an important barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between the Greater London built-up area and Ashford / Stanwell / Sunbury-on-Thames contributing to the overall openness and scale of the gap. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 7% of the sub-area is covered by built form.</p> <p>Built form is concentrated in the southern part of the sub-area and includes a detached residential dwelling, agricultural buildings and a cafe. The rest of the sub-area is open comprising large agricultural fields.</p> <p>The sub-area topography is predominantly flat, allowing long distance views into the surrounding built-up areas. There are several urbanising influences including visual links to commercial units, roads and residential dwellings on three sides.</p> <p>Overall, its large scale and flat open character provides a largely rural character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes strongly overall. The sub-area passes (Purpose 1 and 2) criteria a and performs strongly against (Purpose 1 and 2) criteria b, and moderately against (Purpose 1 and 2) criteria c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
	Pass	1	3	3
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purposes 1 and 2) criteria a and c and Purpose 3 compared to the General Area. However, the sub-area performs a much greater role against (Purpose 1 and 2) criteria b, as it comprises a large part of the gap and due to the lack of strong outer boundary features to prevent sprawl.</p> <p>The sub-area adjoins SA-13a to the west and north-west. The removal of the sub-area in isolation is likely to alter the performance this neighbouring sub-area as it would further enclose SA-13a by built form, reducing its role in preventing sprawl and encroaching upon the openness of the countryside.</p> <p>In combination with SA-13a, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would reduce the gap between Greater London and Ashford / Sunbury-on-Thames / Stanwell.</p> <p>As it is located on the borough boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of the Spelthorne. The Spelthorne Green Belt Assessment Stage 1 (2017) did not identify any areas for consideration adjacent to the sub-area. However, if SA-13b is recommended for release, the impact on the neighbouring Green Belt would need to be considered.</p>			
Summary	<p>Overall, the sub-area plays an important role with respect to the General Area, and its release in isolation or in combination with SA-13a would harm the performance of the wider Green Belt.</p>			

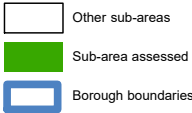

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundaries are not readily recognisable and likely to be permanent.</p>
Summary	<p>If the sub-area was released in isolation, it would result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary.</p> <p>The new boundary in the west and north-west would require strengthening to ensure it is readily recognisable and likely to be permanent.</p> <p>If the sub-area was released in combination with SA-13a, it would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.</p>

## Step 5: Categorisation & Recommendation

Sub-area category  
& recommendation

The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

<b>Legend</b> 	<b>Sub-area</b>	SA-14a
	<b>General Area (GBA)</b>	14
	<b>Location</b>	East Bedfont
	<b>Boundaries</b>	The sub-area is bounded by Staines Road (A30) to the north, a lake to the north-east, Clockhouse Lane (B3003) to the east, Ascot Road to the south, a predominantly unbroken mature tree line to the west. Inner boundaries: north-east and west. Outer boundaries: north, east and south.
	<b>Area (hectares)</b>	3.6

**Site Photographs**

Photograph 1 Aerial view showing sub-area boundary and surrounding land uses. Aerial photography used as a result of limited access to sub-area.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area with physical connections on its north-eastern, eastern and western boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area are predominantly readily recognisable but not necessarily permanent. However, Bedfont Lakes provide a durable outer boundary feature for the Greater London built-up area, which is likely to regularise built form and prevent outward sprawl. The Green Belt therefore provides an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford/ Stanwell/ Sunbury-on-Thames. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Less than 1% of the sub-area is covered by built form.</p> <p>The sub-area comprises areas of woodland and paddock fields.</p> <p>While there is limited built form within the sub-area, the dense vegetation along all boundaries creates a strong sense of enclosure with limited views to the surrounding countryside.</p> <p>Overall the sub-area has a largely rural character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a and performs moderately against Purpose 3 and weakly against (Purpose 1 and 2) criteria b and c.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purpose 1 and 2) criteria a, b and c and a stronger role against Purpose 3 compared to the General Area.</p> <p>The sub-area adjoins SA-13b to the north. The removal of the sub-area in isolation is likely to alter the performance of SA-13b as the neighbouring sub-area would become further enclosed by the Greater London built-up area. However, Staines Road that runs between the sub-areas prevents longer views and connections to the wider countryside. The removal of the sub-area in isolation would result in harm to the integrity of the wider Green Belt since it would have an 'islanding' effect on SA-13b and adjoining SA-13a.</p> <p>In combination with SA-13b, the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it would reduce the gap between the Greater London built-up area and Ashford/ Sunbury-on-Thames/ Stanwell.</p>			
Summary	Overall, the sub-area plays an important role with respect to the General Area, and if released in isolation or in combination with SA-13b, is likely to harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

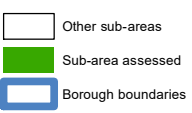

Boundaries	The inner boundaries are readily recognisable but not necessarily permanent. The outer boundaries are predominantly readily recognisable and likely to be permanent.
Summary	If the sub-area was released in isolation, it would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.

## Step 5: Categorisation & Recommendation

Sub-area category  
& recommendation

The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt.

Not recommended for further consideration.

<b>Legend</b> 		<b>Sub-area</b> SA-15a
	<b>General Area (GBA)</b> 15	
	<b>Location</b> East Bedfont	
	<b>Boundaries</b> The sub-area is bounded by the regular backs of residential properties and gardens along Dudley Road to the north, a school to the north-east, a broken tree line that follows the edge of Bedfont Lake to the east, Bedfont Road to the south, and the regular backs of residential properties and gardens along Wooldridge Close and Bedfont Green Close to the west. Inner boundaries: north, west and north-east. Outer boundaries: south and south-east.	
	<b>Area (hectares)</b> 8.9	

**Site Photographs**

Photograph 1 Views of sub-area facing north-west from centre of sub-area with views of open park and surrounding residential dwellings.



Photograph 2 Views of sub-area facing south-east from centre of sub-area with views of open park, scrubland and surrounding built form.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of the Greater London built-up area with physical connections on its western, northern and north-eastern boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area to the north, west and north-east are predominantly readily recognisable and likely to be permanent and the Bedfont Lakes provide durable outer boundary features for the Greater London within a reasonable distance to the sub-area, which are likely to regularise built form and prevent outward sprawl. The Green Belt therefore provides an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford / Stanwell /Sunbury-on-Thames. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 2% of the sub-area is covered by built form.</p> <p>The sub-area is open comprising scrubland and publically accessible natural green space.</p> <p>The sub-area topography is predominantly flat, with some longer distance views across open fields, interrupted in places by dispersed mature trees and Bedfont Road in the south. There are several urbanising influences, including visual links to Bedfont Road in the south and residential dwellings in the north and west.</p> <p>Overall the sub-area has a CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a, performs weakly against (Purpose 1 and 2) criteria b and c and moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	1
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purposes 1 and 2) criteria a, b and c and Purpose 3 compared to the General Area.</p> <p>The sub-area adjoins SA-15b to the east. The removal of the sub-area in isolation is unlikely to impact on the performance of SA-15b due to its relative enclosure by built form in a less essential part of the gap and the presence of Bedfont Lake, which acts as a natural barrier to sprawl.</p> <p>In combination with SA-15b, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt as the sub-areas have close relationships with the built-up area and form the less essential part of the gap between Greater London and Ashford / Stanwell / Sunbury-on-Thames.</p> <p>As a cluster, SA-15a, SA-15b, SA-15c SA-15d, SA-15e and SA-15f could be released in combination in order to regularise development form as each sub-area performs moderately or weakly against Green Belt purposes. In combination, the sub-areas could function as a strategic release without impacting on the wider Green Belt due to the presence of Bedfont Lakes in the south that maintains the gap between the Ashford / Sunbury-on-Thames / Stanwell and Greater London built-up areas.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area and if released, in isolation or combination with SA-15b, SA-15c, SA-15d, SA-15e and SA-15f is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are predominantly recognisable but not necessarily permanent.</p>
Summary	<p>If the sub-area was released, it would result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>

## Step 5: Categorisation & Recommendation

### Sub-area category & recommendation

The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt.

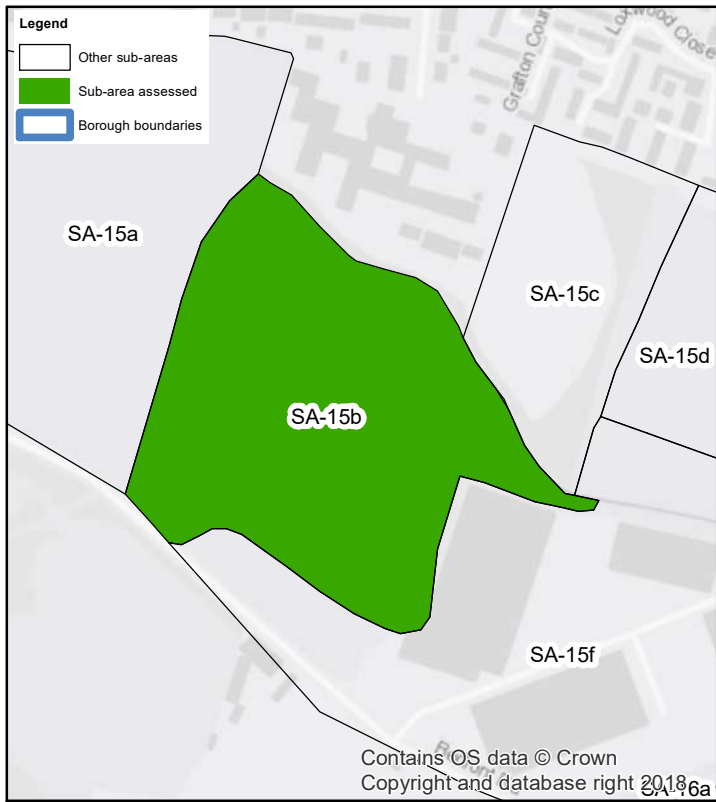
If the sub-area is released in isolation the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

If the sub-area is released in combination with SA-15b, SA-15c, SA-15d, SA-15e and SA-15f it would result in the designation of a strong Green Belt boundary.

Recommended for further consideration in isolation, as RA-15a or in combination with SA-15b, SA-15c, SA-15d, SA-15e and SA-15f as strategic cluster RS-15.

### Recommended area



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e0e0e0; margin-right: 5px;"></span> Other sub-areas</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00b050; margin-right: 5px;"></span> Sub-area assessed</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid blue; margin-right: 5px;"></span> Borough boundaries</li> </ul>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-15b
	<b>General Area (GBA)</b>	15
	<b>Location</b>	East Bedfont
	<b>Boundaries</b>	The sub-area is bounded by a Fairholme School and West London Motorcycle Training to the north, a unbroken mature tree line to the north-east, a commercial development to the east, a footpath/access track to the south and a broken tree line to the west that follows the edge of Bedfont Lake. Inner boundary: north. Outer boundaries: south, east and west.
	<b>Area (hectares)</b>	6.1

### Site Photographs

Photograph 1 Views of sub-area facing north from southern boundary with views of a lake.



Photograph 2 Views of sub-area facing north from south-eastern part of sub-area with views of a lake.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area with physical connections on its northern boundary.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edge between the Greater London built-up area and the sub-area to the north/east is in part readily recognisable and likely to be permanent. However, the Bedfont Lake provides a durable outer boundary feature for the Greater London built-up area, which are likely to regularise built form and prevent outward sprawl. The Green Belt therefore provides an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford / Stanwell /Sunbury-on-Thames. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 2% of the sub-area is covered by built form.</p> <p>The sub-area is open, comprising the managed Bedfont Lake and adjoining woodland to the north.</p> <p>There is a strong sense of enclosure to the north and west due to the dense woodland surrounding the lake. Although there is no built form within the sub-area, there are significant urbanising influences due to the broken tree line along the eastern and southern boundary, allowing views to the adjoining Heathrow Logistics Park in east and Bedfont Road in the south.</p> <p>Overall the sub-area has a CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a and performs weakly against (Purposes 1 and 2) criteria b and c, and moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	1
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purposes 1 and 2) criteria a, b and c and Purpose 3 compared to the General Area.</p> <p>The sub-area adjoins SA-15a to the west, SA-15c to the north and SA-15f to the east and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact the performance of the surrounding sub-areas.</p> <p>If released in combination with 15-a, 15-c and 15-f, there would be a significant impact upon the openness of 15-d and 15-e, reducing the role of the areas in preventing sprawl.</p> <p>As a cluster, SA-15a, SA-15b, SA-15c, SA-15f, SA-15d and SA-15e could be released in combination in order to regularise development form as each sub-area performs moderately or weakly against Green Belt purposes. In combination, the sub-areas could function as a strategic release without impacting on the wider Green Belt due to the presence of Bedfont Lakes in the south that maintains the gap between the Ashford / Sunbury-on-Thames / Stanwell and Greater London built-up areas.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area, and its release in isolation would harm the performance of the wider Green Belt. However its release in combination with, SA-15a, SA-15c, SA-15d, SA-15e and SA-15f is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	The inner and outer boundaries are partially readily recognisable but not necessarily permanent.
Summary	If the sub-area was released, it would result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

## Step 5: Categorisation & Recommendation

### Sub-area category & recommendation

The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released in combination with SA-15a, SA-15c, SA-SA-15d, SA-15f and SA-15e it would result in the designation of a strong Green Belt boundary.

Recommended for consideration for release in combination with SA-15a, SA-15c, SA-SA-15d, SA-15f and SA-15e as strategic cluster RS-15.




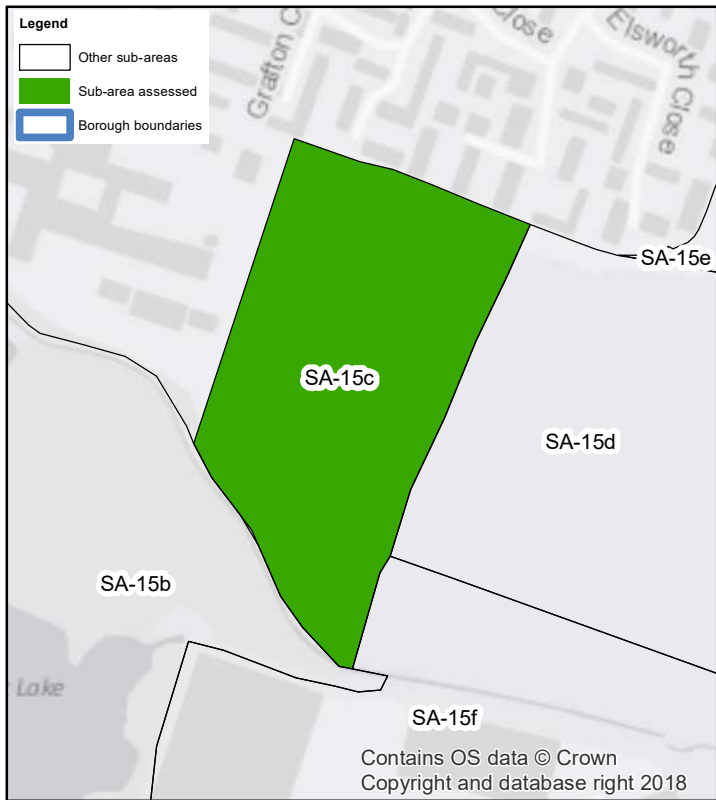
### Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

Source: Esri, DigitalGlobe, GeoEye, Earthstar OpenStreetMap contributors, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>Legend</b></p> <p> Other sub-areas</p> <p> Sub-area assessed</p> <p> Borough boundaries</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-15c
	<b>General Area (GBA)</b>	15
	<b>Location</b>	East Bedfont
	<b>Boundaries</b>	The sub-area is bounded by regular backs of residential properties and gardens along Crammond Court and Eldrick Court to the north, industrial units and an unbroken mature tree line to the south, Fairholme School and West London Motorcycle Training to the west and a broken mature tree line to the east. Inner boundaries: north and west. Outer boundaries: east and south.
	<b>Area (hectares)</b>	2.6

### Site Photographs

Photograph 1 View of sub-area facing south-west from northern boundary with views of school playing fields.



Photograph 2 View of sub-area facing south from north of sub-area with views of school playing fields and adjoining logistics park and school.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area with physical connections on its northern and north-western boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area to the north and north-west are predominantly readily recognisable and permanent. The Bedfont Lakes provide durable outer boundary features for Greater London to the south of the sub-area, which is likely to regularise built form and prevent outward sprawl. The Green Belt therefore provides an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford/Stanwell/Sunbury-on-Thames. It is judged that gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 2% of the area is covered by built form.</p> <p>The sub-area comprises school playing fields and dense vegetation.</p> <p>The sub-area topography is predominantly flat and there are long views to the Heathrow Logistics Park to the south and the Greater London built-up area to the north. The views to the wider countryside in the east are restricted by the dense vegetation and broken mature tree line. There are several urbanising influences including visual links to the adjacent school and the adjoining Heathrow Logistics Park and the Greater London built-up area</p> <p>Overall the sub-area has a CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a and performs weakly against (Purposes 1 and 2) criteria b and c and moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	1
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purposes 1 and 2) criteria a and c and Purpose 3 compared to the General Area. However, the sub-area performs a weaker role against (Purpose 1 and 2) criteria b, due to the presence of the Bedfont Lakes in the south, which act as a strong outer boundary feature.</p> <p>The sub-area adjoins SA-15b to the south, SA-15d to the north-east and SA-15f to the south-east. The removal of the sub-area in isolation would likely harm the performance of SA-15d as the area would become enclosed by built form. Its removal would have a more limited impact on SA-15b and SA-15f due to the dense mature tree line between SA-15c and SA-15b in the south and the existing built-form within SA-15f in the south east.</p> <p>As a cluster, SA-15a, SA-15b, SA-15c SA-15d, SA-15e and SA-15f could be released in combination in order to regularise development form as each sub-area performs moderately or weakly against Green Belt purposes. In combination, the sub-areas could function as a strategic release without impacting on the wider Green Belt due to the presence of Bedfont Lakes in the south that maintains the gap between the Ashford / Sunbury-on-Thames / Stanwell and Greater London built-up areas.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area, and its release in isolation would harm the performance of the wider Green Belt. However its release in combination with, SA-15a, SA-15b, SA-15d, SA-15e and SA-15f is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundaries are predominantly readily recognisable but not necessarily permanent. The outer boundaries are recognisable but not necessarily permanent.</p>
Summary	<p>If the sub-area was released in isolation it would result in the designation of a Green Belt boundary of similar strength to the existing inner Green Belt boundary. The new boundary would require some strengthening to ensure it is readily recognisable and likely to be permanent.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released in combination with SA-15a, SA-15b, SA-15d, SA-15f and SA-15e it would result in the designation of a strong Green Belt boundary.

Recommended for consideration for release in combination with SA-15a, SA-15b, SA-15d, SA-15f and SA-15e as strategic cluster RS-15.

Recommended area



Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

Source: Esri, DigitalGlobe, GeoEye, Earthstar OpenStreetMap contributors, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<b>Legend</b> 	<b>Sub-area</b>	SA-15d
	<b>General Area (GBA)</b>	15
	<b>Location</b>	East Bedfont
	<b>Boundaries</b>	The sub-area is bounded by a public footpath, which runs adjacent to the regular backs of residential properties and gardens along Elsworth Close, Sandy Drive, Watermead, Oak Way and Ambleside Drive to the north. The remaining boundaries comprise a broken tree line to the east, railway line to the south-east, a broken tree line in the south-west and a broken mature tree line in the north-west. Inner boundaries: north, east and part of south-east. Outer boundaries: part of south-east, south-west and north-west.
	<b>Area (hectares)</b>	12.4



### Site Photographs

Photograph 1 View of sub-area facing north-east from centre of sub-area with views of open recreational land and residential development.



Photograph 2 Views of sub-area facing south from centre of sub-area with views of open recreational space and Heathrow Logistics Park.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	1	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of the Greater London built-up area with physical connections along its northern, eastern and part of south-eastern boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London and the sub-area to the north, east and south-east are predominantly readily recognisable but not necessarily permanent. The water bodies and railway line provides durable outer boundary features for the Greater London to the south/south-east of the sub-area, which is likely to regularise built form and prevent outward sprawl. The Green Belt therefore provides an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford/Stanwell/Sunbury-on-Thames. It is judged that the gap is of sufficient scale that the removal of the sub area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 1% of the area is covered by built form.</p> <p>The built-form is concentrated in the south east and comprises infrastructure associated with the railway line. The majority of the sub-area comprises a large open, managed recreational park.</p> <p>There are several urbanising influences surrounding the sub-area, including visual links to the Heathrow Logistics Park to the south and residential properties to the north and south-east.</p> <p>Overall, the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area passes (Purpose 1 and 2) criteria a and performs weakly against (Purpose 1 and 2) criteria b and c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	1
Assessment of wider impact	<p>At the more granular level, the sub-area performs a similar role against (Purpose 1 and 2) criteria a, b and c compared to the General Area. However, the sub-area plays a lesser role against Purpose 3 compared to the General Area due to the urban character which reduces its role protecting the openness of the countryside.</p> <p>The sub-area adjoins SA-15e to the north, SA-15f and SA-16a to the south and SA-15c to the west. The removal of the sub-area in isolation would likely harm the performance of SA-15c as the area would become enclosed by built form and it would increase the role of SA-15-f in preventing sprawl. In addition, it would 'island' SA-15e, creating an irregular development form.</p> <p>As a cluster, SA-15a, SA-15b, SA-15c, SA-15f, SA-15d and SA-15e could be released in combination in order to regularise development form as each sub-area performs moderately or weakly against Green Belt purposes. In combination, the sub-areas could function as a strategic release without impacting on the wider Green Belt due to the presence of Bedfont Lakes in the south that maintains the gap between the Ashford / Sunbury-on-Thames / Stanwell and Greater London built-up areas.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area, and its release in isolation would harm the performance of the wider Green Belt, however its release in combination with, SA-15a, SA-15b, SA-15c, SA-15e and SA-15f is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundary is predominantly readily recognisable but not necessarily permanent. The outer boundaries are recognisable but not necessarily permanent.</p>
Summary	<p>If the sub-area was released in isolation it would result in the designation of a Green Belt boundary of similar strength to the existing inner green belt boundary. The new boundary would require some strengthening to ensure it is readily recognisable and likely to be permanent.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released in combination with SA-15a, SA-15b, SA-15c, SA-15f and SA-15e it would result in the designation of a strong Green Belt boundary.

Recommended for further consideration for release in combination with SA-15a, SA-15b, SA-15c, SA-15f and SA-15e as strategic cluster RS-15.


Recommended area



Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

Source: Esri, DigitalGlobe, GeoEye, Earthstar OpenStreetMap contributors, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: white; margin-right: 5px;"></span> Other sub-areas</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></span> Sub-area assessed</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid blue; margin-right: 5px;"></span> Borough boundaries</li> </ul>  <p>SA-15c</p> <p>SA-15d Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-15e
	<b>General Area (GBA)</b>	15
	<b>Location</b>	East Bedfont
	<b>Boundaries</b>	The sub-area is bounded by the regular backs of residential properties and gardens (along Beech Road, Bridlepath Way and Grovestile Waye) to the north, and the west (along Bowden Close and Elsworth Close). The eastern boundary comprises Sandy Drive and Southville Crescent and the regular back of residential properties and gardens along Southville Close. The southern boundary comprises a public footpath. Inner boundaries: north, east and west. Outer boundary: south.
	<b>Area (hectares)</b>	3.7

### Site Photographs

Photograph 1 Views of sub-area facing north with views of landscapes green space between rows of residential properties.



Photograph 2 Views of sub-area facing north west from centre of sun-area with views of recreational park.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	0	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of the Greater London built-up area with physical connections along its northern, eastern and western boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The sub-area is enclosed by a large built-up area and does not prevent sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford/Stanwell/Sunbury-on-Thames. It is judged that the gap is of sufficient scale that the removal of the sub area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 6% of the area is covered by built form.</p> <p>Built-form is dispersed across the sub-area and comprises car parking and access roads. The majority of the sub-area comprises landscaped green space enclosed by residential properties.</p> <p>The sense of openness is diminished by existing built form which surrounds this part of the sub-area. There are no views to the surrounding countryside and a strong connection to the settlement exists.</p> <p>Overall, the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area passes (Purpose 1 and 2) criteria a and performs weakly against (Purposes 1 and 2) criteria b and c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	1
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purpose 1 and 2) criteria a and c compared to the General Area. However, the sub-area performs a lesser role against (Purpose 1 and 2) criteria b and Purpose 3 compared to the General Area due to the smaller scale and enclosure by built form, which reduces the sub-area's role in preventing the merging of neighbourhoods and creates an urban character.</p> <p>The sub-area adjoins SA-15d in the south. The removal of the sub-area in isolation would have a limited impact upon the surrounding Green Belt due to its very limited connection with the wider countryside.</p> <p>As a cluster, SA-15a, SA-15b, SA-15c SA-15d, SA-15e and SA-15f could be released in combination in order to regularise development form as each sub-area performs moderately or weakly against Green Belt purposes. In combination, the sub-areas could function as a strategic release without impacting on the wider Green Belt due to the presence of Bedfont Lakes in the south that maintains the gap between the Ashford / Sunbury-on-Thames / Stanwell and Greater London built-up areas.</p>			
Summary	Overall, the sub-area does not play an important role with respect to the General Area and if released, in isolation or combination with SA-15a, SA-15b, SA-15c, SA-15d and SA-15f. is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner and outer boundaries are readily recognisable and likely to be permanent.
Summary	If the sub-area was released in isolation it would result in the designation of a Green Belt boundary of similar strength to the existing inner Green Belt boundary.

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area preforms weakly against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released in isolation, it would result in the designation of a similar boundary compared to the existing inner Green Belt boundary.

If the sub-area is released in combination with SA-15a, SA-15b, SA-15c, SA-15f and SA-15e and SA-15e it would result in the designation of a strong Green Belt boundary.

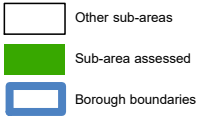
Recommended for further consideration for release in isolation, as RA15e and in combination with SA-15a, SA-15b, SA-15c, SA-15f and SA-15e as strategic cluster RS-15.

Recommended area



- Legend**
- Not Recommended
  - Recommended as strategic cluster
  - Recommended for further consideration in combination
  - Recommended in isolation

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<b>Legend</b> 	<b>Sub-area</b>	SA-15f
	<b>General Area (GBA)</b>	15
	<b>Location</b>	East Bedfont
	<b>Boundaries</b>	The sub-area is bounded by a broken mature tree line to the north, a rail line to the south-east, Bedfont Road to the south-west and Bedfont Lake to the north-west and west. Outer boundaries: north, west, north-west, south-east and south-west.
	<b>Area (hectares)</b>	11



**Site Photographs**

Photograph 1 Views of sub-area facing north-east from southern boundary with views of adjacent lake and logistics park within sub-area in the west.



Photograph 2 Views of sub-area facing north-west from the southern boundary with views of managed green space.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fails	N/A	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is not at the edge of a built-up area, in physical or perceptual terms.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	N/A			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford / Stanwell /Sunbury-on-Thames. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 49% of the sub-area is covered in built form.</p> <p>The built form is concentrated in the central part of the sub-area and comprises the Heathrow Logistics Park. The rest of the sub-area comprises a small area of managed green space in the west and east.</p> <p>The sense of openness is diminished by existing built-form, which restricts views to countryside in north, west and south. There are several urbanising influences around the sub-area including visual links to Bedfont Road in the south-east and the railway line in the south-west.</p> <p>Overall, the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes weakly overall. The sub-area fails (Purpose 1 and 2) criteria a and therefore is not assessed against (Purpose 1 and 2) criteria b. The sub-area performs weakly against (Purposes 1 and 2) criteria c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	1
Assessment of wider impact	<p>At the more granular level, the sub-area preforms a lesser role against (Purposes 1 and 2) criteria a, b and c and Purpose 3 compared to the General Area due to the extensive presence of built form within the sub-area, reducing the sense of openness and the lack of connection with the Greater London built-up area.</p> <p>The sub-area adjoins SA-15b and SA-15c in the west, SA-15d in the north and SA-16a in the east. Although this sub-area is already effectively built out, the removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact the performance of the surrounding sub-areas if further intensification was carried out.</p> <p>As a cluster, SA-15a, SA-15b, SA-15c SA-15d, SA-15e and SA-15f could be released in combination in order to regularise development form as each sub-area performs moderately or weakly against Green Belt purposes. In combination, the sub-areas could function as a strategic release without impacting on the wider Green Belt due to the presence of Bedfont Lakes in the south that maintains the gap between the Ashford / Sunbury-on-Thames / Stanwell and Greater London built-up areas.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area, and its release in isolation would harm the performance of the wider Green Belt, however its release in combination with, SA-15a, SA-15b, SA-15c, SA-15d and SA-15e is unlikely to significantly harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	The outer boundaries are partially readily recognisable and likely to be permanent.
Summary	The sub-area is surrounded by Green Belt land and does not have any existing inner boundaries.

## Step 5: Categorisation & Recommendation

### Sub-area category & recommendation

The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released in combination with SA-15a, SA-15b, SA-15c, SA-15d and SA-15e it would result in the designation of a strong Green Belt boundary.

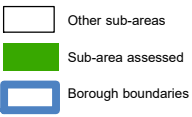
Recommended for consideration for release in combination with SA-15a, SA-15b, SA-15c, SA-15d and SA-15e as strategic cluster RS-15.

### Recommended area



- Legend**
- Not Recommended
  - Recommended as strategic cluster
  - Recommended for further consideration in combination
  - Recommended in isolation

Source: Esri, DigitalGlobe, GeoEye, Earthstar OpenStreetMap contributors, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<b>Legend</b> 	<b>Sub-area</b>	SA-16a
	<b>General Area (GBA)</b>	16
	<b>Location</b>	East Bedfont
	<b>Boundaries</b>	The sub-area is bounded by a railway line to the north-west, the regular backs of residential properties and gardens along Redford Close to the east and Bedfont Road to the south-west. Inner boundary: east. Outer boundaries: south-west and north-west.
	<b>Area (hectares)</b>	11.5



**Site Photographs**

Photograph 1 Views of sub-area facing north from southern boundary with views of industrial units and residential dwellings.



Photograph 2 Views of sub-area facing north from the southern boundary with views of landscaping business uses.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London built-up area with physical connections on its eastern boundary.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edge between the Greater London and the sub-area to the east is readily recognisable and likely to be permanent. There are no durable outer boundary features within a reasonable distance of the sub-area to prevent outward sprawl. The Green Belt is therefore an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford / Stanwell /Sunbury-on-Thames. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 14% of the sub-area is covered by built form.</p> <p>The built form is concentrated in the western and northern parts of the sub-area. This includes industrial, business and residential uses to the west and Edward Pauling Primary School to the north. The rest of the sub-area comprises Raleigh Park Open Space.</p> <p>The sub-area topography is predominantly flat and the surrounding built form, combined with the dense woodland to the south and north-west create a strong sense of enclosure, with limited views to the wider countryside. In addition to the 14% built form and managed park, there are several urbanising influences, including visual links to the railway and Bedfont Road in the south-west.</p> <p>Overall the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a and performs moderately against (Purpose 1 and 2) criteria b and weakly against (Purpose 1 and 2) criteria c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
	Pass	3	3	2
Assessment of wider impact	<p>At the more granular level, the sub-area performs a similar role across (Purpose 1 and 2) criteria a and b compared to the General Area. However, the sub-area performs a lesser role across (Purpose 1 and 2) criteria c and Purpose 3 when compared to the General Area due to the small scale and urban character.</p> <p>The sub-area adjoins SA-15f and SA-15d to the north-west. The removal of the sub-area in isolation is unlikely to impact on the performance of SA-15f and SA-15d due to the existing built form within SA-15f and the presence of the railway along the boundary between SA-15d and SA-16a.</p> <p>In combination with sub-area SA-15d and SA-15f, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt as the sub-areas have close relationships with the surrounding built form, high percentage of built form or form the less essential part of the gap between Greater London and Ashford / Stanwell / Sunbury-on-Thames.</p>			
Summary	Overall, the sub-area does not play an important role with respect to the General Area and if released is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner and outer boundaries are readily recognisable and likely to be permanent.
Summary	If the sub-area was released , it would result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released, it would result in the designation of a similar boundary compared to the existing inner Green Belt boundary.

Recommended for further consideration as RA-16a.




Recommended area



### Legend

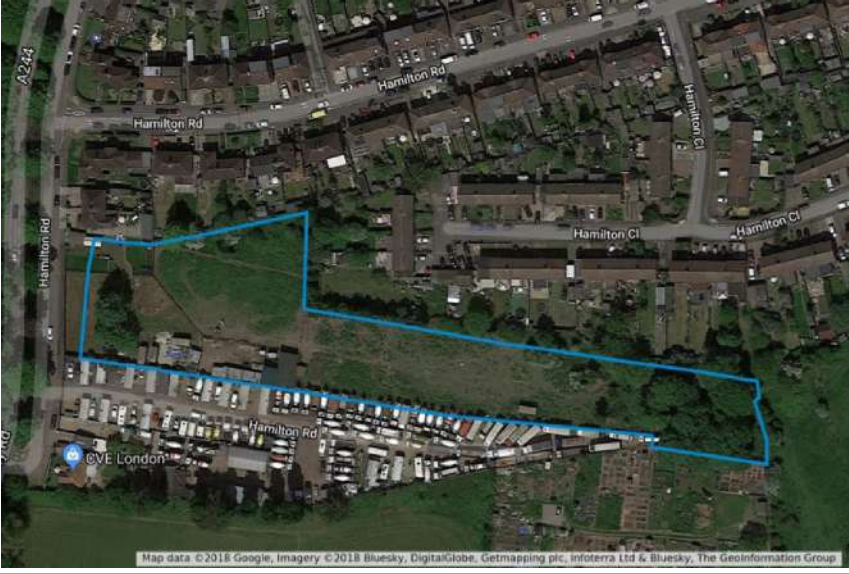
- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>Legend</b></p> <p> Other sub-areas</p> <p> Sub-area assessed</p> <p> Borough boundaries</p>	<b>Sub-area</b>	SA-18a
	<b>General Area (GBA)</b>	18
	<b>Location</b>	Lower Feltham
	<b>Boundaries</b>	The sub-area is bounded by an unbroken mature tree line to the east, the edge of a commercial development to the south, Hamilton Road to the west and the regular backs of residential properties and gardens along Hamilton Road and Hamilton Close to the north. Inner boundaries: north. Outer boundary: east, south and west.
	<b>Area (hectares)</b>	0.9

**Site Photographs**

Photograph 1 Aerial view showing sub-area boundary and surrounding land uses. Aerial photography used as a result of limited access to sub-area.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of Greater London with physical connections on its northern boundary.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area to the north are predominantly readily recognisable and likely to be permanent. There are no durable outer boundary features within a reasonable distance of the sub-area to prevent sprawl. The Green Belt is therefore an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London and Ashford / Sunbury-on-Thames / Stanwell. The sub-area is of a very small scale and adjoins a trailer park to the south, which reduces its significance within the gap. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 6% of the sub-area is covered in built form.</p> <p>Built-form is concentrated in the south west of the sub-area and comprises hardstanding, storage and outbuildings. The rest of the sub-area comprises scrubland, residential curtilage and mature trees.</p> <p>The sub-area topography is predominantly flat, however the sense of openness is diminished by dense mature tree lines in the north and east, a trailer park in the south and the A244 in the west. These features restrict long distance views to the countryside in the south, west and east.</p> <p>Overall, the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area meets (Purpose 1 and 2) criteria a, performs moderately against (Purpose 1 and 2) criteria b and weakly against (Purpose 1 and 2) criteria c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
	Pass	1	1	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against (Purposes 1 and 2) criteria c and Purpose 3 . However, it plays a stronger role against (Purpose 1 and 2) criteria b compared to the General Area.</p> <p>The sub-area does not adjoin any other sub-areas. Due to its location directly adjoining Greater London to the north, its removal is unlikely to alter the performance of the wider Green Belt. The trailer park along the southern boundary prevents longer views and connections to the wider countryside.</p> <p>As it is located on the borough boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of the Spelthorne. The Spelthorne Green Belt Assessment Stage 1 (2017) did not identify any areas for consideration adjacent to the sub-area. However, if SA-18a is recommended for release, the impact on the neighbouring Green Belt would need to be considered.</p>			
Summary	<p>Overall, the sub-area does not play an important role with respect to the General Area. Due to the presence of existing development on the southern boundary, it is considered that future development would be infill in nature. Its release in isolation would not harm the performance of the wider Green Belt.</p>			

## Step 4c: Consideration of Boundaries

Boundaries	<p>The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundaries are predominantly formed of weak features, which lack durability.</p>
Summary	<p>If the sub-area was released, it would result in the designation of a weaker Green Belt boundary compared to the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>

## Step 5: Categorisation & Recommendation

Sub-area category & recommendation

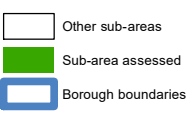
The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.  
Recommended for further consideration as RA-18a.

Recommended area



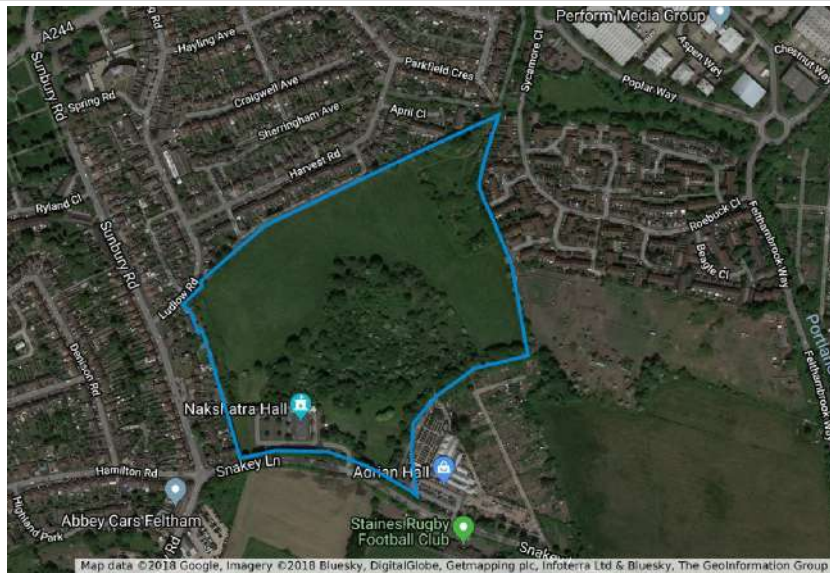
- Legend**
- Not Recommended
  - Recommended as strategic cluster
  - Recommended for further consideration in combination
  - Recommended in isolation

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<b>Legend</b> 	<b>Sub-area</b>	SA-19a
	<b>General Area (GBA)</b>	19
	<b>Location</b>	Lower Feltham
	<b>Boundaries</b>	The sub-area is bounded by regular backs of residential properties and gardens along Harvest Road, April Close, Sycamore Close, Brookside Close and Deerhurst Close to the north-west and north-east, a field boundary with a broken mature tree line to the east, an unbroken mature tree line to the south-east, Snakey Lane and unbroken mature tree line to the south and regular backs of residential properties and gardens along Sunbury Road to the west. Inner boundaries: north-west, north-east and west. Outer boundaries: east, south-east and south.
	<b>Area (hectares)</b>	13.3

**Site Photographs**

Photograph 1 Aerial view showing sub-area boundary and surrounding land uses. Aerial photography used as a result of limited access to sub-area.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of the Greater London built-up area with physical connections on its north-eastern, western and north-western boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area to the north-east, west and north-west are predominantly readily recognisable and likely to be permanent. There are no nearby durable outer boundary features to regularise development and prevent outward sprawl. The Green Belt therefore provides an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford / Stanwell /Sunbury-on-Thames. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 6% of the sub-area is covered by built-form.</p> <p>Built-form is concentrated in the southern part of the sub-area and includes an events venue with associated car parking. The rest of the sub-area comprises recreational parkland.</p> <p>While there is limited built form within the sub-area, there are strong visual links to residential dwellings around the perimeter of the sub-area which has an urbanising effect.</p> <p>Overall the sub-area has a CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a and performs moderately against (Purpose 1 and 2) criteria b and weakly against (Purpose 1 and 2) criteria c and moderately against Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	3
Assessment of wider impact	<p>At the more granular level, the sub-area performs a similar role against (Purpose 1 and 2 ) criteria a and b compared to the General Area. However, the sub-area plays a lesser role against (Purpose 1 and 2) criteria c and Purpose 3 which is due to its small scale within the wider gap between the Greater London built-up area and Ashford / Stanwell /Sunbury-on-Thames and its CIAT character.</p> <p>The sub-area does not adjoin any other sub-areas.</p> <p>Due to its location directly adjoining the Greater London built-up area to the north-east, west and north-west, its removal is unlikely to alter the performance of the wider Green Belt. The unbroken mature tree lines on the south-eastern and southern boundaries prevent longer views and connections to the wider countryside.</p> <p>As it is located on the borough boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of the Spelthorne. The Spelthorne Green Belt Assessment Stage 1 (2017) did not identify any areas for consideration adjacent to the sub-area. However, if SA-19a is recommended for release, the impact on the neighbouring Green Belt would need to be considered.</p>			
Summary	Overall, the sub-area does not play an important role with respect to the General Area and if released, is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundaries are recognisable but not necessarily permanent.
Summary	If the sub-area was released, it would result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

## Step 5: Categorisation & Recommendation

### Sub-area category & recommendation

The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt.

If the sub-area is released, the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.




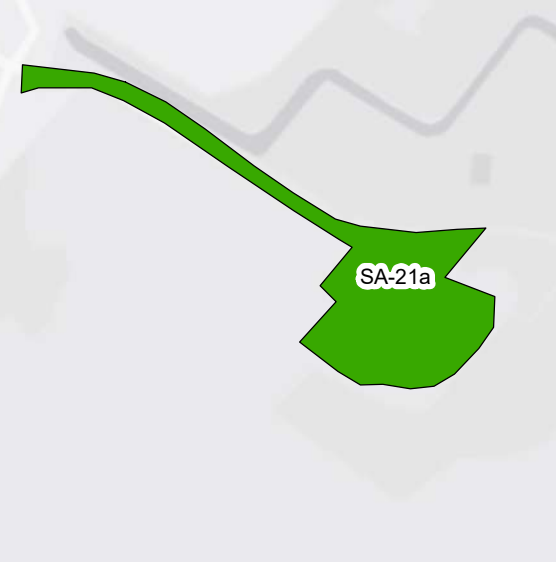
Recommended for further consideration as RA-19a.

### Recommended area



### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

<p><b>Legend</b></p> <p> Other sub-areas</p> <p> Sub-area assessed</p> <p> Borough boundaries</p>  <p>SA-21a</p> <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-21a
	<b>General Area (GBA)</b>	21
	<b>Location</b>	Hanworth
	<b>Boundaries</b>	The sub-area is bounded by Forest Road to the north-west and dense tree cover to the north-east, south-east and south-west. Inner boundary: north-west. Outer boundaries: north-east, south-east and south-west.
	<b>Area (hectares)</b>	0.8

### Site Photographs

Photograph 1 Views of sub-area facing north-west from centre of sub-area with views of Hanworth Park House and grounds.



Photograph 2 Views of sub-area facing north-west from access track with views of dense woodland and watercourse.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	5	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of the Greater London built-up area with physical connections on its north-western boundary.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edge between the Greater London built-up area and the sub-area to the north-west is readily recognisable but not necessarily permanent. There are no durable outer boundary features within a reasonable distance of the sub-area to prevent outward sprawl. The Green Belt is therefore an important barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford / Stanwell /Sunbury-on-Thames. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 27% of the sub-area is covered by built form.</p> <p>Built-form is concentrated around Hanworth Park House, a vacant/derelict Grade II Listed Building, with associated access road and hardstanding. The rest of the sub-area comprises managed grassland associated with the property.</p> <p>There are no views from within the sub-area to the wider countryside due to the dense woodland and vegetation that surrounds the perimeter of the sub-area.</p> <p>Overall the sub-area has an urban character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes strongly overall. The sub-area passes (Purpose 1 and 2) criteria a and performs strongly against (Purpose 1 and 2) criteria b. The sub-area performs weakly against (Purpose 1 and 2) criteria c and Purpose 3.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs a similar role against Purpose 3 compared to the General Area. However, the sub-area plays a stronger role against (Purpose 1 and 2) criteria a, b and c, due to the fact that the General Area is fully enclosed by the Greater London built-up area while the sub-area is primarily surrounded by Green Belt.</p> <p>The sub-area does not adjoin any other sub-areas.</p> <p>Due to its location, the removal of the sub-area would result in a 'hole' in the Green Belt which would impact upon the integrity of the wider Green Belt.</p>			
Summary	Overall, the sub-area does play an important role with respect to the General Area and if released, is likely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries





Boundaries	Both the inner and outer boundaries are readily recognisable but not necessarily permanent.
Summary	If the sub-area was released, it would result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

## Step 5: Categorisation & Recommendation

Sub-area category  
& recommendation

The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt.

Not recommended for further consideration.

<p><b>Legend</b></p> <p> Other sub-areas</p> <p> Sub-area assessed</p> <p> Borough boundaries</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>Sub-area</b>	SA-21b
	<b>General Area (GBA)</b>	21
	<b>Location</b>	Hanworth
	<b>Boundaries</b>	The sub-area is bounded by Hounslow Road to the north-east, the regular backs of residential properties and gardens along Hounslow Road to the east, the regular backs of residential properties and gardens along Park road and a community centre to the south-east, an unmade road with broken mature tree line to the south and a broken mature tree line to the west. Inner boundaries: north-east, east, south-east. Outer boundaries: south and west
	<b>Area (hectares)</b>	4.2

### Site Photographs

Photograph 1 Views of sub-area facing east from north-western boundary with views of shrubland.



Photograph 2 Views of sub-area facing east from south-western boundary with views of shrubland and public footpath that forms western boundary.



## Step 4a: Assessment of Sub-area Against NPPF Purposes 1-3

Sub-area scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Pass	3	1
<b>Sub-area assessments</b>				
<b>Purpose (1) To check the unrestricted sprawl of large built-up areas &amp; Purpose (2) To prevent neighbouring towns from merging into one another</b>				
Criteria (a) Land parcel is located at the edge of a discrete built-up area.	The sub-area is located at the edge of the Greater London built-up area with physical connections on its north-eastern, eastern and south-eastern boundaries.			
Criteria (b) Serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	The inner boundary edges between the Greater London built-up area and the sub-area to the east and south-east are predominantly readily recognisable and likely to be permanent. The A316 prevents sprawl to the south but there are no durable outer boundary features to the west within a reasonable distance of the sub-area to prevent outward sprawl. The Green Belt is therefore an additional barrier to sprawl.			
Criteria (c) Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between the Greater London built-up area and Ashford / Stanwell /Sunbury-on-Thames. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.			
<b>Purpose (3) To assist in safeguarding the countryside from encroachment</b>				
Protects the openness of the countryside and is least covered by development.	<p>Approximately 16% of the sub-area is covered by built form.</p> <p>Built-form is concentrated in the centre of the sub-area. This includes areas of hardstanding and storage. The rest of the sub-area comprises scrubland.</p> <p>There are several urbanising influences including strong visual links to residential properties to the east, a managed park (Hanworth Park) to the west, as well as car parks to the north and south.</p> <p>Overall, the sub-area has CIAT character.</p>			
<b>Summary</b>				
The sub-area meets the Purposes moderately overall. The sub-area passes (Purpose 1 and 2) criteria a and performs moderately against (Purpose 1 and 2) criteria b and Purpose 3. The sub-area performs weakly against (Purpose 1 and 2) criteria c.				

## Step 4b: Strategic Assessment

General Area (GBA) Scores	Purpose 1 & 2			Purpose 3
	Criteria (a)	Criteria (b)	Criteria (c)	
		Fail	0	0
Assessment of wider impact	<p>At the more granular level, the sub-area performs a stronger role against (Purpose 1 and 2) criteria a, b and c and Purpose 3 compared to the General Area. This is due to the fact that the General Area is fully enclosed by the Greater London built-up area, while the sub-area is primarily surrounded by Green Belt.</p> <p>The sub-area does not adjoin any other sub-areas.</p> <p>Due to its scale and location directly adjoining Greater London built-up area to the east and south-east, its removal is unlikely to alter the performance of the wider Green Belt.</p>			
Summary	Overall, the sub-area plays an important role with respect to the General Area, however if released, is unlikely to significantly harm the performance of the wider Green Belt.			

## Step 4c: Consideration of Boundaries

Boundaries	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundaries are formed of weak features, which lack durability.
Summary	If the sub-area was released, it would result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

## Step 5: Categorisation & Recommendation

### Sub-area category & recommendation

The sub-area performs moderately against the NPPF purposes but makes a less important contribution to the wider Green Belt.

If the sub-area is released, the new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.

Recommended for further consideration as RA-21b.

### Recommended area



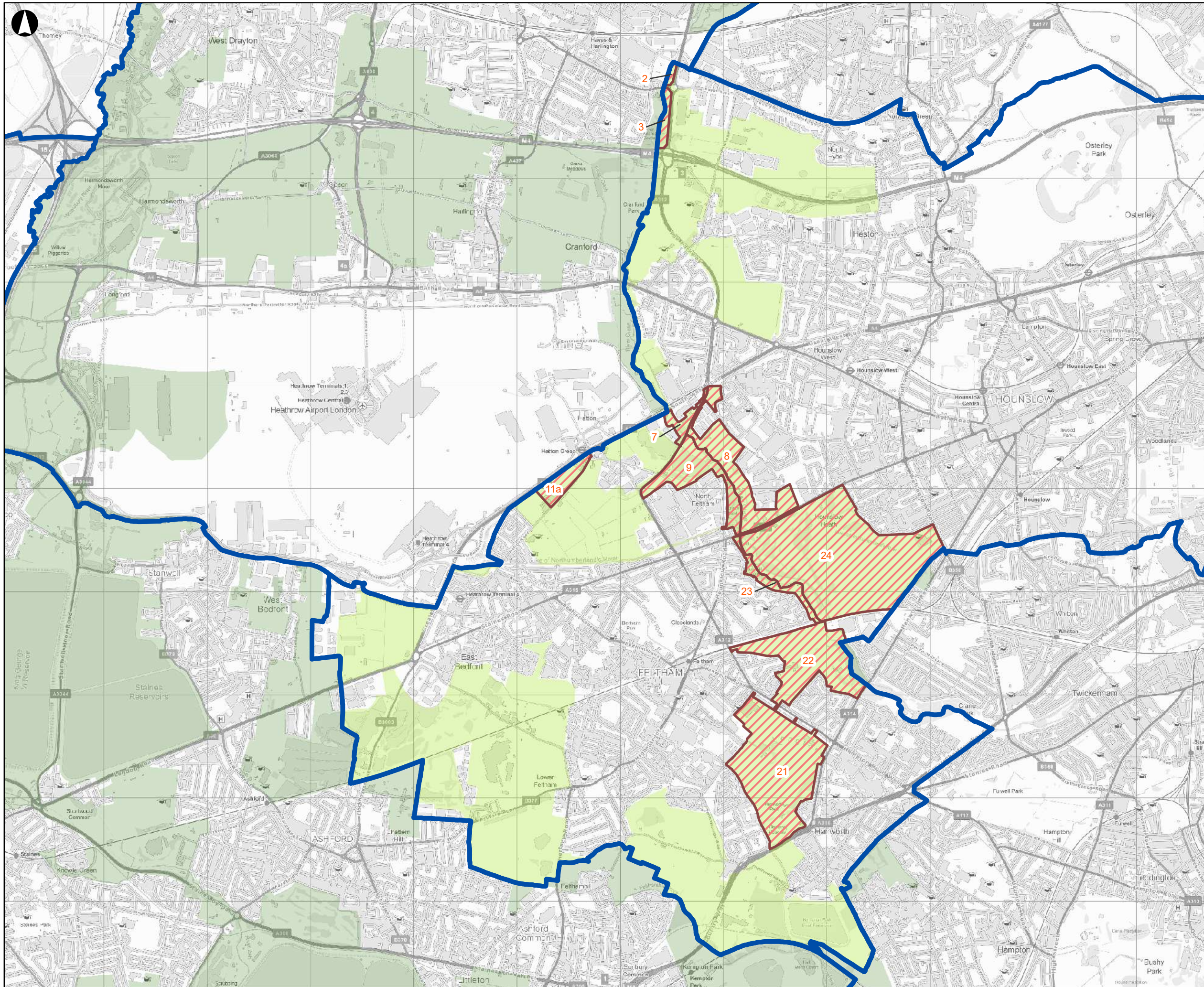
### Legend

- Not Recommended
- Recommended as strategic cluster
- Recommended for further consideration in combination
- Recommended in isolation

## Summary of MOL Assessment

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This Annex Report contains the assessment pro forma for the defined general areas and sub-areas for MOL assessment within the Green Belt (Figure A2). Table A2 summarises the assessment for the general areas and sub-areas. The context for, approach to and conclusions of these assessments can be found in the accompanying Green Belt Review Stage 2 report.

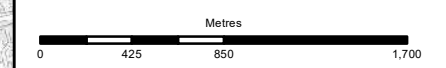


**Legend**

- Borough Boundaries
- Neighbouring Green Belt
- Hounslow Green Belt
- General Areas (GBA) & sub-areas for MOL Assessment

Contains Ordnance Survey data © Crown copyright and database right 2013

P1	17/05/19	JL	LM	KF
Issue	Date	By	Chkd	Appd



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Client  
**London Borough of Hounslow**

Job Title  
**Hounslow Green Belt Review - Stage 2**

**Figure A2 General Areas and Sub-areas for MOL Assessment**



Scale at A3  
**1:35,000**

Job No <b>263470-00</b>	Drawing Status <b>Final issue</b>
Drawing No <b>A2</b>	Issue <b>P1</b>

**Table A2 General Area and Sub-Area Assessment Summary**

The results in the table below should be read in context with the proforma, which provides understanding on the basis behind the scores given.

General Area or Sub-Area	Criteria A Score	Criteria B Score	Criteria C & D Score	Overall Score	Recommendation	Strategy
GA-2	4	2	2	4	Re-designation as MOL	Enhance, Restore
GA-3	4	3	3	4	Re-designation as MOL	Conserve, Enhance
GA-7	3	2	3	3	Partial re-designation as MOL	Conserve, Enhance
GA-8	3	2	2	3	Partial re-designation as MOL	Enhance
GA-9	4	3	3	4	Partial re-designation as MOL	Conserve, Enhance
SA-11a	1	1	1	1	No re-designation as MOL	Enhance
GA-21	4	3	4	4	Partial re-designation as MOL	Conserve, Enhance
GA-22	3	2	3	3	Partial re-designation as MOL	Conserve, Enhance, Restore
GA-23	4	3	3	4	Re-designation as MOL	Conserve, Enhance
GA-24	4	4	4	4	Partial re-designation as MOL	Conserve, Enhance

<p><b>Legend</b></p> <p> Green Belt General Area (GBA) assessed</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<p><b>General Area (GBA)</b></p>	2
	<p><b>Location</b></p>	Land between the Grand Union Canal and North Hyde Road, along the River Crane and the Parkway.
	<p><b>Boundaries</b></p>	The parcel has clear boundary edges defined by linear natural and built elements on all sides: North Hyde Road to the south, Grand Union Canal to the north, the Parkway to the east, and the River Crane to the west.
	<p><b>Area (hectares)</b></p>	1.3

### Site Photographs

Photograph 1 View facing north from North Hyde Road at the southern boundary with views of the eastern boundary.



Photograph 2 View facing south from the Parkway along the eastern boundary with views of the roadside path and cycleway.



Photograph 3 View of signage for the London Loop and the Hillingdon Trail within the south-east of the parcel.



Photograph 4 View facing west from the centre of the parcel with views of the River Crane and riverside vegetation.



## GA-2: Assessment against London Plan MOL Criteria

General Area MOL Assessment Scores	Criterion A	Criterion B	Criterion C and D	Overall Rating
	4	2	2	4

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

### **London Plan MOL Criterion A:**

**'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'**

Based on a review of aerial photography, development is completely absent from the parcel. The only accessible part of the parcel is a path along the eastern edge that has strong visual connection to the Parkway road, which provides an urbanising influence.

Western and northern edges are well defined by the change in topography resulting from adjacent watercourse: The River Crane and Grand Union Canal. Eastern and southern edges of the parcel are strongly defined by adjacent roads: The Parkway and Hyde Road.

Whilst the majority of the parcel is not currently accessible, the mixed woodland, which dominates the parcel has the potential to offer a sense of separation from the adjacent urban areas of Southall Green and Hayes Town that the parcel divides. Landscape variation is limited to young riverside woodland, and lawn areas with sporadic trees on the southern edge, however the river and canal banksides create some topographic variation.

### **London Plan MOL Criterion B:**

**'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'**

The roadside path on the eastern edge of the parcel forms part of the London Loop and the Hillingdon Trail, which have London wide and Borough importance respectively. However, the majority of the parcel has no public access nor offers recreation, sport or cultural activities, therefore it does not act as a destination and has low GI functionality. The parcel has significant potential to offer a direct off-road path to the Grand Union Canal which would improve the experience of borough and London wide long-distance footpaths, however as access is currently limited it scores weakly for criterion B overall.

### **London Plan MOL Criteria C and D:**

**C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'**

**D: 'Forms part of a Green Chain or link in the green infrastructure network and meets one of the above criteria'**

No part of the parcel is designated for ecological or historical importance. Its young mixed woodland offers common place habitats and is likely to contribute to the Crane's riverside wildlife corridor, which connects a number of LNR's. In addition, whilst the parcel itself is not a recreational destination, it is part of a London-wide trail. The Crane's recreation and wildlife corridor forms part of the All London Green Grid strategy asset out in the 'River Colne and Crane Area Framework 10' and is therefore of Metropolitan importance. As the majority of the parcel is inaccessible and based on views from the parcels edge it receives little or no little maintenance, it scores weak-moderate (2) for criterion C.

The parcel functions as a link in the Crane rivers 'Green Chain', forming part of the London wide 'Green Grid' strategy. It forms the principal green connection between Cranford Park to the south and Grand Union Canal to the north, and therefore is a strategic node to deliver the Green Grid strategy for the Crane Valley. However, its path network is currently very limited. As the parcel meets criteria A (scoring moderate-strong) and forms part of a green chain, the parcel scores moderate (3) for criterion D. As the parcel's recreational, ecological and historic value is not above local importance, this outweighs its strong contribution to a green chain and therefore the score for criterion C overrides the score for D, giving an overall score of 2.



### **Overall Comment**

Built development is completely absent from the parcel. Edges are strongly defined by linear built and natural elements, however these features also limit accessibility and connectivity to surrounding green spaces. Dense woodland that covers the majority of the parcel has the potential to offer a strong sense of separation from the surrounding urban environment, however there is currently limited public access. Forming part of the Crane rivers 'Green Chain' it contributes to the All London Green Grid strategy. However, it currently performs poorly as a green infrastructure asset: offering a poor-quality section of the Hillingdon Trail and London Loop and common woodland habitat. Overall, the parcel should be re-designated as MOL based on its strong sense of separation and its potential to enhance the River Crane recreation corridor.

## GA-2: Strategy and Recommendations

Conserve	Enhance	Restore
	Yes	Yes

The parcel has significant potential for restoration and enhancement. Maintenance of the vegetation and creation of a riverside path to enable public access, would have the potential to improve recreational and biodiversity value. Located on the route of both the London Loop and Hillingdon Trail, such enhancements would contribute the value of London's wider Blue-Ribbon Network. Whilst the parcel is unlikely to form a recreational destination and does not contribute to heritage conservation, as a key link for the Crane's 'Green Chain' which has London wide importance, the improvements noted above would potentially enable the parcel to score an overall score of 4.

<p><b>Legend</b></p> <p> Green Belt General Area (GBA) assessed</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<p><b>General Area (GBA)</b></p>	3
	<p><b>Location</b></p>	Part of Cranford Park between the M4 and North Hyde Road, following the River Crane and the Parkway.
	<p><b>Boundaries</b></p>	The parcel has clear boundaries defined by linear natural and built elements on all sides: North Hyde Road to the north, M4 to the south, the Parkway to the east, and the River Crane to the west.
	<p><b>Area (hectares)</b></p>	4.5

### Site Photographs

Photograph 1 View from the eastern boundary facing west into the woodland and electricity substation within the parcel.



Photograph 2 View facing north along the eastern edge of the parcel with views of the Parkway road and adjacent pathway.



### GA-3: Assessment against London Plan MOL Criteria

General Area MOL Assessment Scores	Criterion A	Criterion B	Criterion C and D	Overall Rating
	4	3	3	4

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

#### **London Plan MOL Criterion A:**

***'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'***

The parcel is large devoid of built development apart from an electricity substation. It has strong landscape structure resulting from well-defined physical boundaries from adjacent linear natural and built elements, in addition to its woodland character, which defines the identity of the parcel. Overall, these features enable the parcel to be distinct from the adjacent urban areas of Hayes Town to the east and Southall to the west that it helps separate.

The dense riverside woodland, which dominates the parcel, provides strong visual separation from the surrounding urban landscape.

#### **London Plan MOL Criterion B:**

***'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'***

The south-eastern half of the parcel forms a minor part of Cranford Park, which is recognised as a green infrastructure site of at least borough importance through its designation as a Country Park. The wider Cranford Park offers recreational facilities including parkland with several historic relics, a playground and car parking facilities. The parcel itself offers a riverside public right of way, which is designated as part of the promoted Crane Valley Walk. The remainder of the parcel is not publicly accessible.

#### **London Plan MOL Criteria C and D:**

***C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'***

***D: 'Forms part of a Green Chain or link in the green infrastructure network and meets one of the above criteria'***

The whole parcel lies within an Archaeological Priority Area 'Cranford and Cranford Moat' and is a Site of Importance for Nature Conservation (SINC). Half of the parcel forms part of 'Cranford Park' a country park which offers borough recreation value. The wider park has several Grade II listed structures, however as the motorway separates the parcel from these features, the parcel makes a low contribution to contribute to their setting. The remainder of the parcel is not publicly accessible and receives little or no maintenance, however its woodland is likely to contribute towards the strategic wildlife corridor of the Crane River which connects several LNR's. Overall, the parcel scores an average of moderate (3).

Located directly on the bank of the River Crane, the parcel forms part of the river's 'Green Chain' containing local paths, and therefore contributes to the All London Green Grid. Designated recreational trails including the London Loop and Hillingdon Trail, are close to the parcel, however they use the opposite bank of the River Crane in this locality. As the parcel meets criteria A as discussed above (scoring moderate-strong), and functions as part of a green chain, the overall score for Criterion D is Moderate-Strong (4). As the parcel's recreational, ecological and historic value is not above district or borough importance, this outweighs its strong contribution to a green chain and therefore the score for criterion C overrides the score for criterion D, giving an overall score of 3.



#### **Overall Comment**

The parcel is largely devoid of built development, with well-defined edges and is characterised by woodland, resulting in a strong sense of separation from the surrounding built up areas that it physically separates. As part of a SINC and an Archaeological Priority Area, the parcel has local ecological and historic importance, contributing to the wider River Crane wildlife corridor, resulting in borough importance. The south-western part of the parcel forms part of the historic Cranford Country Park, which provides cultural and recreational value. Forming part of the Crane river's 'Green Chain' it contributes to the All London Green Grid strategy. The north-eastern part of the parcel is not publicly accessible and therefore offers no recreational value. Overall, as the parcel provides a strong sense of separation and contributes to the River Crane recreation corridor, it should be re-designated as MOL.

### GA-3: Strategy and Recommendations

Conserve	Enhance	Restore
Yes	Yes	

The recreational value of the parcel could be enhanced through exploring the potential to open the north-eastern parcel of land to the public. Expanding the parcel's network of paths combined with the redirection of the London Loop and Hillingdon Trail could increase the off-road proportion and the quality/recreational experience of these trails. This would contribute to increasing the legibility of the Crane's blue ribbon. The biodiversity value of the northern part of the parcel could be enhanced through increasing the maintenance of vegetation, for example providing clearings in the woodland scrub.

<p><b>Legend</b></p> <p> Green Belt General Area (GBA) assessed</p> 	<p><b>General Area (GBA)</b></p>	7
	<p><b>Location</b></p>	Land along the River Crane between the Causeway and A30, North Feltham.
	<p><b>Boundaries</b></p>	The parcel is bounded by Causeway Road to the south-east. The western boundary follows the edge of the 'South Cargo Centre'. Parts of the northern edge are bounded by the A30 and the remainder cuts through an industrial estate which is currently being redeveloped.
	<p><b>Area (hectares)</b></p>	5.3

### Site Photographs

Photograph 1 View facing north from the southern boundary into linear riverside woodland.



Photograph 2 View facing north-west with views of the Crane River and riverside woodland.



Photograph 3 View of the Crane River from the northern parcel boundary facing south.



Photograph 4 View facing east along the northern boundary with views of Great South West Road and the entrance to the parcel.



## GA-7: Assessment against London Plan MOL Criteria

General Area MOL Assessment Scores	Criterion A	Criterion B	Criterion C and D	Overall Rating
	3	2	3	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

### **London Plan MOL Criterion A:**

**'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'**

The parcel has three distinct areas for criterion A. The north-eastern area is largely developed or currently undergoing construction for light industrial units. Therefore, it fails to offer any contrast from surrounding built development and scores very weakly for criterion A.

The south-western area of the parcel forms the woodland river corridor of the River Crane. The permeable woodland with views of the River Crane provides a strong sense of physical separation, with built development completely absent from the parcel. Views to surrounding urban development are restricted by well-vegetated boundaries. Whilst the southern tip of the parcel includes no buildings it does contain a car park and access road for a business park which slightly weakens the southern edge to the parcel.

### **London Plan MOL Criterion B:**

**'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'**

The parcel has three distinct areas for criterion B. The north-eastern area and the southern tip of the parcel has no public access. Based on observations from the parcel's edge, these two areas have no recreational assets resulting in a very low score for criterion B. The south-western area of the parcel forms part of the Crane Valley Park, which is of local importance, and forms part of the 'London Loop' promoted linear recreational route of Metropolitan importance.

### **London Plan MOL Criteria C and D:**

**C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'**

**D: 'Forms part of a Green Chain or link in the green infrastructure network and meets one of the above criteria'**

There are no ecological, recreational or historic designations present, apart from a SINC in the south-western half of the parcel. This designation highlights this area's contribution to the River Crane's wildlife corridor which connects several Local Nature Reserves (LNR's). Therefore, overall the parcel scores 2 for criterion C.

The south-western half of the parcel forms part of the Crane river's 'green chain', contributing to the All London Green Grid. However, its accessibility is limited with only two access points at either end of the river. As the north eastern half of the parcel is developed, the area does not contribute to this green chain and scores weakly relative to the south-western half. As the parcel meets criteria A 'moderately', and it functions as part of a green chain, the parcel scores 3 for criterion D.


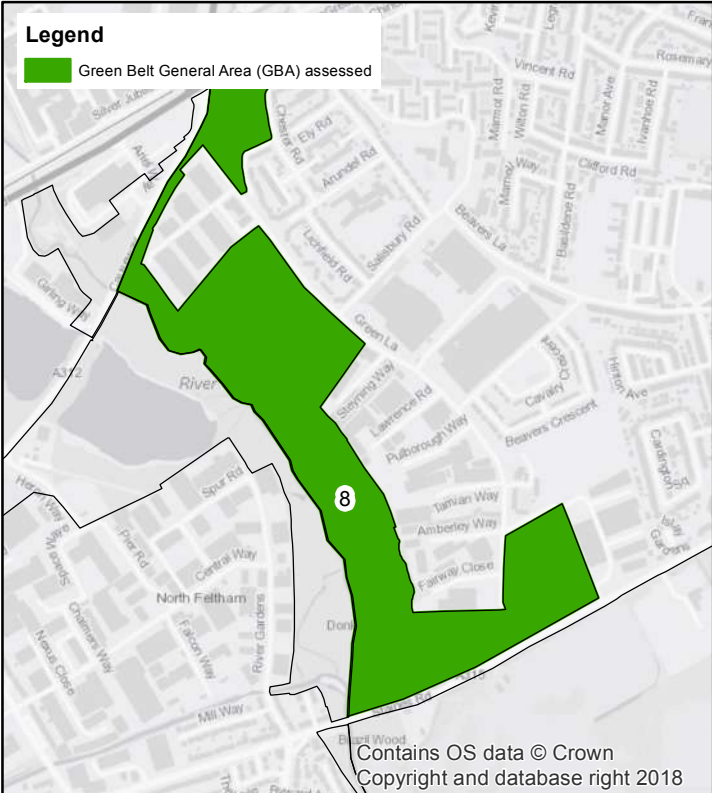
As the parcel makes an important contribution to the Crane river's 'green chain', the score for criterion D overrides the lower score of criterion C, giving an overall score of 3.

### **Overall Comment**

Overall, as the north eastern half of the parcel is developed or under development it fails to deliver the openness and recreational opportunities associated with MOL. In addition, based on the general absence of designations suggesting ecological, heritage or landscape value, the area makes a minimal contribution to the green infrastructure network. Therefore, the north eastern half of the site which is developed should not be re-designated as MOL. However, the south-western part of the parcel has a strong sense of separation and identity resulting from its woodland and riverside character and from the comparatively greater habitat interest recognised through the SINC designation. This area forms part of the Crane Valley Park and lies on the London Loop promoted recreational route. As part of the Crane's river 'green chain', which contributes to the All London Green Grid it holds metropolitan importance. Therefore, based on the parcels recreational value of metropolitan importance and district level biodiversity value, overall the south western part of the parcel, apart from the southern tip, should be re-designated as MOL.

## GA-7: Strategy and Recommendations

Conserve	Enhance	Restore
Yes	Yes	
<p>The strong tree-lined boundary to the parcels industrial development should be maintained to retain separation for the woodland Crane's river corridor which is recommended to be re-designated as MOL. Signage to the northern access of the parcel could be improved to identify the direction of the next part of the River Crane's recreational corridor. In addition, elements such as benches could be added to encourage extended use of the space beyond a linear walking route. These enhancements would contribute to the improvement of the experience of the wider London Loop route.</p>		

<p><b>Legend</b></p> <p> Green Belt General Area (GBA) assessed</p> 	<b>General Area (GBA)</b>	8
	<b>Location</b>	Land to the east of the River Crane, between Staines Road and the Causeway, North Feltham.
	<b>Boundaries</b>	The parcel is bounded by strong linear natural and built elements - Staines Road to the south, the Causeway to the north and the River Crane to the west. The eastern boundary is less defined and generally follows the building line of adjacent trading estates and housing.
	<b>Area (hectares)</b>	32.2

### Site Photographs

Photograph 1 View facing north of local open space within the northern part of the parcel.



Photograph 2 View facing north from the southern part of the parcel with open views of grassland and wooded riverside edge.



Photograph 3 View facing north-east from the western boundary towards wetlands within the parcel.



Photograph 4 View facing north from Staines Road towards a private and partially developed field.



## GA-8: Assessment against London Plan MOL Criteria

General Area MOL Assessment Scores	Criterion A	Criterion B	Criterion C and D	Overall Rating
	3	2	2	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

### London Plan MOL Criterion A:

**'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'**

Overall the parcel is largely devoid of development. The eastern and southern parts of the parcel have the weakest edges, this varies due to localised erosion from the presence of the trading estates and includes a waste recycling centre and offices. The eastern boundary varies in character, with some edges being well vegetated and clearly defined, whilst others are more permeable to surrounding urban development. Hounslow Sports Club on Green Lane is within the parcel, however its buildings are ancillary and therefore are not an urbanising influence.

Areas of the parcel along the Causeway are within the grounds of a trading estate, providing a poorly defined edge that has minimal vegetation cover and diversity, resulting in urbanising influences from both the adjacent road and the industrial units.

A sense of separation is notable within the west of the parcel along the River Crane, with diverse vegetation including mature trees, grassland and wetland reed beds. Strong edge conditions result from the river bank and riverside woodland planting, which also offers screening from surrounding urbanising influences. The parcel contributes to the separation of adjacent neighbourhoods: North Feltham to the west and Hounslow to the east.

### London Plan MOL Criterion B:

**'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'**

The parcel contains Hounslow Sports Club comprising of a number of football pitches and associated amenities, functioning as a recreational facility of borough-wide importance. A green space in the northern tip of the parcel, which functions as a park without formal signage, offers a formal playground and a sports pitch, which is well connected to local residents. The remainder of the parcel has little or no public access, comprising of a derelict golf course, private agricultural land and trading estates, and therefore performs weakly for criterion B.

### London Plan MOL Criteria C and D:

**C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'**

**D: 'Forms part of a Green Chain or link in the green infrastructure network and meets one of the above criteria'**

Part of the parcel lies within the SINC 'the Crane Corridor', located along the River Crane which also connects a number of LNR's. Two grade II listed bridges, historic assets of national importance, are located on the southern edge of the parcel: Baber Bridge and Baber Auxiliary Bridge. However, the listing description of the assets on Historic England does not suggest that the parcel contributes to the settings of these historic assets. Overall, as the parcel currently offers landscape of local value it scores weak-moderate (2) for criterion C.

Located on the bank of the River Crane, the eastern part of the parcel forms part of the river's 'green chain' which contributes to the All London Green Grid. It directly adjoins Hounslow Heath, a strategically important open space which the Green Grid aims to develop as part of a Metropolitan scale park in the future. However, as access to the parcel is overall very limited it currently offers little green infrastructure value. As the parcel meets criterion A with a moderate score and forms part of the Crane rivers green chain (although it needs enhancement), it scores weak-moderate (2) for criterion D overall. As the parcel's ecological and historic value is not above district importance, this outweighs its strong contribution to a green chain and therefore the score for criterion C overrides the score for criterion D, giving an overall score of 3.


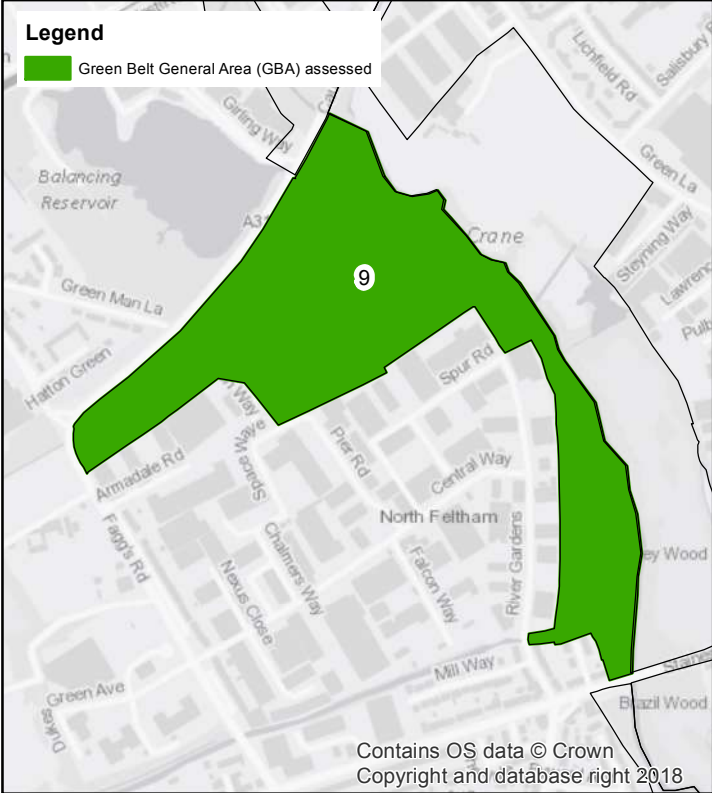
### Overall Comment

The parcel varies in character, with western areas along the river scoring the strongest and some eastern parts scoring substantially weaker. The parcel has a mixed weak to good sense of openness, with built development intrusions limited to parts of the eastern and southern boundary. The south-eastern tip of the parcel is already developed and urban in character, resulting in a very weak sense of separation and performance as a green infrastructure asset. The western edge of the parcel running along the River Crane contains 2 grade II listed buildings and has local ecological importance as part of the river's wildlife corridor (SINC). It also contributes to the river's 'green chain' which forms part of the London wide green infrastructure strategy placing metropolitan importance on this asset. A football club and a local green space are the only recreational assets, of borough and neighbourhood importance respectively. The remainder of the parcel has minimal public access resulting in negligible recreation value.

Overall, most of the parcel should be re-designated as MOL based on the current and potential contribution to the River Crane recreation and wildlife corridor. Eastern parts of the parcel which are already developed along Staines Road and do not meet MOL criteria should not be re-designated as MOL.

## GA-8: Strategy and Recommendations

Conserve	Enhance	Restore
	Yes	
<p>Derelict land along the River Crane has great enhancement potential as a recreational and biodiversity resource, which would contribute to the river's 'green chain' and the London-wide 'Green Grid'. Opportunities include habitat improvement and extension of wetlands as noted in the Hounslow BAP, and the creation of a path network to offer public access.</p>		

<p><b>Legend</b></p> <p> Green Belt General Area (GBA) assessed</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>General Area (GBA)</b>	9
	<b>Location</b>	Land along the west of the River Crane between Staines Road and The Causeway, North Feltham.
	<b>Boundaries</b>	The parcel is bounded by the strong linear elements of The Causeway to the north, Staines Road in the South and the bank of the River Crane to the east. The western boundary follows the edge of the North Feltham Trading Estate.
	<b>Area (hectares)</b>	24.2

### Site Photographs

Photograph 1 View facing north of the Crane River and riverside woodland.



Photograph 2 View facing west from the eastern boundary with views of balancing reservoir infrastructure and woodland.



Photograph 3 View facing south along the eastern boundary with views of the Crane River and balancing reservoir fencing.



Photograph 4 View facing north within the centre of the parcel with views of wet woodland and Crane River.



## GA-9: Assessment against London Plan MOL Criteria

General Area MOL Assessment Scores	Criterion A	Criterion B	Criterion C and D	Overall Rating
	4	3	3	4

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

### London Plan MOL Criterion A:

**'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'**

Largely devoid of built development, apart from a cluster on Heron Way Road including a recycling centre and a few buildings which are well screened, the parcel offers a good sense of openness and separation from urban areas. The parcel has a strong and varied landscape structure, including wet mixed woodland, open water (Balancing Reservoir) and allotments. In addition, the topographic change resulting from the Crane river bank provides a particularly strong eastern boundary. Dense planting on the remaining edges provides a strong and impermeable boundary, which limits views of surrounding development and therefore furthers a strong sense of separation.

### London Plan MOL Criterion B:

**'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'**

Public access is limited to the east of the parcel along the river, known as the 'Donkey Wood' section of the Crane Valley Park. The linear park forms part of the 'London Loop' long distance recreational route and contributes to the strategic connection between Hounslow Heath and Cranford Country Park. Whilst part of the path requires repair, accessibility is otherwise good, with entrances at either end of the river section and to the west, which follows the Duke of Northumberland's River connecting to local housing.

The parcel contains the 'Faggs Road' allotments to the west, providing recreation for residents within a borough-wide catchment. The Balancing Reservoir offers no public access and therefore no recreational value. Whilst the recreational route running through the parcel holds London-wide importance, the allotments are of borough level importance.

### London Plan MOL Criteria C and D:

**C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'**

**D: 'Forms part of a Green Chain or link in the green infrastructure network and meets one of the above criteria'**

The majority of the parcel is designated as a SINC and contains important wet woodland habitat as noted in the Hounslow BAP 2011-2016, which states that 'Donkey Wood' within the parcel has Metropolitan ecological importance. The southern tip of the parcel lies within an 'Archaeological Priority Area' with historic industrial interest and possible prehistoric layers. The parcel also lies on the River Crane green corridor, which connects a number of LNR's. Therefore, the district level ecological importance gives the parcel a score of moderate (3) for criterion C.

Whilst public access is limited, the majority of the parcel is part of the River Crane 'green chain'. In addition, due to the confluence of the Crane and Duke of Northumberland rivers (presenting a strategic green infrastructure opportunity to connect the Colne and Crane valleys as part of the London wide 'Green Grid'), the parcel is of strategic metropolitan importance. The parcel is part also the Blue Ribbon Network (Local Plan 2015), which links to Hounslow Heath, a strategically important open space which the All London Green Grid aims to develop as part of a Metropolitan scale park in the future. As the parcel meets criterion A (scoring moderate-strong) and it lies on a green chain, its scores moderate-strong (4) for criterion D.



As the parcel's ecological and historic value is not above district importance, this outweighs its strong contribution to a green chain and therefore the score for criterion C overrides the score for criterion D, giving an overall score of 3.

### Overall Comment

The parcel has a good sense of openness, with only localised buildings within the west of the parcel, which are well screened by trees. Whilst the parcel is designated locally for its ecological and historical value, its contribution to the River Crane's 'green chain' and therefore the All London Green Grid strategy of Metropolitan importance. The 'London Loop', a recreational route of Metropolitan importance, runs through the parcel and the western tip of the parcel provides allotments for the borough. Therefore, based on the parcel's recreational, historic and biodiversity value, which contributes to assets of metropolitan importance, overall the parcel should be re-designated as MOL. However, the small areas of developed land within the parcel should not be re-designated as MOL.

## GA-9: Strategy and Recommendations

Conserve	Enhance	Restore
Yes	Yes	
<p>The riverside park 'Donkey Wood' should be conserved for its recreational, biodiversity and historical value, which could be improved by the following small-scale changes: include the replacement of broken boardwalks to improve accessibility, extend the wet woodland habitat as suggested in Hounslow's BAP and further interpretation of the parcel's historical importance.</p>		

<p><b>Legend</b></p> <p> Green Belt Sub-area assessed</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<p><b>Sub-area (GBA stage 2)</b></p> <p>11a</p>
	<p><b>Location</b></p> <p>Open and built land between Hatton Road and A30, adjacent to Hatton Cross tube station, Feltham.</p>
	<p><b>Boundaries</b></p> <p>The parcel has clear boundaries defined by roads on most sides: Hatton Road to the south, A30 to the north and Faggs Road to the east. The western edge of the parcel has a less clear boundary, cutting through houses on Hatton and Willington Road, and scrubland by the A30.</p>
	<p><b>Area (hectares)</b></p> <p>9.5</p>

### Site Photographs

Photograph 1 View of publicly accessible open space and encroaching housing facing south-west from northern boundary.



Photograph 2 View of ancillary development to Heathrow Airport on the north of the parcel facing west from the A30.



Photograph 3 View facing south-east of the parcel's grazed field with wooded boundaries from the A30 on the northern boundary.



Photograph 4 View facing south-west of the parcel's grazed field from the A30 on the northern boundary.



**SA-11a: Assessment against London Plan MOL Criteria**

General Area MOL Assessment Scores	Criterion A	Criterion B	Criterion C and D	Overall Rating
	1	1	1	1

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

**London Plan MOL Criterion A:**  
**'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'**

Around half of the parcel comprises of built development including residential uses and businesses associated with the adjacent Heathrow airport, which limits the sense of openness for much of the parcel. The grazed field within the centre of the parcel has strong boundaries formed by dense tree and hedge lines, which offers small-scale experiences of openness. Overall, the wider parcel boundary is interrupted with built development that fragments the physical structure of the landscape. Along the south-western boundary, built development is continuous within and outside the parcel, blurring the definition of the settlement edge.

**London Plan MOL Criterion B:**  
**'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'**

Public access to the parcel and therefore recreational value is very limited. The one piece of land with public access is small area of open lawn, which an accessible for a small number of immediate residents and was observed as being used for dog walking. This area is also known as a spotting point for planes departing from Heathrow, however overall it functions mainly at a local level and does not offer a wide range of recreational opportunities.

**London Plan MOL Criteria C and D:**  
**C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'**  
**D: 'Forms part of a Green Chain or link in the green infrastructure network and meets one of the above criteria'**

The majority of the parcel contains no designated features of historic, recreational or biodiversity importance. The south-western tip is designated as a SINC, which based on observations is unmanaged scrubland. Other vegetation types on the site may support common habitats, these vegetation types include hedgerows, tree lined field edges, mown and grazed grass. Based on the partial SINC designation and also characteristics observed on site, the parcel scores an overall weak-moderate (2) for criterion C. As the parcel does not form part of a green chain and within the parcel itself public access is very fragmented, this results in a weak (1) score for criterion D. Based on the parcels particularly poor contribution to a green chain, this outweighs its district level ecological designation, therefore the score for criterion D overrides the score for criterion C, giving an overall score of 1.

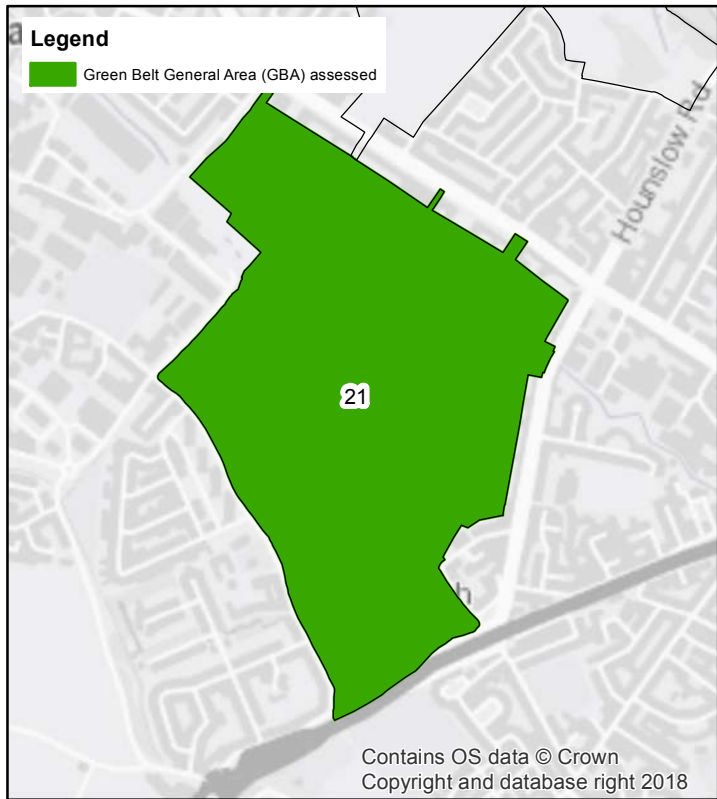
**Overall Comment**

The parcel has an overall poor sense of openness, with around half comprising of built development which fragments and erodes the remaining open space. Most of the parcel has no public access apart from a small green which serves a small number of local residents. A small part of the parcel is designated as a SINC, which links to other green spaces offering local ecological value.

Overall, as around half of the parcel is developed land and the remaining land performs weakly in terms of openness and recreational value, the parcel should not be re-designated as MOL land.

## SA-11a: Strategy and Recommendations

Conserve	Enhance	Restore
	Yes	
<p>The biodiversity and recreational value of open land within the parcel could be enhanced through the introduction of additional public rights of ways and better management of the SINC.</p>		

 <p><b>Legend</b> Green Belt General Area (GBA) assessed</p> <p>21</p> <p>Contains OS data © Crown Copyright and database right 2018</p>	<b>General Area (GBA)</b>	21
	<b>Location</b>	Land between Feltham and Hanworth, including Hanworth Park, between Uxbridge Road and Country Way road.
	<b>Boundaries</b>	The parcel is bounded by Country Way road to the south, and back gardens of houses along Uxbridge Road to the north and Hounslow Road to the east. The western boundary follows residential housing and a business park along Elmwood Avenue and Forest Road.
	<b>Area (hectares)</b>	77.3

### Site Photographs

Photograph 1 View facing east from the centre of the parcel with views of Hanworth Park and its sports facilities.



Photograph 2 View facing south-west within Hanworth Park with views of open grassland and grade II\* listed St Georges Church.



Photograph 3 View facing north-west from the northern boundary with views of Feltham College and sports facilities.



Photograph 4 View facing north from the centre of Hanworth Park with views of Grade II listed Hanworth Park House.



## GA-21: Assessment against London Plan MOL Criteria

General Area MOL Assessment Scores	Criterion A	Criterion B	Criterion C and D	Overall Rating
	4	3	4	4

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

### **London Plan MOL Criterion A:**

**'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'**

Overall the parcel is largely devoid of development. However, the southern edge along Country Way road has been eroded by community infrastructure including a St Michael Steiner School, Hanworth village hall and the various sports club houses. However, as these buildings are standalone and within large grounds or sports pitches, the effect on openness of the parcel is limited. Other more local incursions along the northern edge include Feltham community college buildings, Hanworth leisure centre and library, and a social club. Hanworth Park House lies on the western edge, however the self-contained and wooded nature of its grounds contributes to maintaining a good sense of openness and separation.

In general, the parcel has clearly defined wooded boundary edges, which in addition to mounding on the western edge, creates a good sense of separation from surrounding urban settlements for users of Hanworth Park. Diverse vegetation, including woodland blocks and open grassland, and long range open views provides a strong identity and sense of openness within large parts of the parcel.

### **London Plan MOL Criterion B:**

**'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'**

Hanworth Park forms most of the parcel and offers a diverse range of recreational activities of local to district level importance, including children's play, a model flying zone, football and rugby pitches and cricket facilities. In addition, observations on the site visit suggested that Hanworth Park was particularly well-used and benefitted local community facilities, including the schools local to the parcel, which use the site for play and sports.

There are good public access points on most sides of the parcel from and to residential areas, however a small derelict site on the eastern boundary limits connectivity to Hounslow Road. The parcel also connects to the linear recreational corridor of the River Crane.

### **London Plan MOL Criteria C and D:**

**C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'**

**D: 'Forms part of a Green Chain or link in the green infrastructure network and meets one of the above criteria'**

The majority of the parcel is designated as a SINC and is located within the 'SSSI Impact Risk Zone' of the SSSI Kempton Nature Reserve located around 700m to the south. The parcel forms part of the setting of two grade II listed buildings located within the site, The Rectory and Hanworth Park House, which are nationally important heritage assets. Based on historic maps from the National Library of Scotland, the whole of Hamworth Park was historically part of the parklands of Hanworth Park House. In addition, the grade II\* listed St Georges Church is located adjacent to western boundary, which is visible in long range views across the parcel. Based on its district level of ecological designation and high levels of historic designations the parcel scores strong moderate (4) for criterion C.

The parcel has a good network of local paths and access points on most sides benefitting local residents. It also fulfils a strategic function as part of a non-designated green chain of local green spaces to the River Crane, a linear recreational corridor of Metropolitan significance. As the parcel forms part of a local green chain and meets criteria A, B and C, it scores moderate (3) for criterion D. The parcels national heritage significance outweighs its local level importance as a green chain, therefore the score for criterion C overrides the score for criterion D, giving an overall score of 4.

### **Overall Comment**

The parcel has a strong sense of openness with a clear identity and is distinct from the built-up area, even though there are some local intrusions including a college. Overall, the parcel functions upto borough levels as a green infrastructure, ecological and recreational asset. As part of a local green chain linking to the River Crane, the parcel is a strategic green infrastructure resource of borough importance. Its function as a recreational destination is limited to borough value, hosting sports pitches and club houses for several local football and rugby teams. However, as the parcel forms a key part of the setting and context of two grade II listed buildings, and one grade II\* listed building, its strong heritage significance outweighs lower scores of other criteria.


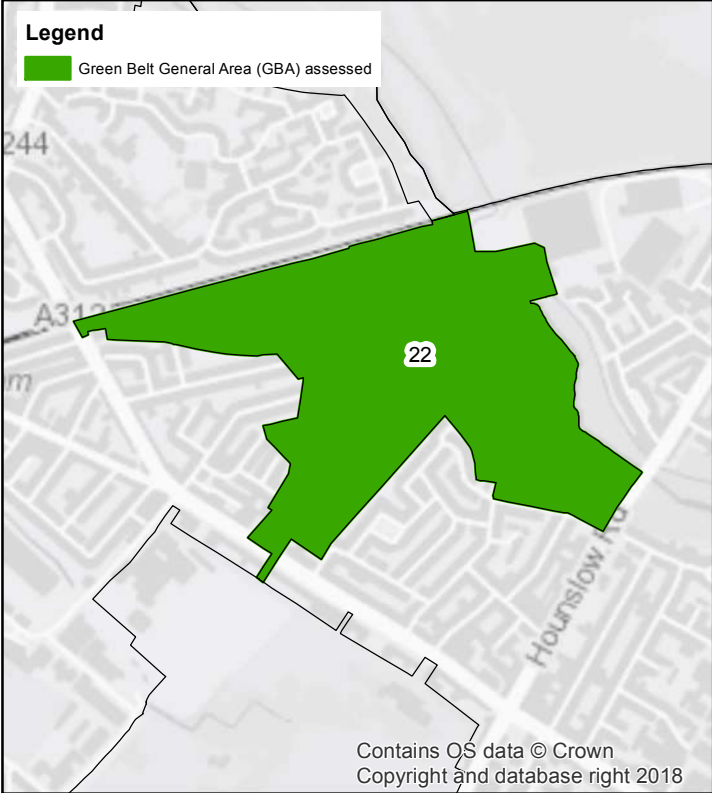
Overall, the parcel should be re-designated as MOL based on its strong sense of openness, recreational value and nationally significant heritage importance. However, the small areas of developed land within the parcel should not be re-designated as MOL.

## GA-21: Strategy and Recommendations

Conserve	Enhance	Restore
Yes	Yes	

The grade II listed Hanworth House, is on the heritage as risk register but presents a possible opportunity (subject to business case) in the context of Heritage Lottery Fund (HLF) conservation grant funding and restored links to the park to benefit the identity of the wider Hanworth Park.

The vegetation diversity of Hanworth Park should be retained to conserve its ecological value. Derelict land on the eastern edge of the parcel should either be restored as part of Hanworth Park, subject to a needs assessment and business case.

<p><b>Legend</b></p> <p> Green Belt General Area (GBA) assessed</p>  <p>Contains OS data © Crown Copyright and database right 2018</p>	<p><b>General Area (GBA)</b></p>	22
	<p><b>Location</b></p>	Land between the South West Railway line, Feltham settlement and the Crane River.
	<p><b>Boundaries</b></p>	The parcel is bounded by strong linear elements to the north and east: South West railway line and the River Crane. The southern and western boundaries are formed by Great Chertsey Road, Uxbridge Road and Harlington Road East, between which the parcel wraps around housing within Feltham.
	<p><b>Area (hectares)</b></p>	47.7

### Site Photographs

Photograph 1 View facing west from the north of the parcel with views of post industrial young birch woodland.



Photograph 2 View facing north from the north of the parcel with views of woodland and informal pathways.



Photograph 3 View facing north-east from the southern part of the parcel with views of open space and school.



Photograph 4 View facing east from the northern boundary with views along the River Crane.



## GA-22: Assessment against London Plan MOL Criteria

General Area MOL Assessment Scores	Criterion A	Criterion B	Criterion C and D	Overall Rating
	3	2	3	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

### **London Plan MOL Criterion A:**

***'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'***

Overall, development is generally absent from the parcel. However, the western edge has various intrusions including De Brome School and a gymnastics centre. The edge of a warehouse building encroaches into the parcel in the north-eastern extents, however this has a minor effect on the overall openness. In addition, South West Middlesex Crematorium and gardens occupies the centre of the parcel, however a large amount of the site is well-maintained open grounds. The northern part of the parcel is post-industrial land containing remnant railway tracks, however substantial scrub and young birch woodland vegetation cover provides a natural character and sense of undeveloped landscape.

The remainder of the parcel has a clear sense of openness with a varied landscape character including blocks of woodland, grassland and mature river bank vegetation along the River Crane. The parcel has a clearly defined wooded or hedged boundary along most of its edges which furthers the sense of separation and blocks urban views. The majority of the eastern boundary is defined by the bank of the River Crane, which forms a strong natural edge.

### **London Plan MOL Criterion B:**

***'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'***

There are good public access points on the western and southern sides of the parcel, however there is no access along the northern and eastern edge where the South West railway line and the River Crane runs.

The south-western half of the parcel is likely to function as greenspace at a neighbourhood level. Whilst it is not formally designated as a Local Open Space in the Hounslow Local Plan (2015), local signage refers to the riverside area as part of Crane Park, named 'Little Park'. Whilst there was no evidence of formal sports facilities, the south-western part of the parcel provides a network of well-maintained pathways, which directly connect to adjacent local parks and residential areas.

The northern part of the parcel is poorly connected with no signage and comprises of scrubland with little recreational value: the only access along the northern edge is an unlit underpass.

### **London Plan MOL Criteria C and D:**

***C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'***

***D: 'Forms part of a Green Chain or link in the green infrastructure network and meets one of the above criteria'***

The majority of the parcel is designated as a SINC, part of which is also a LNR within the Hounslow Local Plan 2015. The southern half of the parcel contains local recreational routes including the Crane Valley Path and complex habitats for wildlife. The eastern part of the parcel also lies on the River Crane wildlife corridor, which connects a number of other LNR's, which gives the parcel Metropolitan level ecological significance based on the Hounslow BAP (2011). Based on its level of ecological designation and contribution to the Crane Corridor the parcel scores moderate (3) for criterion C.

The parcel forms part of the River Crane 'green chain' set out within the 'Colne and Crane Action Framework 10' within the All London Green Grid. This London-wide strategy aims for the parcel to become part of a Metropolitan scale park in the future, which connects the recreational assets of Hounslow Heath and Crane Park. However, as discussed above this connection requires improvement, with a lack of signage and an unlit underpass as the only route to Hounslow Heath. As the parcel forms part of a Green Chain and meets criteria A and C, it scores moderate (3) for criterion D.

As the parcel scores 3 for both criterion C and D, this gives an overall score of 3.

### **Overall Comment**

Overall, the parcel has a fair to good sense of openness, with intrusions limited locally to the western edge including school buildings. The impact of the Crematorium gardens on openness is limited by the sparse nature of its buildings. Variations within the parcel's character include the Crane River corridor which has been demonstrated as having ecological and potential recreational importance of a Metropolitan scale. In contrast, the area of grassland along Uxbridge Road comprises of lower ecological value, however its network of paths which connects to Hanworth Park offers a neighbourhood level recreational resource. The northern part of the parcel which comprises of post-industrial woodland and scrub contains little recreational value.

Overall, the parcel should be re-designated as MOL based on its good sense of openness and its contribution to the River Crane recreation and wildlife corridor. However, the small areas of developed land within the parcel should not be re-designated as MOL.


## GA-22: Strategy and Recommendations

Conserve	Enhance	Restore
Yes	Yes	Yes

The northern part of parcel has great recreational potential through restoration of post-industrial land and improved connectivity both into and through the area. Installation of recreational facilities, such as sports pitches and children's play facilities, would improve this further.

Subject to a needs assessment and business case, the local recreational value of open grassland off Uxbridge Road could be improved through installation of formal facilities such as sports pitches and children's play, as it currently functions as a recreational route rather than a destination in itself.

Land along the Crane River should be maintained for its high ecological value and recreational value as a key part of the river's 'Green Chain'.

<b>Legend</b>  Green Belt General Area (GBA) assessed	<b>General Area (GBA)</b>	23
	<b>Location</b>	Land along the west of the River Crane between Staines Road, South West Railway line and North Feltham.
	<b>Boundaries</b>	The parcel is bounded by the strong linear elements of Staines Road to the north, the South West Railway to the South and the Crane River bank to the east. The western boundary follows the edge of the residential settlement of North Feltham.
	<b>Area (hectares)</b>	7.9

**Site Photographs**

Photograph 1 View facing south towards the railway bridge forming the southern boundary of the parcel.



Photograph 2 View facing north-east from the south of the parcel with views of the Crane River and riverside vegetation.



Photograph 3 View facing south on the southern boundary within the underpass adjacent to the Crane River.



Photograph 4 View facing south from the northern part of the parcel with views of dense woodland and the River Crane path.



## GA-23: Assessment against London Plan MOL Criteria

General Area MOL Assessment Scores	Criterion A	Criterion B	Criterion C and D	Overall Rating
	4	3	3	4

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

### **London Plan MOL Criterion A:**

**'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'**

The parcel is devoid of built development and dense woodland vegetation screens and provides a clear and well-defined sense of separation from the residential properties on the eastern edge of North Feltham and Staines Road to the north. The parcel has a strong sense of openness with varied landscape structure, including areas of grassland, mature mixed woodland and river bank vegetation along the River Crane, which defines the eastern boundary of the parcel. The clearly defined boundary edges and dense vegetation within the land parcel furthers a sense of separation.

### **London Plan MOL Criterion B:**

**'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'**

There are a number of public access points along the perimeter of the parcel, connecting the residents of North Feltham at various locations along the western edge and bridge connections to Hounslow Heath across the River Crane to the east.

However, connections to the north and south of the parcel are either screened by vegetation and not accessible from Staines Road, or in the south only accessible via an unlit underpass. The linear parcel forms part of the 'London Loop', a recreational and strategic connection to Hounslow Heath and of London-wide importance, although the parcel does not contain any sport or cultural facilities.

### **London Plan MOL Criteria C and D:**

**C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'**

**D: 'Forms part of a Green Chain or link in the green infrastructure network and meets one of the above criteria'**

The parcel is part of a SINC within Hounslow Local Plan 2015 and the western edge of the parcel lies within an 'Archaeological Priority Area' with historic industrial interest and possible prehistoric layers. In addition, it is located on the route of the London Loop. The parcel also lies on the River Crane green corridor, which connects several LNR's. Therefore, the parcel has local archaeological and ecological importance, and metropolitan level recreational importance. This provides a score of moderate (3) for criterion C.

There are various public access points along the parcel, which form connections to the River Crane's 'green chain' set out within the 'Colne and Crane Action Framework 10' of the All London Green Grid. The parcel directly connects to Hounslow Heath, a LNR, which the Green Grid aims to develop as a Metropolitan scale park in the future. As the parcel meets criterion A (moderately strong) and is part of a green chain, it scores moderate (3) for criterion D. As the parcel scores 3 for both criterion C and D, this gives an overall score of 3.


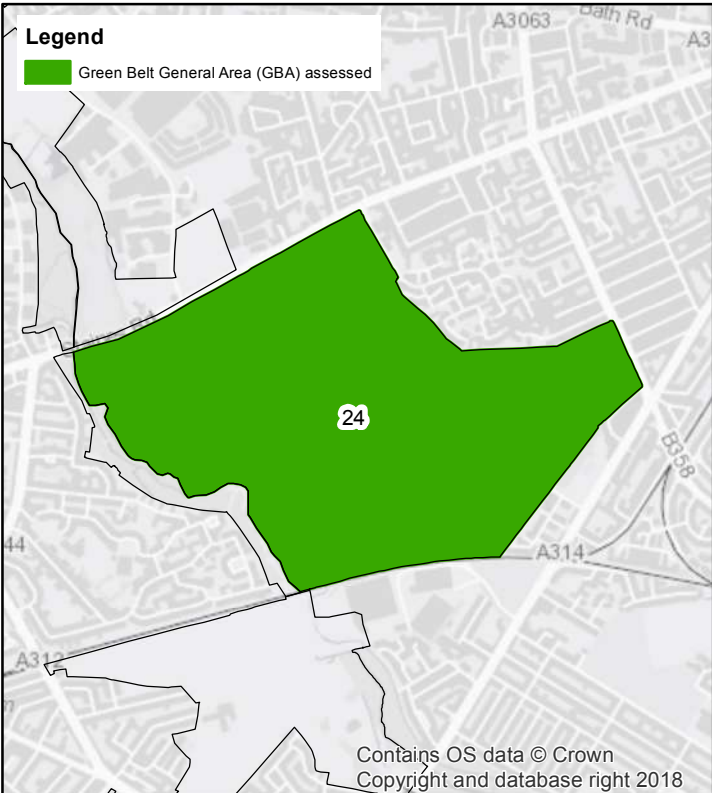
### **Overall Comment**

The parcel has a good sense of openness with built development absent from the parcel and a clear sense of separation due to the dense boundary vegetation. The eastern part of the parcel makes a contribution to the River Crane 'green chain', which forms part of the All London Green Grid. The 'London Loop', a recreational route of Metropolitan importance, runs through the northern part of the parcel and connects to Hounslow Heath, a LNR. Whilst the parcel is designated locally for its ecological and historical value, its strategic location on the Crane river corridor provides an overall higher value.

Overall, the parcel should be re-designated as MOL based on its good sense of openness and its contribution to the River Crane recreation and wildlife corridor.

## GA-23: Strategy and Recommendations

Conserve	Enhance	Restore
Yes	Yes	
<p>The local ecological and historical value of the parcel which contributes to London wide recreational routes should be conserved. Entrances to the parcel are recommended for improvement to enhance the recreational experience and usage, through better maintenance of vegetation which currently obscures paths and lighting of the underpass to the south.</p>		

<p><b>Legend</b></p> <p> Green Belt General Area (GBA) assessed</p> 	<p><b>General Area (GBA)</b></p>	24
	<p><b>Location</b></p>	Hounslow Heath, between Staines Road and South West Railway line.
	<p><b>Boundaries</b></p>	The parcel is bounded by Staines Road to the north, the urban area of Hounslow to the east, A314 Hanworth Road to the south-east, South West Railway to the South and the banks of the River Crane to the west.
	<p><b>Area (hectares)</b></p>	139.2

### Site Photographs

Photograph 1 View from southern boundary facing north with views of grassland and woodland blocks within Hounslow Heath.



Photograph 2 View facing south from Staines Road at the northern boundary with views of a derelict car park.



Photograph 3 View facing east from the centre of the parcel with views of heathland and woodland of Hounslow Heath.



Photograph 4 View along the southern boundary with views of the Crane River facing east.



## GA-24: Assessment against London Plan MOL Criteria

General Area MOL Assessment Scores	Criterion A	Criterion B	Criterion C and D	Overall Rating
	4	4	4	4

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

### **London Plan MOL Criterion A:**

***'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'***

Overall the parcel is largely devoid of development. However, the northern edge along Staines Road has various intrusions including a caravan park, the Hounslow Heath golf course club house and a large area with an abandoned warehouse used for car boot sales. On the south-east edge of the parcel the boundary has been eroded by the expansion of community infrastructure, including Heathland School, Hounslow Heath Estate Community Association, and residential properties. The parcel has a clear sense of openness with a varied landscape including a golf course, heathland, grassland and blocks of mature mixed woodland and river bank vegetation along the River Crane. The parcel has a clear and defined wooded boundary edge that creates a sense of openness and separation.

### **London Plan MOL Criterion B:**

***'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'***

The parcel forms Hounslow Heath and has public access points on all sides apart from the southern edge where the South West railway line runs. There are also car parking facilities and a visitor's centre for Hounslow Heath to the north and to the north-west. The western edge of the parcel is the Hounslow Heath golf course, providing leisure and sporting facilities. Hounslow Heath provides recreational routes and defined paths as well as connecting to the 'London Loop' – a green link of London-wide importance. Overall, the parcel offers various recreational destinations.

### **London Plan MOL Criteria C and D:**

***C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'***

***D: 'Forms part of a Green Chain or link in the green infrastructure network and meets one of the above criteria'***

The majority of the parcel is designated as part of a large SINC and LNR within the Hounslow Local Plan 2015, with recreational routes and protected wildlife and geology. In addition, part of the 'London Loop' is located in the site. The parcel also lies on the River Crane green corridor, which connects a number of LNR's. The parcel has local ecological importance and Metropolitan recreational importance, which provides a score of moderate overall (3) for criterion C.

There are various public access points around the parcel that connect to the River Crane's 'green chain' set out within the 'Colne and Crane Action Framework 10', which contributes to the All London Green Grid. This London-wide strategy aims for Hounslow Heath to become part of a Metropolitan scale park in the future. As the parcel forms part of a green chain and meets criteria A and B (scoring moderate-strong), it scores moderate-strong (4) for criterion D. Based on the strong strategic importance of the parcel to the River Crane's 'green chain' under criterion D, this outweighs its lower score for criteria C, giving an overall score of 4.

### **Overall Comment**

The parcel has a strong sense of openness with a clear sense of place and identity and is distinct from the built-up area, even though there are some local intrusions. The parcel forms part of the All London Green Grid strategy and contains part of the 'London Loop', a recreational route of Metropolitan importance. The parcel also contains Hounslow Heath, a LNR that protects wildlife and geological features and provides recreational routes and a visitor's centre. The heath forms a key part of the setting and context of the urban area of Hounslow.

Overall, the parcel should be re-designated as MOL based on its recreational and biodiversity value as both an individual asset and its contribution to the River Crane recreation corridor. However, the small areas of developed land within the parcel should not be re-designated as MOL.

## GA-24: Strategy and Recommendations

Conserve	Enhance	Restore
Yes	Yes	
<p>Whilst the parcel has a strong path network and information posts, enhanced signage including replacement of trail way-markers would improve legibility and visitor experience. Conserve the diverse, rich landscape which provides a strong sense of identity, and the continuing maintenance of the varied vegetation pattern: heathland, grassland and mature mixed woodland.</p>		