

Green Belt Assessment Methodology

June 2011

Basildon Borough Council

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Introduction

The extensive area of Green Belt in Basildon Borough forms part of the wider Metropolitan Green Belt area which has been an established land designation since the Town and Country Planning Act of 1947 and was initially implemented as a strategic function to restrict urban sprawl outwards from the capital. The Green Belt designation signifies more than just a 'countryside' designation and comprises a variety of uses, from farms, homesteads, tourism spots and open countryside. The Green Belt, whilst serving the strategic function to prevent exponential expansion of London, also serves a more tangible role and continues to be of significant importance for both the residents and wildlife that live in and around it, as well as those that visit it and utilise it for recreation. The Green Belt also contributes to the quality of the landscape of the Borough, acting in a visual capacity to offer open fields and pleasant views.

During the Local Plan Inquiry 1998, the Inspector identified that with a significant presence of Green Belt and in accordance with para 2.28 of Planning Policy Guidance 2 (PPG2): Green Belts, there would be a need to “...*establish boundaries that will endure, and to avoid drawing boundaries excessively tight around the existing built-up area*”¹. Since the adoption of the Local Plan no further assessment of the Green Belt has taken place and the Council consider it a valuable exercise to do this now. Given the multi purpose functions the Green Belt serves for the Borough, the value of it must be considered carefully and consistently to ensure that any future development pressures facing the Borough do not negatively impact or damage the designated area unnecessarily and/or inappropriately.

The Council have undertaken a Green Belt Assessment to proactively appraise the Green Belt around Basildon Borough, which has required a systematic approach. This assessment will consider the Green Belt in isolation of any other designations and pressures such as Sites of Special Scientific Interest (SSSI) or possible development sites, and take a conscientious approach to the Green Belt in accordance with the five purposes of the Green Belt set out in PPG2: Green Belts. By appraising the Borough's Green Belt, the Council hope to be able to have a better understanding of how it contributes to the five purposes of Green Belt, and this information can feed into processes such as the Local Development Framework and other evidence bases such as the Strategic Housing Land Availability Assessments (SHLAA) where appropriate.

The methodology the Council followed for the Green Belt assessment is set out below.

Step 1 – Establishing Assessment Areas

The first stage of the assessment looks at the Green Belt in its current state as it currently exists to determine the assessment areas. At this stage, other issues, such as the presence of SSSI and/or Ancient Woodland (which are covered by their own policies or legislation) have been set-aside to allow the Green Belt to be assessed on its individual merits and purpose.

For the purposes of this assessment, the boundaries for the Green Belt initially started with an inner and outer boundary. The inner and outer boundaries were essentially determined by the edges of settlements (inner) and the administrative

¹ Report into the Objections to the Basildon District Local Plan, 1995 - Para 2.2.28, page 17,

borough boundary (outer) as set out in the adopted Local Plan Proposals Map 1998, this is set out in Annexe 1. The assessment required each of five purposes of the Green Belt to be considered in its full context and therefore even though the Green Belt boundary extends beyond the Councils administrative/borough boundary, the immediate areas bordering the boundaries were still considered. This was to ensure that the assessment recognised whether the Green Belt was contributing to its purposes outside of the immediate borough boundary.

The Green Belt in Basildon Borough is extensive and in order to make the assessment process more manageable the study area was divided into numerous smaller parcels of land. This approach also had the added value that individual areas of the Green Belt could be considered in more detail.

The division of the study areas was based upon the guidance set out in PPG2, Para 2.9 which states that boundaries should be clear and based upon strong physical features, such as roads, waterways, and tree belts etc.

The main rivers in Basildon Borough are clearly defined, readily recognisable and likely to be permanent, providing a definite line to follow as an initial starting point when sub-dividing the study areas and these river paths were utilised where possible. However, it was not possible to follow every river in the Borough, as it resulted in some land parcels being too small and others too large and therefore were felt to risk inconsistency in the assessment process. Furthermore, some rivers and waterways stop half way through the Green Belt, and therefore would not provide a suitable boundary to create study areas.

As such other physical boundaries were also utilised to help sub-divide areas including railways as another permanent and strong physical feature. If a river and a railway ran parallel to each other, then a professional and rational judgement to use the feature which created a more appropriate study area was made.

Where no rivers or railways were apparent, roads provided a strong physical boundary to guide the definition of sub-areas. If a roundabout caused two roads to split then the road that would provide a more reasonable and suitable area for assessment was chosen. This method of assessment to define the area boundaries provided a consistent and pragmatic approach, and whilst the Council accept that the process of sub-dividing could be done in alternate ways, for example, through continuing to reduce the size of study areas using other physical features, it is felt that the approach taken provided areas of both sufficient size to consider and of a manageable number which would result in a comprehensive framework for assessment. Each of the 67 sub areas have been numbered accordingly to assist in the assessment process and these are set out at Annexe 2.

Step 2 – Assess the Areas Against the Five Purposes of the Green Belt

The role of national Planning Policy Guidance 2: Green Belts (2001) is well established in planning policy across the Country and was therefore deemed to be the correct document upon which to base the process of assessment for the Basildon Borough Green Belt and its sub areas. The central intention of PPG2 is to determine the fundamental purposes of the Green Belt in serving to prevent urban sprawl and contribute to sustainable patterns of development whilst valuing the countryside. PPG 2, Para 1.5, states there are five purposes for including land within the Green Belt. These are:

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

To determine whether each area included in Basildon Green Belt complies with the five purposes or to what extent they meet these purposes, each sub area has been assessed against each aspect.

For consistency, a view of how to apply the five purposes of the Green Belt has been decided.

- Under purpose 1 “large built up areas” includes any built up area, for example, towns and established villages as defined by the proposals map;
- Under purpose 2 “neighbouring towns” includes neighbouring built area and villages;
- Under purpose 3 “countryside” relates to the wider countryside, i.e. unrestricted countryside which is not inhibited by built areas and/or infrastructure;
- Under purpose 4, “special characters areas” are considered Conservation Areas and Ancient Woodlands. Under this purpose, consideration has also been given to the landscape in Basildon’s Historic Environment Characterisation, 2011.
- Under purpose 5 it should be considered that all areas within the green belt by their nature and designation should contribute to the recycling of derelict and urban land as green belt is generally a prohibitive designation where development is rarely acceptable, thus urban development becomes the focus for development.

When an area fulfils four or more of the Green Belt purposes, it has been considered that there is sufficient justification and reasoning as to why the area has been included within the Green Belt and continues to serve a Green Belt function. This assessment has identified these areas as significant value to the Green Belt with an established role as Green Belt land which would be undermined should they be lost to alternate uses involving development .

When an area fulfils three or less of the Green Belt purposes, it would provide justified reasoning to suggest that the area is not contributing to its entire Green Belt function and may require further study or consideration in these areas. Further study would include an assessment against a range of different criteria, for example, flood zones, local wildlife sites, SSSIs, etc. Alongside further in-depth assessments, areas which are not considered to serve a definite Green Belt purpose may be considered to provide an opportunity to review the Green Belt boundaries where necessary and is clearly justified

Step 3 –Documenting the Findings

Utilising the PPG2 five purposes as the criteria, an assessment matrix has been produced, which clearly assesses each area against the purposes and provides an overall outcome as to how they conform. The overall outcome box has either been coloured green or red. The box will be coloured red when the area has been

identified to fulfil at least four of the Green Belt purposes and no further study is considered to be necessary at this stage to demonstrate its role as Green Belt. Those boxes coloured green relate to those areas which have been found to fulfil three or less of the Green Belt purposes and further study may be needed. The matrix can be found in Annexe 3. The results have also been clearly illustrated in map form and this has been set out in Annexe 4.

The Councils Green Belt Assessment using this methodology identified that of the 67 sub areas, 27 continued to serve a clear Green Belt function and met four or more of the five purposes of the Green Belt. The remaining 40 areas have been found to meet 3 or less of the purposes and these areas may need further study to assess the role they continue to play in the Borough for the future.

Annexe 1: Boundary Map

Annexe 2: Green Belt Sub-Areas

Annexe 3 – Stage 3 –Test of Green Belt Sub Areas & PPG2 Purposes

Area Reference	To check unrestricted sprawl of large built-up areas	To prevent neighbouring towns from merging into one another	To assist in safeguarding the countryside from encroachment	To preserve the setting and special characters of historic towns	To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Overall Performance
01	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Contributes to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
02	Contributes to restricting further sprawl from Billericay	Does not prevent neighbouring towns from merging. It would allow two edges of Billericay to merge	The urban area has already encroached into the countryside from east Billericay	Contributes to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
03	Contributes to restricting further sprawl from Billericay	Does not prevent neighbouring towns from merging	The urban area has already encroached into the countryside from North Billericay	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
04	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	Large areas of countryside that have no encroachment from Billericay	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
05	Contributes to restricting sprawl from	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling	

	Billericay				of derelict and other urban land	
06	Does not border a built up area but could prevent further ribbon development from Haverings Grove	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Contributes to setting and character of Haverings Grove	Retention of Green Belt land will encourage recycling of derelict and other urban land	
07	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
08	Contributes to restricting sprawl and further ribbon development from Haverings Grove	Prevents Billericay and Haverings Grove from merging	The urban area has already encroached into the countryside from Haverings Grove	Contributes to setting and character of Haverings Grove	Retention of Green Belt land will encourage recycling of derelict and other urban land	
09	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	The urban area has already encroached into the countryside from West Billericay	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
10	Does not border a built up area but could prevent further ribbon development from Blind Lane	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Contributes to setting and character of Little Burstead	Retention of Green Belt land will encourage recycling of derelict and other urban land	
11	Contributes to restricting sprawl from Billericay	Prevents Billericay and Little Burstead from merging	The urban area has already encroached into the countryside from Little Burstead	Contributes to setting and character of Little Burstead	Retention of Green Belt land will encourage recycling of derelict and other urban land	

12	Contributes to restricting sprawl from Billericay and Little Burstead	Prevents Billericay and Little Burstead from merging	There are a few sporadic developments	Contributes to setting and character of Little Burstead	Retention of Green Belt land will encourage recycling of derelict and other urban land	
13	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of Billericay	Retention of Green Belt land will encourage recycling of derelict and other urban land	
14	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
15	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Contributes to setting and character of Billericay and Great Burstead	Retention of Green Belt land will encourage recycling of derelict and other urban land	
16	Contributes to restricting sprawl from Noak Hill	Prevents Little Burstead and Noak Hill from merging	Does not safeguard the countryside from encroachment	Contributes to the setting and character of Little Burstead	Retention of Green Belt land will encourage recycling of derelict and other urban land	
17	Contributes to restricting sprawl from Little Burstead	Prevents Little Burstead and Noak Hill from merging. Developing in this area would create a new settlement and reduce the Green	There is sporadic development within this area	Contributes to setting and character of Little Burstead	Retention of Green Belt land will encourage recycling of derelict and other urban land	

		Belt between Billericay and Basildon				
18	Contributes to restricting sprawl from Little Burstead	Does not prevent neighbouring towns from merging, but development within this sub-area would only leave a small area of Green Belt separating Little Burstead and Basildon	Safeguards the countryside from encroachment	Contributes to setting and character of Little Burstead	Retention of Green Belt land will encourage recycling of derelict and other urban land	
19	Contributes to restricting sprawl from Dunton Wayletts	Does not prevent neighbouring towns from merging	The urban area has already encroached into the countryside	Does not contribute to the setting and character of Dunton Wayletts	Retention of Green Belt land will encourage recycling of derelict and other urban land	
20	Contributes to restricting sprawl from West Basildon	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to the setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
21	Contributes to restricting sprawl from Noak Hill and Basildon	Prevents Noak Hill and Basildon from merging	Safeguards the countryside from encroachment	Does not contribute to the setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
22	Contributes to restricting sprawl from	Prevents Basildon and Noak Hill from	Safeguards the countryside from	Contributes to the setting and character	Retention of Green Belt land will	

	Basildon	merging	encroachment	of Noak Bridge	encourage recycling of derelict and other urban land	
23	Contributes to restricting sprawl from Basildon	Does not prevent neighbouring towns from merging	There is sporadic development within this area	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
24	Contributes to restricting sprawl from Basildon and adjacent plotlands	Does not prevent neighbouring towns from merging	Contains sporadic development	Contributes to the setting and character of Noak Bridge	Retention of Green Belt land will encourage recycling of derelict and other urban land	
25	Contributes to restricting sprawl from Great Burstead	Prevents Great Burstead and Noak Hill from merging	Safeguards the countryside from encroachment	Contributes to the setting and character of Great Burstead	Retention of Green Belt land will encourage recycling of derelict and other urban land	
26	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	Does not safeguard countryside from encroachment	Does not contribute to setting and character of Billericay	Retention of Green Belt land will encourage recycling of derelict and other urban land	
27	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	Already contains some ribbon development	Does not contribute to setting and character of Billericay	Retention of Green Belt land will encourage recycling of derelict and other urban land	
28	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of Billericay	Retention of Green Belt land will encourage recycling of derelict and other	

					urban land	
29	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging. Would join two edges of Billericay	Safeguards the countryside from encroachment	Does not contribute to setting and character of Billericay	Retention of Green Belt land will encourage recycling of derelict and other urban land	
30	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging. Would join two edges of Billericay	Safeguards the countryside from encroachment	Contributes to setting and character of Billericay	Retention of Green Belt land will encourage recycling of derelict and other urban land	
31	Contributes to restricting sprawl from Billericay	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Contributes to setting and character of Billericay	Retention of Green Belt land will encourage recycling of derelict and other urban land	
32	Contributes to restricting sprawl from Ramsden Bellhouse	Does not prevent neighbouring towns from merging	The urban area has already encroached into the countryside from Ramsden Bellhouse	Contributes to setting and character of Ramsden Bellhouse	Retention of Green Belt land will encourage recycling of derelict and other urban land	
33	Contributes to restricting sprawl from Ramsden Crays	Prevents Ramsden Bellhouse and Ramsden Crays from merging	Safeguards the countryside from encroachment	Contributes to setting and character of Ramsden Crays	Retention of Green Belt land will encourage recycling of derelict and other urban land	
34	Contributes to restricting further sprawl from the existing developments	Prevents Basildon and Ramsden Crays from merging	Contains sporadic development throughout	Does not contribute to setting and character of Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
35	Contributes to	Does not prevent	Safeguards the	Does not contribute to	Retention of Green	

	restricting sprawl from the adjacent plotland developments	neighbouring towns from merging	countryside from encroachment	setting and character of Basildon	Belt land will encourage recycling of derelict and other urban land	
36	Contributes to restricting sprawl from the adjacent plotland developments	Prevents Basildon and Wickford from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
37	Contributes to restricting sprawl from the adjacent plotland developments and from Wickford	Prevents Wickford and Ramsden Crays from merging	The urban area has already encroached into the countryside from Wickford	Does not contribute to setting and character of Wickford	Retention of Green Belt land will encourage recycling of derelict and other urban land	
38	Contributes to restricting further sprawl from the existing developments	Prevents Ramsden Bellhouse and Wickford from merging	Contains sporadic development throughout	Contributes to setting and character of Ramsden Bellhouse	Retention of Green Belt land will encourage recycling of derelict and other urban land	
39	Contributes to restricting further ribbon development from West Wickford	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of Wickford	Retention of Green Belt land will encourage recycling of derelict and other urban land	
40	Contributes to restricting sprawl from Ramsden Bellhouse	Prevents Ramsden Bellhouse and Wickford from merging	The urban area has already encroached into the countryside from Ramsden Bellhouse	Contributes to setting and character of Ramsden Bellhouse	Retention of Green Belt land will encourage recycling of derelict and other urban land	
41	Contributes to restricting further ribbon development	Does not prevent neighbouring towns from merging and	The urban area has already encroached into the countryside	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling	

	from West Wickford	joins two edges of Wickford	from Wickford		of derelict and other urban land	
42	Contributes to restricting sprawl from West Wickford	Does not prevent neighbouring towns from merging but joins two edges of Wickford	Safeguards the countryside from encroachment	Contributes to setting and character of Wickford	Retention of Green Belt land will encourage recycling of derelict and other urban land	
43	Contributes to restricting sprawl from East Wickford	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of Wickford	Retention of Green Belt land will encourage recycling of derelict and other urban land	
44	Contributes to restricting sprawl from East Wickford	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of Wickford	Retention of Green Belt land will encourage recycling of derelict and other urban land	
45	Contributes to restricting any further sprawl from Basildon, South Wickford and Nevendon	Prevents Basildon, South Wickford and Nevendon from merging	The urban area has already encroached into the countryside	Does not contribute to setting and character of Wickford or Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
46	Contributes to restricting any further sprawl from South Wickford	Does not prevent neighbouring towns from merging	The urban area has already encroached into the countryside from Wickford	Does not contribute to setting and character of Wickford or Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
47	Does not border any built up area	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of Wickford or North Benfleet	Retention of Green Belt land will encourage recycling of derelict and other urban land	

48	Does not border any built up area	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
49	Does not border any built up area	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
50	Contributes to restricting further ribbon development from North Benfleet and urban sprawl from South Benfleet	Prevents North and South Benfleet from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
51	Contributes to restricting further urban sprawl from South and North Benfleet	Prevents North and South Benfleet from merging	The urban area has already encroached into the countryside	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
52	Contributes to restricting further urban sprawl from North Benfleet	Prevents Basildon and North Benfleet from merging	The urban area has already encroached into the countryside	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
53	Contributes to restricting further urban sprawl from Basildon and North Benfleet	Prevents Basildon and North Benfleet from merging	The urban area has already encroached into the countryside	Does not contribute to setting and character of a historic town	Retention of Green Belt land will encourage recycling of derelict and other urban land	
54	Contributes to	Prevents Basildon	The urban area has	Does not contribute to	Retention of Green	

	restricting further urban sprawl from Basildon and North Benfleet	and North Benfleet from merging	already encroached into the countryside	setting and character of a historic town	Belt land will encourage recycling of derelict and other urban land	
55	Contributes to restricting urban sprawl from East Basildon	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of East Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
56	Does not border a built up area, but contributes to restricting North or South Benfleet spreading in this area	Prevents North and South Benfleet from merging	Safeguards the countryside from encroachment	Does not contribute to setting and character of North or South Benfleet	Retention of Green Belt land will encourage recycling of derelict and other urban land	
57	Contributes to restricting urban sprawl from East Basildon	Prevents South Benfleet and East Basildon from merging	Safeguards the countryside from encroachment	Contributes to setting and character of Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
58	Contributes to restricting urban sprawl from East Basildon	Does not prevent neighbouring towns from merging	The urban area has already encroached into the countryside	Does not contribute to setting and character of Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
59	Contributes to restricting urban sprawl from South Basildon	Does not prevent neighbouring towns from merging but joins two edges of Basildon	Safeguards the countryside from encroachment	Does not contribute to setting and character of South Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
60	Contributes to restricting further	Does not prevent neighbouring towns	The urban area has already encroached	Does not contribute to setting and character	Retention of Green Belt land will	

	sprawl from South Basildon	from merging	into the countryside	of South Basildon	encourage recycling of derelict and other urban land	
61	Contributes to restricting further sprawl from South Basildon	Does not prevent neighbouring towns from merging	The urban area has already encroached into the countryside	Does not contribute to setting and character of South Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
62	Contributes to restricting sprawl from South West Basildon	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Contributes to setting and character of South West Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
63	Contributes to restricting sprawl from South West Basildon	Does not prevent neighbouring towns from merging but joins two edges of Basildon	Safeguards the countryside from encroachment	Contributes to setting and character of South West Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
64	Contributes to restricting sprawl from South West Basildon	Does not prevent neighbouring towns from merging but joins two edges of Basildon	Safeguards the countryside from encroachment	Does not contribute to setting and character of South West Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
65	Contributes to restricting sprawl from South West Basildon	Does not prevent neighbouring towns from merging	Safeguards the countryside from encroachment	Contributes to setting and character of South West Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land	
66	Contributes to restricting further sprawl from West Basildon	Does not prevent neighbouring towns from merging	The urban area has already encroached into the countryside	Does not contribute to setting and character of West Basildon	Retention of Green Belt land will encourage recycling of derelict and other	

					urban land	
67	Does not border a built up area	Does not prevent neighbouring towns from merging	Safeguards countryside encroachment	the from	Does not contribute to setting and character of West Basildon	Retention of Green Belt land will encourage recycling of derelict and other urban land

Annexe 4: Findings Map