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London Green Belt Assessment

Metropolitan Open Land Opportunity Review

Prepared for the Greater London Authority

Final report

Prepared by LUC

May 2026



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Chapter 1

Introduction

1.1 LUC was commissioned by the Greater London Authority (GLA) and participating London Boroughs to undertake an independent, robust and transparent assessment of all Green Belt land in Greater London.

1.2 The outputs from this study are presented separately within the final Green Belt assessment report.

1.3 This study will be used alongside wider evidence to inform the development of the next London Plan, including decisions regarding the distribution of London's housing need across the boroughs. It will also support London boroughs in their local plan making and development management processes. To this end, London boroughs may decide to build on the assessment findings with finer grained assessments where considered necessary.

1.4 In addition to the main Green Belt assessment, LUC have also been commissioned to undertake a high level review of land within London's Green Belt which has the potential to be designated as Metropolitan Open Land (MOL), based on the four criteria for designating MOL set out in Policy G3 of the London Plan. This is intended to provide evidence to inform both the GLA and London boroughs growth and infrastructure strategies. This assessment is not intended to represent a formal assessment and recommendations on future adjustment to MOL boundaries across the city. This will need to be done through the course of future local plan development by London boroughs in consultation with the Mayor. This high-level assessment is intended to act as a starting point to direct where further detailed analysis could be focused.

1.5 This report is in an 'Accessible format', which means it has been formatted to meet the requirements of the Public Sector Bodies (Websites and Mobile Applications) Accessibility Regulations (2018), as set out in the Web Content Accessibility Guidelines (WCAG 2.1). It has larger font, larger spacing between lines and headings, 'alternative text' provided for all figures and it can be read by screen-reading software.

Chapter 2

Metropolitan Open Land Policy Context

Origins of the policy

2.1 MOL was introduced in the Greater London Development Plan (GLDP), adopted in 1976 [See reference 1]. Its origins, however, can be found in the Public Open Space designation in the 1944 Greater London Plan and the Initial Development Plans, although MOL also includes land in private ownership today.

2.2 The GLDP did not define the purposes of MOL but described it as open land in public and private ownership that provides attractive breaks in the built up area and is of significance to London as a whole. It stated that it should be the role of planning authorities to conserve and protect it, highlighting that although the future of many public areas is secure, others are at risk. The Plan recognised that these areas are not appropriately situated for inclusion in the Green Belt because they form ‘islands embedded in the urban fabric or penetrating deeply into the urban area as green wedges’. However, it is indicated that they should be ‘safeguarded for predominantly open uses as much as Green Belt’.

2.3 The London Planning Advisory Committee (LPAC) produced a more detailed definition of MOL, using four criteria set out in the Strategic Planning Guidance for London (1994) [See reference 2]. These criteria were the first iteration of MOL criteria included in the adopted London Plan. Two years later, in 1996, the Secretary of State published MOL guidance in its ‘Strategic Guidance for London Planning authorities’ (RPG3) [See reference 3]. RPG3 identified very similar criteria to the Strategic Planning Guidance for London (1994) but added further guidance:

- ‘Where isolated pockets of Green Belt exist that are not part of a continuous pattern of open land surrounding London, authorities should consider whether it would be more appropriate to designate the land as MOL in recognition of its location and use, having regard to the guidance on MOL...’; and
- ‘Although MOL may vary in size and primary function across London, particularly between inner and outer London, there is a need for greater consistency between Boroughs and its designation. The designation of too small or more locally significant areas, for example, will devalue the strength of the designation as a whole. If the land does not serve a catchment area of strategic significance or draw visitors from several Boroughs it may be more appropriate to propose and justify other local designations’.

2.4 This general approach has been carried forward into the current London Plan (adopted in 2021).

Adopted London Plan policy

2.5 London Plan Policy G3: Metropolitan Open Land states that MOL is afforded the same status and level of protection as Green Belt land, being:

- Protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt; and
- Enhanced to improve its quality and range of uses.

2.6 Policy G3 supports the designation of new areas of MOL where appropriate by requiring boroughs to demonstrate that land meets at least one of the following four criteria:

1. It contributes to the physical structure of London by being clearly distinguishable from the built up area.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London.
3. It contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.

2.7 Any alterations to the boundary of MOL should be undertaken through the Local Plan process, in consultation with the Mayor and adjoining boroughs. MOL boundaries should only be changed in exceptional circumstances, consistent with the requirements of national policy, when this is fully evidenced and justified, taking into account the four criteria for including land in MOL set out above.

2.8 The supporting text to Policy G3 states ‘additional stretches of the River Thames should not be designated as Metropolitan Open Land, as this may restrict the use of the river for transport infrastructure related uses’.

2.9 With the same status and level of protection, the essential characteristics of Green Belt land, openness and permanence, effectively apply to MOL. Both characteristics apply to Criterion 1 for designating new MOL in that the openness and permanence of designated land contribute to maintaining the physical structure of London by making it clearly distinguishable from the built-up area. Furthermore, the

openness of MOL is inherently linked to its diverse range of functions as space for significant sport, leisure, recreation and cultural activities (Criterion 2), space for protected species and habitats, landscapes and historic environments (Criterion 3) and connected spaces that form part of a wider green infrastructure network (Criterion 4). Consequently, significant areas of Green Belt land that lack openness are not appropriate for designation as MOL.

Chapter 3

Metropolitan Open Land Opportunity Review

Approach to review

3.1 In the absence of specific release and development scenarios or specific proposals for designation, this study instead identifies broad locations in the Green Belt where designation to MOL is likely to be a reasonable prospect, in light of the policy's origins and purposes (outlined in the section above).

3.2 With the current MOL policy context and purposes in mind, this review has focussed its attention on the following parts of London's Green Belt as the main locations in Greater London likely to have potential for designation as MOL in the future:

1. Green Belt land already located wholly within the large built-up area of the city and isolated from the wider open countryside designated as Green Belt land, i.e. existing 'islands embedded in the urban fabric' [\[See reference 4\]](#); or
2. Green Belt land identified as potentially suitable for definition as grey belt land that could easily become isolated within the large built-up area of the city and so separated from the wider countryside designated as Green Belt through future Green Belt release and development, i.e. potential future 'islands embedded in the urban fabric'; or
3. Green Belt land that is already 'penetrating deeply into the urban area as a green wedge' [\[See reference 5\]](#).

3.3 Where these Green Belt locations have been identified, consideration is given to whether the four MOL criteria outlined in London Plan Policy G3 broadly apply in these locations, in each borough. These Green Belt locations are mapped in accompanying figures.

3.4 London Plan Policy G3 clearly states that any alterations to the boundary of MOL should be undertaken through the Local Plan process, in consultation with the Mayor and adjoining boroughs, and MOL boundaries should only be changed in exceptional circumstances, consistent with the requirements of national policy. It would therefore be inappropriate for this high-level review to make specific recommendations on which areas of the city's Green Belt should be considered for designation to MOL. Indeed, with respect to the Green Belt locations broadly described under (2) above, the appropriateness of such locations as candidates for potential designation as MOL

is dependent on a robust case for development to come forward in such locations that would effectively create new islands of open Green Belt land within the large built-up area. It is reasonable to assume, however, that the greater the number MOL criteria considered to be broadly relevant in each identified Green Belt location, the greater the likelihood that an exceptional circumstances case could be made in MOL terms.

3.5 Green Belt land identified as potentially suitable for definition as grey belt land that is not already largely contained by the large built-up area of the city and therefore is not particularly vulnerable to becoming potential future ‘islands embedded in the urban fabric’ have not been considered for designation.

3.6 Green Belt land that is contiguous with the wider open countryside designated as Green Belt and which makes a strong contribution to Green Belt purposes A, B and/or D has not been considered for designation as MOL in this review, due to their existing importance as Green Belt land (not grey belt land) and, consequently, existing level of protection as Green Belt. Development may come forward in and around these locations; however, without detailed development proposals outlining its location, scale and extent it is not possible to consider these scenarios in this high-level study.

3.7 The following sections highlight the main areas of each London borough’s Green Belt with broad potential for designation and MOL; however, the identified extent of each of the open Green Belt areas identified could in many locations be refined into different shapes and sizes depending on the scale of future ambition and nature of future proposals that may come forward. For example, where the designation of new areas of MOL in a London borough may be influenced by the designation of MOL in a neighbouring London Borough.

London Borough of Barking and Dagenham

3.8 With the exception of the northernmost part of the borough’s Green Belt land, almost all of the open Green Belt land in the borough (parcels BD4-BD27 and parcels HV1-HV24 and the southern half of HV25 south of Collier Row Road in the London Borough of Havering (A)) forms part of an existing green wedge of several parks, golf courses, nature reserves, woodlands, playing fields and open fields embedded in the urban area of Greater London. In fact existing development within the Green Belt, south of Collier Row Road (Parcel BD3) and along Crow Lane (Parcel HV14) in the London Borough of Havering (both of which are identified as potential grey belt land), have almost severed the borough’s Green Belt from the wider countryside in two places, creating isolated islands of open space in the city.

3.9 Alternatively, there are two smaller areas of the Green Belt which are already largely isolated within the built-up area, they are:

- B – Chadwell Heath Cemetery (Parcel BD4).
- C – West Ham Football Club Academy playing pitches (Parcel BD7).

3.10 All of these areas are largely open and clearly distinguishable from the built up area of Greater London. This, in combination with its existing or potential future isolation from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city’s physical structure.

3.11 With the exception of the smaller isolated or potentially isolated pockets of Green Belt land identified above, parcels which are too small in isolation (B and C), the wider area (A) is large enough to be described as a ‘Metropolitan Park’ (over 60ha) and so contributes (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London.

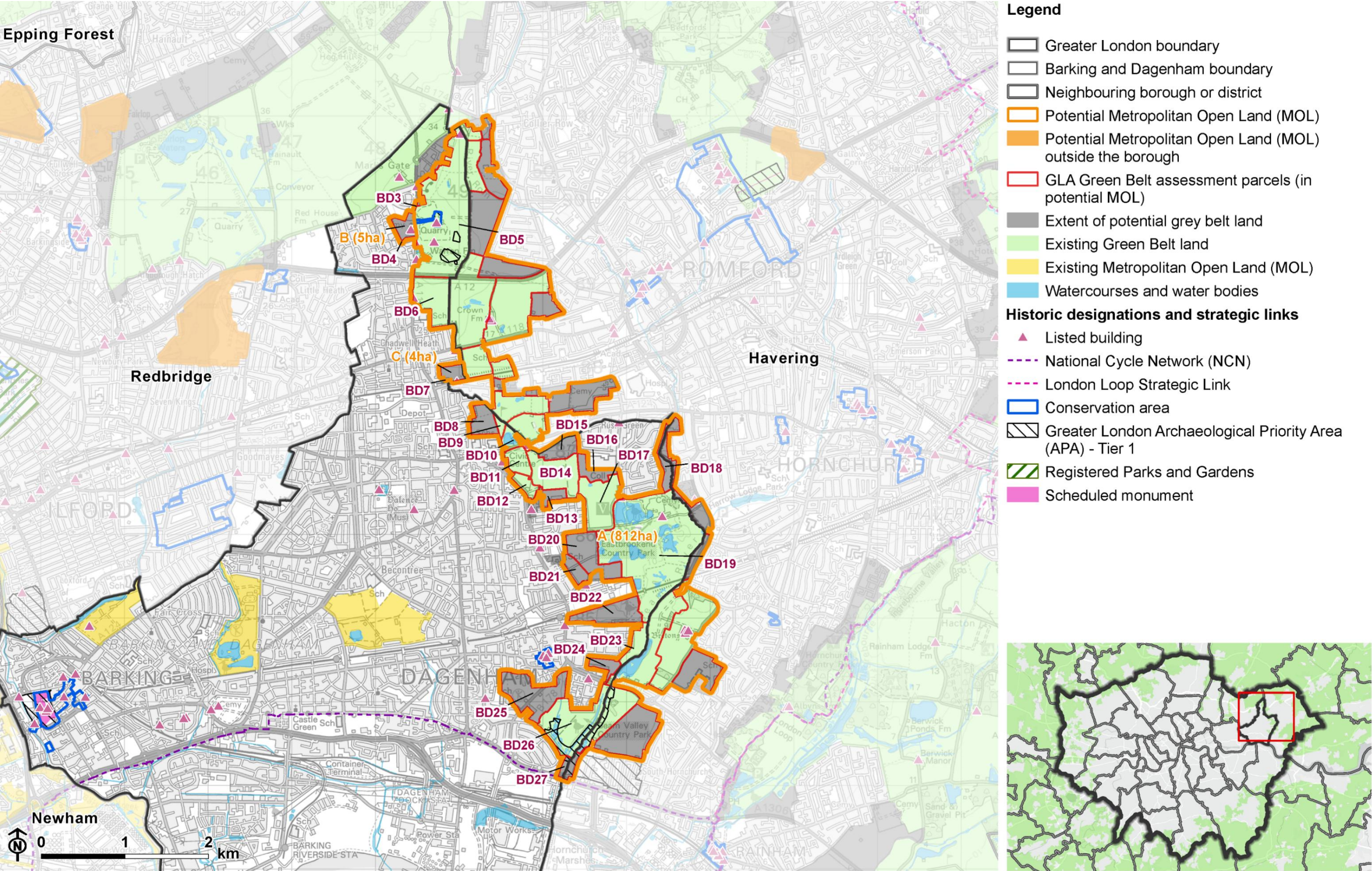
3.12 All of the areas form part of an important strategic corridor in this part of the city, notably the Romford Link, which follows the River Rom/Beam River and so also contributes to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

3.13 The following parts of these areas contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

- The floodplain of the River Beam/Rom flows through the area, some of which is designated as lowland fen irreplaceable habitat and a Metropolitan Site of Importance for Nature Conservation (SINC).
- There are several small pockets of Tier 1 Archaeology Priority Area in the area and several listed buildings, including the Chadwell Heath Anti-aircraft Gun Site Conservation Area and Grade II* Bretons and associated gates.
- The Chase and Eastbrookend Country Park are designated as a Metropolitan Site of Importance for Nature Conservation (SINC).

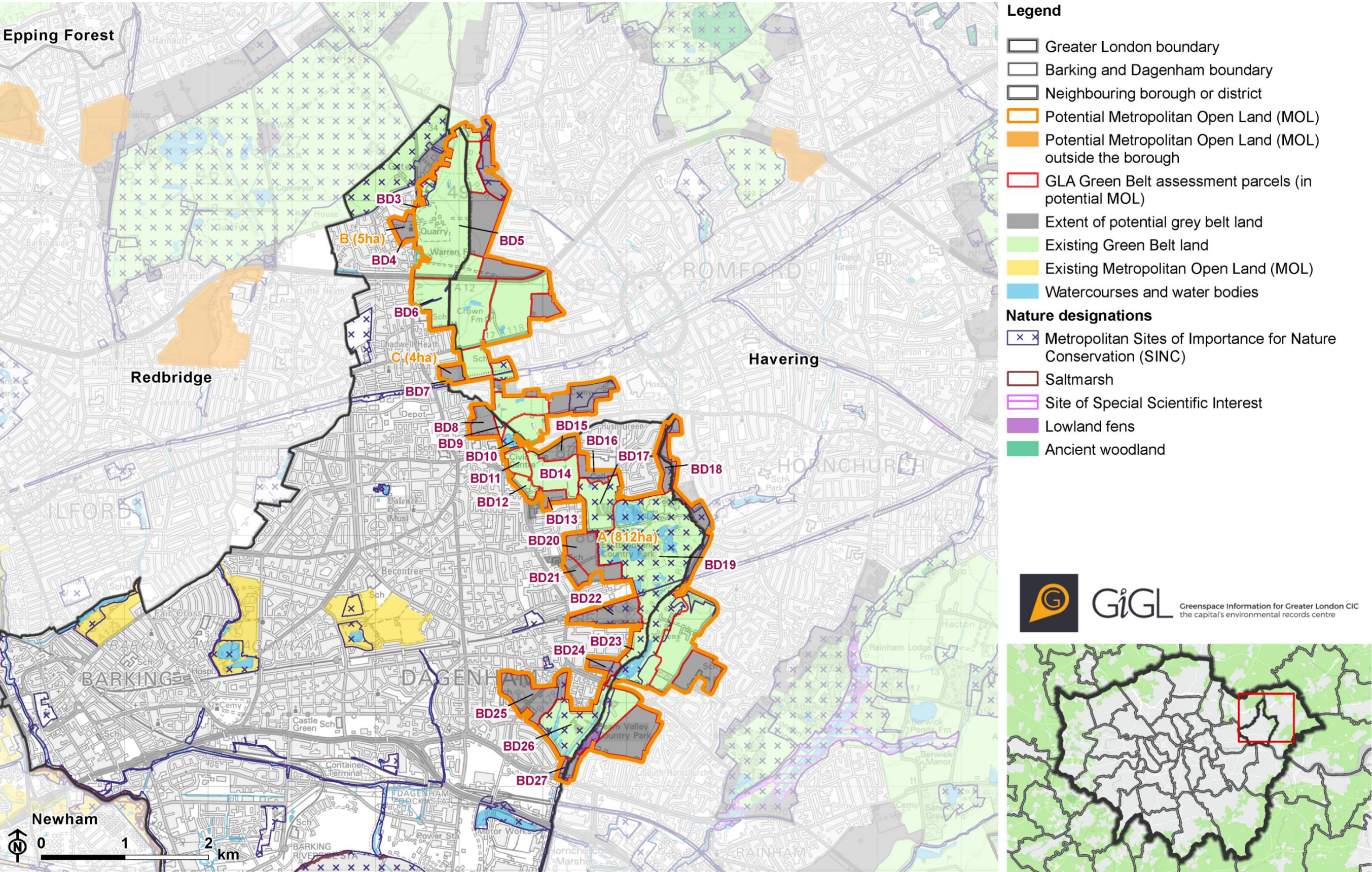
3.14 Figures 3.1 and 3.2 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.1: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.2: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Barnet

3.15 The following parts of the borough's Green Belt have been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – The isolated island of open Green Belt land to the south of Mill Hill containing Mill Hill Cemetery, Mill Hill School playing fields and associated grounds, Arrandene Open Space, Mill Hill Park, Mill Hill Abbey grounds, St Joseph's College grounds, The Mill Field and an allotment off Lawrence Street. The open area (parcels BA25-BA32) is isolated from the wider open countryside by the development along The Ridgeway.
- B – The isolated island of open land to the south of Mill Hill East containing Hendon Cemetery and Crematorium, the Allianz Park Stadium and associated Copthall playing fields, Metro Golf Centre, Chase Lodge School playing fields, Copthall School playing fields and Powerleague Mill Hill and associated playing fields. The open area (parcels BA34-BA37) is isolated from the wider open countryside by several residential streets to the north.
- C – The green wedge south of Lullington Garth Road (parcels BA38-BA40) formed of Finchley Golf Club, Finchley Lawn Tennis Club, Lovers Green Space, woodland associated with the Dollis Valley Green Walk, allotments and Frith Manor Primary School playing fields, which has become almost isolated from the wider countryside by the school buildings along the road.
- D – The green wedge in between Totteridge and the urban edge of Barnet, north-east of Grange Avenue (parcels BA49-BA58) formed of Brook Farm Open Space and Allotments, Wyatts Farm Open Space, South Hertfordshire Open Space, High Barnet Park and playing fields, King George's Fields and King George V Playing Fields, South Hertfordshire Golf Course, Totteridge Academy playing fields and allotment, Dollis Valley Estate allotments and amenity green space and the East Barnet Old Grammarians playing fields.
- E – The green wedge formed of open woodland, grassland, park and common land and Hadley Wood Golf Course south of Hadley Wood and Monken Hadley and north of New Barney/High Barnet (parcels BA76, BA78-BA80 and the southern end of BA81 south of Camlet Way in the London Borough of Barnet and parcels EN7 and EN8 in the London Borough of Enfield), which has also almost become isolated from the wider countryside by the settlements of Monken Hadley and Hadley Wood.

3.16 Each area is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential future isolation

from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city’s physical structure.

3.17 Two of the three existing green wedges in the borough, the one in between Totteridge and Barnet and the one south of Hadley Wood, and the two isolated islands of open Green Belt land to the south of Mill Hill are large enough to be described as a ‘Metropolitan Park’ (over 60ha) and so contribute (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London. In fact much of the area is identified in the All London Green Grid Supplementary Planning Guidance (SPG) as being a strategic opportunity for the designation of a new ‘Brent Valley’ Regional Park.

3.18 All three green wedges form part of important strategic corridors in this part of the city. The green wedges south of Lullington Garth Road and in between Totteridge and Barnet follows the Dollis Valley link, which doubles-up with the London Loop north of Totteridge. The green wedge south of Hadley Wood is connected to the London Loop and wider green links, including the Dollis Valley Link and Pymmes Brook Link. Consequently, these parts of the borough’s Green Belt also contribute to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

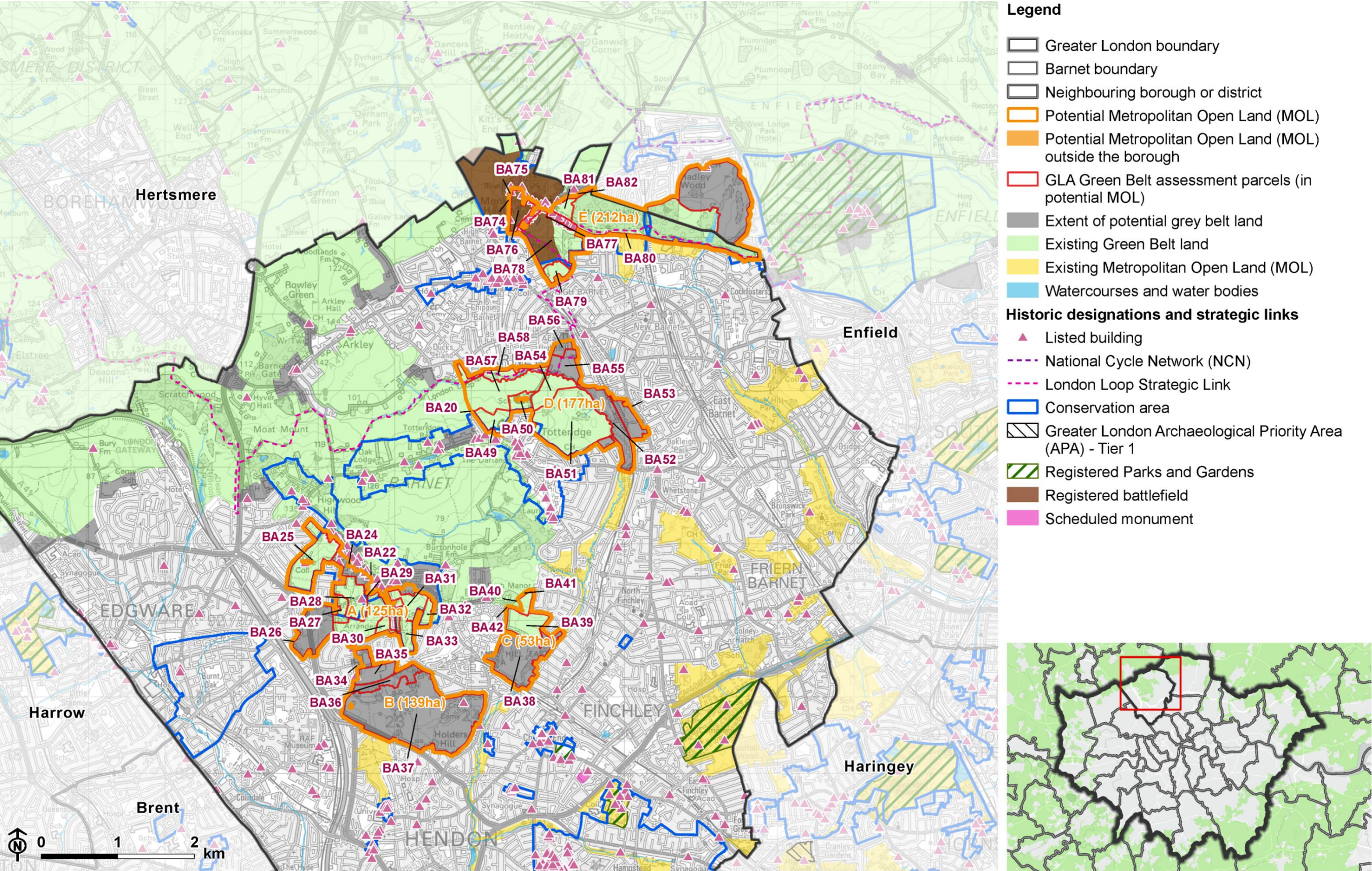
3.19 The following isolated parts of these areas contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

- The isolated island of open Green Belt land to the south of Mill Hill largely falls within the Mill Hill Conservation Area and contains some of its associated listed buildings. This area also contains the Arrandene Open Space Metropolitan Site of Importance for Nature Conservation (SINC).
- The green wedge south of Lullington Garth Road and the isolated island of open land to the south of Mill Hill East contains the floodplain of Dollis Brook at their eastern edges.
- The green wedge in between Totteridge and the urban area of Barnet contains the narrow floodplain of Dollis Brook and lies directly north of the Totteridge Conservation Area and its associated listed buildings. The eastern end of the green wedge contains Totteridge Fields and Highwood Hill Metropolitan Site of Importance for Nature Conservation (SINC) at its far western end.
- The green wedge south of Hadley Wood is largely comprised of the Monken Hadley Conservation Area and its associated listed buildings, with the western end of the area also falling within the Battle of Barnet (1471) Registered

Battlefield. Hadley Green in the far west of this area is also a Metropolitan Site of Importance for Nature Conservation (SINC).

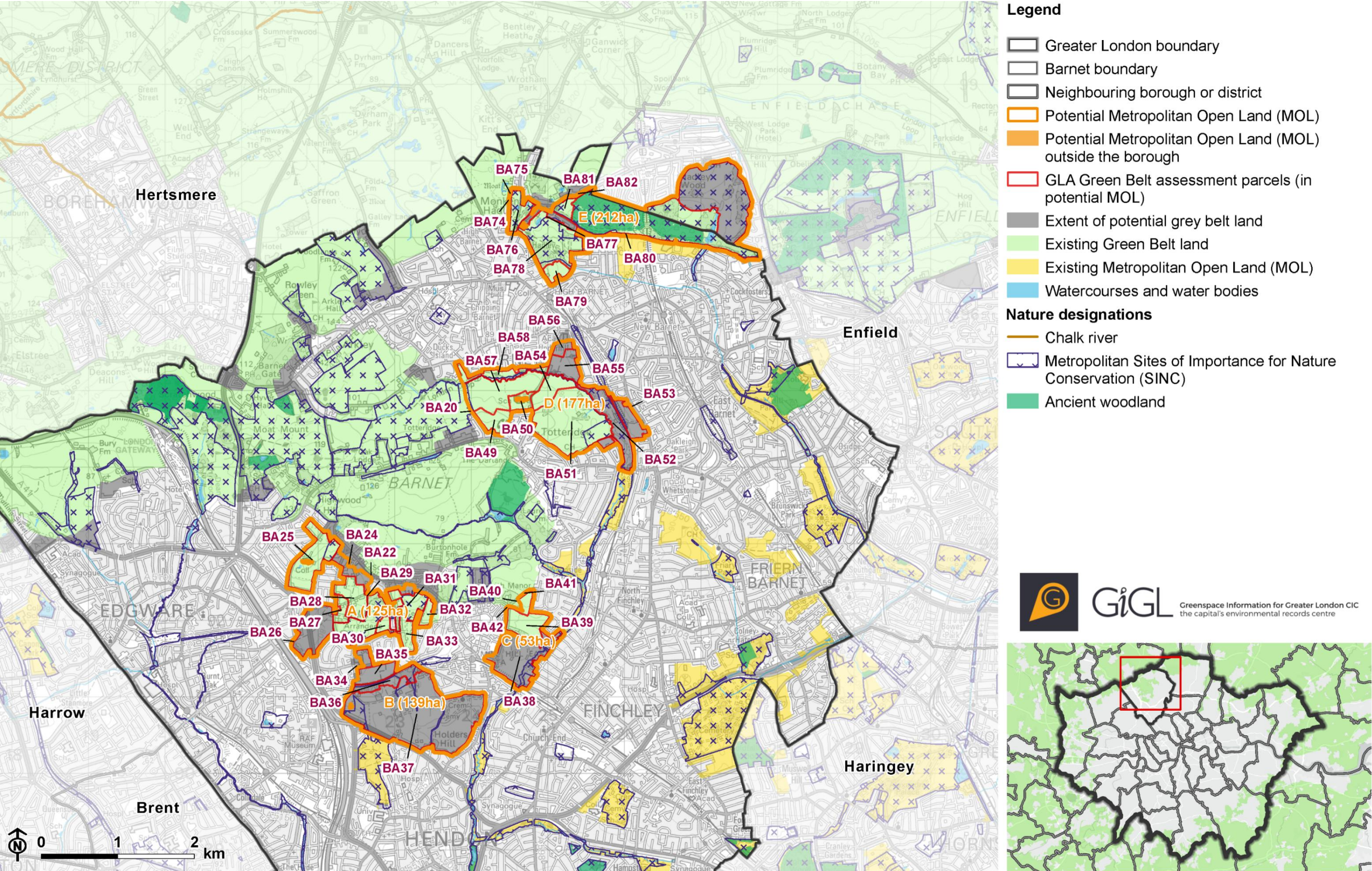
3.20 Figures 3.3 and 3.4 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.3: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.4: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Bexley

3.21 The following parts of the borough's Green Belt have been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – The green wedge north and west of Orpington. The far north of the area contains the open playing fields of St Mary's College, The Green Open Space, Sidcup Place Open Space, Warwick Road Allotments, Foots Cray Recreation Ground and intervening woodland surrounding Queen Mary's Hospital in the London Borough of Bexley (parcels BX1, BX2 and BX4-BX7). The wider green wedge lies within the neighbouring London Borough of Bromley (parcels BR10-BR39) and is comprised of several school playing fields, sports grounds, cemeteries, large pockets of woodland, golf courses, Scadbury Country Park and Nature Reserve, the Hawkwood Estate, Jubilee Country Park, Sparrow Wood and Crofton Heath and Knowle Wood.
- B – The green wedge north of Foots Cray (parcels BX8-BX12) comprised of the Knoll Road allotments, school playing and sports fields, Rectory Lane Pond Nature Reserve and Foots Cray Meadows isolated by Foots Cray and the washed over village of North Cray to the north. The wider area of Green Belt that follows the course of the River Cray to the north shares similar land uses and designations, but is less contained by the urban area and has more of a physical and visual connection with the wider countryside to the east, such that it is not included within this defined area as potentially suitable for designation and MOL.
- C – The isolated island of open Green Belt land (Parcel BX52) in between Crayford and Dartford comprised of the Jolly Farmers Open Space and the open floodplains of the River Cray and River Stanham, which sits in a wider open but isolated area of the floodplain, and associated open spaces within neighbouring Dartford Borough Council.

3.22 There are other notable areas of contained Green Belt land in the borough, such as the open land between Old Bexley and Crayford, which contains important open spaces and designations of metropolitan significance; however, this area is not isolated within Greater London and has no notable potential to become so in the future.

3.23 Each of the identified areas is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential future isolation from the wider countryside surrounding the city, may be sufficient

justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city’s physical structure.

3.24 The two green wedges in the west of the borough both form part of areas large enough to be described as a ‘Metropolitan Park’ (over 60ha) and so contribute (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London.

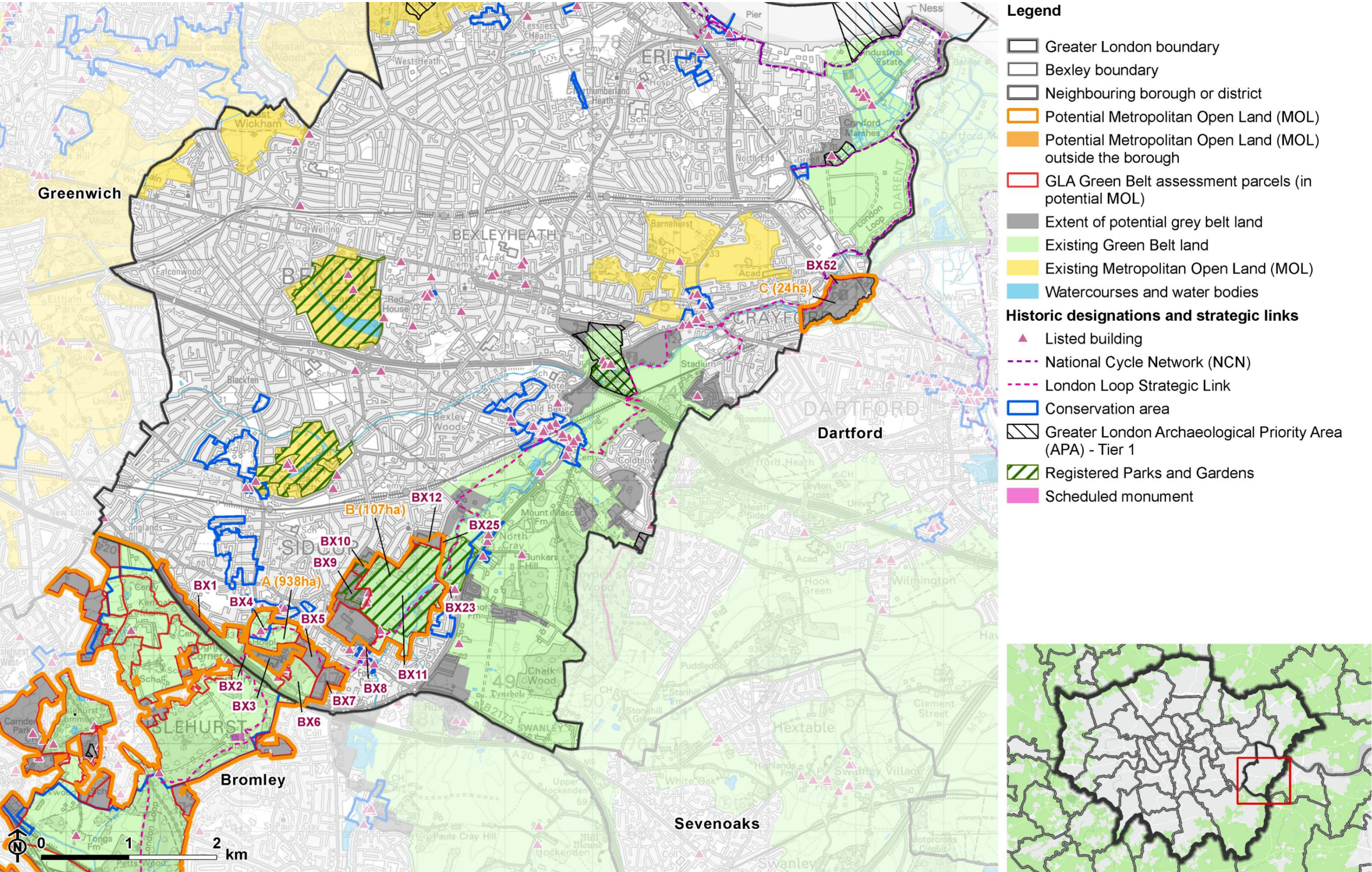
3.25 All three areas form part of important strategic corridors in this part of the city, following the River Cray and the London Loop walk that go through the borough. Consequently, these parts of the borough’s Green Belt also contribute to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

3.26 The following isolated parts of these areas contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

- The northern end of the green wedge north and west of Orpington contains a pocket of ancient woodland (Beavers Wood) and part of The Green Conservation Area, including the Grade II listed Sidcup Place.
- The green wedge north of Foots Cray contains the floodplain of the River Cray and wider meadow which contains peaty soils (an irreplaceable habitat) and is also designated as a Metropolitan Site of Importance for Nature Conservation (SINC). The area also contains a significant proportion of the Foots Cray Place Registered Park and Garden, a pocket of ancient woodland (North Cray Wood). The area also contains a handful of listed buildings, including the Grade II* Parish Church of All Saints.
- The isolated island of open Green Belt land in between Crayford and Dartford contains the floodplain of the Rivers Cray and Stanham, these sections of which are recognised as chalk rivers (an irreplaceable habitat) and is part of the River Cray Metropolitan Site of Importance for Nature Conservation (SINC). The area also contains the Grade II listed Coal Duty Boundary Marker (on the east side of the railway line, north side of Stanham River). A national cycle route follows the northern edge of the area along Thames Road.

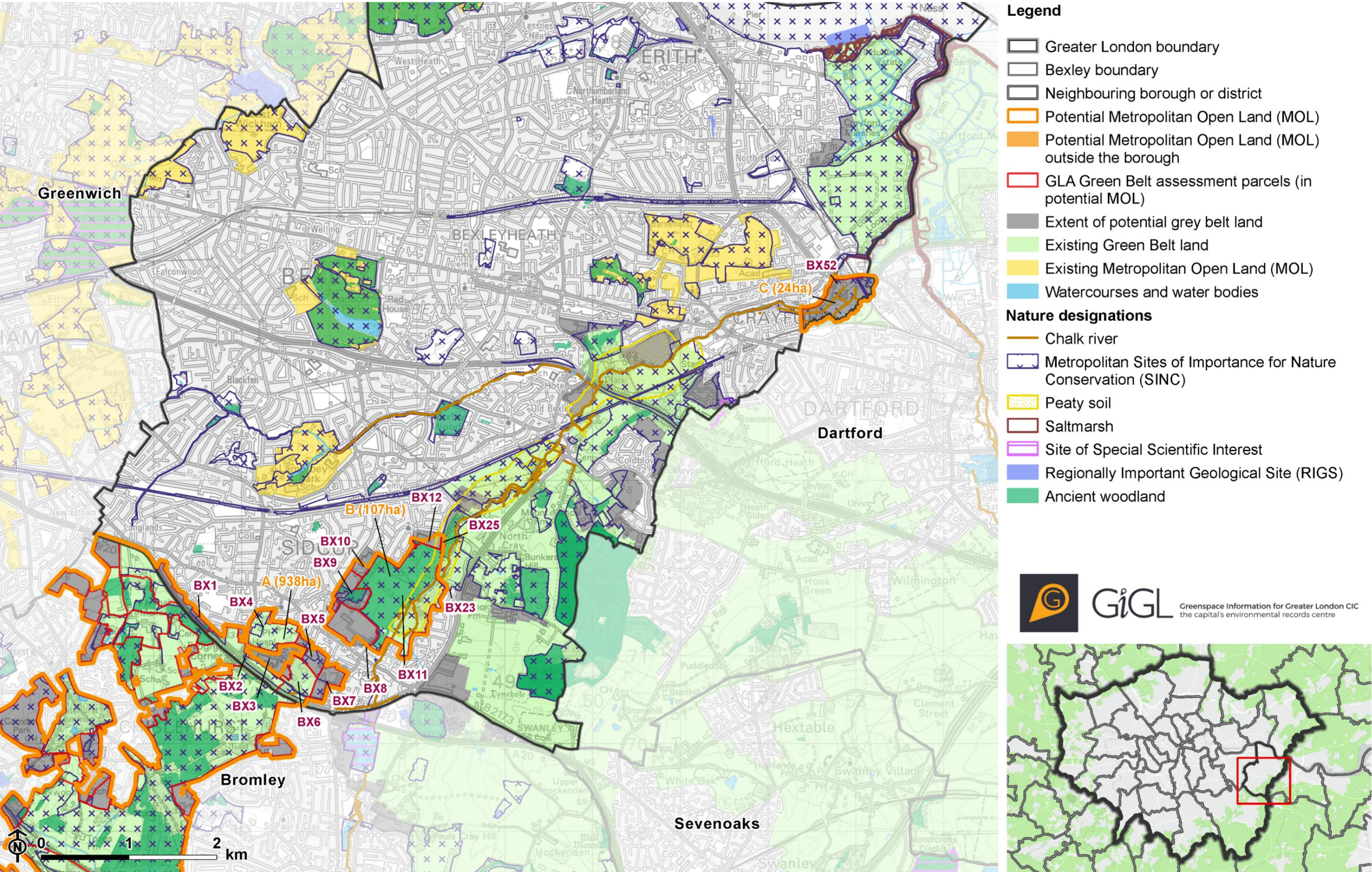
3.27 Figures 3.5 and 3.6 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.5: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.6: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Bromley

3.28 There is only one notable part of the borough which represents a clear existing or potential future islands or green wedges of open space embedded in the urban area of Greater London, the green wedge north and west of Orpington (parcels BR10-BR39) comprised of several school playing fields, sports grounds, cemeteries, large pockets of woodland, golf courses, Scadbury Country Park and Nature Reserve, the Hawkwood Estate, Jubilee Country Park, Sparrow Wood and Crofton Heath and Knowle Wood. The far north of the area contains the open playing fields of St Mary's College, The Green Open Space, Sidcup Place Open Space, Warwick Road Allotments, Foots Cray Recreation Ground and intervening woodland surrounding Queen Mary's Hospital in the London Borough of Bexley (parcels BX1, BX2 and BX4-BX7).

3.29 There are other notable areas of contained Green Belt land in the borough, such as the open land between Hayes/West Wickham and Bromley/Orpington, which contains important open spaces and designations of metropolitan significance; however, this area is not isolated within Greater London and has no notable potential to become so in the future.

3.30 The identified area is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with its existing or potential future isolation from the wider countryside surrounding the city, may be sufficient justification for its designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city's physical structure.

3.31 The green wedge north and west of Orpington forms part of an area large enough to be described as a 'Metropolitan Park' (over 60ha) and so contributes (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London.

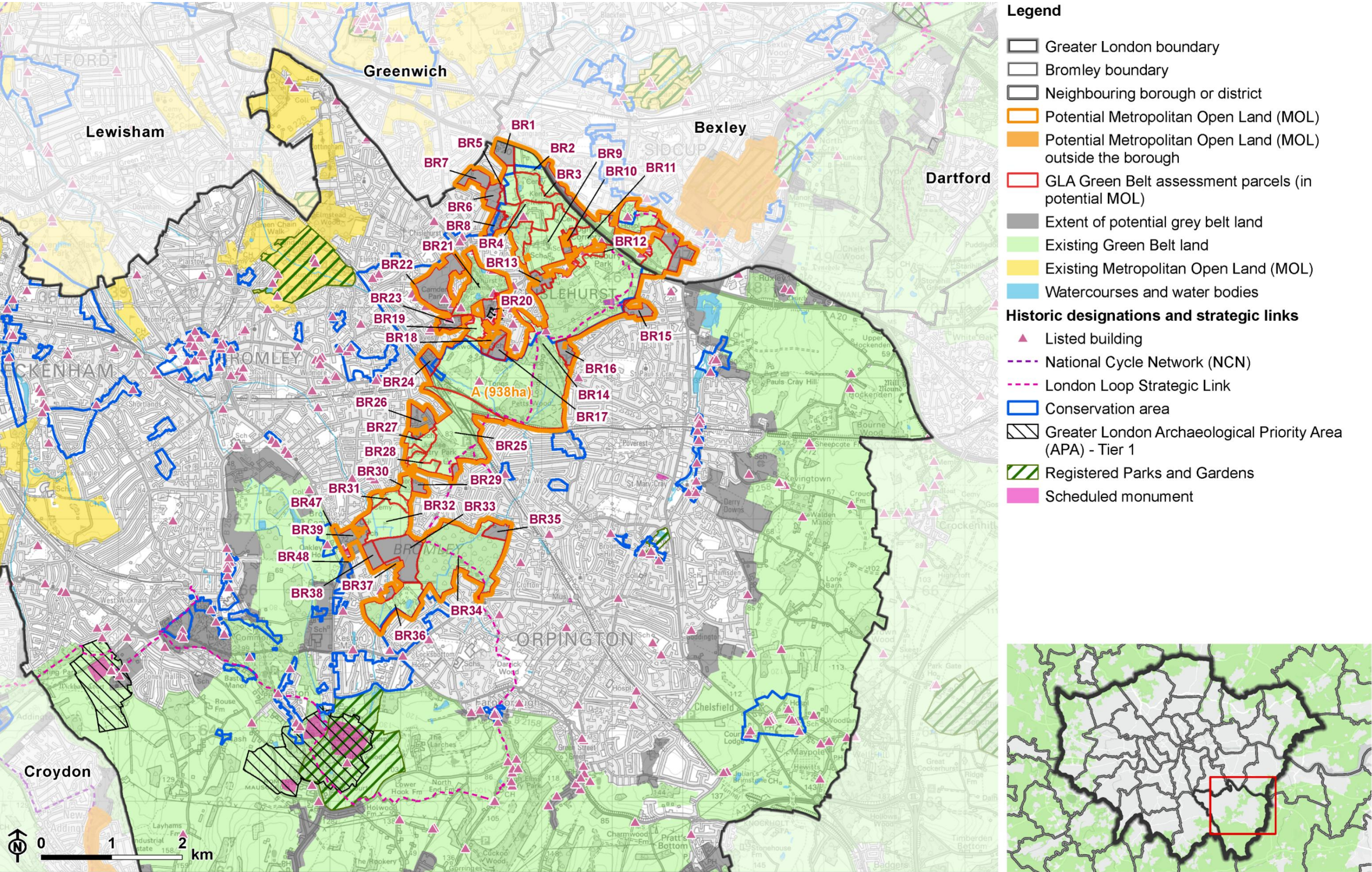
3.32 The area also forms part of important strategic corridors in this part of the city, notably the Heath Walk Link that runs through Chislehurst Common and Scadbury Park, Petts Wood and Jubilee Country Park to Hayes and Keston Commons, which also includes the London Loop walk. Consequently, the area also contributes to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

3.33 The area also contains features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3, specifically large portions of the Chislehurst Conservation Area and its associated listed buildings, several pockets of ancient woodland, including Crofton Wood which is designated as a Site of Special Scientific Interest (SSSI) and Metropolitan Site of Importance for Nature

Conservation (SINC), Scadbury Manor Scheduled Monument, The Cockpit (A Tier 1 Archaeological Priority Area), and the floodplain of the Kyd Brook. Jubilee Country Park, Scadbury Country Park and the Hawksmoor Estate also contain Metropolitan Sites of Importance for Nature Conservation (SINC).

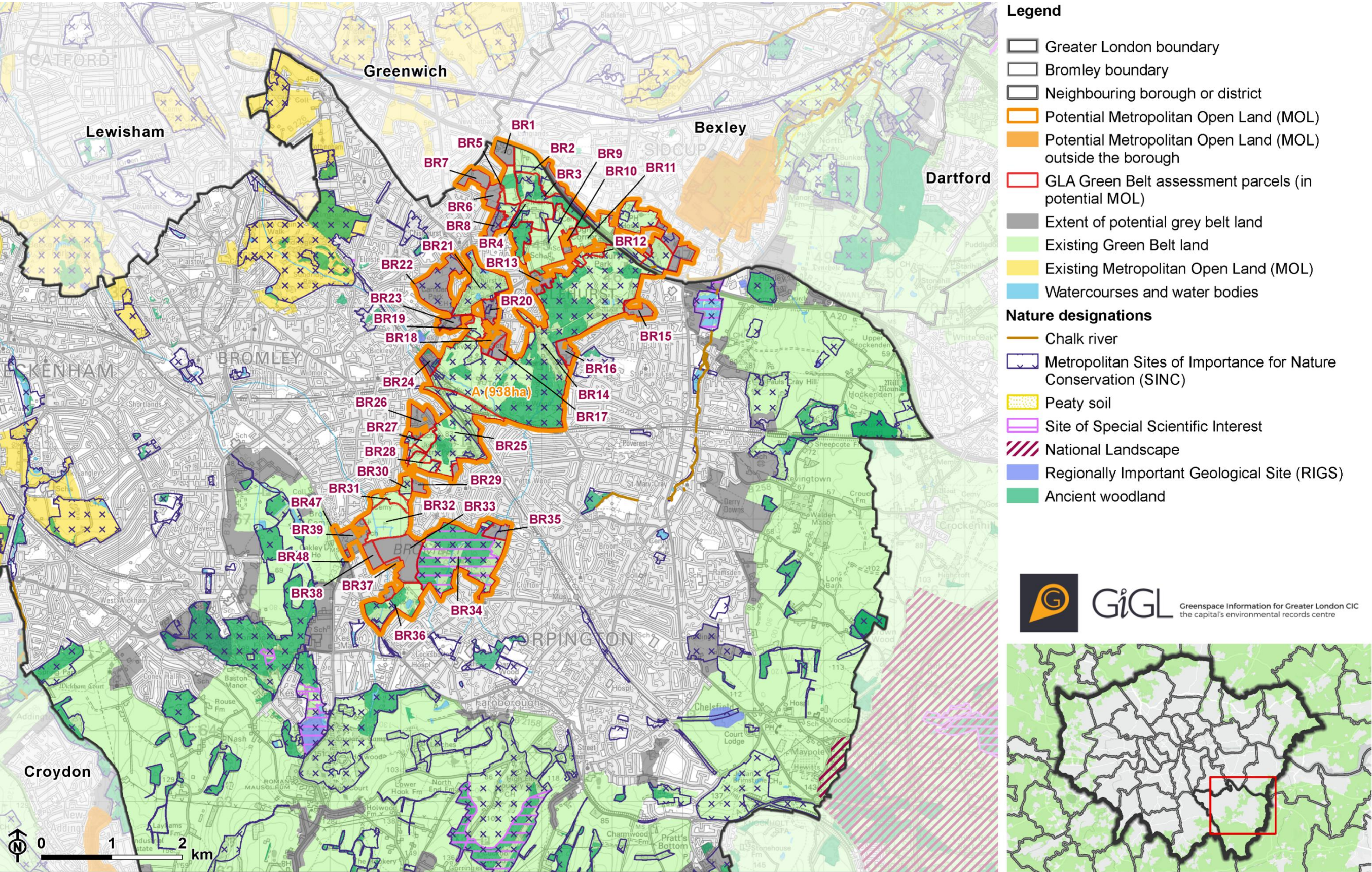
3.34 Figures 3.7 and 3.8 illustrate the broad location of the area with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.7: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.8: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Croydon

3.35 The following parts of the borough's Green Belt have been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – The isolated island of open Green Belt land (parcels CR6 (west of Farthing Way) and CR7) comprised of agricultural fields punctuated by woodland.
- B – The green wedge east of Coulsdon and west of Kenley (parcels CR23-CR27, the northern half of CR28 and CR29) comprised of Grange Park, Coulsdon Manor Golf Course, Dollypers Hill and associated woodland and Betts Mead Recreation Ground.
- C – The green wedge north of Kenley (Parcel CR37) comprised of the northern end of Riddlesdown Common.
- D – The green wedge in New Addington (parcels CR65 and the southern half of parcel CR66 south of King Henry's Drive) comprised of Milne Park and Addington Vale Open Space.
- E – The green wedge/isolated islands of open Green Belt land in between Selsdon and Croydon (parcels CR81-CR91) comprised of Littleheath Woods and the fields and woodlands south of Gravel Hill Road, Addington Hills and associated woodlands, the open grounds of Royal Russell School, Coombe Park, Lloyd Park and Shirley Park. Although washed over by the Green Belt designation the linear settlement of Upper Shirley has already largely severed these large areas of open space from the wider open countryside to the east.

3.36 There are other notable areas of contained Green Belt land in the borough, such as the open land between Spring Park, Addington and Forrestdale, between Selsdon and Sanderstead, between Sanderstead and Warlingham and between Old Coulsdon and Caterham, which contain important open spaces and designations of metropolitan significance; however, these areas are not isolated within Greater London and have no notable potential to become so in the future. Some areas, such as the open Green Belt land comprised of the Rickman Hill Recreation Ground (Parcel CR3), are isolated from the wider open countryside but are part of wider open but isolated area with neighbouring local authority areas outside the city. Given not all of the isolated islands could be designated as MOL, and the fact that they play important roles in preventing the further merging of Greater London with the neighbouring District settlements, they are not identified as areas for potential MOL.

3.37 Each of the identified areas is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential

future isolation from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city’s physical structure.

3.38 The green wedges between Coulsdon and Kenley and Croydon and Selsdon form part of areas large enough to be described as a ‘Metropolitan Park’ (over 60ha) and so contribute (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London.

3.39 The green wedge/isolated islands of open Green Belt land in between Selsdon and Croydon forms part of a number of important strategic corridors in this part of the city, notably the:

- Croydon Link, which connects the Wandle Valley via Croydon town centre where it becomes the Heath Walk Link to Hayes Common and beyond.
- Corham Hurst Link, which provides a short connection between Croham Hurst and Littleheath Woods and Bramley Bank.
- Water Link Way, which connects a number of parks and green spaces from Selsdon to South Norwood.
- The London Loop walk which surrounds the city.

3.40 Consequently, this part of the borough’s Green Belt also contributes to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

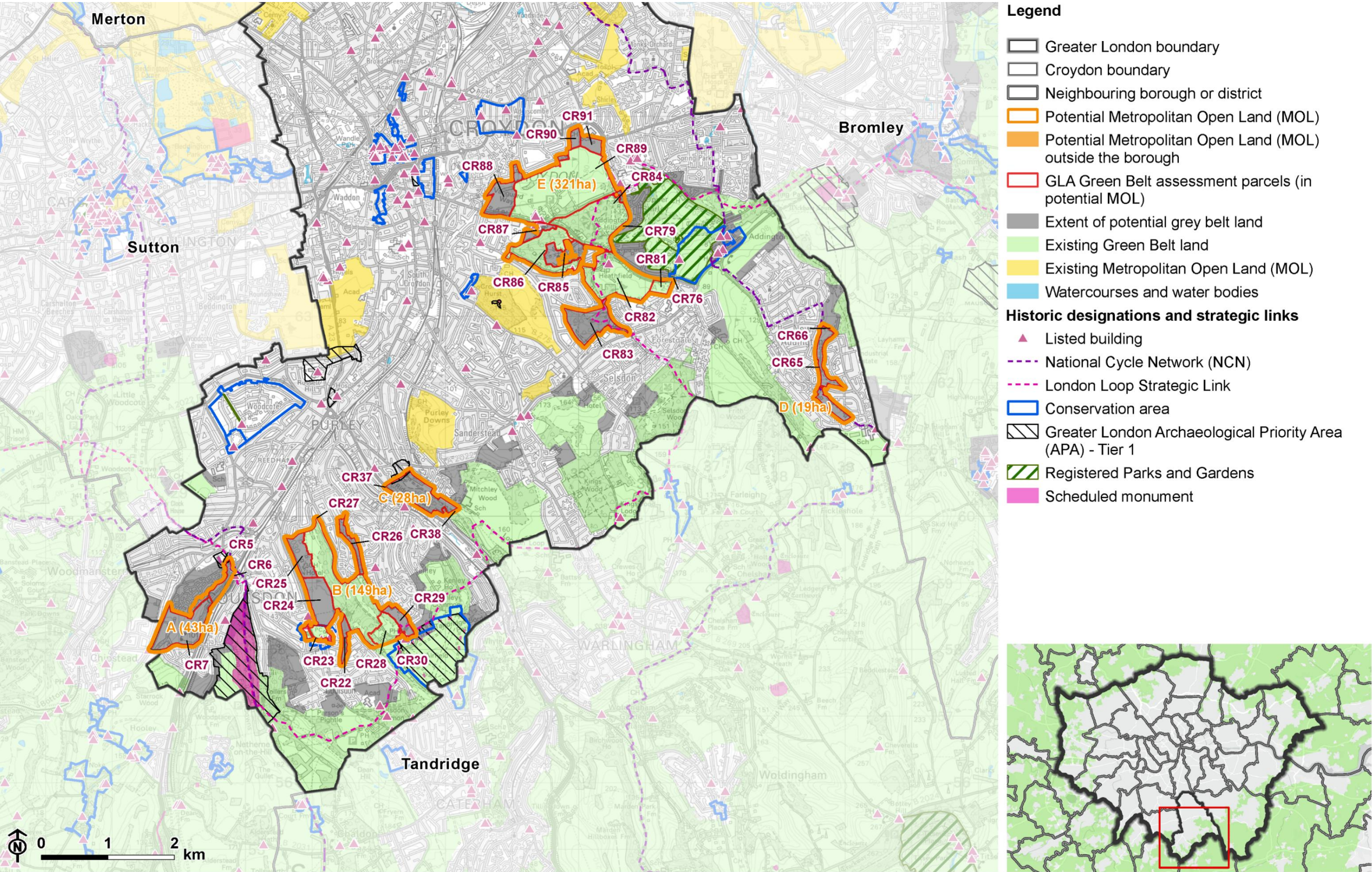
3.41 The following isolated parts of these areas of the borough contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

- The green wedge east of Coulsdon and west of Kenley (parcels CR23-CR27, the northern half of CR28 and CR29) contains the Bradmore Green Conservation Area, including the Grade I listed Church of St John the Evangelist. Part of Dollypers Hill contains a large pocket of ancient woodland.
- The green wedge north of Kenley (Parcel CR37) is largely designated a Site of Special Scientific Interest (SSSI), a National Nature Reserve and a Metropolitan Site of Importance for Nature Conservation (SINC).
- The green wedge within New Addington (Parcel CR65 and the southern half of CR66) follows a national cycle route.
- The green wedge/isolated islands of open Green Belt land in between Selsdon and Croydon (parcels CR81-CR91) contains a number of Grade II listed

buildings, including Coombe Lodge, Heathfield House, and St Margaret's School. Littleheath Woods is largely designated as ancient woodland and Addington Hills is designated as a Metropolitan Site of Importance for Nature Conservation (SINC).

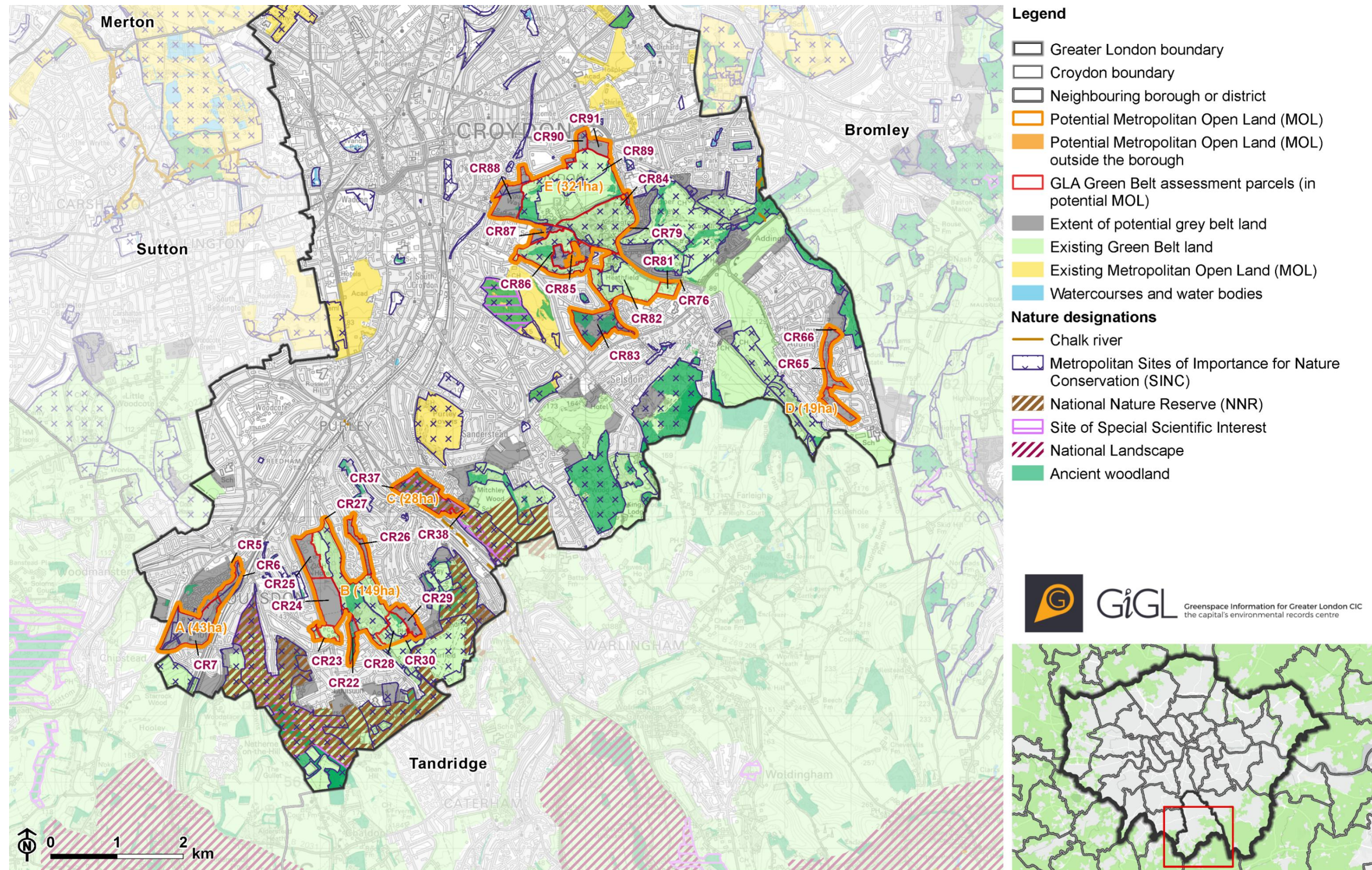
3.42 Figures 3.9 and 3.10 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.9: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.10: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Ealing

3.43 The vast majority of the borough's Green Belt has been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – The isolated island of open Green Belt land surrounding in the Northolt Aerodrome in between Ickenham, Ruislip, Northolt, Hillingdon, Hayes and Yeading comprised of fields and woodland blocks, Ruislip Gardens, the wooded course of Yeading Brook and associated scrubland, Ickenham Marsh Nature Reserve, Gutteridge Wood and Meadows Nature Reserve, Home Covert Wood, Polie Hill Open Space, The Inspiration Golf Course, West London Shooting School, McGovern Park Stadium, Stonefield Park, Islip Manor Nature Reserve, Islip Manor Meadows Nature Reserve, Larkspur Rovers Football Club playing pitches, Lime Tree Golf Course and Lime Tree Park (parcels EA15-EA21 and parcels HI72-HI86, HI94-HI97 (north of Kingshill Avenue) in the neighbouring London Borough of Hillingdon).
- B – The isolated green wedge surrounding and partially separating Yeading from the neighbouring urban areas of Hayes to the south, Southall to the south east, Greenford to the east and Northolt to the north. The open areas are comprised of Grange Park, Belmore Playing Fields, Brookside Open Space, Spikes Bridge Park and playing pitches, Willow Tree Nature Reserve and Open Space, Durdans Park school playing fields and neighbouring allotments, King George's Field, Yeading Playground, Durdans Park Cricket Ground, Rectory Park, Media Park, Northolt Golf Course, Gifford School playing fields, Northala Fields, Smiths Farm Open Space, Marnham Fields and Belvue Park (parcels EA2-EA12 and parcels HI97 (south of Kingshill Avenue)-HI101 in the neighbouring London Borough of Hillingdon).

3.44 Each area is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential future isolation from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city's physical structure.

3.45 The areas form part of wider areas large enough to be described as a 'Metropolitan Park' (over 60ha) and so contribute (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London.

3.46 The areas also form part of important strategic corridors in this part of the city, following the Yeading Brook, Hillingdon Trail and Grand Union Canal. Consequently,

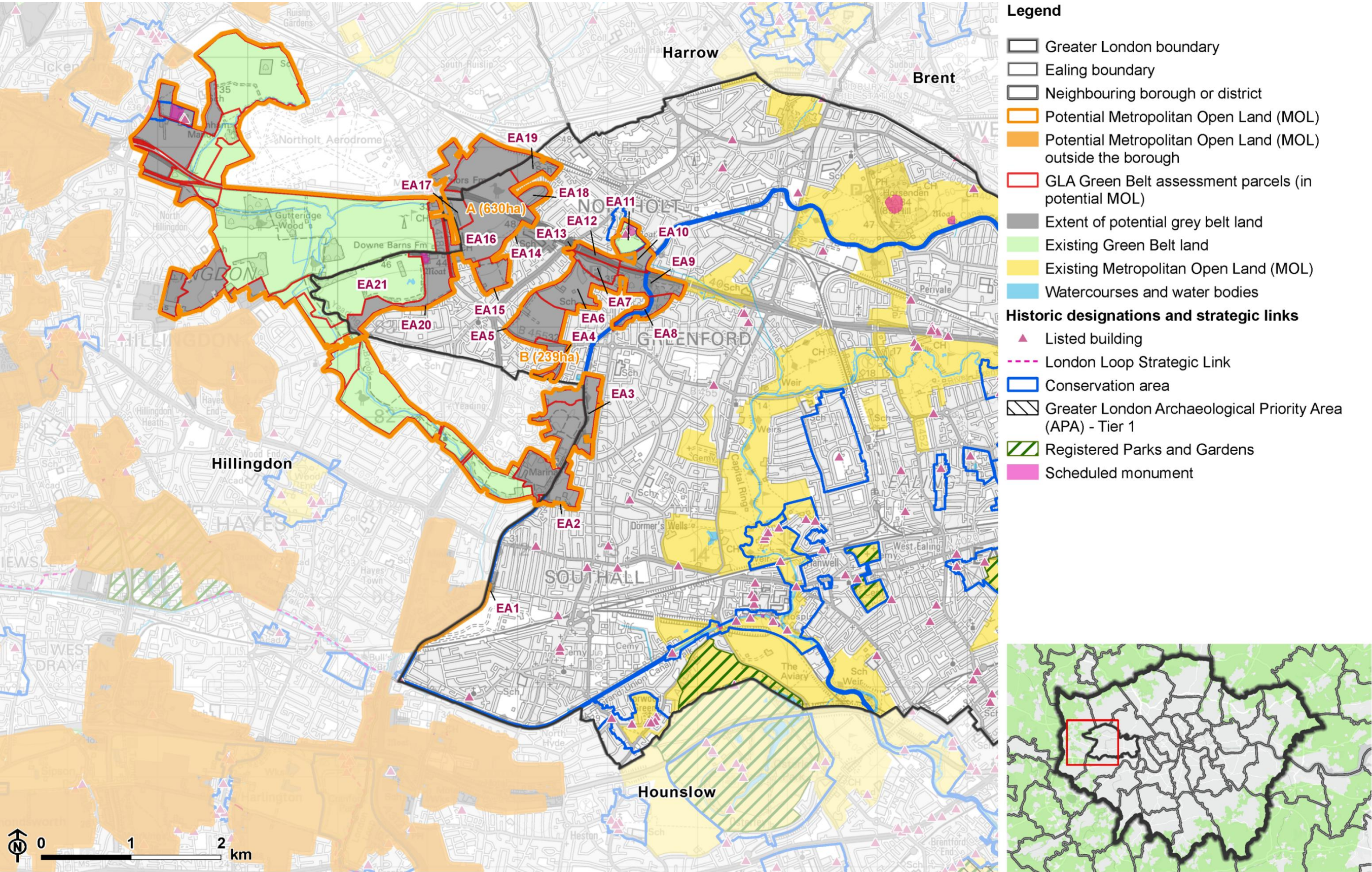
these parts of the borough's Green Belt also contribute to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

3.47 The following isolated parts of these areas contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

- The London Canals Metropolitan Site of Importance for Nature Conservation (SINC) cuts through the eastern end of the green wedge that separates Yeading from Southall and Greenford with the northern portion cutting through Marnham Fields also being designated as a Conservation Area.
- Belvue Park lies within Northolt Village Green Conservation Area and includes the Grade I Church of St Mary and the Northolt Manor Scheduled Monument.
- The Yeading Brook Meadows Metropolitan Site of Importance for Nature Conservation (SINC) and its associated floodplain and the Islip Manor Meadows Metropolitan Site of Importance for Nature Conservation (SINC) lie in the far west of the borough within the wider isolated island of open Green Belt land surrounding in the Northolt Aerodrome.
- Down Barns Farm Scheduled Monument lies adjacent to the West London Shooting Grounds in the centre of the isolated island of open Green Belt land surrounding in the Northolt Aerodrome.

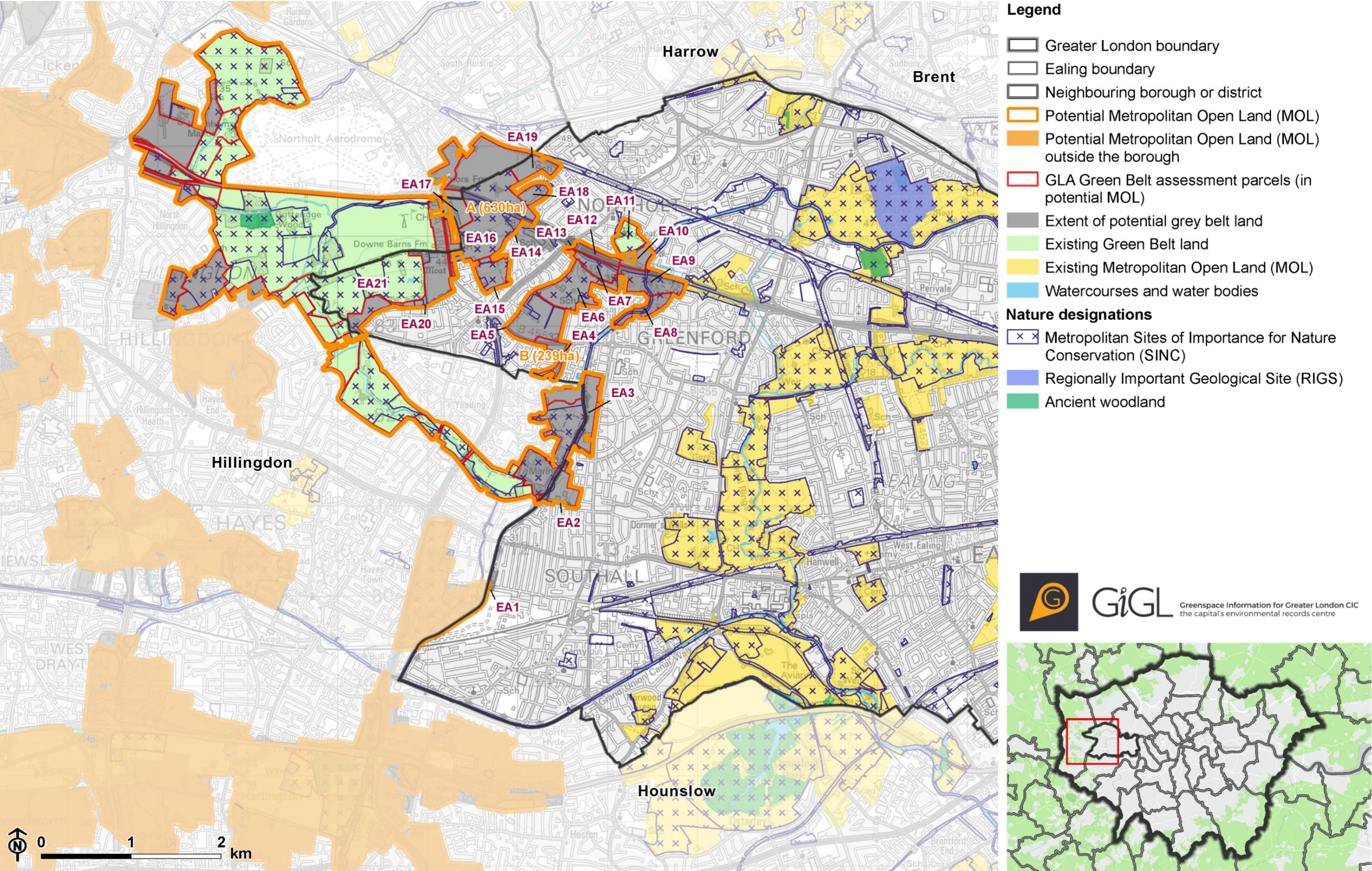
3.48 Figures 3.11 and 3.12 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.11: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.12: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Enfield

3.49 The following parts of the borough's Green Belt have been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – The green wedge formed of open woodland, grassland, park and common land and Hadley Wood Golf Course south of Hadley Wood and Monken Hadley and north of New Barney/High Barnet (parcels BA76, BA78-BA80 and the southern end of BA81 south of Camlet Way in the London Borough of Barnet and parcels EN7 and EN8 in the London Borough of Enfield).
- B – The open land east of the New River and Forty Hill comprised of St Ignatius College playing fields, woodland and scrubland along the Turkey Brook, Enfield Crematorium and Cemetery and Hoe Green Park (parcels EN46-EN49), which are already partially isolated from the wider countryside by the built development to the north and south and could become more so should the potential grey belt land immediately to west beyond the New River (parcels EN45 and EN50) were developed.
- C – The Warwick Field Open Space, Prince of Wales Open Space and woodland west of the River Lee Navigation (Parcel EN59) and/or the open land contained within Enfield Island Village (Parcel EN58) could become isolated from the wider countryside should the potential grey belt land immediately adjacent to them (parcels EN57 and EN60) be developed.
- D – The green wedge formed of the southern open reservoirs, wetlands, marshlands, playing fields, golf courses and neighbouring open scrublands in the Lee Valley in between Chingford/Walthamstow and Enfield/Edmonton/Tottenham/Stamford Hill (parcels EN62-EN71 and the southern halves of parcels EN61 and EN63, parcels HA1-HA4 in the London Borough of Harringay and parcels WF1-WF9 in the London Borough of Waltham Forest).

3.50 It is noted that the vast majority of the green wedge in the Lee Valley is open water rather than open land. Although there are some large water bodies and water courses designated as MOL in other parts of the city, none are of the scale and contiguity of the reservoirs in the Lee Valley. However, for the reasons outlined below, this green wedge is still considered to have potential for designation as MOL under a number of the required criteria.

3.51 Each area is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential future isolation from the wider countryside surrounding the city, may be sufficient justification for their

designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city's physical structure.

3.52 The two green wedges in the far east and west of the borough are both large enough to be described as a 'Metropolitan Park' (over 60ha) and so contribute (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London. Both also represent important strategic corridors in this part of the city. The Lee Valley between Chingford/Walthamstow and Enfield/Edmonton/Tottenham/ Stamford Hill represents an important green and blue chain from Tower Hamlets and Newham to the south to Ware in Hertfordshire to the north. Similarly, the green wedge formed of open woodland, grassland, park and common land and Hadley Wood Golf Course south of Hadley Wood and Monken Hadley are connected to the London Loop and wider green links, including the Dollis Valley Link and Pymmes Brook Link. Consequently, these parts of the borough's Green Belt also contribute to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

3.53 The open land east of the New River and Forty Hill (parcels EN46-EN49), the Prince of Wales Open Space (Parcel EN59) and the open land in Enfield Island Village (Parcel EN58) are too small to be described as a 'Metropolitan Park' (over 60ha) and so do not contribute to London Plan Policy G3 Criterion 2; however, they do sit along the London Loop walk and wider Green Links including the Turkey Brook Link and the Enfield Link along part of the course of the New River and the Lee Valley, respectively. Consequently, these parts of the borough's Green Belt also contribute to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

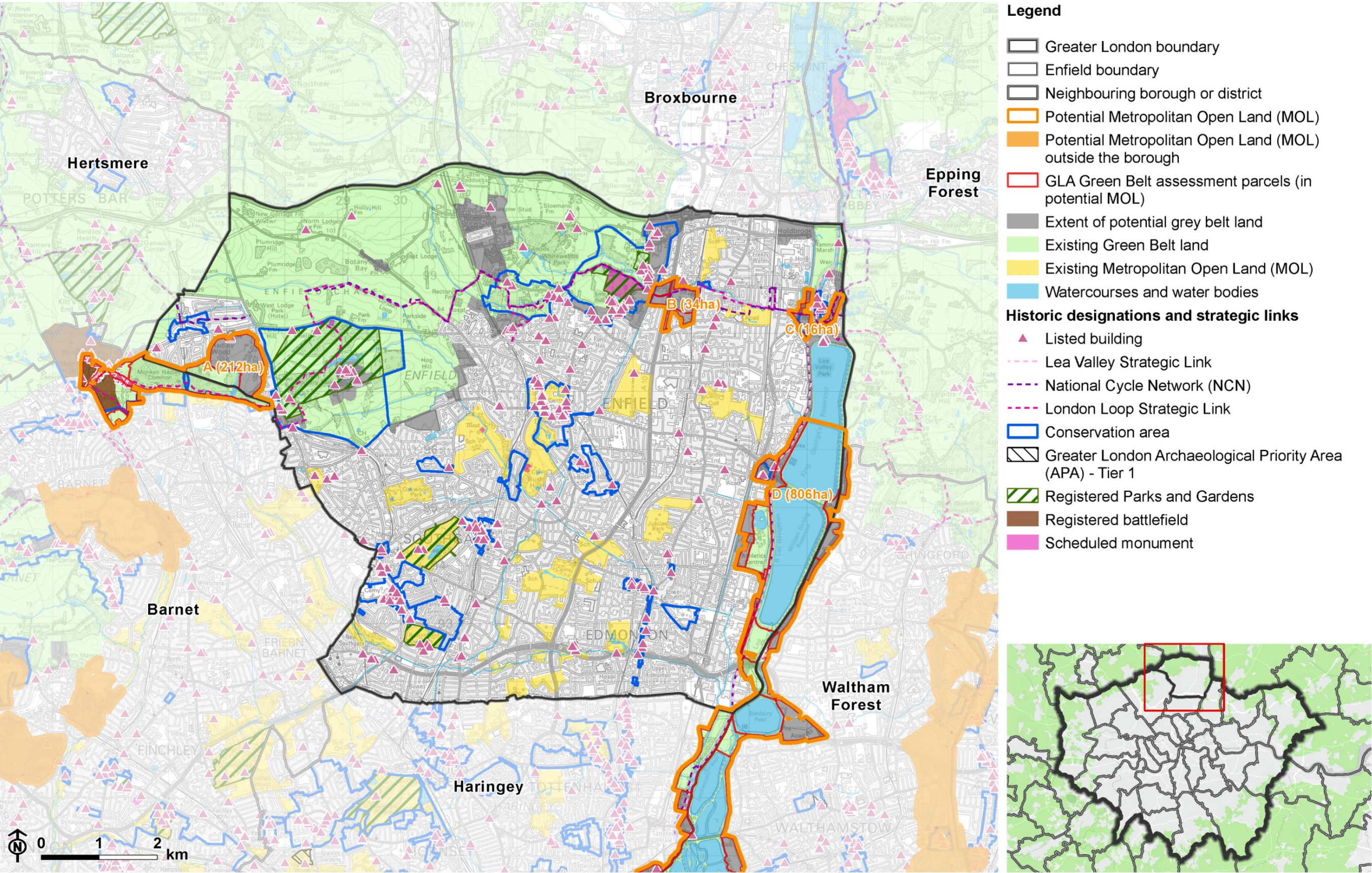
3.54 The following isolated parts of these areas contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

- Hadley Wood Golf Course (parcel EN7) and the adjacent Sewits Hill (parcel EN8) contain the floodplain of the Monken Mead Brook, although this forms a relatively small portion of both areas. Similarly, the northern end of the golf course (parcel EN7) contains the Grade II listed Hadley Wood Golf Clubhouse and Stable Range. Furthermore, both lie directly north of the Monken Hadley Conservation Area, covering Monken Hadley Common to the south.
- The open floodplain of the Turkey Brook in the northern portion of the land east of the New River and Forty Hill (parcel EN49 and the northern part of EN48) is designated as flood zone 2 and 3 and a wildlife corridor associated with the Forty Hall Park and Estate Metropolitan Site of Importance for Nature Conservation (SINC). A national cycle route follows the course of the brook through the area.

- The Prince of Wales Open Space (Parcel EN59) and the open land in Enfield Island Village (Parcel EN58) fall within the floodplain of the Turkey Brook, River Lea/Lee Navigation and partially contain the Enfield Lock Conservation Area and its associated listed buildings. A national cycle route follows the course of the waterways through the area.
- The vast majority of the green wedge in the east of the borough falls within the floodplain of the River Lea/Lee Navigation (parcels EN61-EN71). Similarly, the vast majority of the green wedge falls within the Lea Valley Metropolitan Site of Importance for Nature Conservation (SINC). In addition, parcels EN63 and part of Parcel EN61 falls within the Chingford Reservoirs Site of Special Scientific Interest (SSSI). Parcel EN62 partially contains the Ponders End Flour Mill Conservation Area and its associated listed buildings. A national cycle route follows the course of the River Lea/Lee Navigation through the area.

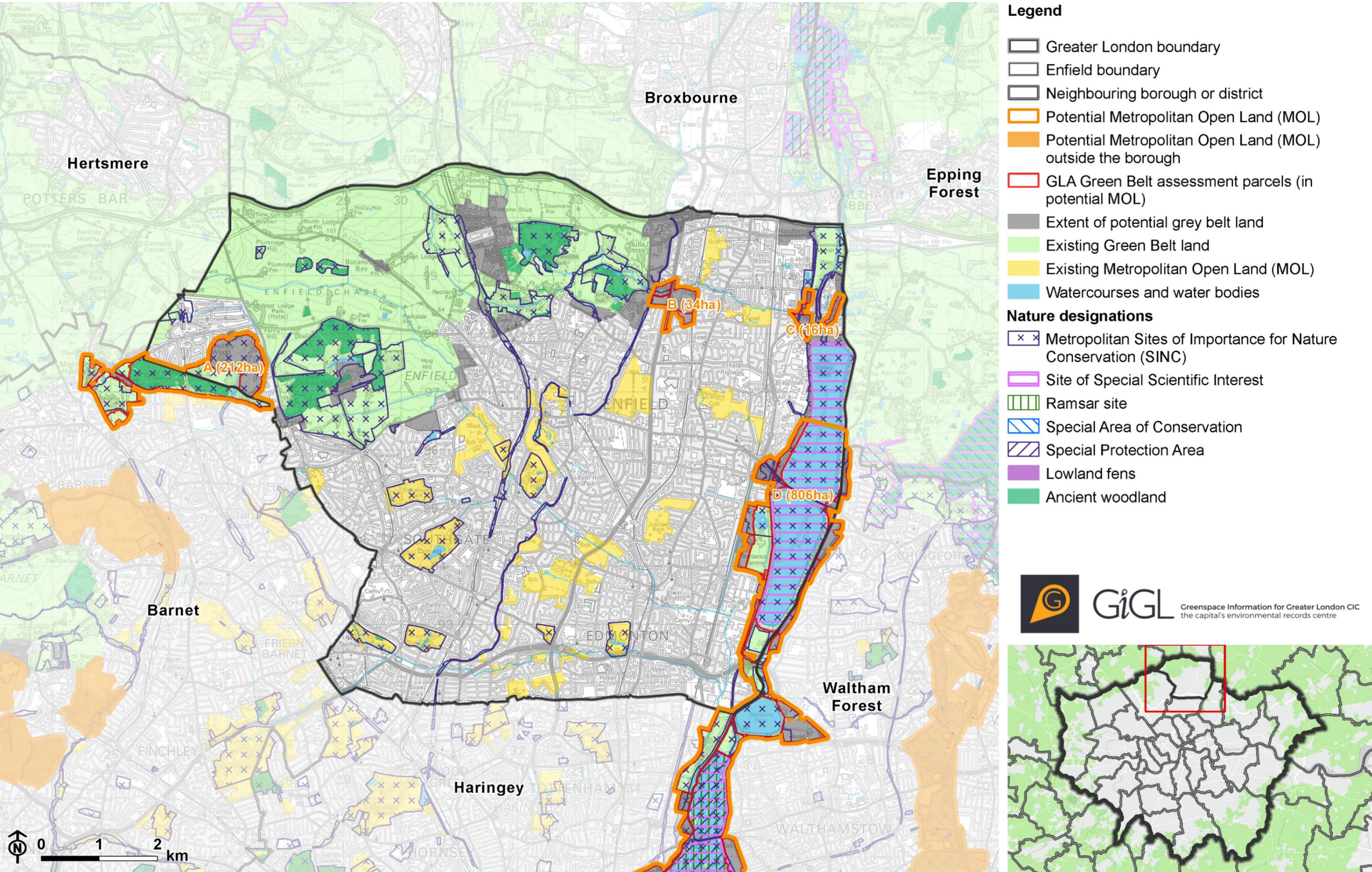
3.55 Figures 3.13 and 3.14 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.13: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.14: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Haringey

3.56 The borough's Green Belt falls within a wider green wedge of open space embedded in the urban area of Greater London formed of the open reservoirs, wetlands, marshlands, playing fields, golf courses and neighbouring open scrublands in the Lee Valley in between Walthamstow and Tottenham/Stamford Hill (parcels HA1-HA4, parcels EN62-EN71 and the southern halves of parcels EN61 and EN63 in the London Borough of Enfield and parcels WF1-WF9 in the London Borough of Waltham Forest).

3.57 It is noted that the vast majority of the green wedge in the Lee Valley is open water rather than open land. Although there are some large water bodies and water courses designated as MOL in other parts of the city, none are of the scale and contiguity of the reservoirs in the Lee Valley. However, for the reasons outlined below, this green wedge is still considered to have potential for designation as MOL under a number of the required criteria.

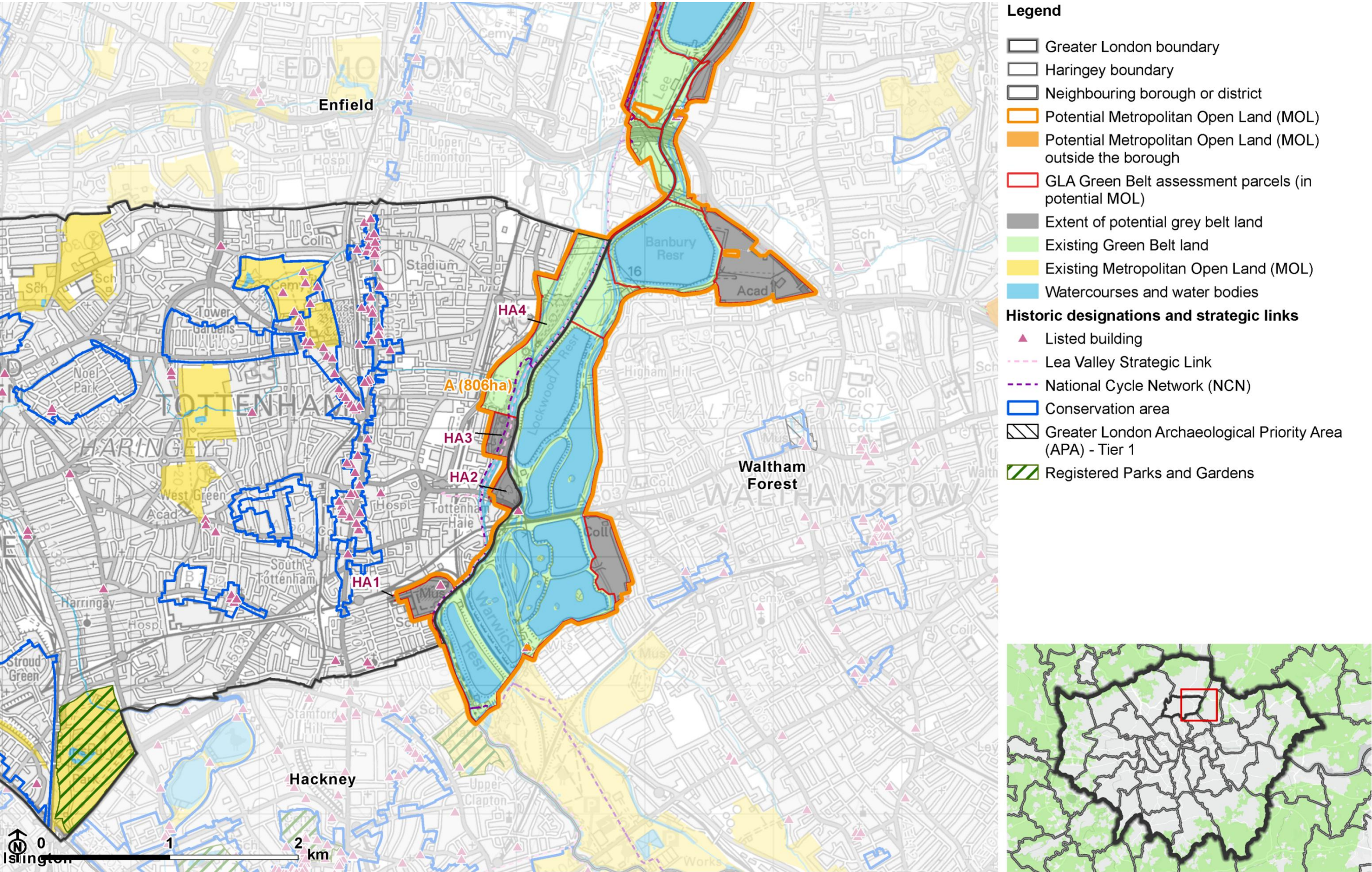
3.58 The borough's Green Belt land is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with its existing isolation from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city's physical structure.

3.59 In combination with the wider green and blue wedge of the Lee Valley, the boroughs four Green Belt parcels represent as large enough to be described as a 'Metropolitan Park' (over 60ha) and so contribute (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London. The land also represents an important strategic corridor in this part of the city, stretching from Tower Hamlets and Newham to the south to Ware in Hertfordshire to the north. Consequently, the borough's Green Belt land is considered to also contribute to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

3.60 The parts of the green wedge within the London Borough of Haringay contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3. The vast majority of the green wedge in the west of the borough falls within the floodplain of the River Lea/Lee Navigation (parcels HA1-HA4). Parcels HA2-HA4 fall wholly or partially within the Lea Valley Metropolitan Site of Importance for Nature Conservation (SINC). Finally, Parcel HA1 contains a Grade II listed Pumping Station. A national cycle route follows the course of the River Lea/Lee Navigation through the area.

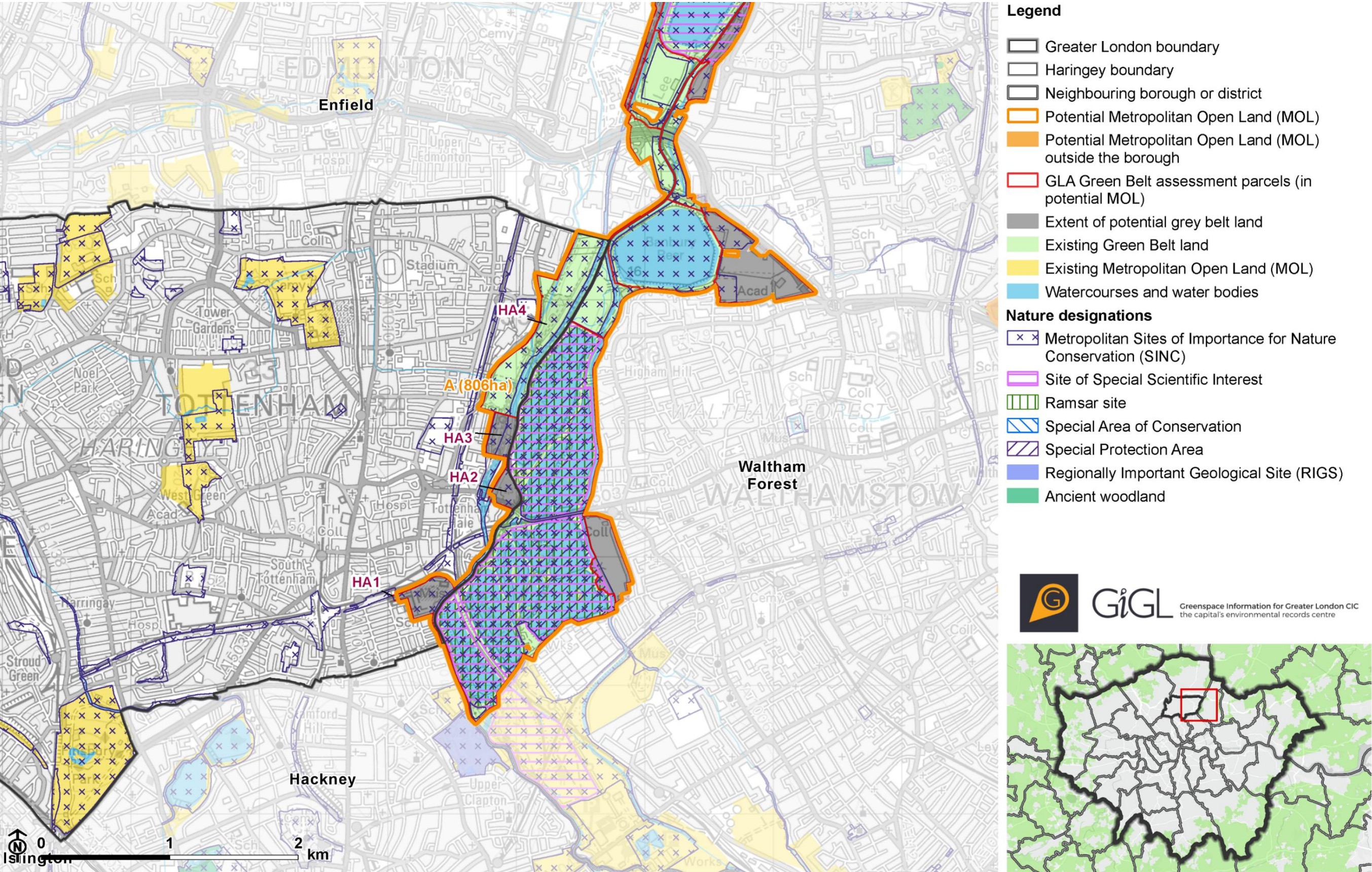
3.61 Figures 3.15 and 3.16 illustrate the broad location of the areas with potential for designation as MOL.

Figure 3.15: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.16: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Harrow

3.62 The only part of the borough's Green Belt identified as an existing or potential future island or green wedge of open space embedded in the urban area of Greater London is the large open area comprised of the agricultural fields surrounding Pinner Park Farm, Hatch End Riverside Park, Hatch End Playing Fields, Harrow Saint Mary's Cricket Club, Pinner Park Farm Primary School playing fields and neighbouring allotments and sports ground and Pinner Lawn Tennis Club (parcels HR7-HR11). If the potential grey belt land north of the A4008 (Oxhey Lane/Uxbridge Road) were developed then The Cedars Open Space and John Rumney Playing Fields (Parcel HR12) would also become isolated from the wider countryside and have potential to form part of the same wider open area of MOL south of Uxbridge Road.

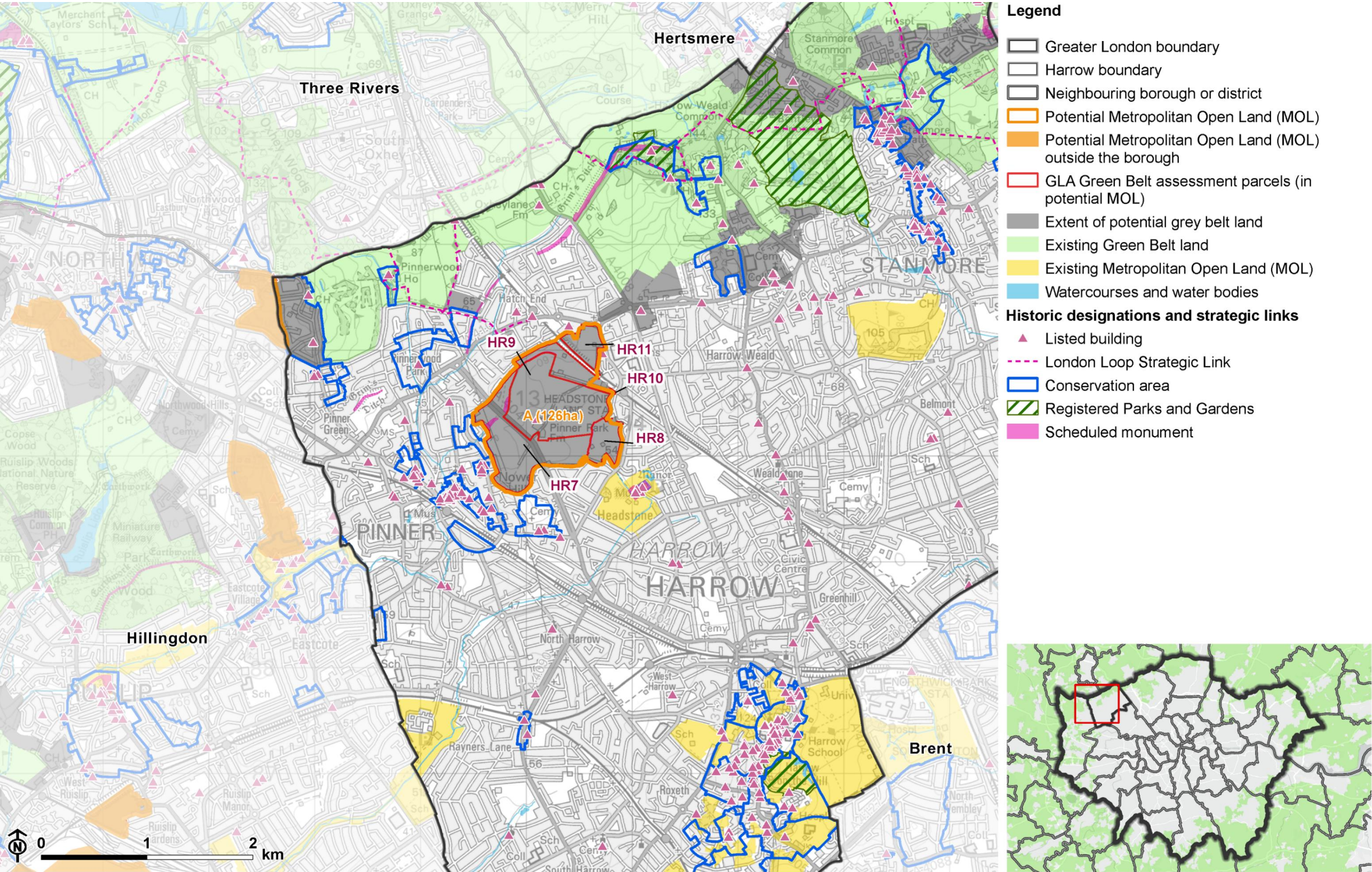
3.63 Each area is largely open, connected and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential future isolation from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city's physical structure.

3.64 In addition, the Green Belt land also contributes to other London Plan Policy G3 criteria. The open area is large enough to be described as a 'Metropolitan Park' (over 60ha) subject to the consolidation and expansion of the existing outdoor facilities into the open countryside surrounding Pinner Park Farm. In addition, the area forms part of Pinner Park Link along the River Pinn and associated open spaces from Harrow Weald Common through Pinner Park to the tip of the Yeading Brook corridor. The area of Green Belt land therefore also contributes to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure across the city.

3.65 The Grade II listed Pinner Park Farmhouse lies at the centre of the area and the floodplain of the River Pinn flows along the north-western edge of the area; however, these isolated national designations have a limited influence on the wider open space, such that the wider area is considered to make a more limited contribution to London Plan Policy G3 Criterion 3 related to the protection and management of features or landscapes of national or metropolitan value.

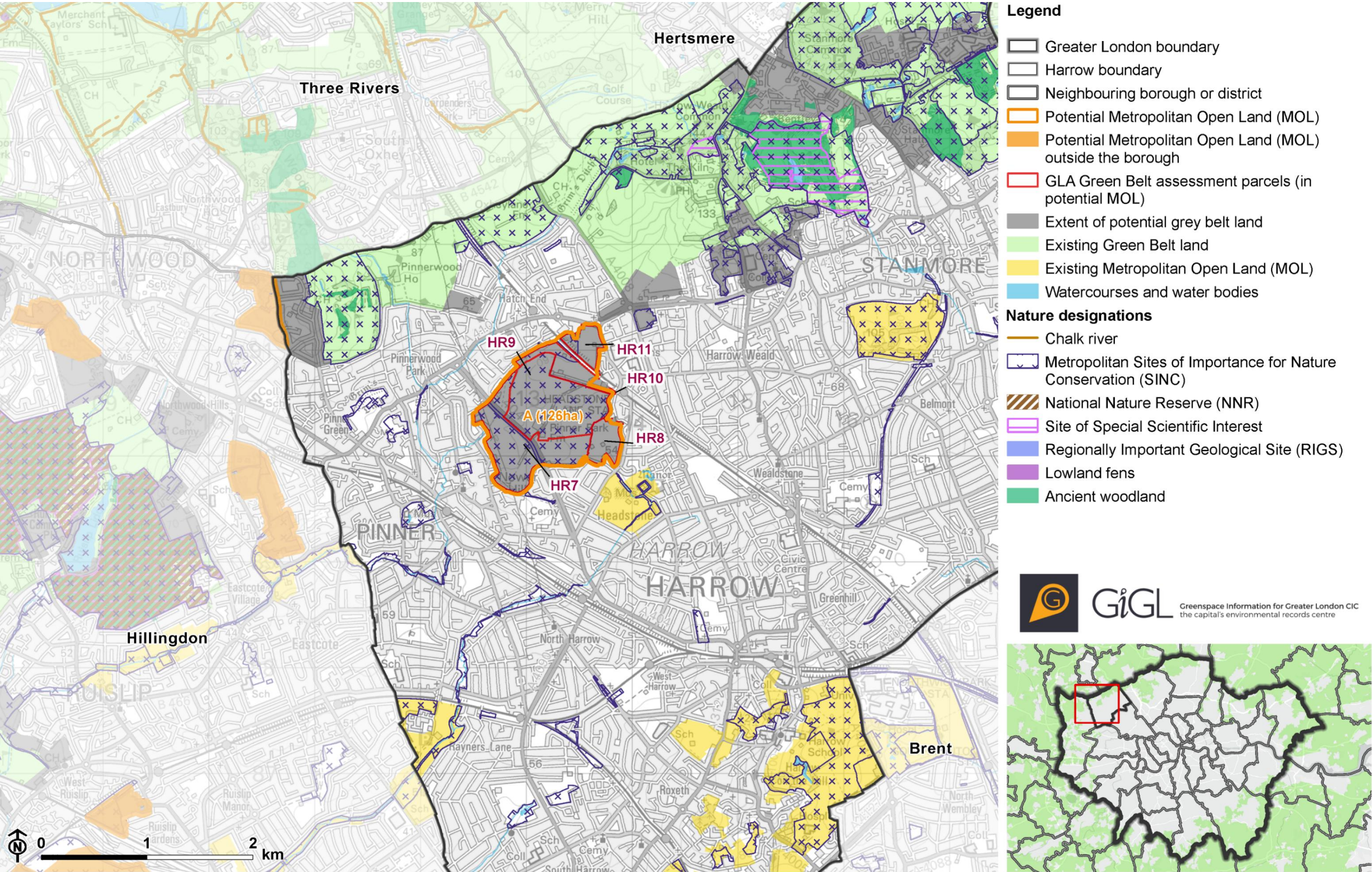
3.66 Figures 3.17 and 3.18 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.17: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.18: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Havering

3.67 The following parts of the borough's Green Belt have been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – The open Green Belt land in the borough (parcels HV1-HV24 and the southern half of HV25 south of Collier Row Road and parcels BD4-BD27 in the London Borough of Barking and Dagenham) forms part of an existing green wedge of several parks, golf courses, nature reserves, woodlands, playing fields and open fields embedded in the urban area of Greater London. In fact existing development within the Green Belt, south of Collier Row Road (Parcel BD3) in the London Borough of Barking and Dagenham and along Crow Lane (Parcel HV14) (both of which are identified as potential grey belt land), have almost severed the boroughs Green Belt from the wider countryside in two places, creating isolated islands of open space in the city.
- B – Gidea Park and the neighbouring sports ground either side of the A12 (Parcel HV57), noting the parcel is already partially severed from the wider countryside by the built development along Links Avenue and could become more so should the potential grey belt land immediately to north-west (Parcel HV58) be developed.

3.68 There are other notable areas of contained Green Belt land in the borough, such as the open land between South Hornchurch and Rainham, between Collier Row and Harold Wood, and between Cranham and Emerson Park which contain important open spaces and designations of metropolitan significance; however, all of these areas are not isolated and have no notable potential to become so in the future.

3.69 The identified areas are largely open and clearly distinguishable from the built up area of Greater London. This, in combination with its existing or potential future isolation from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city's physical structure.

3.70 The large green wedge in the west of the borough is large enough to be described as a 'Metropolitan Park' (over 60ha) and so contributes (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London. Gidea Park in isolation is too small to contribute to this criterion.

3.71 The large green wedge in the west of the borough is also an important strategic corridor in this part of the city, notably the Romford Link, which follows the River

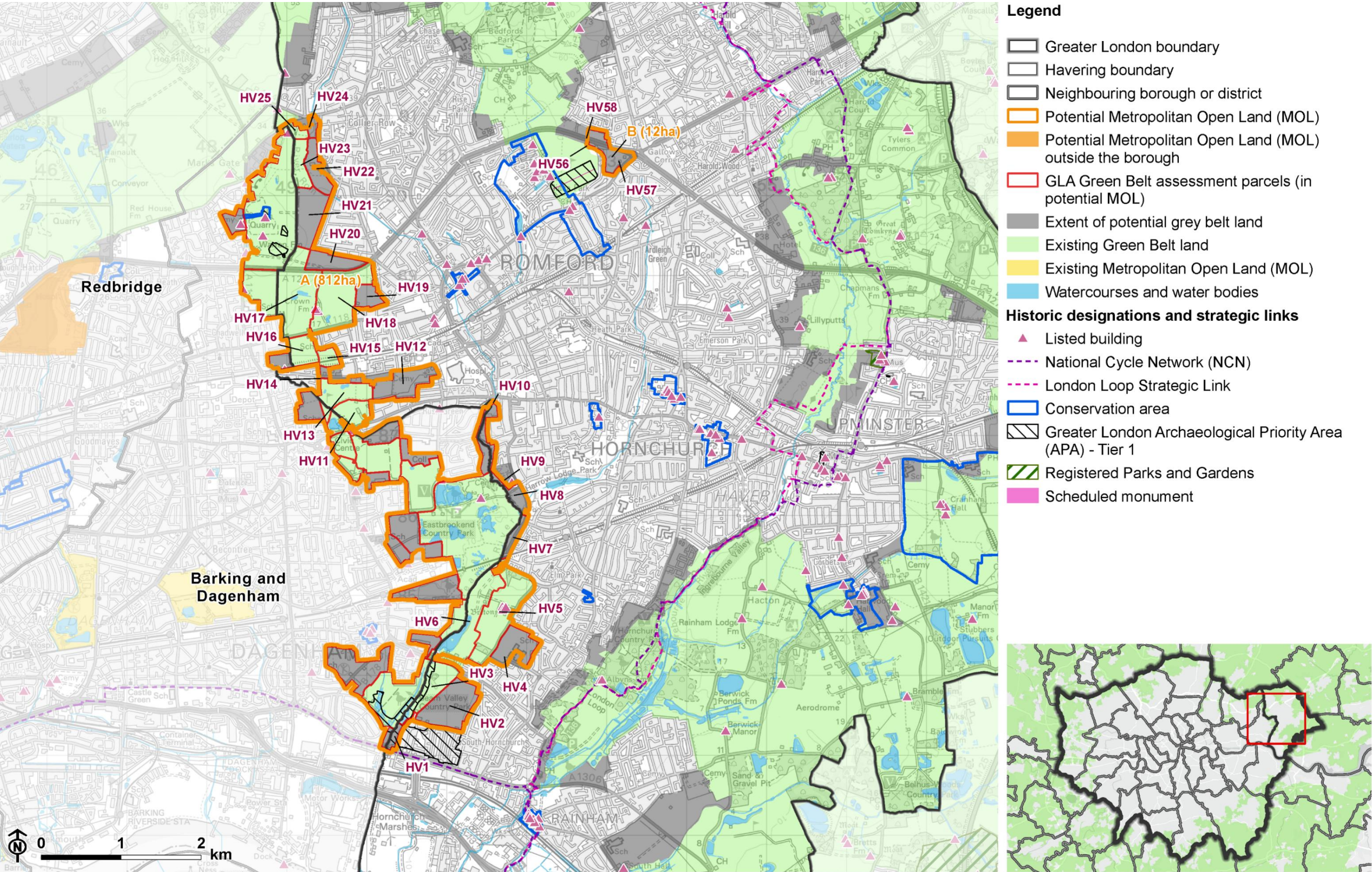
Rom/Beam River, and so also contributes to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

3.72 The following parts of these areas contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

- The floodplain of the River Beam/Rom flows through the area, some of which is designated as lowland fen irreplaceable habitat and a Metropolitan Site of Importance for Nature Conservation (SINC).
- There are several small pockets of Tier 1 Archaeology Priority Area in the area and several listed buildings, including the Grade II* Bretons and associated gates.
- The Chase and Eastbrookend Country Park are designated as a Metropolitan Site of Importance for Nature Conservation (SINC).

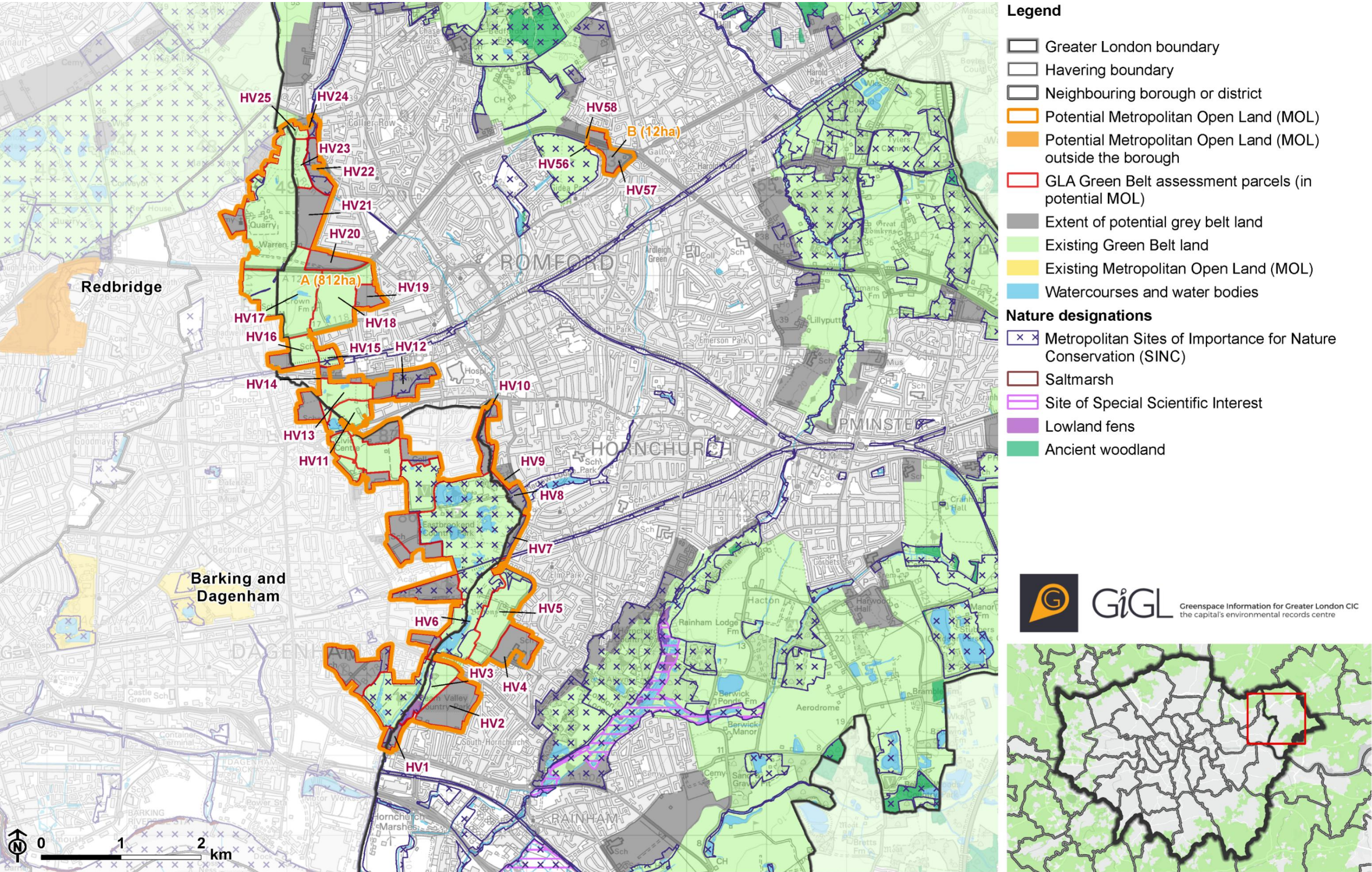
3.73 Figures 3.19 and 3.20 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.19: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.20: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Hillingdon

3.74 The following parts of the borough's Green Belt have been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – The Gravel Pits north of Copse Wood Way (Parcel HI35) and the northern half of Northwood Golf Course (Parcel HI36) could become an isolated island within the built-up area should the potential grey belt land in the southern half of Northwood Golf Course be developed.
- B – The isolated island of open Green Belt land comprised of the playing fields and neighbouring woodland either side of the Gala Academy (parcels HI39 and HI40), which has become severed from the wider countryside by the built development in the Green Belt in the Pinner Hill Estate directly to the east in the neighbouring London Borough of Harrow.
- C – The isolated island of open Green Belt land comprised of the Joel Street Allotments, fields, woodland and scrubland north of Eastcote Village (parcels HI41 and HI42).
- D – The isolated island of open Green Belt land within and to the south of Ickenham, partially separating it from neighbouring Uxbridge to the south. The open land is already isolated from the wider countryside west of Park Road/Swakleys Road by the junction of the A40 and could become more isolated from the wider countryside to the north of Ickenham if the potential grey belt land immediately south of the railway line and east of Breakspear Road at the northern end of parcel HI59 were developed. This open land is comprised of the open floodplain of the River Pinn, Swakeleys Park, the open playing fields and woodland surrounding Vyners School, Hillingdon House Farm Sports Grounds and Uxbridge Common (parcel HI59 and parcels HI65-HI69).
- E – The isolated island of open Green Belt land comprised of Austin's Lane playground and the open grounds of the Compass Theatre (Parcel HI70).
- F – The isolated island of open Green Belt land comprised of Ruislip Rugby and Football Club and the Sacred Heart Catholic Primary School playing pitches (Parcel HI71).
- G – The isolated island of open Green Belt land surrounding in the Northolt Aerodrome in between Ickenham, Ruislip, Northolt, Hillingdon, Hayes and Yeading comprised of fields and woodland blocks, Ruislip Gardens, the wooded course of Yeading Brook and associated scrubland, Ickenham Marsh Nature Reserve, Gutteridge Wood and Meadows Nature Reserve, Home Covert Wood, Polie Hill Open Space, The Inspiration Golf Course, West London Shooting

School, McGovern Park Stadium, Stonefield Park, Islip Manor Nature Reserve, Islip Manor Meadows Nature Reserve, Larkspur Rovers Football Club playing pitches, Lime Tree Golf Course and Lime Tree Park (parcels HI72-HI86, HI94-HI97 (north of Kingshill Avenue) and parcels EA15-EA21 in the neighbouring London Borough of Ealing).

- H – The isolated island of open Green Belt land comprised of Hayes Park, Hewens College playing fields and the open fields associated with Home Farm (parcels HI88-HI91 and parcel HI93).
- I – The isolated green wedge surrounding and partially separating Yeading from the neighbouring urban areas of Hayes to the south, Southall to the south-east, Greenford to the east and Northolt to the north. The open areas are comprised of Grange Park, Belmore Playing Fields, Brookside Open Space, Spikes Bridge Park and playing pitches, Willow Tree Nature Reserve and Open Space, Durdans Park school playing fields and neighbouring allotments, King George's Field, Yeading Playground, Durdans Park Cricket Ground, Rectory Park, Media Park, Northolt Golf Course, Gifford School playing fields, Northala Fields, Smiths Farm Open Space, Marnham Fields and Belvue Park (parcels HI97 (south of Kingshill Avenue)-HI101 and parcels EA2-EA12 in the neighbouring London Borough of Ealing).
- J – The isolated island of open Green Belt land comprised of Minet Country Park the Hillingdon Cycle Circuit and Hayes and Yeading Football Club playing pitches (parcels HI102-HI104).
- K – The isolated island of open Green Belt land comprised of Lake Gardens Open Space, Lake Farm Country Park, Stockley Park Golf Course, Stockley Country Park, Uxbridge Football Club playing pitches, Chestnut Avenue Recreation Ground, Hale Field Park, the open fields associated with Moorcroft Farm and Colham Green Recreation Ground (parcels HI105-HI109, HI111-HI115 and parcels HI117 and HI118).
- L – The isolated island of open Green Belt land comprised of Hillingdon Court Park (Parcel HI119 and the open southern portion of Parcel HI120).
- M – The isolated island of open Green Belt land comprised of Dowding Park and Hillingdon Golf Course (Parcel HI121).
- N – The isolated island of open Green Belt land comprised of Hillingdon and Uxbridge Cemeteries, Brunel University Sports Pitches, Coney Green, Bishophalt School playing fields, The Grove Nature Reserve, Nursery Lane Allotments, the wooded floodplain of the River Pinn and neighbouring parkland (parcels HI122-HI125 and HI127-HI130).

- O – The green wedge formed of the open West Drayton Green, including The Closes Open Space and neighbouring open scrubland south of Cricketfield Road (Parcel HI139). This open Green Belt land is already largely isolated within and by the urban area of West Drayton and development in the Green Belt to the west (a caravan park) and south (Lily Drive and Tulip Way), and could become wholly isolated within the built-up area should further development occur in the potential grey belt land directly to the south in parcel HI143.
- P – The green wedge in between London Heathrow Airport, West Drayton and Hayes and surrounding the smaller settlements of Harmondsworth and Sipson east of the River Colne and The Duke of Northumberland's River. The open land is comprised of open fields, scrubland and woodland either side of the M4 motorway as well as Saxon Lake, Little Harlington Sports Ground, William Byrd Park, Cherry Lane Cemetery, Bourne Farm Recreation Ground and Sam Philip Recreation Ground (the south-eastern corners of parcels HI142 and HI143 and parcels HI152-HI165, HI167 and HI169-HI173). It is acknowledged that much of this land has been earmarked from redevelopment as part of the London Heathrow Third Runway Expansion, which may serve to create a new isolated island of open land within the built-up areas in this location in part of this area. Should this national infrastructure project not occur or be refined, this open land, or a portion of it, might still be considered for designation as MOL.
- Q – The isolated island of open Green Belt land east of Harlington and north of the A4 (Bath Road) comprised of open fields and woodland, Cranford Country Park, Avenue Park and Berkeley Meadows, the wooded floodplain of the River Crane and the open sports grounds, fields and scrubland to the west of the A312 (The Parkway), including the London Airlinks Golf Course. This includes parcels HI175- HI178 and parcels HO1, HO3, HO5, HO8, HO10 and HO12- HO16 and the north part of HO17 in the neighbouring London Borough of Hounslow.
- R – The isolated green wedge following the wooded floodplain of the River Crane in between London Heathrow Airport/Feltham and Cranford/West Hounslow/Hanworth, including two reservoirs, Heron Way Allotments, Leirim Park, South West Middlesex Crematorium Grounds and Pevensy Road Nature Reserve (parcels HI179-HI181 and parcels HO17 (southern end south A4), HO18, HO19, HO21-HO23, HO30 and HO31, HO38-HO42 in the neighbouring London Borough of Hounslow and parcel RuT2 in the neighbouring London Borough of Richmond-upon-Thames).

3.75 Each area is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential future isolation

from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city's physical structure.

3.76 Less than half of the areas are all large enough to be described as a 'Metropolitan Park' (over 60ha) and so contribute (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London. They are:

- D – The isolated island of open Green Belt land within and to the south of Ickenham, partially separating it from neighbouring Uxbridge to the south.
- G – The isolated island of open Green Belt land surrounding in the Northolt Aerodrome in between Ickenham, Ruislip, Northolt, Hillingdon, Hayes and Yeadon.
- H – The isolated island of open Green Belt land comprised of Hayes Park, Hewens College playing fields and the open fields associated with Home Farm.
- K – The isolated island of open Green Belt land comprised of Lake Gardens Open Space, Lake Farm Country Park, Stockley Park Golf Course, Stockley Country Park, Uxbridge Football Club playing pitches, Chestnut Avenue Recreation Ground, Hale Field Park, the open fields associated with Moorcroft Farm and Colham Green Recreation Ground.
- N – The isolated island of open Green Belt land comprised of Hillingdon and Uxbridge Cemeteries, Brunel University Sports Pitches, Coney Green, Bishophalt School playing fields, The Grove Nature Reserve, Nursery Lane Allotments, the wooded floodplain of the River Pinn and neighbouring parkland.
- P – The green wedge in between London Heathrow Airport, West Drayton and Hayes and surrounding the smaller settlements of Harmondsworth and Sipson east of the River Colne and The Duke of Northumberland's River.
- Q – The isolated island of open Green Belt land east of Harlington and north of the A4 (Bath Road).
- R – The isolated green wedge following the wooded floodplain of the River Crane in between London Heathrow Airport/Feltham and Cranford/West Hounslow/Hanworth.

3.77 Many of the areas also form part of important strategic corridors in this part of the city:

- A – The Gravel Pits north of Copse Wood Way and the northern half of Northwood Golf Course forms part of the Bishop's Wood Country Park Link,

which runs through Moor Park and Batchworth Park Golf Courses and Bishop Wood Park and Northwood Hills.

- D – The isolated island of open Green Belt land within and to the south of Ickenham, partially separating it from neighbouring Uxbridge to the south forms part of two links, the:
 - Colne Valley Link, which follows the River Pinn through Ickenham and beyond.
 - Uxbridge Common Link which heads east through North Hillingdon before joining the Hillingdon Trail.
- E – The isolated island of open Green Belt land comprised of Austin's Lane playground and the open grounds of the Compass Theatre sits adjacent to the Hillingdon trail and forms part of the Ruislip Yeading Link which runs from the Lynsters and Pynesfield Lake and through the residential area to Ickenham and the Yeading Brook.
- G – The isolated island of open Green Belt land surrounding in the Northolt Aerodrome in between Ickenham, Ruislip, Northolt, Hillingdon, Hayes and Yeading forms part of the:
 - Hillingdon Link which goes east along the Hillingdon Trail from the town centre along the southern edge of the Northolt Aerodrome to the Paddington branch of the Grand Union Canal.
 - Uxbridge Common Link which heads east through North Hillingdon before joining the Hillingdon Trail.
 - Yeading Link and London Loop trail which connects the Yeading Brook, grand Union Canal and River Crane.
- I – The isolated green wedge surrounding and partially separating Yeading from the neighbouring urban areas of Hayes to the south, Southall to the south-east, Greenford to the east and Northolt to the north forms part of the:
 - Hillingdon Link which goes east along the Hillingdon Trail from the town centre along the southern edge of the Northolt Aerodrome to the Paddington branch of the Grand Union Canal.
 - Grand Union Canal Link connecting to the Crane River and Hillingdon Trail at Minet Country Park and through Northolt.
 - Yeading Link and London Loop trail which connects the Yeading Brook, grand Union Canal and River Crane.
- J – The isolated island of open Green Belt land comprised of Minet Country Park the Hillingdon Cycle Circuit and Hayes and Yeading Football Club playing

pitches forms part of the Grand Union Canal Link connecting to the Crane River and Hillingdon Trail.

- K – The isolated island of open Green Belt land comprised of Lake Gardens Open Space, Lake Farm Country Park, Stockley Park Golf Course, Stockley Country Park and wider open areas forms part of the:
 - Grand Union Canal Link connecting to the Crane River and Hillingdon Trail via the London Loop walk.
 - Stockley Country Park Link which runs from Hillingdon town centre through Moorcroft Park towards the lakes and landscaped areas of Stockley Country Parkland, the link continues south towards the Harmondsworth Link.
- M – The isolated island of open Green Belt land comprised of Dowding Park and Hillingdon Golf Course forms part of the Colne Valley Link, which follows the River Pinn through Hillingdon and Uxbridge.
- N – The isolated island of open Green Belt land comprised of Hillingdon and Uxbridge Cemeteries, Brunel University Sports Pitches, Coney Green, Bishophalt School playing fields neighbouring open land forms part of the:
 - Colne Valley Link, which follows the River Pinn through Hillingdon and Uxbridge.
 - Stockley Country Park Link which runs from Hillingdon town centre through Moorcroft Park towards the lakes and landscaped areas of Stockley Country Parkland.
- O – The green wedge formed of the open West Drayton Green, including The Closes Open Space and neighbouring open scrubland south of Cricketfield Road lies in close proximity to the River Colne and the wider Colne Valley link which connects a mosaic of open spaces through the built-up area to the north.
- P – The green wedge in between London Heathrow Airport, West Drayton and Hayes and surrounding the smaller settlements of Harmondsworth and Sipson east of the River Colne and The Duke of Northumberland's River forms part of the:
 - Harmondsworth Link which connects the Colne and Crane strategic corridors through a complex network of green spaces north of London Heathrow Airport.
 - Stockley Country Park Link which runs from Hillingdon town centre through Moorcroft Park towards the lakes and landscaped areas of Stockley Country Parkland, the link continues south towards the Harmondsworth Link.

- Q – The isolated island of open Green Belt land east of Harlington and north of the A4 (Bath Road) forms part of the:
 - Harmondsworth Link which connects the Colne and Crane strategic corridors through a complex network of green spaces north of London Heathrow Airport.
 - Crane River Link along which the London Loop walk follows passing Heathrow Airport and going on to Cranford Park where it joins the Grand Union Canal and the Yeading Brook beyond.
- R – The isolated green wedge following the wooded floodplain of the River Crane in between London Heathrow Airport/Feltham and Cranford/West Hounslow/Hanworth. The London Loop walk follows the river, connecting to Cranford Park where it joins the Grand Union Canal and the Yeading Brook beyond.

3.78 The following isolated parts of these areas contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

- A – The Gravel Pits north of Copse Wood Way and the northern half of Northwood Golf Course contains a Regionally Important Geological Site (RIGS).
- B – The isolated island of open Green Belt land comprised of the playing fields and neighbouring woodland either side of the Gala Academy lies directly adjacent to the Pinner Hill Estate Conservation Area in the neighbouring London Borough of Harrow and contains the Potter Street Hill North Pasture Metropolitan Site of Importance for Nature Conservation (SINC).
- C – The isolated island of open Green Belt land comprised of the Joel Street Allotments, fields, woodland and scrubland north of Eastcote Village contains the Grade II listed White Cottage and the southern end of the area lies within the Eastcote Village Conservation Area.
- D – The isolated island of open Green Belt land within and to the south of Ickenham, partially separating it from neighbouring Uxbridge to the south contains:
 - The floodplain of the River Pinn.
 - A moated scheduled monument south of Brackenbury Farm.
 - A portion of the Ickenham Village Conservation Area, including the Grade I listed Swakeleys.
 - Ancient woodland at Park Wood.

- E – The isolated island of open Green Belt land comprised of Austin’s Lane playground and the open grounds of the Compass Theatre lies within the Ickenham Village Conservation Area and includes the Grade II listed Ickenham Hall.
- G – The isolated island of open Green Belt land surrounding in the Northolt Aerodrome in between Ickenham, Ruislip, Northolt, Hillingdon, Hayes and Yeading contains:
 - The floodplain of Yeading Brook.
 - A portion of the Ickenham Village Conservation Area, including the Grade I listed Ickenham Manor, which is also a scheduled monument.
 - Yeading Brook Meadows Metropolitan Site of Importance for Nature Conservation (SINC).
 - Ancient woodland at Gutteridge Wood.
- I – The isolated green wedge surrounding and partially separating Yeading from the neighbouring urban areas of Hayes to the south, Southall to the south-east, Greenford to the east and Northolt to the north contains:
 - The floodplain of Yeading Brook.
 - Yeading Brook Meadows Metropolitan Site of Importance for Nature Conservation (SINC) and the London Canals Metropolitan SINC.
- J – The isolated island of open Green Belt land comprised of Minet Country Park, the Hillingdon Cycle Circuit and Hayes and Yeading Football Club playing pitches contains the floodplains of the River Crande and Yeading Brook. The Grand Union Canal at the areas south-eastern edge forms part of the London Canals Metropolitan Site of Importance for Nature Conservation (SINC) and is designated as a Conservation Area in the neighbouring London Borough of Ealing.
- K – The isolated island of open Green Belt land comprised of Lake Gardens Open Space, Lake Farm Country Park, Stockley Park Golf Course, Stockley Country Park and neighbouring open spaces is largely designated as a Registered Park and Garden. The London Canals Metropolitan Site of Importance for Nature Conservation (SINC) follows along the south-eastern edge. There is a notable cluster of ten Grade II listed buildings in the north of the area centred on Moorcroft Farm and Hubbards Farm.
- M – The isolated island of open Green Belt land comprised of Dowding Park and Hillingdon Golf Course contains the floodplain of the River Pinn and a Grade I listed Battle of Britain Group Operations Room.

- N – The isolated island of open Green Belt land comprised of Hillingdon and Uxbridge Cemeteries, Brunel University Sports Pitches, Coney Green, Bishopshalt School playing fields, The Grove Nature Reserve and neighbouring open spaces contains the floodplain of the River Pinn and large proportions of the Hillingdon Village Conservation Area, including the Grade II* Church of St John and Cowley Church (St. Laurence) Conservation Area.
- O – The green wedge formed of the open West Drayton Green, including The Closes Open Space and neighbouring open scrubland south of Cricketfield Road largely falls within the West Drayton Green Conservation Area and several associated listed buildings, including the Grade II* listed Southlands.
- P – The green wedge in between London Heathrow Airport, West Drayton and Hayes and surrounding the smaller settlements of Harmondsworth and Sipson east of the River Colne and The Duke of Northumberland's River contains the Lower Colne Metropolitan Site of Importance for Nature Conservation (SINC) in the far west. The western end of the green wedge also contains parts of the Harmondsworth Conservation Area, including the Grade I Great Barn. The eastern end of the green wedge lies directly adjacent to the Harlington Conservation Area.
- Q – The isolated island of open Green Belt land east of Harlington and north of the A4 (Bath Road) contains the Cranford Park Conservation Area and an associated cluster of listed buildings centred on Cranford House and the Grade II* Church of St Dunstan. The area also contains the northern portion of the Cranford Village Conservation Area. The adjoining boundaries of the two neighbouring Conservation areas follow the floodplain of the River Crane which is designated as a Metropolitan Site of Importance for Nature Conservation (SINC).
- R – The isolated green wedge following the wooded floodplain of the River Crane in between London Heathrow Airport/Feltham and Cranford/West Hounslow/Hanworth is partially designated flood zones 2 and 3 and forms part of the Crane Corridor Metropolitan Site of Importance for Nature Conservation (SINC).

3.79 Figures 3.21-3.24 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Legend

- Greater London boundary
- Hillingdon boundary
- Neighbouring borough or district
- Potential Metropolitan Open Land (MOL)
- Potential Metropolitan Open Land (MOL) outside the borough
- GLA Green Belt assessment parcels (in potential MOL)
- Extent of potential grey belt land
- Existing Green Belt land
- Existing Metropolitan Open Land (MOL)
- Watercourses and water bodies

Historic designations and strategic links

- Listed building
- National Cycle Network (NCN)
- London Loop Strategic Link
- Conservation area
- Registered Parks and Gardens
- Scheduled monument

Map Labels:

- Three Rivers
- Harrow
- Ealing
- Greenford
- North Hillingdon
- South Hillingdon
- West Hillingdon
- East Hillingdon
- North Hillingdon
- South Hillingdon
- West Hillingdon
- East Hillingdon

Scale: 0 to 2 km

Inset Map: A small map of Greater London with a red box indicating the location of Hillingdon.

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Legend

- Greater London boundary
- Hillingdon boundary
- Neighbouring borough or district
- Potential Metropolitan Open Land (MOL)
- Potential Metropolitan Open Land (MOL) outside the borough
- GLA Green Belt assessment parcels (in potential MOL)
- Extent of potential grey belt land
- Existing Green Belt land
- Existing Metropolitan Open Land (MOL)
- Watercourses and water bodies

Nature designations

- Chalk river
- Metropolitan Sites of Importance for Nature Conservation (SINC)
- National Nature Reserve (NNR)
- Peaty soil
- Site of Special Scientific Interest
- National Landscape
- Regionally Important Geological Site (RIGS)
- Lowland fens
- Ancient woodland

Map Labels: Three Rivers, NORTH WOOD, HAREFIELD, RUISLIP, PINNER, HARROW, EALING, GREENFORD, UXTON, BRIDGEMAN, HILL.

Green Belt Assessment Parcels (Area in ha):

Parcel ID	Area (ha)
HI35	-
HI36	-
HI39	12
HI40	-
HI41	-
HI42	-
HI48	-
HI59	-
HI66	-
HI67	-
HI68	-
HI69	-
HI70	-
HI71	-
HI72	-
HI73	-
HI74	-
HI75	-
HI76	-
HI77	-
HI78	-
HI79	-
HI80	-
HI81	-
HI82	-
HI83	-
HI84	-
HI85	-
HI86	-
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HI101	-
HI102	-
HI103	-
HI104	-
HI105	-
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HI107	-
HI108	-
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HI111	-
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HI114	-
HI115	-
HI116	-
HI117	-
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HI123	-
HI124	-
HI125	-
HI126	-
HI127	-

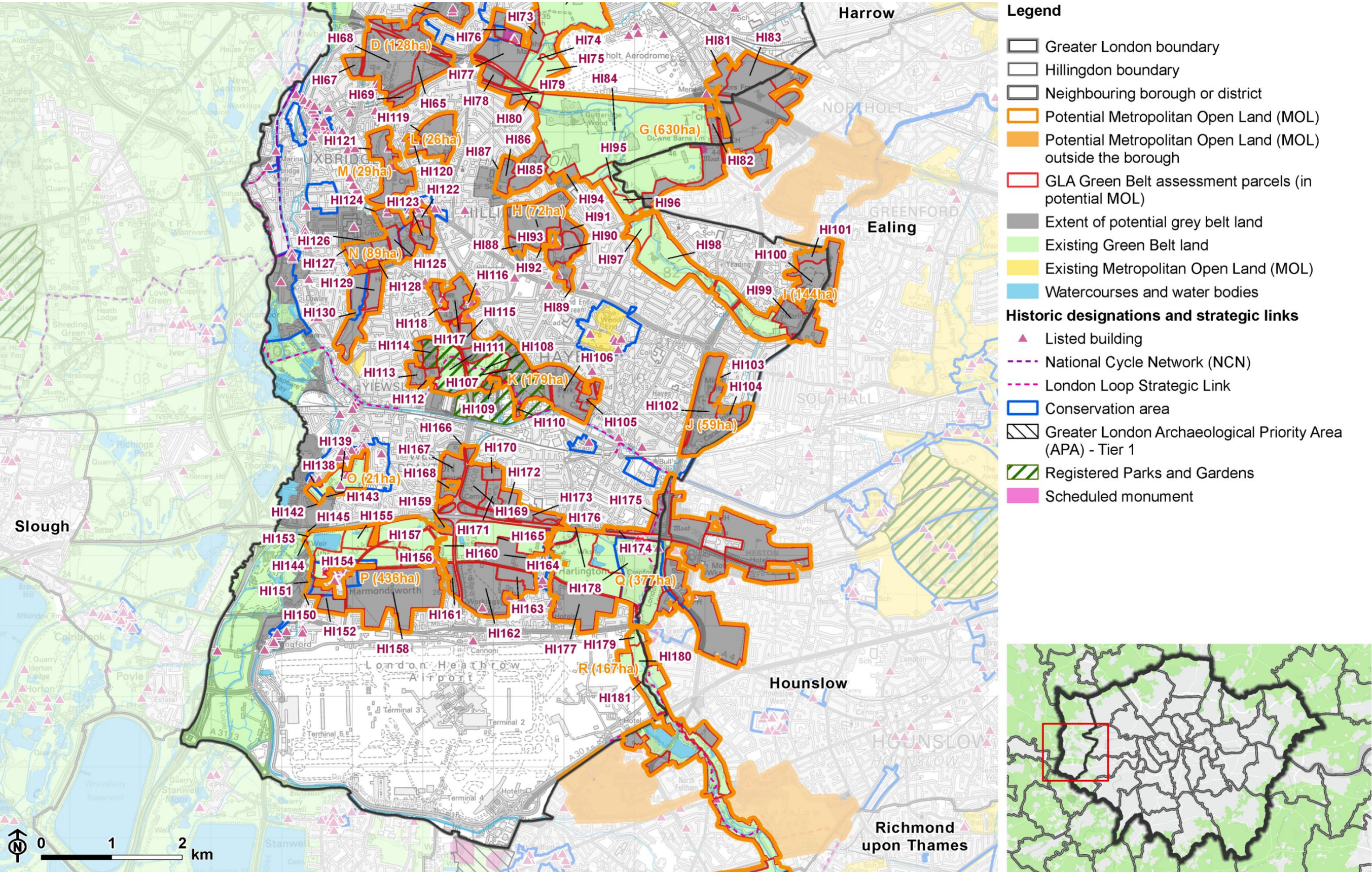
Scale: 0 to 2 km

Inset Map: Shows the location of Hillingdon within Greater London.

GIGL Logo: Greenspace Information for Greater London CIC the capital's environmental records centre

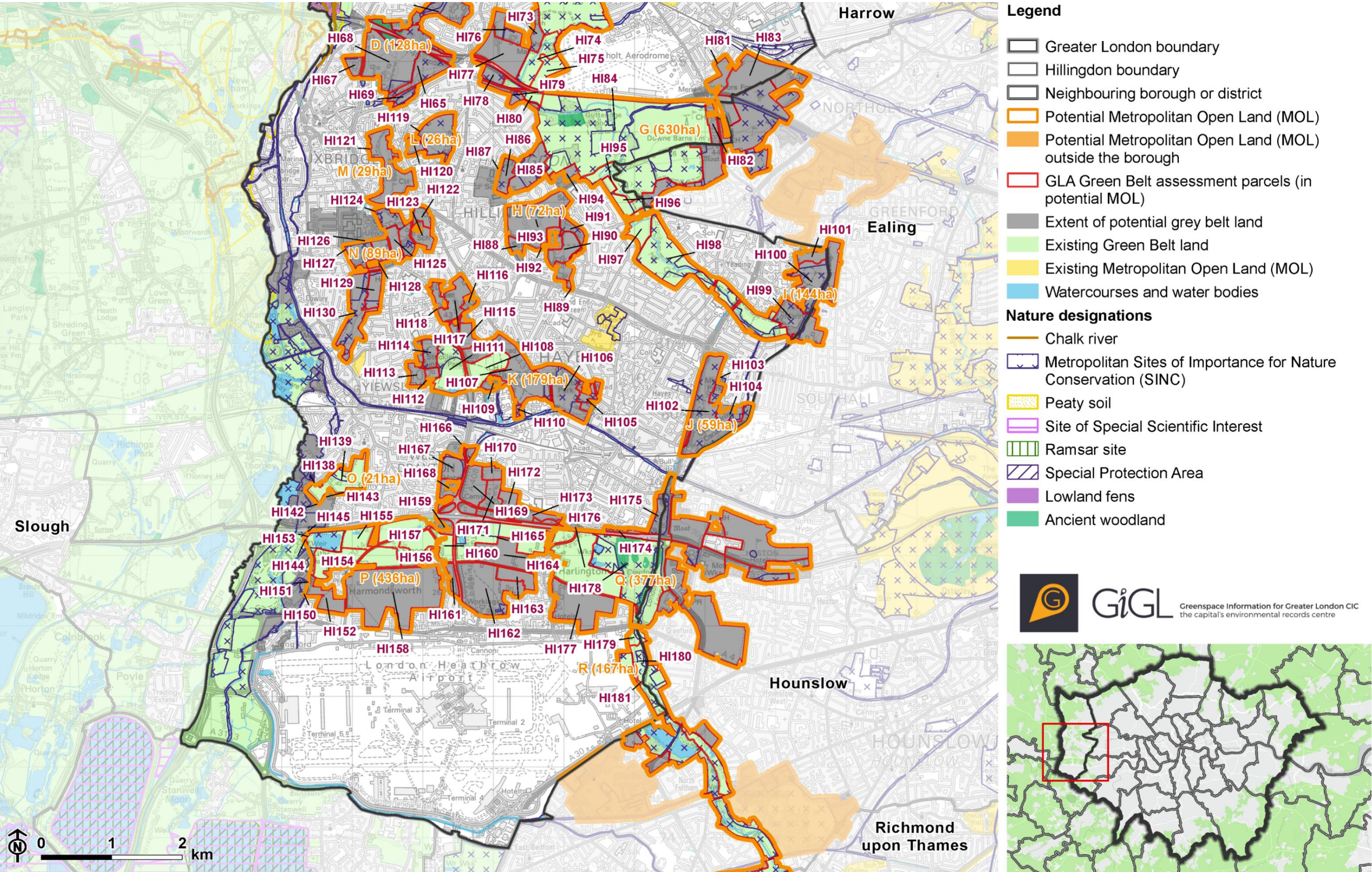
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Figure 3.23: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links in the south of the borough



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Figure 3.24: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations in the south of the borough



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London Borough of Hounslow

3.80 The following parts of the borough's Green Belt have been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – The isolated island of open Green Belt land east of Harlington and north of the A4 (Bath Road) comprised of open fields and woodland, Cranford Country Park, Avenue Park and Berkeley Meadows, the wooded floodplain of the River Crane and the open sports grounds, fields and scrubland to the west of the A312 (The Parkway), including the London Airlinks Golf Course. This includes parcels HO1, HO3, HO5, HO8, HO10 and HO12-HO16 and the north part of HO17 and parcels HI175- HI178 in the neighbouring London Borough of Hillingdon.
- B – The isolated green wedge following the wooded floodplain of the River Crane in between London Heathrow Airport/Feltham and Cranford/West Hounslow/Hanworth, including two reservoirs, Heron Way Allotments, Leitrim Park, South West Middlesex Crematorium Grounds and Pevensey Road Nature Reserve (parcels HO17 (southern end south A4), HO18, HO19, HO21-HO23, HO30 and HO31, HO38-HO42, parcels HI179-HI181 in the neighbouring London Borough of Hillingdon and parcel RuT2 in the neighbouring London Borough of Richmond-upon-Thames).
- C – The isolated island of open Green Belt south of Hatton Cross (parcels HO24-HO29) partially separating Feltham and Hatton/London Heathrow Airport. The area is comprised of Myrtle Avenue green space, school playing fields, sports pitches, Hatton Road allotments, Hatton Fields open space and Hatton Cemetery.
- D – The isolated green wedge of open Green Belt land centred on Hounslow Heath comprised of woodland and heathland east of the River Crane and the playing fields associated with and adjacent to the Heathland School. This includes parcels HO32 (eastern half)-HO36 and the southern half of HO37 and the north part of HO17 and parcel RuT1 in the neighbouring London Borough of Richmond-upon-Thames.
- E – The isolated green wedge of open Green Belt land centred on Hanworth Park as well as the open playing fields of Springwest Academy and the open allotments, sports pitches and fields in between County Way (A316) and Nallhead Road. This includes parcels HO45-HO48 and the open northern ends of parcels HO49 and HO50.

3.81 There other notable areas of contained Green Belt land in the borough, such as the open land between Lower Feltham/East Bedfont, Ashford, Hampton and Sunbury-on-Thames contain important open spaces and designations of metropolitan significance; however, these areas lie on the outer edge of Greater London and directly abut urban areas outside the city in neighbouring Spelthorne District.

3.82 Each identified area is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential future isolation from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city’s physical structure.

3.83 The areas are all large enough to be described as a ‘Metropolitan Park’ (over 60ha) and so contribute (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London.

3.84 The areas also form part of important strategic corridors in this part of the city. The green wedge that follows the River Crane connects the more isolated islands of open Green Belt land in the north, north and south of the M4, south of Hatton Cross and the open Green Belt land centred on Hounslow Heath. The London Loop also connects these areas. The Harmondsworth Link connects the Colne and Crane strategic corridors through the network of green spaces along the M4. The Duke of Northumberland’s Link follows this river at the southern edge of the isolated island of open Green Belt land south of Hatton Cross, from the Crane River corridor into the Colne Valley as it passes through the urban area to the south of London Heathrow Airport. The green wedge of open Green Belt land centred on Hanworth Park forms part of the Bushy Park Link, which runs from Hounslow Heath towards Hanworth Town Centre and Kempton Park Race Course. Consequently, these parts of the borough’s Green Belt also contribute to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

3.85 The following isolated parts of these areas contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

- The designated floodplain of the River Crane connects the isolated green wedges containing areas of flood zone 2 and 3 and the Crane Corridor Metropolitan Site of Importance for Nature Conservation (SINC). This SINC connects up with two others in the connected green wedges: Feltham Marshalling Yards Metropolitan SINC and Hounslow Heath Metropolitan SINC. In addition, the Cranford Village Conservation Area lies in the northern part of this corridor. Along Staines Road, there are two listed buildings including Grade II Baber Bridge and Grade II Baber Auxiliary Bridge.

- The Duke of Northumberland's River Metropolitan Site of Importance for Nature Conservation (SINC) follows the southern edge of the isolated island of open Green Belt land south of Hatton Cross.
- Hanworth Park Conservation Area, including the Grade II listed Rectory is located within the isolated green wedge centred of Hanworth Park. The Grade II listed Hanworth Park House sits further to the north within the park.

3.86 Figures 3.25 and 3.26 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

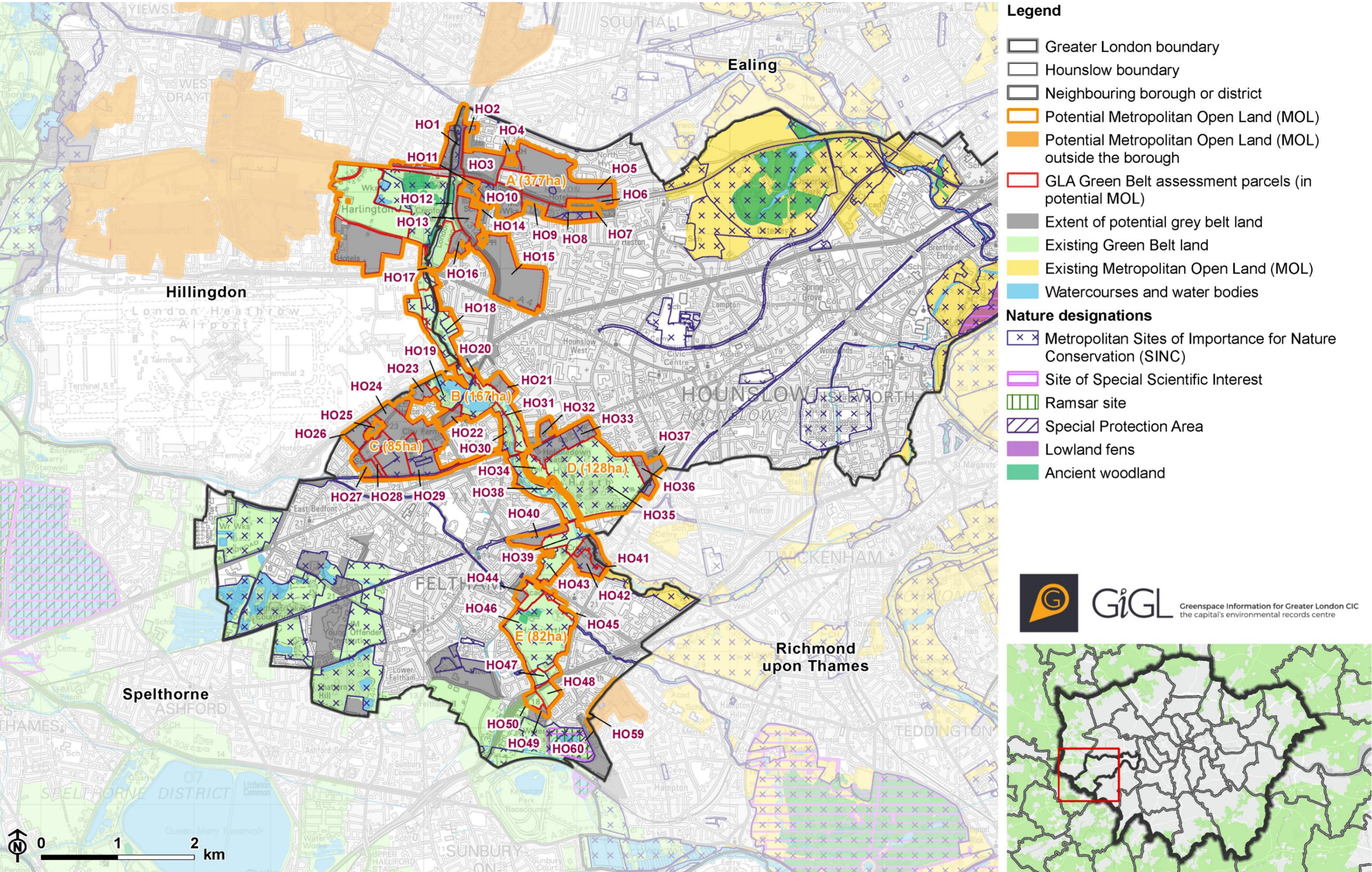
Legend

- Greater London boundary
- Hounslow boundary
- Neighbouring borough or district
- Potential Metropolitan Open Land (MOL)
- Potential Metropolitan Open Land (MOL) outside the borough
- GLA Green Belt assessment parcels (in potential MOL)
- Extent of potential grey belt land
- Existing Green Belt land
- Existing Metropolitan Open Land (MOL)
- Watercourses and water bodies

Historic designations and strategic links

- Listed building
- National Cycle Network (NCN)
- London Loop Strategic Link
- Conservation area
- Greater London Archaeological Priority Area (APA) - Tier 1
- Registered Parks and Gardens
- Scheduled monument
- World Heritage Site

Figure 3.26: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



London Borough of Kingston upon Thames

3.87 The borough contains no notable existing or potential future islands of Green Belt land embedded in the urban area of the city or corridors of Green Belt land that penetrate deeply into the urban area as green wedges.

3.88 The release and densification of parcel KuT3 could increase containment and isolation of the open fields and sports uses to the east and north-east in parcels KuT1 and KuT2; however, the wider Green Belt designation in neighbouring Elmbridge District lies to the north and west of these parcels, maintaining a connection to the wider countryside beyond.

London Borough of Newham

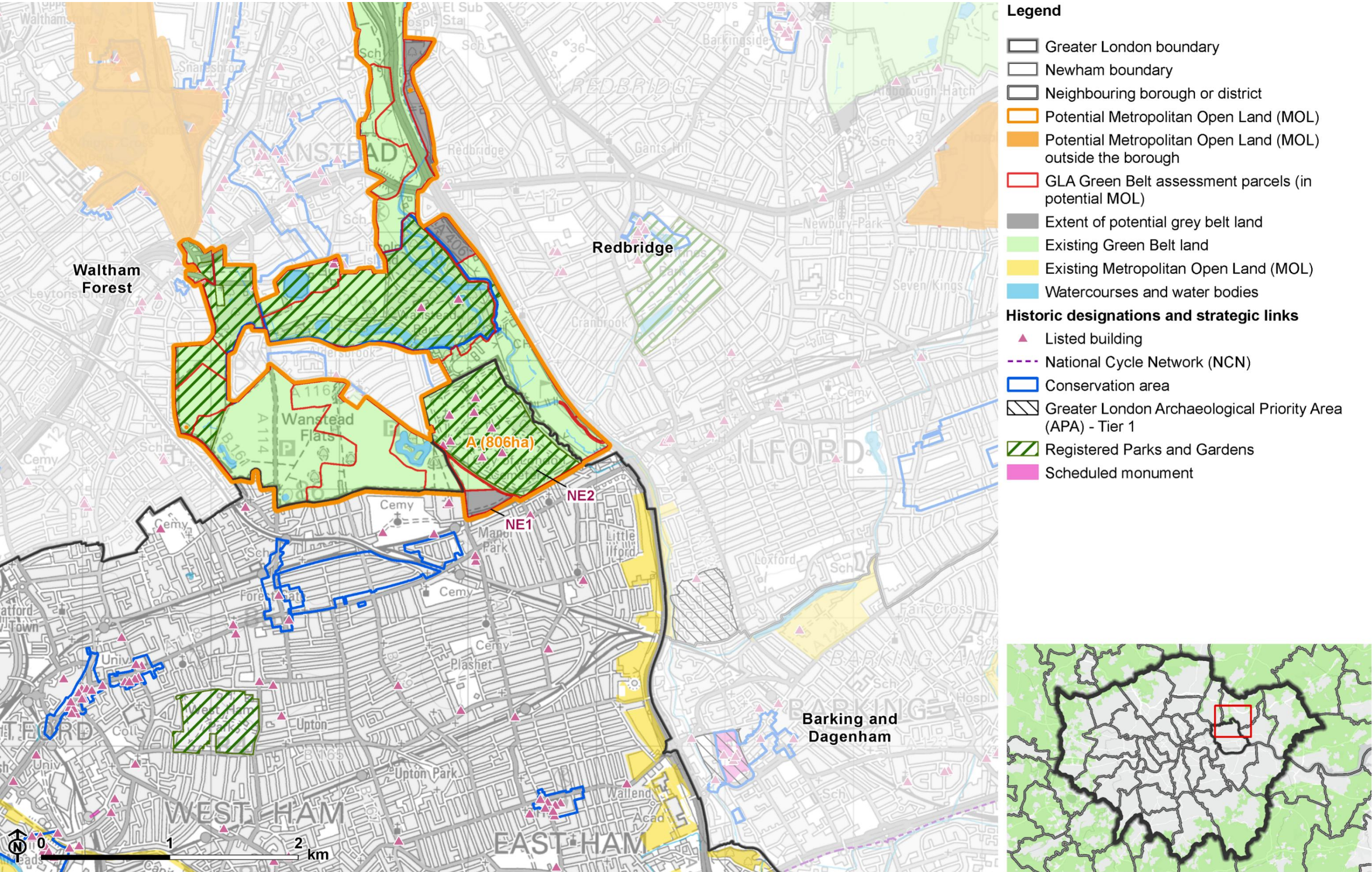
3.89 The borough's Green Belt land forms part of a wider area identified as an existing green wedge of open space embedded in the urban area of Greater London. The green wedge is formed of the open parkland, playing fields, golf courses, cemeteries and woodlands surrounding Aldersbrook and the Rodding Valley (parcels NE1 and NE2 and parcels RB10-RB32).

3.90 The Green Belt land within the borough is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with its location deep within the city's urban area, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city's physical structure.

3.91 In addition, the Green Belt land also contributes to other London Plan Policy G3 criteria. Parcel NE1 and the south-western part of NE2 fall within the large open space of the Wanstead Flats, which is large enough to be described as a 'Metropolitan Park' (over 60ha) and is designated as a metropolitan Site of Importance for Nature Conservation (SINC). In addition, the majority and rest of parcel NE2 is comprised the City of London Cemetery, which is designated as Registered Park and Garden and contains several listed buildings. Consequently, there may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London or Criterion 3 as features of national or metropolitan value. Finally, the parcels are comprised of open land adjacent to the River Roding, which forms part of the City's Blue Ribbon network, and connects up to the remnants of Epping Forest between Walthamstow and Wanstead to the north-west. The borough's Green Belt land therefore also contributes to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

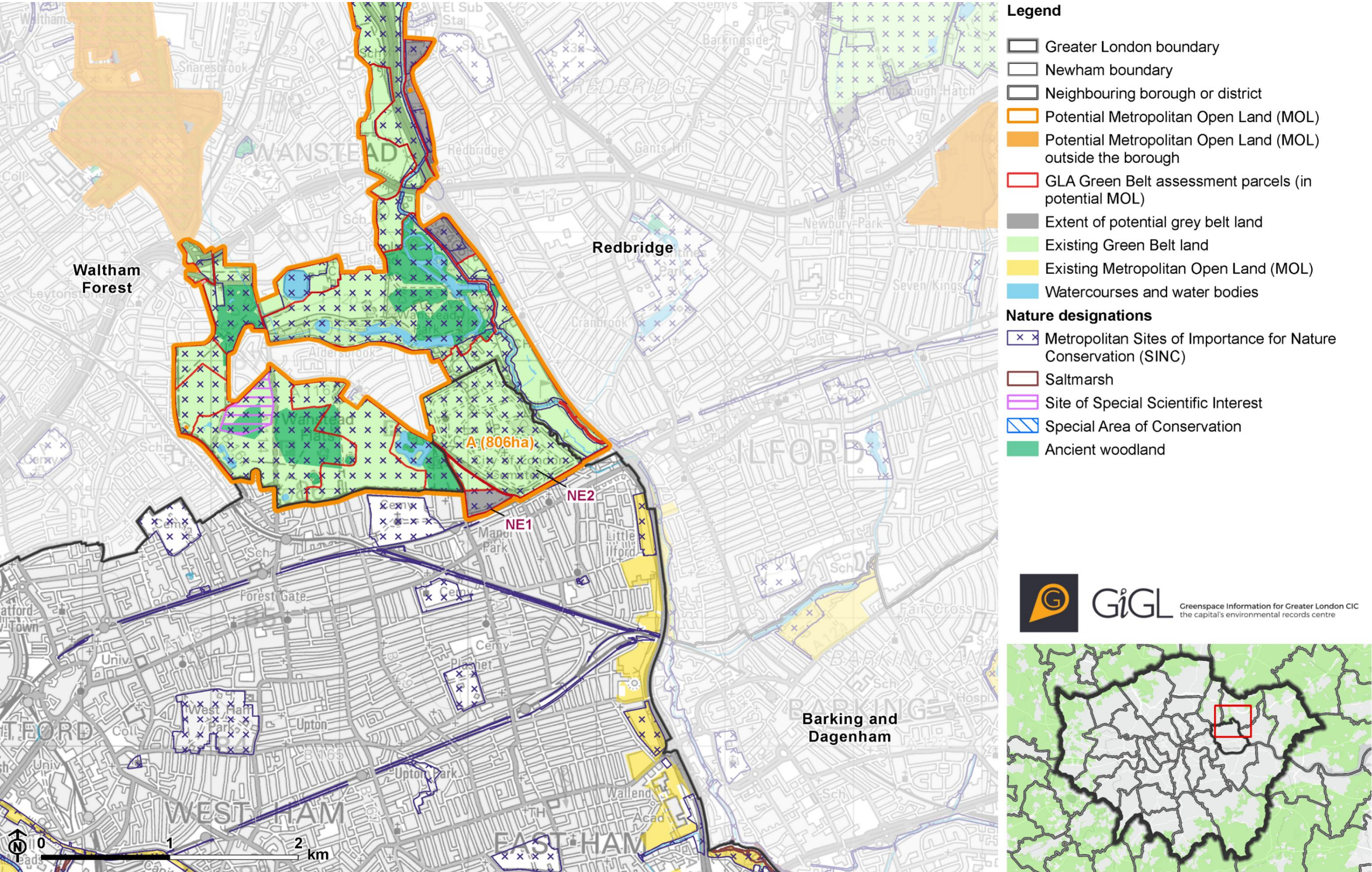
3.92 Figures 3.27 and 3.28 illustrate the broad location of the areas with potential for designation as MOL.

Figure 3.27: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.28: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Redbridge

3.93 The following parts of the borough's Green Belt have been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – The green wedge formed of the open parkland, playing fields, golf courses, cemeteries and woodlands in between Chingford/Highams Park/Walthamstow/Leytonstone and Buckhurst Hill/Woodford/Wanstead (part of RB1 south of Whitehall Road (A110) and parcels RB2-RB9 and parcels WF18-WF35 in the neighbouring London Borough of Waltham Forest).
- B – The green wedge formed of the open parkland, playing fields, golf courses, cemeteries and woodlands surrounding Aldersbrook and the Rodding Valley (parcels RB10 to the southern half of RB24 (south of Chigwell Road) and parcel RB32 and Parcel WF36 in the neighbouring London Borough of Waltham Forest).
- C – Claybury Park and neighbouring isolated open land (parcels RB33, RB34 and RB35).
- D – The sports pitches associated with the Redbridge Sports Centre (Parcel RB40), noting the parcel is already partially severed from the wider countryside by the built development in the Green Belt to the south-east (Parcel RB41) and could become more so should the potential grey belt land immediately to east beyond the railway line (western ends of parcels RB38 and RB39) be developed.
- E – Seven Kings Park and Ford Sports Ground (parcels RB46 and RB47) and neighbouring open sports pitches, woodland and Barley Lane Allotments to the east outside the Green Belt.

3.94 Knighton Wood (Parcel RB4), sits in a wider open but isolated area of woodland within neighbouring Epping Forest District. Given not all of the isolated island could be designated as MOL, and the fact that it plays a role in preventing the further merging of Greater London with the neighbouring District's settlements, it is not identified as an area for potential MOL.

3.95 Each area is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential future isolation from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city's physical structure.

3.96 In addition, portions of these areas also contribute to other London Plan Policy G3 criteria.

3.97 Claybury Park and neighbouring isolated open land (parcels RB33, RB34 and RB35) is large enough to be described as a 'Metropolitan Park' (over 60ha). The same can be said for the two much larger green wedges (parcels WF18-WF36, part of RB1 south of Whitehall Road (A110) and parcels RB2-RB9) and (parcels RB11-RB32) both of which are large enough to be described as a 'Metropolitan Park' (over 60ha). Consequently, in these areas, there may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London. The same cannot be said for the other open areas of Green Belt identified as having potential for designation as MOL.

3.98 The following isolated parts of these areas contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

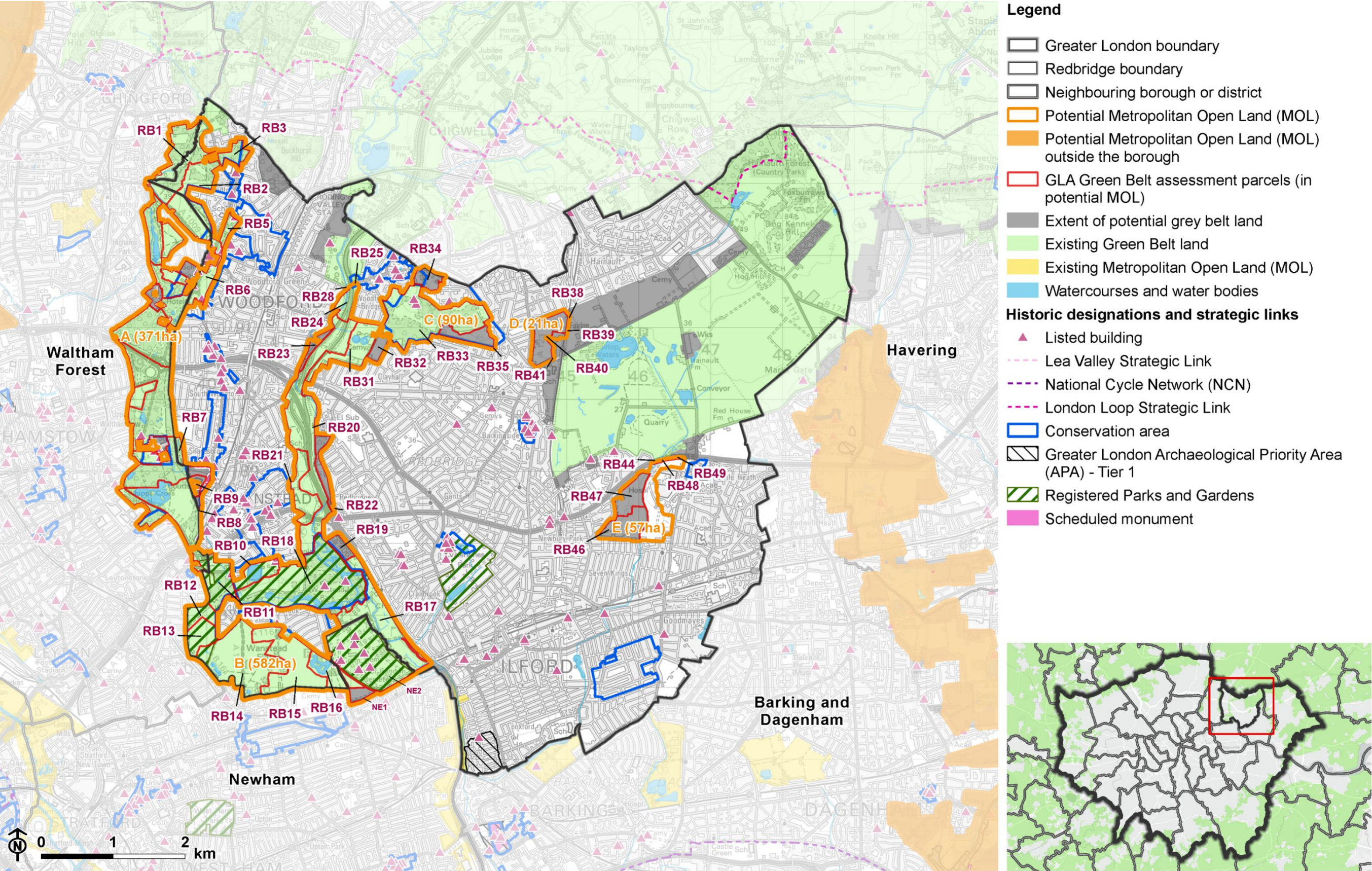
- Claybury Park and neighbouring isolated open land (parcels RB33, RB34 and RB35) contain Claybury Wood Metropolitan SINC, Claybury Conservation Area, Hospital Hill Wood Ancient Woodland. In addition, the area lies in close proximity to three listed buildings Stable Block at Claybury Hall (Grade II), Claybury Hall Claybury Hospital (Grade II) and Claybury Hospital (Grade II).
- The narrowest portions of the Roding Valley (parcels RB11-RB32) contain the floodplain of the River Roding the core of which is designated as a Metropolitan Site of Importance for Nature Conservation (SINC) and directly abut Wanstead Grove Conservation Area and Woodford Bridge Conservation area (which also lies partially within the Green Belt). The southern end of the Roding Valley surrounding and immediately to the west around Aldersbrook (protected by the Aldersbrook and Lake House Conservation Area) contains Wanstead Park Conservation Area and Registered Park and Garden, including several listed buildings and Epping Forest South Metropolitan Site of Importance for Nature Conservation (SINC).
- The green wedge formed of the open parkland, playing fields, golf courses, cemeteries and woodlands in between Chingford/Highams Park/Walthamstow/Leytonstone and Buckhurst Hill/Woodford/Wanstead (parcels WF18-WF36, part of RB1 south of Whitehall Road (A110) and parcels RB2-RB9) is in large part designated by Epping Forest Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) and several associated pockets of ancient woodland, the floodplain of The Ching, Epping Forest North and Epping Forest South Metropolitan Sites of Importance for Nature Conservation (SINCs), Wanstead Park Registered Park and Garden, Snaresbrook Conservation Area, including the Grade II listed Snaresbrook

Crown Court in the Green Belt, the Forest School Conservation Area, Leytonstone Conservation Area, Woodford Green Conservation Area and Woodford Wells Conservation and their associated listed buildings.

3.99 The two green wedges (parcels WF18-WF36, part of RB1 south of Whitehall Road (A110) and parcels RB2-RB9) and (parcels RB11-RB32) represent important strategic corridors in this part of the city. The Rodding Valley (parcels RB11-RB32) is comprised of the open land adjacent to the River Roding, which forms part of the City's Blue Ribbon network, and the remnants of Epping Forest between Walthamstow and Wanstead (parcels WF18-WF36, part of RB1 south of Whitehall Road (A110) and parcels RB2-RB9) represent an important green chain connecting the open spaces of Wanstead Park and Wanstead Flats in the south of the borough with Epping Forest to the north. Similarly, Claybury Park and neighbouring isolated open land (parcels RB33, RB34 and RB35) and the playing fields associated with Redbridge Sports Centre (Parcel RB40) form part of the Redbridge Link, which forms part of London's wider green infrastructure network, linking Claybury Park with Valentine Park, Fairlop Waters and Hainault Forest Country Park. Finally, the Seven Kings Park and Ford Sports Ground (parcels RB46 and RB47) represent an important link in the wider Fairlop Link which runs through residential areas and links Barking town centre in the Roding Valley to the south-west to the open landscape at Fairlop Plain to the north. Consequently, these parts of the borough's Green Belt also contribute to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

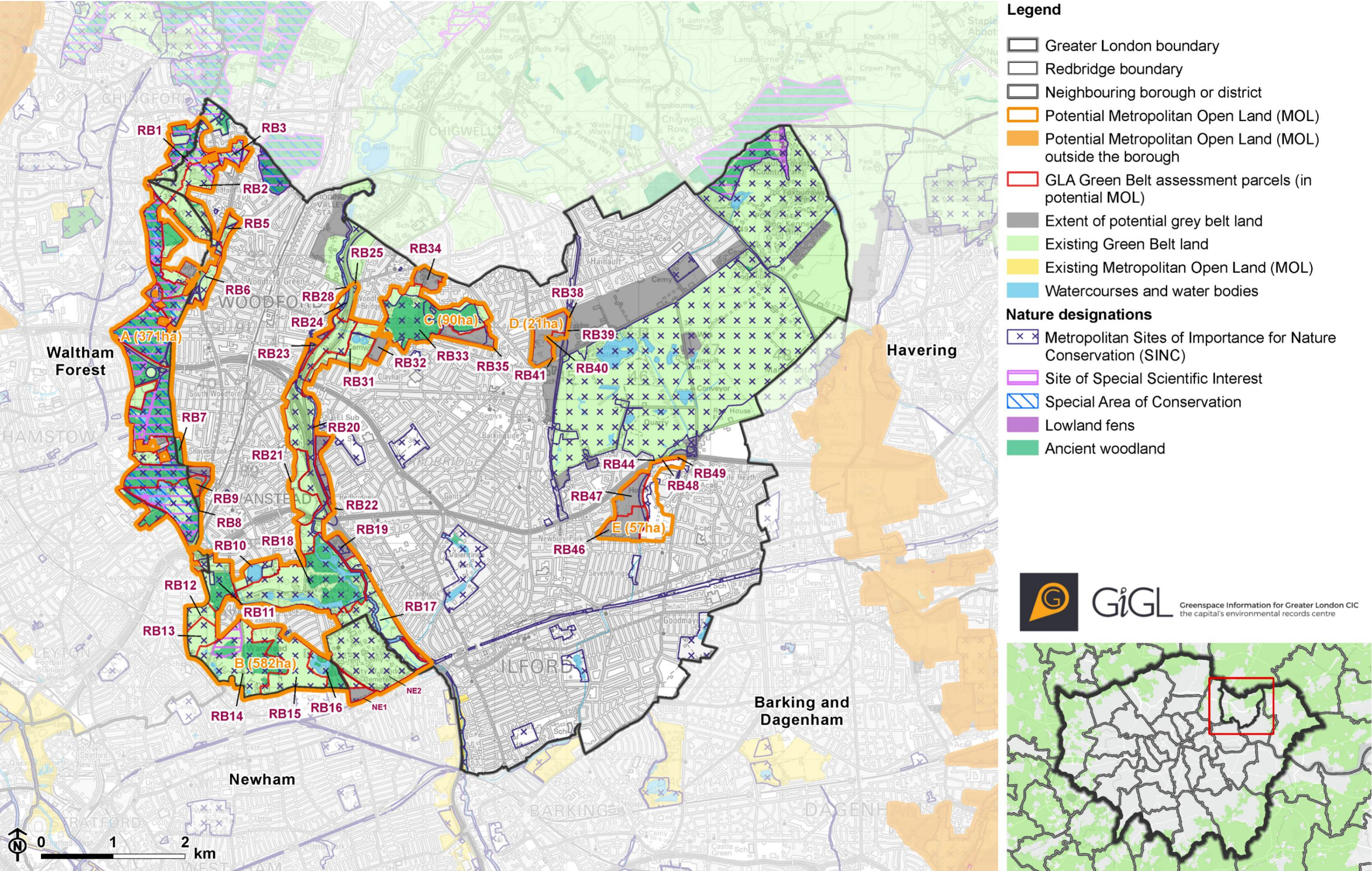
3.100 Figures 3.29 and 3.30 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.29: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.30: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Richmond upon Thames

3.101 The following parts of the borough's Green Belt have been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – Hounslow Heath (Parcel RuT1), which forms part of a wider isolated green wedge of open Green Belt land centred on Hounslow Heath comprised of woodland and heathland east of the River Crane and the playing fields associated with and adjacent to the Heathland School. This includes parcels HO32 (eastern half)-HO36 and the southern half of HO37 and the north part of HO17 in the neighbouring London Borough of Hounslow.
- B – Woodland east of the River Crane and South West Middlesex Crematorium (Parcel RuT2), which forms part of a wider isolated green wedge following the wooded floodplain of the River Crane in between London Heathrow Airport/Feltham and Cranford/West Hounslow/Hanworth, including two reservoirs, Heron Way Allotments, Leitrim Park and Pevensey Road Nature Reserve (parcels HO17 (southern end south A4), HO18, HO19, HO21-HO23, HO30 and HO31, HO38-HO42 in the neighbouring London Borough of Hounslow and parcels HI179-HI181 in the neighbouring London Borough of Hillingdon).
- C – Hampton Common (Parcel RuT3), which forms an isolated area of open Green Belt land either side of Oak Avenue. South of Oak Avenue the parcel includes Oak Avenue Local Nature Reserve. The parcel is formed of an open playing field south of Buckingham Road with mature tree planting on the northern side of the parcel around Hampton Common BMX track. The parcel forms a wedge extending from land associated with St Richard's CE Primary School including parcel HO59 and with Twickenham Rugby Football Club, parcel HO60.

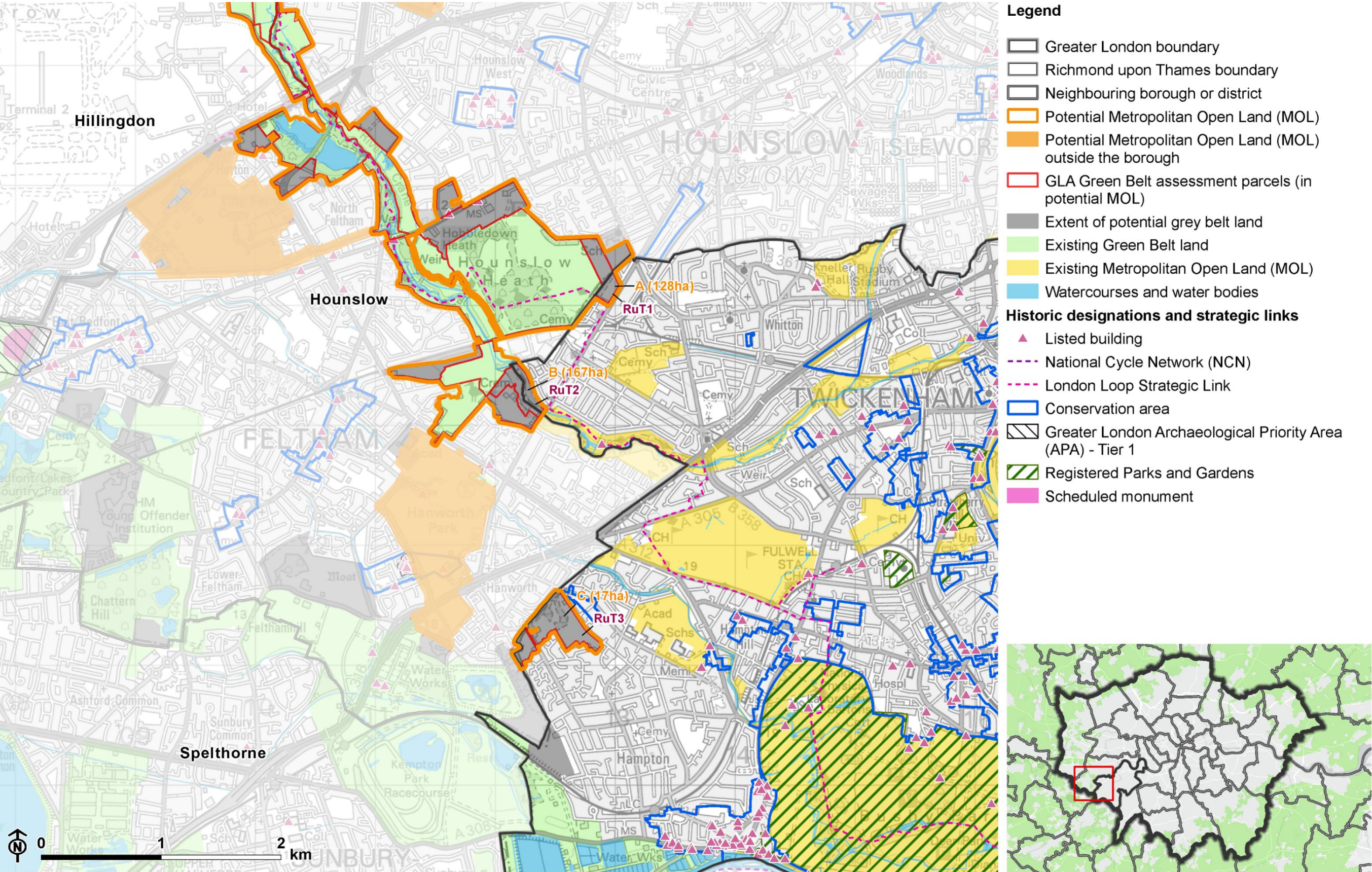
3.102 Each area is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential future isolation from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city's physical structure.

3.103 In addition, parcels RuT1 and RuT2 also contribute to other London Plan Policy G3 criteria. Parcel RuT1 forms part of Hounslow Heath, which is large enough to be described as a 'Metropolitan Park' (over 60ha) and is designated as a metropolitan Site of Importance for Nature Conservation (SINC). Parcel RuT2 forms part of the Crane Corridor Metropolitan Site of Importance for Nature Conservation

(SINC), which is formed of multiple open spaces within its immediate vicinity, including Pevensey Road Nature Reserve, Crane Park and the South West Middlesex Crematorium. Consequently, there may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London or Criterion 3 as features of national or metropolitan value. In addition, parcel RuT2 forms part of the River Crane Corridor and therefore also contributes to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

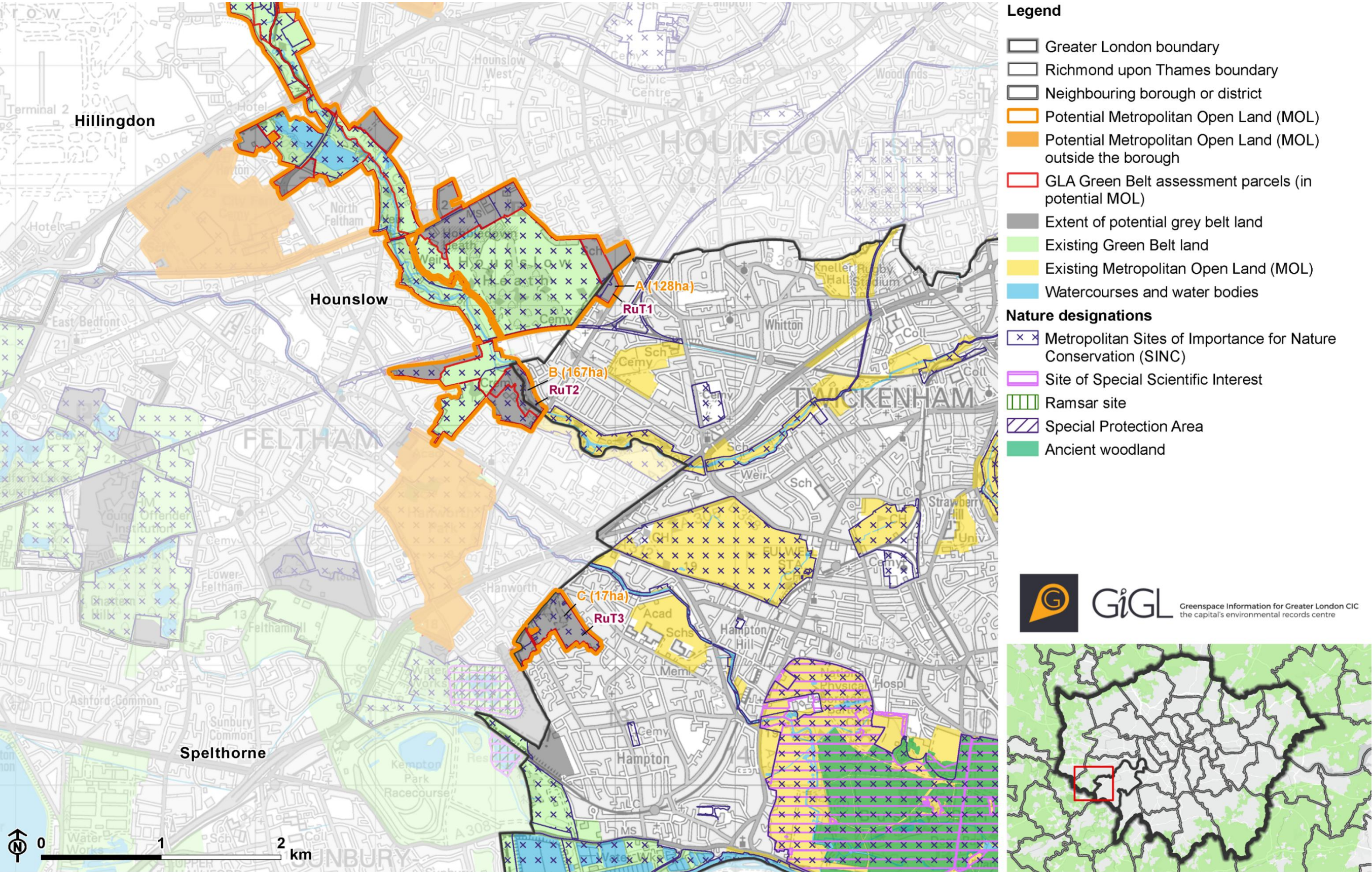
3.104 Figures 3.31 and 3.32 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.31: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.32: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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London Borough of Sutton

3.105 The borough contains no notable existing or potential future islands of Green Belt land embedded in the urban area of the city or corridors of Green Belt land that penetrate deeply into the urban area as green wedges.

3.106 With exception of a few small open areas (parcels SU5 and SU6) the open Green Belt land within the Borough has a clear relationship with the wider open countryside designated and Green Belt land and/or strong contribution to Green Belt purposes a, b and/or d.

London Borough of Waltham Forest

3.107 The following parts of the borough's Green Belt have been identified as existing or potential future islands or green wedges of open space embedded in the urban area of Greater London:

- A – The green wedge formed of the open reservoirs, wetlands, marshlands, playing fields, golf courses and neighbouring open scrublands in the Lee Valley in between Chingford/Walthamstow and Enfield/Edmonton/Tottenham/Stamford Hill (parcels WF1-WF9, parcels EN62-EN71 and the southern halves of parcels EN61 and EN63 in the London Borough of Enfield and parcels HA1-HA4 in the London Borough of Haringey).
- B – The green wedge formed of the open parkland, playing fields, golf courses, cemeteries and woodlands in between Chingford/Highams Park/Walthamstow/Leytonstone and Buckhurst Hill/Woodford/Wanstead (parcels WF18-WF35 and part of RB1 south of Whitehall Road (A110) and parcels RB2-RB9 in the neighbouring London Borough of Redbridge).
- C – The green wedge formed of the open parkland, playing fields, golf courses, cemeteries and woodlands surrounding Aldersbrook and the Rodding Valley (Parcel WF36 and parcels RB10 to the southern half of RB24 (south of Chigwell Road) and parcel RB32 in the neighbouring London Borough of Redbridge).

3.108 It is noted that the vast majority of the green wedge in the Lee Valley is open water rather than open land. Although there are some large water bodies and water courses designated as MOL in other parts of the city, none are of the scale and contiguity of the reservoirs in the Lee Valley. However, for the reasons outlined below, this green wedge is still considered to have potential for designation as MOL under a number of the required criteria.

3.109 Each area is largely open and clearly distinguishable from the built up area of Greater London. This, in combination with their existing or potential future isolation from the wider countryside surrounding the city, may be sufficient justification for their designation as MOL under London Plan Policy G3 Criterion 1 – as large open areas that contribute to the city’s physical structure.

3.110 The two green wedges are both large enough to be described as a ‘Metropolitan Park’ (over 60ha) and so contribute (or could contribute) to London Plan Policy G3 Criterion 2 as large open air facilities serving a significant part of London. Both also represent important strategic corridors in this part of the city. The remnants of Epping Forest between Walthamstow and Wanstead represents an important green chain connecting the open spaces of Wanstead Park and Wanstead Flats in the London Borough of Redbridge with Epping Forest to the north. Similarly, the Lee Valley between Chingford/Walthamstow and Enfield/Edmonton/Tottenham/Stamford Hill represents an important green and blue chain from Tower Hamlets and Newham to the south to Ware in Hertfordshire to the north. Consequently, these parts of the borough’s Green Belt also contribute to London Plan Policy G3 Criterion 4 – as part of a strategic corridor, node or a link in the network of green infrastructure.

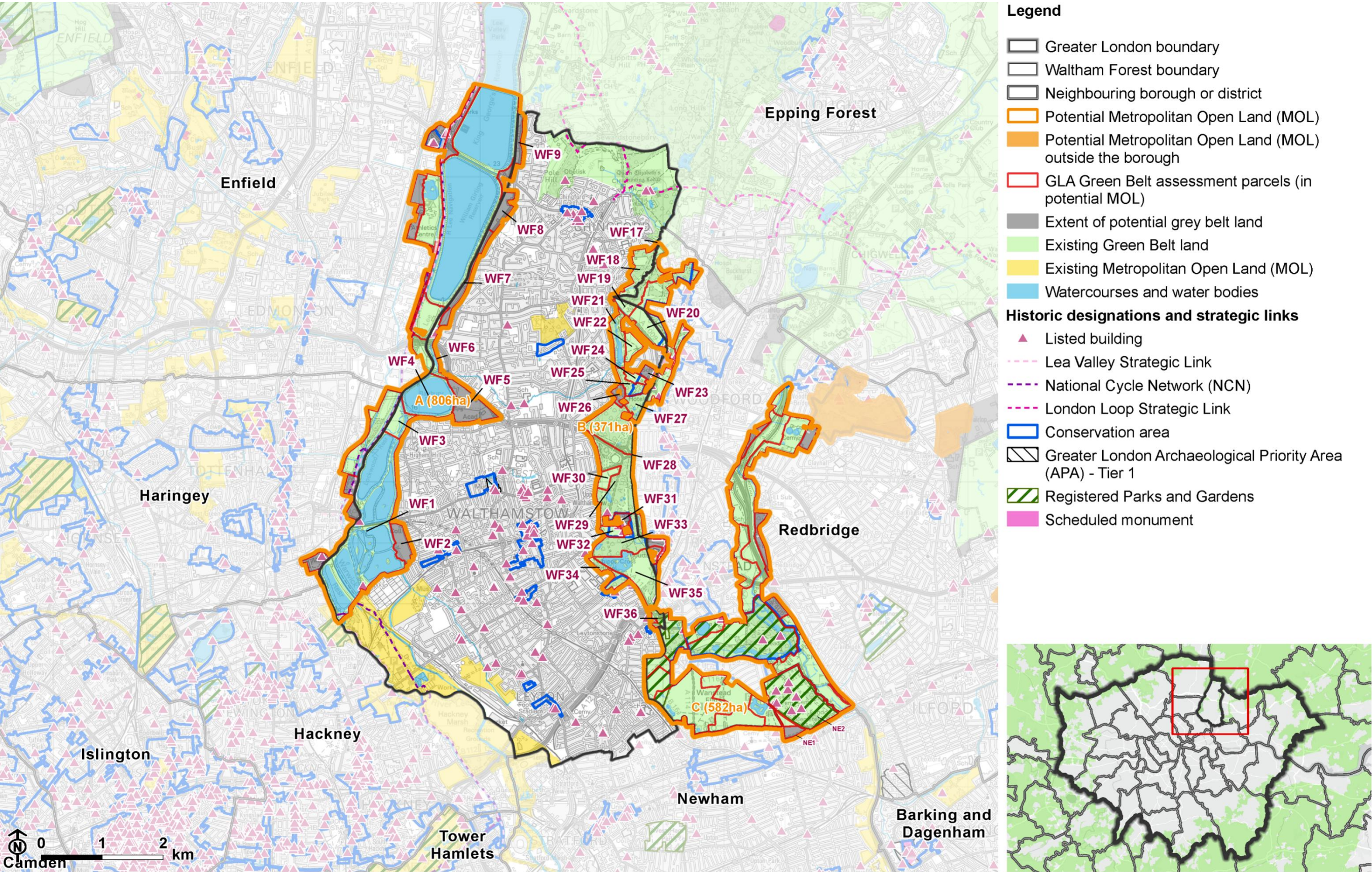
3.111 The following isolated parts of these green wedges contain features of national or metropolitan value and therefore contribute to London Plan Policy G3 Criterion 3:

- The vast majority of the green wedge in the east of the borough (parcels WF18, WF21, WF25-WF29, WF33 and WF35) falls within the Epping Forest Special Area of Conservation and Site of Special Scientific Interest (SSSI) and the entirety of the green wedge lies within the Epping Forest North Metropolitan Site of Importance for Nature Conservation (SINC) (parcels WF18-WF36). Several of the same parcels also contain significant areas of Ancient Woodland, including parcels WF18, WF21, WF25, WF27-WF29 and WF34. Parcels WF18 and WF21 contain part of the floodplain of the River Ching. Parcels WF23-WF25 fall wholly or partially within the Woodford green Conservation Area, parcels WF31-WF33 fall wholly or partially within the Forest School Conservation Area and parcel WF34 falls partially within the Leytonstone Conservation Area and their associated listed buildings. Parcel WF26 falls partially within the Wanstead Park Registered Park and Garden and the Epping Forest South Metropolitan SINC.
- The vast majority of the green wedge in the west of the borough falls within the floodplain of the River Lea/Lee Navigation (parcels WF2, WF3, WF5-WF9). Parcels WF1 falls within Lee Valley Special Protection Area (SPA) and Ramsar Site. The parcel is also designated as a Site of Special Scientific Interest (SSSI) alongside portions of parcels WF2 and WF7-WF9 and a Metropolitan Site of

Importance for Nature Conservation (SINC) with parcels WF2-WF4, WF6-WF9. Parcel WF1 contains the listed building The Ferry Boat Inn (Grade II) and The Coppermills (Waterboard Stores) (Grade II). Parcel WF6 includes three listed buildings, including Metal Railing to Chingford Mill Pumping Station (Grade II), Chingford Mill Pumping Station (Grade II) and Water Turbine House and Chingford Mill Pumping Station (Grade II). A national cycle route follows the course of the River Lea/Lee Navigation through the area.

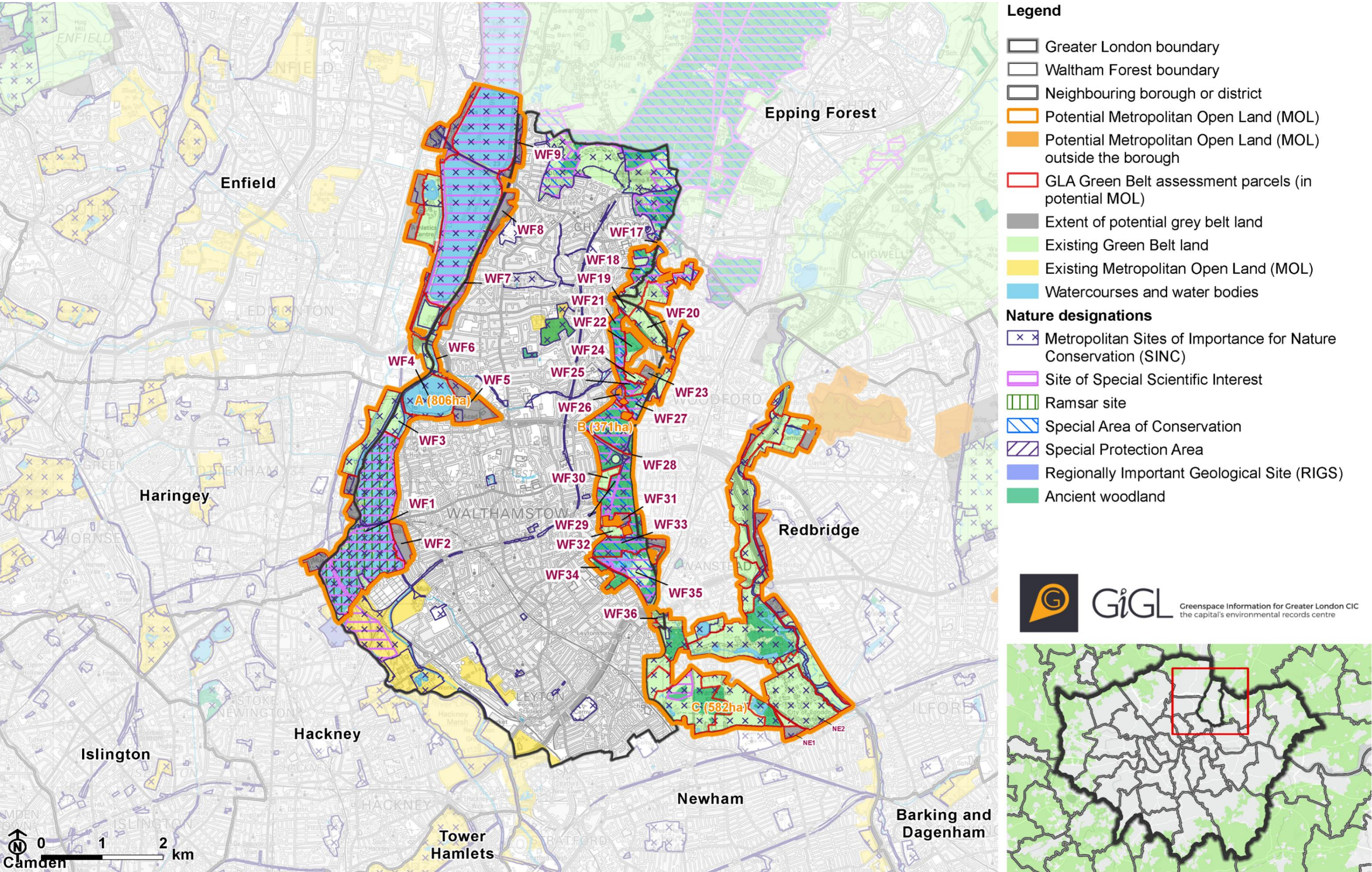
3.112 Figures 3.33 and 3.34 illustrate the broad location of the areas with potential for designation as MOL. The remaining areas of Green Belt within the Borough have no notable potential for designation as MOL due to their existing relationship with the wider open countryside designated as Green Belt land and/or strong contribution to Green Belt purposes A, B and/or D.

Figure 3.33: Areas with potential for designation as Metropolitan Open Land (MOL) and associated historic designations and strategic links



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Figure 3.34: Area with potential for designation as Metropolitan Open Land (MOL) and associated nature designations



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- 3 Government Office for London, 1996, Strategic Guidance for London Planning Authorities
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