

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road

Site location and description

Area of sloping and undulating farmland located between East Billericay and South Green. Greens Farm Lane forms the western boundary and Outwood Common Road the southern and eastern boundary. The northern part of the eastern boundary is formed by the rear gardens of properties on Morris Avenue. The northern boundary is formed by existing development at Beverly Rise and The Rising. The area comprises a series of small to medium scale fields. Snails Hall Farm is located within the southern corner containing the Grade II Listed Sames Cottage. Some of the existing housing adjacent to the site is prominent e.g. Green Farm Lane. However, vegetation adjacent to housing areas is generally in good condition. There are no designations in the area or public rights of way.

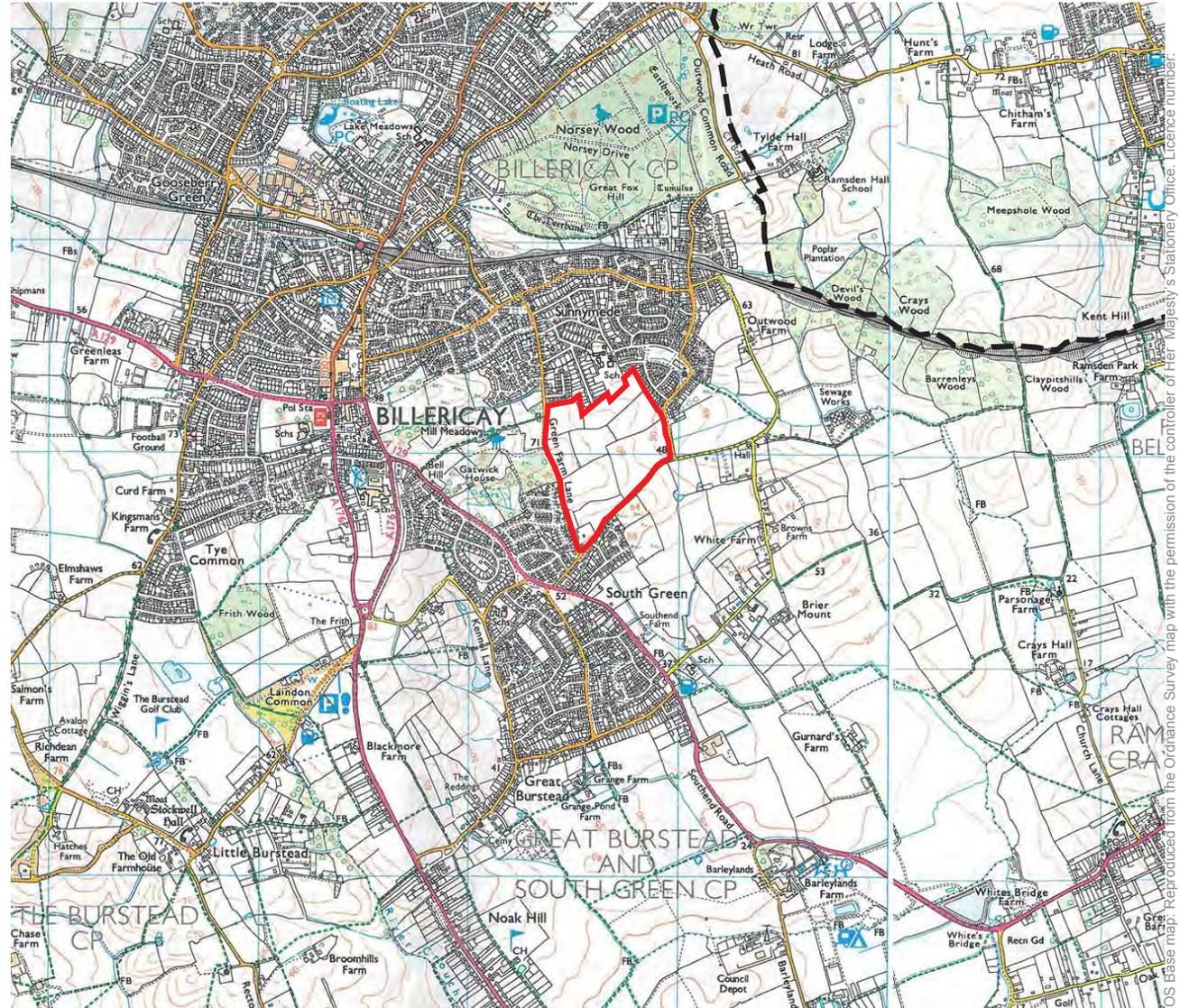


Figure 1: Site location

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road

Landscape and visual context

Landscape character area

LCA 10 East Billericay Wooded Hill and Ridges - An area of wooded farmland on hills and ridges located to the east of Billericay.

Local landscape features

- Elevated and prominent slopes free from development
- Ancient meadow system and mature woodland within Mill Meadows Nature Reserve
- Ancient Woodland at Norsey Wood
- Small-medium sized fields separated by network of mature hedges with numerous hedgerow trees
- Green finger of land extending east from Mill Meadows forming a separation between Billericay and South Green and framing the southern edge of Billericay in views from the wider landscape
- Irregular field pattern of medieval origin
- Long distance panoramic views towards Basildon and the Langdon Hills

Visual context

The site has no public rights of way across it and views of the site from local roads are partially screened by vegetation around the edge. Views into the site from Outwood Common Road and Greens Farm Lane are possible through breaks in vegetation and as filtered views where the understorey is weak. The prominent slopes to the central western side of the site are visible in distant views from the south and contribute to the rural setting of Billericay. This includes views from Wash Road and the public footpaths to the north of Steeple View/Noak Bridge. The elevated slopes

visually contain the lower lying parts of the site in wider views, particularly areas to the north-west, north-east and the southern corner.

From within the site, the elevated central parts provide fine long distance panoramic views south across the Crouch Valley to Basildon. The wooded Langdon Hills are a feature on the horizon as well as tall structures in Basildon such as The Onion water tower.

Wider views to the north-east are contained by dense blocks of Ancient Woodland including Crays Wood and Devil's Wood. Outwood Common farmhouse set on an elevated position is a noticeable feature amongst the trees. In views north back towards the southern edge of Billericay/Sunnymede, housing is seen rising up the slope. However, trees break up the massing of development and Norsey Wood provides a strong wooded skyline. In the lower lying areas of the site views are contained by mature trees and hedgerows defining the field pattern; the built edge of the settlement is generally well screened.

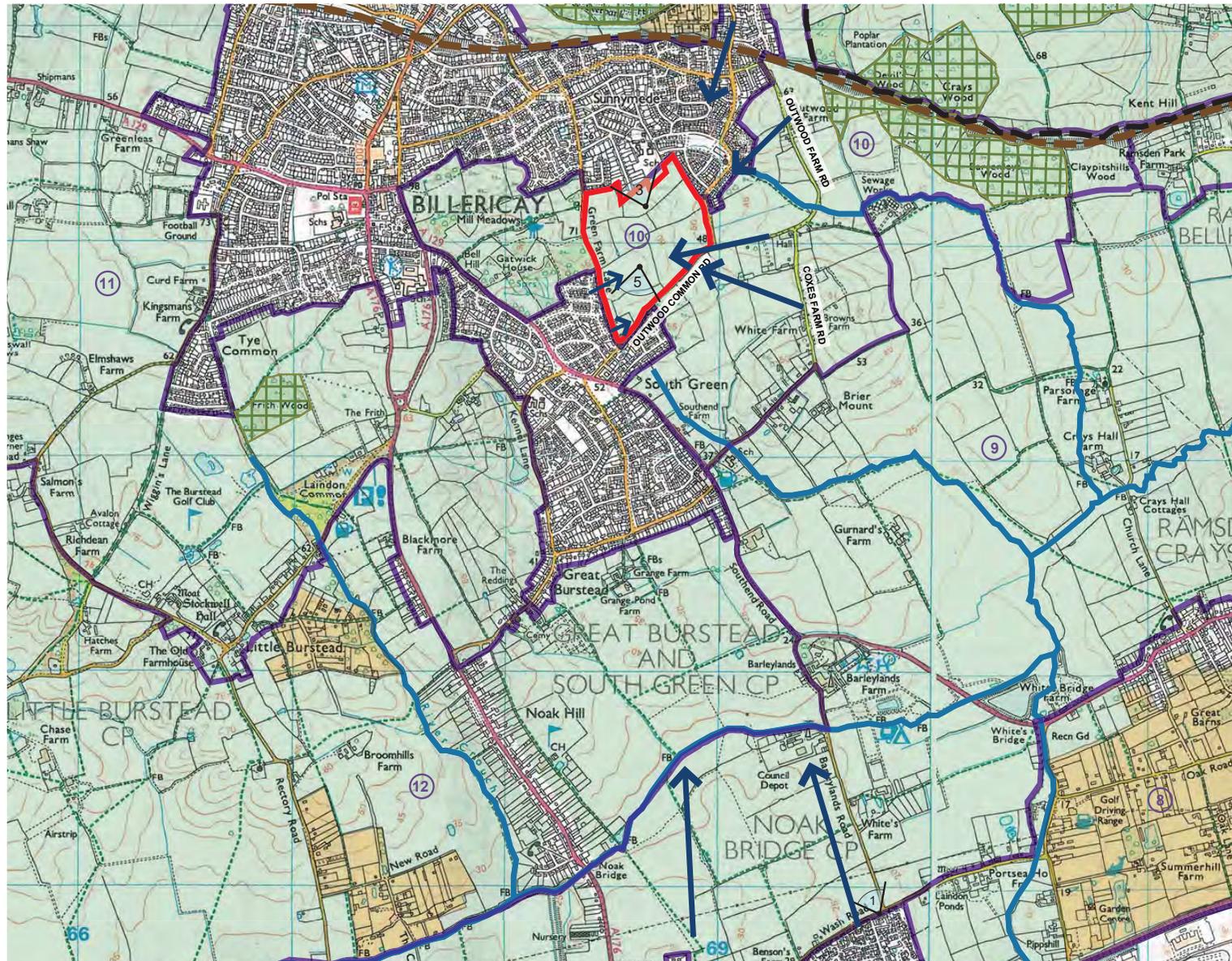
Surrounding land uses

To the east the site is bordered by a large area of open arable land and pasture with occasional scattered dwellings and some small woodland blocks. This extends east towards Wickford and south towards Basildon. Mill Meadows Nature Reserve is located to the west interspersed with woodland and streams and set on elevated hills and ridges. To the north, the site is bordered by Sunnymede – an existing area of residential development in Billericay. Sunnymede Infant &

Junior School and playing fields is located directly adjacent to the northern boundary of the site. Further residential development in South Green is located to the south. The site is part of an important green finger extending east from Mill Meadows providing separation between these two areas of built development.

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road

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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 views towards site
 -  Key watercourses
 -  Photo location points
(further locations shown on Figure 3)

Figure 2: Landscape and visual context

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road



Photo 6.1 - View north from Wash Road



Photo 6.2 - View south from within the site across the southernmost field

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road



Photo 6.3 - View north from within the site towards the urban edge of Sunnymede/ Billericay



Photo 6.4 - View east from within the site

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road



Photo 6.5 - View looking south from elevated part of site towards the northern edge of Basildon



Photo 6.6 - View east from Green Farm Lane

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road

Roadside vegetation to
Outwood Common Road



Photo 6.7 - View north-east from gardens at Snails Hall Farm

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road

Site analysis

Key site features and characteristics

- Mature tree lined hedgerow structure, underlying hedgerow fragmented in parts
- Elevated and prominent sloping topography providing containment to lower lying areas
- Views to elevated parts of the site from the edge of Basildon and public rights of way to the north
- Currently no public access across site
- Long distance panoramic views across the Crouch valley from elevated western parts
- Forms part of an undeveloped green finger of land between built up areas of South Green and Sunnymede/ Billericay
- Partial views towards site from dwellings in Sunnymede
- Sames Cottage – Grade II Listed Building
- Mature and semi-mature trees in grounds to Snails Hall Farm/ Sames Cottage

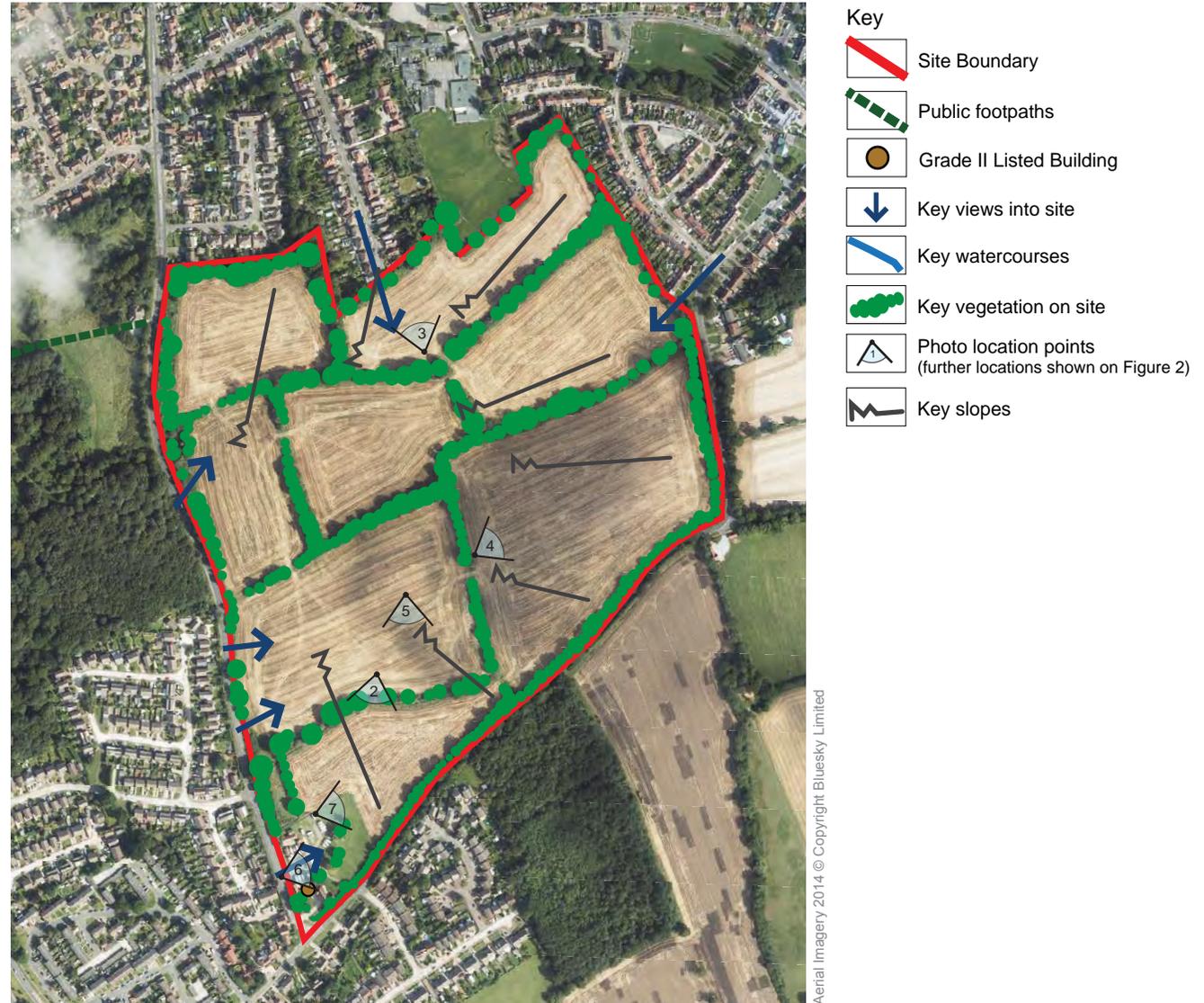


Figure 3: Site analysis

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 6 is the same as Area 29 in the Green Belt Landscape Capacity Study other than a small piece of land to the northern boundary within Sunnymede Infant & Junior School which is included in Area 29 but not Site 6.

Area 29 as a whole was assessed as having a No/Very Low relative landscape capacity rating. This was particularly due to the prominent sloping topography causing some parts to be widely visible from the surrounding rural landscape. The role the site plays in preventing the merging of built up areas in South Green and Billericay was also identified as a sensitive characteristic of the Area.

Site sensitivity

The site characteristics identified for Area 29 extend across most of the site. However, the undulating topography and presence of mature trees results in some parts of the site being visually contained by intervening landform in views from the wider landscape. The fields on the north-west side of the site and the field on the far south of the site are considered to be less sensitive due to their increased visual containment. These areas also have a direct association with the existing built edge of Sunnymede and South Green. The central elevated landform is the most important and sensitive part of the site both in terms of its visual prominence and its role in retaining the sense of separation between these two areas.

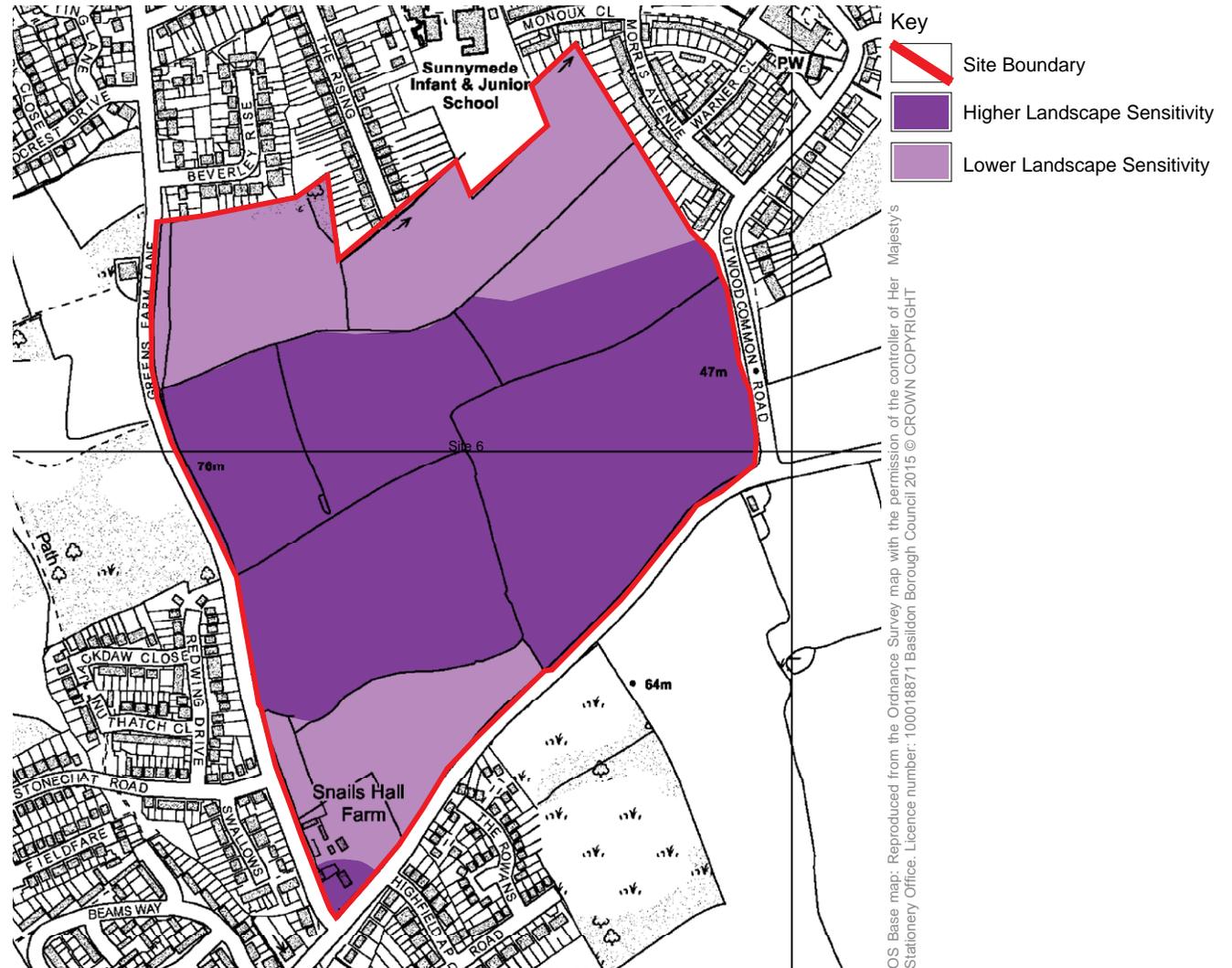


Figure 4: Landscape sensitivity

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road

Recommendations

Key landscape areas to be protected/retained

The Listed Sames Cottage and associated grounds at Snails Hall Farm should be retained to the south of the site. The central elevated strip of undeveloped landscape should also be retained in agricultural use if possible. This area is widely visible from the surrounding landscape and it is part of an important green finger of undeveloped rural land between South Green and Sunnymede/ Billericay. Development of this area would be prominent in views from the rural area to the south and effect the setting of Billericay. The existing sense of separation between South Green and Sunnymede/ Billericay would also be compromised and development would have significant adverse effects on the East Billericay Wooded Hills and Ridges LCA.

Potential development areas

The lower lying fields to the north and south have potential to be developed without causing significant adverse landscape and visual effects. These parts of the site are less visible from the rural landscape to the south and are associated with the existing built edges of South Green and Sunnymede/ Billericay. Development in this location could form an appropriate extension to these areas of settlement whilst retaining the important green finger of undeveloped land which extends to the east and west.

Qualities/features to be safeguarded

- Structure provided by field boundary hedgerows and mature trees
- Tree and shrub belt adjacent Outwood Common Road and Greens Farm Lane
- Trees providing visual containment/ setting to Sames Cottage

Development guidelines

- 2 – 2.5 storey high
- Typical density 30-40dph
- Create development frontage along Greens Farm Lane forming continuation of existing development line
- Create new development frontage to Outwood Common Road
- Detached, semi-detached or short terraces
- Utilise existing breaks in roadside vegetation for key connections between existing and proposed development areas

Opportunities for landscape mitigation

- Strengthen the field boundaries adjacent to the central retained open landscape to form a strong edge to development
- Potential for a band of open space to enclose edge of built development located on the lower parts of the eastern field corresponding with existing settlement patterns to the east

Potential for renewable energy production

Limited potential for renewable energy production on account of the limited space for built development and the importance and prominence of the green finger of elevated undeveloped land.

Summary of development potential

Total Site area: 29.2 ha

Area of site with development potential: 8.5 ha

Approximate number of dwellings at 35dph: 297

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road



Key

-  Site Boundary
-  Key existing vegetation to be retained
-  Existing hedgerow to be retained
-  Watercourses/ waterbodies
-  Area with potential for development
-  Area not recommended for development (to remain in current land use)
-  Area not recommended for development (suitable for open landscape uses)
-  Key connections
-  Key frontages
-  Landscape mitigation measures

Figure 5: Development potential

100m 

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Site location and description

A rectangular area of arable land, pasture and woodland on sloping land to the south of Billericay and Tye Common residential area. The land slopes from the north-east to the south-west from the built edge of Billericay. The area comprises medium sized arable fields, meadow fields, a small number of residential properties facing Laindon Road and Frith Wood, a mature woodland block of woodland designated as a Local Wildlife Site. The site is bordered to the north by existing residential development and to the north-west by Frithwood Lane. The remaining western boundary and southern boundary follows the wooded edge of Frith Wood and Laindon Common. The A176 runs south from Billericay to Basildon on the eastern boundary. The ancient rectilinear field patterns to the south remain intact while some of the hedgerows along the irregular field boundaries have become fragmented. A public footpath crosses the site diagonally to the north-west corner following a drainage channel and boundary hedge.

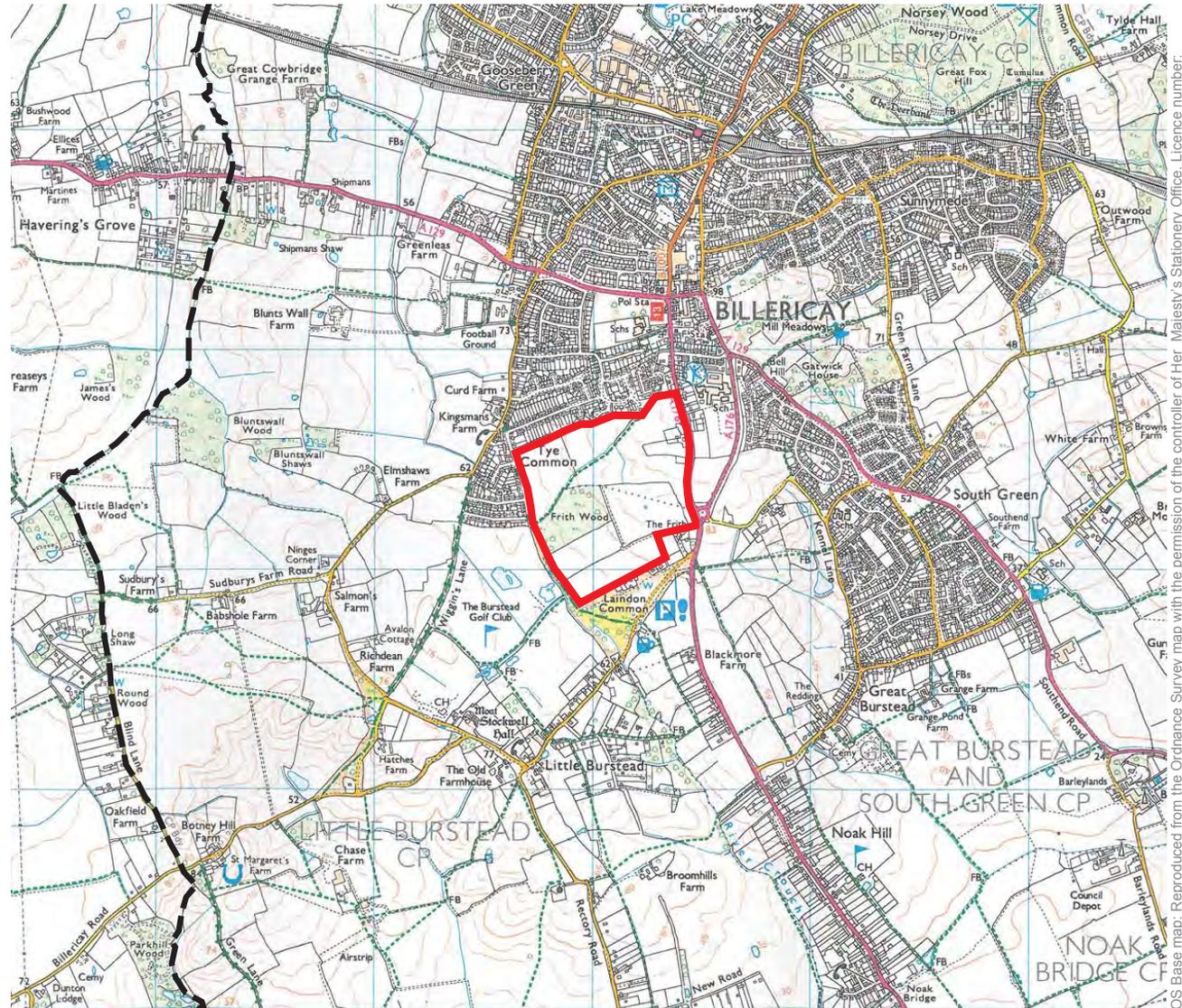


Figure 1: Site location

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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 and encompassing Little Burstead and Laindon Common.

Local landscape features

- Frith Wood – Ancient Woodland and Local Wildlife Site
- Laindon Common Local Wildlife Site
- Mature tree belts bordering areas of existing residential development and individual properties
- Roadside hedgerows e.g. along Frithwood Lane and Laindon Road (fragmented) and occasional mature oak trees
- Network of public rights of way connecting Billericay to Little Burstead and areas of common land
- River Crouch and associated springs

Visual context

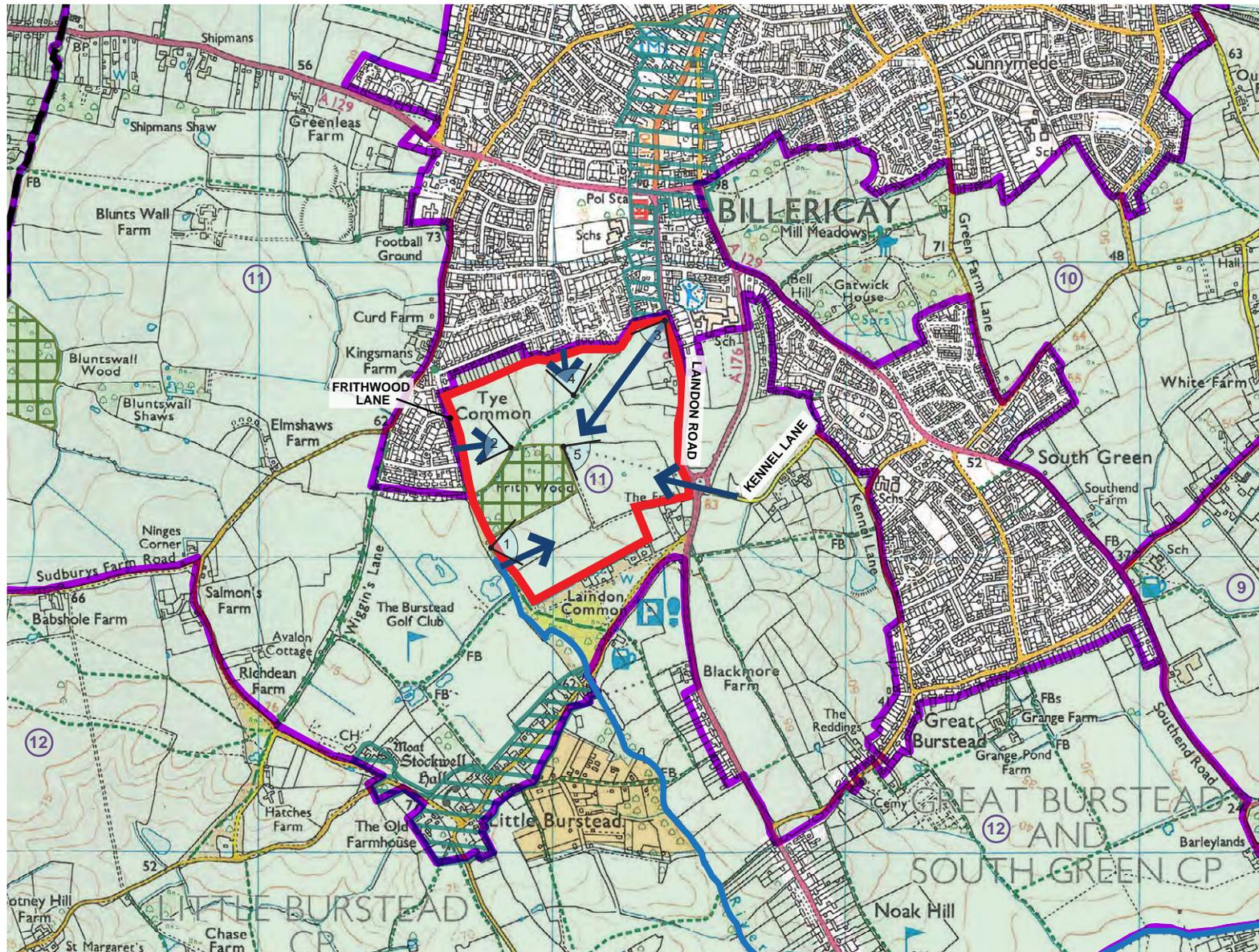
The site is partially open to view from the public footpath through the north-west corner of the site, public rights of way through Laindon Common and the pavement along the A176. The southern half of the site is less accessible from public rights of way and field boundary vegetation prevents views across the entire area. Views from vehicular users on Frithwood Lane and the A176 are largely filtered by roadside hedgerows. There are views towards the edge of the site from Kennel Lane. In the wider landscape the site has visual containment to the north and east by the urban edge of Billericay and the vegetated path of the A176. To the south and south-west dense blocks of woodland and tree belts within Laindon Common, Frith wood and

enclosing the Burstead Golf Club also provide visual enclosure. However, elevated parts of the site are partially visible in long distance views from the wider landscape to the west and south seen against the existing urban edge of Billericay. This includes glimpsed views from the northern edge of Basildon looking across the Crouch valley from Wash Road. The most elevated part of the site is the north-east corner of the site, which provides long distant views to the west. There is a wooded skyline to these views of the wider landscape.

Residential properties partially overlook fields to the west and north and the developed edge of Billericay is seen in views from the public footpath crossing the site.

Surrounding land uses

To the north and north-east the site is contained by the existing residential development of Tye Common. The south and south-western sides abut Laindon Common with mature woodland. A further branch of Billericay extends beyond the site to the east with a small area of small-scale mixed farmland in the intervening area. The A176 connecting Billericay and Basildon runs along the eastern boundary. To the south-west the land is occupied by the Burstead Golf Club. To the south is the small village of Little Burstead, an area of plotlands and open farmland that separates Billericay and Basildon. Further south is Noak Hill, an area of residential ribbon development along the A176 that extends south towards Basildon.



Key

-  Site Boundary
-  Basildon Borough Boundary
-  Green Belt
-  Plotlands
-  Conservation Area
-  Ancient and Semi-Natural Woodland
-  Landscape Character Area
9: Upper Crouch Valley Farmlands
11: West Billericay Wooded Farmlands
12: Burstead Sloping Farmland
13: Dunton Settled Claylands
-  Key views towards site
-  Key watercourses
-  Photo location points

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Figure 2: Landscape and visual context

Site 7

Land east of Frithwood Lane, Billericay

Laindon
Road/A176

Residential property
within site



Photo 7.1 - View east from bridleway within Laindon Common

Footpath along the
edge of Frith Wood

Tree belt along
Wiggin's Lane

Houses on
Frithwood Lane

Roadside hedgerow
to western boundary



Photo 7.2 - View from public footpath within the site looking south-west

Site 7

Land east of Frithwood Lane, Billericay



Photo 7.3 - View from Laindon Road adjacent to north-east corner of the site looking south-west



Photo 7.4 - View from public footpath within the site looking north

Site 7

Land east of Frithwood Lane, Billericay

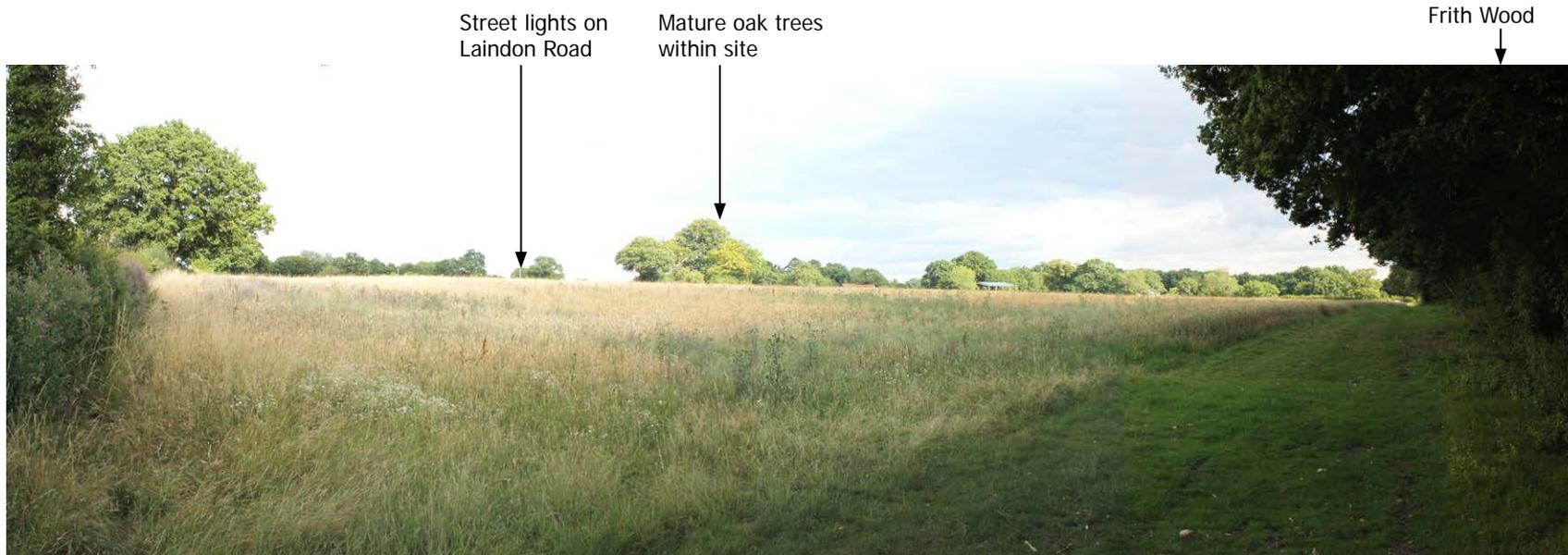


Photo 7.5 - View east from within the site

Site analysis

Key site features and characteristics

- Extensive views of countryside looking west from elevated north-east corner of the site
- Enclosure provided by dense woodland blocks at Laindon Common and Frith Wood (both designated Local Wildlife Sites)
- Mature vegetation surrounding individual properties on the A176 and to the rear of properties on Scrub Rise
- Slope across the site from north-east to south-west, with the north-east corner elevated from the surrounding landscape
- Traffic movement along A176 Laindon Road
- Roadside hedgerow to Frithwood Lane and A176 Laindon Road
- Part of a band of intervening farmland and recreation land separating Billericay from Little Burstead
- Open views to parts of site from public footpath crossing the north-west corner
- Filtered views in from public rights of way through Laindon Common
- Scattered mature oak trees
- Internal field boundaries partially fragmented with irregular field patterns
- Clear views from residential properties to the west and north



Figure 3: Site analysis

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 7 combines parts of Areas 12A and 12B from the Green Belt Landscape Capacity Study. Laindon Common, Frith Farm and the individual residential properties along Laindon Common Road are not included in the site.

Area 12A was assessed as having a Low relative landscape capacity rating. This was particularly due to the elevated sloping landform. Area 12B as a whole was assessed as having a No/Very Low relative landscape capacity rating. This was again particularly due to the elevated landform, but also influenced by the openness to view from public rights of way within and adjacent to the site, the limited relationship with the existing Billericay urban edge and the impact development would have on the separation between Billericay and Little Burstead.

Site sensitivity

Within Site 7, the triangular area to the north-west of the site is considered to be of slightly lower sensitivity than the rest of the site. This area is directly associated with existing residential development along Frithwood Lane and Scrub Rise. The area has greater containment in views from the wider landscape due to Frith Wood and surrounding existing residential development. Frith Wood, an actively managed Ancient Woodland adjacent to this area is a sensitive feature of the site and the area immediately around is therefore considered to be of higher sensitivity. The north-eastern corner of the site is also of higher sensitivity on account of its elevated position and increased visibility in the landscape. The linear fields to the south-west are also

considered to be sensitive due to their disconnection from the existing urban edge of Billericay. Development of this area would compromise the separation between Billericay and Little Burstead.

Key

-  Site Boundary
-  Moderate Landscape Sensitivity
-  Lower Landscape Sensitivity

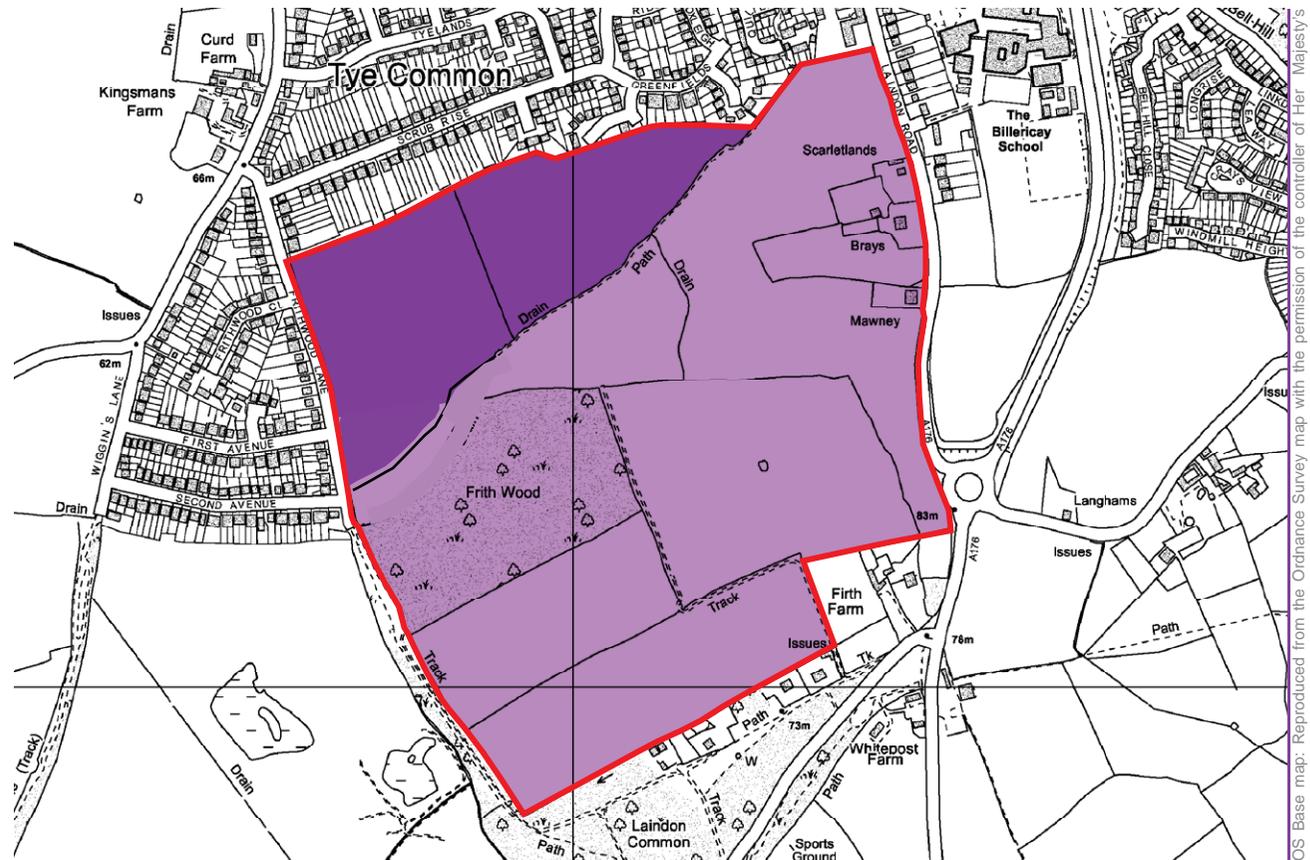


Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

The elevated landscape to the north-east corner of the site should be retained as agricultural landscape with existing occasional dwellings. This area is widely visible from the public footpath route and provides long distance views across the countryside to the south-west. The linear fields to the south of Frith Wood and north of Laindon Common should also be retained as open farmland. Development of this area would significantly compromise separation between Little Burstead and Billericay and would be uncharacteristic to this part of the West Billericay Wooded Farmlands.

Frith Wood Ancient Woodland should be retained for its landscape and ecological value and the visual containment it provides to part of the Billericay settlement fringe. Any proposed development would need to be sufficiently offset from this area so as not to cause any disturbance to the value of the woodland.

Potential development areas

The north-western corner of the site, framed by Frithwood Lane and Scrub Rise has the potential to be developed without causing significant adverse landscape and visual effects. This part of the site has good visual containment provided by Frith Wood, surrounding residential areas and mature field boundary vegetation. Development in this location could form an appropriate extension to development on Frithwood Lane, Scrub Rise and Greenfields, without causing significant harm to the Green Belt to the south-east.

Highways improvements for the site may include a new road through the site between Laindon Road and Tye Common Road. There may be further pockets of land between the road and existing development edge which may be suitable for development following selection of a preferred route for this road.

Qualities/features to be safeguarded

- Boundary hedgerow along Frithwood Lane
- Mature trees and hedgerows along field boundaries
- Public footpath route
- Frith Wood
- Elevated landscape to the north-east
- Agricultural landscape between Frith Wood and Laindon Common

Development guidelines

- 2 – 2.5 storey high
- Typical density 30-40dph
- Create development frontage along Frithwood Lane to soften the impact of development on to facing properties and to create an attractive development edge.
- Detached, semi-detached or short terraces
- Create landscape buffer to the south-east boundary strengthening the existing hedgerow
- Create open space buffer (minimum 15mwide) to south-west of development area adjacent Frith Wood

Opportunities for landscape mitigation

- Reinforce vegetation on the south-eastern boundary

to form a strong edge of development

- Create a landscape buffer adjacent to south-west providing public open space for the development, preserving amenity value of public footpath route and keeping built development away from Frith Wood. There is potential to extend the woodland in to this area.
- Provide attractive interface between existing and proposed residential development to attenuate impacts on views from existing houses

Potential for renewable energy production

There is limited potential for renewable energy production in this location on account of the scale of the landscape and the need to preserve the rural character of the large extent of the site.

Summary of development potential

<p>Total Site area: 51.4 ha</p> <p>Area of site with development potential: 9.3 ha</p> <p>Approximate number of dwellings at 35dph: 325</p>
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Figure 5: Development potential

100m 

Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay

Site location and description

The Site consists of a series of small to medium irregular shaped arable fields separated with fragmented low clipped hedgerows and occasional mature trees. It is a gently sloping area with no marked landforms. It is located to the west of Billericay with the railway line forming the northern boundary and London Road (A129) forming the southern boundary. In the south-east corner beyond the area boundary there is an area of residential development with a number of extensive mature rear gardens with numerous trees.

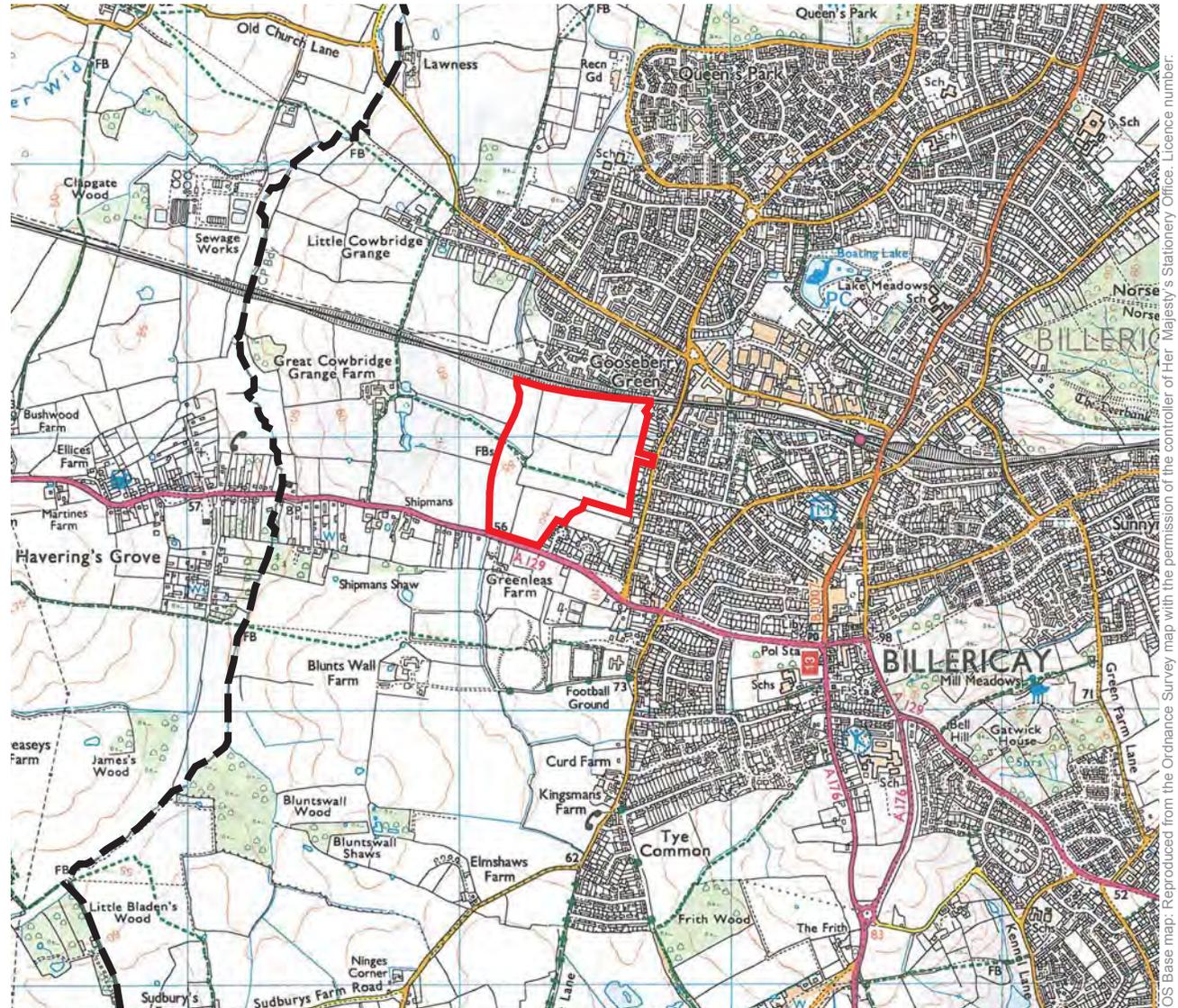


Figure 1: Site location

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Land west of Mountnessing Road, North of London Road and South of the railway line, 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

- Mature trees including tall poplars surrounding residential properties
- Low hedgerows to field boundaries (fragmented in places) and occasional mature oak trees
- Public footpath extending east-west between Mountnessing Road in Billericay and Great Cowbridge Grange Farm
- Drainage channels running parallel to field boundaries and tributary of the River Wid
- Raised railway embankment, with mature vegetation to parts (generally to the northern side of the railway tracks)
- Long distance views across agricultural land to wooded skyline to the west

Visual context

The public footpath route provides open views across the site, partially filtered by occasional mature trees. Views into the site can also be obtained from London Road to the south, through the break in houses on Mountnessing Road to the east, the railway line to the north and the public footpath route offset approximately 400m from the western boundary. From the west the site is seen rising up the slope with residential properties on Mountnessing Road and Courtlands partly visible where boundary vegetation is sparse.

Wider views to the north, south and east are screened by the railway line, mature vegetation to the south of London Road and built development in Billericay. Elevated properties on Mountnessing Road overlook the area and have views across open countryside to the west. There are framed views between properties from elevated parts of Bellevue Road, Station Road and Beaufort Road.

From within the site there are attractive views west across the West Billericay Wooded Farmlands and agricultural land between Billericay and Shenfield.

Surrounding land uses

To the north, the site is bordered by the railway embankment and Gooseberry Green – an existing area of residential development. To the south-east and east there is further existing residential development within Billericay including houses with extended mature rear gardens on Kenilworth Close, Courtlands and Mountnessing Road. The site is bound to the south by London Road A129, connecting Billericay with Shenfield and Brentwood. To the south of this are a small number of roadside residential properties, a plant nursery and cluster of recreation facilities including Billericay Cricket Club and Billericay Town Football Club. The wider landscape to the west consists of open farmland between Basildon and Brentwood. Dense blocks of woodland and tree belts form a wooded skyline in views. Ribbon development and small residential streets forming Havering Grove also lie to the west of the site.

Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay

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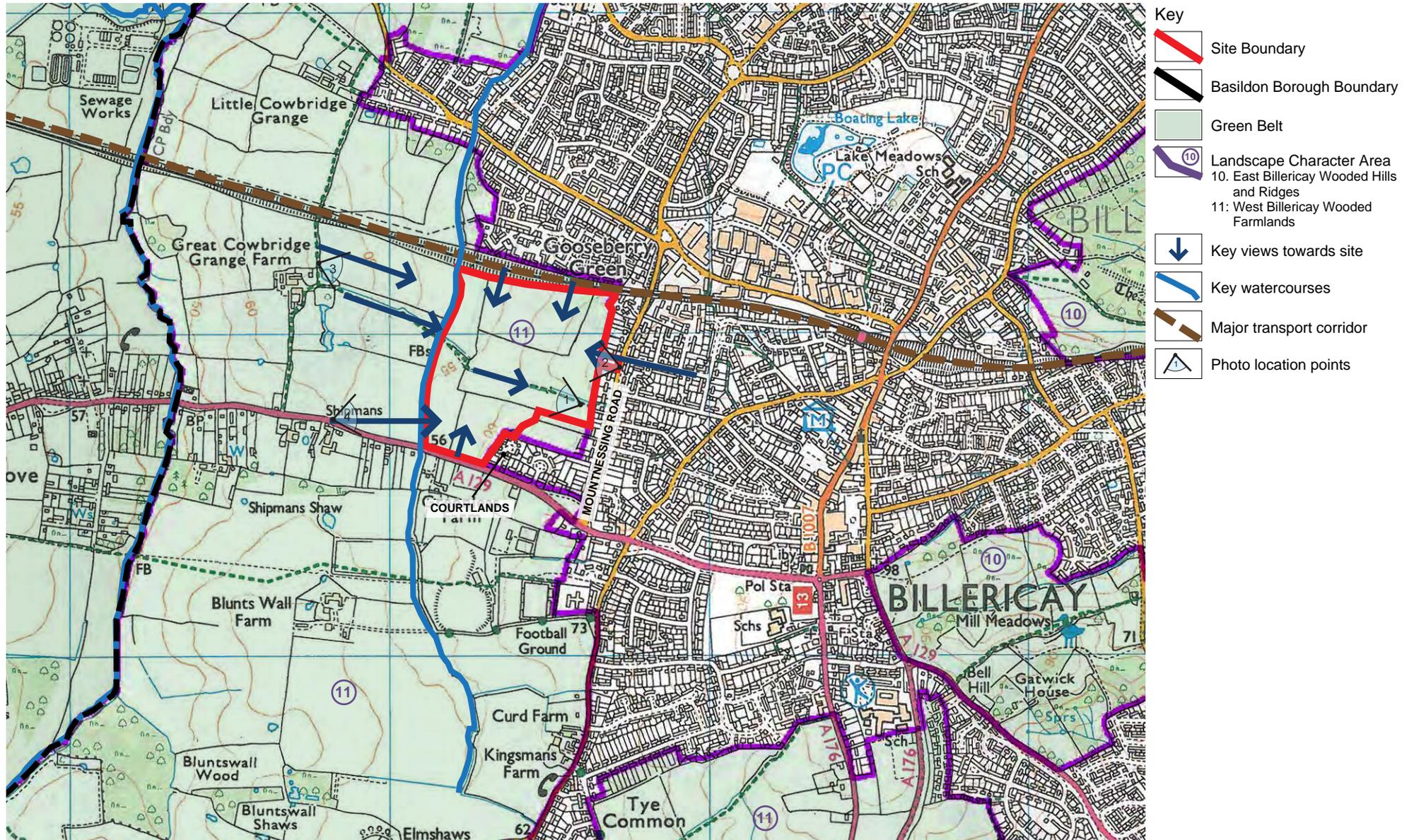


Figure 2: Landscape and visual context

Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay



Photo 8.1 - View from public footpath within the site looking west



Photo 8.2 - View through break in housing on Mountnessing Road looking west

Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay

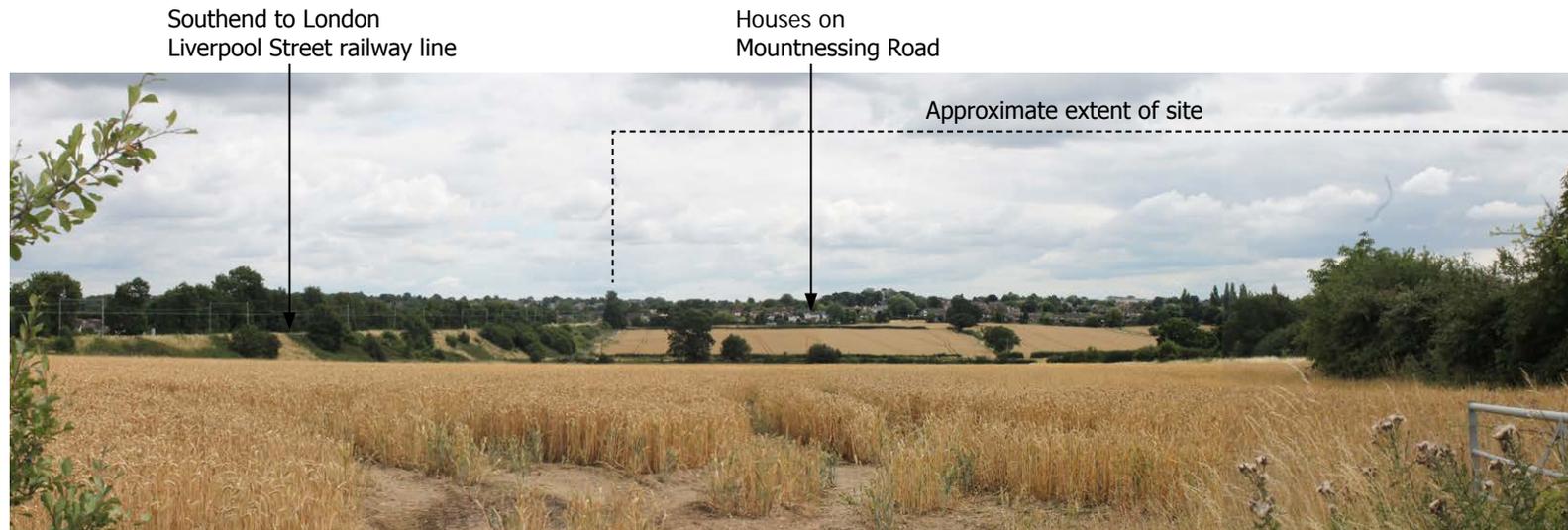


Photo 8.3 - View from public footpath to the north of Great Cowbridge Grange Farm looking east towards the site



Photo 8.4 - View from London Road/ A129 looking north-east towards the site

Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay

Site analysis

Key site features and characteristics

- Mature vegetation around extended rear gardens to properties on Mountnessing Road, Kenilworth Close and Courtlands
- Drainage ditches running parallel to field boundaries and public footpath and small stream along western boundary
- Long distance views across West Billericay Wooded Farmlands towards Brentwood. Wooded skyline to views.
- Moderate traffic noise and movement from the A129 London Road
- Gentle slope across site from east to west
- Scattered mature oak trees and low boundary hedgerows relating partly to historic coaxial field patterns
- Railway embankment and clear views across site from passing trains
- Open views from London Road on the approach to Billericay from the west
- Framed views through breaks in houses from Mountnessing Road, Bellevue Road, Station Road and Beaufort Road
- Small settlement of Havering’s Grove within Brentwood located in close proximity to the west with ribbon development extending east along London Road
- Partially exposed urban edge to Billericay, especially open views to houses on Courtlands

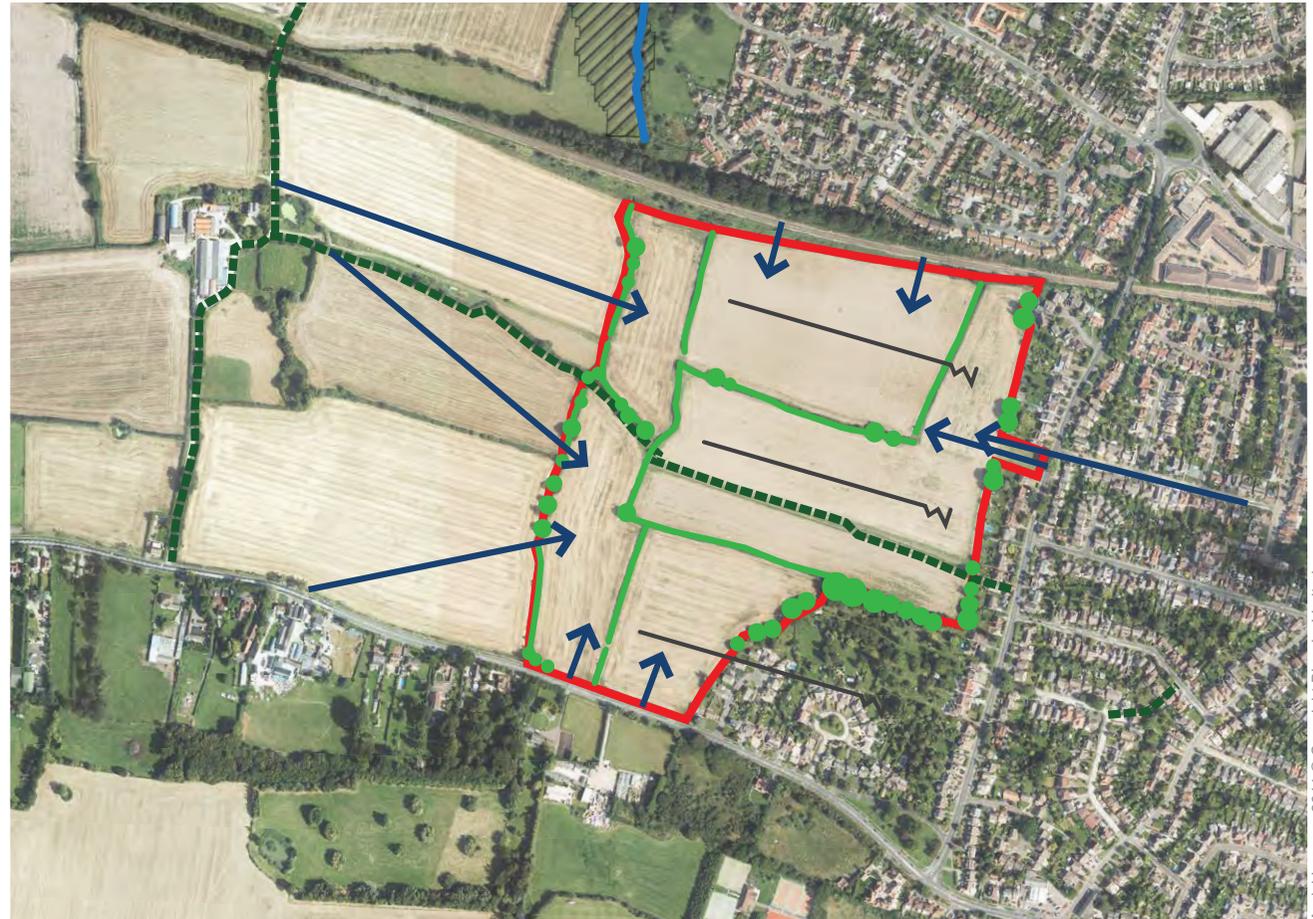


Figure 3: Site analysis

Key	
	Site Boundary
	Key watercourses
	Floodzone 2 (November 2014)
	Public footpaths
	Key vegetation on site
	Key slopes
	Key views into site

Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay

Recommendations

Key landscape areas to be protected/retained

The western fringe of the site and open southern field adjacent Courtlands should be retained as open farmland. This area is visible from parts of the surrounding landscape and plays a role in preserving separation between Havering's Grove and Billericay and providing the setting for Billericay. Development of this area would be highly visible on the approach to Billericay and have adverse landscape and visual effects on the West Billericay Wooded Farmlands.

The narrow central field should be kept free from built development due to its proximity to the A129. However, it does have the potential to accommodate open landscape uses such as allotment gardens or public open space which would provide a transition between a new urban edge and the agricultural landscape to the south and west.

Potential development areas

The eastern end of the site has potential to be developed without causing significant adverse landscape and visual effects. This part of the site is associated with the existing urban edge and development in this area with associated mitigation measures has the potential to provide an improved urban edge with a reduced impact on views from the west. Long distance views from the public footpath across the wooded farmland to the west would also be preserved. Development would be noticeable on the west facing slopes from the public footpath near Great Cowbridge Farm. However, mitigation planting would help to reduce its prominence and improve the existing settlement edge. Development in this location would not affect the sense of openness on the approach to Billericay on London Road and would relate to existing settlement patterns with adjacent development to the north of the railway line.

Qualities/features to be safeguarded

- Framework provided by low clipped hedgerows and mature oak trees
- Mature tree belts to the south-east corner to rear garden boundaries
- Views across wooded farmland to the west
- Public footpath route and drainage channel running parallel

Development guidelines

- 2 – 2.5 storey high (no higher than adjacent built development so as to retain the wooded skyline in views to Billericay from the west)
- Typical density 30-40dph
- Detached, semi-detached or short terraces
- Create development frontage to public footpath route forming an attractive edge to the settlement and improved gateway to Billericay

Opportunities for landscape mitigation

- Create landscape buffer along the western edge of development to screen/soften wider views from the west
- Retain public footpath route and drainage channel as a green corridor with views west across the West Billericay Wooded Farmlands
- Strip of land suitable for open land uses can incorporate screening to development and retain a semi-rural character to the settlement fringe. Potential use for allotment gardens, public open space or other community facilities.

Potential for renewable energy production

Limited opportunity for renewable energy production in this area due to the size of the site and the prominent location on the approach to Billericay from the west.

Summary of development potential

Total Site area: 24.8 ha

Area of site with development potential: 13.3 ha

Approximate number of dwellings at 35dph: 465

Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay



Key

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

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Figure 5: Development potential

100m 

Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdean Farm)

Site location and description

Area of plateau farmland to the south-east of Billericay comprising small scale arable fields and pastures divided by hedgerows and ditches with scattered trees. The area is bordered to the east by Wiggins Lane, a byway open to all traffic (BOAT) and on all other sides by Tye Common Road which curves around the site and connects Billericay to Little Burstead. The Little Burstead Conservation Area is located close to the south-eastern side of the site. The area includes a few isolated residential properties including Grade II Listed Salmon's Farm and a local farm shop. The site forms part of a large area of arable landscape which extends between Brentwood in the west and Billericay in the east. There are no ecological designations in the site.

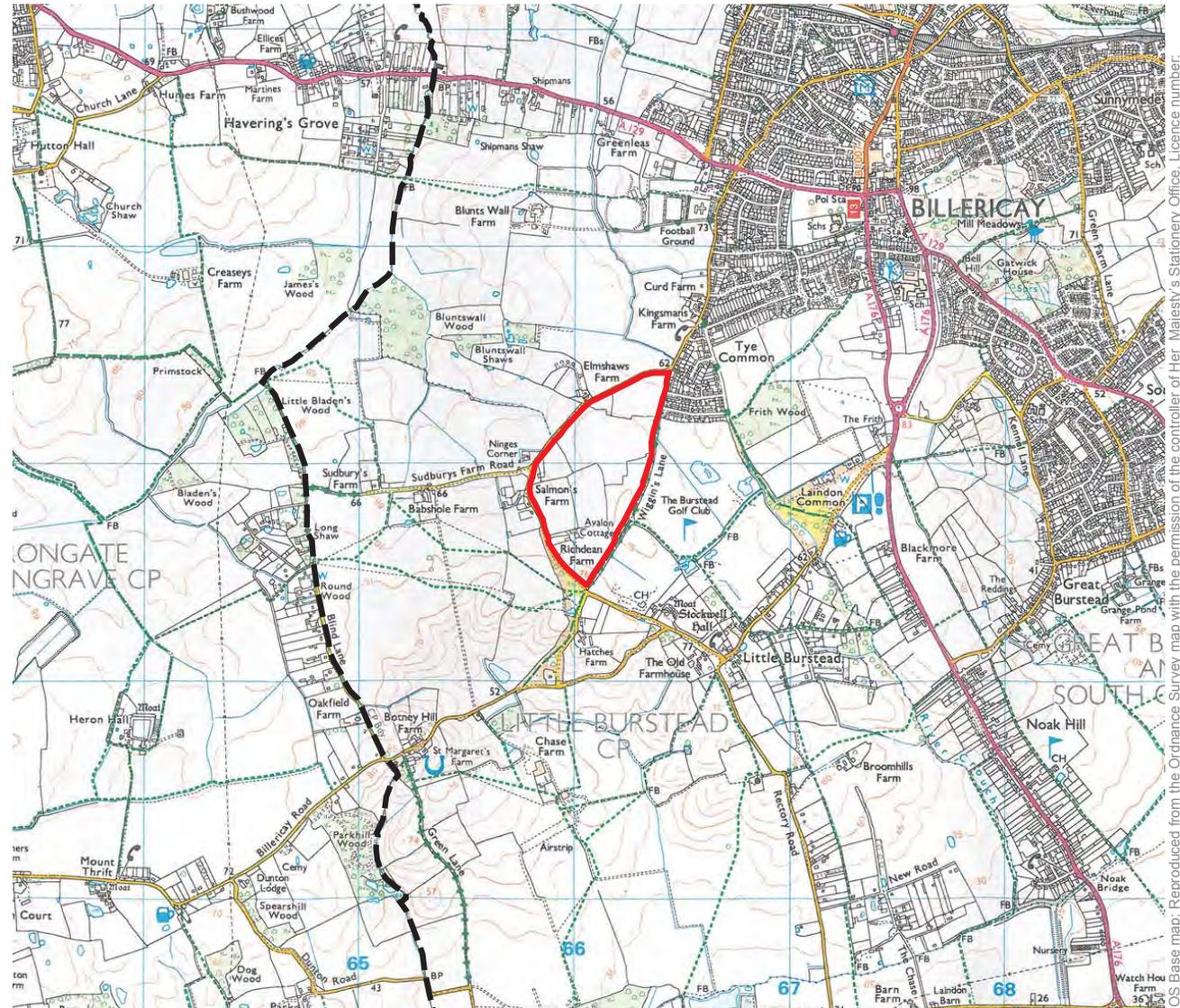


Figure 1: Site location

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Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdean Farm)

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

- Mature tree belt along Wiggin's Lane
- Roadside hedgerow along Tye Common Road and occasional mature oak trees
- Spire of St Mary the Virgin Church in Little Burstead
- Scattered woodland blocks including Frith Wood to the east and Bluntswall Wood and Little Bladen's Wood to the west
- Network of public rights of way particularly to the south-east around Little Burstead, to the south-west from Little Burstead Common towards Sudbury's Farm and beyond and extending north-south between Little Burstead and Dunton Road

Visual context

The site is partly enclosed by roadside hedgerows along Tye Common Road and mature vegetation along Wiggin's Lane. However there are clear short distance views of the site through gaps in this vegetation and longer distance views from public rights of way on higher land to the west towards Brentwood.

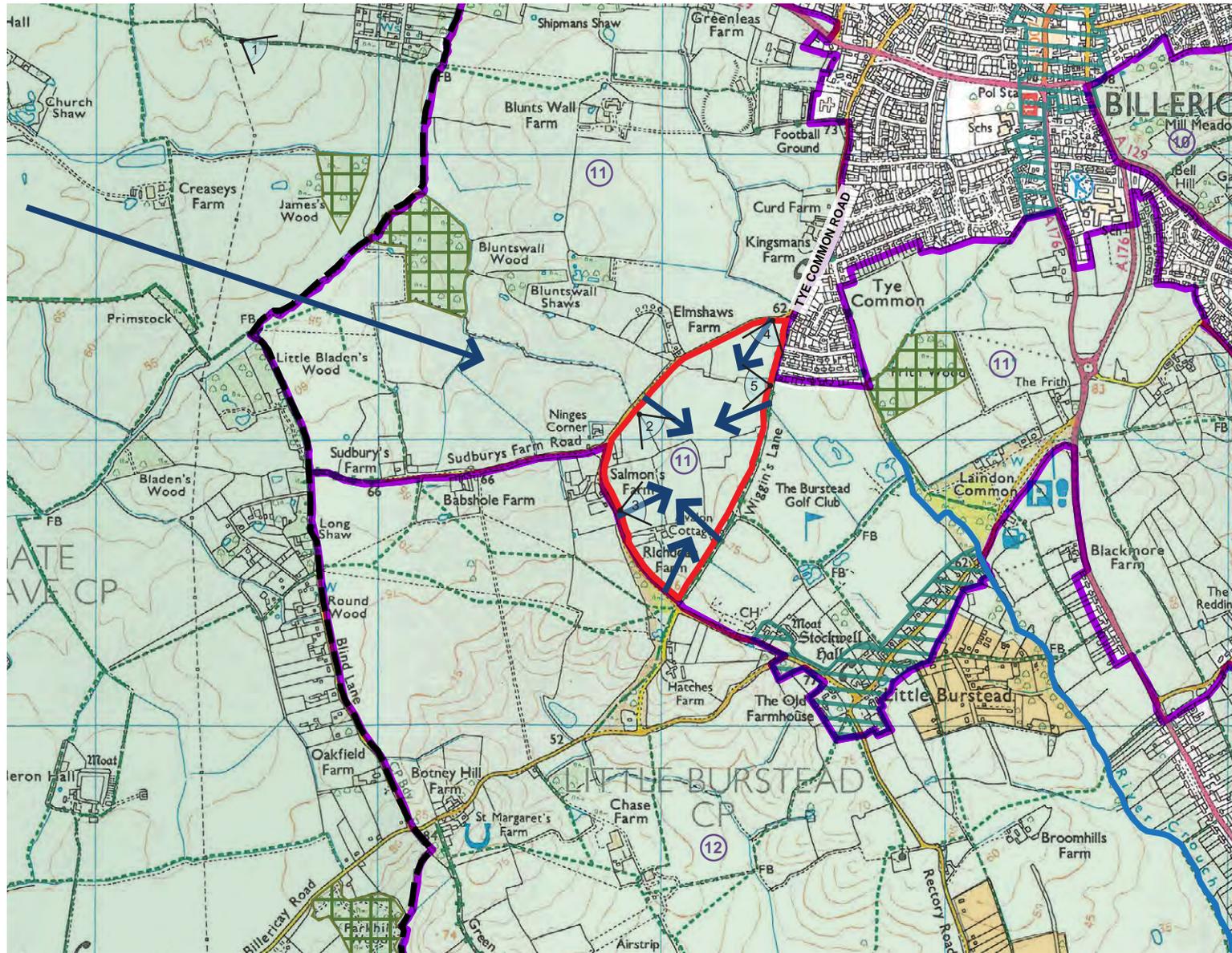
From within the site there are long distance views west across the open arable landscape towards Shenfield.

Surrounding land uses

To the north, west and south, the site is bordered by an extensive area of gently undulating open arable land with occasional scattered farms and dwellings and some small woodland blocks. Little Bursted Common, a small woodland block is located adjacent to the southern corner of the site. To the east of the site is the Burstead Golf Club – a large private golf course with formal greens and fairways and a mature landscape of native and ornamental planting. Further east are two areas of mature woodland - Frith Wood (Ancient Woodland) and Laindon Common. Adjacent to the north-east corner of the site is the edge of Tye Common, a mid-twentieth century area of expansion on the edge of Billericay.

Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdean Farm)

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Key

-  Site Boundary
-  Basildon Borough Boundary
-  Green Belt
-  Plotlands
-  Conservation Area
-  Ancient and Semi-Natural Woodland
-  Landscape Character Area
10: East Billericay Wooded Hills and Ridges
11: West Billericay Wooded Farmlands
12: Burstead Sloping Farmland
-  Key views towards site
-  Key watercourses
-  Photo location points

Figure 2: Landscape and visual context

Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdean Farm)

Wiggins Lane tree belt

Approximate extent of site



Photo 9.1 - View south from public footpath south of Havering's Grove

Wiggins Lane tree belt

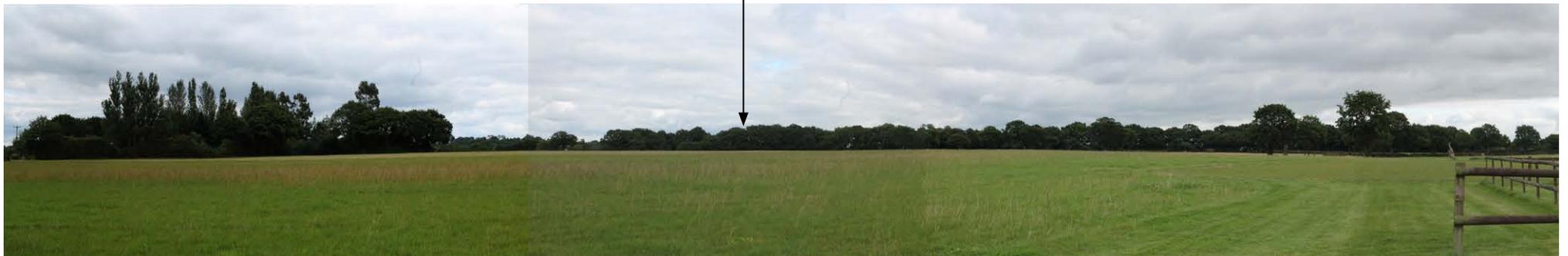


Photo 9.2 - View east across site from Little Burstead farm shop

Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdean Farm)



Photo 9.3 - View east into site from Tye Common Lane

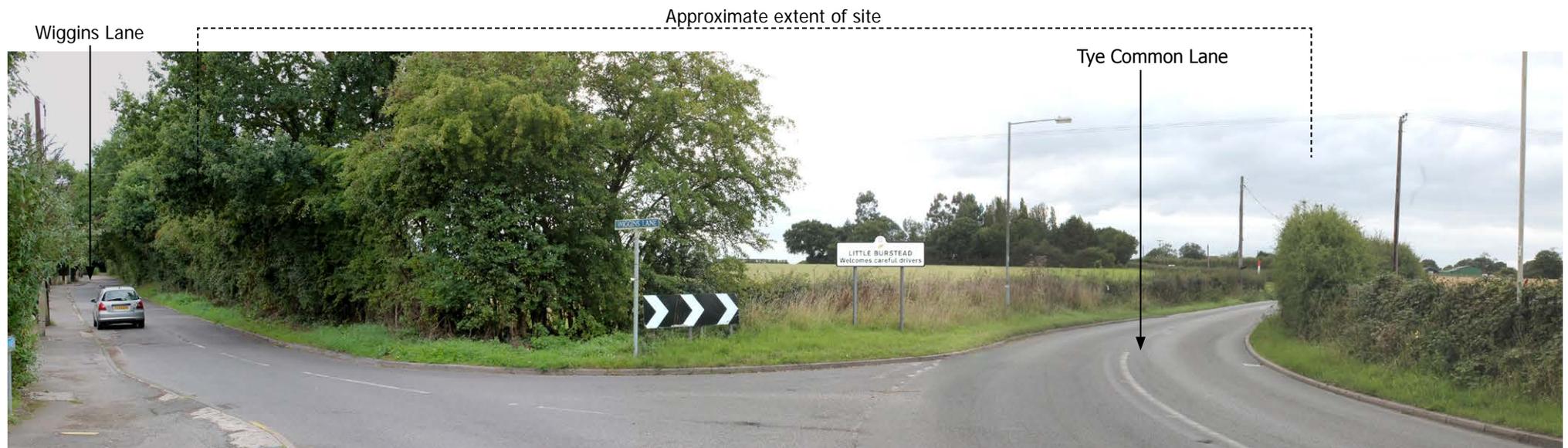


Photo 9.4 - View south towards site from junction of Wiggins Lane and Tye Common Lane

Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdean Farm)



Photo 9.5 - View west across site from permissive path between Wiggins Lane and Little Burstead farm shop

Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdean Farm)

Site analysis

Key site features and characteristics

- Roadside hedgerow along Tye Common Road
- Mature tree belt along Wiggins Farm forming strong linear feature
- Long distance views across farmland to the west
- Strong rural character
- Scattered mature oak trees
- Views into the site from adjacent BOAT and Tye Common Road
- Field hedgerows

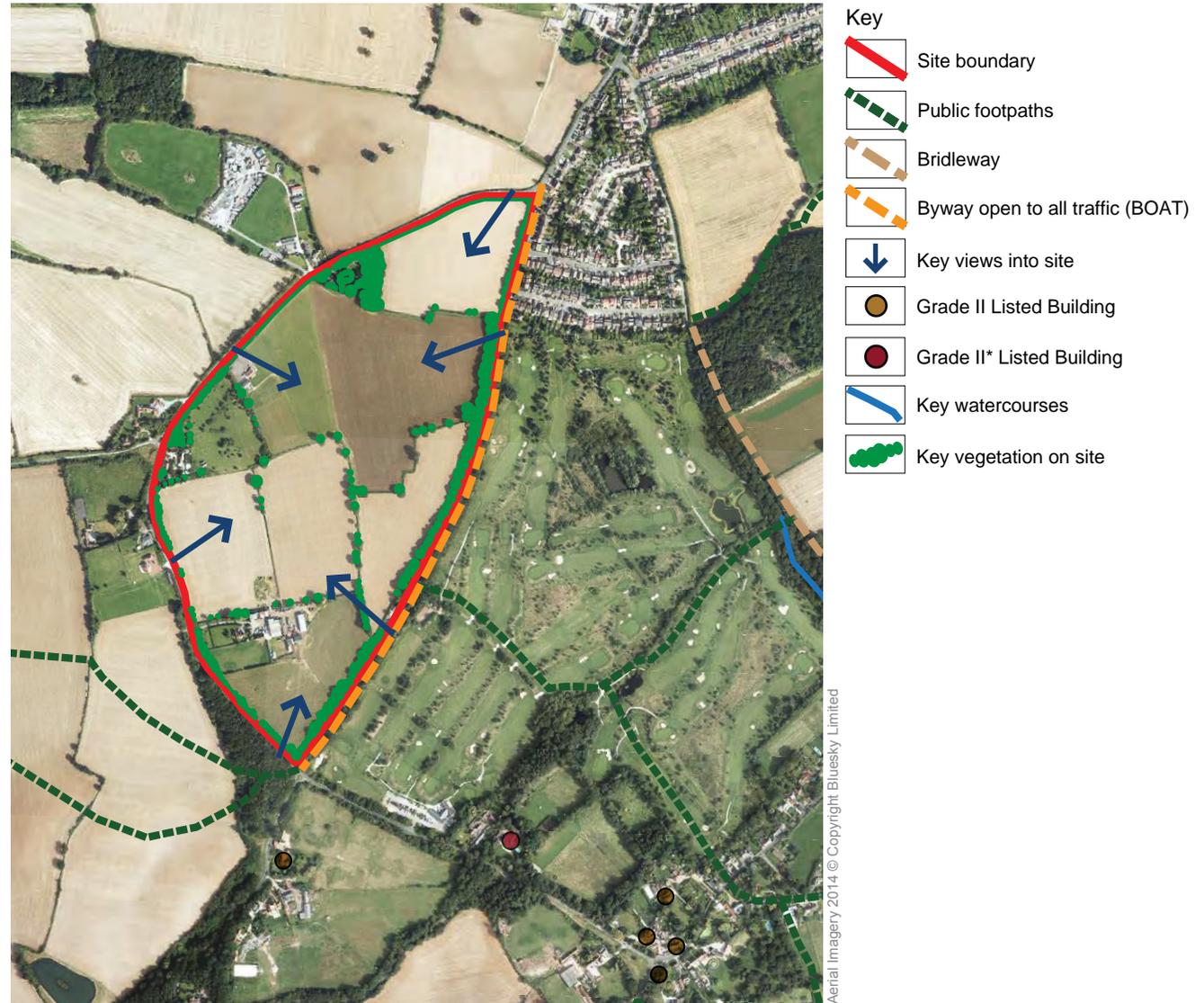


Figure 3: Site analysis

Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdean Farm)

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 9 forms part of Area 11 in the Green Belt Landscape Capacity Study which also includes the golf course to the east.

Area 11 as a whole was assessed as having a Low relative landscape capacity rating. This was due to a variety of features including its: complexity/scale, historic character, condition, openness to public view, scenic beauty and its contribution to prevention of merging/coalescence.

Site sensitivity

It is considered that there is little variation in sensitivity and capacity across Site 9 and that all the site is of high sensitivity with a low capacity to accommodate development without adverse landscape and visual impacts. In particular, the sensitivity of the site is affected by the weak relationship of the site with an existing urban edge, the good condition of the landscape of the site and the surrounding area, the strong relationship of the site with the surrounding agricultural landscape and the openness to public view from local roads and rights of way.

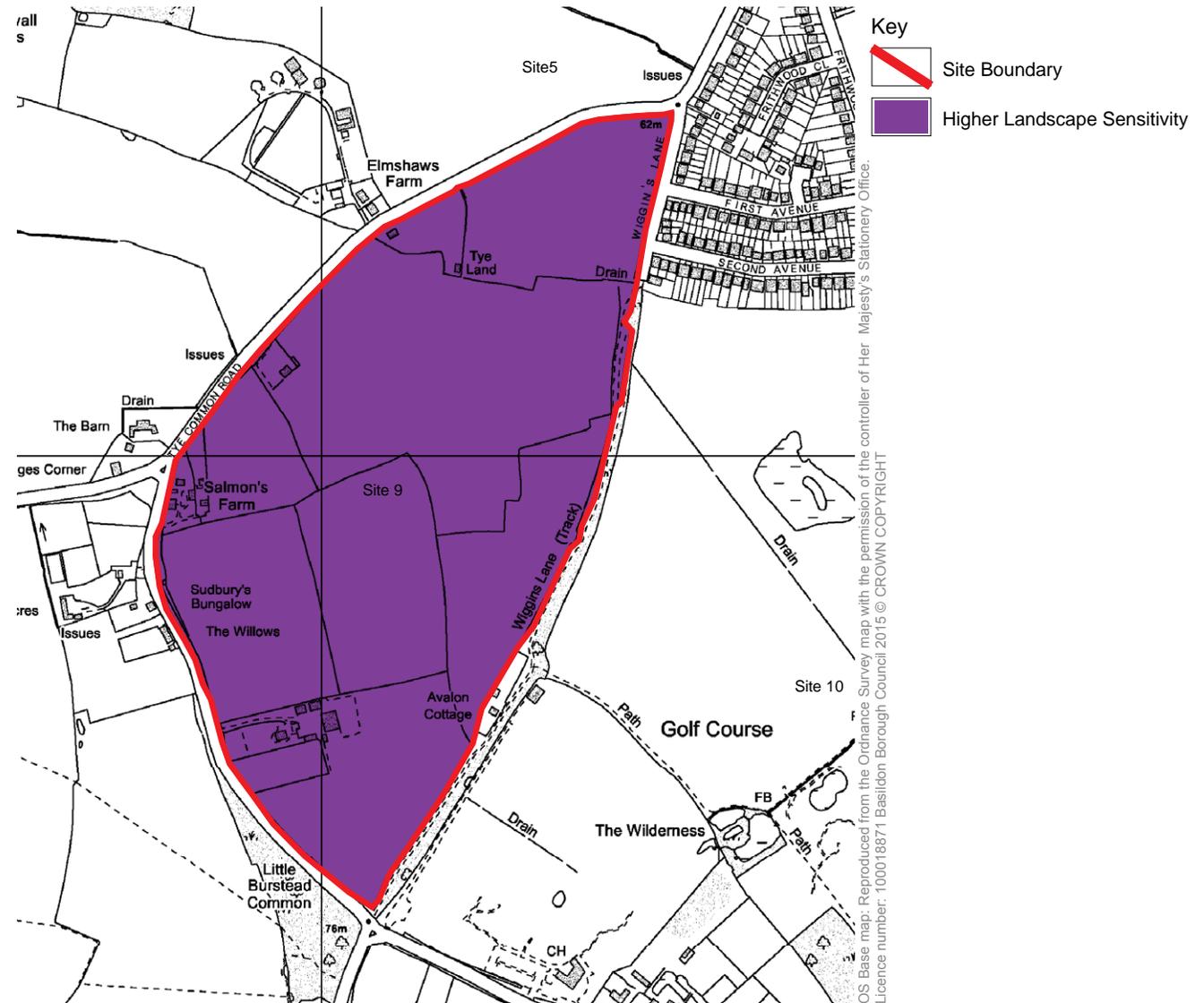


Figure 4: Landscape sensitivity

Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdean Farm)

Recommendations

Key landscape areas to be protected/retained

All the site should be retained as agricultural landscape with existing occasional dwellings. This area is visible from the surrounding landscape and its character is more closely associated with the rural area to the west than the urban area of Billericay to the north. Development would compromise the rural character of the area and break up the belt of undeveloped landscape which extends from the edge of South Green around the edge of Billericay. It would also adversely affect the quality and character of views from the adjacent road, BOAT and public footpaths to the west.

Potential development areas

No parts of the site have been identified as having potential to be developed without causing significant adverse landscape and visual effects.

Qualities/features to be safeguarded

- Mature tree belt along Wiggin's Lane
- Agricultural land uses
- Roadside hedgerow and trees adjacent to Tye Common Road

Development guidelines

Not applicable

Opportunities for landscape mitigation

Not applicable

Potential for renewable energy production

Not applicable

Summary of development potential

Total Site area: 35 ha

Area of site with development potential: 0 ha

Approximate number of dwellings at 35dph: 0

Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdean Farm)



Key

-  Site Boundary
-  Area not recommended for development (to remain in current land use)
-  Key existing vegetation to be retained
-  Existing hedgerow to be retained

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100m 

Figure 5: Development potential

Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common

Site location and description

The site comprises a large golf course on gently sloping land to the south-west of Billericay. The western boundary follows Wiggins Lane, a byway open to all traffic (BOAT), which provides a connection between Billericay and Little Burstead. Part of the Little Burstead Conservation Area abuts the site boundary. The northern boundary is formed by rear gardens of residential properties along Second Avenue, part of a triangular peninsular of residential development extending from the south-west corner of Billericay. The eastern boundary is enclosed by mature woodland within Laindon Common. The site is occupied by The Burstead Golf Club which contains some of the original field patterns and well matured perimeter tree belts and younger tree planting between fairways. The residential properties adjacent to the area are of a traditional style and there are a number of Listed Buildings including the Grade II Listed Stockwell Hall, a 16th-17th century timber-framed and plastered house with the remains of a moat, as well as Coopers Cottages, a rare Essex survival of a Wealden House.

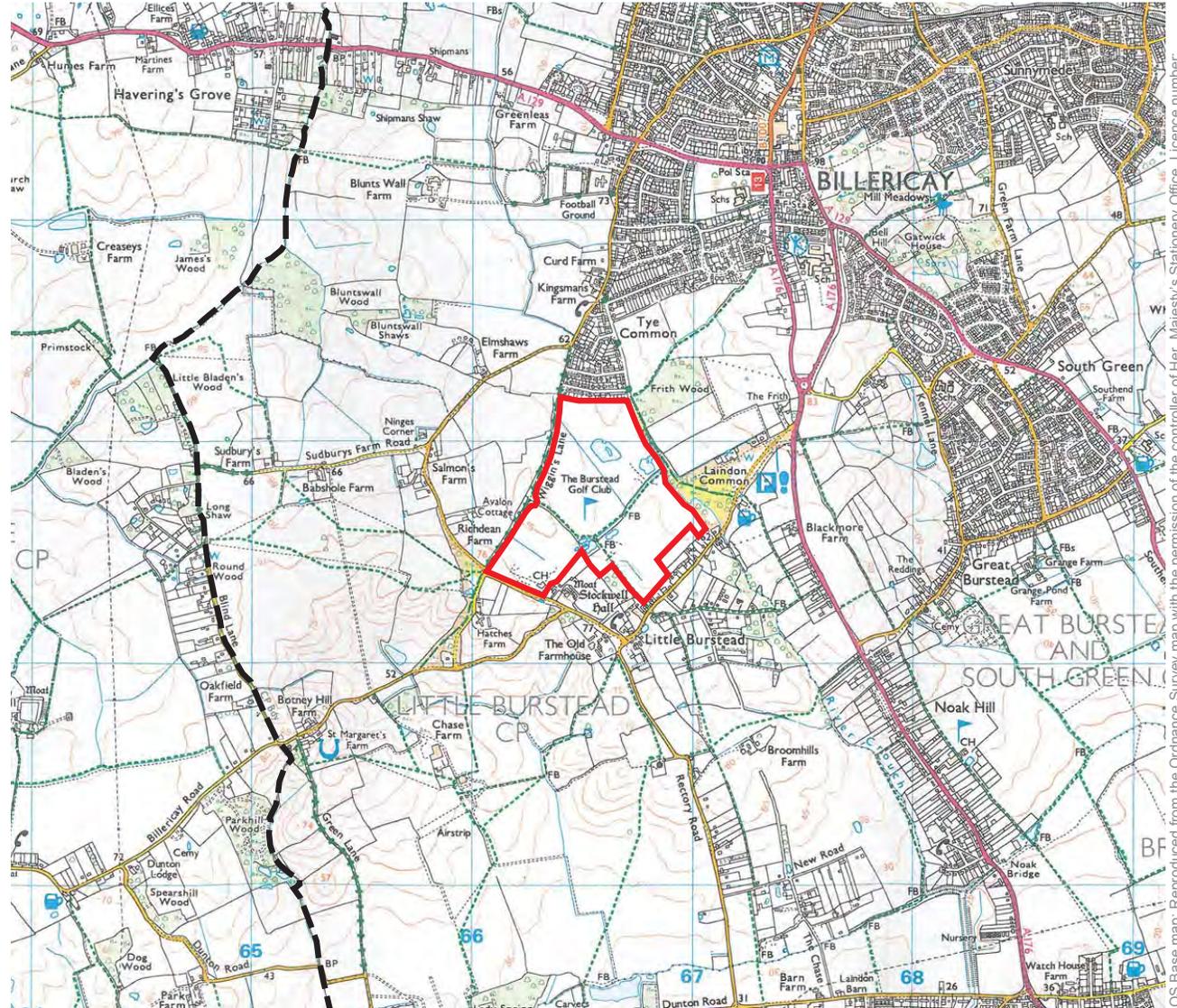


Figure 1: Site location

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Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common

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 and encompassing Little Burstead and Laindon Common.

Local landscape features

- A number of formal recreational land uses that are well valued by local communities including Little Burstead Golf Club, and Cricket, Tennis and Football clubs adjacent to Billericay
- Medium to large scale arable fields with mix of hedgerow field boundaries and occasional mature tree rows
- Irregular field patterns of Medieval or earlier origin
- Scattered mature woodlands and tree lines form strong features within the landscape
- River Crouch headwaters and a series of associated springs within the golf course
- Public rights of way extending north-south between Tye Common and Little Burstead
- Laindon Common secondary woodland (actively managed)
- The Wilderness LoWS comprising woodland, a complex of ponds supporting a variety of aquatic and marginal species and a species rich hedgerow that connects to Laindon Common another LoWS that lies adjacent to the site.

Visual context

The site is generally well enclosed from the wider landscape by dense tree belts and woodland blocks to its peripheries.

These tree belts are noticeable features in views towards the site where available from parts of Laindon Road and Tye Common Road.

A network of public rights of way dissect the site and follow the outer boundaries providing some views across the area. However, distant views out from within the site are generally contained by tree planting associated with the golf course. Distant views to higher ground to the north-east of the site can be obtained from adjacent to the golf clubhouse. This includes the roofs of a small number of residential properties to the southern extent of Billericay framed with a well treed skyline.

There are occasional filtered views into the site from the public footpath along Wiggins Lane. Views from Clock House Road and Laindon Common Road are generally screened by existing residential development. There is mature vegetation to rear gardens of properties within the Little Burstead Conservation which would filter views into the site. Properties on Second Avenue overlook the golf course and have partial views to adjacent areas.

Surrounding land uses

The site forms part of a wider area of open landscape which extends around the southern and western edge of Billericay. To the south the site is contained by Laindon Common Road and Clock House Road. Fronting the roads are residential properties and farms within the village of Little Burstead. A series of commons and village greens also lie adjacent to the roads. To the south-east is an area

of Plotlands along Broomhills Chase. The River Crouch headlands follow the eastern boundary. An area of existing residential development called Tye Green is located to the north which forms the south-western extent of Billericay. To the west the landscape is predominantly wooded arable farmland with occasional houses and farms. The wooded farmland extends west to the edge of Brentwood. Frith Wood and Laindon Common are dense blocks of woodland to the east of the site surrounded by sloping arable farmland and occasional grazed pastures.

Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common

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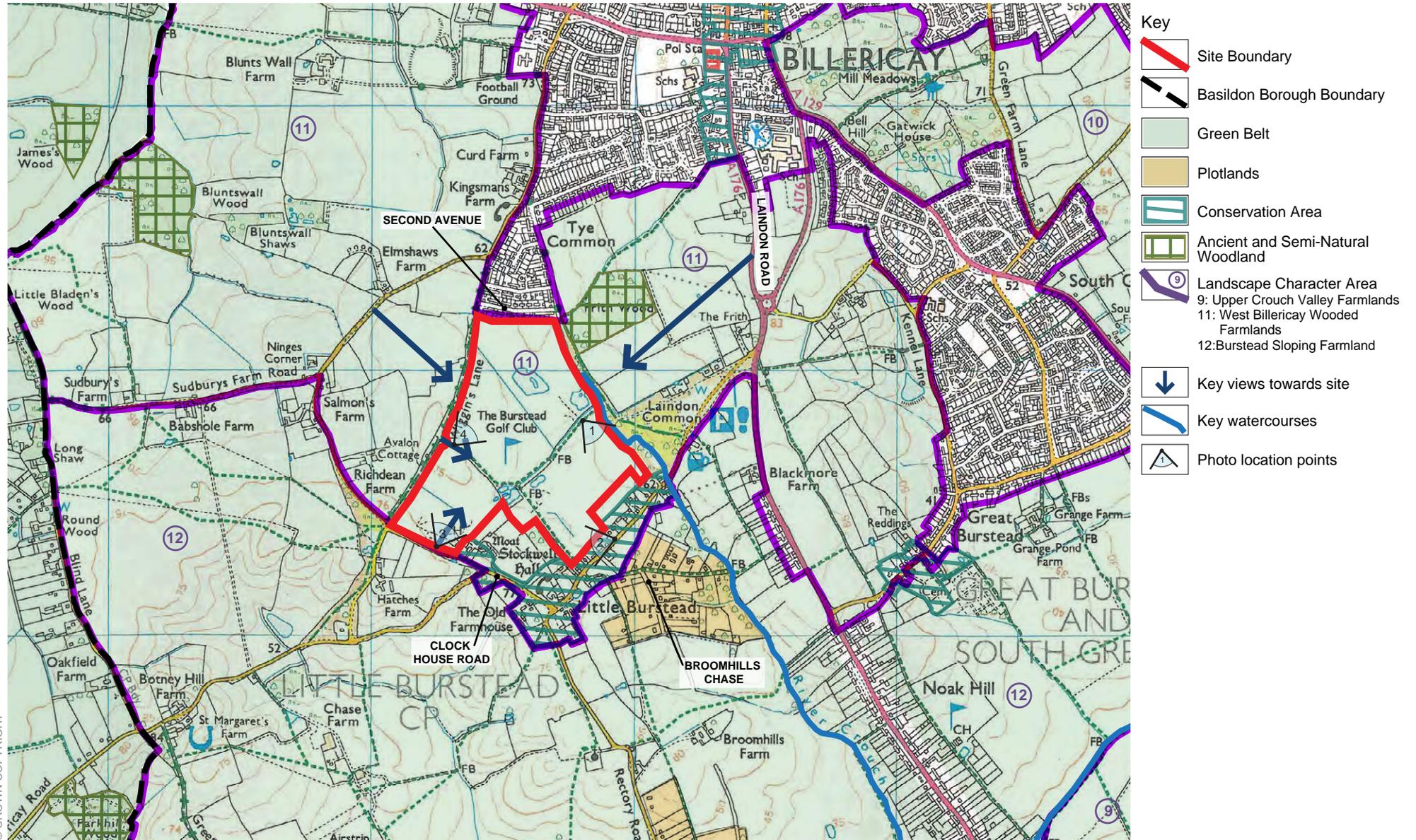


Figure 2: Landscape and visual context

Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common

Laindon Common



Photo 10.1 - View south-east from public footpath within the site

Laindon Common Road



House in Great Burstead Conservation Area adjacent site boundary



Photo 10.2 - View from Laindon Common Road looking south

Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common



Photo 10.3 - View from Tye Common Road looking north-east at entrance to The Burstead Golf Club

Houses in Tye
Common, Billericay



Photo 10.4 - View from public footpath, adjacent junction with Wiggins Lane looking north-east across Great Burstead Golf Course

Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common

Site analysis

Key site features and characteristics

- Mature tree belts to the east, west and south-western boundaries provide visual containment to the site from the wider landscape
- LoWS The Wilderness within the site and the adjacent Laindon Common
- Well maintained golf greens with vegetation of a variety of maturities
- Mature vegetation around existing properties within Little Burstead
- Occasional glimpsed views to existing development in Billericay through breaks in vegetation associated with the golf course.
- Well maintained recreation facility that respects the historic field structure
- Series of springs within golf course
- Network of public rights of way running through the site and adjacent to its boundaries
- Gently sloping topography contrasting with the more steeply sloping landscape to the south and north-east
- Little Burstead Conservation Area adjacent to site
- Wooded landscape providing separation between Little Burstead and Billericay

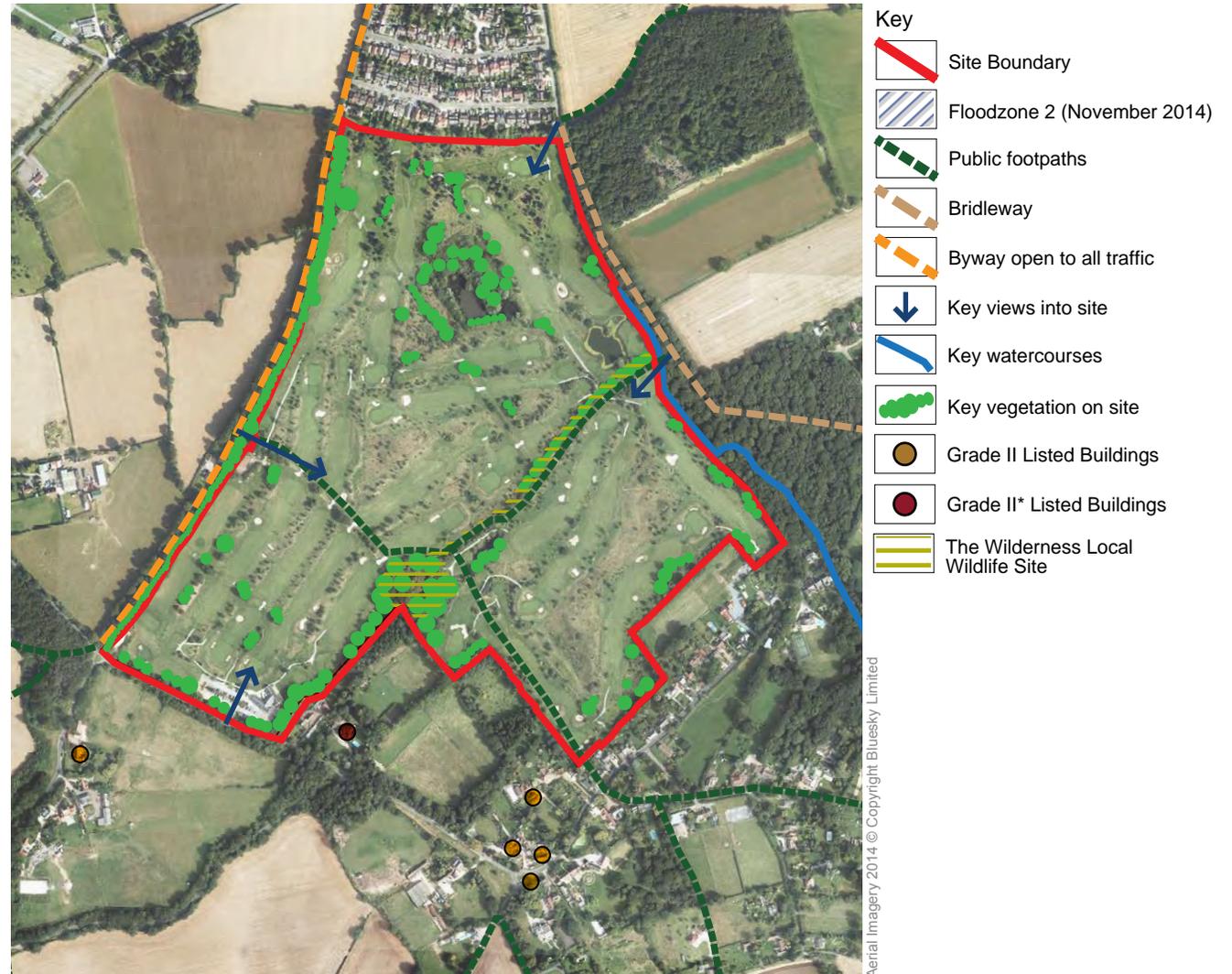


Figure 3: Site analysis

Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common

Landscape capacity and sensitivity

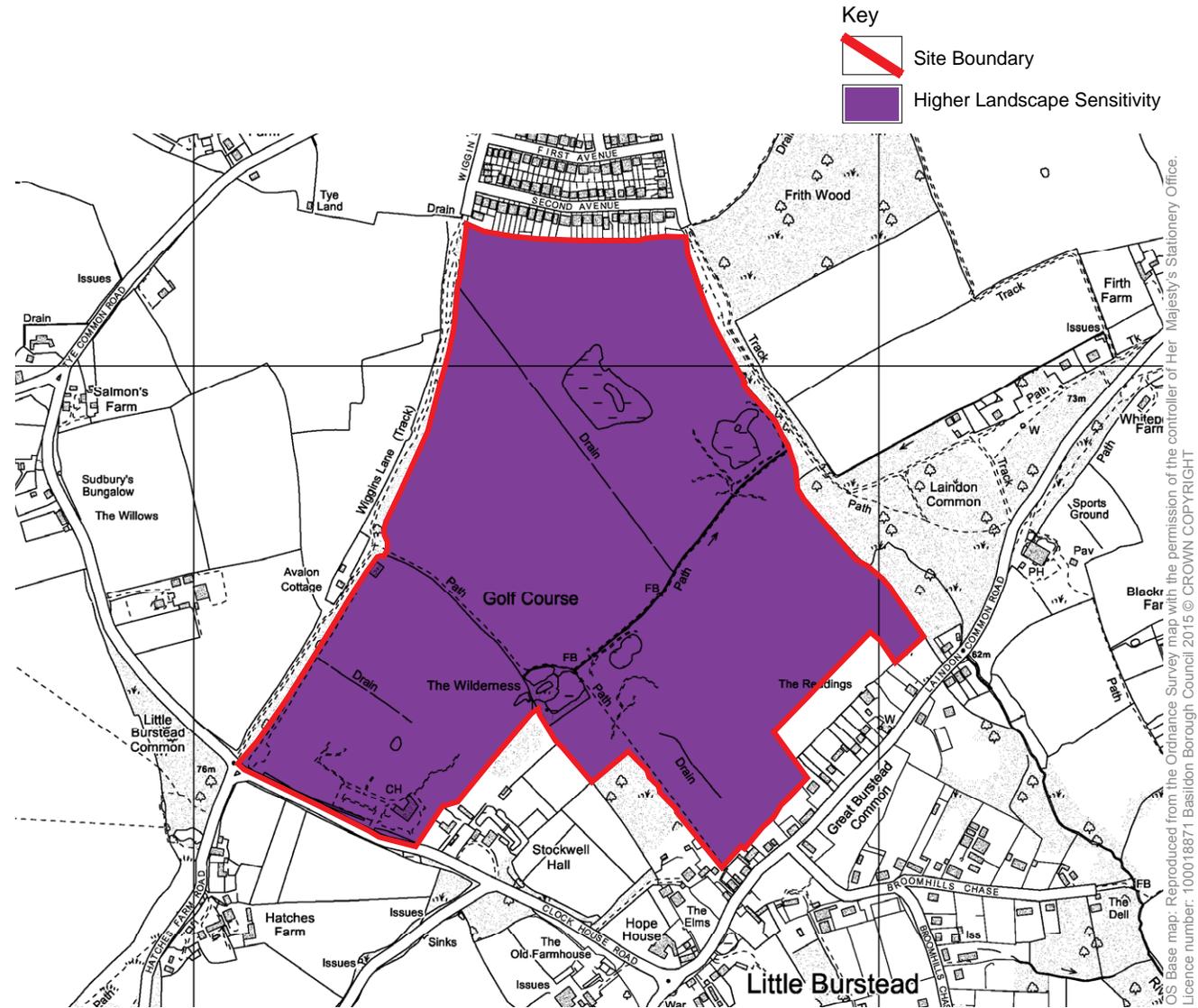
Green Belt Landscape Capacity Assessment rating

Site 10 forms part of Area 11 as assessed in the Green Belt Landscape Capacity Study. This previous Area also contained the existing residential development within Little Burstead to the south and the arable farmland to the west of Wiggins Lane that forms Site 9.

Area 11 as a whole was assessed as having a No/Very Low relative landscape capacity rating. This was particularly due to the openness to public view of the area from public right of ways and the role the area plays in preventing the merging of Billericay and Little Burstead. The scenic beauty of the area, integrity of historic character and the condition of the landscape also contributed to the landscape sensitivity and value of the area.

Site sensitivity

The characteristics of sensitivity identified for Area 11 extend across all of Site 10 and all the site is considered to be of higher sensitivity.



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Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common

Recommendations

Key landscape areas to be protected/retained

Little Burstead golf club is a well maintained and valued landscape that should be retained as an open area. Mature vegetation to the site boundaries and within the golf course help to contain views to existing built development in Billericay. Loss of woodland and tree belts within the area would have significant adverse landscape and visual effects on the West Billericay Wooded Farmlands LCA. Development of the site would also have adverse effects on views from the network of public rights of way crossing the site and the adjoining landscape. The landscape characteristics of the site play an important role in preserving Little Burstead and Billericay as two distinct and separate settlements.

Potential development areas

No potential development sites have been identified within the site. Development within this area would compromise the separation between Little Burstead and Billericay and adversely affect the West Billericay Wooded Farmlands LCA. Development would compromise the rural character of the area and break up the belt of undeveloped landscape which extends from the edge of South Green around the edge of Billericay. In addition, development in the southern half of the site would have an adverse effect on the character of the landscape surrounding Little Burstead Conservation Area.

Qualities/features to be safeguarded

- Wooded rural landscape providing separation between Little Burstead and Billericay
- Public rights of way

Development guidelines

- Not applicable

Opportunities for landscape mitigation

- Not applicable

Potential for renewable energy production

Renewable energy production is not considered appropriate in this location.

Summary of development potential

Total Site area: 49.4 ha

Area of site with development potential: 0 ha

Approximate number of dwellings at 35dph: 0

Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common



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Figure 5: Development potential