

Appendix 3

Method Statement Consultation Record

- 7.58 A method statement setting out the context behind and how the assessment of Green Belt and MOL was to be undertaken was circulated for consultation in June 2018 under the duty to cooperate⁷⁶. Consultees, including neighbouring local planning authorities, the Great London Authority (GLA), Environment Agency, Historic England and Natural England, were invited to attend a workshop and submit written comments before the methodology for the study was finalised.
- 7.59 Representatives from Hertsmere Borough Council and the London Borough of Harrow attended the workshop. Generally the consultees supported the methodology set out within the method statement. However, questions were raised as to whether the approach to the assessment of Green Belt purpose 4 should be revised to consider the relationship between Barnet’s historic villages and the Green Belt, notably the Conservation Areas of places like Totteridge and local historic parks and gardens.
- 7.60 Two written representations were received from the Environment Agency and Historic England. **Table A3.1** summarises the comments received

Table A3.1: Summary of written method statement consultation responses

Consultee	Comments	Response
Environment Agency	Paragraph 5.27 doesn’t explicitly acknowledge the role the Greenbelt and MOL designation and associated protections also have in contributing to natural flood risk management if they are areas which act as flood storage areas or land adjacent to rivers. I’m uncertain as to how this is reflected in the methodology for the review of Greenbelt and MOL, or whether this forms part of the criteria for assessing what areas could/should be de-designated. Therefore we would hope the Greenbelt and MOL review supports and enables this along with the other key considerations.	Flood risk is an important factor in determining the most sustainable pattern of development and building the exceptional circumstances case needed to release Green Belt land; however, the focus of our study is on establishing the harm to the Green Belt designation as a result of release. Consideration of flood risk implications of development in the Green Belt will be carried out as part of the wider Green Belt review and not the Green Belt study.
Historic England	With regard to Purpose 2, HE request acknowledgement that “coalescence of settlements can be harmful from a historic environment perspective” going on to say that “consideration of the value of the Green Belt requires understanding the historic significance of this open landscape”. HE go on to highlight the ‘transitional green belt’ land close to the built up areas of the Borough and London are often the areas most vulnerable to development pressures and equally most valuable in terms of controlling development and preserving the setting of historic settlements. It is important that this is recognised within any subsequent study to ensure that assessments of this type of land are accurate and are not contrarily assessed as having a negligible value with regard to the purpose preventing settlements from merging. HE make reference to their updated guidance on setting. HE also state that when	The historic environment is an important factor in determining the most sustainable pattern of development and building the exceptional circumstances case needed to release Green Belt land in line with the NPPF; however, the focus of the Green Belt study is on establishing the harm to the Green Belt designation as a result of potential release. Consequently the Green Belt study only assesses the historic environment in so far as it relates to the setting and special character of defined historic towns (Purpose 4). As part of the Purpose 4 assessment, all contributions made by Green Belt to the setting and special

⁷⁶ Section 110 of the Localism Act (2011)

Consultee	Comments	Response
	<p>undertaking a greenbelt review it will be important to consider the potential presence of undiscovered and therefore non-designated archaeological remains, and their settings, within green belt areas.</p>	<p>character of historic towns will be considered. However, consideration of the effects of development on the wider historic environment, including archaeology, individual historic assets and historic landscapes, will be carried out as part of the wider Local Plan review including the Sustainability Appraisal and associated evidence, not the Green Belt study.</p>
	<p>With regard to Purpose 4, HE <i>“recommend that a future green belt review should apply to all historic settlements in the Borough”</i> referencing Chipping Barnet’s medieval origins and subsequent growth into a market town, a coaching post and then a Victorian suburb, as well as the historic interest of many of the Borough’s town centres and settlements, notably the elevated viewpoints within Mill Hill, Monken Hadley and Totteridge. HE consider London one of the world’s most historic towns, characterized by its poly-centric nature and note development on land previously designated as green belt has the potential to affect London’s special character.</p>	<p>In light of the comments received at the method statement consultation workshop and from Historic England, the proposed approach to the assessment of Green Belt Purpose 4 has been revised to consider the contribution Barnet’s Green Belt land makes to the setting and special character of historic villages and hamlets as part of the wider ‘historic town’ of London. Further details will be provided in the methodology section of the final study report.</p>
	<p>HE make reference to the important role the historic environment plays in understanding the evolution of the landscape, referencing that Green Belt boundaries often follow historic features, which should not be underrepresented in the review.</p>	<p>The consistency and strength of existing Green Belt boundaries will be assessed in the study, specifically how they relate to physical features that are readily recognisable and permanent in line with paragraph 85 of the NPPF. However, unless boundaries have an association with the setting of a historic town, the fact that a Green Belt boundary is historic does not mean that it makes a stronger contribution to Purpose 4. Consideration of the sensitivity of historic boundaries to development change will be carried out as part of the wider Local Plan review including the Sustainability Appraisal and associated evidence, not the Green Belt study.</p>
	<p>HE state that the concept of setting will be particularly important when considering the spatial and visual aspect of openness in relation to individual heritage assets and</p>	<p>Open land is designated as MOL to protect features or landscapes of either national or metropolitan value, such as historic assets and</p>

Consultee	Comments	Response
	the wider historic environment.	<p>landscapes (Criterion 3). However, it is the contribution of openness of the land to these features that is protected through MOL rather than the features themselves, i.e. there are other international, national, regional and local planning and environmental designations which protect the historic environment. Therefore, the assessment of MOL is focussed on drawing out variations in the contribution of land within MOL to its inherent openness not the setting of historic assets. Consideration of the effects of development on the wider historic environment, including archaeology, individual historic assets and historic landscapes, will be carried out as part of the wider Local Plan review including the Sustainability Appraisal and associated evidence, not the MOL study.</p>

- 7.61 In light of the comments received at the method statement consultation workshop and the associated written submissions from the Environment Agency and Historic England, the proposed approach to the assessment of Purpose 4 was revised to consider the contribution Green Belt land makes to the setting and special character of the Chipping Barnet, Mill Hill, Monken Hadley and Totteridge.

Appendix 4

Detailed Stage 1 Assessment Outputs

Detailed MOL Openness Assessments and Potential Minor MOL Boundary Adjustments

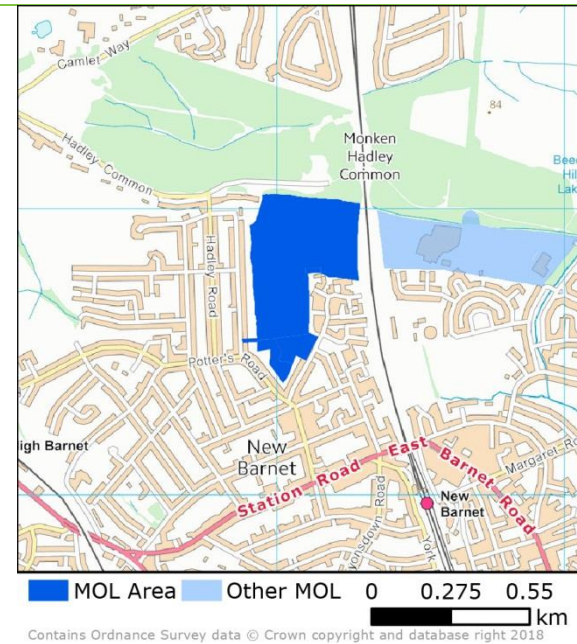
Alphabetical index of parks and open space

Park	MOL ref.	Page	Park	MOL ref.	Page
Bethune Park	MOL 5	87	Islington and St Pancras Cemetery	MOL 15	107
Brent Park	MOL 19	115	Jewish Community School	MOL 2	81
Brunswick Park	MOL 4	85	Livingston Primary School	MOL 2	81
Cherry Tree Wood	MOL 16	109	Lyttleton Playing Field	MOL 21	119
Christ's College Finchley Playing Fields	MOL 18	113	New Southgate Cemetery	MOL 4	85
Clitterhouse Playing Fields and Allotments	MOL 29	135	North Middlesex Golf Club	MOL 7	91
Coppetts Wood	MOL 14	105	Northway Gardens	MOL 21	119
Coppetts Wood Primary School	MOL 13	103	Oak Hill Park	MOL 3	83
Cromer Road Primary School	MOL 1	79	Oak Hill College	MOL 3	83
East Finchley Cemetery	MOL 17	111	Old Finchleians Memorial Ground	MOL 8	93
Finchley Catholic School Fields	MOL 8	93	Powerleague Bobby Moore Way	MOL 12	101
Fuel Land Allotments	MOL15	107	Powerleague Porters Way	MOL14	105
Friary Park	MOL 6	89	Silver Jubilee Park	MOL 30	137
Friern Bridge Retail Park	MOL 10	97	Sunny Hill Park	MOL 22	121
Glebelands Open Space	MOL 14	105	Tudor Park Footgolf Course	MOL 1	79
Glebelands Wood Nature Reserve	MOL 14	105	Welsh Harp Open Space	MOL 30	137
Golders Green Crematorium	MOL 25	127	West Hendon Allotments	MOL 30	137
Golders Hill Park	MOL 28	133	West London Cemetery	MOL 24	125
Halliwick Recreation Ground	MOL 13	103	Whetstone Stray	MOL 8	93
Hampstead Golf Club	MOL 27	131	Windsor Open Space	MOL 19	115
Hampstead Heath Extension	MOL 26	129	Woodfield Park	MOL 30	137
Hendon Park	MOL 23	123	Woodside Park	MOL 9	95
Hoop Lane Cemetery	MOL 24	125			

MOL 1

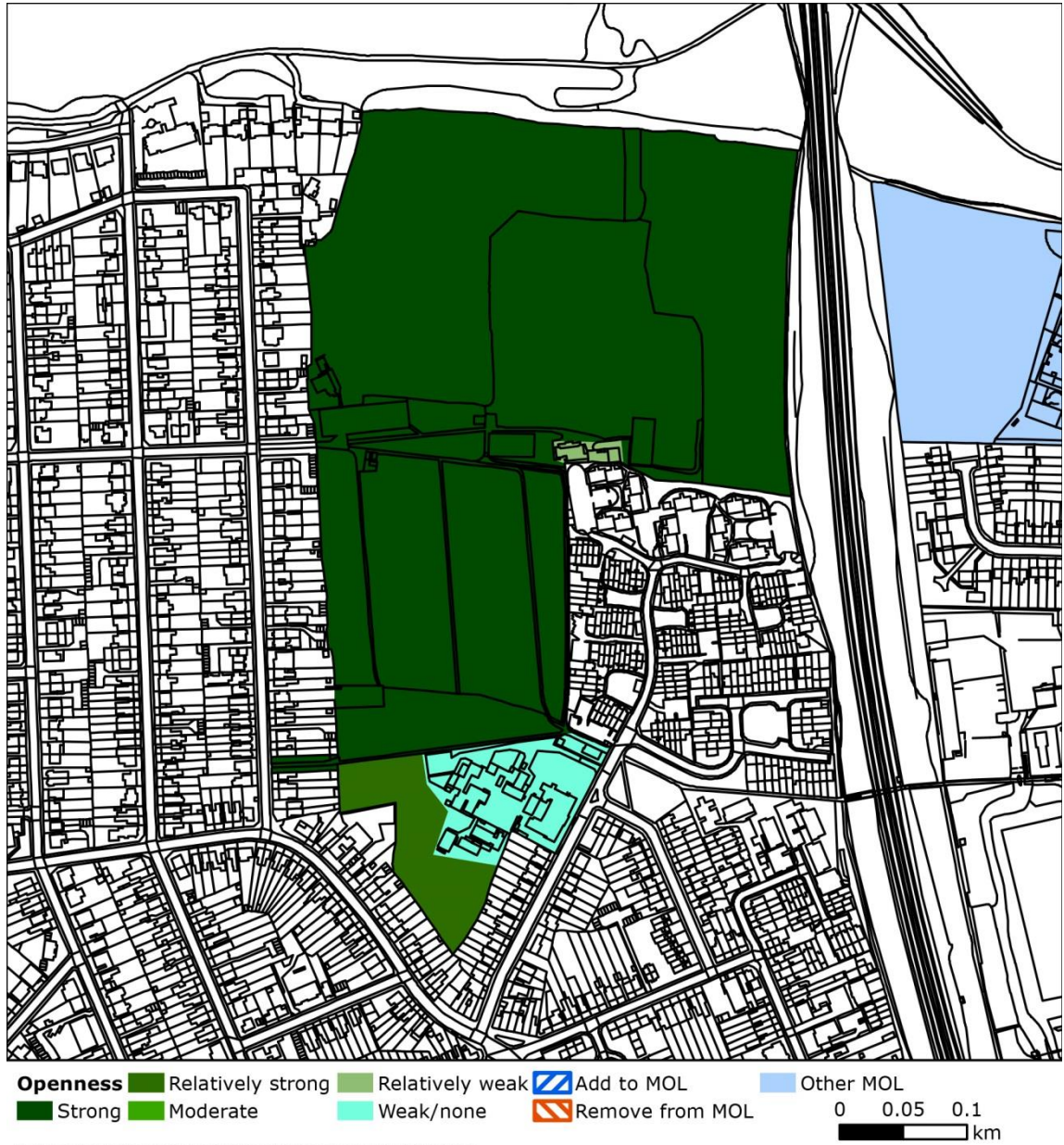
Description

The MOL consists of the Tudor Park Footgolf Course, allotments and Cromer Road Primary School and playing fields.



Openness Assessment

The majority of this area of MOL is considered to have strong openness, both spatially and visually. There is a small café located on the eastern edge however, this is a small, building located close to the existing urban edge and is not considered to impact on the openness of the MOL. A sport pavilion and maintenance area is located on the south eastern edge of the MOL, this is a slightly larger pocket of development which impacts spatial openness and blurs the line between the urban edge and the MOL therefore, it is considered to have relatively weak openness. Cromer Road Primary School is located at the southern tip of the MOL. As this area is completely developed, it is considered to have weak/no openness. The area of the MOL that falls between the school and the residential area directly to the west of the school is considered to have relatively strong openness – although undeveloped, it has a strong visual relationship with the school and a limited relationship with the wider MOL to the north.



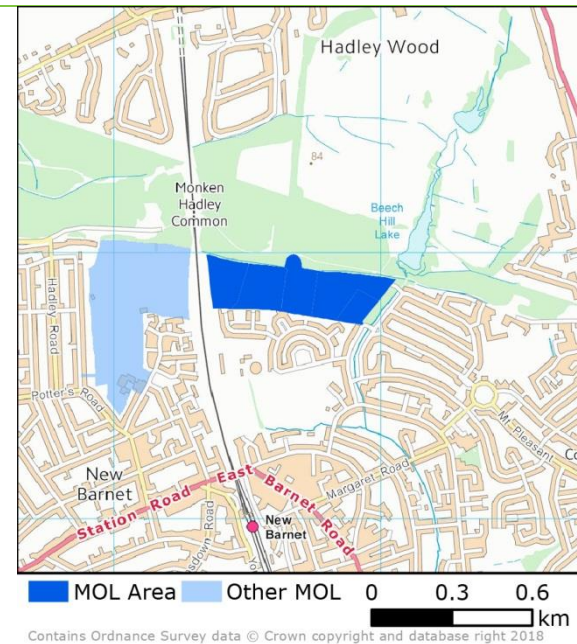
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 2

Description

The MOL consists of the Jewish Community Secondary School and its playing pitches and parking, and Livingstone Primary and Nursery School and its playing fields.



Openness Assessment

The western end of the MOL sits in between the raised railway line which forms the western edge of the MOL and a large secondary school. Although this pocket of MOL is undeveloped and spatially open, the raised embankment to the west, the woodland to the north and tall buildings to the east this pocket of MOL has a visual relationship with the secondary school which has a limited effect on its visual openness. Overall, this area is considered to have relatively strong openness. The MOL land upon which the large secondary school has been constructed has very weak/no openness. Directly to the east of the school lies a car park, a fenced-off playing pitch and a single dwelling adjacent to the existing urban edge. Although this pocket of MOL is undeveloped and spatially open, the land uses associated with the school maintain a strong visual relationship with the secondary school which has a limited effect on its visual openness. Overall, this area is considered to have relatively strong openness. The south-eastern corner of the MOL contains Livingstone Primary School. The MOL land upon which the primary school has been constructed has very weak/no openness. Directly to the north and west of the primary school lie the primary school's playing fields. Although this MOL has a strong visual relationship with the primary school, the relatively low profile of the primary school buildings limits their impact on the openness of the playing fields which generally maintain a strong sense of openness.



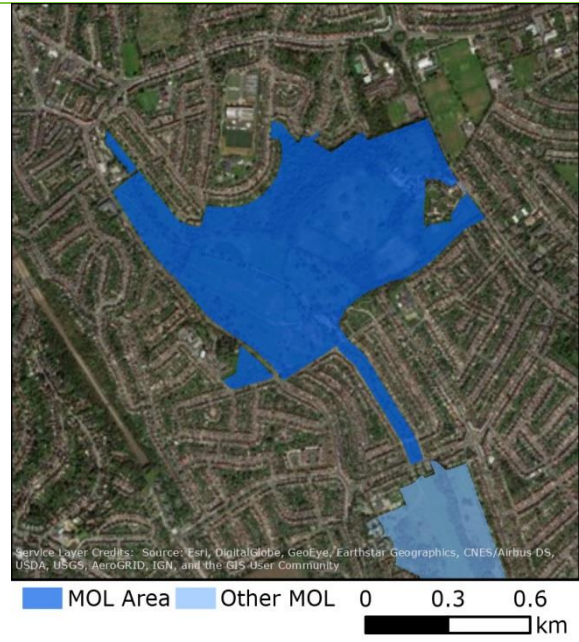
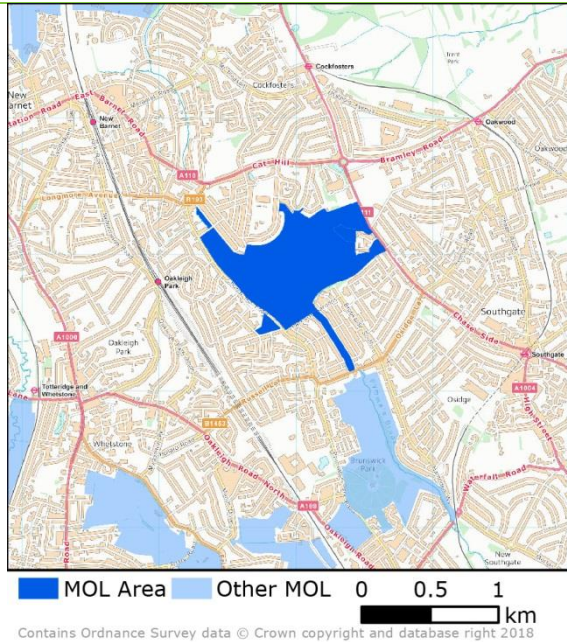
Potential for Minor Boundary Adjustments

- a) A stronger, more consistent MOL and Green Belt boundary could be drawn along the access road to the secondary school.

MOL 3

Description

The MOL consists of Oak Hill Park and Oak Hill College and its grounds.



Openness Assessment

The majority of this area of MOL forms part of Oak Hill Park which has a strong sense of openness. While there are a couple of small isolated buildings within the Park, such as the café, these are small and do not have a significant impact on openness. The tall buildings associated with Oak Hill College which lies close to the north-eastern edge of the MOL compromise the openness of the land upon which they sit and in the immediate vicinity, creating a pocket of MOL with weak/no openness. The small linear entrances to the Park to the north and south are free from development and maintain a strong spatial openness; however as thin strips of open land they have a stronger visual relationship with the urban edges they abut and a more limited relationship with the wider open park, therefore these areas are recorded as having relatively strong openness.



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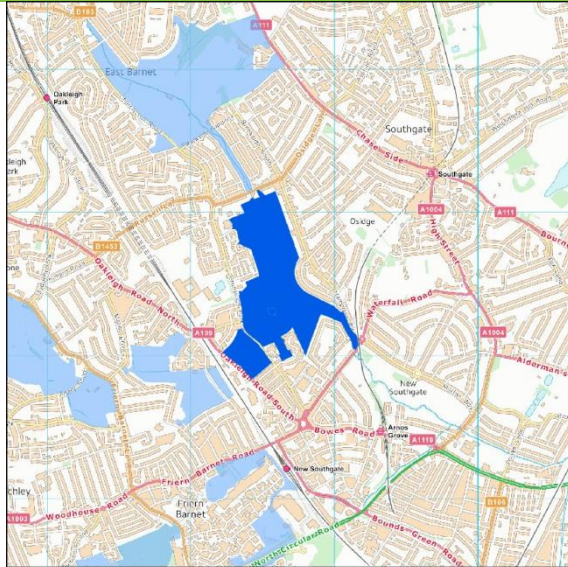
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 4

Description

The MOL is comprised of the New Southgate Cemetery, the open land associated with the Pymmes Brook to the north and east of the cemetery and Brunswick Park Recreation Ground to the west of the cemetery.



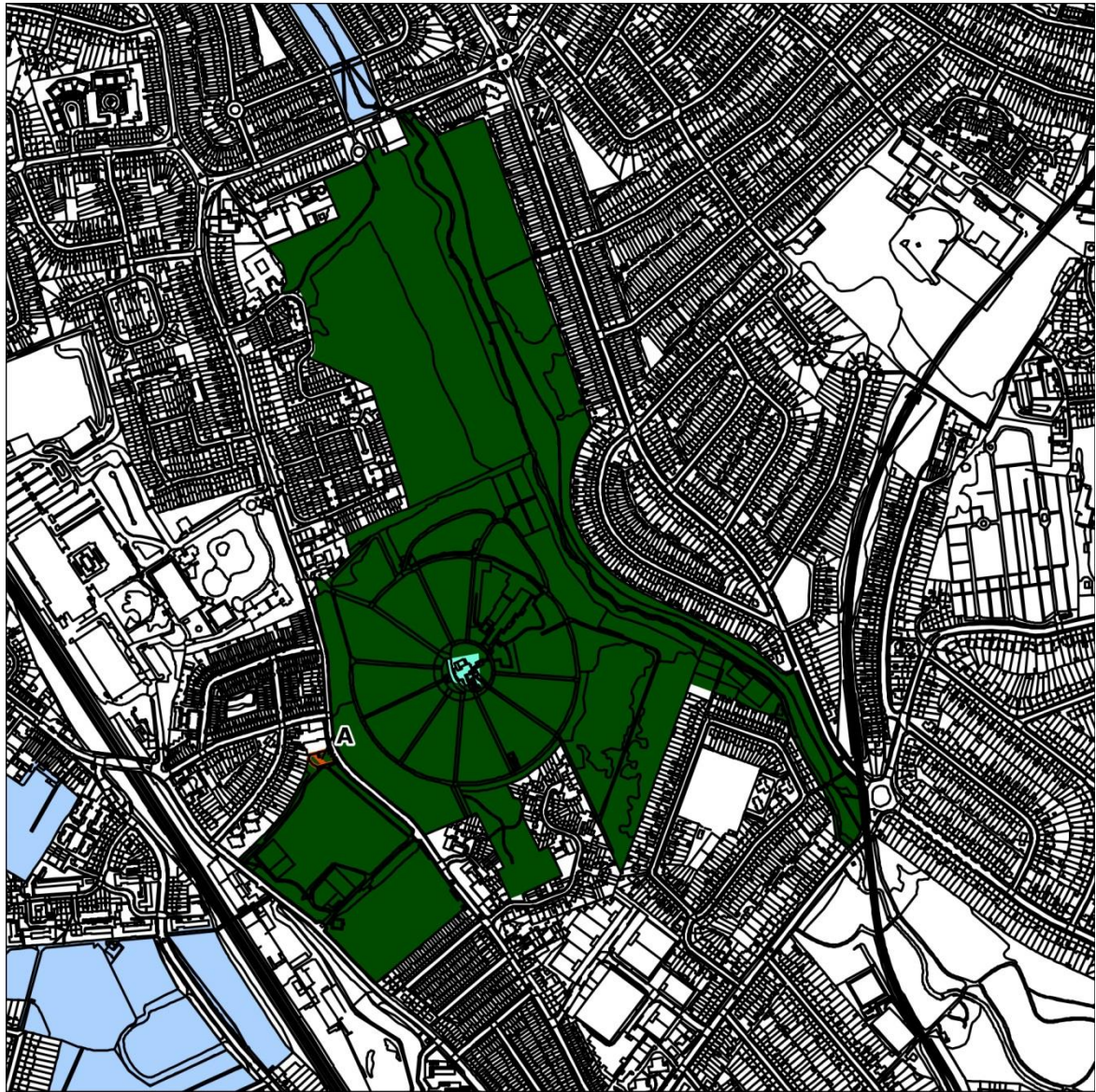
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Openness Assessment

A church sits in the centre of the cemetery. This represents a sizable building, and although it is isolated in the centre of MOL it impacts upon the spatial openness of the land on which it sits and that in the immediate vicinity, and so is recorded as having weak / no openness. A small building is located on the western edge of the recreation ground but this is small and isolated and is considered to have a limited impact on openness. All of the remaining land within the pocket is considered to have a strong spatial and visual openness. Although the southern section of the Pymmes Brook trail at the south eastern corner of the area is notably narrower than the rest of the pocket of MOL the mature woodland limits the area's relationship with the adjacent urban areas, which would otherwise have a compromising effect on the area's visual openness.



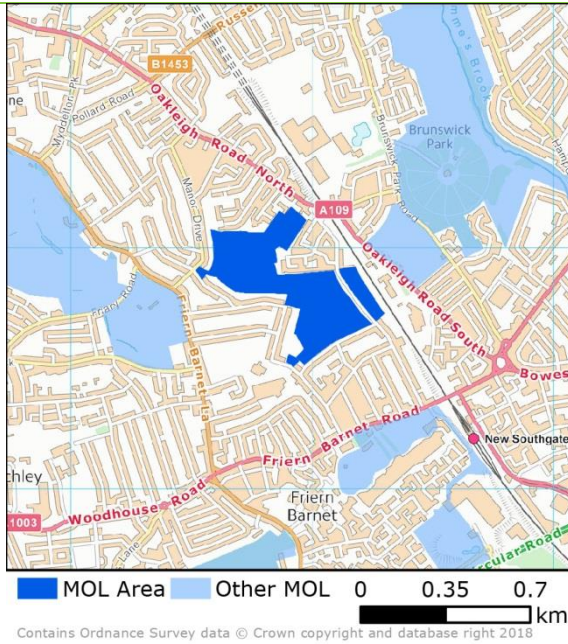
Potential for Minor Boundary Adjustments

- a) Northern most corner of New Southgate Recreation Ground to be realigned so that the car park which serves the art shop outside of the MOL is excluded from the MOL.

MOL 5

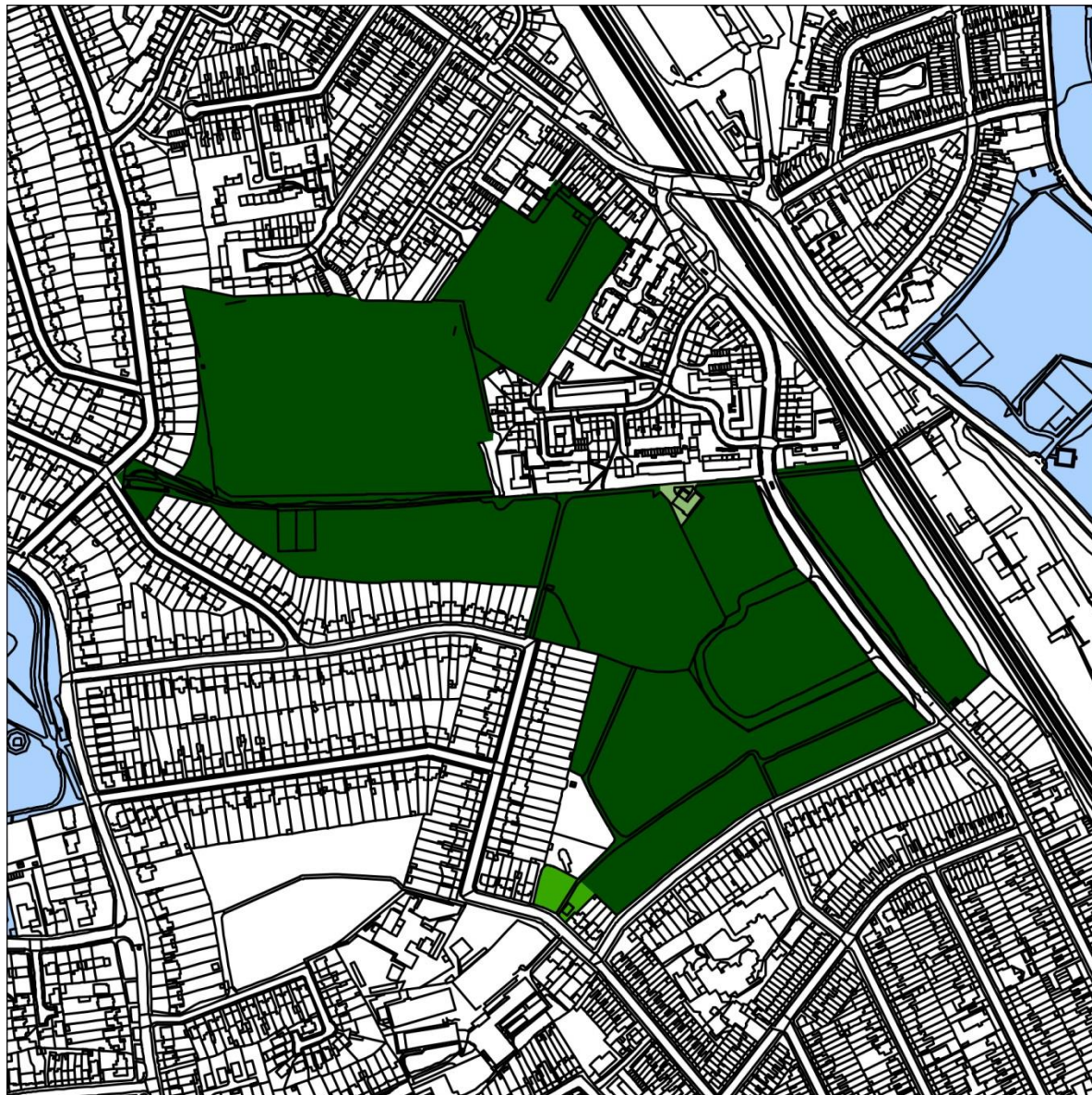
Description

The MOL is comprised of Bethune Park, Recreation Ground and associated allotments.



Openness Assessment

This area is largely free of development with strong visual and spatial openness. However, the east of the site contains a sizable changing room building which impacts the spatial and visual openness of the area in which it is located, resulting in relatively weak openness in this location. In addition, the southern tip of the MOL is considered to have moderate openness as it is separated from the main body of the MOL by a building and vegetation and is surrounded by development, compromising its visual openness.



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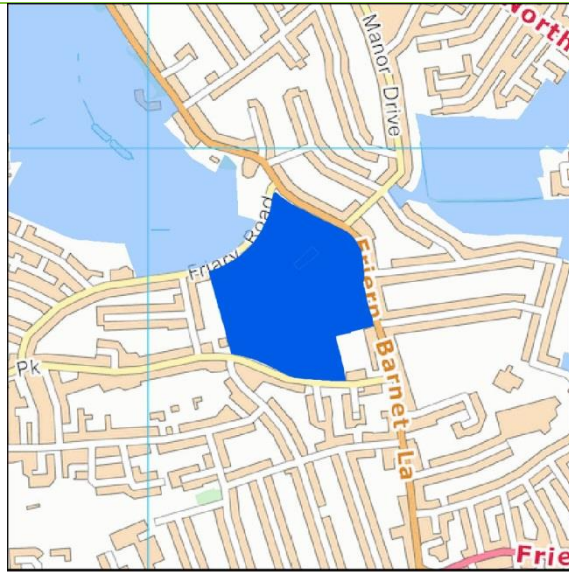
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 6

Description

The MOL contains Friary Park.



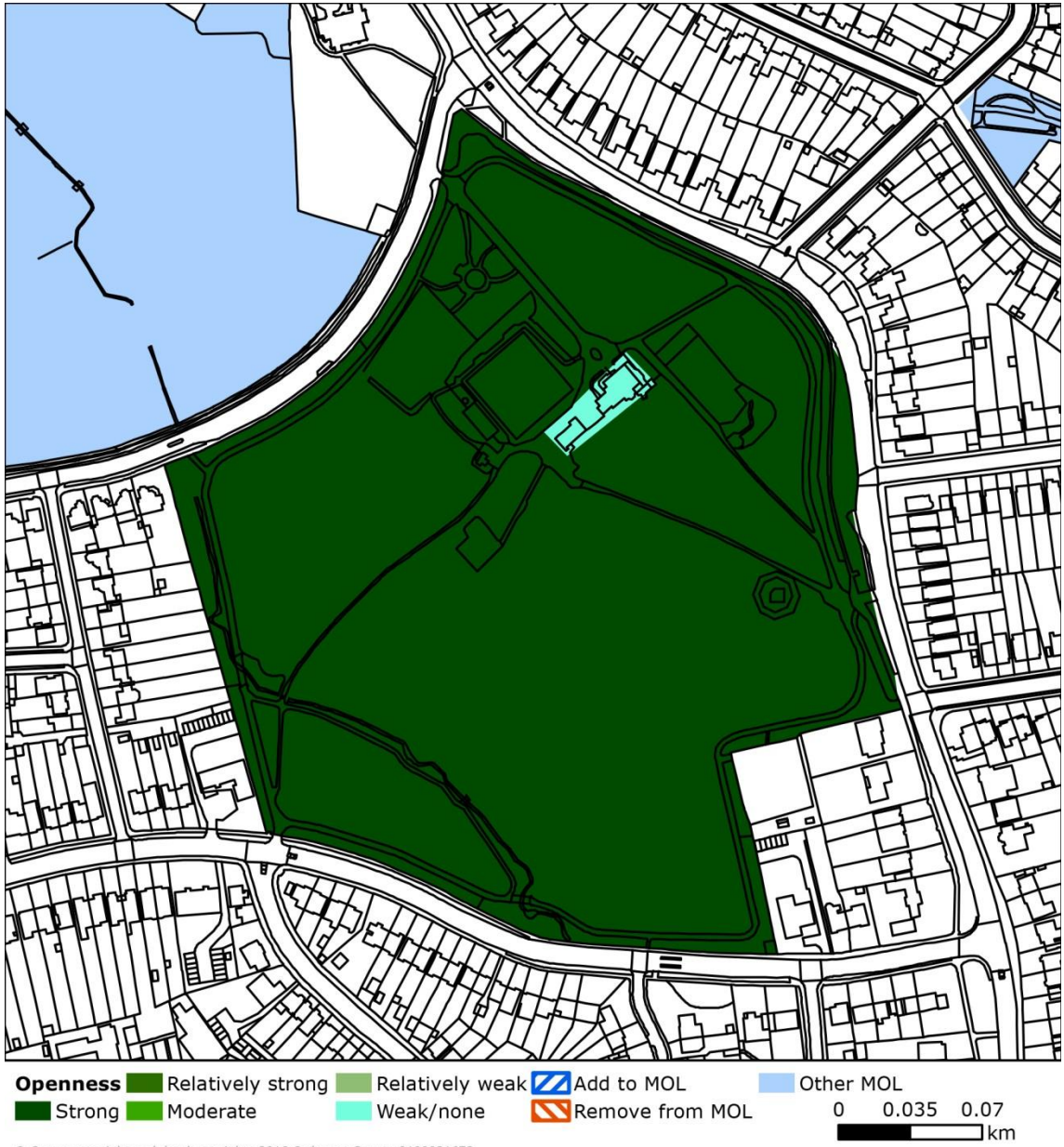
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Openness Assessment

At the centre of the Park sits a cluster of buildings, including a café, community focus centre and bowling pavilion. The buildings reduce the spatial openness of the land upon which the buildings sit and in between the buildings. While they generally have supporting uses and their isolation in the centre of a much larger Park limits their effect on the integrity of the wider MOL the land in the immediate vicinity has weak / no openness. The remainder of the MOL is undeveloped and is considered to have strong openness.



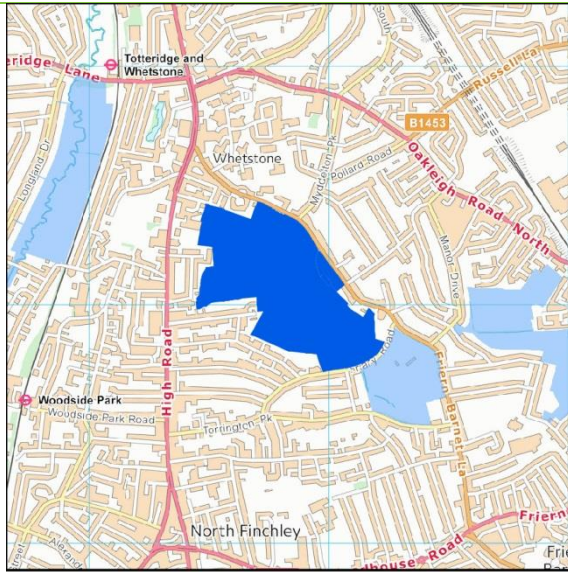
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 7

Description

The MOL is comprised of the North Middlesex Golf Club.



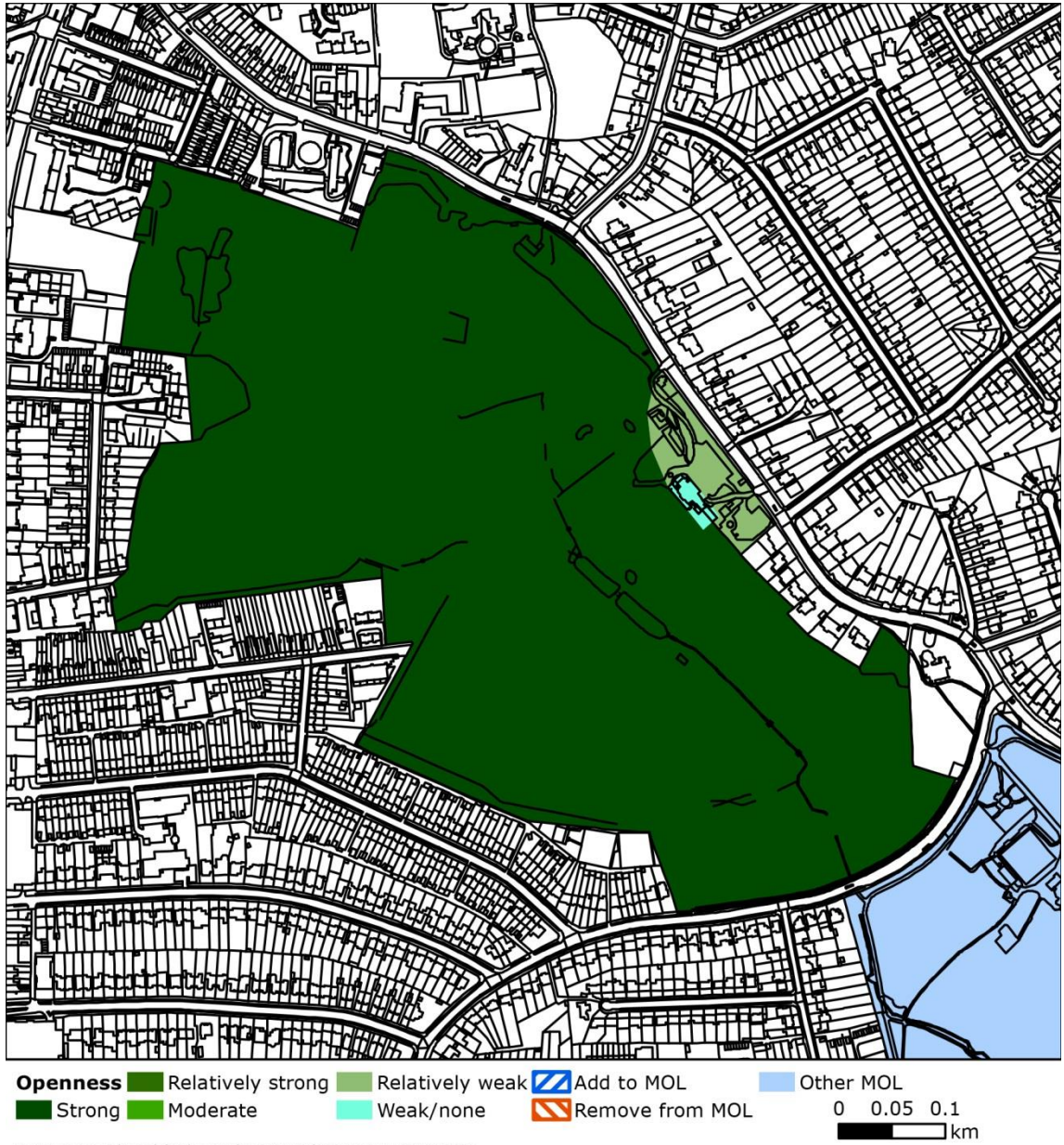
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Openness Assessment

The MOL is comprised of the North Middlesex Golf Club and the majority is considered to have strong openness, with the exception of the club house, an associated small golf shop and a single dwelling which sits within the MOL at its eastern edge. These buildings blur the lines between the MOL and the urban area and reduce spatial and visual openness. Therefore the land on which the club house sits is considered to have weak / no openness and the land in between the buildings and the urban area is considered to be of relatively weak openness.



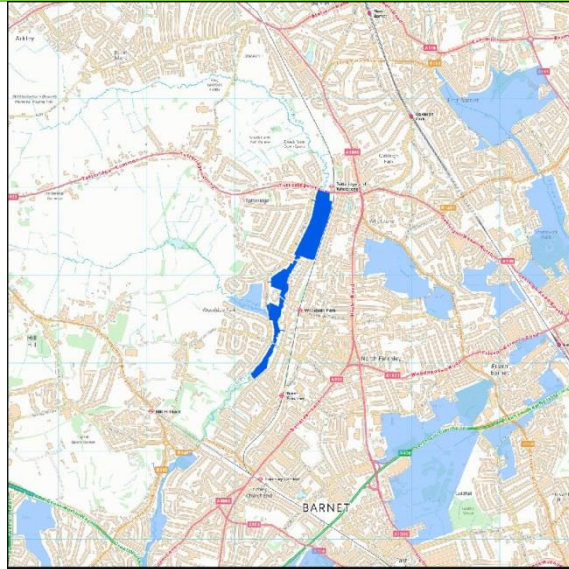
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 8

Description

The MOL contains Whetstone Stray, Finchley Catholic School Playing Fields, the Old Finchleians Memorial Ground and other linear open spaces and parkland associated with the Dollis Valley Greenwalk.



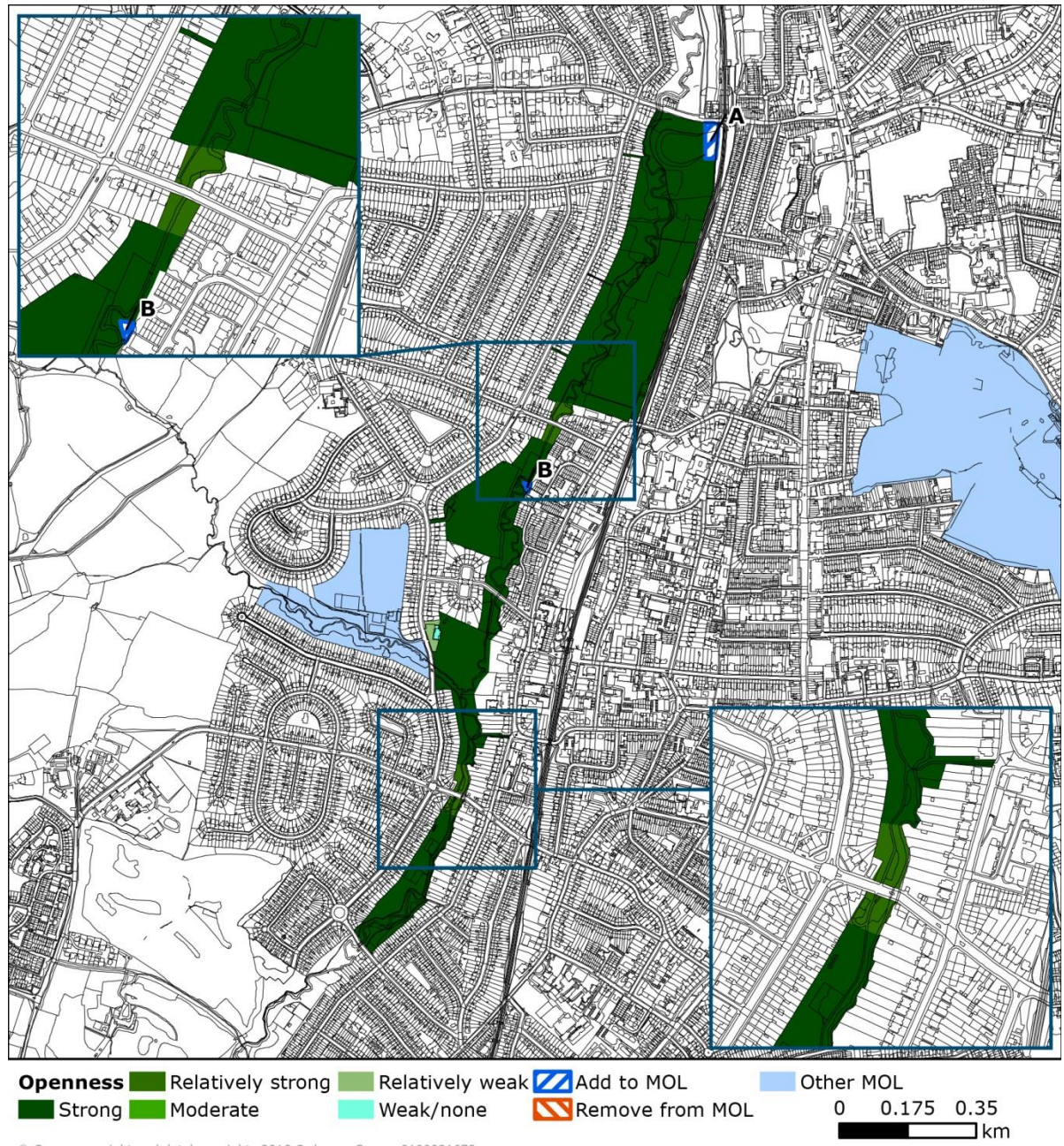
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Openness Assessment

The area is largely free from development and sufficiently wide to maintain a strong sense of visual openness; however at its narrowest points, the close proximity of the urban edge on either side has a limiting effect on visual openness, although this is marginal. Furthermore, these narrower sections are integral to the function of the MOL as a green chain. The Finchley Games Club located on the western edge of the chain is joined with a building that serves as a childcare nursery. These buildings blur the lines between the MOL and the urban area, therefore the land on which the buildings sits is considered to have weak / no openness and the land in between the buildings and the urban area is considered to be of relatively weak openness as it has a stronger relationship with the surrounding development than the MOL.



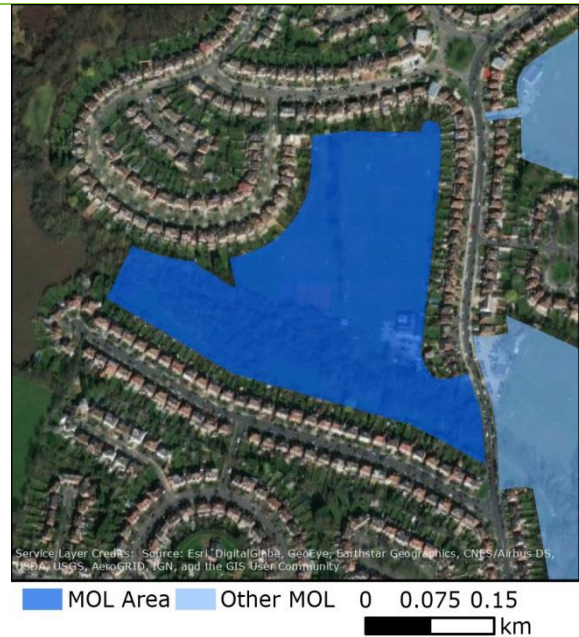
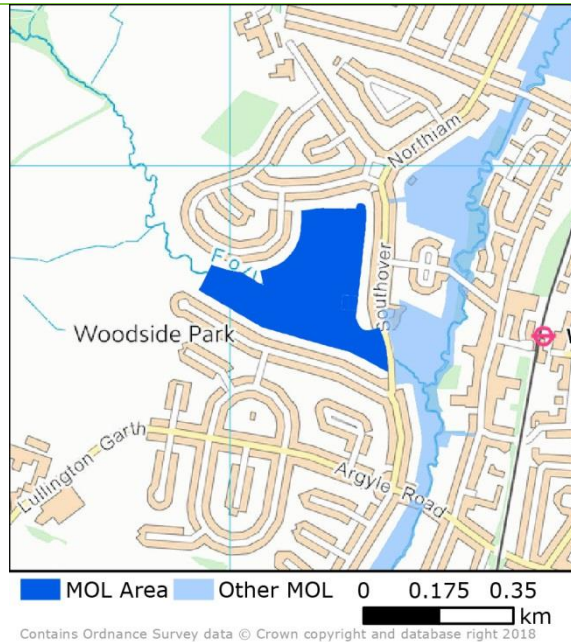
Potential for Minor Boundary Adjustments

- a) North east corner along the rail embankment could form a stronger, more defensible MOL boundary.
- b) Eastern edge of MOL could be re-aligned along the edge of the urban area.

MOL 9

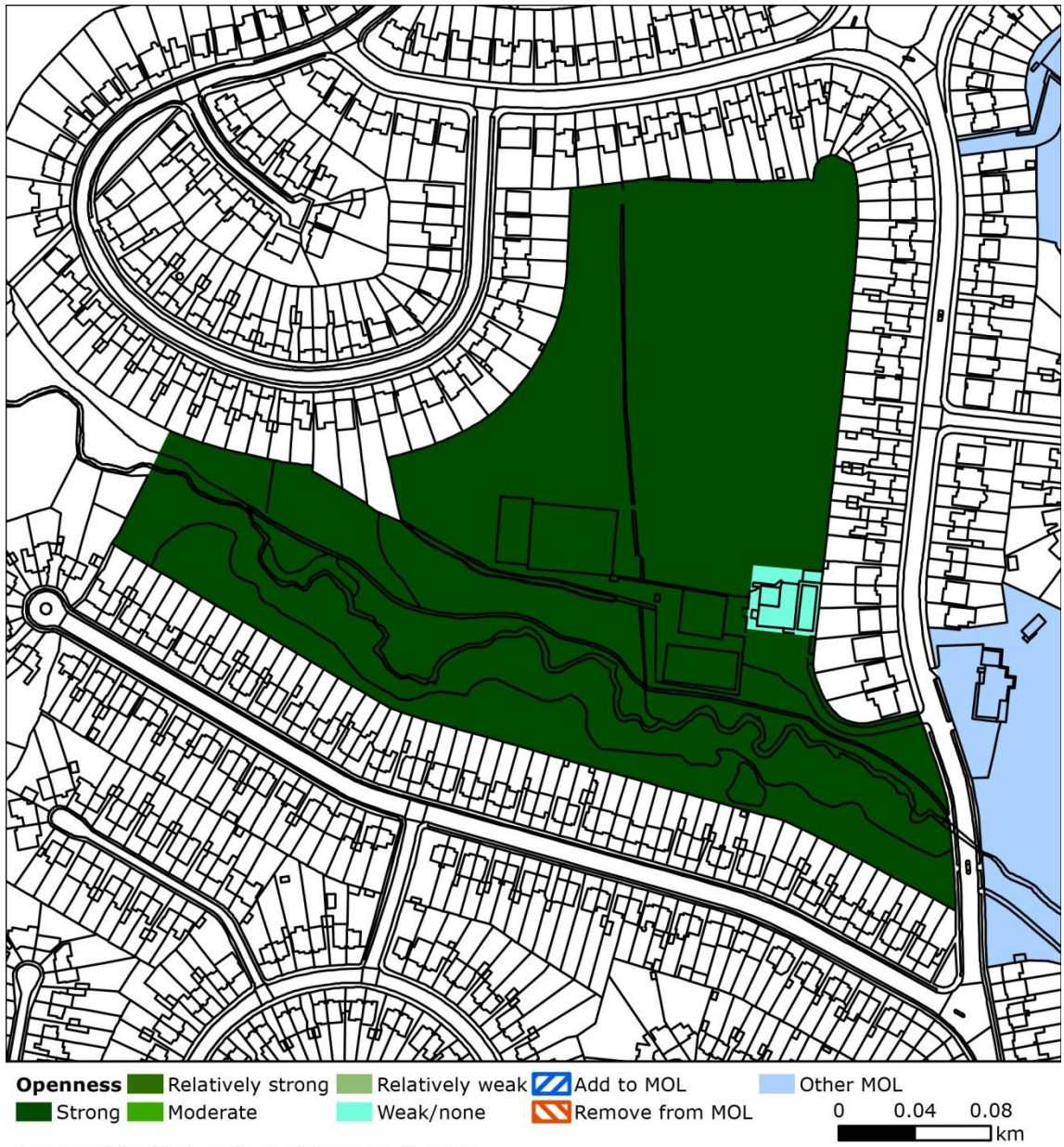
Description

The MOL contains Woodside Park Sports Ground and associated parkland which follows Folly Brook.



Openness Assessment

Buildings associated with the Woodside Park Club sit within the MOL adjacent to the existing urban edge. The buildings directly abut the existing urban edge blurring the lines between the urban area and the MOL, and impacting the spatial openness on the land on which they sit. Therefore, this area has weak / no openness, although, being located on the edge of the MOL, they have a relatively limited effect on the openness of the wider MOL. The remainder of the MOL is considered to have strong openness.



Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 10

Description

The MOL is comprised of two pockets of open parkland connected by a thin green chain which winds in between residential streets, the railway line and the Friern Bridge Retail Park.



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Openness Assessment

The two pockets of parkland are considered to have strong visual and spatial openness, although there is an area within the northern section which contains a cluster of detached buildings which compromises the openness of the land in their immediate vicinity, resulting in an area of relatively weak openness within the MOL. The land on which the largest building sits is considered to have weak / no openness due to its scale. The woodland in between the buildings and the urban edge is somewhat cut off from the wider MOL; however the width of this pocket, in combination with the trees maintains some sense of openness. The wooded pocket is therefore considered to have moderate openness. The thin section of MOL which links the two larger pockets of MOL is wooded, but the presence of the significant developments that surround it, notably Princess Park Manor, New Southgate Station and Friern Bridge Retail Park create some sense of visual containment which compromise its visual openness. This green link is therefore considered to have moderate openness. While there is a thin strip of MOL sandwiched between the north circular and the residential development to the north the visual relationship with the urban area is reduced by the presence of thick vegetation and trees and therefore it maintains a strong sense of openness.



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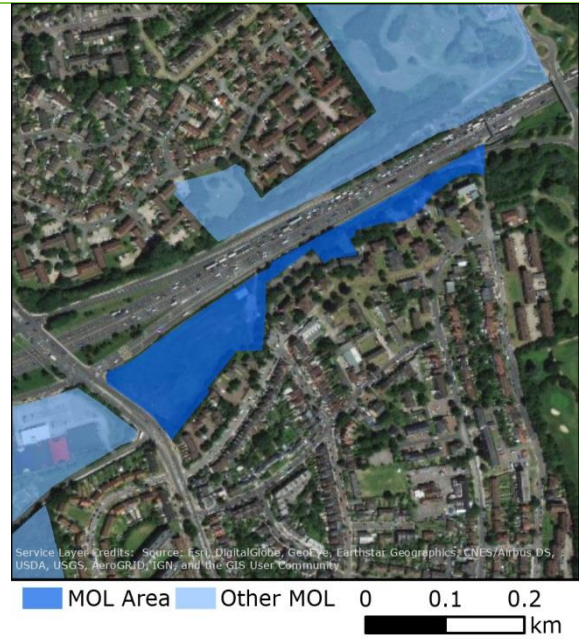
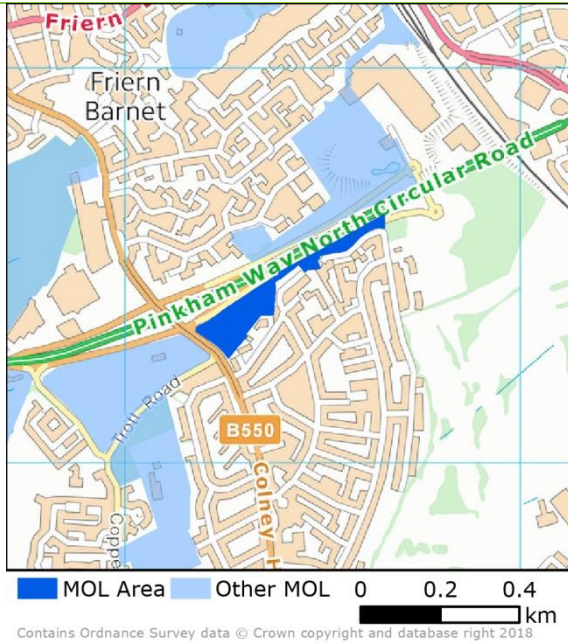
Potential for Minor Boundary Adjustments

- a) North eastern edge could follow the footpath and avoid cutting through a building.
- b) Eastern edge could follow the footpath.
- c) Footpath in the central portion could be used to avoid cutting through the corner of a building.
- d) Northern edge could be realigned to correct a digitisation error and follow the boundary of the park.
- e) Eastern edge could be realigned to follow the edge of the park and avoid cutting through buildings and part of the car park.

MOL 11

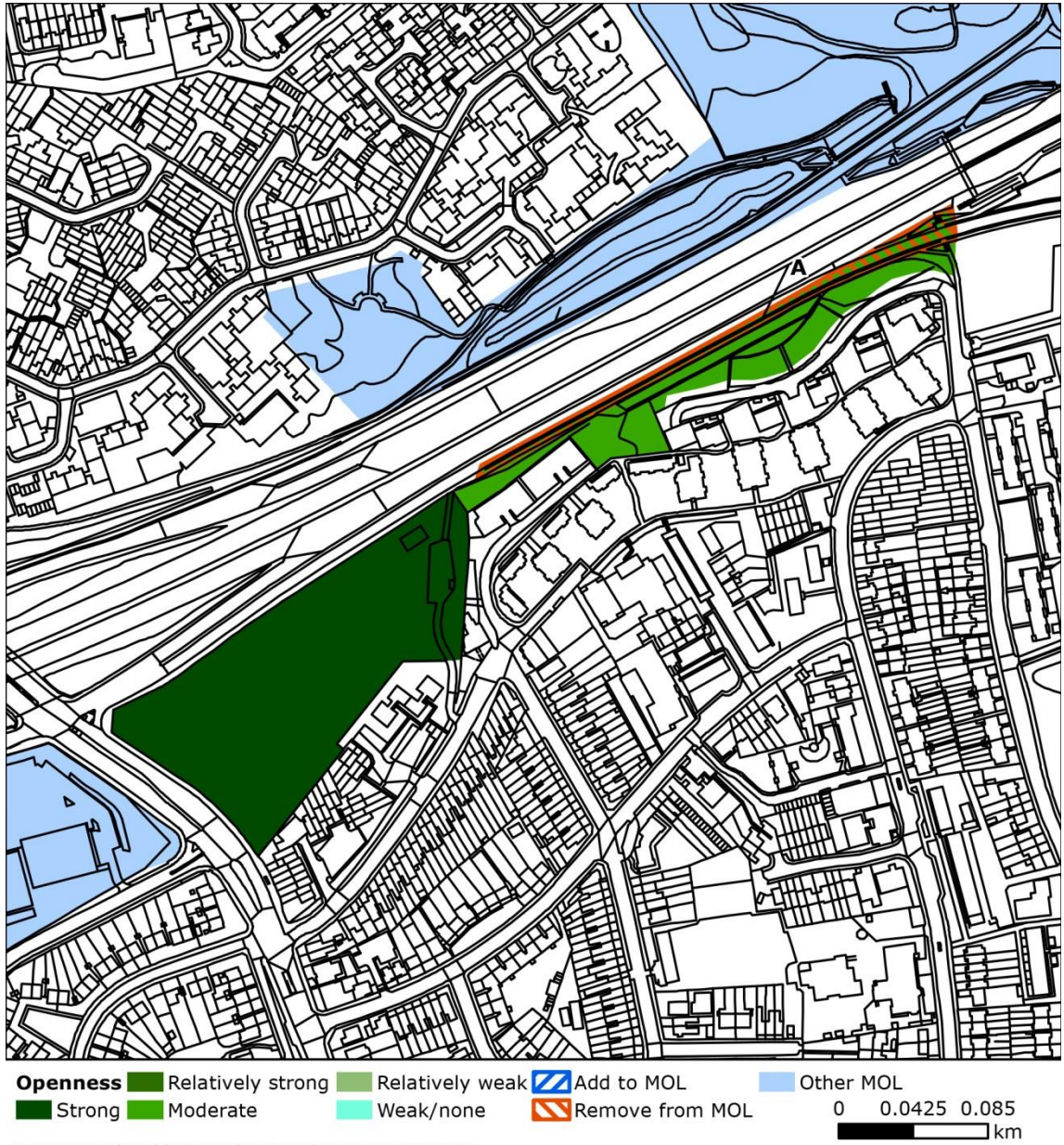
Description

The MOL contains open land in between the existing urban edge and the north circular.



Openness Assessment

The wider south eastern pocket of land has strong visual and spatial openness. However, the thinner strip to the north east is considered to be more moderate in openness, principally due to the narrowness of the green chain and its strong visual relationship with the buildings directly to the south.



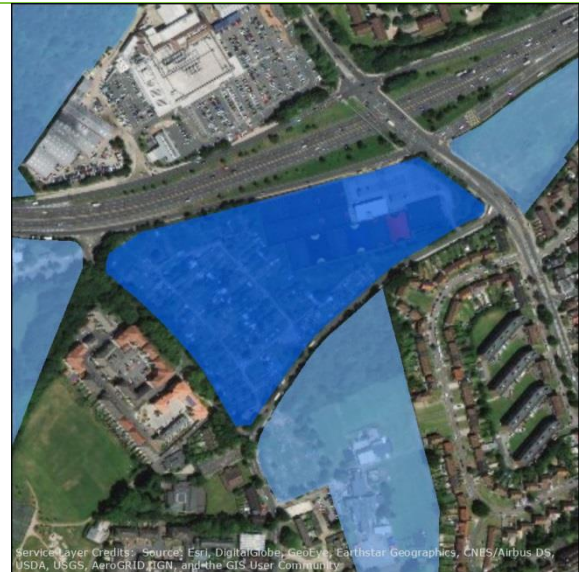
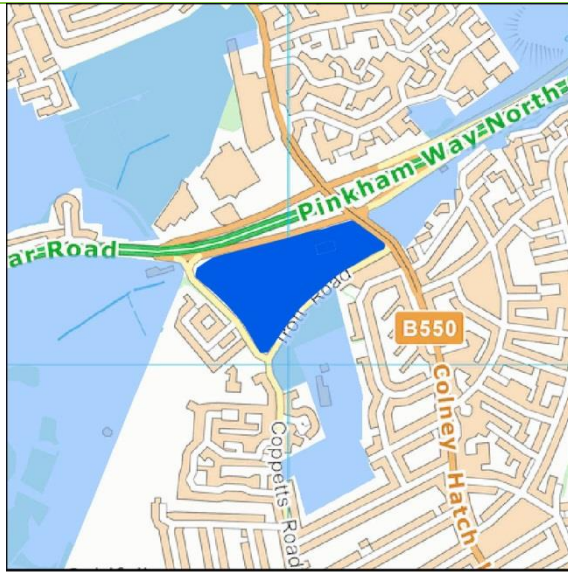
Potential for Minor Boundary Adjustments

- a) MOL boundary could be realigned along the northern edge to align the boundary consistently along Orion Road.

MOL 12

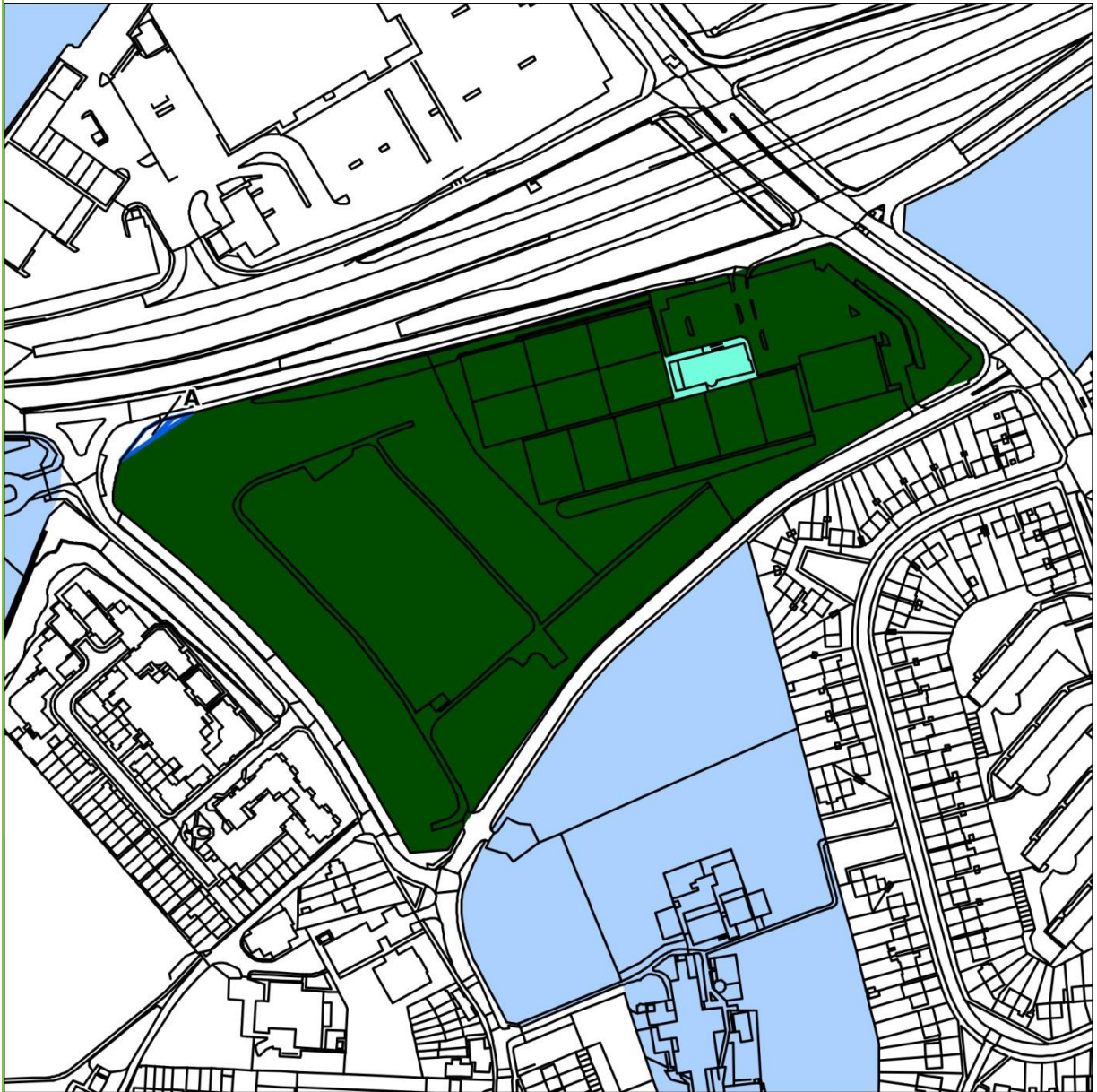
Description

The MOL contains Powerleague, outdoor sports pitches and allotments.



Openness Assessment

The majority of the MOL is considered to have strong spatial and visual openness. However, there is a Powerleague building located on the eastern side of the MOL which significantly impacts the spatial openness on the land which it is located, so this area has weak / no openness. However, because this is a single building and is isolated from the wider urban area, it has a limited effect on the openness of the wider MOL.



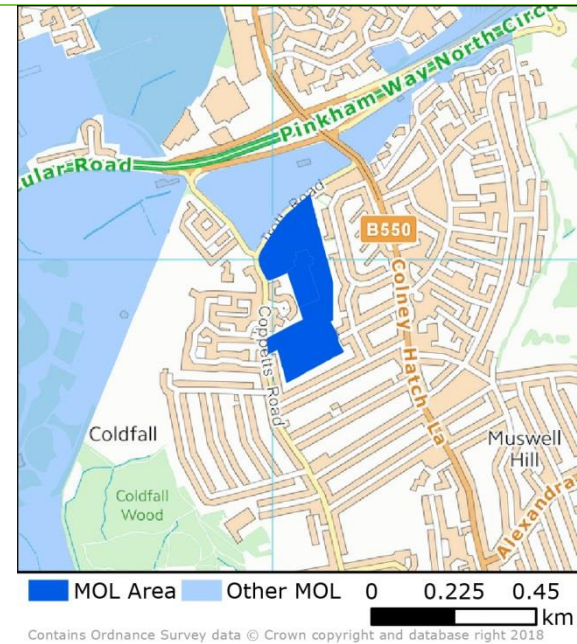
Potential for Minor Boundary Adjustments

- a) MOL boundary could be realigned along Coppetts Road to create a more consistent defensible MOL boundary.

MOL 13

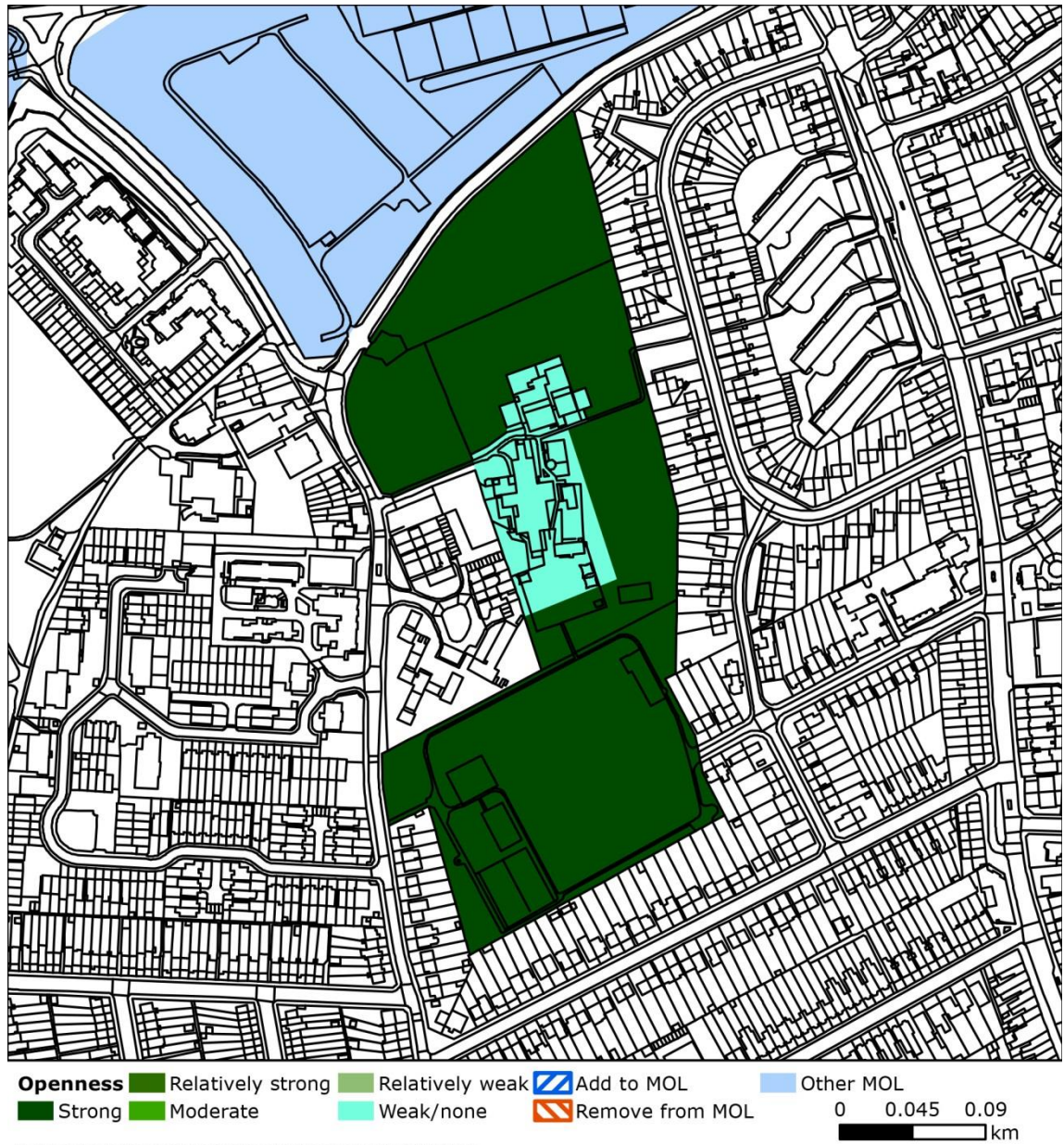
Description

The MOL contains allotments, Coppetts Wood Primary School and Halliwick Recreation Ground.



Openness Assessment

The open undeveloped areas containing the allotments, parkland and outdoor sports pitches have strong openness. The central area containing the school buildings is largely indistinguishable from the urban edge and spatial and visual openness has been compromised and therefore is recorded as having weak/no openness.



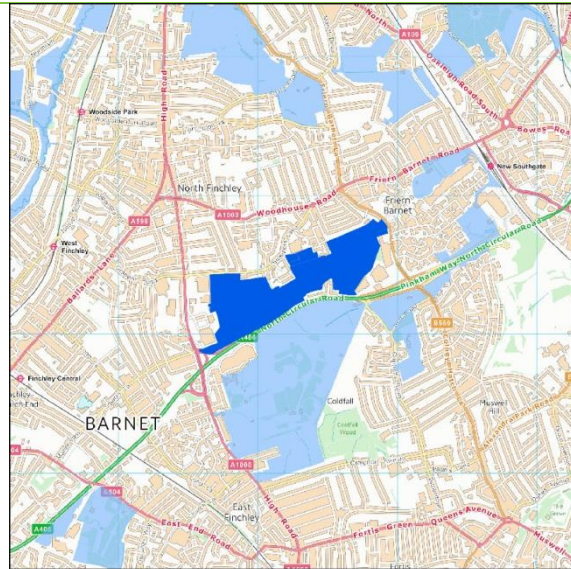
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 14

Description

The MOL contains outdoor sports grounds, allotments, Glebelands Open Space, Glebelands Wood Nature Reserve, Coppetts Wood, the outdoor sports pitches of a large secondary school and associated Powerleague building and a recycling centre.



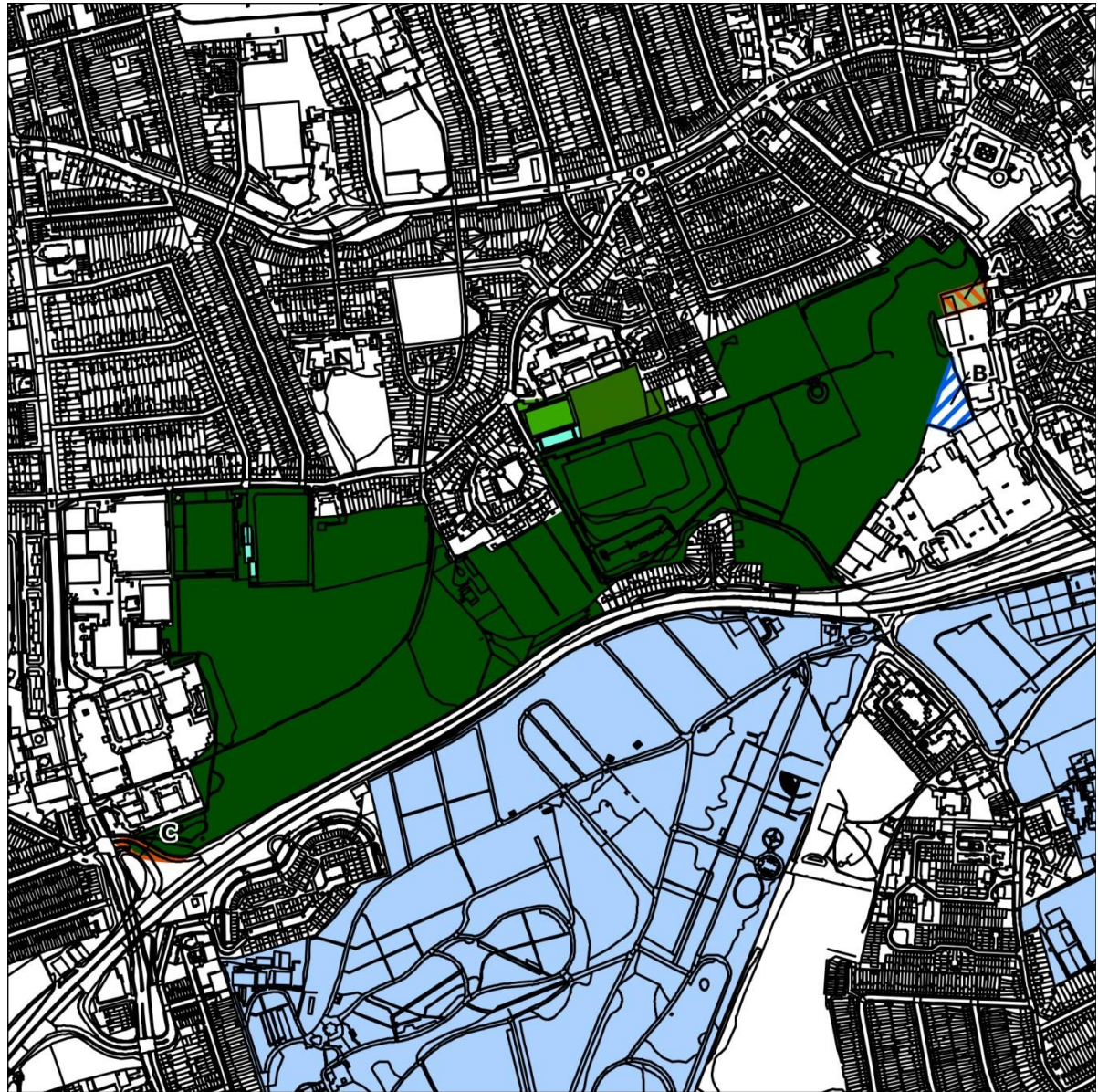
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Openness Assessment

Much of this area of MOL has strong visual and spatial openness. In the north-west corner of the MOL are five buildings associated with Wingate & Finchley FC and Finchley RFC. Three of these buildings, including a spectator stand, are sizable enough to impact the visual and spatial openness of the land on which they sit. However, the relative isolation of these buildings limits any impact on the wider MOL, with the exception of the area between the spectator stand and the urban edge which is considered to have moderate openness. The two other buildings are located adjacent to Summers Lane and their small size and proximity to the urban edge means the land in which they sit is considered to have relatively weak openness with limited impact on the wider MOL. The Powerleague building sits within the middle of the MOL adjacent to the existing urban edge. The building directly abuts the urban edge and therefore has a relatively limited effect on the openness of the wider MOL, with the notable exception of the sports pitches in between the Powerleague building and the school. These pitches are more contained and therefore are recorded to be of moderate and relatively strong openness. The land on which the Powerleague building sits has weak / no openness as spatial openness has been compromised. A bus storage area and building located on the north eastern edge of the site impacts on visual and spatial openness in the vicinity and so again this has been downgraded to relatively weak openness. The recycling centre contains no permanent buildings and therefore this area and the remainder of the MOL is considered to have strong openness.



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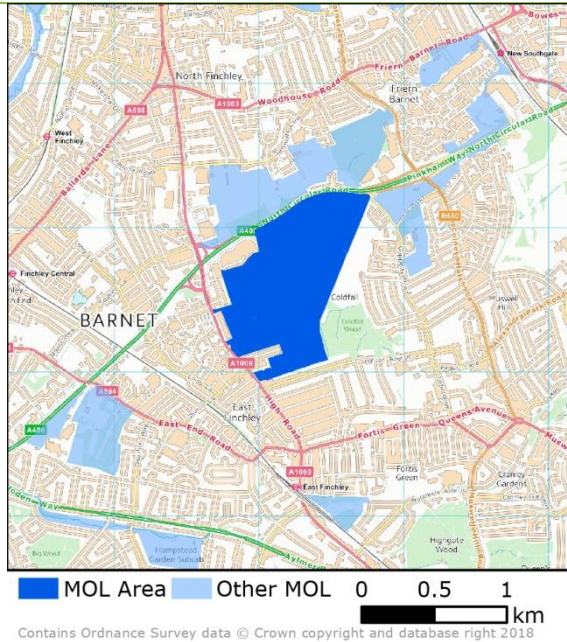
Potential for Minor Boundary Adjustments

- North eastern corner could exclude the bus storage area and follow the edge of the woodland.
- Eastern edge could more consistently follow the edge of the woodland.
- South western corner could follow the North Circular slip road.

MOL 15

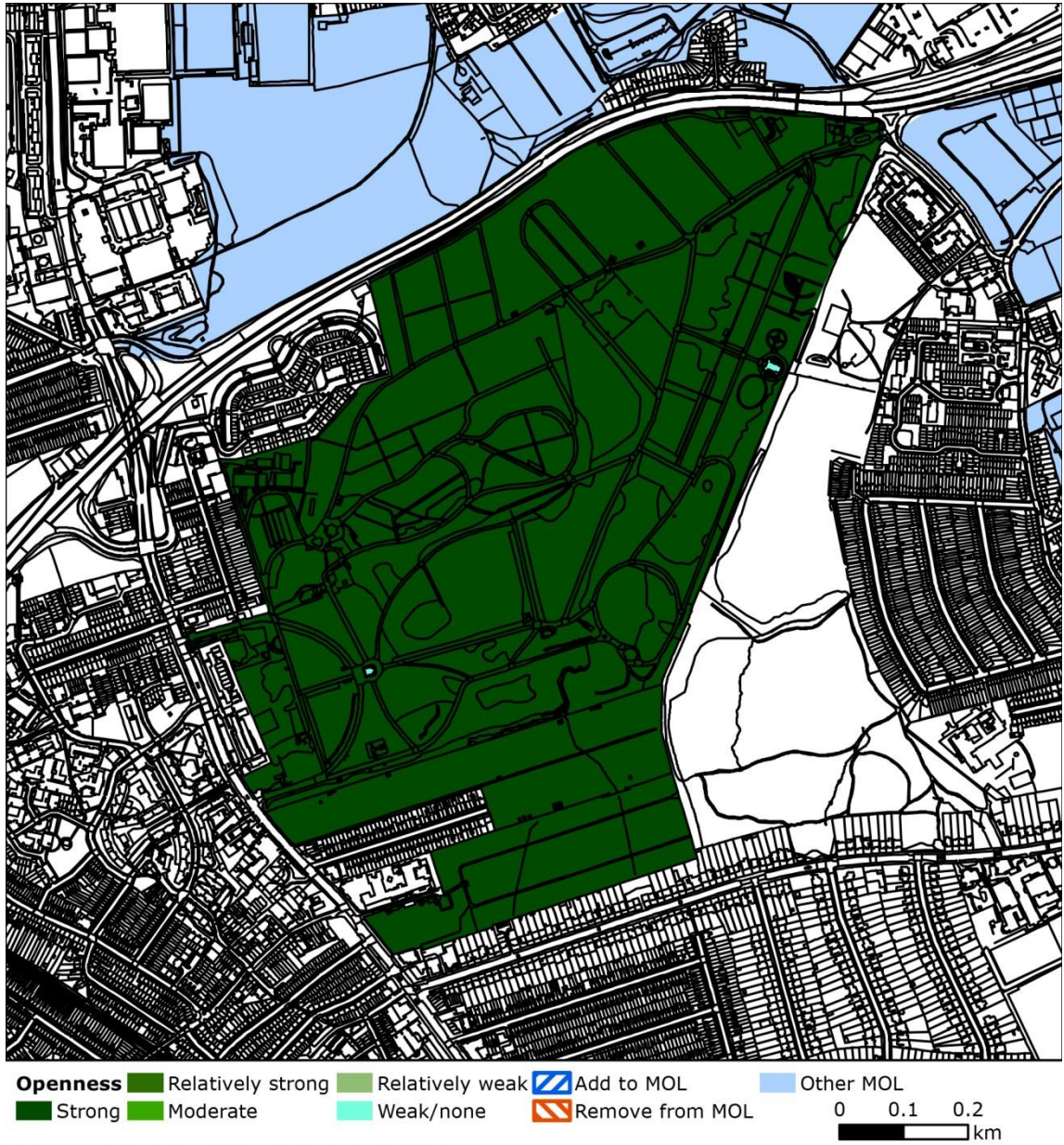
Description

The MOL contains Islington and St Pancras Cemetery and Fuel Land / East Finchley Allotments.



Openness Assessment

The majority of the MOL is considered to have strong visual and spatial openness. The St Pancras Cemetery Chapel and the Islington Crematorium Chapel are located within the MOL and as reasonably sizeable buildings they have an impact on the spatial openness of the land on which they sit and so these areas are recorded as weak / no openness. However, because they are single buildings that are isolated from the urban area they have a limited effect on the openness of the wider MOL. A couple of houses are located in the north eastern corner of the MOL, as these are small buildings that abut the urban edge and are surrounded by vegetation they have a limited impact on the openness of the MOL.



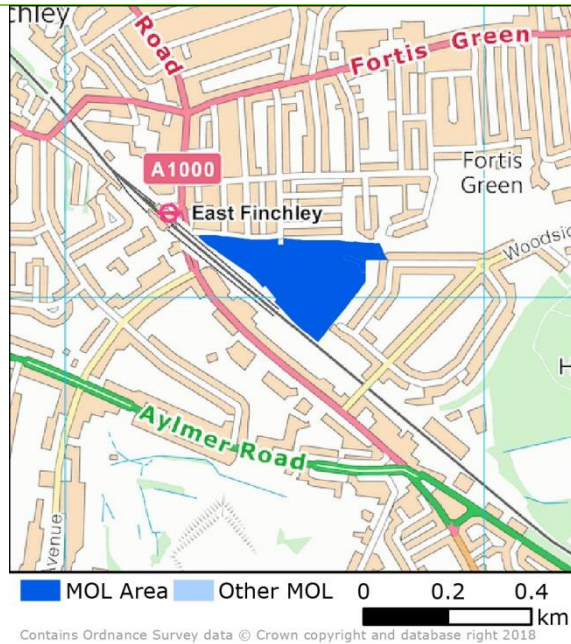
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 16

Description

The MOL contains Cherry Tree Wood as well as a children's play area and tennis courts.



Openness Assessment

Buildings associated with the tennis courts as well as a café are small however, as they are located close together the visual openness between the buildings is impacted slightly and the area is considered to have relatively strong openness. The impact on the openness of the wider MOL is limited. A small, single building is located in the woodland on the western corner of the MOL and has a limited impact on openness as it is isolated, abuts the urban edge and is surrounded by vegetation. Similarly, a building abuts the urban edge at the eastern corner of the MOL however, as a larger building this is considered to impact the spatial openness of the land on which it sits. As it screened by vegetation however, it does not impact the openness of the wider MOL.



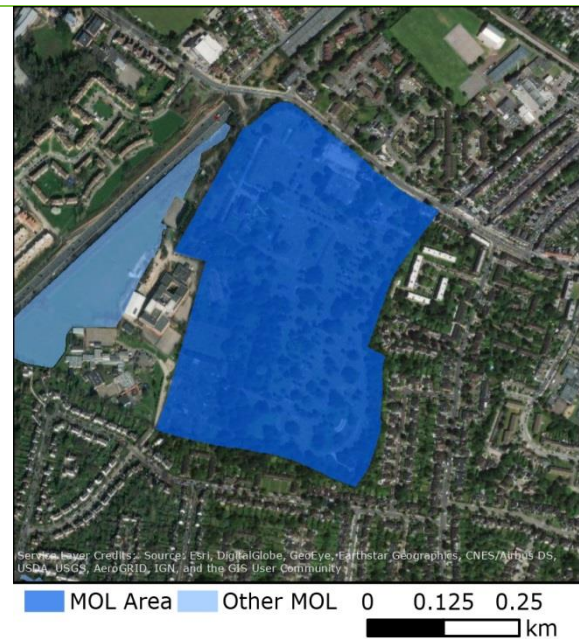
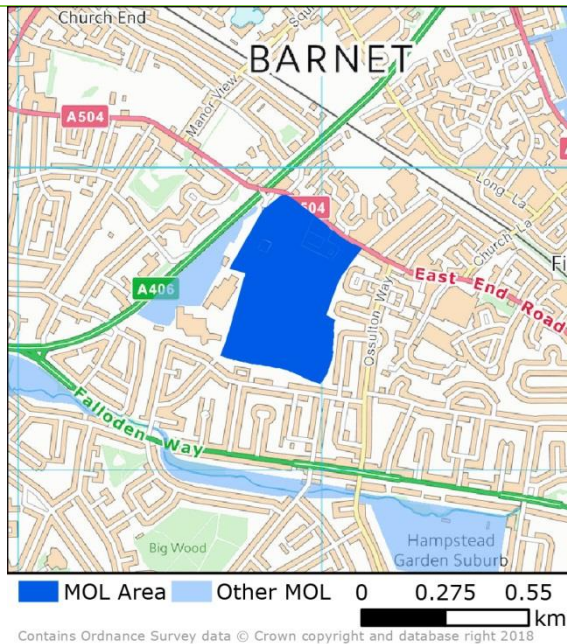
Potential for Minor Boundary Adjustments

- a) Eastern edge could exclude the dwelling and follow the edge of the park.

MOL 17

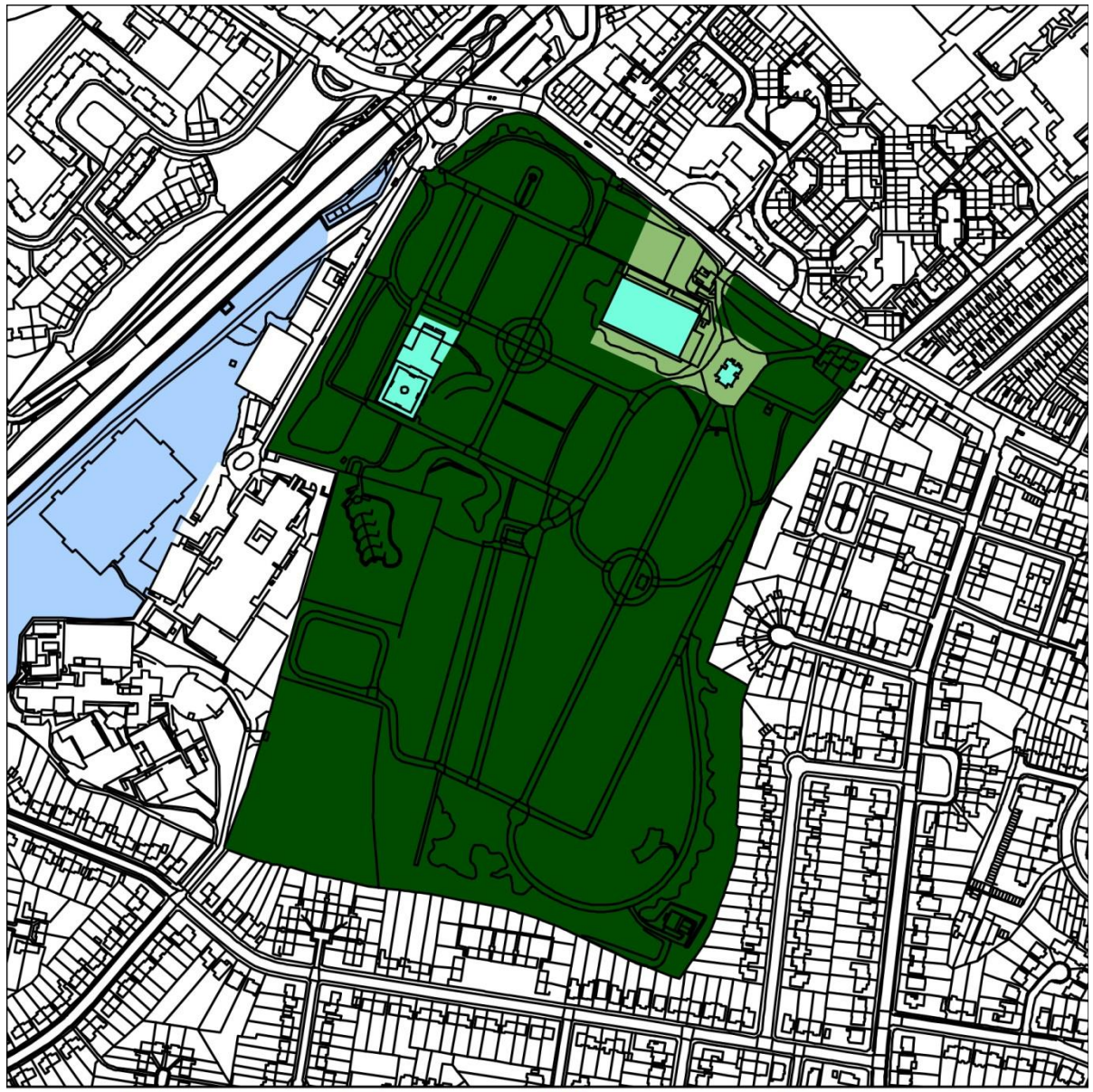
Description

The majority of this area of MOL is formed of East Finchley Cemetery. Chandos Tennis Club is located on the northern edge of the MOL.



Openness Assessment

Chandos Tennis Club is located on the northern edge of the MOL and this, coupled with the Anglican Chapel blurs the line between the edge of the urban area and the MOL and compromises spatial and visual openness of the land on which they sit and in the immediate vicinity. Therefore the land between the buildings and the urban area is considered to be of relatively weak openness and the buildings themselves of weak / no openness. The remainder of the MOL is free of buildings with the exception of the St Marylebone Crematorium. This is an isolated building with a supporting use and so its impact on the openness of the wider MOL is limited. However, as a sizeable building the land on which the building sits has weak / no spatial openness.



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Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 18

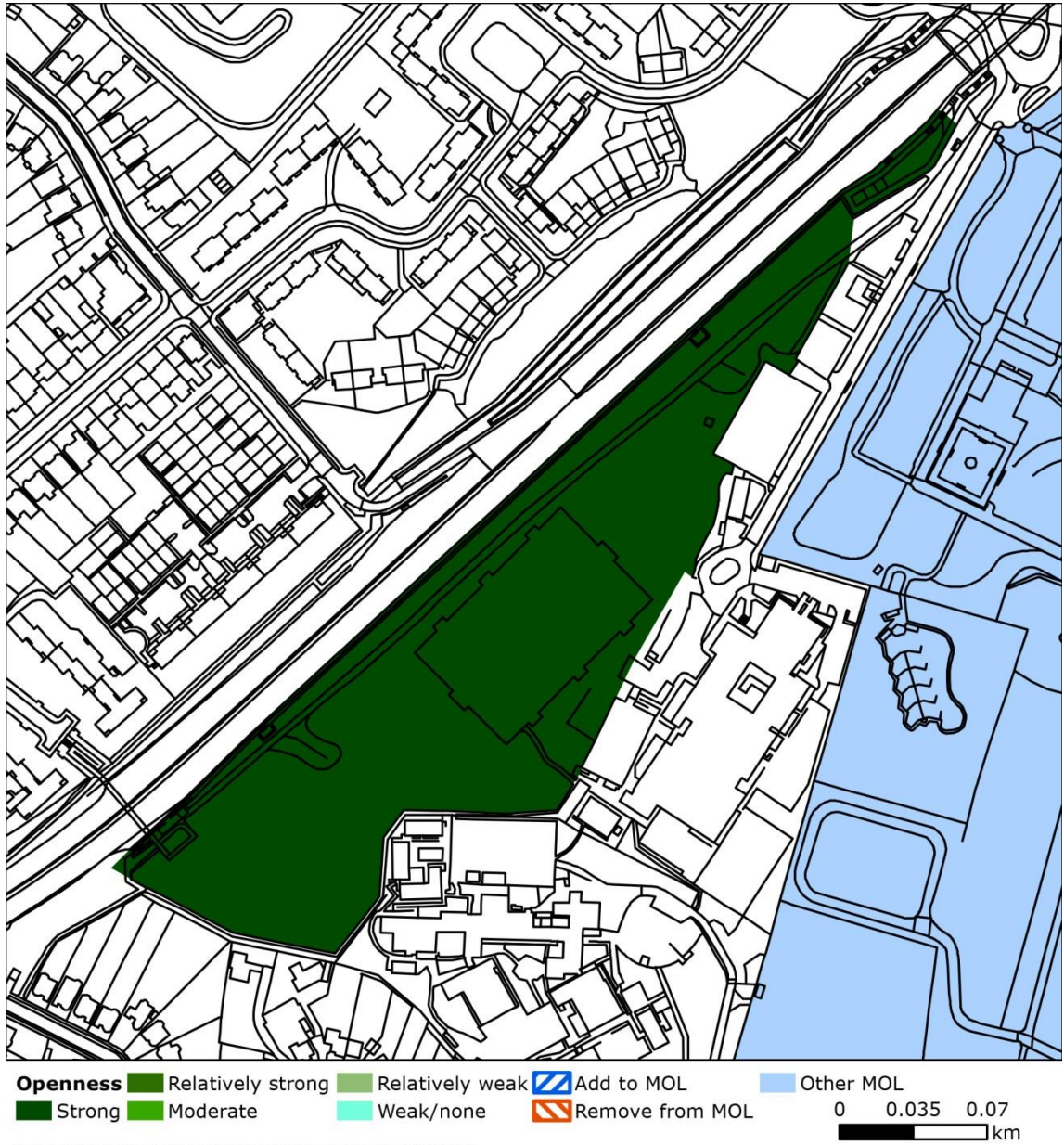
Description

The MOL contains playing pitches of Christs College Finchley, and other open space.



Openness Assessment

The MOL contains playing pitches of Christs College Finchley, and open space. The MOL is free of buildings and maintains separation from the urban area. Therefore it is considered to have strong openness both spatially and visually.



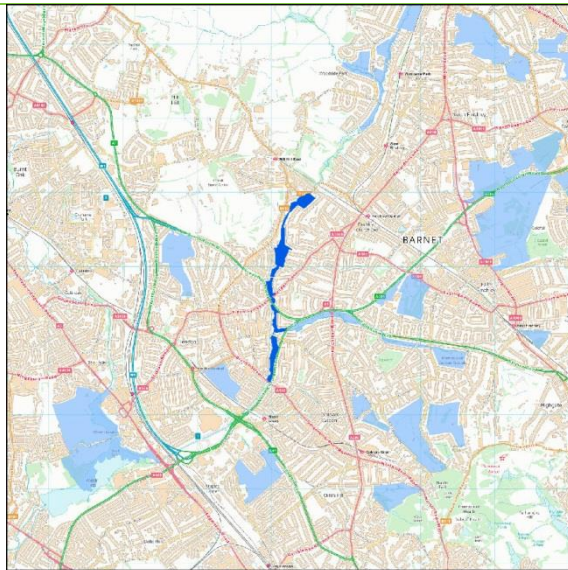
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 19

Description

The MOL contains part of the Dollis Valley Green Walk and Capital Ring Walk which pass through Windsor Open Space and Brent Park.



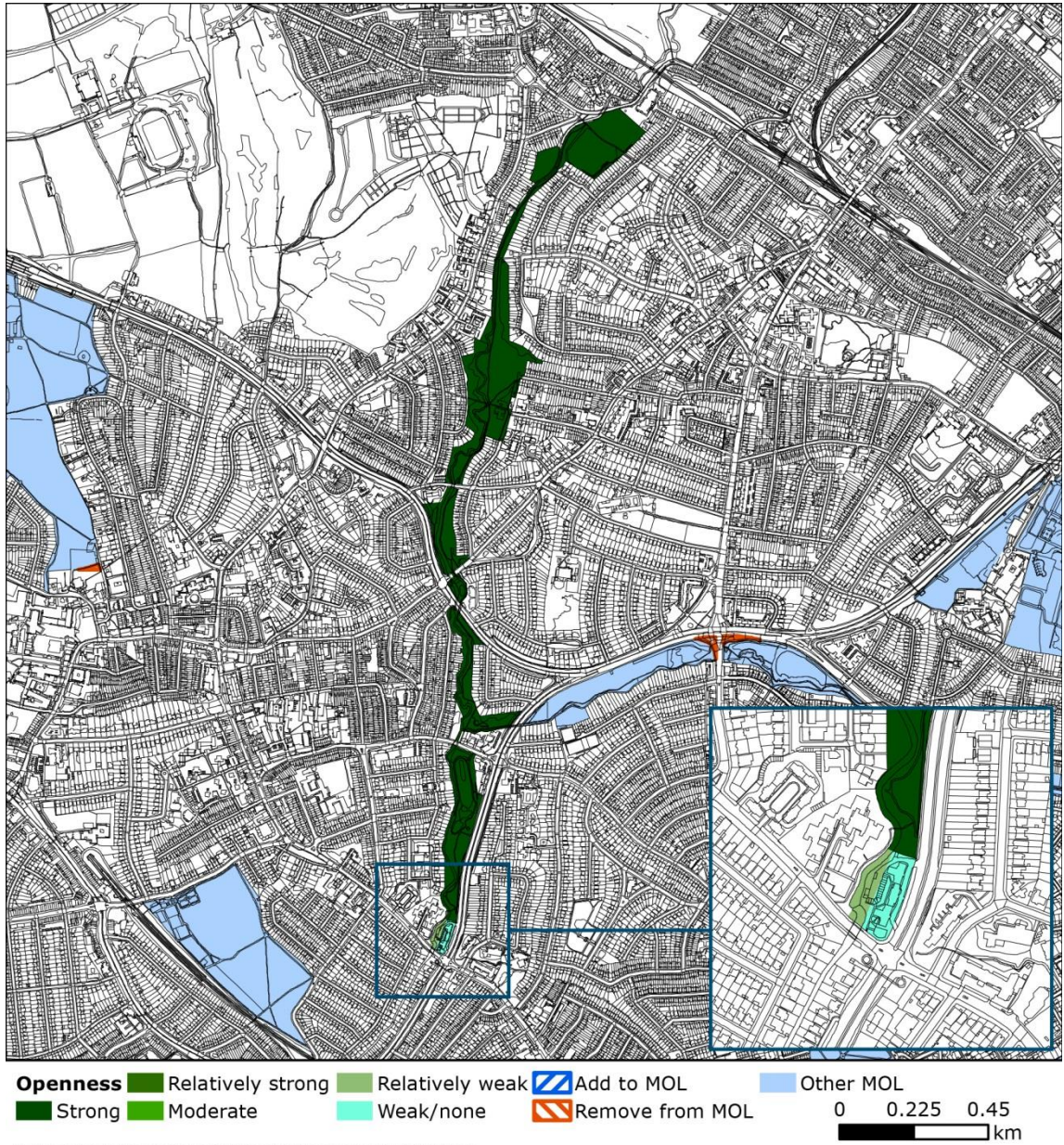
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Openness Assessment

The MOL is largely free from development and the majority is wide enough to maintain a strong sense of visual openness. Even at its narrowest points the MOL is well wooded and abuts the back gardens of houses meaning visual openness is not compromised. Furthermore, these narrower sections are integral to the function of the MOL as a green chain. A block of flats, 'Brook Lodge' is located at the southernmost tip of the chain and this building significantly compromises the spatial and visual openness of the land on which it sits. While protected to a degree by vegetation which shields the flats, the small area of MOL that lies between this building and the urban edge has also been visually compromised and so is considered to have relatively weak openness.



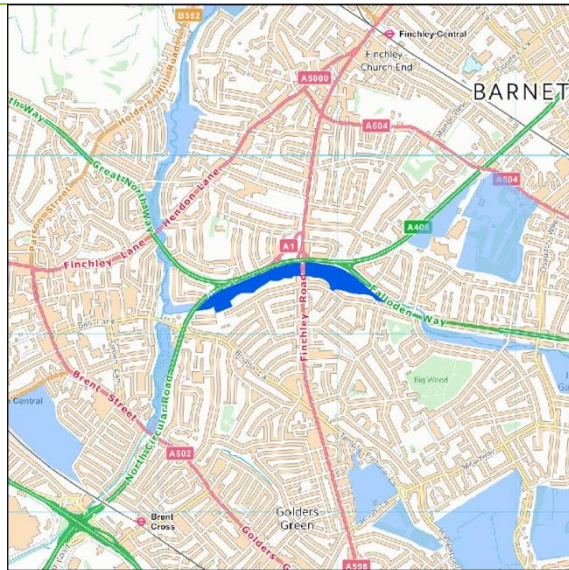
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

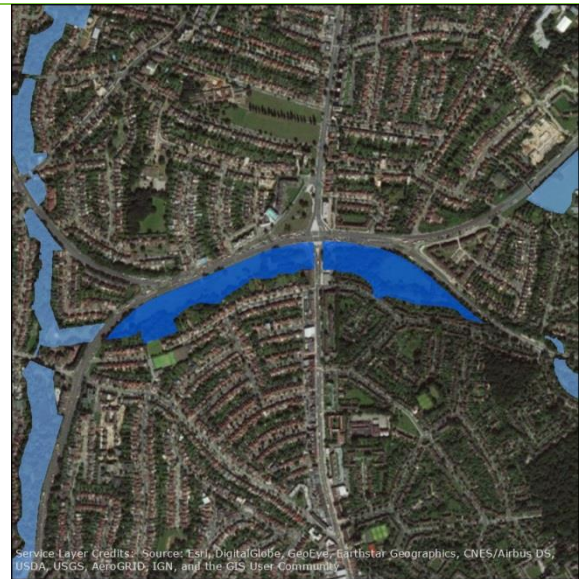
MOL 20

Description

The MOL contains part of the Dollis Valley Green Walk and the Mutton Brook as well as small wooded areas and open spaces.



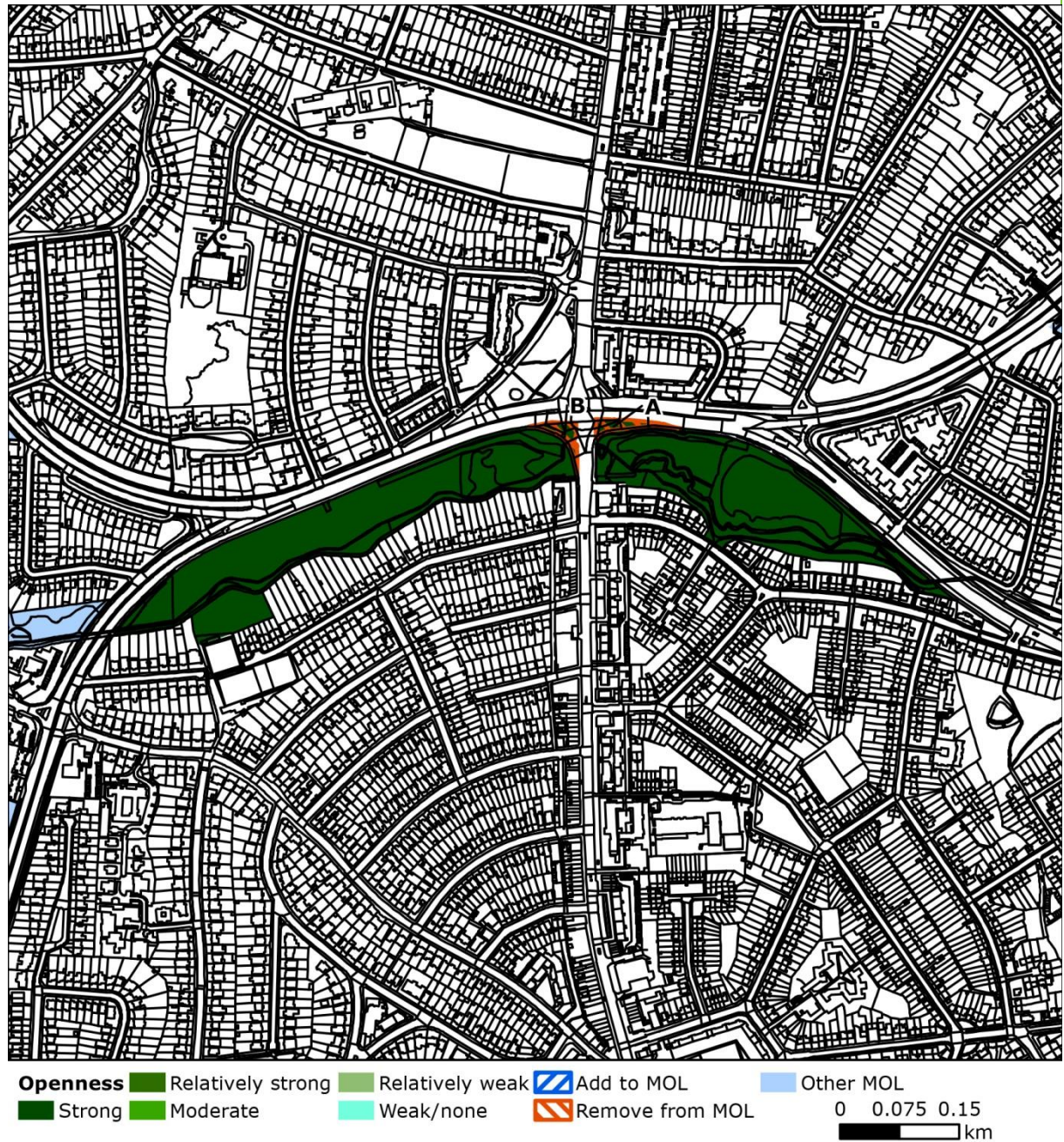
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Openness Assessment

The MOL is free from development and is wide enough to maintain a strong sense of visual openness. While the south eastern end of the MOL narrows this area is well wooded which provides visual separation from development to the south meaning visual openness is not compromised.



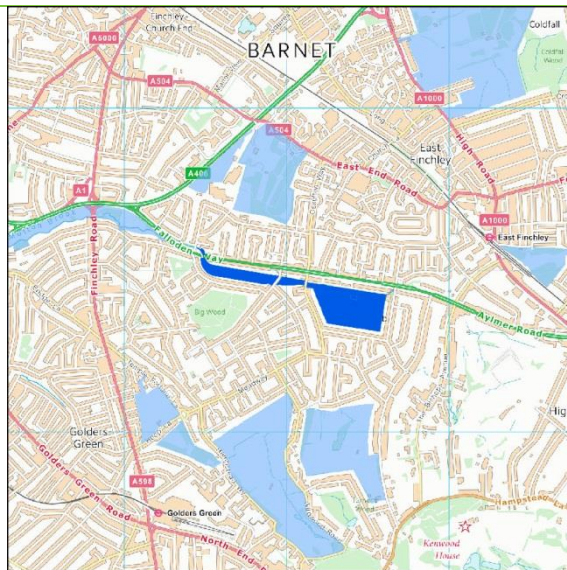
Potential for Minor Boundary Adjustments

- a. Eastern edge along the A598 Finchley Road / North Circular junction could be realigned to avoid the inclusion of the roads and provide a strong boundary.
- b. Northern edge along the North Circular could be realigned to avoid the inclusion of the road and provide a strong boundary.

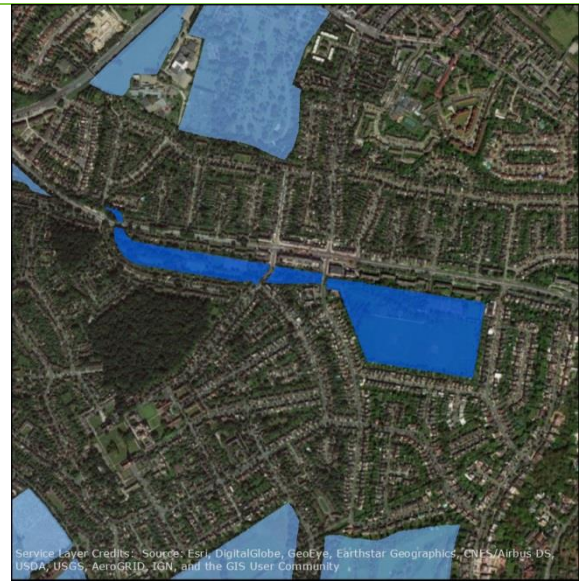
MOL 21

Description

The MOL consists of Northway Gardens and Tennis Centre, Lyttleton playing field, a children's playground and tennis courts.



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Openness Assessment

The Capital Ring and Mutton Brook run through the MOL and the area is largely undeveloped with strong visual and spatial openness. A small, isolated dwelling abuts the urban area on the northern edge of the MOL but a large hedge and other vegetation limits the impact on visual openness in the vicinity. A café and nursery building is located near the children's playground in the centre of the MOL, as a sizeable building this impacts the spatial openness of the land on which it sits and so this area has weak / no openness. However, because this is a single building and is isolated from the wider urban area, it has a limited effect on the openness of the wider MOL. A small bowles pavilion is located to the east of the MOL and the area in which it sits is considered to have relatively weak openness. The pavilion's isolation from the urban edge limits any effect on the openness of the wider MOL. The small, thin area of MOL to the north is considered to be of relatively strong openness as it is cut off from the main body by the A1 Falloden Way but is spatially free of development and well wooded.



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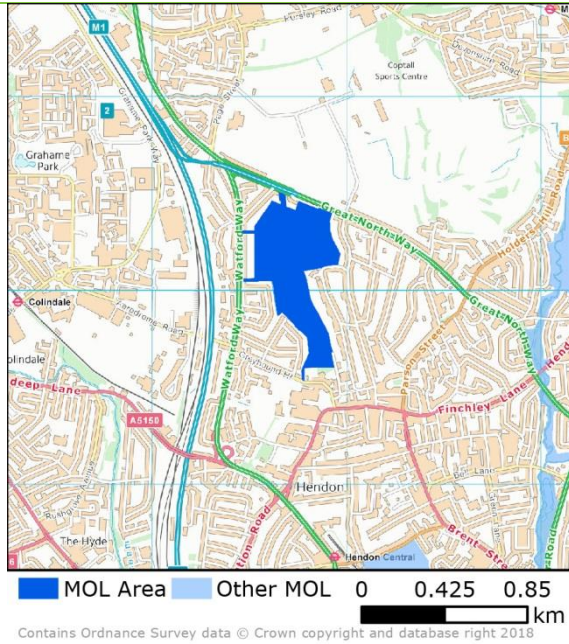
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 22

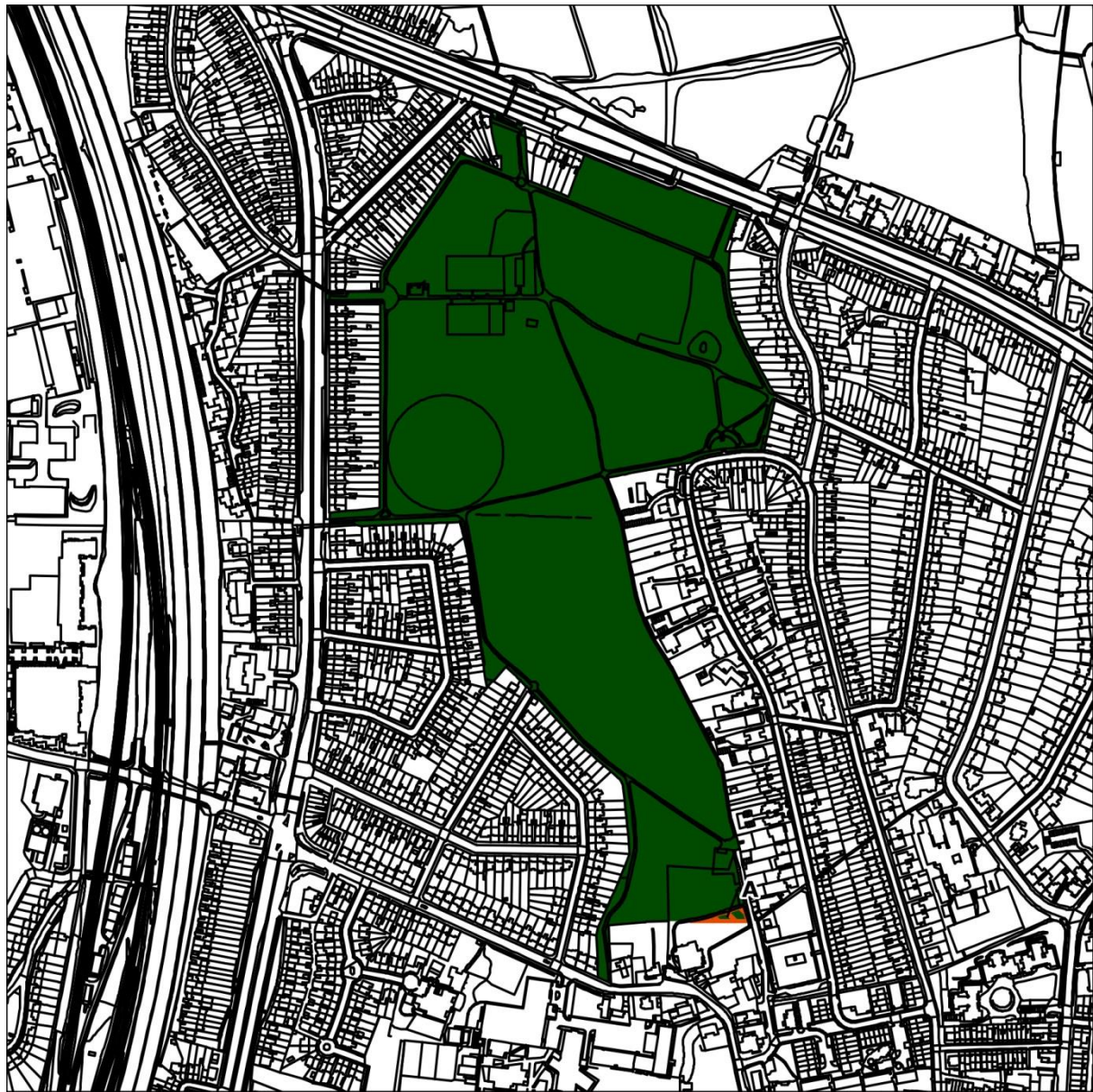
Description

The MOL consists of Sunny Hill Park.



Openness Assessment

There is a small café located on the western edge of the MOL however, as the building is small, abuts the urban edge and is partially screened by large trees the impact on the openness of the MOL is limited. The remainder of the MOL is free from development and is of strong visual and spatial openness.



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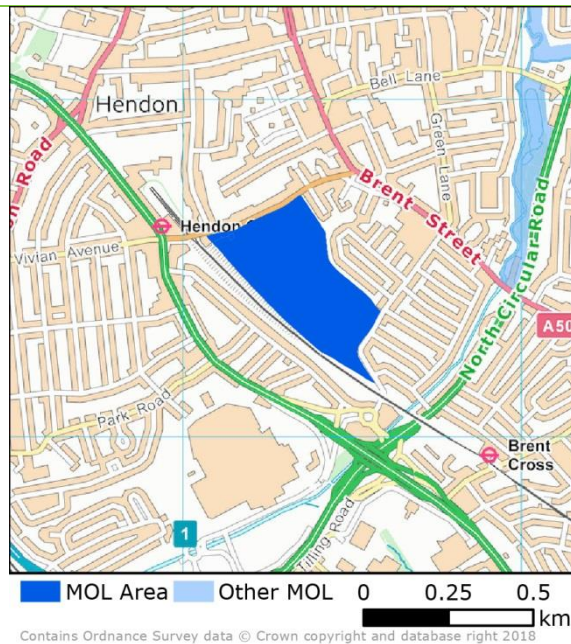
Potential for Minor Boundary Adjustments

- a) Southern edge could follow the edge of the cemetery and the footpath which forms a clearer boundary.

MOL 23

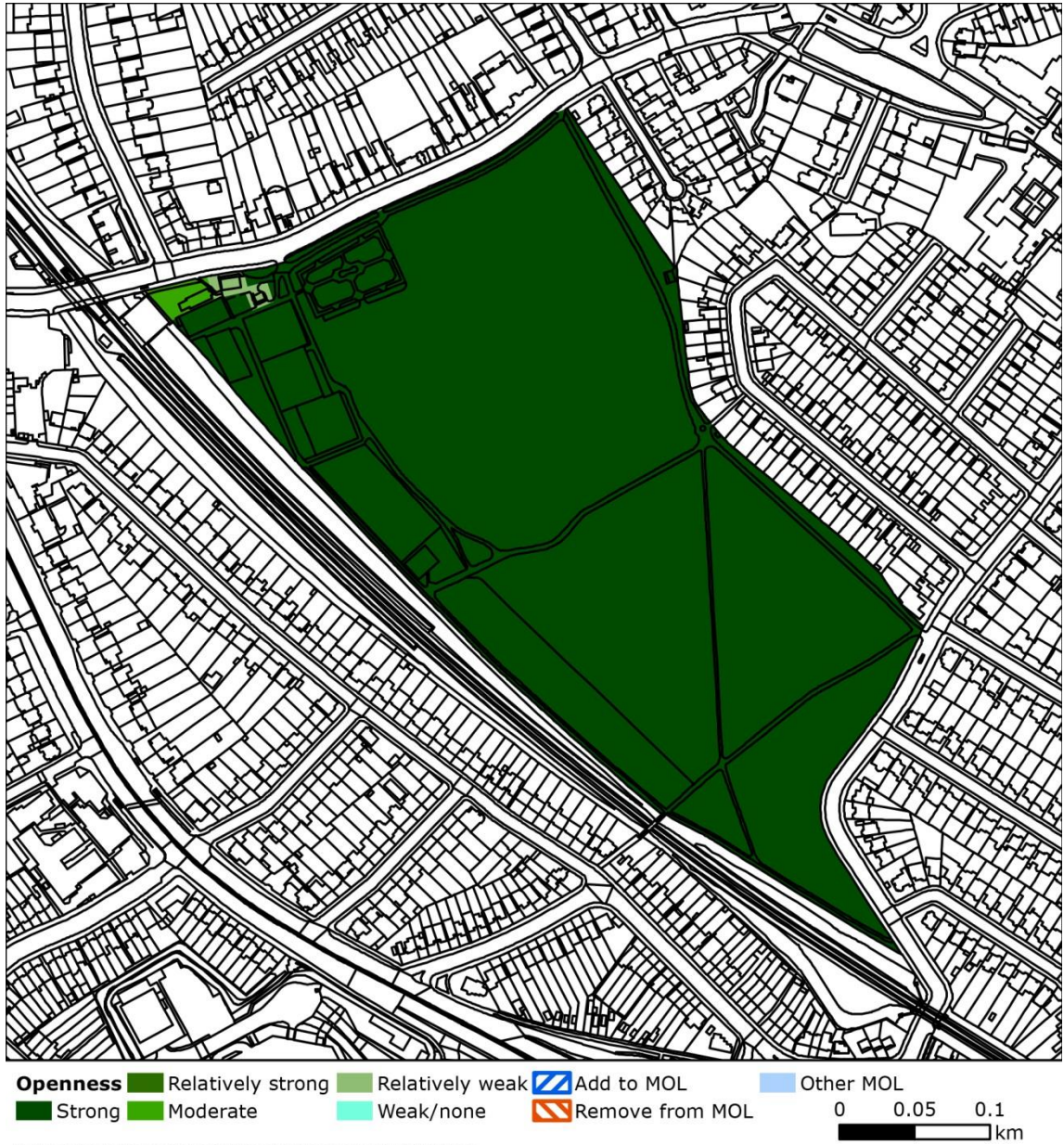
Description

The MOL consists of Hendon Park which, along with open space provides a playground, tennis courts, car parking and a café.



Openness Assessment

Other than the café the MOL is free of development and is visually and spatially open. While the café is a reasonably small building, coupled with another small maintenance building the spatial and visual openness of the area is impacted, and so the area is considered to have relatively weak openness. The car park to the west of café falls between these buildings and another large building which borders the MOL, which results in the car park having a stronger relationship with the urban area than the MOL and so it is considered to be moderately open. The remainder of the MOL has strong visual and spatial openness.



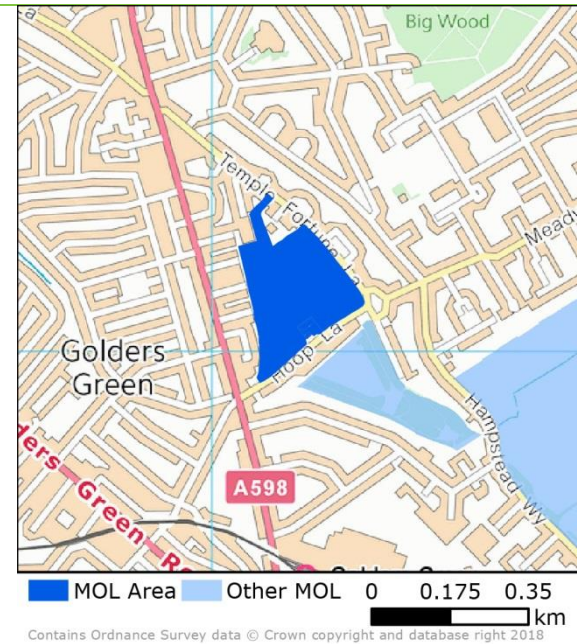
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 24

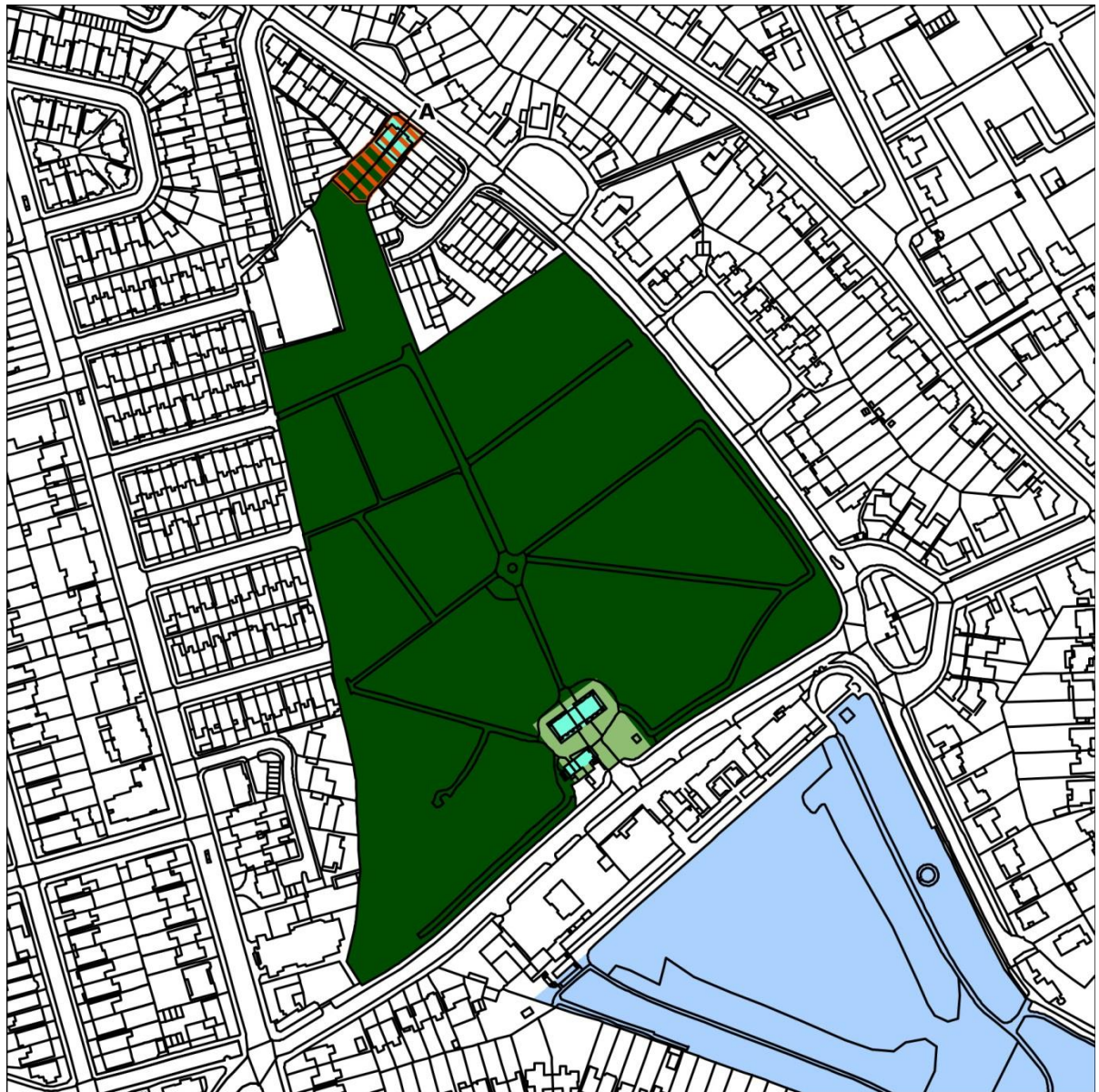
Description

The MOL consists of Hoop Lane Cemetery and West London Synagogue Cemetery.



Openness Assessment

This is largely undeveloped with strong visual and spatial openness. However, the entrance to the cemetery contains a sizeable prayer hall and another building which impact the spatial and visual openness of the area on which they are located and the immediate vicinity. The area between the buildings is therefore considered to have relatively weak openness while the land on which the buildings are located has weak / no openness. Two houses are located on the northernmost point of the MOL and, while these are not considered to significantly impact the spatial or visual openness of the wider MOL due to their location alongside the urban edge and the presence of back gardens and vegetation, the spatial openness of the land on which they are located has been compromised.



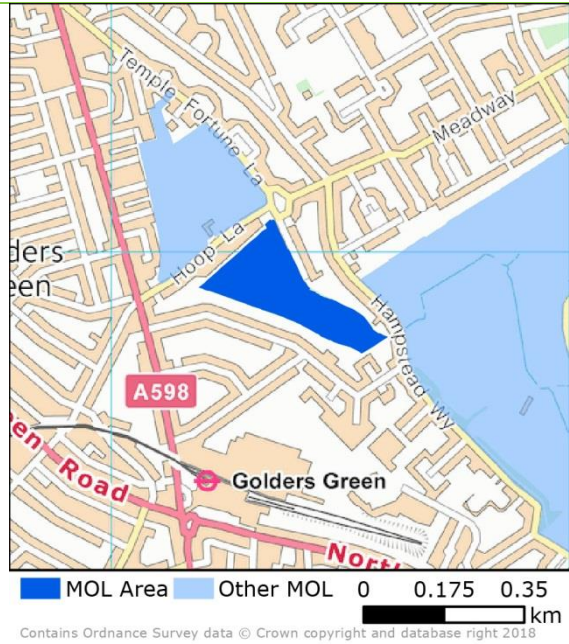
Potential for Minor Boundary Adjustments

- a) North eastern corner along the boundary of the cemetery / houses could be realigned so that the houses are not included within the MOL.

MOL 25

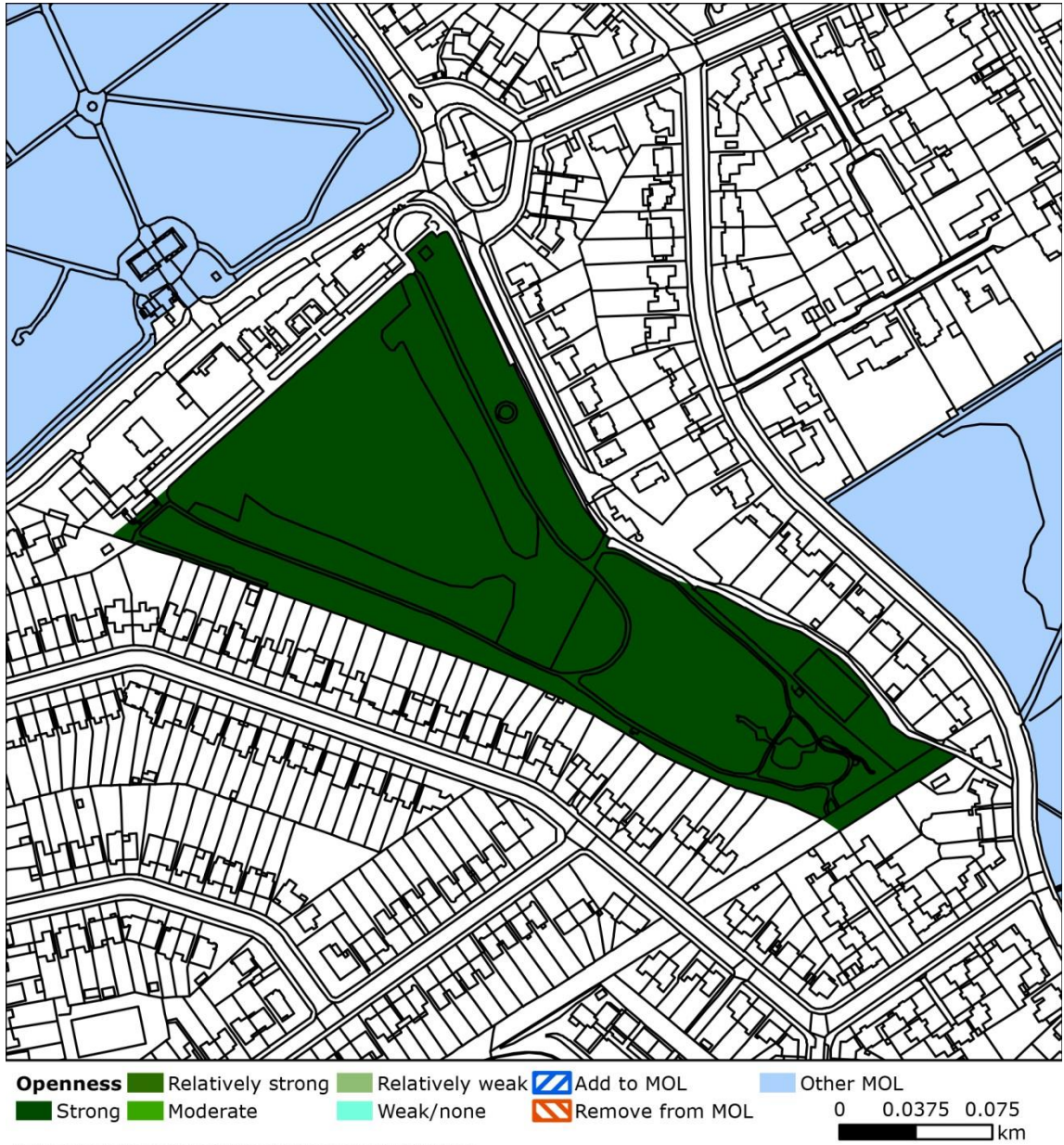
Description

The MOL consists of the open space and gardens associated with Golders Green Crematorium.



Openness Assessment

The MOL is free of development with no areas of MOL separated or closed off from the rest. Therefore, the whole area of MOL is considered to have strong spatial and visual openness.



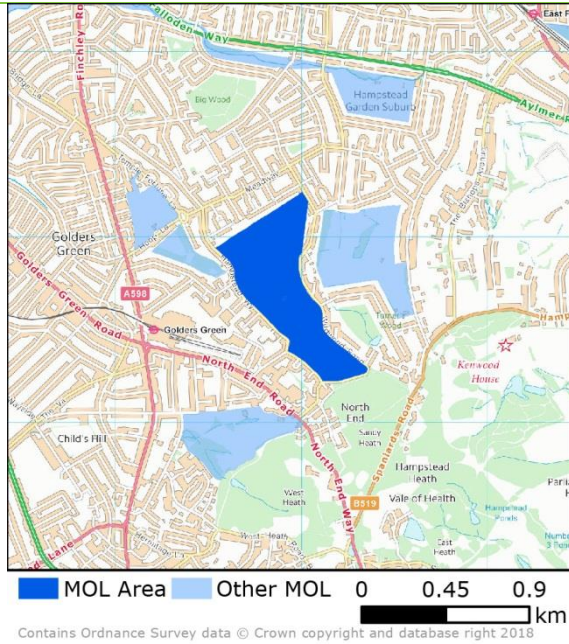
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 26

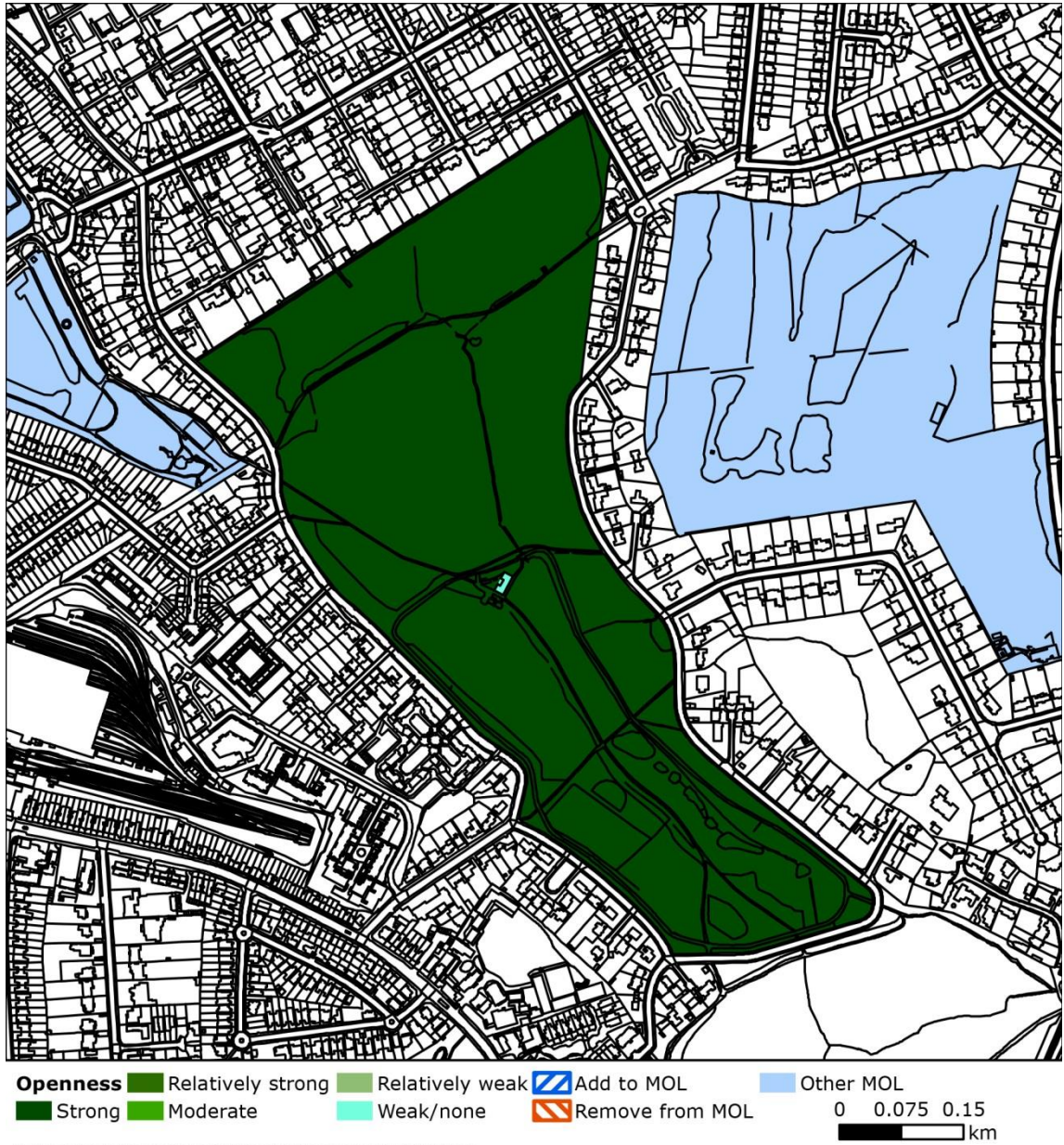
Description

The MOL consists of the Hampstead Heath Extension.



Openness Assessment

Apart from a building in the centre, the MOL is entirely free of development and so has strong spatial and visual openness. While the building in the centre of the MOL has removed the spatial openness of the land on which it is located, meaning that this area has weak / no openness, it is surrounded by large trees and is isolated in the centre of the open space and therefore, its impact on the openness of the wider MOL is limited.



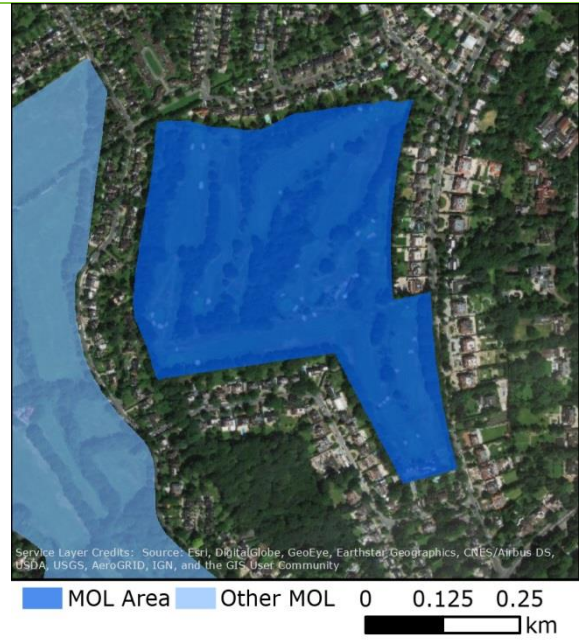
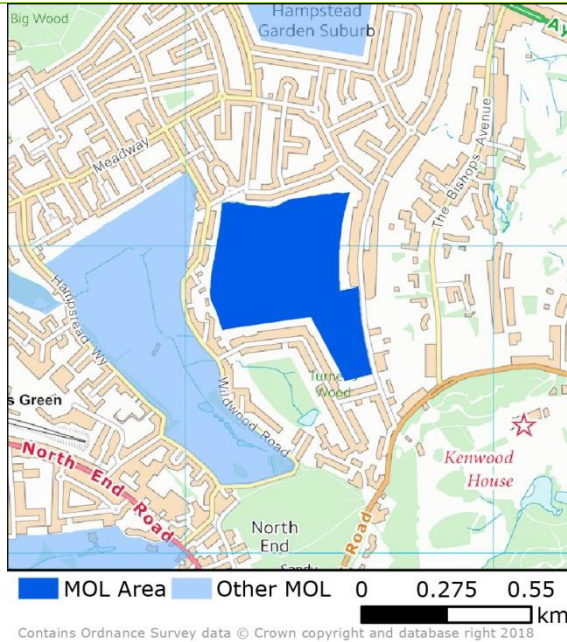
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 27

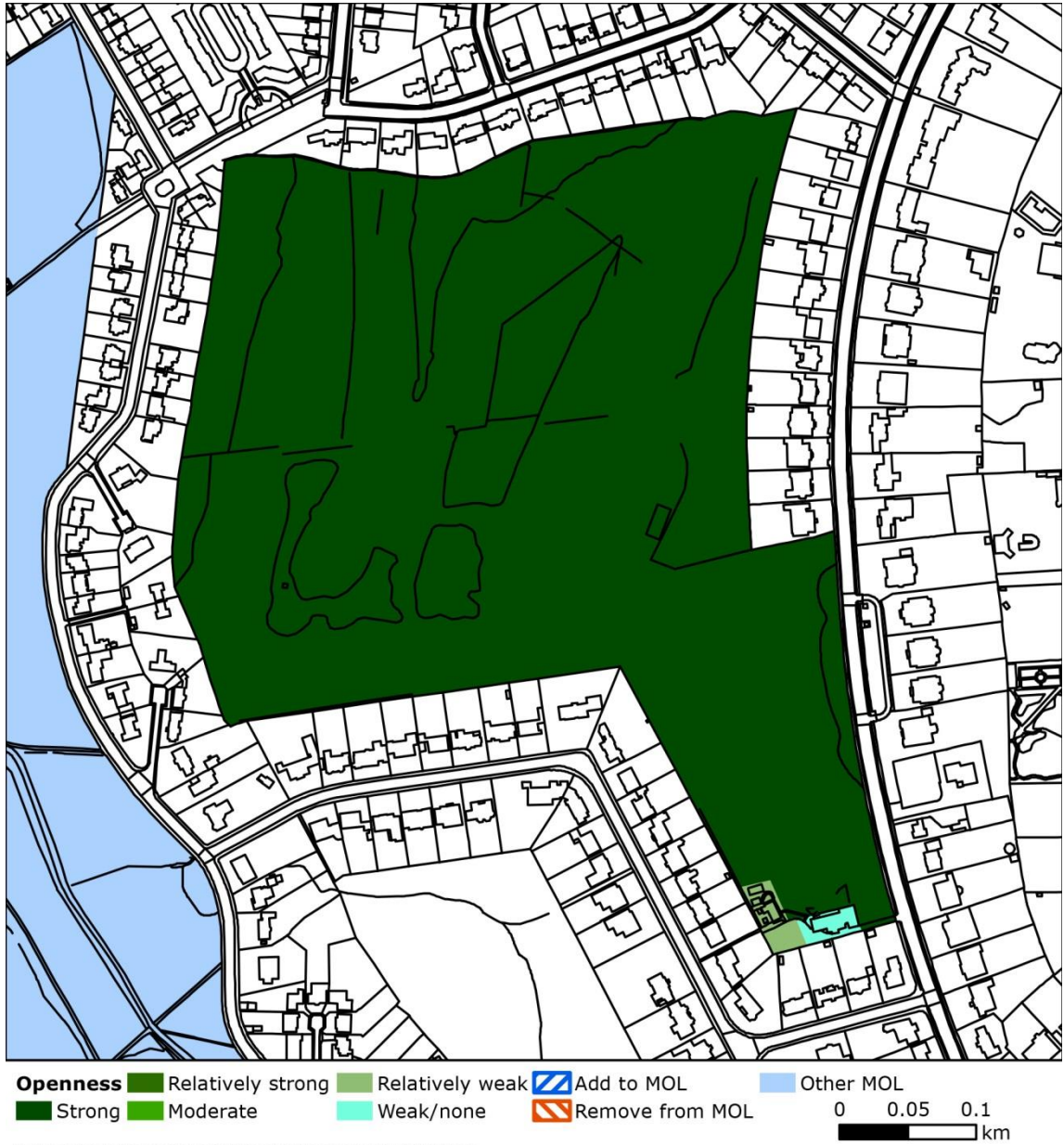
Description

The MOL consists of Hampstead Golf Club.



Openness Assessment

The area is largely undeveloped and so is spatially and visually open. There is a small building located in the centre of the golf course but this is small enough, isolated from the urban edge and partially screened by trees so that it is not considered to have an impact on the openness of the MOL. The club house is located on the southernmost edge of the MOL. This building is of a significant size and located next to a smaller building therefore, the visual openness of the land between the buildings is considered to be relatively weak and the land on which the club house is located has no spatial openness. However, the building is located on the edge of the MOL and is surrounded by gardens which limit the impact on the openness of the wider MOL.



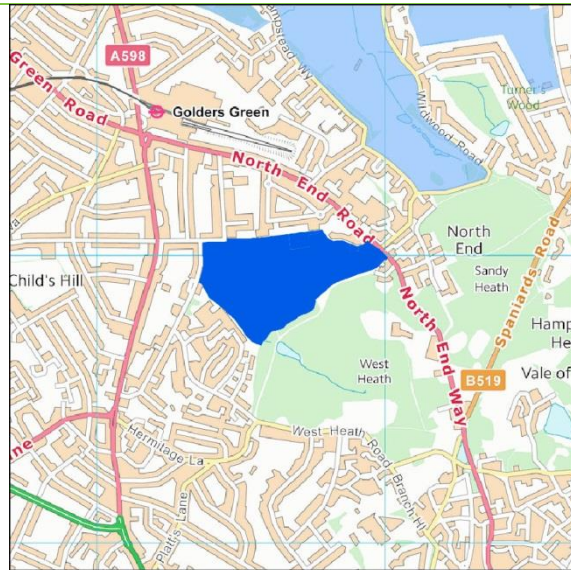
Potential for Minor Boundary Adjustments

No potential boundary adjustments have been identified.

MOL 28

Description

The MOL consists of Golders Hill Park and contains tennis courts, a zoo, a deer enclosure, gardens, a café and a maintenance area.



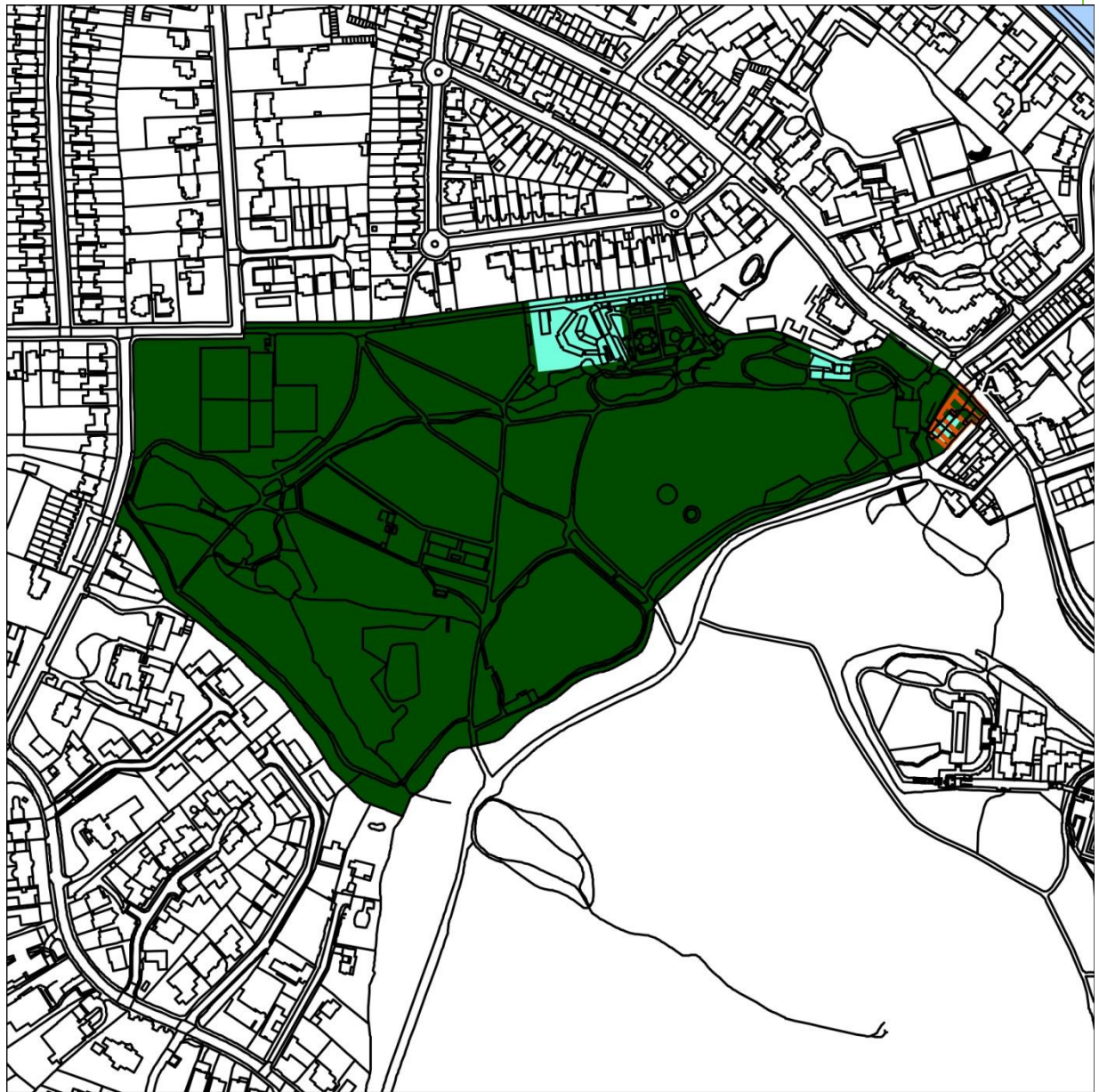
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Openness Assessment

The maintenance area consists of glasshouses, polytunnels and a number of permanent maintenance buildings, garages and offices which have had an impact on the openness of the land on which they are located and in the immediate vicinity. This area therefore, is recorded as having weak / no openness. However, the impact on the openness of the wider MOL is limited by the location of the buildings on the edge of the park and surrounding walls, vegetation and fences. The café, located on the north eastern edge of the park is a reasonably sizeable building and so the spatial openness of the land where it is located has been lost. However, as it is located on the edge of the MOL the impact on the openness of the wider park is limited. Similarly a row of the three houses is located in the eastern most corner and the land on which these are located has no openness, though again as these are located on the edge of the MOL and are separated from the main park by car parking the impact on the openness of the wider MOL is limited. Other than a couple of temporary animal enclosures / sheds which do not impact openness the remainder of the park is free of development and has strong spatial and visual openness.



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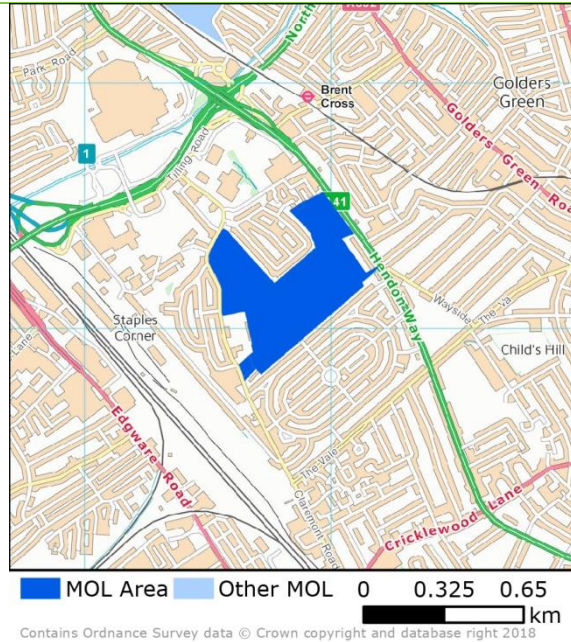
Potential for Minor Boundary Adjustments

- a) Eastern edge would be realigned so that the row of three houses is excluded from the MOL.

MOL 29

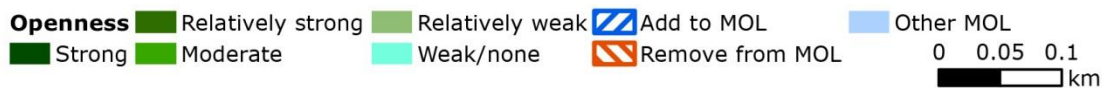
Description

The MOL consists of Clitterhouse Playing Fields and allotments.



Openness Assessment

A number of buildings associated Clitterhouse Farm are located in the south western corner of the MOL. These blur the line between the urban edge and the MOL and impact the spatial and visual openness of the land on which they are located and that in the immediate vicinity therefore, this area is considered to have weak / no openness. The land between these buildings and the urban edge is considered to have relatively strong visual openness as this has been compromised somewhat by the presence of development on three sides and slight separation from the wider MOL. A row of five houses is located in the northern corner of the allotments and results in the land on which they are located having no spatial openness. However, as these are located on the edge of the MOL and are separated from the wider MOL by car parking the impact on openness of the wider MOL is limited. The remainder of the allotments and playing fields is free of development and spatially and visually open.



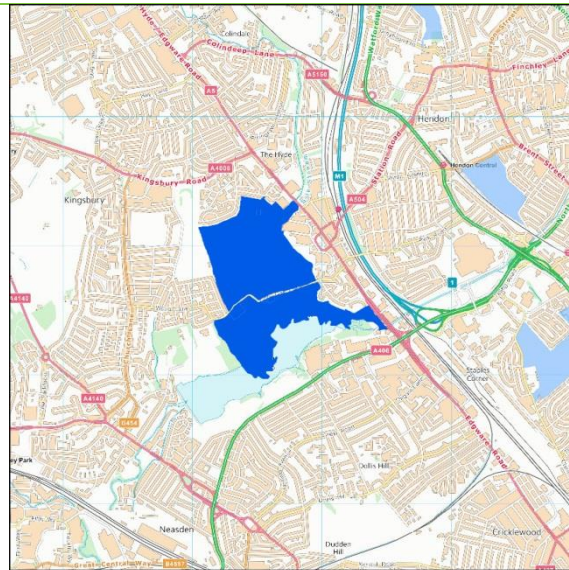
Potential for Minor Boundary Adjustments

- a. North western corner could be realigned so that the row of five houses is excluded from the MOL.
- b. south western corner could be realigned around the edge of the buildings so that these are not included within the MOL.

MOL 30

Description

The MOL comprises of land around the Brent Reservoir, including Welsh Harp Open Space, Woodfield Park, West Hendon Allotments and playing fields and Silver Jubilee Park.



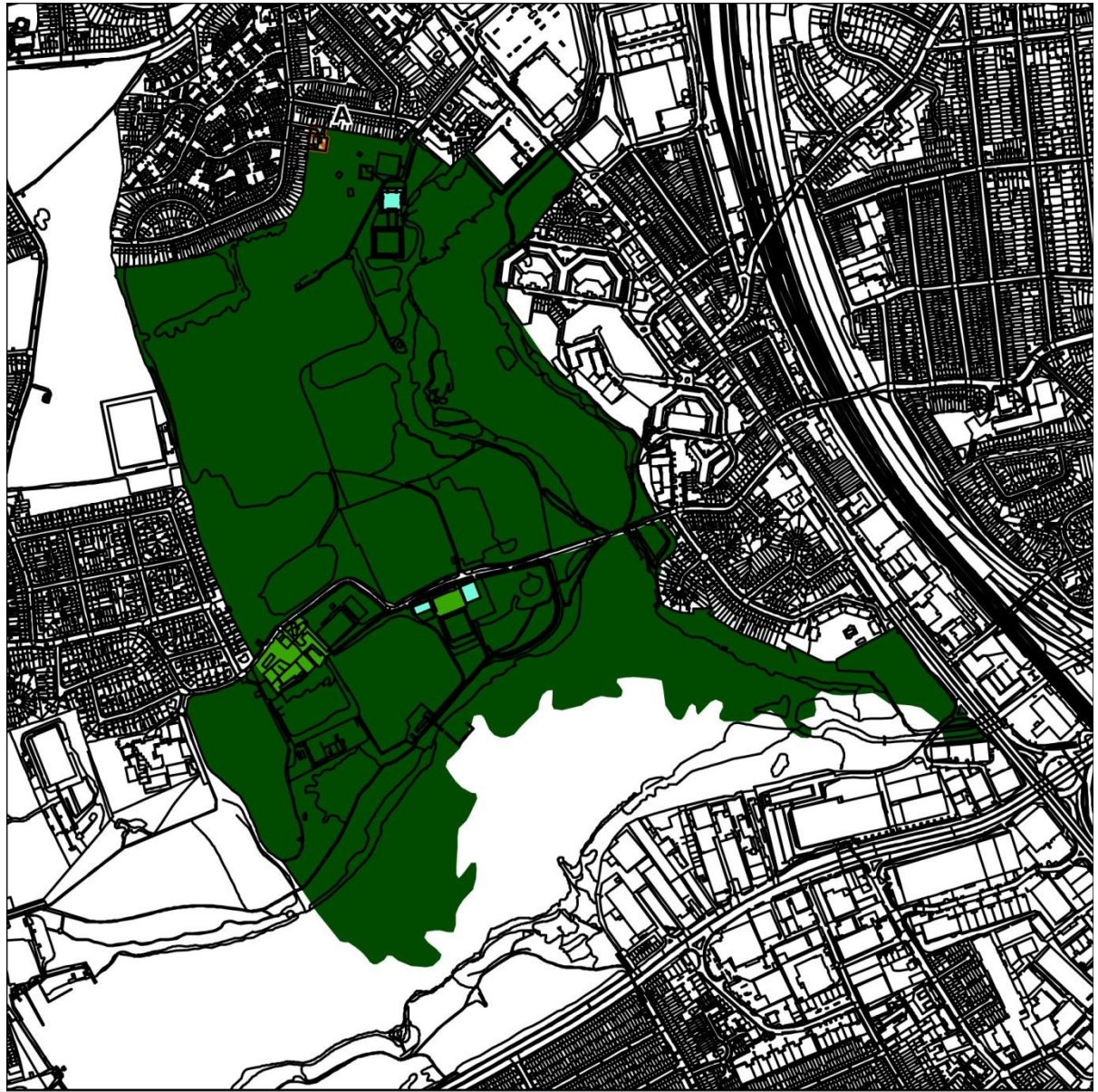
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Openness Assessment

There are a number of sporting buildings located in the MOL, including a canoe club, rifle club, bowling club, football club and Sea Cadets. The buildings associated with the canoe club and rifle club are considered to be small and isolated enough that the openness of the land around them is not impacted. However, the football club building and Sea Cadets building are large enough to impact the spatial openness of the land on which they are located and the visual openness of the land that falls between them. This area has therefore been considered as having moderate openness while the buildings areas have weak/no openness. Similarly the bowling club is a sizeable building which is considered to have a significant impact on spatial openness. A maintenance / glasshouse area is located near the western edge of the MOL and consists of a large glasshouse and a number of permanent buildings which range in size. It is considered that the presence of these buildings reduces the visual and spatial openness in their vicinity to moderate. The impact these have on the openness of the wider MOL is limited as the permanent buildings are mainly small and well dispersed and the area is separated from the wider MOL by vegetation or roads. A single house is located on the northernmost edge of the MOL however, as a small building, located on the edge of the park surrounded by high hedges it does not have a significant impact on wider openness. The remainder of the MOL is undeveloped and so is of strong spatial and visual openness.

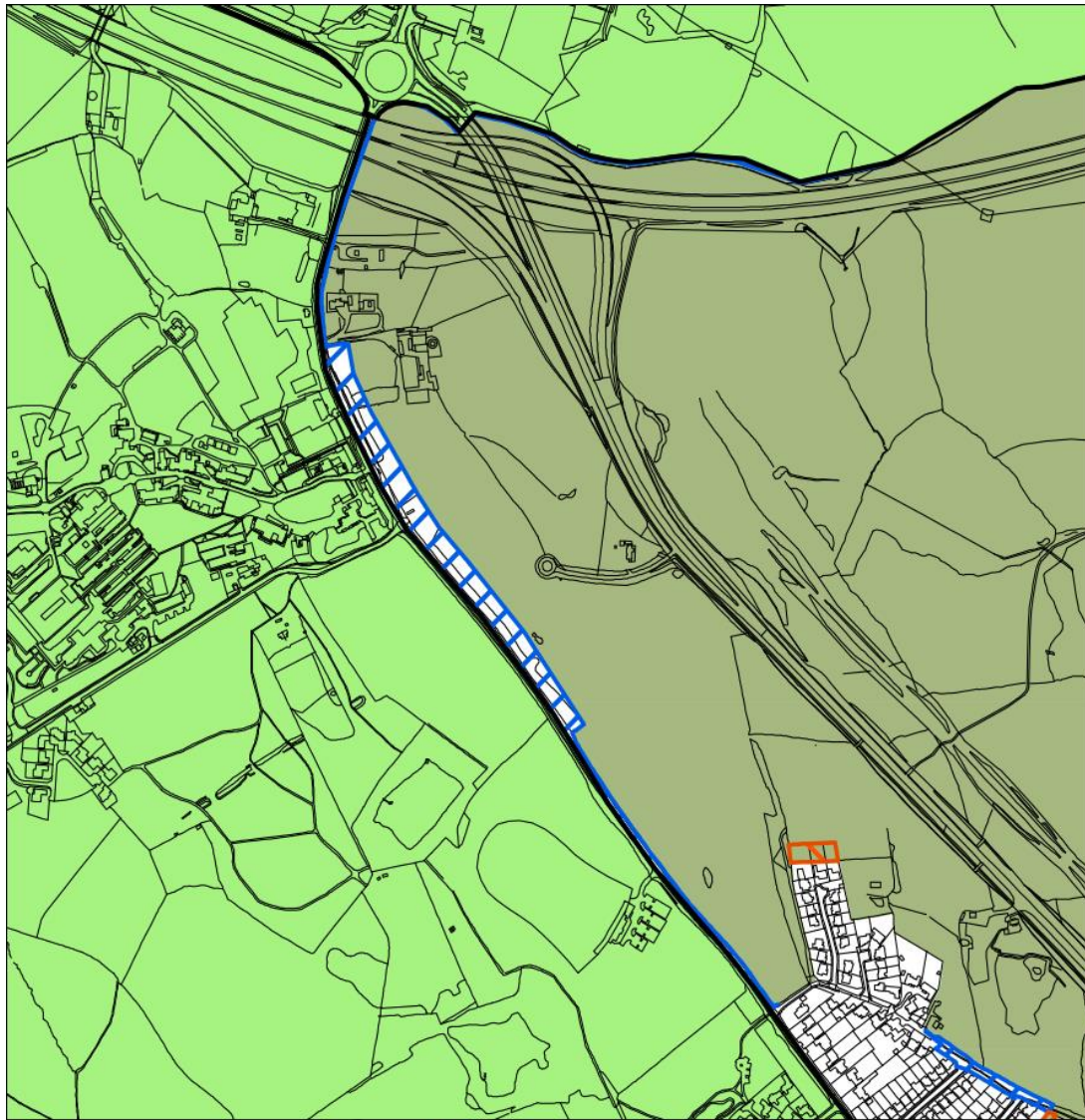


Potential for Minor Boundary Adjustments

- a) North western corner could be realigned around the edge of the dwelling so it is not included within the MOL.

Potential Minor Green Belt Boundary Adjustments

A



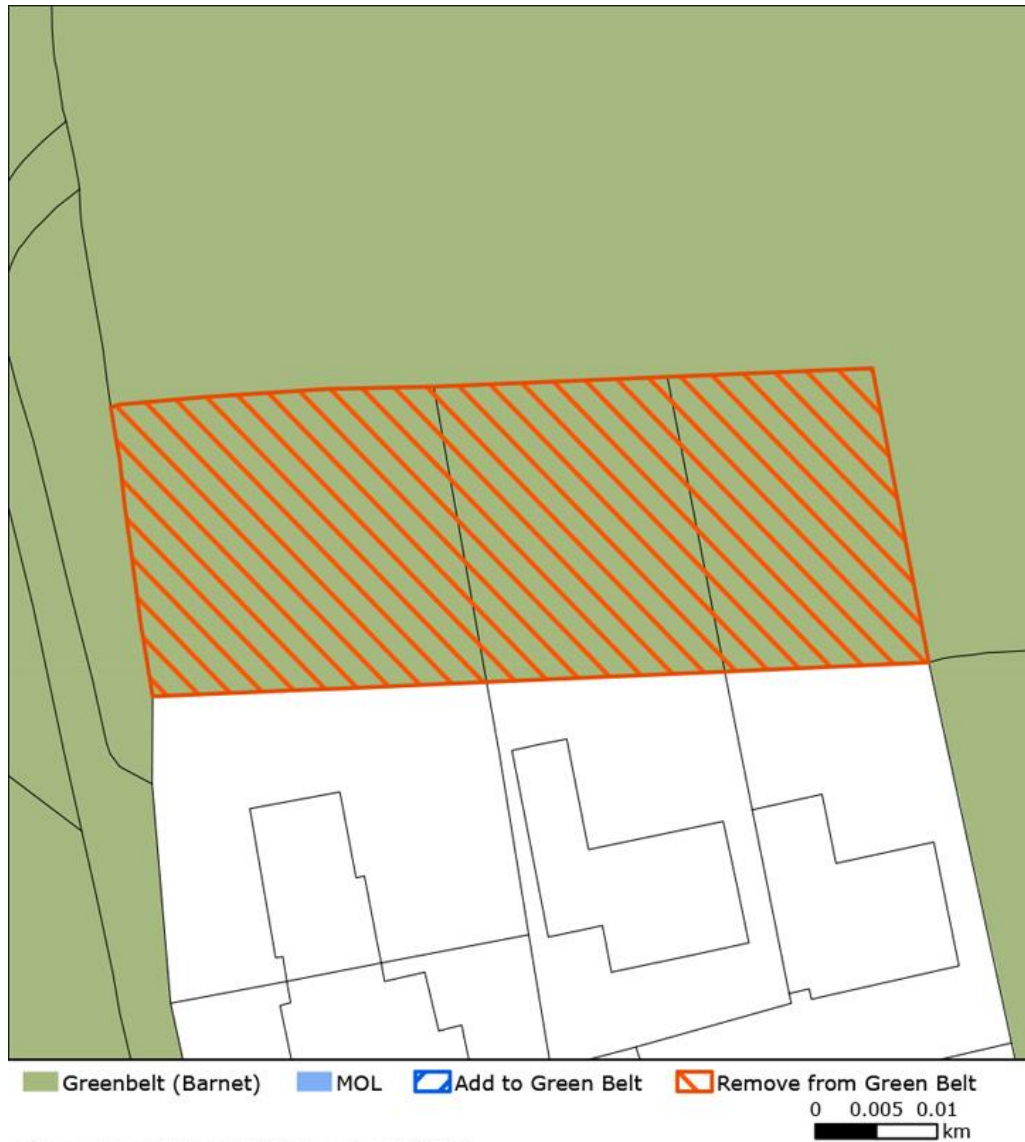
Greenbelt (Barnet) MOL Add to Green Belt Remove from Green Belt
Green Belt Local Authority Boundary

0 0.1 0.2
km

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Green Belt Boundary realigned along the A5, which forms a stronger defensible Green Belt boundary.

B



Green Belt boundary realigned along rear of gardens to residential dwellings, which forms a strong defensible Green Belt boundary.

C



Green Belt boundary realigned along rear of gardens to residential dwellings, which forms a strong defensible Green Belt boundary.

D



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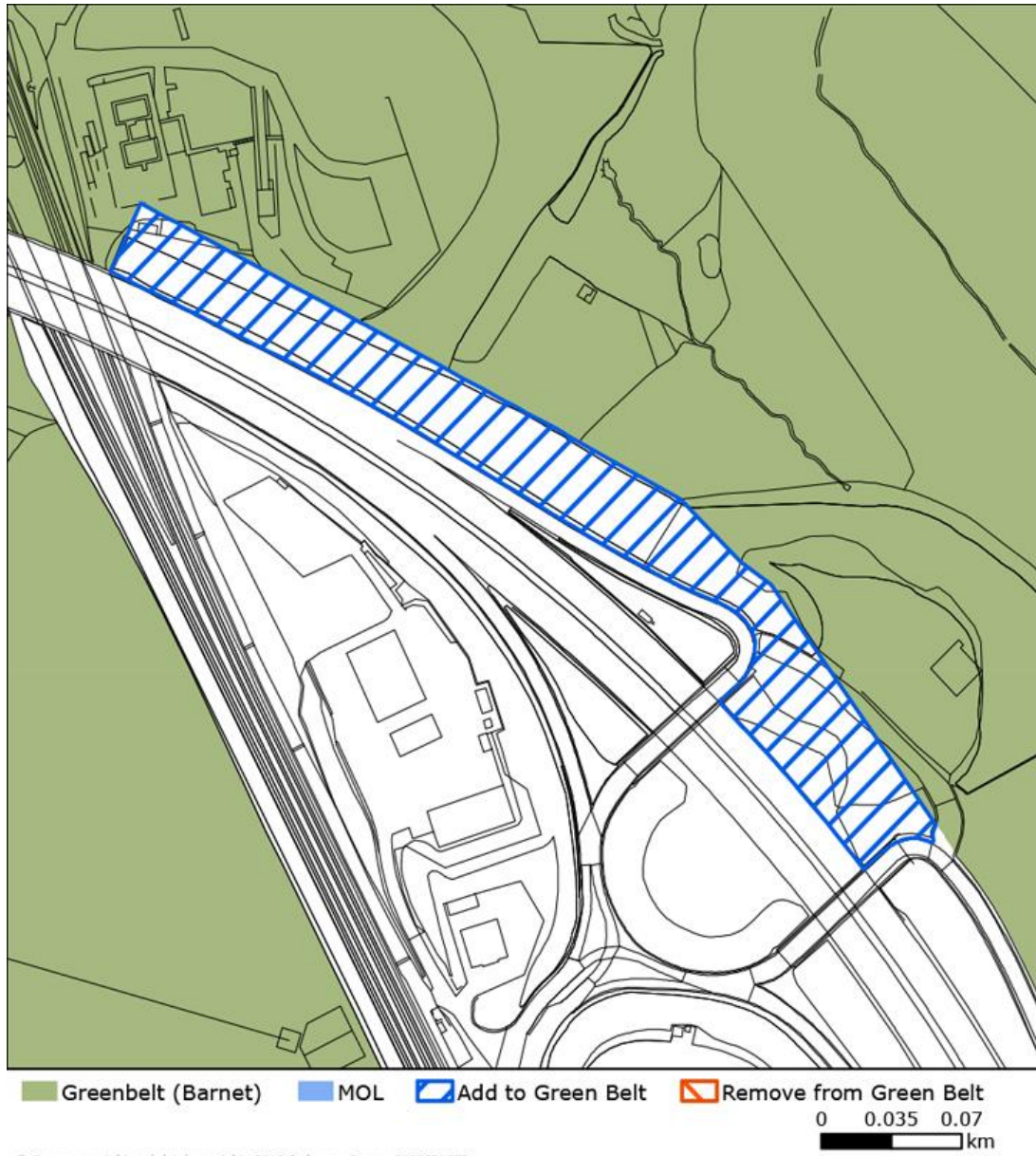
Green Belt boundary realigned along Spur Road, which forms a stronger defensible Green Belt boundary.

E



Green Belt boundary realigned along the edge of school buildings, which forms a stronger defensible Green Belt boundary.

F



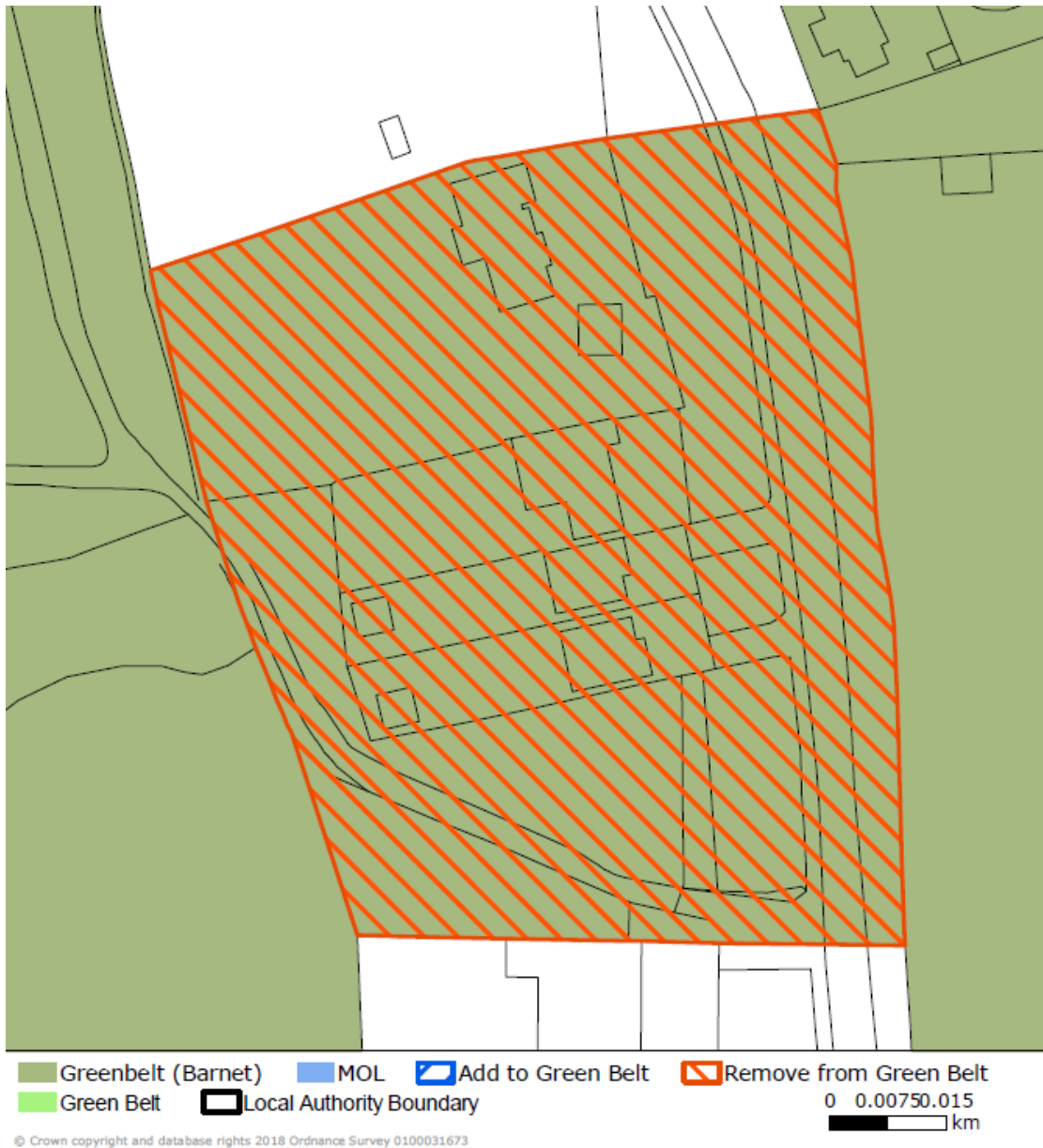
Green Belt boundary realigned along the M1 corridor, which forms a stronger defensible Green Belt boundary.

G



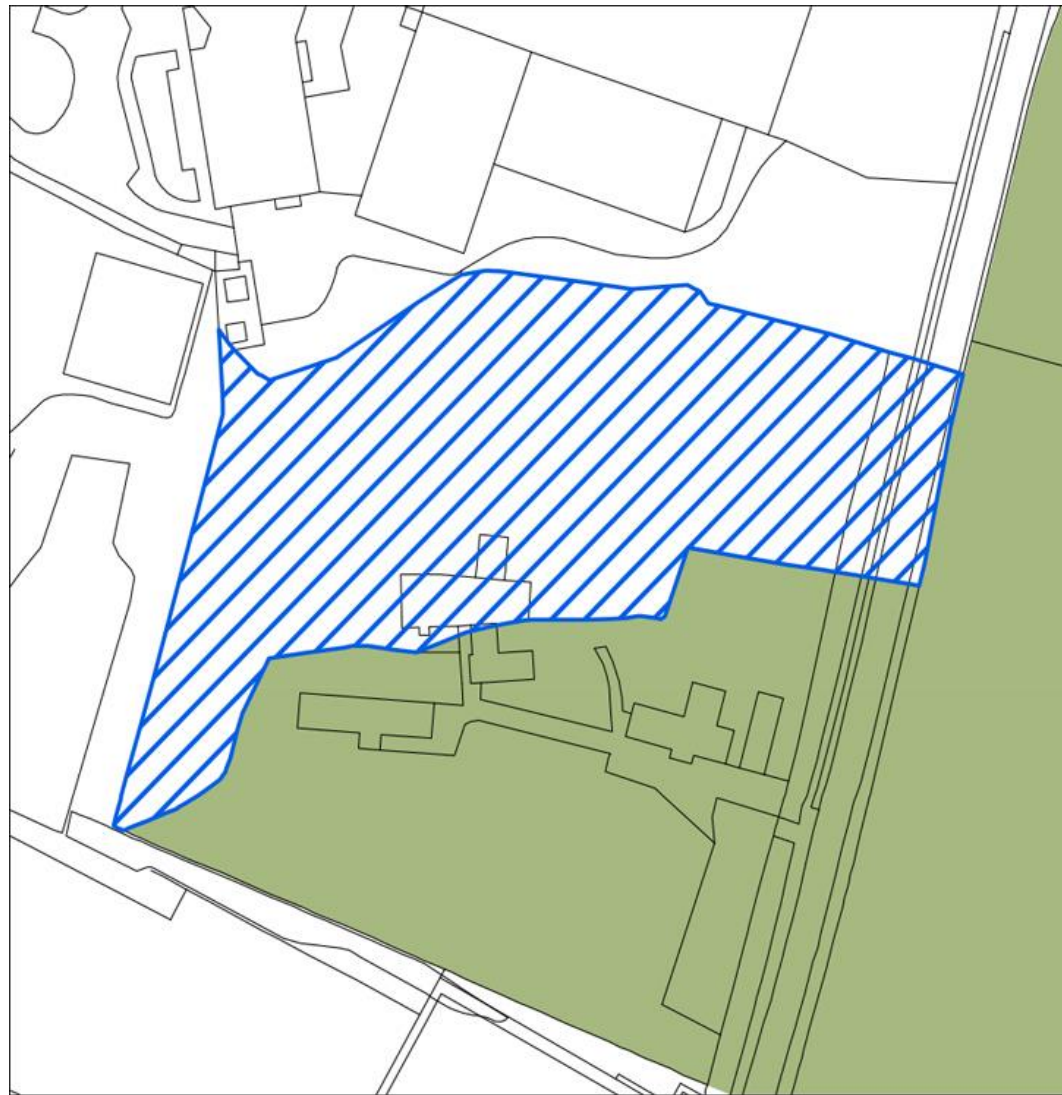
Green Belt boundary realigned along Lawrence Street, which forms a stronger defensible Green Belt boundary.

H



Correspondence in relation to a planning application (15/02013/HSE), and planning appeal (APP/N5090/D/15/3131546), has led to this section of Green Belt being realigned. The planning application was refused on the basis that there had already been development at the property which falls in this area of Green Belt. It was argued that this area was designated as Green Belt only due to a mapping error, as similar areas of the road to the north and south are not designated as Green Belt and the property was built before the Green Belt was designated. Having consulted a number of current and historic maps the council concludes there is reasonable doubt as to whether this area should be included with the Green Belt. In order to be consistent with the remainder of Milespit hill, it is recommended for removal.

I



Greenbelt (Barnet) MOL Add to Green Belt Remove from Green Belt
0 0.0125 0.025
km

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Green Belt boundary realigned along the settlement edge, which forms a stronger defensible Green Belt boundary.

J



Green Belt boundary realigned along the boundary of residential dwellings. This forms a stronger defensible Green Belt boundary.

K



Green Belt boundary realigned to exclude two residential dwellings and follow the settlement edge, which forms a stronger and more consistent defensible Green Belt boundary.

L



Green Belt boundary realigned along the settlement edge, which forms a stronger and more consistent defensible Green Belt boundary.

M

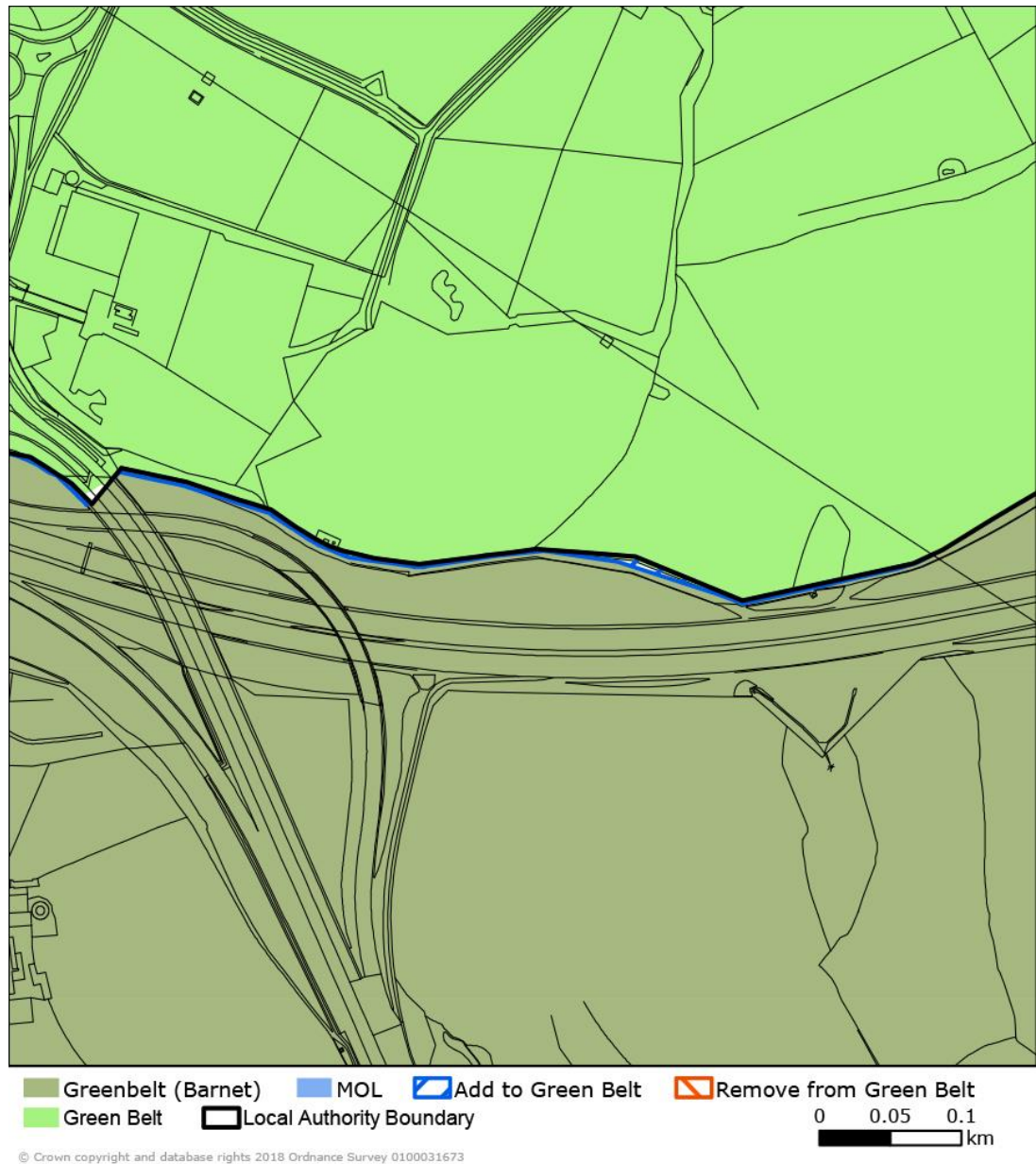


This area of Green Belt contains urbanising features and is judged part of the inset settlement. As such, the Green Belt boundary could be realigned along the boundary of the large field to the south east, which forms a stronger defensible Green Belt boundary.

N



Green Belt boundary realigned along Rowley Green Road which forms a stronger defensible Green Belt boundary.



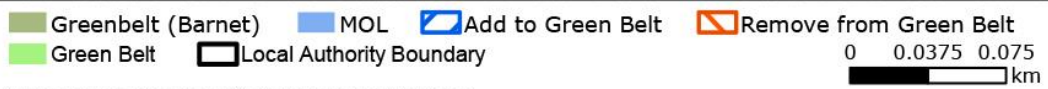
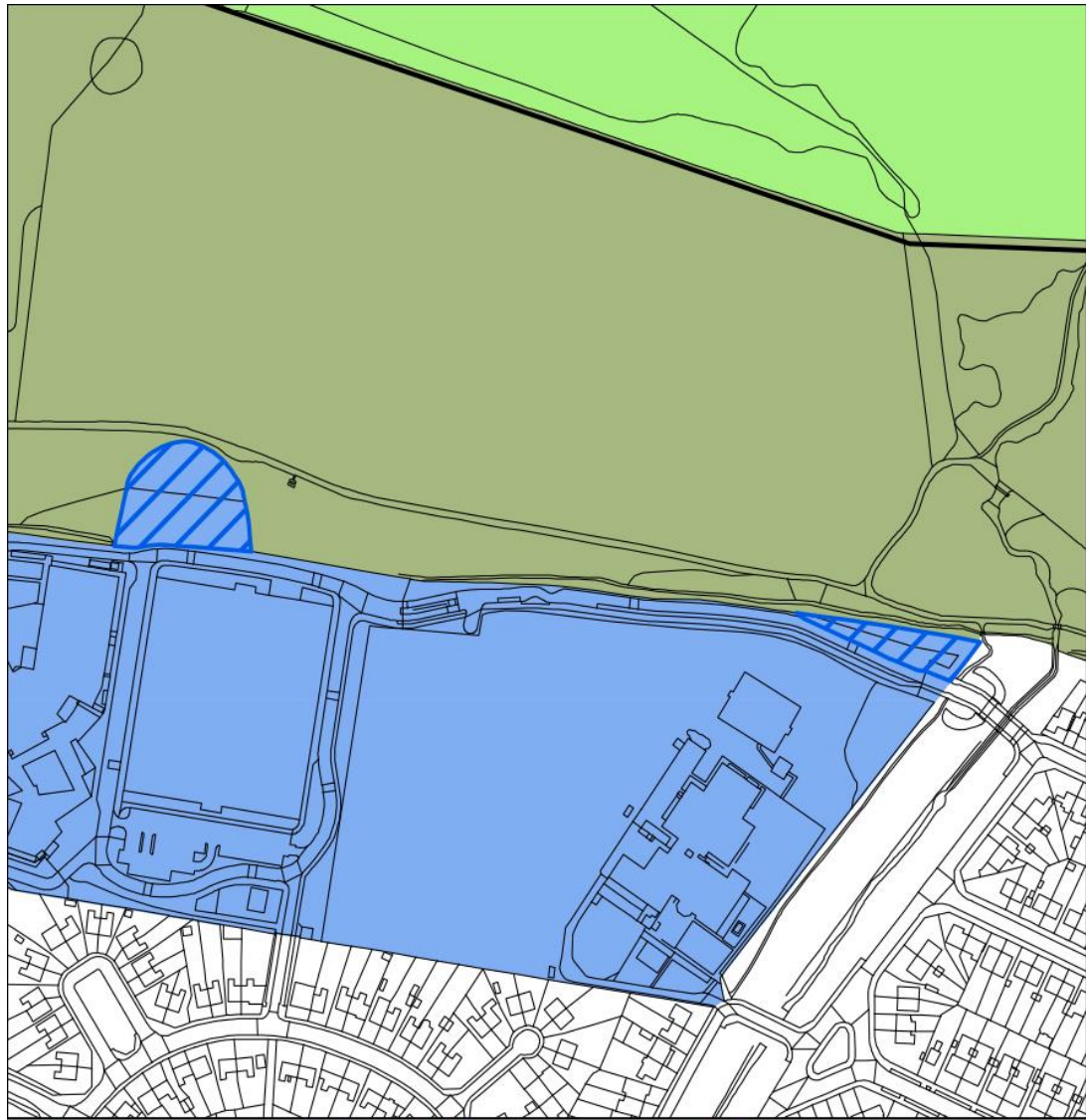
Green Belt boundary realigned along the Local Authority boundary. This removes a small inset area, most likely the result of a digitising error in the Green Belt dataset and forms a more consistent Green Belt boundary.

P



Green Belt boundary realigned along the Local Authority boundary. This removes a small inset area, most likely the result of a digitising error in the Green Belt dataset and forms a more consistent Green Belt boundary.

Q



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Green Belt boundary realigned along the edge of woodland associated with Monken Hadley Common, which forms a stronger defensible Green Belt boundary.