

Land south of Outwood Common Road (Brooklands Farm), Billericay

Site location and description

Linear arable field on sloping ground to the east of South Green and south of Billericay. The northern boundary is formed by Outwood Common Road and to the south the site extends almost to Coxes Farm Road. A block of woodland in the north-western corner of the site separates it from adjacent housing in the vicinity of Highfield Road. To the west, Site 30 abuts the grazed paddocks and individual properties, including Southend Farm, that together comprise Site 28, which is now included in draft Housing Allocation H27. To the east is further grazing land and arable fields.

The topography of the site rises from Outwood Common Road before dropping relatively steeply to the east and south, to leave a round high point (c.64m AOD) that affords panoramic middle and longer distance views out over the wider landscape and Crouch valley. At its southern tip, the site falls to 35m AOD.

The site is located within a well-vegetated, strongly undulating valley-side landscape that affords a number of long-distance views out across the Crouch valley and which provides a green edge to this portion of Billericay. The wider landscape includes scattered residential development, a school and farmsteads extending along Cowes Farm Road, all set in a heavily vegetated framework. There are few public rights of way in the vicinity.

Site 30 is located within an area allocated in the Basildon Council Draft Local Plan 2016, Policy NE2: Areas of Higher landscape Value.

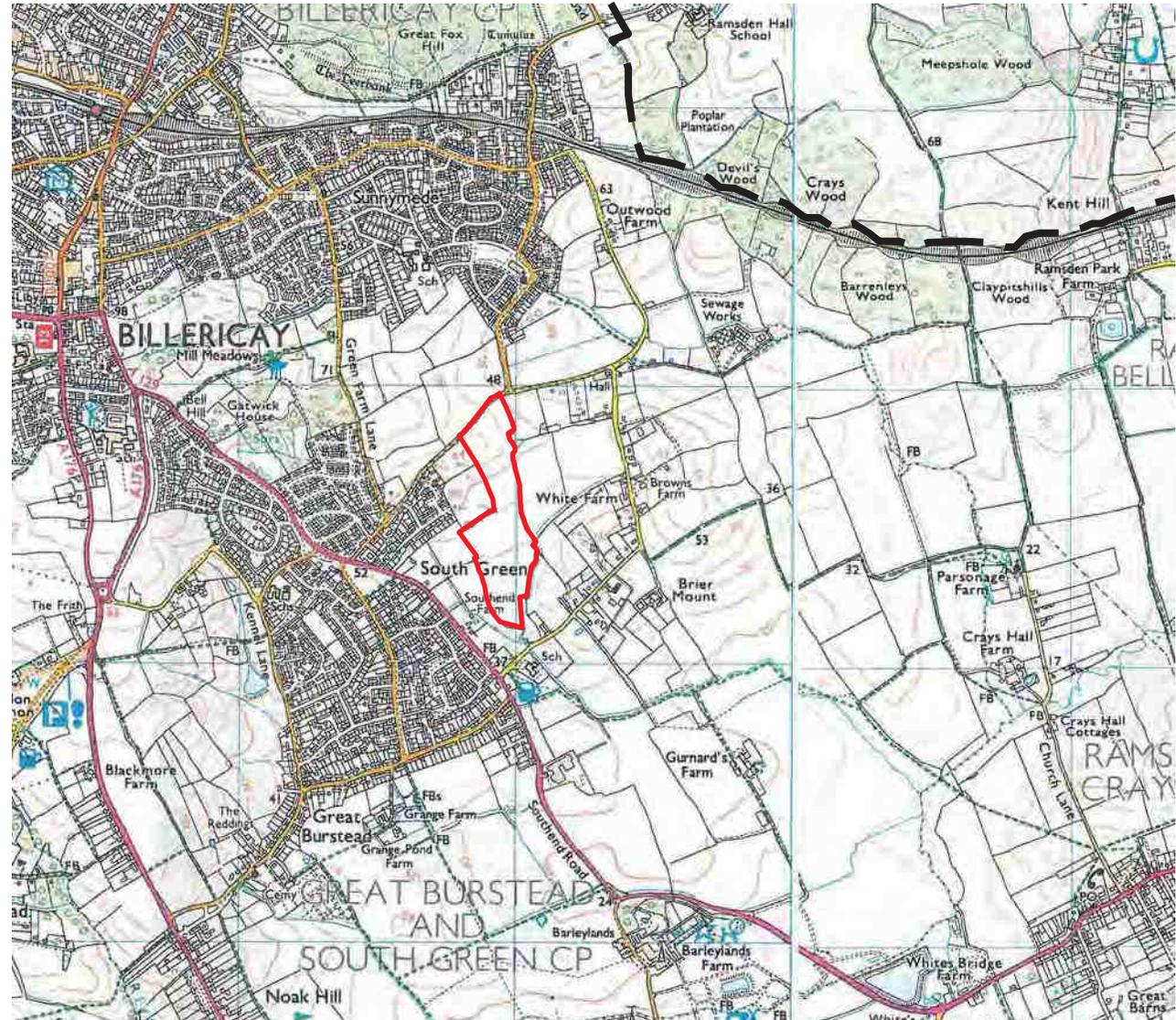


Figure 1: Site location

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Land south of Outwood Common Road (Brooklands Farm), Billericay

Landscape and visual context

Landscape character area

LCA 10: East Billericay Wooded Hills and Ridges - an area of wooded farmland hills and ridges located to the east of Billericay.

Local landscape features

- Undulating and sloping landform to edge of plateau.
- Marked rural character within area
- Small-medium sized fields separated by network of mature hedges with numerous hedgerow trees, giving strong sense of enclosure
- Limited public rights of way.
- Quiet, rural lanes with piecemeal development set within mature garden plots, e.g. along Coxes Farm Road.
- Strong framework of tree belts around individual properties and farmsteads.
- Large, established and well maintained gardens surrounding individual residential properties, including some Listed Buildings.
- Area of undeveloped higher land beyond the existing built limit of South Green/Billericay that is visible from across the Upper Crouch Farmland to the south.

Visual context

The site is reasonably well screened in local views, in particular by the block of woodland in the north-western corner of the site. Further, the tree lines in the surrounding landscape provide some containment and block localised views to the lower slopes. The houses on Highfield Road afford occasional oblique views towards the lower portions of the site. There are no public rights of way within the site.

From within the higher portions of the site, attractive panoramic middle distance views area available to the east, out over an undulating landscape with a strongly rural landscape. There are similar views to the north, despite the proximity of the urban edge of Billericay.

To the south, wide, longer distance views are available over the Crouch valley to the northern edge of Basildon, with features of the townscape such as the Onion water tower visible on the horizon, above fore-ground vegetation. Likewise, in return, the site forms a component of the undeveloped valley-side in views across the Crouch valley from various points in the vicinity of Crays Hill. Views out to the south-west are short in distance and contained by layers of vegetation in the adjoining land parcels.

Surrounding

land

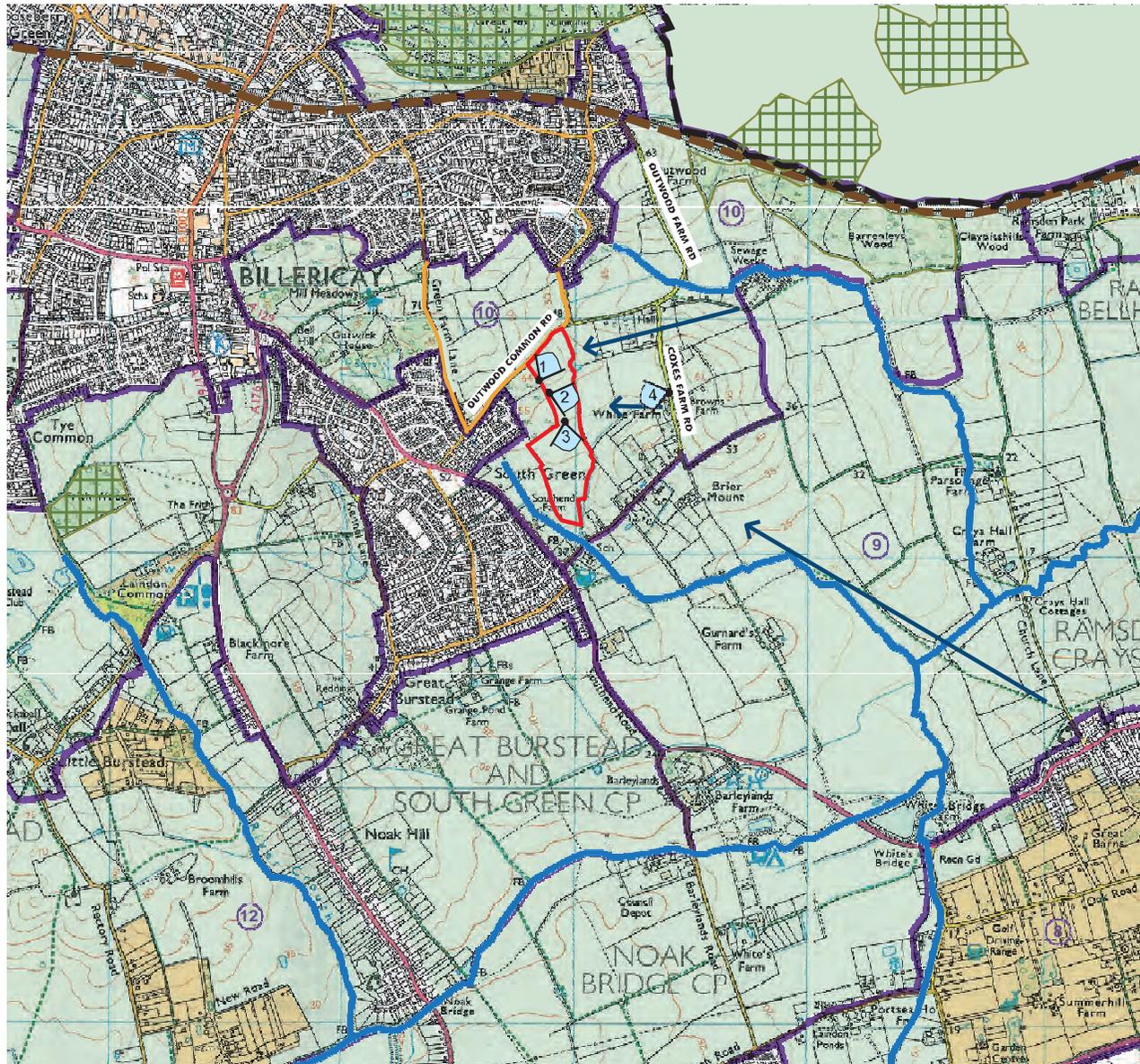
uses

To the west and north, the site is separated from the existing development edge in South Green by agricultural land and a block of woodland respectively. To the north of the cluster of residential streets east of the A128 (e.g. Highfield Road) is a band of undeveloped land including Mill Meadows Nature Reserve that separates the northern edge of South Green from the southern edge of Sunnymede/Billericay. The site, together with the arable fields, woodland and pastures to the east, forms part of this green wedge, and to the setting of this section of Billericay. Individual houses following a piecemeal settlement pattern along Coxes Farm Road punctuate the agricultural landscape; however, the development is set within well-established plots, and has little influence on the rural character of the landscape. St Peters Catholic Primary School is located to the south-east of the site and the south of Coxes Farm Road.

To the west, Site 30 abuts a collection of small fields, paddocks and large detached properties (including the Grade II listed Elm Cottage and Southend Farm and associated barn), enclosed by well-vegetated hedgerows. This area is now included in the draft Housing Allocation H27. The wider landscape to the south and south-east is predominantly formed of medium to large fields with limited built development along the Crouch Valley.

Land south of Outwood Common Road (Brooklands Farm), Billericay

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-  Site boundary
-  Basildon Borough boundary
-  Green Belt
-  Ancient and Semi-Natural Woodland
-  Plotlands
-  Landscape Character Area
 - 8. Crays Hill Settled Claylands
 - 9. Upper Crouch Farmlands
 - 10. East Billericay Wooded Hills and Ridges
 - 11. West Billericay Wooded Farmlands
 - 12. Burstead Sloping Farmlands
-  Major transport corridor
-  Key watercourses
-  Key views into site
-  Photo viewpoint locations

Figure 2: Landscape and visual context

Land south of Outwood Common Road (Brooklands Farm), Billericay

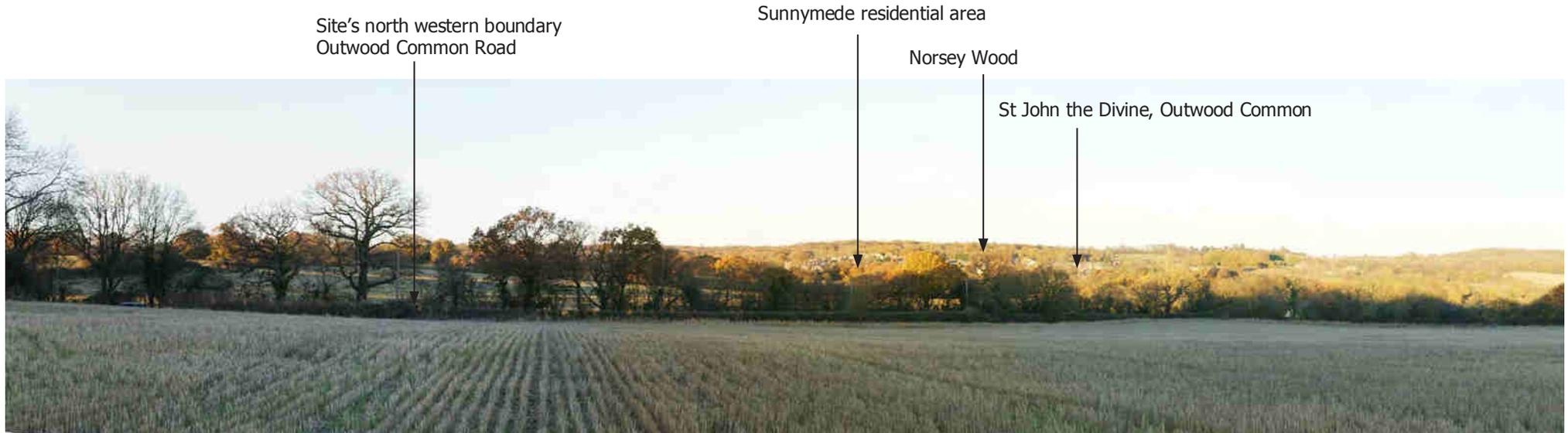


Photo 1.1 - View north-eastwards from the highest point within the site.



Photo 1.2 - View south-eastwards from highest point within the site.

Land south of Outwood Common Road (Brooklands Farm), Billericay



Photo 1.3 - View southwards from within the site

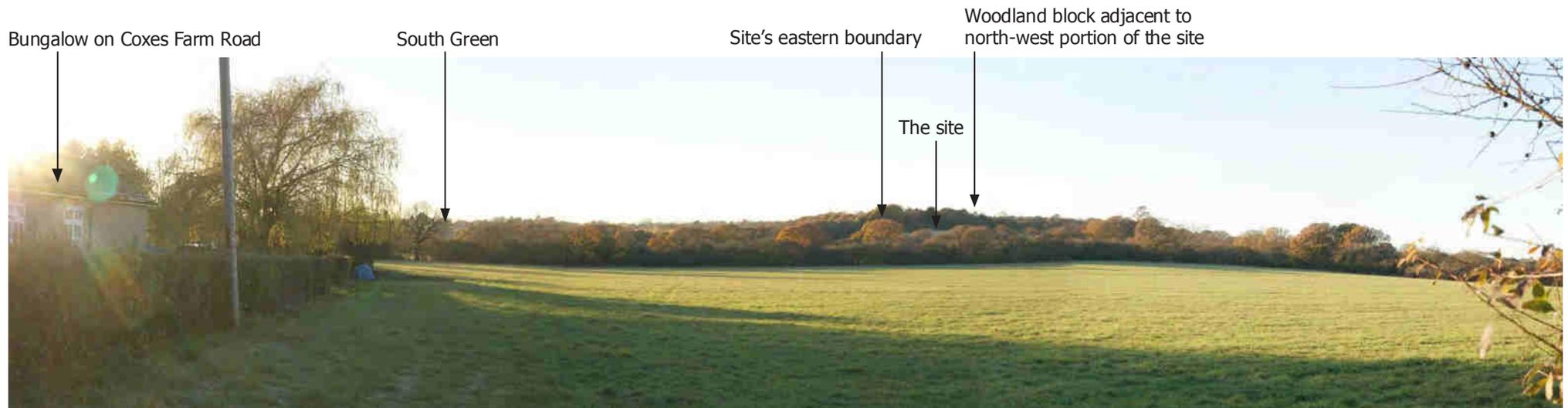


Photo 1.4 - View to the east of the site on Coxes Farm Road

Land south of Outwood Common Road (Brooklands Farm), Billericay

Site analysis

Key site features and characteristics

- Prominent, rounded topography; component of wider undulating valley side.
- Site slopes steeply, and then more shallowly, to south, from highpoint of c.64m AOD to c.35m AOD.
- Arable agricultural field.
- Irregular field pattern partly lost to amalgamation; former boundary evidenced by remnant line of mature trees.
- Field boundaries established and intact with mature hedgerow trees.
- Block of woodland in north-western corner, to south of Outwood Common Road.
- Watercourse follows southern portion of eastern boundary.
- Relatively contained from local views.
- Middle distance views across countryside to north and east.
- Long distance views across Crouch valley to edge of Basildon to south.
- No public rights of way or roads across the site.
- Sense of tranquillity and remoteness, despite proximity of urban edge.

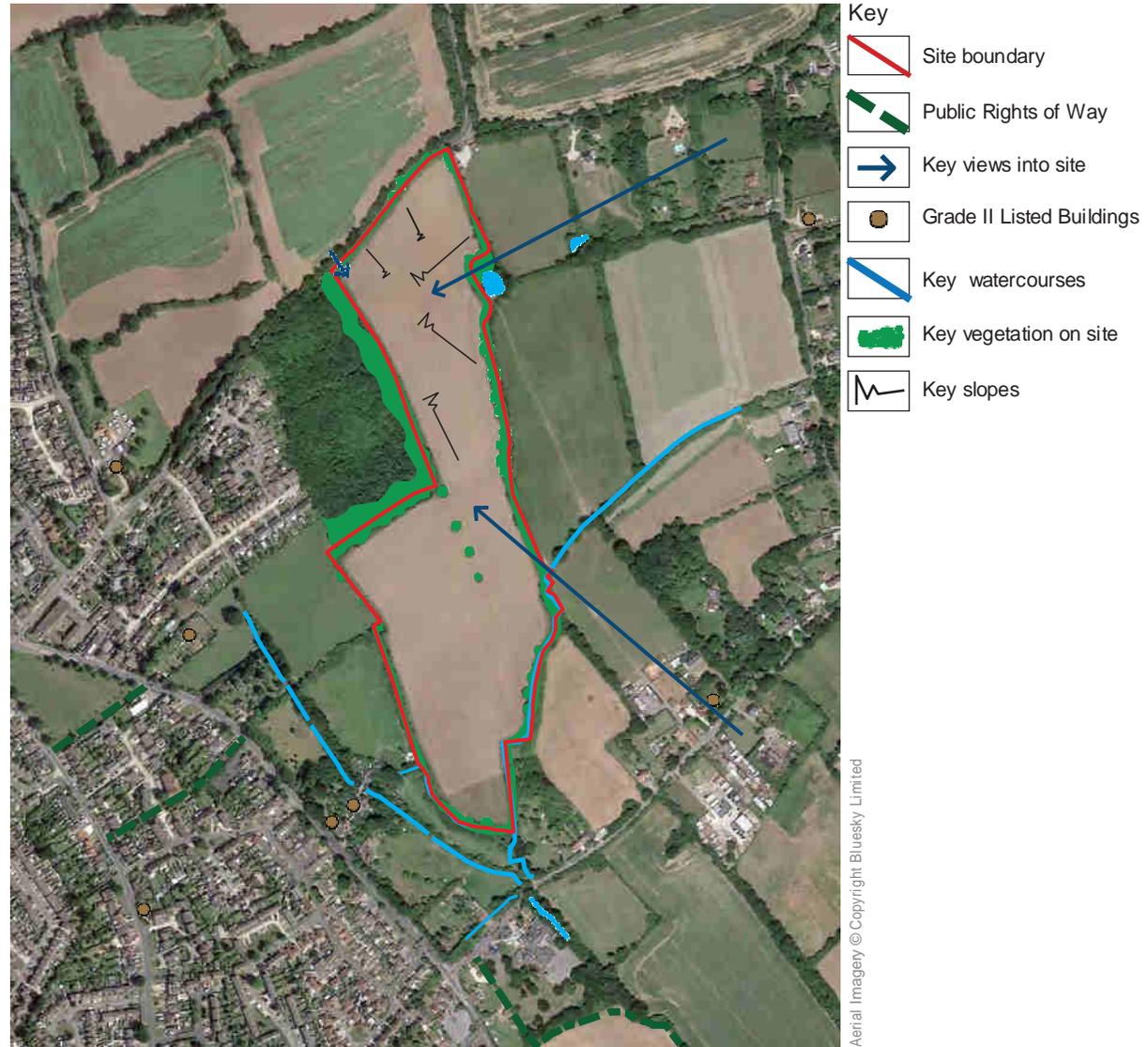


Figure 3: Site analysis

Land south of Outwood Common Road (Brooklands Farm), Billericay

Contribution to the Green Belt purposes

Site 30 forms a portion of Area 27 in the Basildon Borough Green Belt Review 2015. Area 27 extends further to the east and the west, encompassing all the land framed by Coxes Farm Road, Outwood Farm Road and Outwood Common Road.

The Review makes the following recommendation in regards to Area 27's contribution to the Green Belt purposes: "*This area partly contributes to checking unrestricted sprawl of large built up areas and safeguarding the countryside from encroachment. However, the area does not contribute to all purposes and consideration should be given as to how the urban/rural boundary can be better defined in light of urban sprawl which has occurred.*"

It is considered that Site 30 makes a greater contribution to Purpose 1 (To check unrestricted sprawl of large built up areas) than Area 27 as a whole; whilst there is some development extending along Coxes Farm Road, Site 30 contributes to a well-defined rural/urban boundary. Indeed, it is noted in the Green Belt Review supporting text that most of Area 27 contributes to Purpose 1. Likewise, Site 30's contribution to Purpose 3 (To assist in safeguarding the countryside from encroachment), given that it is devoid of built development and that there is a risk that countryside would be lost if development took place within Site 30.

Land south of Outwood Common Road (Brooklands Farm), Billericay

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 30 falls within Area 27 of the Green Belt Landscape Capacity Study. As a whole, Area 27 was assessed as having a Low relative landscape capacity rating to accommodate development. This was particularly due to the elevated and prominent nature of the landform across the area, the limited relationship with the existing urban fabric and the role of the landscape in retaining the sense of separation between the settlements of South Green and Billericay/Sunnymede.

Site sensitivity

The pronounced landform of Site 30 is typical of much of Area 27; the elevated portions of the site being prominent in the surrounding landscape. The site has very limited connections or relationship with the existing urban fabric and plays a role in maintaining the separation of the settlements of South Green and Billericay. Therefore, the sensitivity and capacity of Site 30 is considered commensurate with that afforded to Area 27 as a whole.

Within Site 30, the western side of the lower, southern portion, is considered to have slightly more capacity to accommodate development on account of its more-limited visual influence in the surrounding landscape and its greater relationship to the urban edge, particularly should the draft Housing Allocation H27 come forward for development.

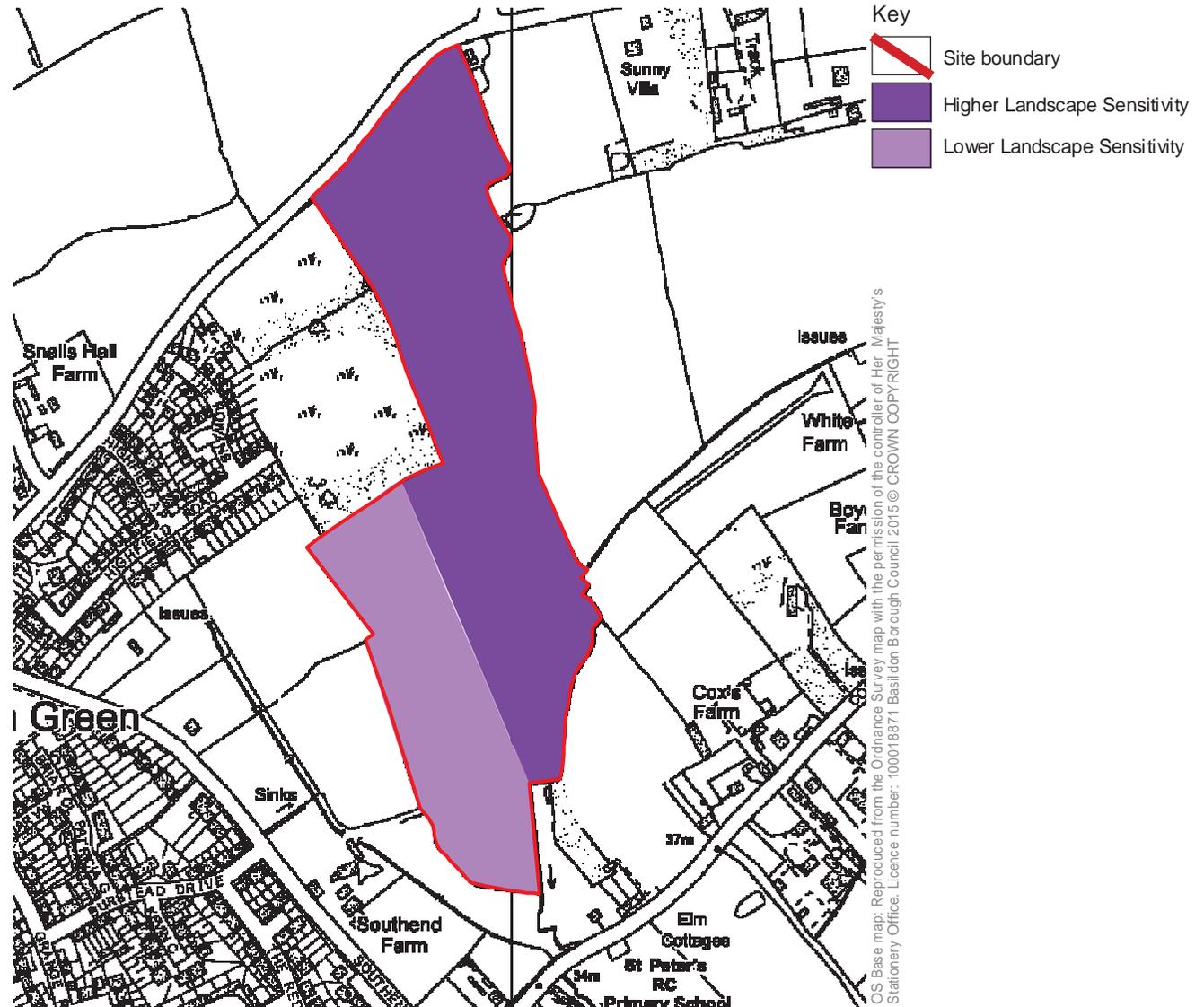


Figure 4: Landscape sensitivity

Land south of Outwood Common Road (Brooklands Farm), Billericay

Recommendations

Key landscape areas to be protected/retained

The site is part of an important green wedge that extends eastwards from Mill Meadows, between Billericay and South Green, and which connects with the open rural landscape of the upper Crouch valley to the east and south-east. The eastern portion of the site, at least, should be retained as an area of valley side agricultural land that forms an important part of the wider landscape character area and which provides the landscape setting for the eastern side of South Green.

It is considered that the greater portion of Site 30 does not have potential to be developed without causing significant adverse landscape and visual effects on the East Billericay Wooded Hills and Ridges LCA. Development within the eastern portion of Site 30 would erode its strong rural character, compromise the purposes of the green belt and the integrity of the green wedge that safeguards the separation of Billericay and South Green.

Any development on the higher portions of the site would be prominent in views from the north and east, and in longer distance views from the south and the northern edge of Basildon.

Potential development areas

With appropriate mitigation in place, and should Site 28 (Housing Allocation H27) come forward for development, there may be opportunity to develop the western-most section of the southern portion of Site 30. The eastern boundary of Site 28, to the immediate west of Site 30 provides a strong and defensible edge that has some relationship to the urban edge of South Green; in contrast, the character and structure of Site 30, generally, relates

more to the wider landscape to the east. For development on the western-most portion of Site 30 to be successful, it would be necessary to recreate this green edge and to incorporate a substantial area of planting along the eastern boundary of the developed portion in order to create a new, robust green edge to South Green.

Any new development on Site 30 would need to be accessed from Site 28. Built form would need to be set well back to ensure it would not encroach on longer distance views from the west. A north-south band of public open space would supplement the effectiveness of the buffer planting in protecting long distance views and safeguarding the setting of South Green and Outwood Common Road.

Qualities/features to be safeguarded

- Remnant, mature former boundary trees.
- Green undeveloped valley side.
- Rural character of Outwood Common Road
- The site's role in long distance views as a component of an undeveloped and well-vegetated valley side

Development guidelines

- Eastern portion of Site 30 to remain in current land use.
- 2 to 2.5 storey high, with taller properties limited to the very western-most portion.
- Typical density 30 to 35dph.
- Development and access to extend out eastwards from Site 28.
- Detached, semi-detached or short terraces.

Opportunities for landscape mitigation

- Generous planted buffer to be created along line of former field boundary.
- Band of open space to be created between the development and the green buffer.
- Potential to create green corridor through proposed development to link with adjacent existing and proposed housing areas, and possibly new circular routes around the eastern portion of Site 30 and to Outwood Common Road.

Potential for renewable energy production

Western portion of Site 30 has some potential for small scale CHP plant incorporated within developed area where screened from open landscape to the west by buildings within the development.

Eastern portion of Site 30 has very limited potential for renewable energy due to exposed location and the need to preserve the rural undeveloped character of the landscape and the potential effects on longer distance views.

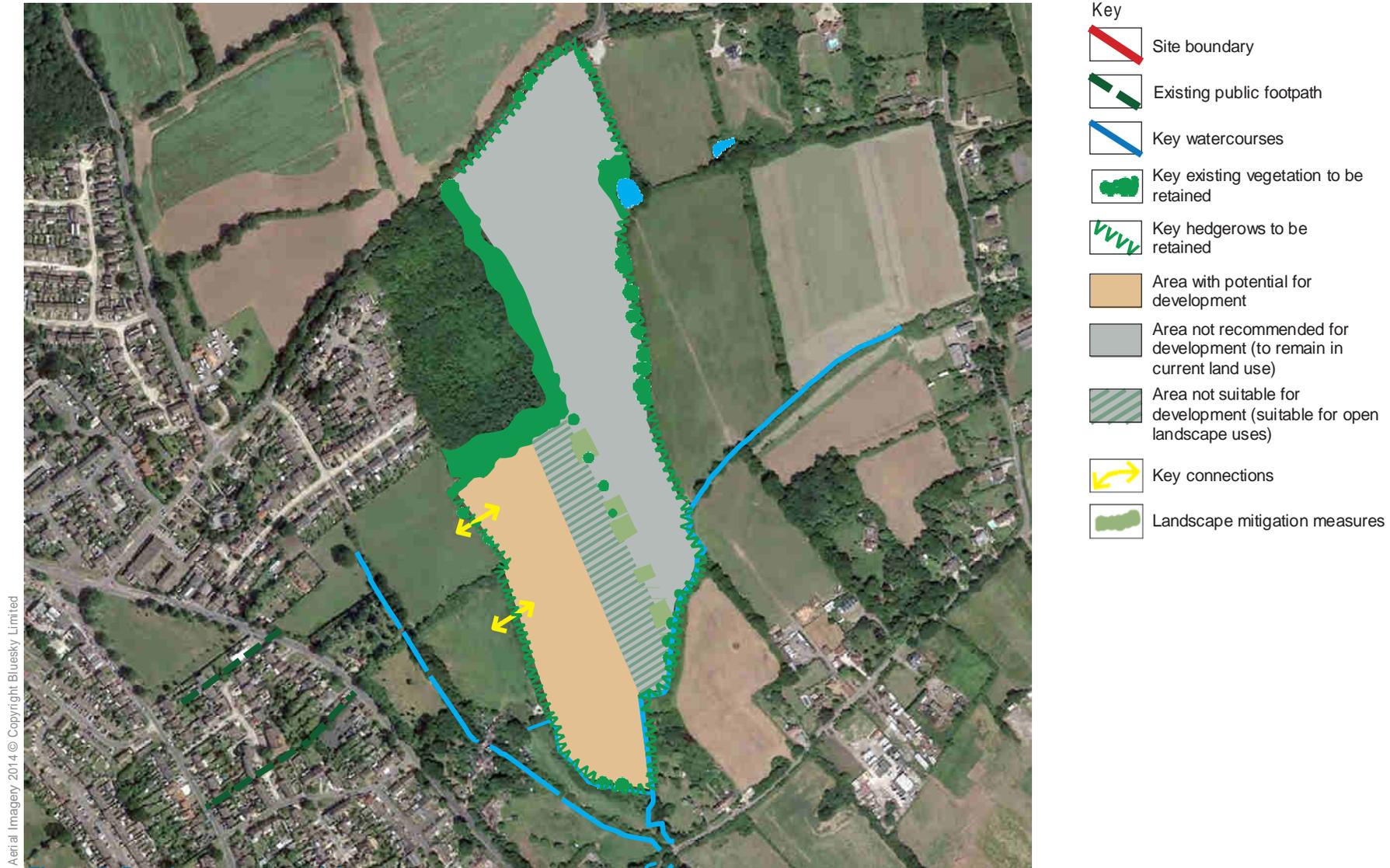
Summary of development potential

Total Site area: 11.3ha

Area of site with development potential: 3.4ha

Approximate number of dwellings at 35dph: 119

Land south of Outwood Common Road (Brooklands Farm), Billericay



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Figure 5: Development potential

Land east of Southend Road (Foot Farm), Billericay

Site location and description

A collection of three small fields on the south-eastern edge of South Green: one linear field fronting the A129 Southend Road, with two more rectangular fields to the east. The unfenced western and north-eastern fields have a grass cover and appear to have been used for hay crops in the recent past. The south-eastern field is in arable use. The linear western field has an open frontage to Southend Road overlooked by ribbon development extending along the opposite side of the road. Reference to historic mapping shows that the north-eastern field accommodated a range of buildings, Foot's Farm, up to at least the late 1960s.

The individual fields are separated by unmanaged hedges with occasional hedgerow standard trees and blocks of scrub. The north-eastern field is bound by mature hedge with trees on the northern boundary. The south-eastern field is largely open to the wider landscape.

A public footpath follows a line southwards from Coxes Farm Road to meet the northern boundary of Site 31, continuing around and inside the northern and then part of the eastern boundary, before continuing eastwards to Crays Hill. An unmade track provides access between Southend Road and the agricultural fields to the east of the site, largely following the line of the public footpath.

The site is located on the northern edge of a tract of agricultural farmland on the gentle slopes of the Crouch valley that separates Wickford and Basildon. To the north-east, separated by Southend Road, is the residential area of South Green and to the north a school fronting Coxes Farm Road. Immediately to the south is Guildprime rural enterprise site containing a number of large sheds. Beyond this and to the east of the site is open agricultural land.

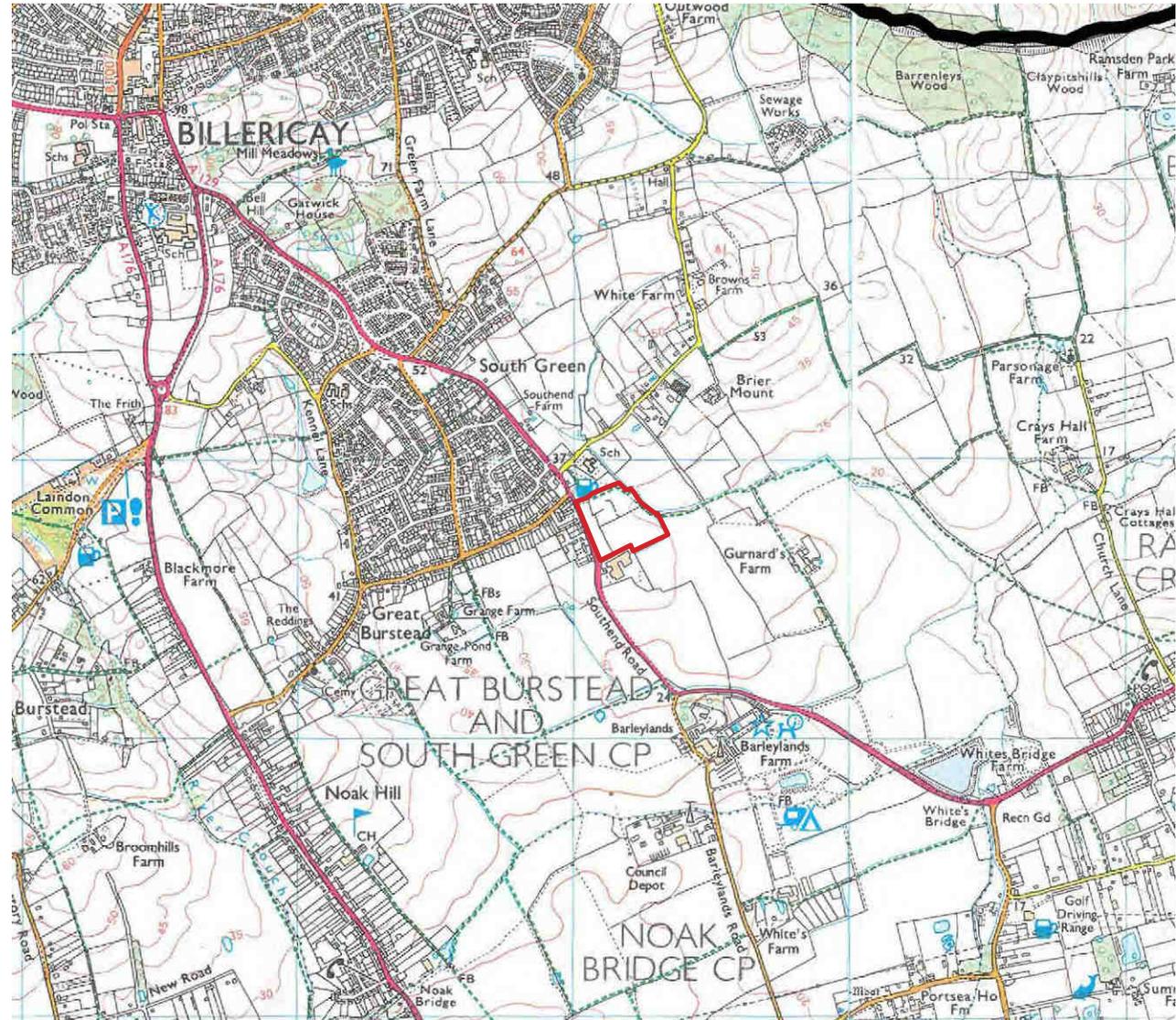


Figure 1: Site location

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Land east of Southend Road (Foot Farm), Billericay

Landscape and visual context

Landscape character area

LCA 9: Upper Crouch Valley Farmlands – a low-lying area of predominantly agricultural farmland centred on the upper reaches of the River Crouch.

Local landscape features

- In wider landscape, the meandering River Crouch flows from west to east fed by a number of minor brooks, streams and drainage ditches.
- Gently sloping landform throughout most of area.
- Local higher ground at Crays Hill to the south-east.
- Large scale arable fields to east and west of area with limited hedges and trees particularly along the A129.
- Predominantly rectilinear field fields of medieval or Saxon origin on north-south or east-west grid
- Absence of woodland.
- Edge of Billericay ever-present.
- A129 runs through part of area, elsewhere minor roads and a number of rights of way running north south
- Urban fringe uses including playing fields, recycling centre and Barleylands Farm/Craft Centre with seasonal exhibitions and markets.
- Scattered intrusive commercial development in open locations
- Settlement (beyond the urban edge) limited to isolated properties and farm buildings
- Sense of separation created between Billericay (including Great Burstead/South Green), Wickford and Basildon.

Visual context

Close proximity, open views are available into the western portion of the site from Southend Road; the depth being limited by the internal hedges. The built edge of South Green and associated planting prevents longer distance views from this direction. From points to the north, including the school grounds, views towards the site are blocked or at least heavily filtered by dense vegetation along the northern boundary of the site.

The alignment of the public footpath around the edge of the site is such that the greater portion of the site is open to public views, albeit that the internal hedges provide some compartmentalisation and limit the depth of the view.

Where the footpath follows the eastern boundary, it affords long distance panoramic views to the east and south-east across an open agricultural landscape to Crays Hill on the horizon. Such views include only limited references to farmsteads and development, e.g. Gunnards Farm in the middle distance.

Views in a north-easterly direction encompass the rising ground along Coxes Farm Road. Here, the build-up of intervening hedge lines and the presence of small blocks of woodland give a more vegetated character and only occasional glimpses are available of the properties fronting the road.

To the south, views are blocked by the large sheds within the Guildprime site immediately beyond the site boundary. Although the various developments fronting the A126 (e.g. Barleylands, the council recycling depot, the car boot site, playing fields, etc.) exert an unsympathetic urban edge character to the wider landscape, they have limited intervisibility with the site itself due to the presence of the Guildprime buildings.

Surrounding land uses

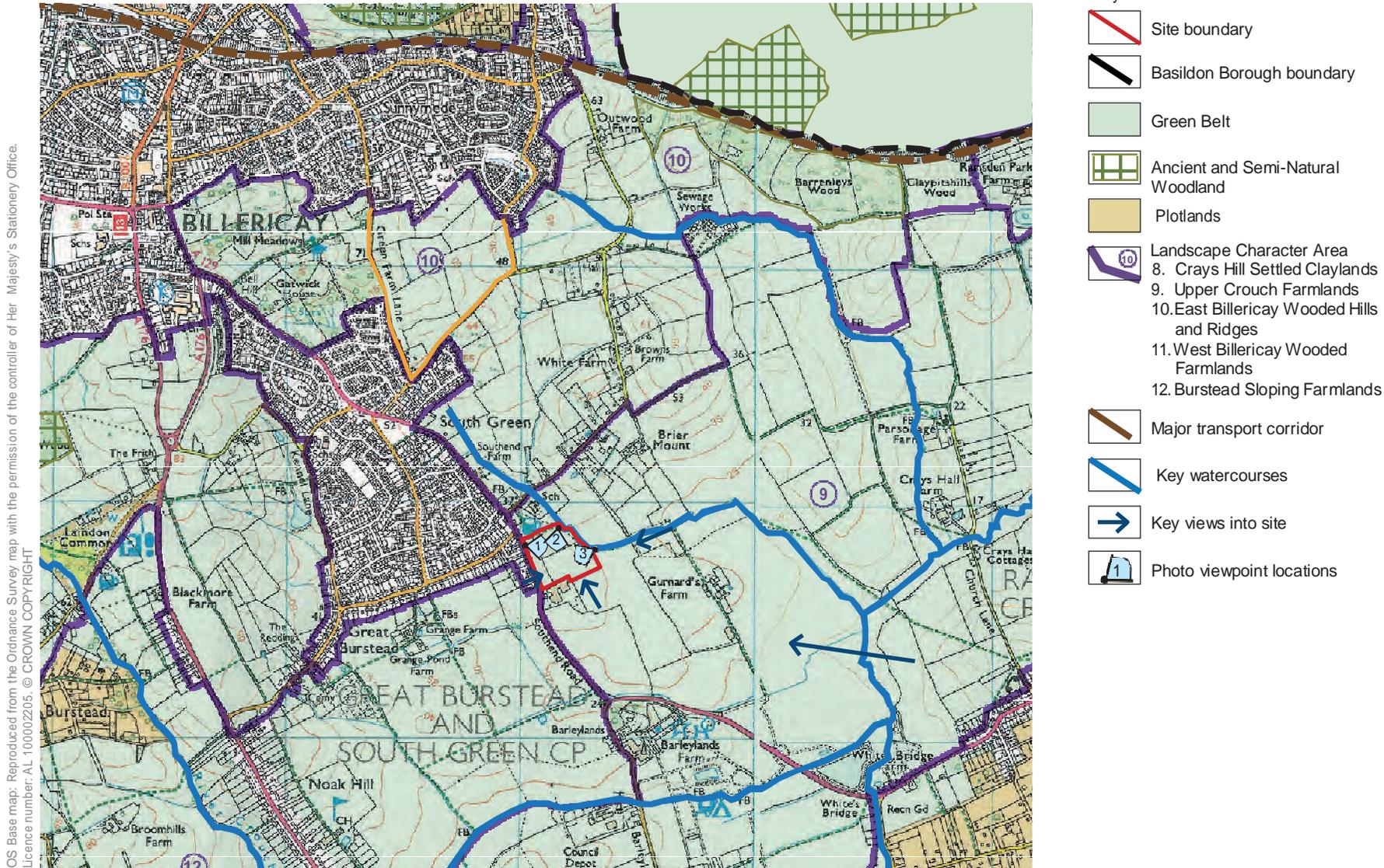
To the north-west of the site, beyond Southend Road, is the residential area of South Green on the southern fringes of Billericay. This comprises a mix of properties of varying styles and ages. A band of ribbon development extends southwards along the western side of Southend Road. Here the detached and semi-detached properties appear to date from the middle of the last century with some more recent infill; they are mainly two-storey and set back from the road within hedged plots.

To the north of the site is St Peter's Roman Catholic Primary School fronting Coxes Farm Road. The school is bound by mature hedges and trees. Further individual properties (residential and commercial) front Coxes Farm Road, again set within well vegetated plots, as it extends eastwards away from the edge of South Green.

The Guildprime rural enterprise site abuts the southern site boundary, with commercial uses including a day care nursery. It comprises a collection of steel framed sheds with pitched roofs, set within an area of surfaced hard stand. Some hedge and tree cover is present around the boundaries.

To the east and south-east, and to the south beyond the Guildprime development, the site abuts open arable agricultural land that slopes gently down to the River Crouch. There are a small number of isolated landuses within the wider landscape including Gurnard's Farm (c. 430m to the south-east), Barleylands Farm Museum and centre (c.730m to the south), and a council depot (c.940m to the south).

Land east of Southend Road (Foot Farm), Billericay



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Figure 2: Landscape and visual context

Land east of Southend Road (Foot Farm), Billericay



Photo 1.1 - View towards the site from north west corner of the site.



Photo 1.2 - View into the site from the north eastern corner of the site

Land east of Southend Road (Foot Farm), Billericay



Photo 1.3 - View into the site from its eastern boundary

Site analysis

Key site features and characteristics

- Site generally level/part of gentle slope down to the south-east.
- Western and north-eastern fields appear to have been used for hay crops; south-eastern field in arable use.
- Western field open to road frontage; a line of overhead wires on telegraph poles follow a line parallel with Southend Road and then eastwards across the south-eastern field.
- Mature hedge and trees on the northern boundary and established hedges with some trees along the eastern boundary.
- Well established internal hedges separate the fields, supplemented by a block of scrub in the south-western corner of the north-eastern field.
- Public footpath around the northern and eastern perimeters of the site, providing access from South Green via Coxes Farm Lane to the wider and extensive public rights of way network between Billericay and Crays Hill.

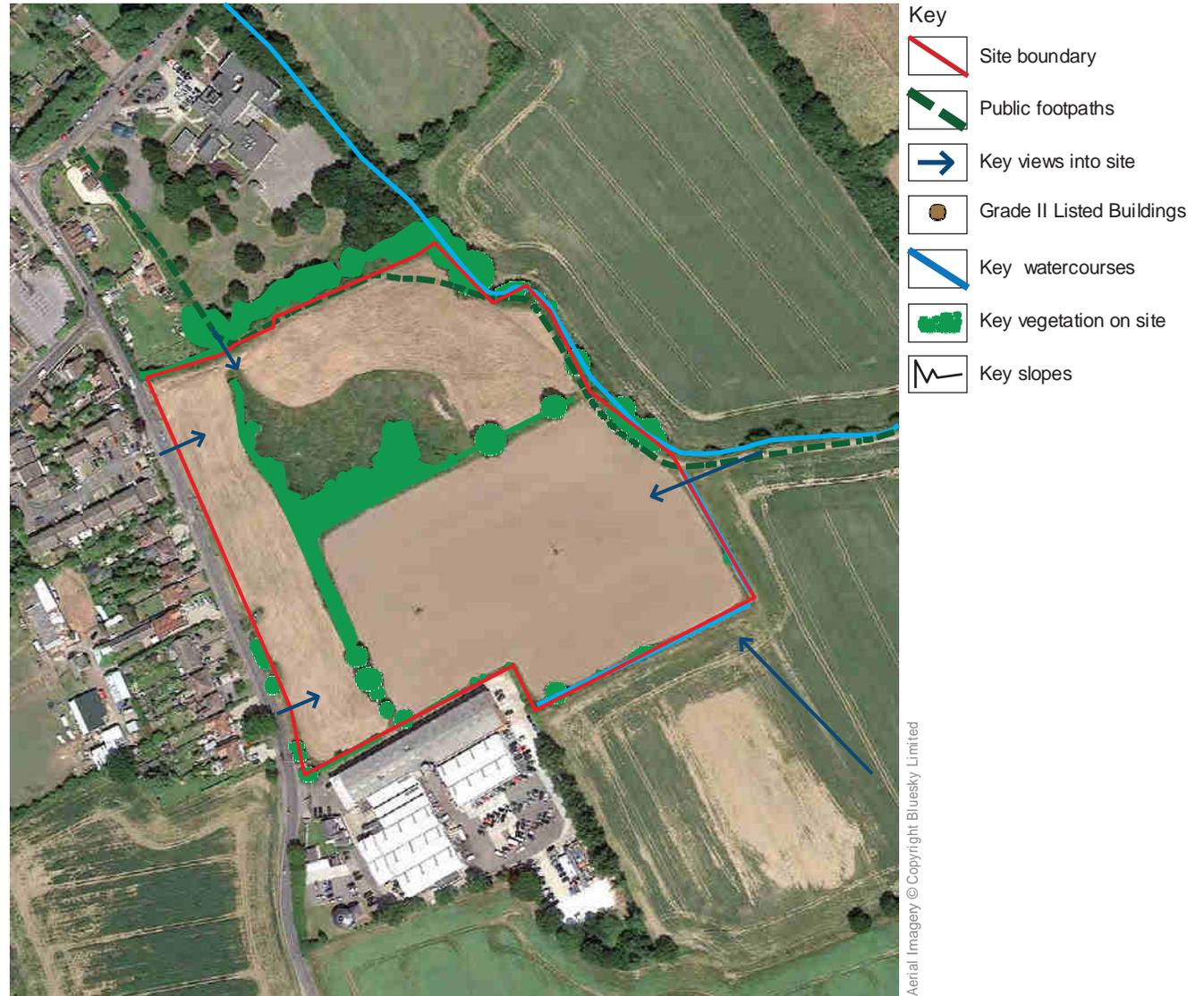


Figure 3: Site analysis

Contribution to the Green Belt purposes

Site 31 comprises a small area of land in the north-western corner of Area 72 within the Basildon Borough Green Belt Review 2015. Area 72 extends southwards and eastwards to encompass land framed by a short section of Coxes Farm Road, the A129 Southend Road, and the water course between Whites Bridge Farm and Coxes Farm Road.

The Review makes the following recommendation with regards to Area 72's contribution to the Green Belt purposes: *"The area contributes to preventing neighbouring towns from merging into one another and should remain as Green Belt. The area could form part of a wider enhancement scheme alongside other areas to improve PRow and promote recreation in the south east of Billericay, whilst protecting the wildlife and biodiversity in the area."*

It is considered that Site 31 itself plays a more important role in the delivery of Purpose 1: To check unrestricted sprawl of large built up area, than Green Belt Area 72 as a whole, since it safeguards the ribbon development extending southwards from South Green from continuing across the A129 Southend Road.

Given the limited extent of its footprint, its location at the north-western extent of Area 72 and the presence of existing development fronting the Southend Road in the vicinity, it is considered that Site 31 makes only a limited contribution to Purpose 2 (to prevent neighbouring towns from merging into one another).

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Likewise, Site 31 falls within the north-western corner of Area 72 of the Green Belt Landscape Capacity Study. As a whole, Area 72 was assessed as having a No/Very Low relative landscape capacity rating to accommodate development. This was particularly due to openness of public view and a lack of vegetation enclosure; the latter contributing to a strong sense of openness between South Green and Basildon.

Site sensitivity

The vegetation enclosure present at Site 31 is such that it affords less openness to longer distance public views than Area 72 as a whole. With regard to opportunities for residential development the Green Belt Landscape Capacity Study notes: *"Limited opportunity due to open character and impact on separation between Great Burstead and Crays Hill and Basildon. Only potential opportunity is opposite ribbon development along Southend Road, in the north west corner of the area near Great Burstead"*. Further, the site plays a lesser role in maintaining the openness between South Green and Basildon. It is therefore considered that Site 31 has more capacity to accommodate development than is general for Area 72.

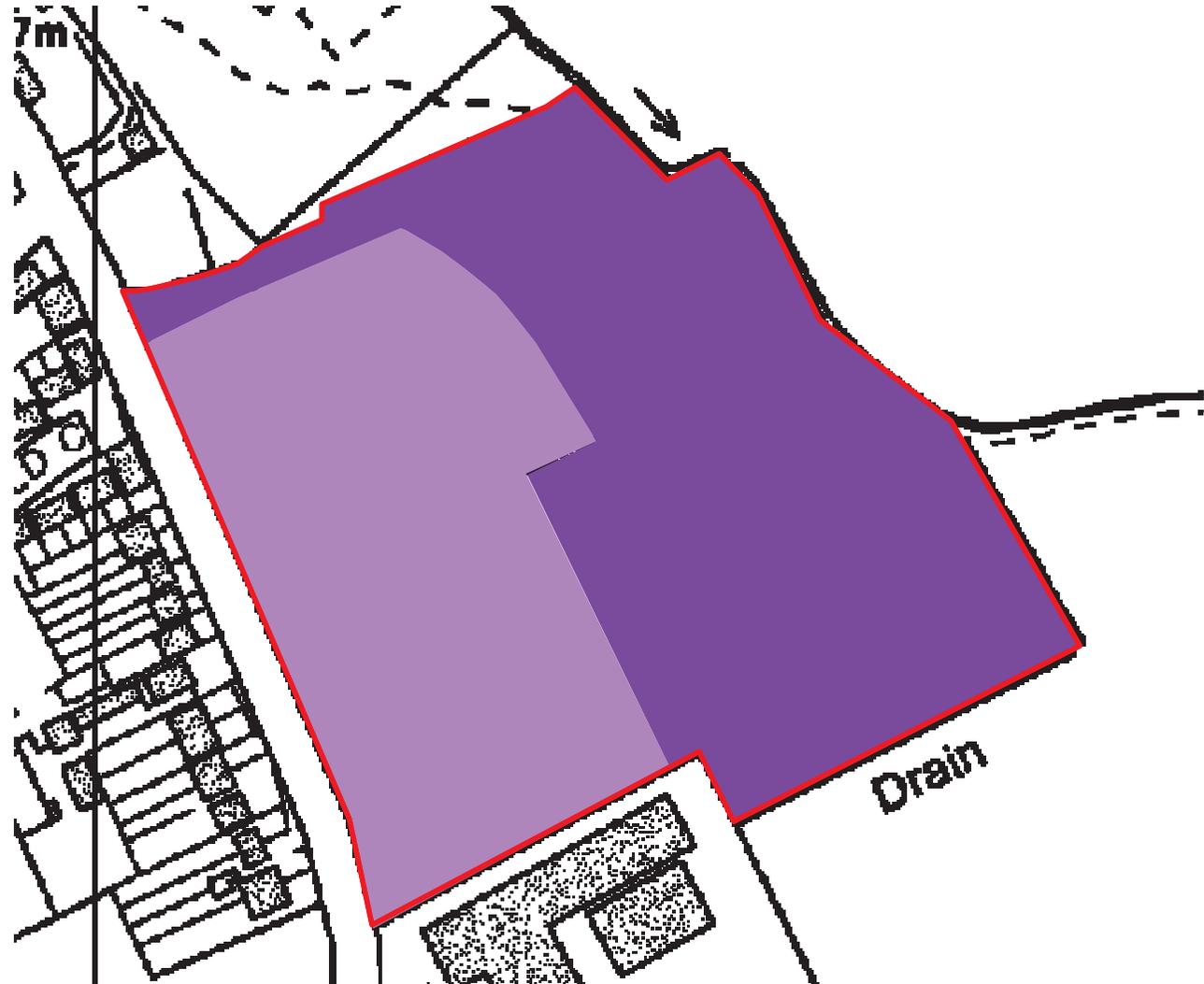
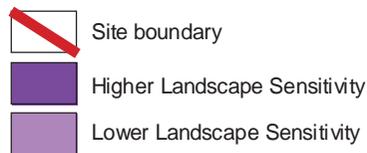


Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

The more open eastern portion of the site is more influential within long distance views from points to the east and south-east, and less influenced by neighbouring land uses. As such, it contributes to the sense of openness between South Green and Basildon. The north-eastern field is slightly more contained and has the potential to provide some public open space; the greater portion of the south-eastern field should be retained in its current use.

The amenity of users of the public footpaths should be safeguarded by their inclusion within a green corridor and long distance views that they afford across the Crouch valley should be retained.

Potential development areas

Within the site itself, the area with the greater capacity to accommodate development is the western field. The western portions of the two fields to the east – the division approximating to a line northwards from the Guildprime development – are considered to have some potential for development subject to appropriate mitigation measures being implemented.

Within the western field, development should be set back behind a generous verge and a positive frontage created to Southend Road.

Qualities/features to be safeguarded

- Eastern portion of south-eastern field to remain in current use.
- Eastern portion of north-eastern field to be utilised for public open space.
- Development on the western field to be set back and provide a positive frontage to Southend Road.
- 2 to 2.5 storey high, with taller properties limited to the central section.
- Typical density 30dph to 35dph.
- Detached, semi-detached or short terraces.

Development guidelines

- Generous verge to be retained along Southend Road frontage.
- Eastern portion of north-eastern field to accommodate public open space.
- Green buffer to be implemented following a line northwards from Guildprime development.
- Existing hedges and trees to be retained, protected and supplemented.
- Amenity of public footpaths to be retained by creation of green corridor.

Development guidelines

Central section of the site may have some potential for small scale CHP plant incorporated within developed area where screened from the open landscape to the east by planting or built form.

Summary of development potential

Total Site area: 5.2ha

Area of site with development potential: 2.1ha

Approximate number of dwellings at 35dph: 73

Land east of Southend Road (Foot Farm), Billericay



- Key
- Site boundary
 - Existing public footpath
 - Key watercourses
 - Key existing vegetation to be retained
 - Key hedgerows to be retained
 - Area with potential for development
 - Area not recommended for development (to remain in current land use)
 - Area not suitable for development (suitable for open landscape uses)
 - Key connections
 - Key frontages
 - Landscape mitigation measures

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Figure 5: Development potential

Land west of Southend Road (Maitland Lodge), Billericay

Site location and description

Two small paddocks, sub-divided, and a collection of agricultural buildings on the southern edge of South Green. To the east, the site abuts the rear gardens of residential properties in a ribbon of development fronting the A129 Southend Road and to the north, the rear gardens of properties fronting Mill Road and Homefield Close. Beyond the southern and western boundaries is agricultural farmland.

The greater part of the site is currently used for grazing horses and is bound on three sides by mature hedges. A small pond is located close to the northern boundary. The eastern portion of the site accommodates a relatively extensive range of well-kept buildings that provide stabling and storage and a small manage/turn out area. Access to the site is from Southend Road, via a surfaced drive between two properties. The promoted site includes one of these properties, with a view to removing it and so creating a wider access.

The 1972 OS map shows that the site was previously used as a nursery.

A brick farm building at Grange Farm c.400m to the west south-west of the site and dating from the late C18 or early C19 is listed Grade II.

The site is located on a relatively level part of the gentle valley slope at around 33m AOD. To the east, beyond Southend Road, the landscape continues to fall gently across open farmland to the River Crouch. To the west and east the topography is more undulating and pronounced, reaching localised high points (c.40m AOD) some 620m to the south-west of the site before continuing to rise up to a complex ridge of land in the vicinity of Little Burstead (c.75m AOD).

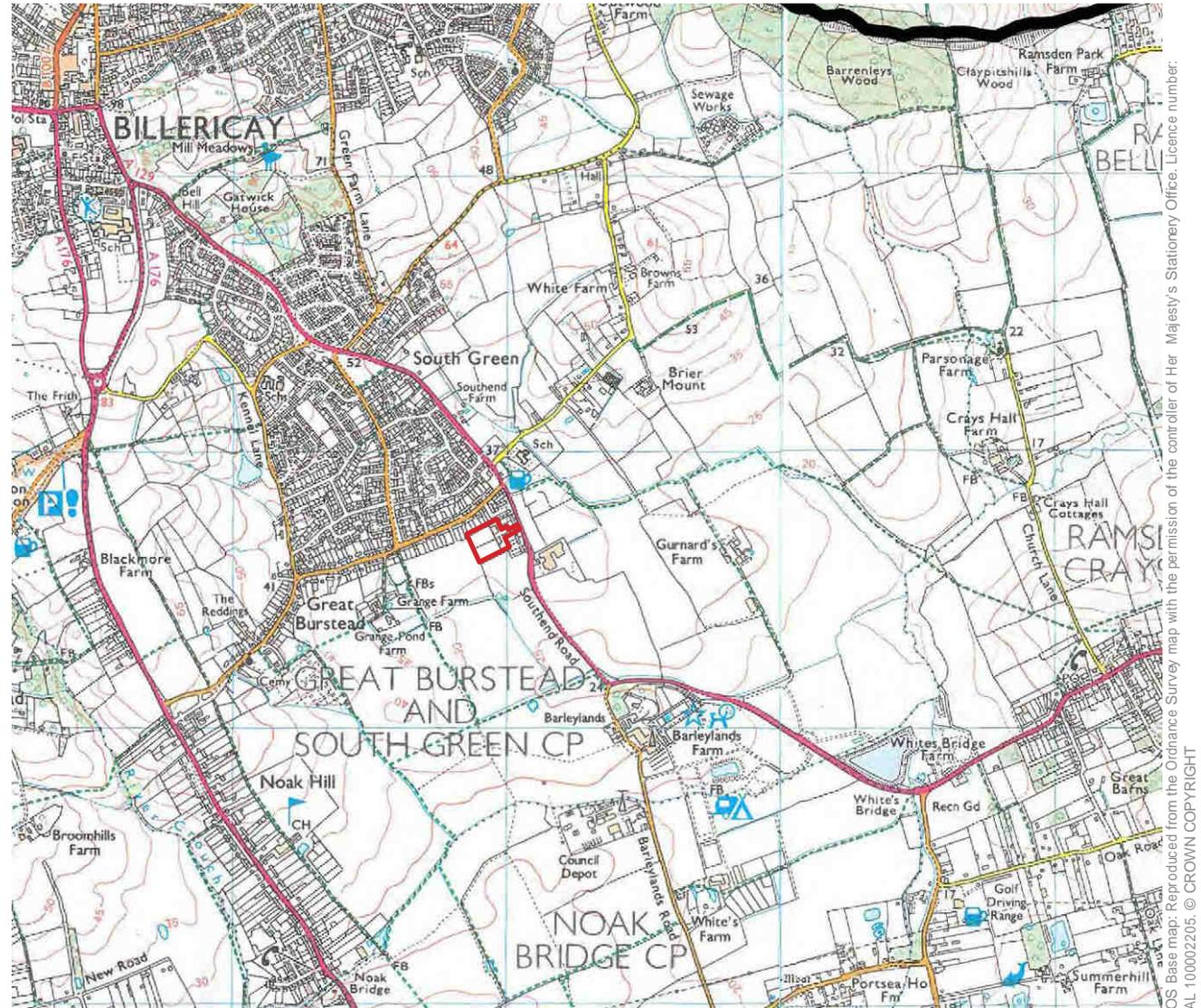


Figure 1: Site location

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Landscape and visual context

Landscape character area

LCA 12: Burstead Sloping Farmlands – an area of open sloping farmland located to the south of Little Burstead and Great Burstead.

Local landscape features

- Gently sloping topography, in contrast to more complex and undulating landscape to the west.
- Medium to large scale field pattern.
- Clear division between residential areas (South Green, Noak Hill, Noak Bridge) and the relatively open arable farmland.
- Limited settlement beyond urban edge and few isolated farmsteads.
- Smaller fields relatively well hedged, elsewhere field amalgamation has resulted in open boundaries.
- Little or no woodland blocks, save planting in association with farmsteads and within Great Burstead.
- Good public footpath network.
- Open panoramic views to the east and south-east available from high points.

Visual context

There are no public rights of way across Site 32 or around its perimeter. Middle distance views towards the site are available from points on the public footpath network to the west and south west, e.g. in the vicinity of Great Farm; views into the site area itself being blocked by the established boundary vegetation. Here, views are experienced in the context of rear elevations of housing on the existing built edge of South Green.

Potential short distance views into the site from the rear elevations of properties fronting the A129 Southend Road and Mill Road/Homefield Close are frequently screened by intervening garden planting. Where this is not the case, views from properties to the east encompass the range of agricultural buildings and sheds.

From points on Southend Road, views into the site are largely blocked by housing fronting the road and the aforementioned boundary vegetation.

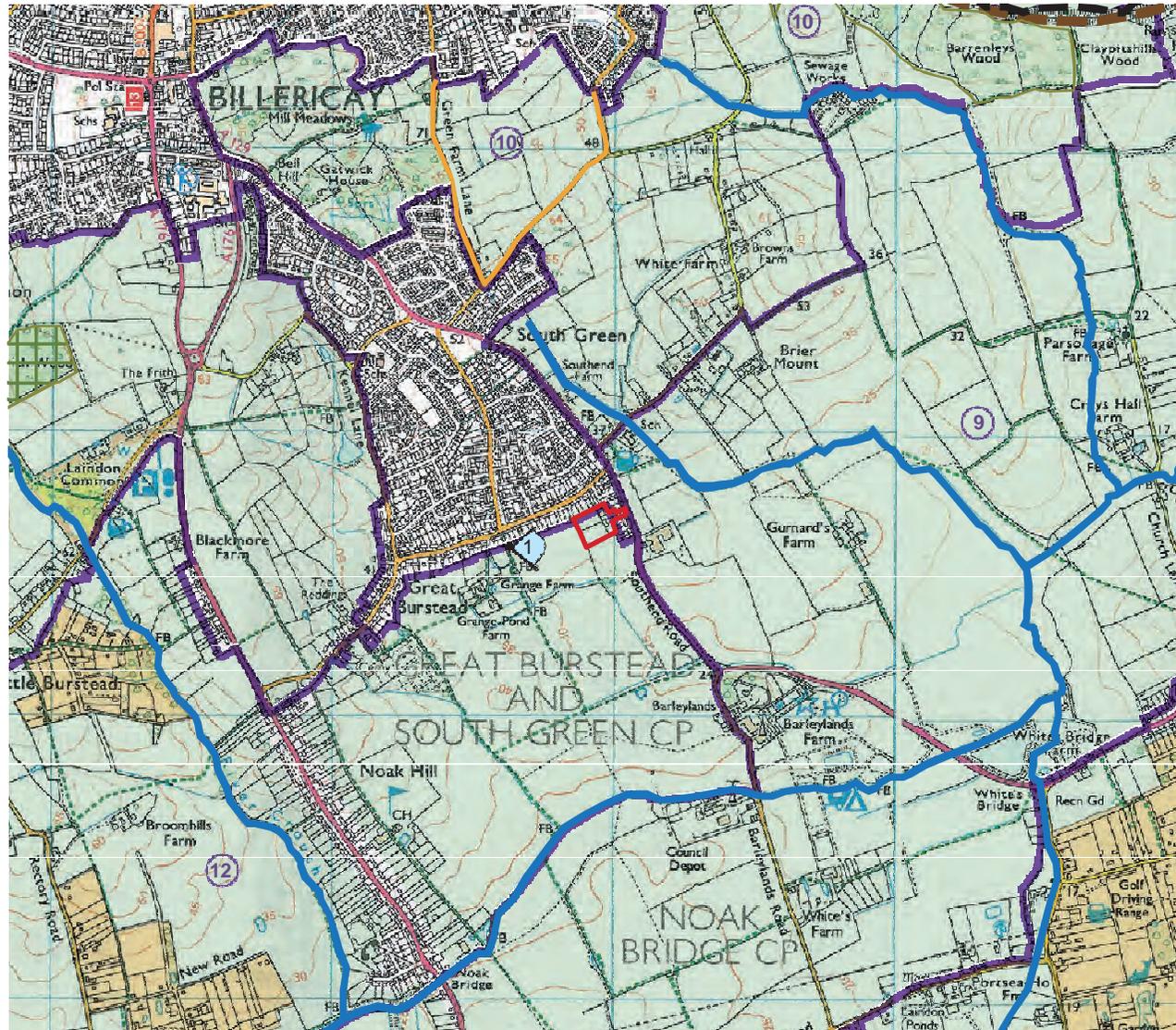
Surrounding land uses

To the north, the site abuts an area of residential development on the southern edge of South Green, comprising single storey detached properties dating from the middle of the last century and two storey semi-detached properties dating from the 1960s and 70s.

To the west and south, the boundary vegetation separates Site 32 from a tract of agricultural farmland between South Green and Noak Bridge. Grange Farm is located c.400m to the west of the site. To the west of Grange Farm is Great Burstead Conservation Area with a Grade I church, a cemetery and a number of Grade II buildings. Noak Hill, a strip of largely residential ribbon development fronts both sides of the A176 Noak Hill Road c.1.2km to the south-west. Barleylands Farm Museum is c.760m to the south south-east.

Land west of Southend Road (Maitland Lodge), Billericay

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Key

-  Site boundary
-  Basildon Borough boundary
-  Green Belt
-  Ancient and Semi-Natural Woodland
-  Plotlands
-  Landscape Character Area
8. Crays Hill Settled Claylands
9. Upper Crouch Farmlands
10. East Billericay Wooded Hills and Ridges
11. West Billericay Wooded Farmlands
12. Burstead Sloping Farmlands
-  Major transport corridor
-  Key watercourses
-  Key views into site
-  Photo viewpoint locations
Additional viewpoints within the site are shown located on Figure 3.

Figure 2: Landscape and visual context

Land west of Southend Road (Maitland Lodge), Billericay

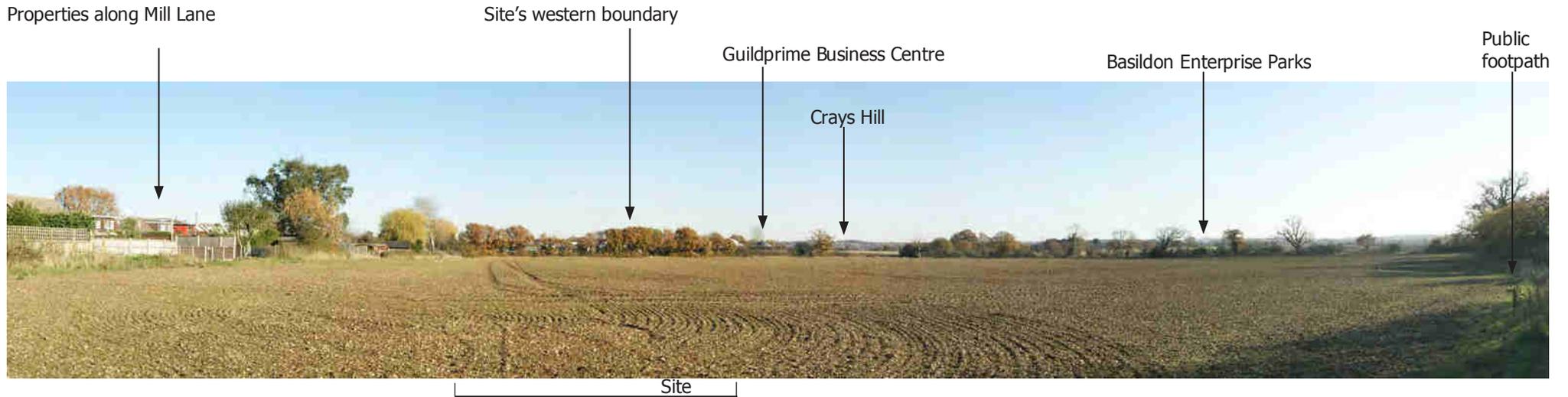


Photo 1.1 - View eastwards towards the site from public footpath

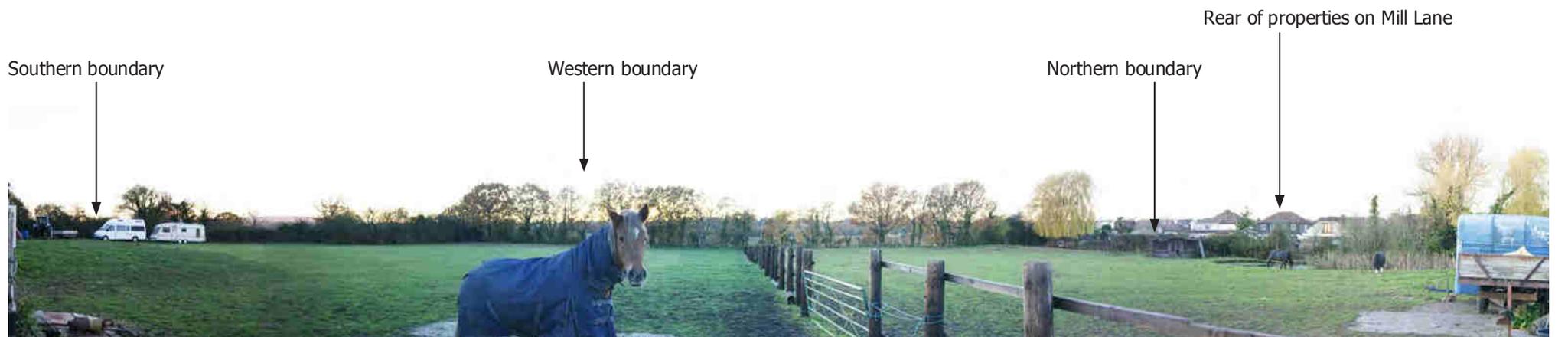


Photo 1.2 - View towards the western boundary from within the site

Land west of Southend Road (Maitland Lodge), Billericay



Photo 1.3 - View eastwards from within the site



Photo 1.4 - View within the site facing south

Land west of Southend Road (Maitland Lodge), Billericay

Site analysis

Key site features and characteristics

- Level topography within wider gentle valley side slopes.
- Small paddock used for horse and pony grazing on western portion of site.
- Collection of buildings, stable, manure and hardstandings on eastern portion of site.
- Well hedged boundaries to north, west and south.
- Small pond within northern edge of site.
- Some views from adjacent residential properties and gardens.
- Well screened from wider views.
- No public rights of way or roads across site.



Figure 3: Site analysis

Contribution to the Green Belt purposes

Site 32 comprises a small portion of the north-eastern corner of Area 25 within the Basildon Borough Green Belt Review 2015. Area 32 extends eastwards and westwards, encompassing all the land framed by a short section of Barleylands Road, Southend Road, the southern edge of Great Burstead, the A176 Noak Hill Road, and the watercourse that connects Noak Bridge (at the southern end of Noak Hill) with council depot to the south of Barleylands Farm.

The Review makes the following recommendation in regards to Area 25's contribution to the Green Belt purposes: "*This area contributes to preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns and should remain as Green Belt. Consideration should be given as to whether there is any opportunity to better define the urban/rural boundary.*"

The footpaths could be extended along the River Crouch and should be well maintained and managed. This could also form part of a wider enhancement scheme alongside the Green Belt areas to promote recreation to the south of Billericay, whilst protecting the wildlife and biodiversity in the area."

Given Site 32's location very limited footprint and its location to the rear of existing development it is considered that it makes little contribution to Purpose 2 and that development here would be unlikely to compromise the separation or rural break between Billericay and Basildon.

Area 25 encompasses much of Great Burstead Conservation Area and a number of listed buildings within the settlement fringe. Site 32's location is such that it affords only limited intervisibility on such historic features and so would be unlikely to make a contribution to Purpose 4 (to preserve the setting and special character of historic towns).

Likewise, having regard to its limited visual influence on the wider landscape, development would be unlikely to make a contribution to Purpose 4 and the historic setting of Great Burstead.

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Likewise, Site 32 falls within the north-eastern corner of Area 25 of the Green Belt Landscape Capacity Study. As a whole, Area 25 was assessed as having a No/Very Low relative landscape capacity to accommodate development. This was a result of openness to public view, the sloping topography, the limited vegetation enclosure and the area's contribution to maintaining the separation of Great Burstead and Noak Hill.

Site sensitivity

The enclosure afforded by the perimeter hedges mean that Site 32 is considerably less open to public view than Area 25 as a whole. Further, given its location to the rear of existing properties and its small footprint, it is considered to make only limited contribution to maintaining the separation of Great Burstead (or indeed South Green) and Noak Hill. As such it is considered to have greater capacity to accommodate development than the wider Area 25.

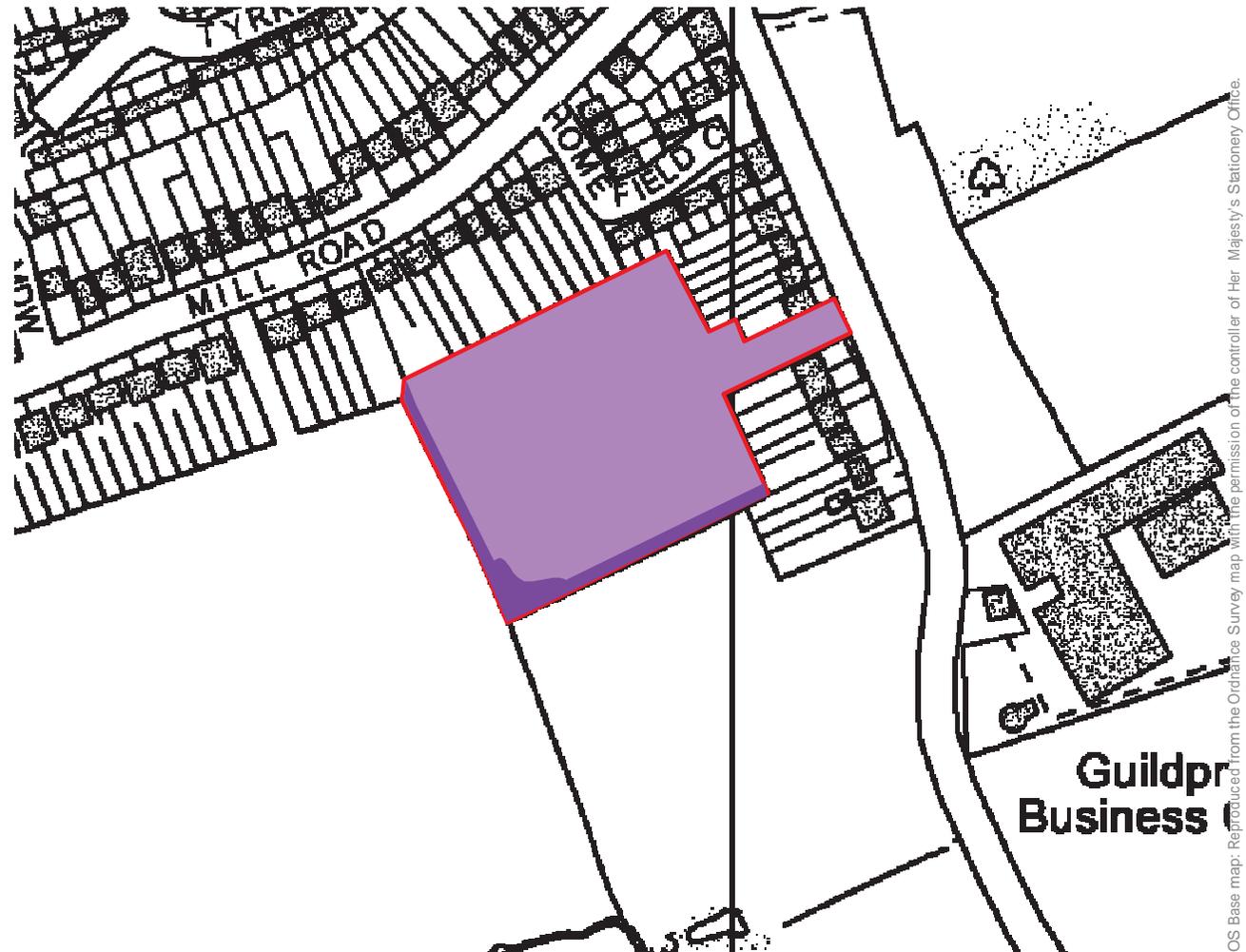
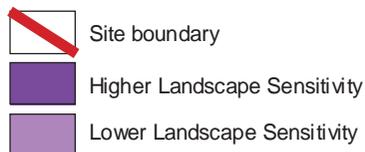


Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

The established boundary hedges are an important landscape feature of Site 32. A buffer should be retained around the edge of the site, in particular on the western and southern boundaries, in order to safeguard the screening properties of the hedge, which in turn limits the influence of the site on the surrounding landscape.

Potential development areas

Having regard to its relatively small footprint, its visual containment from the wider landscape by established hedges, its connections with the existing built edge of South Green and its limited contribution to delivering the Green Belt purposes, it is considered that Site 32 is of lower landscape sensitivity. Given that these attributes apply to the whole site, it is further considered that the level of sensitivity would be consistent throughout.

Qualities/features to be safeguarded

- The established boundary hedges.
- The small pond within the northern boundary

Development guidelines

- 2 to 2.5 storey high (no higher than adjacent built development).
- Typical density 30 to 35dph.
- Detached, semi-detached or short terraces.
- Maintain an offset to the site boundaries.

Opportunities for landscape mitigation

- Retain, protect and reinforce boundary planting; consideration to be given to how it might be accessed and maintained within any future development.
- Create small area of public open space in south-western corner of the site.
- Enhance the setting and qualities of the small pond.

Potential for renewable energy production

Limited opportunity for renewable energy production in this area due to the size of the site and its proximity to adjacent development.

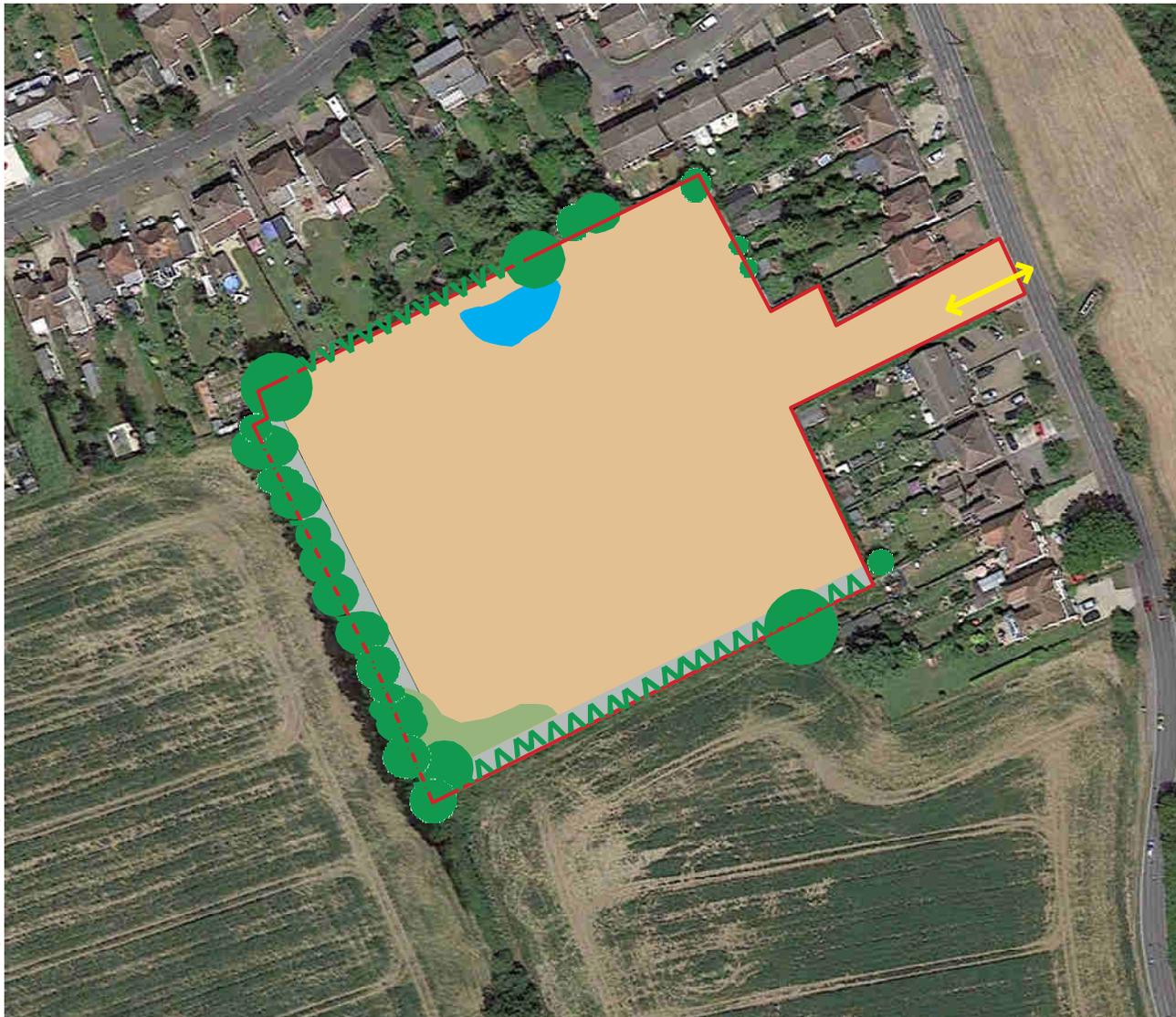
Summary of development potential

Total Site area: 1.4 ha

Area of site with development potential: 1 ha

Approximate number of dwellings at 35dph: 35

Land west of Southend Road (Maitland Lodge), Billericay



Key

-  Site boundary
-  Existing public footpath
-  Key watercourses
-  Key existing vegetation to be retained
-  Key hedgerows to be retained
-  Area with potential for development
-  Area not recommended for development (to remain in current land use)
-  Area not suitable for development (suitable for open landscape uses)
-  Key connections
-  Key frontages
-  Landscape mitigation measures

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Figure 5: Development potential

Site location and description

Site 33, known as Dale Farm, forms part of a wider area of plotlands between the northern edge of Basildon and Crays Hill. The southern boundary is formed by the A127 Southend Arterial Road and the northern boundary by the rear boundary of plots of land fronting Oak Road. The eastern and western limits of the site follow plot boundaries.

A public footpath – Oak Lane – follows a line north to south through the middle of the site from the A127 to the Oak Road; a second public footpath follows a line eastwards through the centre of the site from Oak Lane through Great Wasketts to Gardiners Lane North.

Part of Site 33 to the east of Oak Lane, together with localised plots to west of Oak Lane, is included within Policy H3 and H5: Established G&T and Travelling Show People Sites. Localised plots to the west of Oak Lane included within Policy H6: New G&T Site Provision. Areas of land to the north of Site 33 designated as Policy GB3 Plotland Infill Policy.

A larger field in the south-eastern corner of the site currently presents as rough grassland, separated from the main travellers' site by a smaller linear field. To the east of the occupied portion of the travellers' site is a small area of rough ground with remnant hardstandings, etc. The north-western portion of the site, to the west of Oak Lane, contains plots with individual properties; beyond this are small grazed paddocks.

The site slopes gently to the south-east. There are hedges and lines of scrub vegetation on the site perimeters, around field boundaries and bordering the tracks and roads through the site. Throughout the site, individual plots are

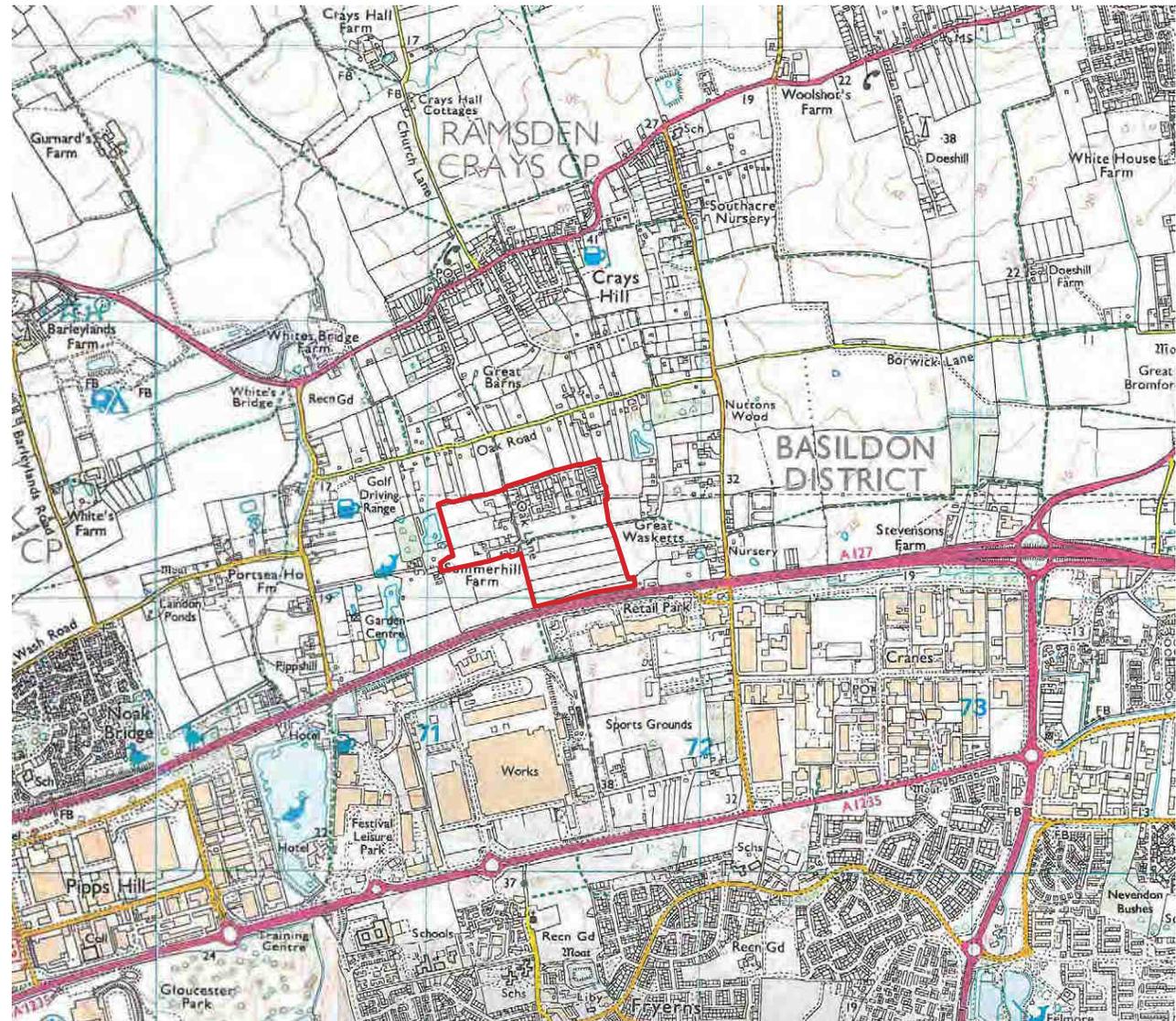


Figure 1: Site location

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divided by disparate boundary treatments which, coupled with the vegetation, gives a strong sense of containment. Built form is no more than single storey, again in a variety of styles and materials, and accompanied by extensive areas of hardstanding.

Great Wasketh Farmhouse c.240m to the east of Site 33 is Grade II listed.

Landscape and visual context

Landscape character area

LCA 8: Crays Hill Settled Claylands - a substantial area of surviving plotland development and the village of Crays Hill on the southern slopes of the raised landform known as Crays Hill.

Local landscape features

- Straight narrow lanes enclosed with high hedgerows.
- Dispersed development in long narrow plotlands.
- Linear village development of Crays Hill (mainly second half of twentieth century) along A129.
- Scattered small fields of grazing land.
- Area visually contained by hedgerows and trees cover, including tall, overgrown hedgerows (mainly hawthorn and elm), frequent stretches of tall coniferous hedging, and clumps of mature trees in private plots and small woodland blocks (mainly oak).
- Raised landform of Crays Hill with high point of Crays Hill c. 45m AOD
- Long distance views to the north across the Crouch valley from the A129 highly valued by local community.
- Fields were sub-divided into plotlands in the 1920s with further plots added in 1938
- Gypsy and Travellers site.

Visual context

Tall hedges around the perimeter of Site 33 and particularly bordering the A129 limit provide a high degree of containment and enclosure and limit the length of close proximity views. Views towards the site from the plotland

developments surrounding the site are short and interrupted by intervening boundary treatments, hedges and buildings.

From within the site, views from the public footpaths and unadopted roads are again largely contained. Occasional long distance views are available out of the site from localised points across the Crouch valley and to the raised landform of Crays Hill. Views back from Crays Hill towards the site are mainly blocked by mature vegetation.

From points in the wider area to the east of the site, e.g. from points on the A132, the lower lying site contributes to the general sense of openness experienced in long distance views across the landscape north of Basildon.

Surrounding land uses

To the south, Site 33 abuts the busy A127 Southend Arterial Road, beyond this is an extensive band of out-of-town warehouses and car parks on the northern edge of Basildon. The road, together with associated vegetation, provides a clean break between the town and the landscape beyond. In the south-eastern corner of the site is a petrol filling station accessed from the A127.

Beyond the western, northern and eastern boundaries of Site 33, are further plotland developments that extend northwards beyond Oak Lane and up Crays Hill, westwards to Harding's Elms Road and eastwards to Gardiners Lane North. Beyond the site, the plots are generally of a larger grain with a lower density of built form; they are frequently broken up with small paddocks. The level of vegetation cover continues and some unmanaged plots have become vegetated with scrub to create small blocks of woodland.

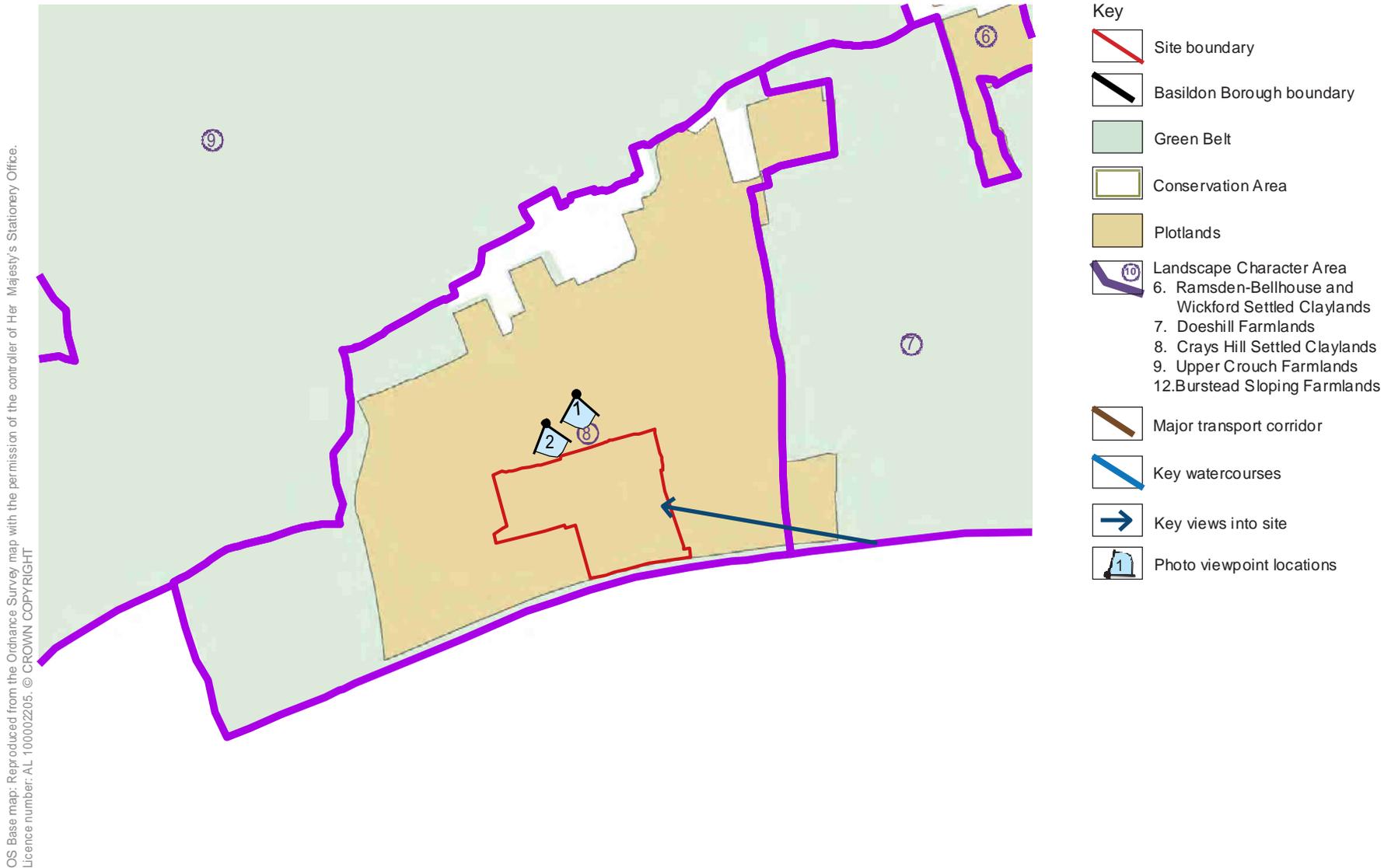


Figure 2: Landscape and visual context

Caravans within the site visible in glimpses through hedgerows on Oak Road



Photo 1.1 - View towards northern boundary of the site from Oak Road



Photo 1.2 - View south along Oak Lane towards the site

Site analysis

Key site features and characteristics

- Small rectilinear plots.
- Relatively strong vegetation network.
- Areas of unmanaged scrub.
- Enclosure provided by hedges and other tall and prominent boundary treatments.
- Single storey structures in a variety of styles and materials with extensive areas of hardstanding.
- Public footpaths north-south and east-west through the site.
- Network of unadopted and partly surfaced roads and lanes.



Figure 3: Site analysis

Contribution to the Green Belt purposes

Site 33 forms a central portion of Area 34 within the Basildon Borough Green Belt Review 2015. Area 34 extends further to the west, north and east, encompassing all the land framed by the A127 Southend Arterial Road, Gardiner's Lane North, Oak Road, and Pipp's Hill Road North.

The Review makes the following recommendation in regards to Area 34's contribution to the Green Belt purposes:

"This area contributes to preventing neighbouring towns from merging into one another and should remain as Green Belt.

This should be as part of a management scheme that strengthens and reinstates hedgerows and field boundaries. The footpaths in the area should be improved to enhance the connectivity of the area and promote the historic context, the wildlife and ecology in the area. This should include improvement to the permissive roads in the area as part of a wider PRow / green infrastructure network, alongside the surrounding Green Belt areas to promote recreation in the Borough, whilst protecting the wildlife and biodiversity in the area."

The comments note: *"The area separates Crays Hill in the north from Basildon to the south. There is a lot of existing development within the area, providing an urban character and environment. However it is a key strategic gap and if released from the Green Belt for development the two settlements would merge."*

Site 33 occupies a relatively central position within and shares most of the characteristics of the wider Area 34 and so it is considered that it makes a similar contribution to the Green Belt purposes.

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Likewise, Site 33 occupies a central portion of Area 34 of the Green Belt Landscape Capacity Study. As a whole, Area 34 was assessed as having a Medium relative landscape capacity to accommodate development.

Site sensitivity

The site plays an important role in maintaining the key strategic separation of Crays Hill and Basildon. In particular, it would be very difficult to accommodate built development within the two south-eastern fields without accepting that the two settlements would physically merge. As such, it is considered this area has a higher landscape sensitivity. The more developed portion of the site – the area to the west of Oak Lane and the existing travellers' site and the area of land immediately its east – contributes less to the separation, displays a higher degree of containment and so has a lower landscape sensitivity.

Key

-  Site boundary
-  Higher Landscape Sensitivity
-  Lower Landscape Sensitivity



Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

Site 33 forms part of a key strategic gap and the two south-eastern fields should be retained in their undeveloped state in order to maximise the sense of separation and individual identity of Crays Hill and Basildon.

Buffers should be retained along the public footpaths to safeguard and enhance their setting and the amenity of their users.

The existing vegetation structure and individual trees should be retained and be protected in order to provide a framework into which any new development might be inserted.

Potential development areas

There is some potential for some small-scale low density infill residential development within the portion of land to the west of Oak Lane and to the immediate east of the existing travellers' site without compromising the overall sense of separation. Any development would need to respect and respond to the existing plot and vegetation structure and maintain an offset to the public footpaths through the area.

Any development would need to be accessed from the central Oak Lane spine, via Oak Road. Any upgrade of the southern section of Oak Lane and any necessary new junction to connect with the A127 would not be appropriate in landscape terms.

There is an opportunity of the small, linear field to the south of the existing travellers' site to become public open space and for it to be utilised in the creation of circular pedestrian routes connecting with existing footpaths.

The layout of any developed areas would need to have due regard to the constraints imposed by the overhead lines that cross part of the site.

Qualities/features to be safeguarded

- Historic plotland structure.
- Vegetation framework and boundary hedges.
- Individual trees.
- Amenity of public footpaths.

Development guidelines

- One storey high.
- Typical density < 25dph.
- Layout to respect historic plotlands layout and vegetation framework.
- Offsets/buffers to be provided to public rights of way.

Opportunities for landscape mitigation

- Retain, protect and where appropriate enhance the existing vegetation framework.
- Provide green buffer to public footpaths.
- Utilise the narrow linear field as public open space.

Potential for renewable energy production

Having regard to the scale, boundary constraints and proximity to existing residential development, it is considered that there would be little opportunity for renewable energy production at this location.

Summary of development potential

Total Site area: 29.8 ha

Area of site with development potential: 9.0 ha

Approximate number of dwellings at 20dph: 180

Site 33

Dale Farm, Oak Lane, Crays Hill



- Key
-  Site boundary
 -  Existing public footpath
 -  Key watercourses
 -  Existing overhead lines
 -  Key existing vegetation to be retained
 -  Key hedgerows to be retained
 -  Area with potential for development
 -  Area not recommended for development (to remain in current land use)
 -  Area not suitable for development (suitable for open landscape uses)
 -  Key connections
 -  Key frontages
 -  Landscape mitigation measures

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Figure 5: Development potential

Land west of Billericay, south of London Road and north of Blunts Wall Road, and additional land at Greenleas Farm, south of London Road, Billericay

Site location and description

Area of small scale, gently sloping rough grass fields, scrub and sports fields to the west of Billericay. A small number of individual dwellings fall within the site boundary. The boundaries of the site follow the A129 to the north, Blunts Wall Road to the south and a built development edge to the east. The western boundary follows the path of a stream, save for a single field to the west of the stream and rear of properties fronting the A129. The area is relatively well enclosed by tree belts and good quality hedgerows, but occasional gaps on the western field boundary and rising landform outside the area means the area is more open to views from the west, particularly the southern part of the site. Land uses include a variety of formal sports facilities occupied by the town football, cricket and tennis clubs with associated club houses and car parks. The extension area presents as a small to medium sized grass field planted with clumps of native and ornamental tree species. There are no landscape designations in this area.

NB: Site 34 comprises a reappraisal of Site 29 of the December 2015 appraisal, together with an additional field extending westwards to the rear of properties fronting the A129 London Road. The 2016 draft Local Plan allocates the north-eastern corner of the site for housing (policy H21) and includes a corridor through the middle of the site which is a 'Safeguarded Area for Transport Improvements (Indicative)' Policy TS5 and TS2.

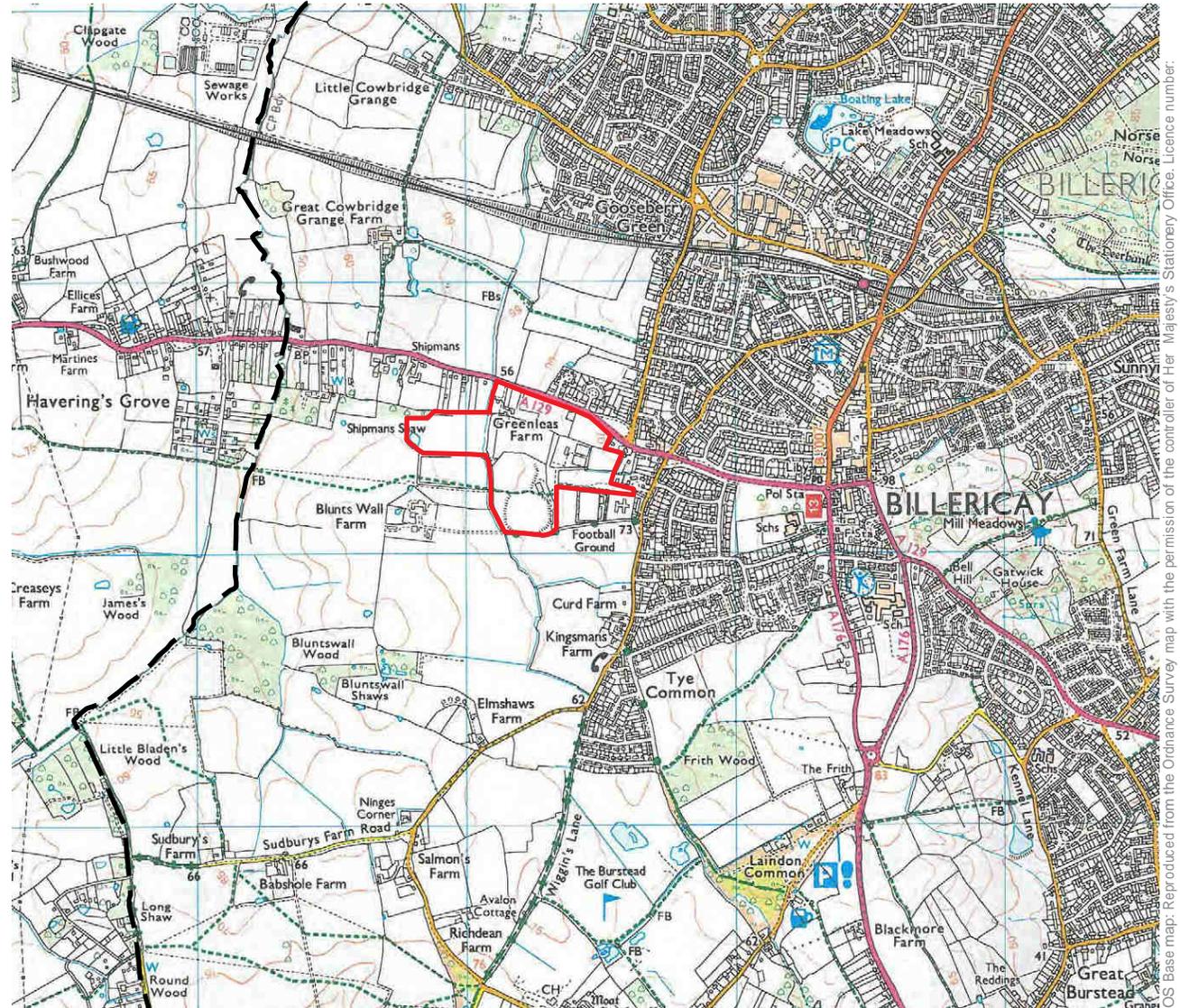


Figure 1: Site location

Land west of Billericay, south of London Road and north of Blunts Wall Road, and additional land at Greenleas Farm, south of London Road, Billericay

Landscape and visual context

Landscape character area

LCA 11: West Billericay Wooded Farmlands – an area of wooded farmland to the north and west of Billericay.

Local landscape features

- A number of formal recreational land uses.
- Mixture of historic irregular/rectilinear field patterns.
- Open fields largely used for arable farming with smaller grazed paddocks closer to the residential urban edge.
- Mix of hedgerow field boundaries and occasional mature tree rows
- River Wid and tributary streams
- Public rights of way extending east-west between Billericay and Hutton
- Spire of Emmanuel Church in Billericay

Visual

Tree and shrub belts on the site peripheries and internal field boundaries contain large parts of the site from view. This includes roadside vegetation to Blunts Wall Road and parts of London Road. The western side of the site is more open to view from London Road with a low brick wall and low clipped hedgerow defining the grounds of Greenleas Farm and nursery. A small number of dwellings on Shepperds Tye Drive, Heath Close and Western View with windows facing the site have views across the eastern side of the site.

There is a public footpath extending from Blunts Wall Road around the rear of the football ground and west across the cricket ground into open arable farmland. Views are generally more contained to the eastern side of the site with the small-scale fields bound by tall tree belts. Views open up across the cricket ground and filtered views across open countryside to the west can be obtained. Looking back towards the site from the public footpath leading to Haverings Grove, there are filtered views towards the cricket pitch. These views of the site would be more open during winter. Floodlighting and the stands at the football ground can also be seen as well as several taller buildings in Billericay which break the general predominantly wooded skyline. The remainder of the site is screened behind tree belts.

The western extension area is bound by dense tree and hedge vegetation and a strong sense of containment. The sense of enclosure is increased by the presence of small dense clumps of trees throughout the field. There are few views out save for in the south-western corner where long-distance views are available out over an open agricultural landscape through a gap in the boundary hedge.

context

Surrounding land uses

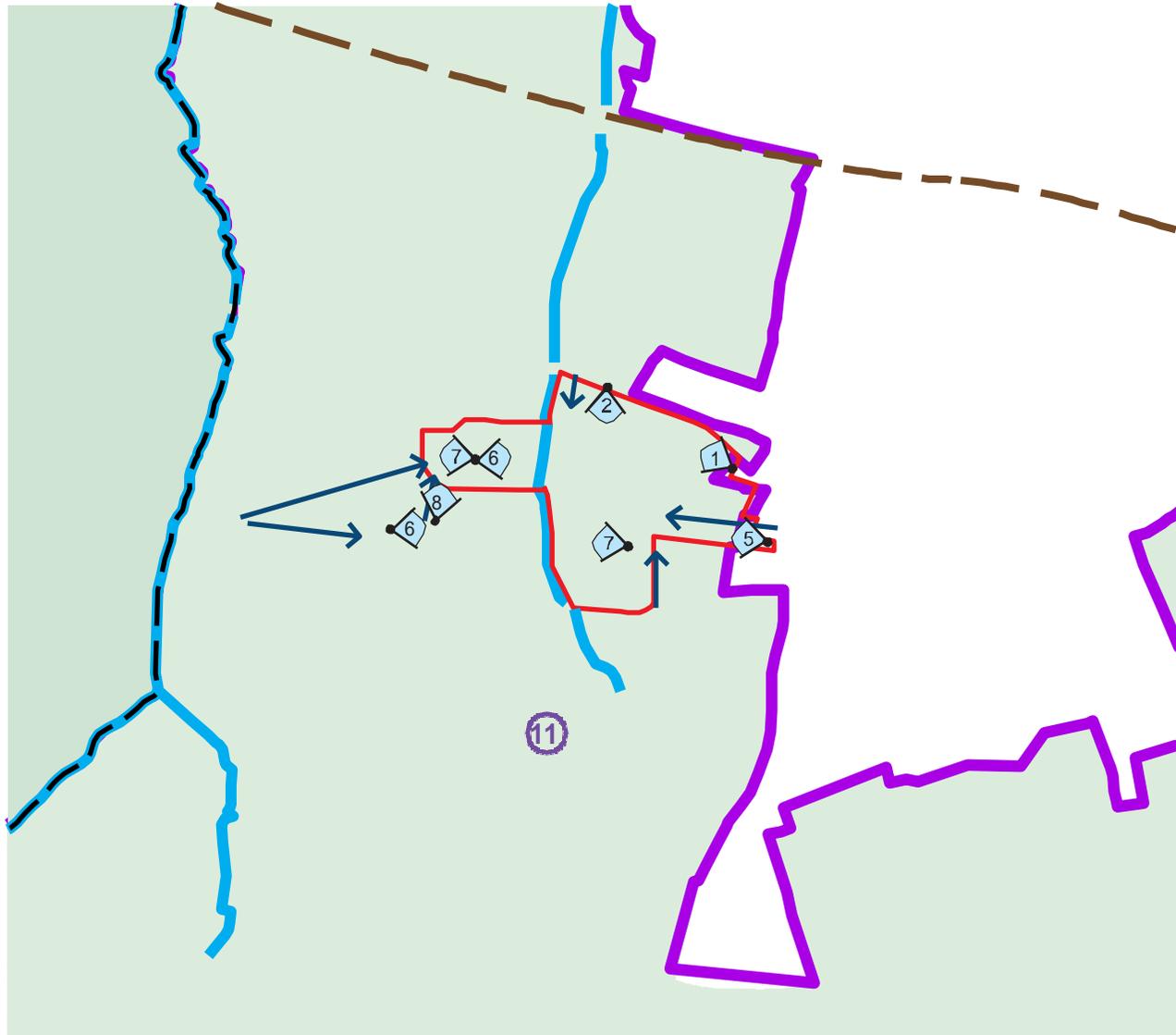
To the north the site is bordered by the A129/London Road connecting Billericay with Shenfield to the west. To the north of this are the residential streets Courtlands and Kenilworth Close and an area of open arable farmland running up to the Southend to London Liverpool Street railway line. To the west there is further arable farmland surrounding Bluntswall Farm. Haverings Grove, an area of former plotlands enclosed by mature vegetation is located to the north and southern sides of London Road. The majority of this settlement is within the Brentwood Borough although a linear band of dwellings extends along the southern side of the road up to the western site boundary.

To the south the site is bordered by Blunts Wall Road with arable fields and small scale paddocks adjacent to Curd Farm and Kingsmans Farm. The eastern end of the site is bordered by residential development in Billericay accessed from Tye Common Road. Billericay Town Football Club is located outside of the site boundary to the south-east. The Mayflower Community Hospital, also accessed from Blunts Wall Road, neighbours the football club.

The western extension field abuts open agricultural land to the south and west that continues to Brentwood and Ingrave, and to the north the well-vegetated rear gardens of residential properties fronting London Road. Beyond the western boundary and the stream is the greater portion of Site 34.

Land west of Billericay, south of London Road and north of Blunts Wall Road, and additional land at Greenleas Farm, south of London Road, Billericay

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- Key
-  Site boundary
 -  Basildon Borough boundary
 -  Green Belt
 -  Landscape Character Area
10. East Billericay Wooded Hills and Ridges
 -  11. West Billericay Wooded Farmlands
 -  12. Burstead Sloping Farmlands
 -  Key watercourses
 -  Key views into site
 -  Major transport corridor
 -  Photo viewpoint locations

Figure 2: Landscape and visual context

Site 34

Land west of Billericay, south of London Road and north of Blunts Wall Road, and additional land at Greenleas Farm, south of London Road, Billericay



Photo 1.1 - View east from within the site

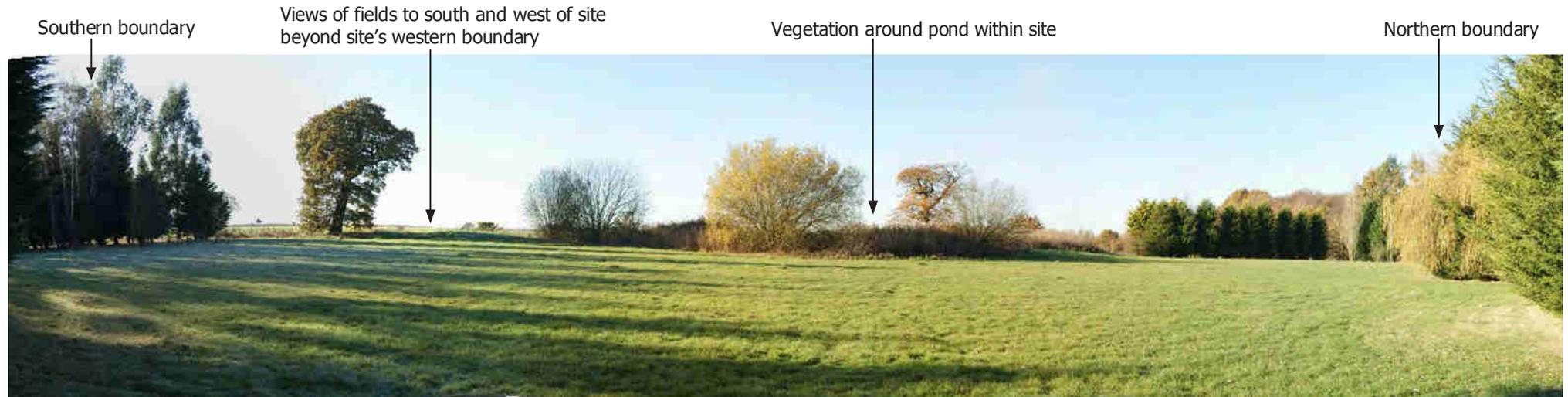


Photo 1.2 - View west from within the site

Site 34

Land west of Billericay, south of London Road and north of Blunts Wall Road, and additional land at Greenleas Farm, south of London Road, Billericay

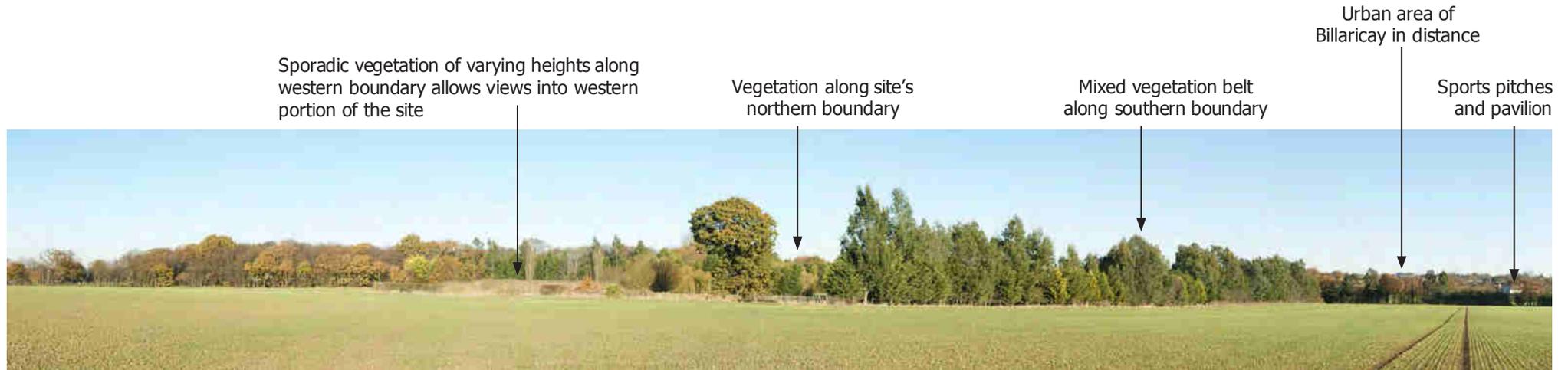


Photo 1.3 - View from public footpath south of the site towards the site's south-western corner

Land west of Billericay, south of London Road and north of Blunts Wall Road, and additional land at Greenleas Farm, south of London Road, Billericay

Site analysis

Key site features and characteristics

- Formal recreation facilities including Billericay Cricket Club and Billericay Lawn Tennis Club
- Mature vegetation along Blunts Wall Road and the eastern side of A129/London Road.
- Break in London Road vegetation along the Greenleas Farm frontage.
- Mature trees and tall shrubs to field boundaries.
- More recent tree belt plantation adjacent tennis club.
- Rough grass, meadow and scrub within small scale fields to north-east corner.
- Gently sloping topography east-west.
- Public footpath extending west across club and connecting with further routes surrounding All Saints.
- Church in Hutton.
- Traffic noise from A129/London Road despite visual screening.
- Western side of main portion of the site is more open to view than the eastern fields from local roads and public rights of way.
- Generally well screened in the wider landscape.
- Filtered views from cricket club across open agricultural land to the west.
- Approach route to Billericay from the west.
- Poplar trees and conifers adjacent individual property to south of London Road
- Additional area presents as a small to medium sized grass field, well screened to north, east and south. Planted with small dense clumps of native and more ornamental trees. Small pond at western end of site.



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Key

- | | | | |
|---|---------------------------|---|------------------------|
|  | Site boundary |  | Key watercourses |
|  | Public footpaths |  | Key vegetation on site |
|  | Key views into site |  | Key slopes |
|  | Grade II Listed Buildings | | |

Figure 3: Site analysis

Land west of Billericay, south of London Road and north of Blunts Wall Road, and additional land at Greenleas Farm, south of London Road, Billericay

Contribution to the Green Belt purposes

The former Site 29 equates to the northern part of Area 9 of the Basildon Borough Green Belt Review 2015. Area 9 extends southwards to Tye Common, being limited by Tye Common Road to the east and the watercourse to the west.

The Review makes the following recommendation in regard to Area 9's contribution to the Green Belt purposes:

"This area partly contributes to checking unrestricted sprawl of large built up areas, preventing neighbouring towns from merging into one another and assisting in safeguarding the countryside from encroachment. Parts of the area do not contribute to these purposes and consideration should be given as to how or whether they can better support them."

The additional area forms a small portion of the north-eastern-most part of Area 8 of the Basildon Borough Green Belt Review 2015. Area 8 extends out, particularly to the east and south, to encompass all the land between London Road and Tye Common Road, being limited by the Borough boundary to the west and, to the east, by the water course linking Tye Common with Greenleas Farm on London Road.

The Review makes the following recommendation in regard to Area 8's contribution to the Green Belt purposes:

"This area partly contributes to checking unrestricted sprawl of large built up areas, preventing neighbouring towns from merging into one another and assisting in safeguarding the countryside from encroachment. Parts of the area do not contribute to these purposes and consideration should be given as to how or whether they can better support them."

Opportunity to improve the PRow network to support rural recreation, and promote open views across the farmland and wooded areas to the south."

Given its limited geographical extent and its lack of visual influence on the wider landscape, it is considered that the additional area makes only a very limited contribution to Purpose 2 and the separation of Billericay and Brentwood. The site has undergone gentrification in the recent past in the form of ornamental planting and so makes less contribution to Purpose 3 in safeguarding the wider arable countryside from encroachment than Area 8 as a whole.

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

The greater portion of Site 34 (i.e. the previous Site 29) is the same as Area 9B in the Green Belt Landscape Capacity Study other than the eastern boundary which extends further east in Area 9B to include Billericay Town Football Club and Shepperds Tye – a recent area of residential development. A house and area of scrub adjacent Heath Close are also included in the Site 29 area which lie beyond the eastern edge of the Green Belt.

Area 9B as a whole was assessed as having a High relative landscape capacity rating. This was particularly due to the close associations the Area has with the existing urban edge of Billericay and scope to provide mitigation to any proposed development that the characteristics of the area present.

The additional area occupies the north-eastern portion of Area 8 of the Green Belt Landscape Capacity Study. As a whole, Area 8 was assessed as having a No/Very Low relative landscape capacity to accommodate development, as a result of its limited relationship with the urban edge of Billericay.

Land west of Billericay, south of London Road and north of Blunts Wall Road, and additional land at Greenleas Farm, south of London Road, Billericay

Site sensitivity

With regard to the greater portion of Site 34 (i.e. the Site 29 area), the characteristics identified for Area 9B relating to site sensitivity extend across most of this portion of Site 34 other than the south-western portion which is considered to be of higher sensitivity. Here, there are views from the public footpath to the west. It is also less connected to the urban edge of Billericay.

Given its location to the rear of existing properties and the very limited visual influence it has on the wider landscape, the westernmost field in the site is of lower sensitivity and it is considered that any development in this area would have only limited effect on the wider landscape.

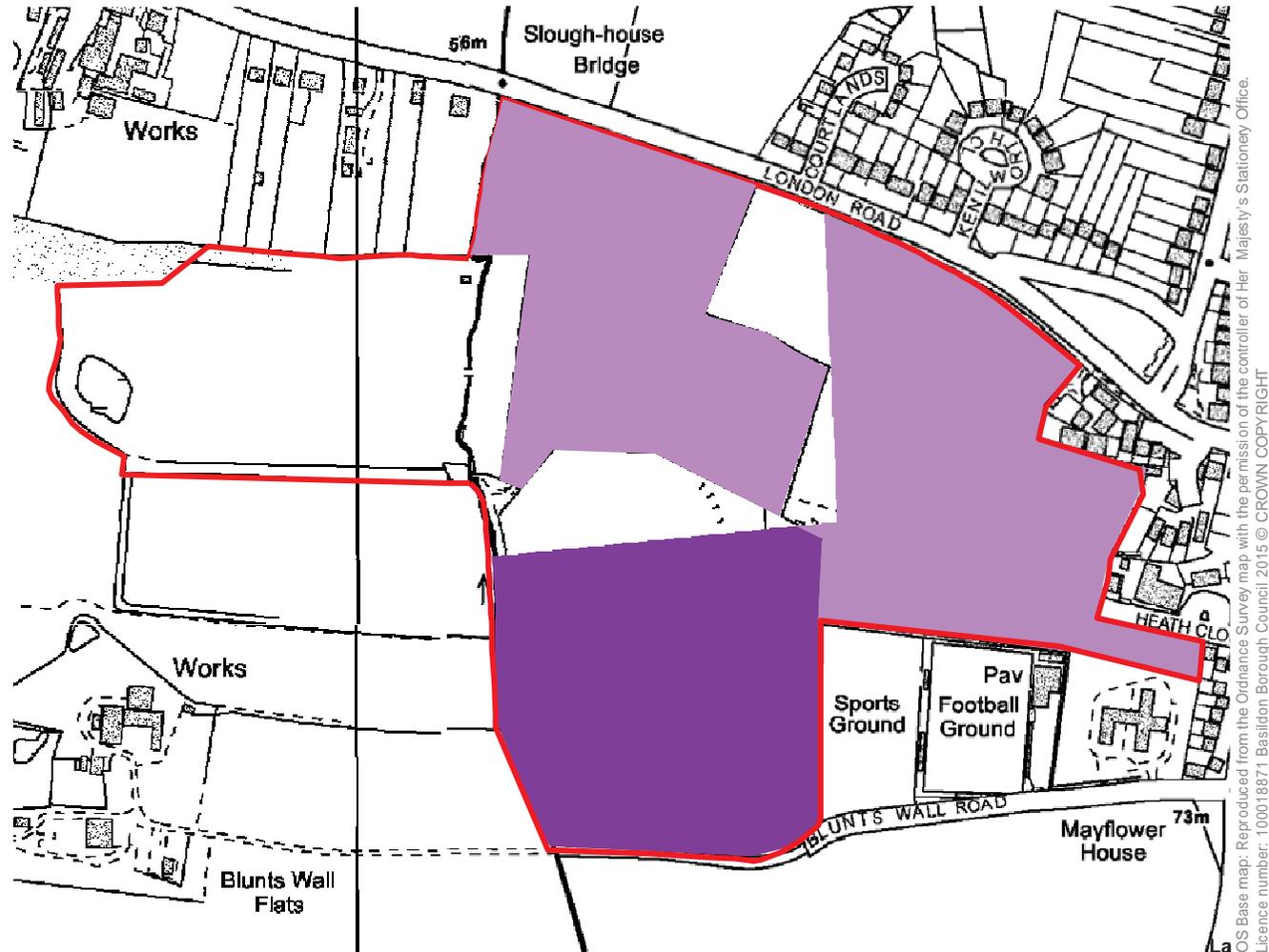
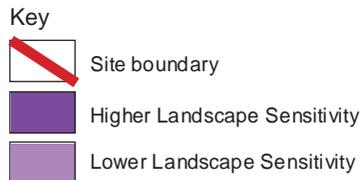


Figure 4: Landscape sensitivity

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Land west of Billericay, south of London Road and north of Blunts Wall Road, and additional land at Greenleas Farm, south of London Road, Billericay

Recommendations

Key landscape areas to be protected/retained

The south-western side of the site, equating to the Billericay Cricket Club, should be retained as an undeveloped area. This area has greater visibility from the public footpath route across open agricultural land to the west. The character of this area is more closely associated with the open arable landscape to the west than the urban edge of Billericay to the east.

Potential development areas

The eastern end of the site has potential to be developed without causing significant adverse landscape and visual effects. The eastern fields including the tennis club have good visual containment provided by existing vegetation. This part of the site had direct associations with the existing urban edge of Billericay to the east and north. Development in this location would be less visible from the rural landscape to the south-west.

There may also be a prospect to redevelop the Greenleas Farm site, particularly in association with the proposed road corridor. Whilst this area is visible from London Road there is an opportunity to provide a better frontage to the road by means of a generous woodland belt along the northern boundary, replicating the character of the road to the east and the west and enhancing the 'green' approach to Billericay.

The greater portion of the westernmost field is well screened from the wider landscape and there is potential here too for development without compromising the character of the wider agricultural landscape beyond.

Qualities/features to be safeguarded

- Tree/shrub belt to London Road.
- Tree belts to internal field structure.
- Scattered mature trees.
- The setting of the existing public footpath.
- The established vegetation around the additional western field.
- The setting of the watercourse.

Development guidelines

- 2 to 2.5 storey high.
- Typical density 30-40dph.
- Create development frontage along Heath Close infilling gap in existing development line.
- Detached, semi-detached or short terraces.
- Retain and enhance public footpath route to rear of Billericay Town Football Club.
- Should development take place at tennis club site, alternative facilities should be provided in close proximity.
- Create green frontage to London Road enhancing entrance route to the town.

Opportunities for landscape mitigation

- Retain and enhance existing field structure to provide containment to proposed development and reduce massing on the edge of the town.
- Retain and protect the existing vegetation structure, particularly the boundary planting around the western additional area and along the watercourse.
- Plant woodland belt along the exposed London Road frontage to replicate the character of the road to the east and west and to enhance the green approach to Billericay.
- Create an area of open space at the western end of the westernmost field and enhance the setting of the pond. Remove some of the less appropriate tree species and create a planted buffer between the open space and any future development to safeguard longer distance views from the south-west.

Potential for renewable energy production

The relatively small scale site provides little potential large scale renewable energy production. There is the potential for a small-scale wind turbine to be incorporated to the south of the development area where the landscape is locally disrupted by floodlights associated with the football club.

Summary of development potential

<p>Total Site area: 22.63ha Area of site with development potential: 11.3ha Approximate number of dwellings at 35dph: 395</p>
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Site 34

Land west of Billericay, south of London Road and north of Blunts Wall Road, and additional land at Greenleas Farm, south of London Road, Billericay



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Figure 5: Development potential

Site location and description

Site 35 is a narrow, linear strip of mixed land uses located to the south of Bowers Gifford. It is enclosed by the A13 dual carriageway to the south and the B1464 London Road to the north. These roads merge and join the A130 via a large roundabout and associated slip roads at Sadlers Farm. Church Road bisects the western portion of Site 35 and provides access from London Road to the Bowers Gifford Crematorium and Cemetery, and to Bowers Hall. The eastern portion includes a small, enclosed travellers' site. Site 35 encompasses St Margaret's Church of England School and associated playing fields (included in Policy HC7 Playing Field Associated with Education Facilities), Gifford House care home, allotments at the eastern end are designated as Policy HC5: Public Open Space, albeit that the allocated land has been partly lost to the recent A13/A130 Sadlers Farm Junction, and the allotments now extend westwards.

Sadlers Hall Farmhouse, Grade II, is now located within one of the quadrants of the A13/A130 road junction. At the western end of the site, the war memorial within Howard Park is also Grade II listed.

Land at the eastern end of Site 35 is included within Policy HC5: Public Open Space. This corresponds to a group of allotments albeit partly to the recent A13/A130 junction. Allotments extend beyond to the west.

Land to the south of Site 35 and the A13, Bowers Gifford Crematorium and Cemetery, allocated as Policy HC5: Public Open space.

Site 35 includes one Policy HC7 Playing Field Associated with Education Facilities. St Margaret's CoE Primary School

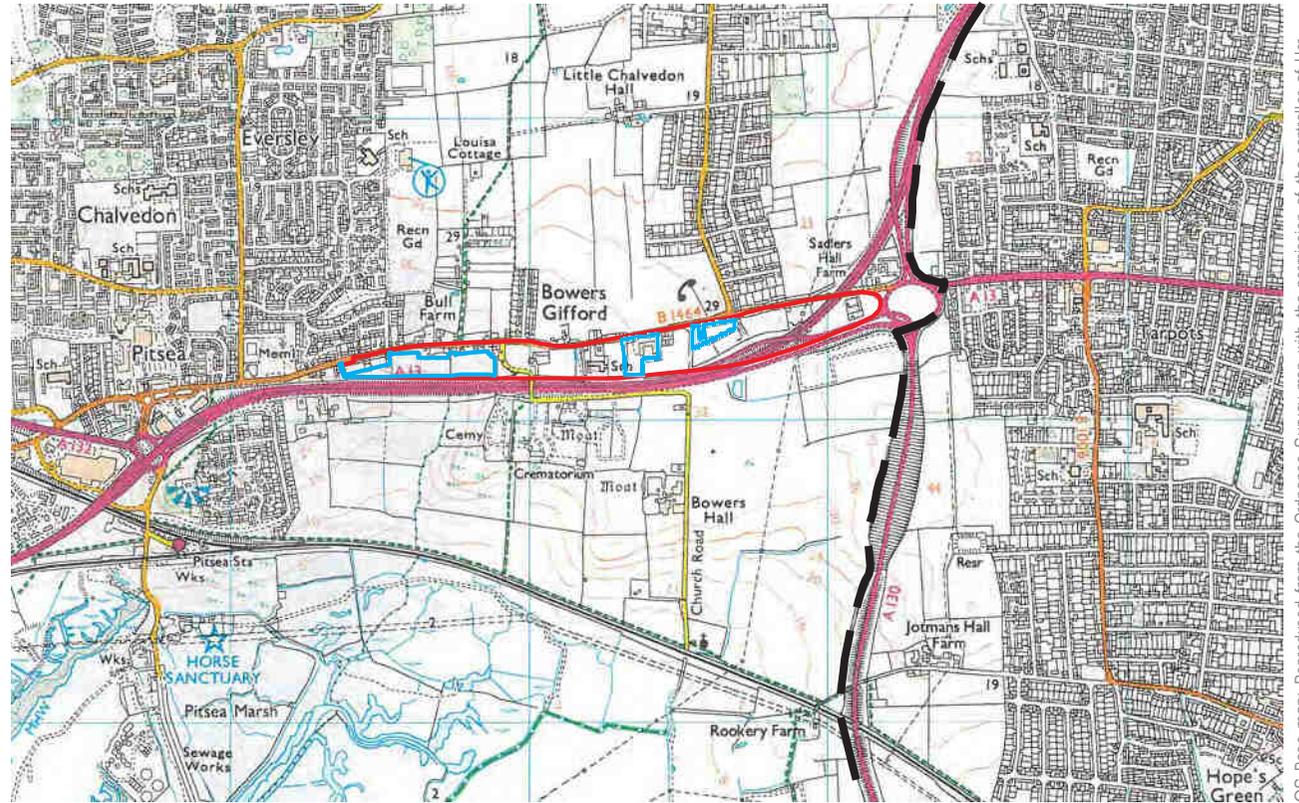


Figure 1: Site location

in the centre, and land to the north (Site 12 and Site 13) falls within Policy H7-27: Allocated Housing H13.

An area at the eastern end of Site 35, within the quadrants of the A13/A130 junction, is included as Policy H3/H5: Established G&T and Travelling Show People Sites.

The western most portion of Site 35 is allocated as Policy E9: Rural Enterprise Sites.

Within Site 35, three potential development areas have been identified:

1. Three fields with encroaching scrub vegetation at the western end of the site.
2. The Gifford House Care Home in the centre of the site.
3. A triangular-shaped field, north of the allotments, towards the eastern end of the site.

Landscape and visual context

Landscape character area

Greater portion of Site 35 within LCA 4: North Benfleet and Nevendon Settled Claylands - a flat area of dispersed settlement (mainly 20th Century plotlands) and small grazing fields separating the north-east of Basildon from the south-west of Wickford.

Western extent of Site 35 within LCA 3: Bowers Gifford and North Benfleet Farmlands – an area of gently undulating farmed claylands, extending from Wickford in the north to the Bowes Marshes in the south.

Local landscape features

Key characteristics of LCA 4:

- Mainly flat topography (c. 15m AOD) rising gently in the south to 35m AOD Plotland settlements comprising grid of narrow linear plots located off main through roads.
- Variety of field types including large-medium arable fields north of Bradfields Farm, smaller gazing paddocks in central area and larger fields of pasture in south.
- Horse and pony paddocks, medium-sized and subdivided by post and wire fences or gappy hawthorn hedgerows.
- Fragmented woodland cover.
- Mature hawthorn hedgerows (some gappy) form boundaries to plotland plots recreational areas and grazing fields.
- Tree cover dispersed with denser cover in plotlands areas. Mature vegetation with mix of native and ornamental species.

- Several small woodlands e.g. adjacent to eastern edge of Pitsea.
- A127 and A13 pass through/adjacent to the area.

Key characteristics of LCA 4:

- Gently sloping landform dropping towards the River Crouch at the north boundary.
- Mixture of urban fringe land-uses including: recreational land, arable farmland, plotlands and sewage treatment works.
- Pylon lines and A130 are dominant features.

Visual context

The mix of land uses and resultant boundaries, hedges, etc. limit views into the site from London Road, which presents as a relatively well vegetated corridor between Basildon and South Benfleet. There are occasional views south into the various enclosures with the site and north into a more agricultural landscape.

The A13 passes the western section of the site in cutting before rising up onto embankment to meet the A13/A130 junction immediately to the east of the site. Here, there are longer distance views over and down Site 35, and an appreciation of the gap between Basildon and South Benfleet.

South of the road, there are limited points where the site can be seen due to intervening vegetation and road embankment. Panoramic views are available over the site from the Church Road over-bridge to the cemetery.

Surrounding land uses

To the north-west of the site is the residential edge of Basildon, and in particular Eversley and Pitsea, and to the north-east the residential area of North Benfleet extends northwards. The intervening area of agricultural land is broken up with some plotland-style development and some residential ribbon development perpendicular with London Road.

To the very east of the site, beyond the A13/A130 Sadlers Hall junction is the built edge of South Benfleet and Thundersley that extends eastwards along the A13 into Southend-on-Sea.

Immediately south of London Road is the Bowers Gifford Crematorium. Beyond this, the landscape is more open and agricultural and slopes down to the Bowes Marshes and a series of creeks that flow into the River Thames.

Land between London Road and A13, Pitsea, Basildon

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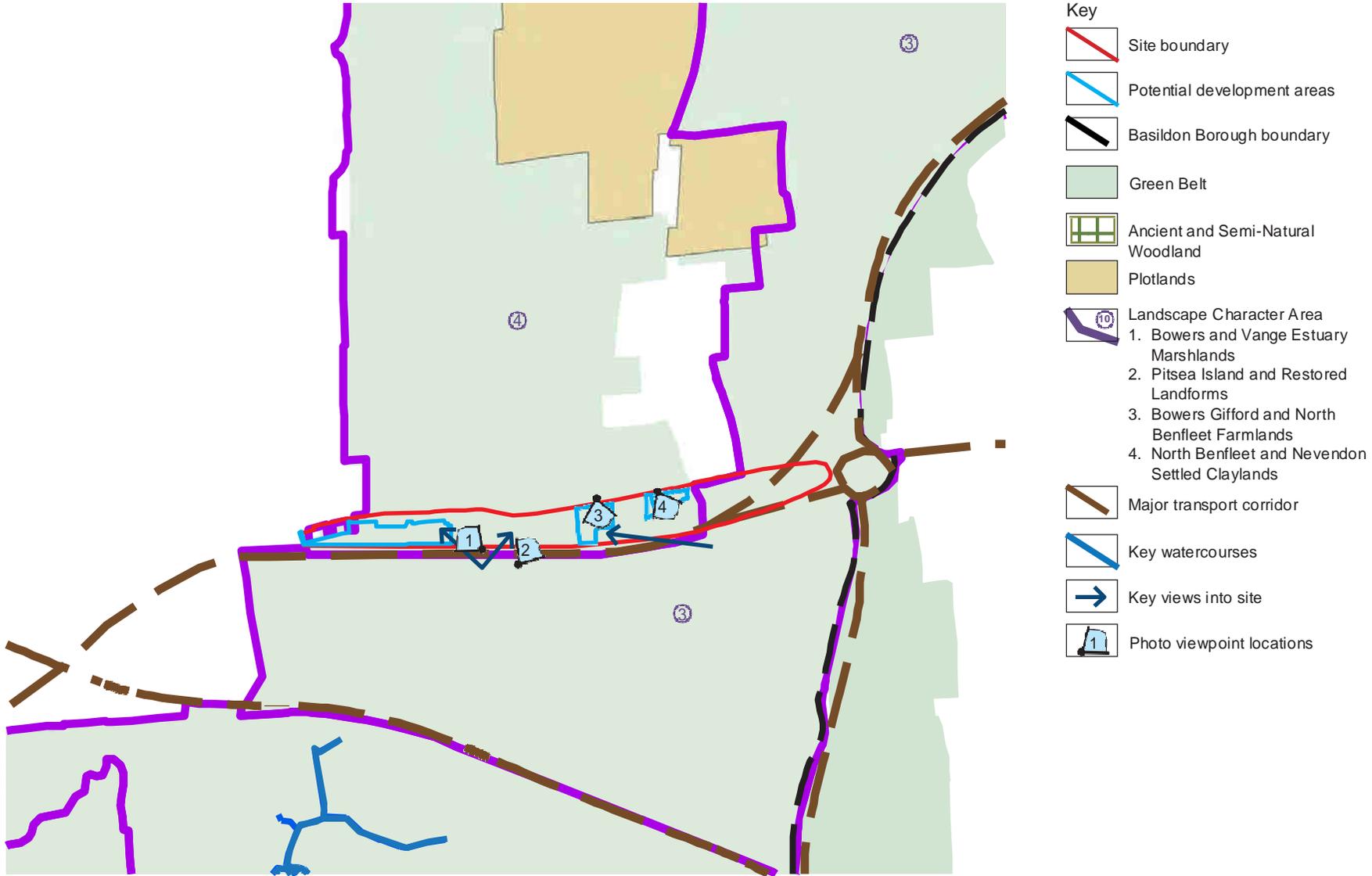


Figure 2: Landscape and visual context

Land between London Road and A13, Pitsea, Basildon



Photo 1.1 - View north-west from Church Road overpass over A13



Photo 1.3 - View north-east from Church road across A13 to the site

Land between London Road and A13, Pitsea, Basildon

London Road, from
South Benfleet



Photo 1.3 - Gifford House Care Home on southern side of London Road



Photo 1.4 - Gifford House Care Home on southern side of London Road

Site analysis

Key site features and characteristics

- Disparate collection of land uses.
- Small rectangular fields with hedged boundaries.
- Small blocks of woodland.
- Variety of built form in a range of styles and form.
- London Road provides a well vegetated corridor on northern boundary.
- Busy A13 cuts through landscape immediately to the south of the site.

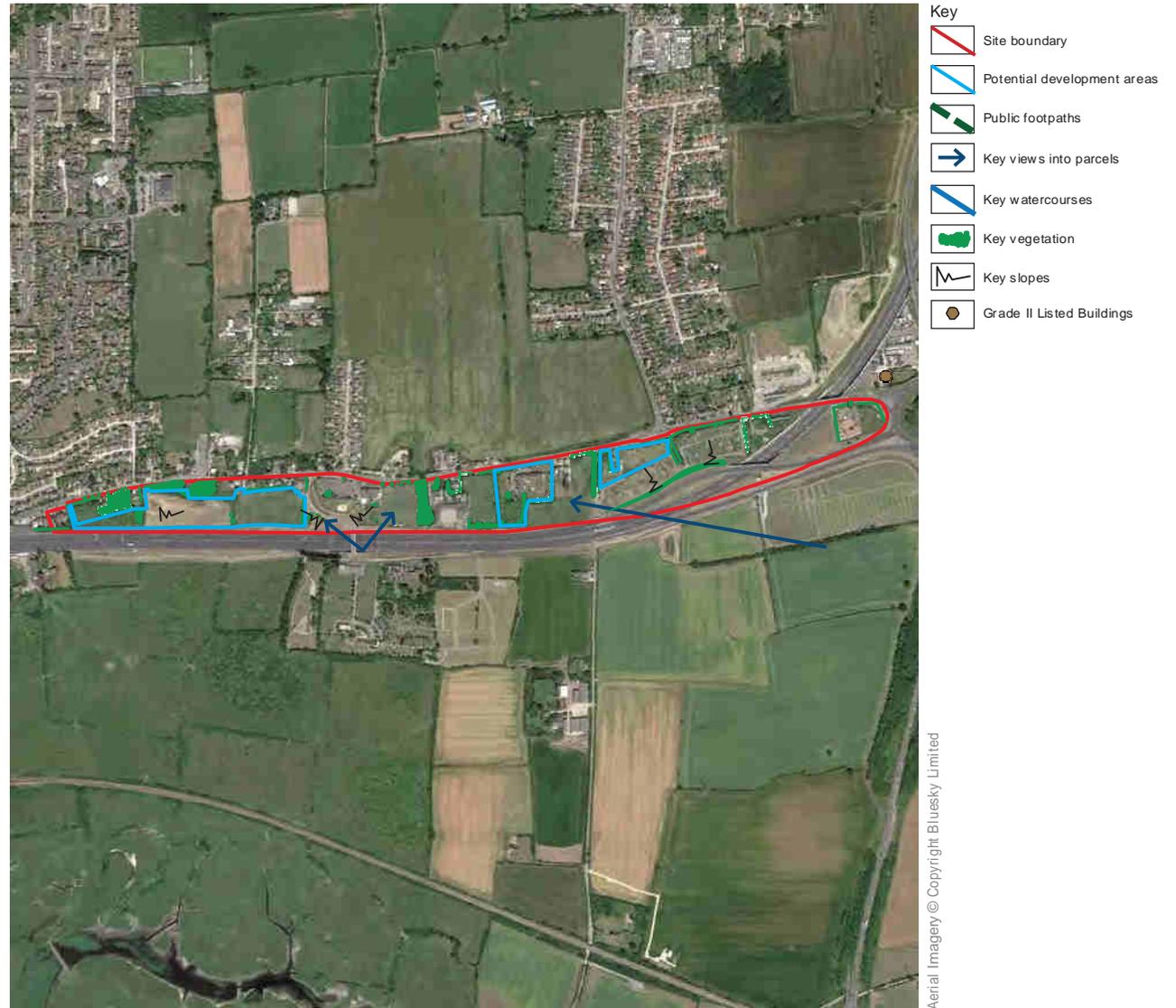


Figure 3: Site analysis

Contribution to the Green Belt purposes

Site 35 broadly equates to Area 54 of the Basildon Borough Green Belt Review 2015.

The Review makes the following recommendation in regards to Area 54's contribution to the Green Belt purposes:

"This area contributes to preventing neighbouring towns from merging into one another and should remain as Green Belt.

The area could be enhanced by improving its screening through additional planting to soften the landscape and the harsh views of the strategic infrastructure that surround it."

With regard to Purpose 2 (to prevent neighbouring towns from merging into one another), the comments note:

"Whilst there is some degree of sporadic development and services within this area it performs a fundamental role in maintaining the separation of settlements. Further development in this area would lead to the merging of Pitsea, Basildon with Bowers Gifford and Bowers Gifford with South Benfleet."

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Likewise, Site 35 equates to Area 54 of the Green Belt Landscape Capacity Study. As a whole, Area 54 was assessed as having a Low relative landscape capacity to accommodate development, as a result of its limited relationship with the edge of existing settlements and its potential to compromise the separation and identity of Basildon, Bowers Gifford and North Benfleet.

Site sensitivity

Given that Site 35 is commensurate with Area 54, it follows that it too has low landscape capacity to accommodate development on account of its lack of relationship with the existing urban edge and its role in maintaining separation.

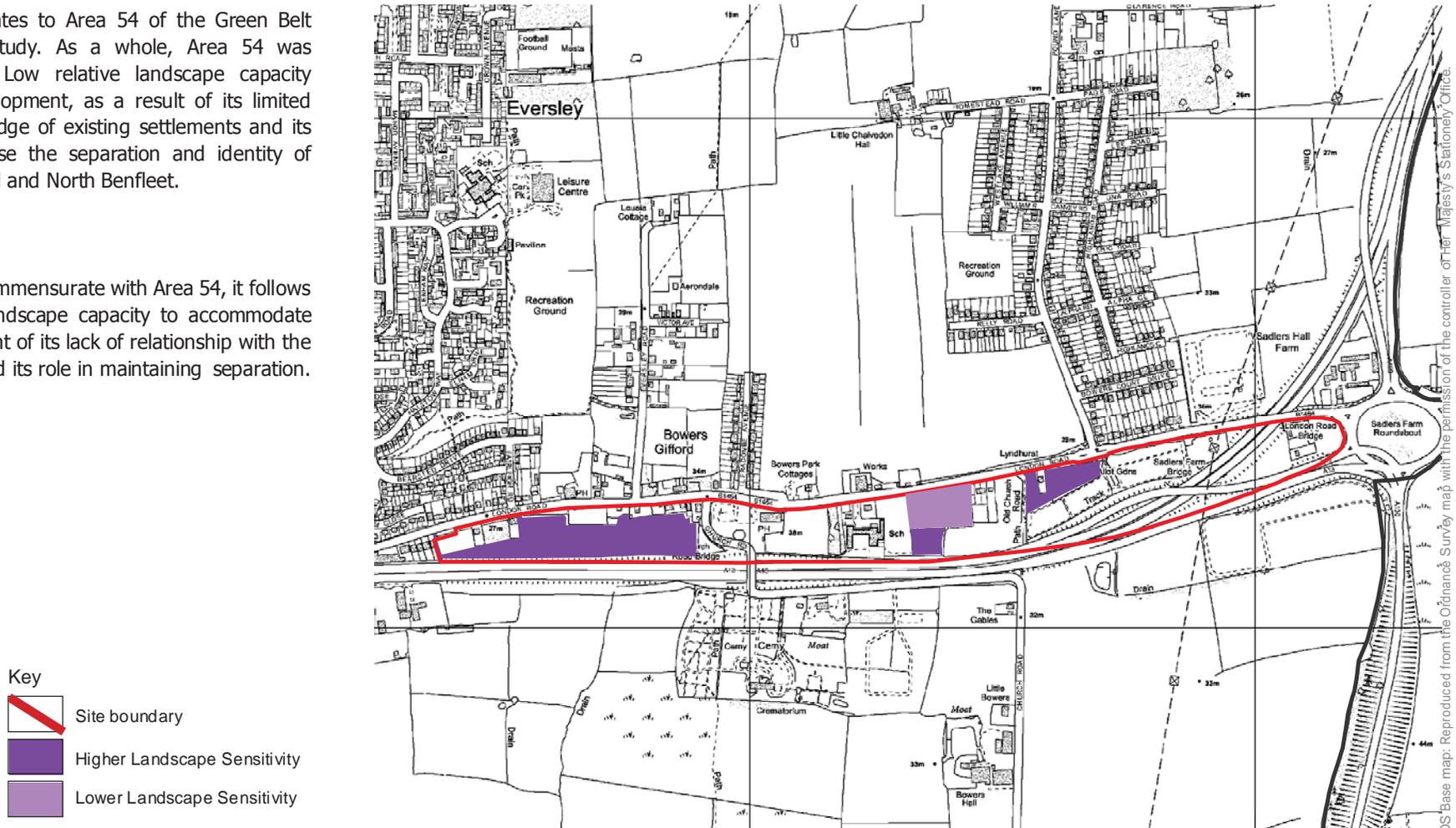


Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

The remaining areas undeveloped, agricultural or recreational land uses within Site 35 should be retained in order to safeguard the separation and identity of Basildon and North/South Benfleet. Development in these areas would erode the remaining gaps and lead to the merging of settlements.

Potential development areas

Due to the site's importance in retaining the openness between Pitsea/Basildon and North Benfleet/Thundersley/South Benfleet, it is considered that there would be no opportunities for development, save as the redevelopment/infill of the northern portion of the Gifford House Care Home plot.

Qualities/features to be safeguarded

- The existing vegetation framework.
- The open nature of the land to the rear/south of the plot.

Development guidelines

- Infill development within the northern portion of the site.
- Any new buildings or structures to be of similar to form and scale to those existing.

Opportunities for landscape mitigation

- Enhancement of the London Road frontage to create a wooded character similar to that bordering other sections of the road.

Potential for renewable energy production

Due to the scale of plots it is unlikely that there would be any potential for renewable energy production.

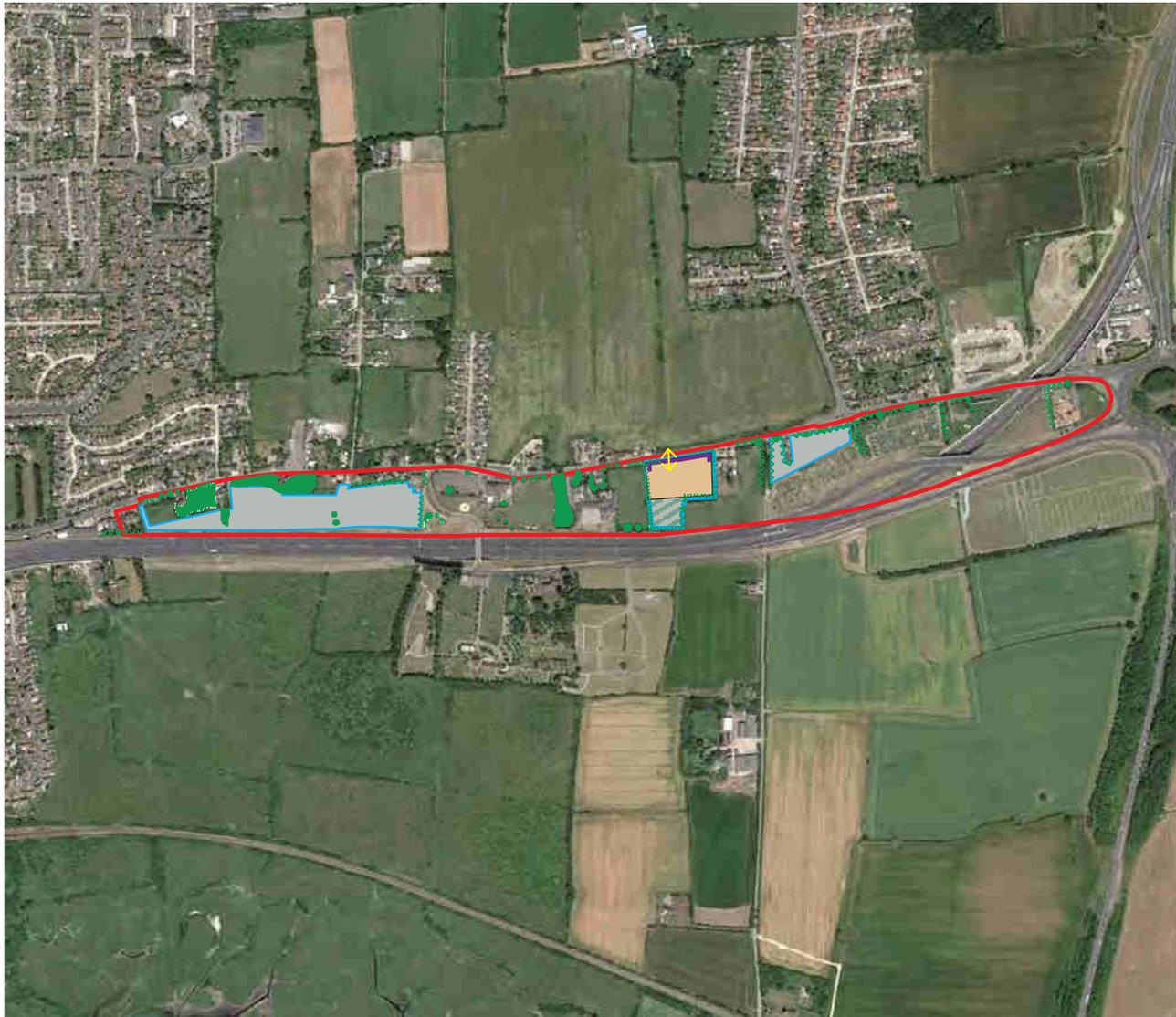
Summary of development potential

Total Site area: 20.7ha

Area of site with development potential: 0.8ha

Approximate number of dwellings at 35dph: 28

Land between London Road and A13, Pitsea, Basildon



- Key
- Site boundary
 - Potential development areas
 - Key existing vegetation to be retained
 - Key hedgerows to be retained
 - Area with potential for development
 - Area not recommended for development (to remain in current land use)
 - Area not suitable for development (suitable for open landscape uses)
 - Key connections
 - Key frontages
 - Landscape mitigation measures

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Figure 5: Development potential

Hovefields and Honiley Neighbourhood Area, Wickford

Site location and description

A collection of former and extant plotlands, now accommodating a variety of land uses, to the south of Wickford and to the north of the A127 Southend Arterial Road and Basildon.

The area was designated by Basildon Borough Council on 25.05.2016 as Hovefields and Honiley Neighbourhood Area. The Hovefields and Honiley Neighbourhood Forum now intends to prepare a Neighbourhood Development Plan that will set out general planning policies for development and the use of the land, and once adopted this will be used to determine planning applications in the Neighbourhood Area.

The site extends northwards from the A127 Southend Arterial Road, to meet residential properties at Meadow Way. The western boundary is formed by a public footpath that links the A127 with the A132. The eastern boundary is less well defined and follows a crenulated path around the edges of small plots of land.

Land uses within Site 36 include: various residential properties set within small plots fronting Hovefields Avenue, Hovefields Drive and Honiley Avenue, a garden centre, and a travellers' site. The built elements of the site are interspersed by various small grazing paddocks.

There is limited vegetation cover within the site, but many of the paddocks have scrubby hedge boundaries. Further belts of vegetation are present along the boundary with the A127.

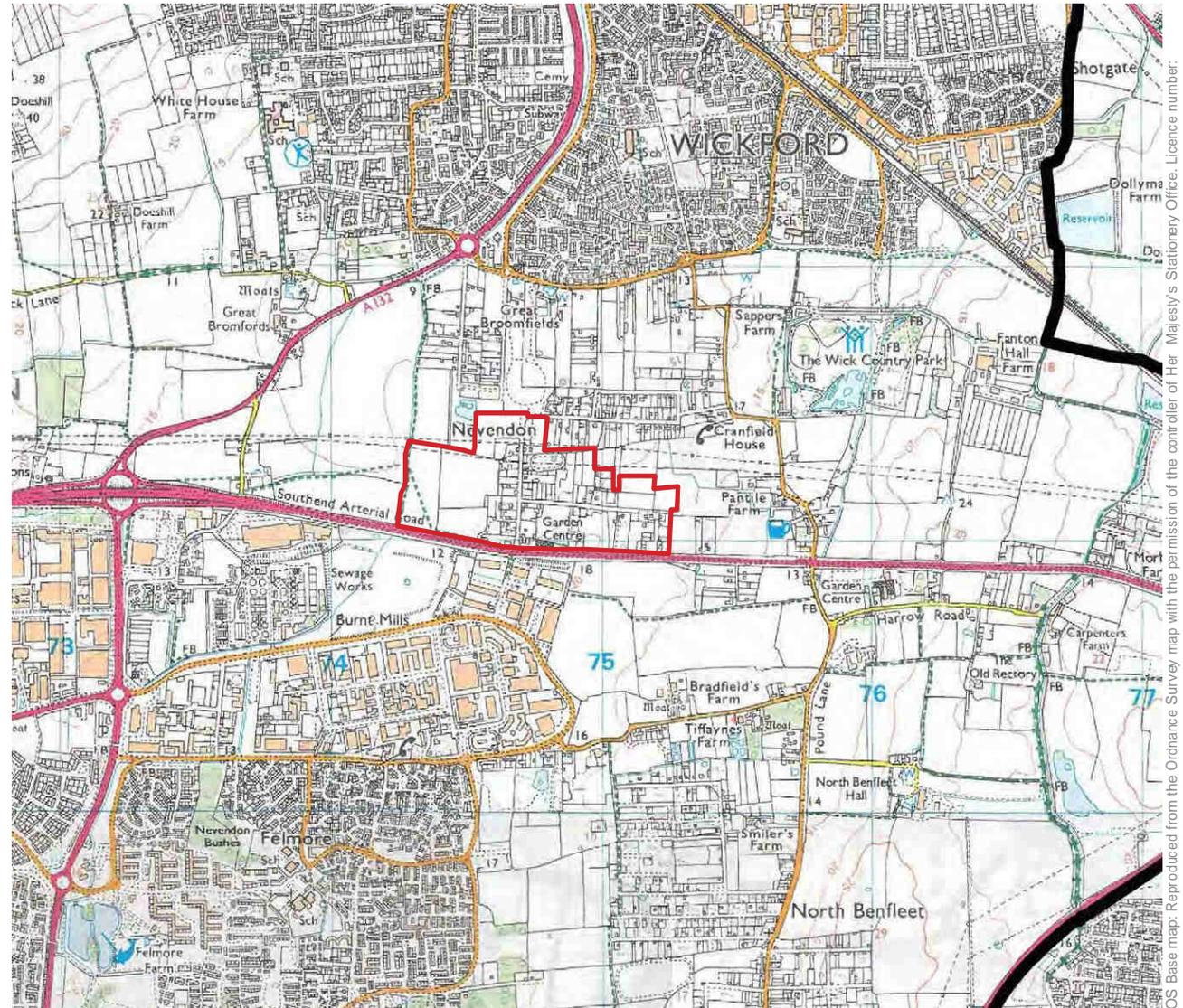


Figure 1: Site location

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Landscape and visual context

Landscape character area

LCA 4: North Benfleet and Nevendon Settled Claylands

Local landscape features

- Mainly flat topography (c. 15m AOD) rising gently in the south to 35m AOD.
- Plotland settlements comprising grid of narrow linear plots located off main through roads
- Plotlands have a grid-like layout (characteristic of pre- World War II) of nonvernacular detached houses, chalet bungalows and traveller sites.
- Plotland roads mainly unadopted and unsurfaced.
- Horse and pony paddocks, medium-sized and subdivided by post and wire fences or gappy hawthorn hedgerows.
- A127 and A13 pass through/adjacent to the area.
- Medium to small arable fields at Bradfield's Farm and between recreational and plotlands areas, separated by rectilinear hedgerow boundaries.
- Tree cover dispersed with denser cover in plotlands areas. Mature vegetation with mix of native and ornamental species.

Visual context

The site's visual influence on the wider landscape is restricted by the limited number of publicly-accessible viewpoints available.

From the A127 frontage, occasional glimpses are available into the more open western portion of the site are available through roadside planting some of the commercial plots fronting the road. Likewise, most views into the main body of the site are screened by vegetation; where this is interrupted by commercial plots the site becomes visible.

From points to the east, the roadside planting provides less screening and there are oblique views across open land back to the site.

Views from points to the north are interrupted by the build-up of built form within Nevendon and lines of vegetation. To the south, views (including those from the public footpath parallel with the road) are largely blocked by existing large buildings and hedge lines and roadside planting.

Despite the enclosure present, level topography and the limited height of development within the site means it contributes to a sense of openness between Basildon and Wickford.

Surrounding land uses

To the north is plotland-style development within Nevendon fronting Meadow Way and the Chase (generally single storey properties set within well vegetated plots), with the residential areas of Wickford some 390m beyond. To east and west is grazing land divided into medium-sized fields with some open and some hedge boundaries.

Beyond the A127, to the south-east, is the Burnt Mills Industrial Estate with associated large sheds; to the south-west is further agricultural land.

There are various commercial outlets fronting the A127, including a petrol filling station and former roadside café, a further roadside café and hardstanding, retail outlets and the Dick Turpin public house to the east of the site at the junction with Cranfiled Park Road.

Hovefields and Honiley Neighbourhood Area, Wickford

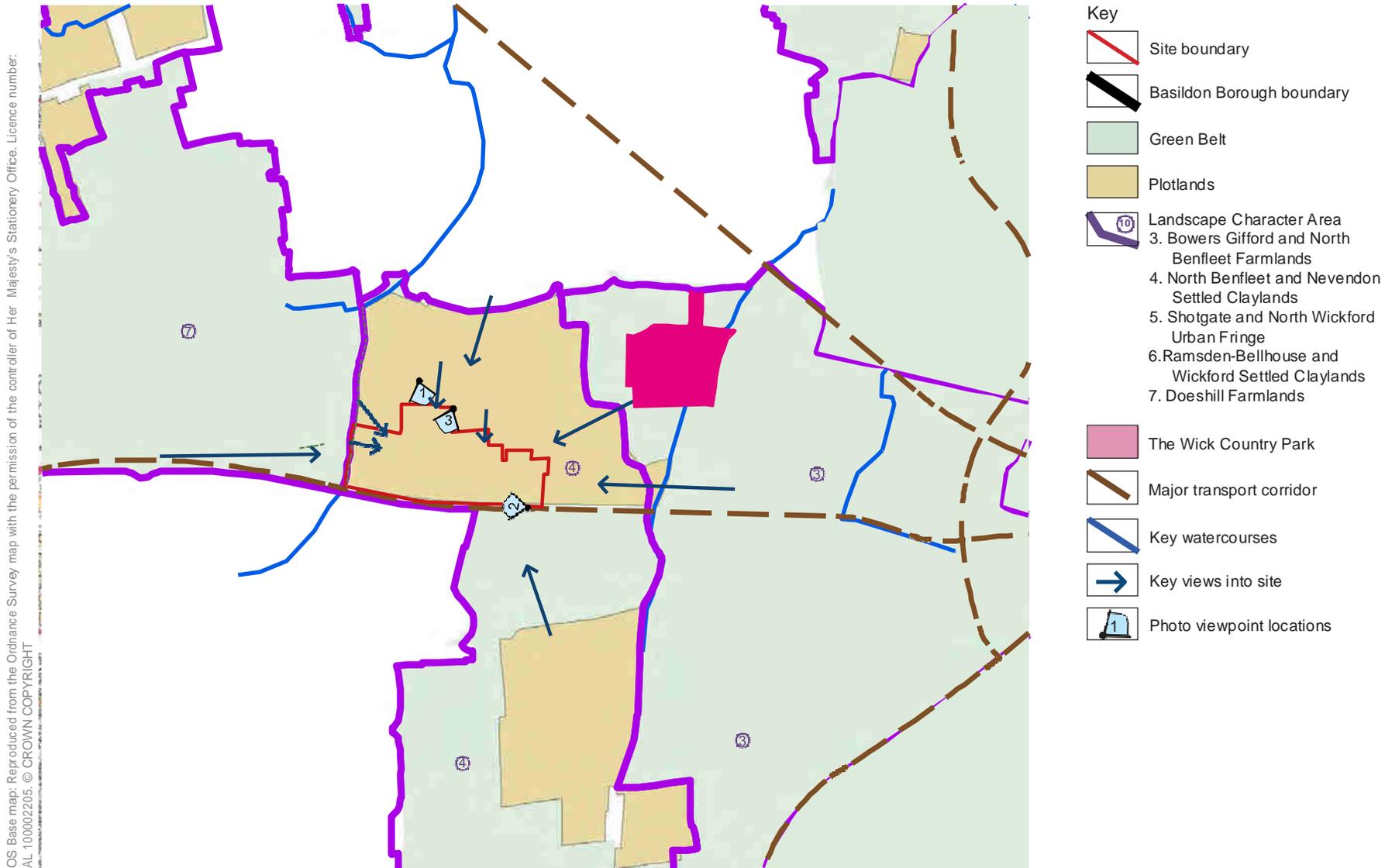


Figure 2: Landscape and visual context

Hovefields and Honiley Neighbourhood Area, Wickford



Photo 1.1 - View south towards site from southern end of Upper Park Road



Photo 1.2 - View north west towards site from A127

Hovefields and Honiley Neighbourhood Area, Wickford

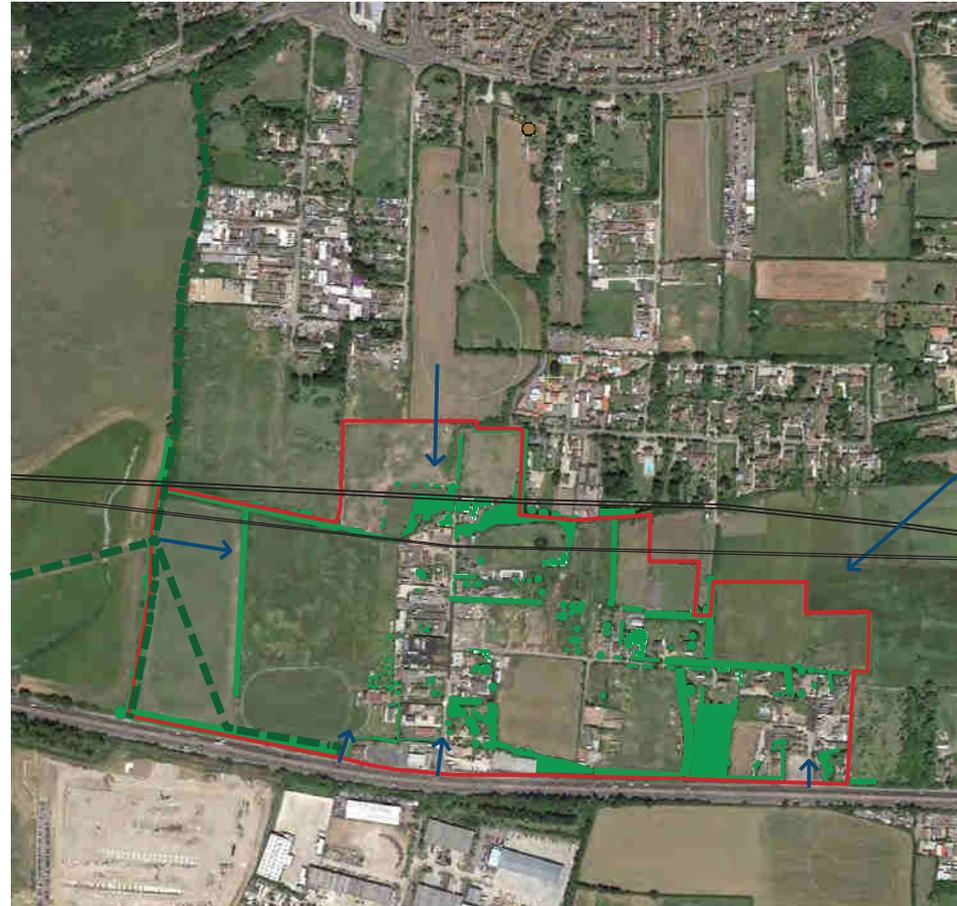


Photo 1.3 - View south across site from western end of meadow way

Site analysis

Key site features and characteristics

- Small rectilinear plots.
- Some hedged/vegetation network.
- Areas of unmanaged scrub.
- Enclosure provided by hedges, scrub and tall and prominent boundary treatments.
- Single storey structures in a variety of styles and materials with extensive areas of hardstanding.
- A public footpath follows the western boundary, with a spur crossing the south-western corner of the site.
- Network of unadopted and partly surfaced roads and lanes.
- An east-west line of pylons and overhead cables cross the northern portion of the site



- Key
- Site boundary
 - Public footpaths
 - Key views into site
 - Grade II Listed Buildings
 - Key watercourses
 - Key vegetation on site
 - Key slopes
 - Electricity lines

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Figure 3: Site analysis

Contribution to the Green Belt purposes

Site 36 includes the south-western portion of Area 45 of the Basildon Borough Green Belt Review 2015. Area 45 extends to the north and the east to encompass an area bound by the A127 Southend Arterial Road to the south, Cranfield Park Road to the east and north; the western boundary is formed by a public footpath linking the A127 with the A132 Nevendon Road.

The Review makes the following recommendation in regards to Area 45's contribution to the Green Belt purposes:

"This area contributes to preventing neighbouring towns from merging into one another and should remain as Green Belt.

The area provides opportunity to enhance the open views across the landscape by putting the appropriate management schemes in place. This could enhance the recreational activities in the area through improvement of the PRoW network and promote the area for its history and biodiversity. Hedgerows and trees could be planted in the area to improve the visual appearance of it and enhance the rural nature as well as help screen existing development."

With regard to Purpose 2 (to prevent neighbouring towns from merging into one another), the comments note:

"The area is adjacent to the town of Wickford in the north and the town of Basildon in the south which are both considered for this purpose. It is a large area of land and whilst there is sporadic development across the area it plays a critical role in preventing these two neighbouring towns from merging."

Site 36 occupies a significant position of and shares most of the characteristics of the wider Area 45 and so it is considered that it makes a similar contribution to the Green Belt purposes.

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Likewise, Site 36 occupies the south-western portion of Area 45 of the Green Belt Landscape Capacity Study. As a whole, Area 36 was assessed as having a medium to low sensitivity and a Medium relative landscape capacity to accommodate development; its capacity being limited by the potential for development to compromise the separation of Wickford and Basildon and the identity of Nevendon.

Site sensitivity

Having regard to the findings of the Green Belt Review 2015, and mindful of the importance of the site in maintaining the separation of Wickford and Basildon, it is considered that it has, generally, a high sensitivity to accommodate development. The northern-most portion has a better relationship to the established development at Nevendon and there may be potential for small scale, low density infill development here.

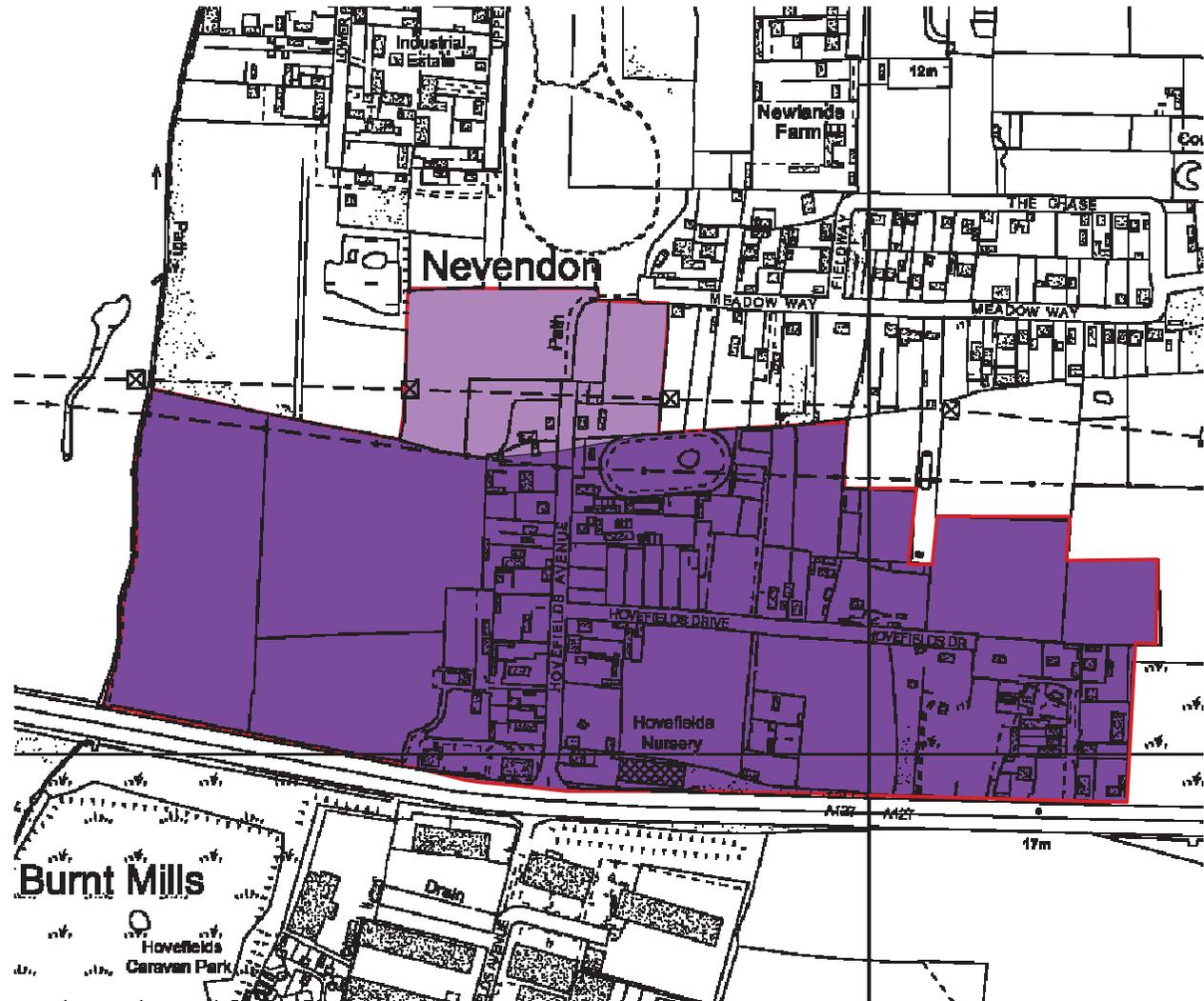


Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

The greater portion of the site, e.g. south of a line approximating to the line of telegraph poles and as illustrated on Figure 4 should not be subject to any further infill development in order to maximise the sense of separation between settlements.

The existing vegetation structure and individual trees should be retained and be protected in order to provide a framework into which any new development might be inserted.

Potential development areas

There is some potential for some small-scale low density infill residential development within the northern-most extent of the site without compromising the overall sense of separation. Any development would need to respect and respond to the existing plot and vegetation structure.

Any development would need to be accessed from the central Oak Lane spine, via Oak Road. Any upgrade of the southern section of Oak Lane and any necessary new junction to connect with the A127 would not be appropriate in landscape terms.

Such development would need to be accessed from Meadow Way and relate to the existing building lines in this location.

Restrictions and way leaves relating to the pylon run will constrain the scope and extent of development within this area. However, there may be potential for public open space provision here and opportunities for the creation of a new footpath link from the public footpath on the western boundary to Meadow Way. Such route should be contained within a generous green corridor.

Qualities/features to be safeguarded

- Historic plotland structure.
- Vegetation framework and boundary hedges.
- Individual trees.
- Amenity of public footpaths

Development guidelines

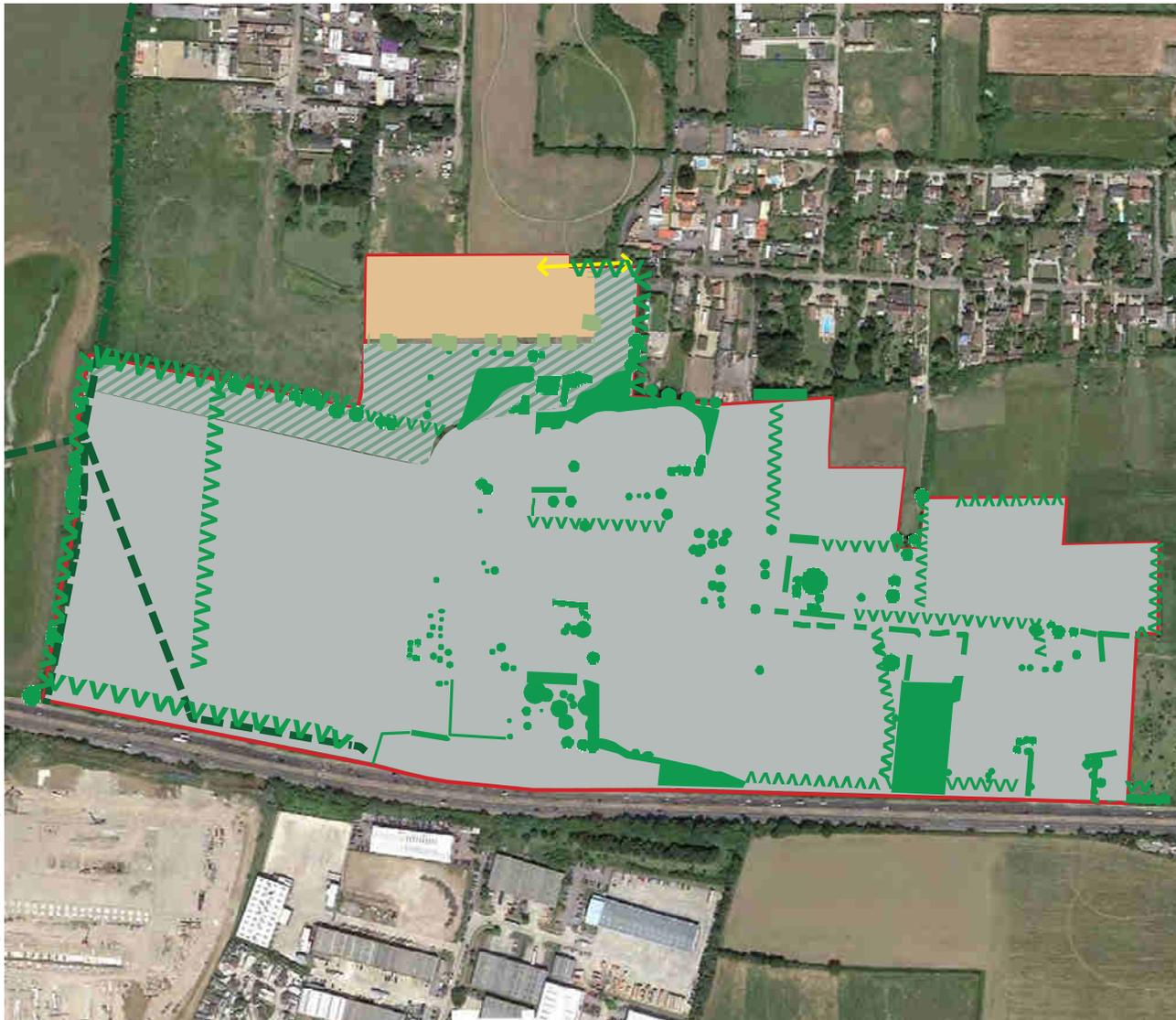
- One storey high.
- Typical density < 25dph.
- Layout to respect historic plotlands layout and vegetation framework.
- Offsets/buffers to be provided to public rights of way and future footpaths

Opportunities for landscape mitigation

- Retain, protect and where appropriate enhance the existing vegetation framework.
- Create a new pedestrian link from the western boundary of the site to Meadow Way.
- Provide green buffer to public footpaths.
- Utilise the narrow linear field as public open space.

Summary of development potential

<p>Total Site area: 35.6 ha Area of site with development potential: 1.7ha Approximate number of dwellings at 20dph: 34</p>
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- Key
-  Site boundary
 -  Existing public footpath
 -  Key watercourses
 -  Key existing vegetation to be retained
 -  Key hedgerows to be retained
 -  Area with potential for development
 -  Area not recommended for development (to remain in current land use)
 -  Area not suitable for development (suitable for open landscape uses)
 -  Key connections
 -  Key frontages
 -  Landscape mitigation measures

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Figure 5. Development potential