

Site location and description

Area of gently sloping arable farmland north of Basildon. This narrow area is bounded by the A127 to the south and Dunton Road to the north. The land slopes up to the A127 where the traffic is locally prominent. It is bordered to the west by an area of sports fields adjacent to the A127/B148 road junction. It extends east to the rear gardens of properties on Kings Road in the neighbourhood of Steeple View. Existing development includes small sporadic clusters of residential properties and Steeple View Farm. Field boundaries are defined by fragmented low hedges, occasional mature trees and some denser tree belts to the west. Dunton Brook crosses the west of the area where it runs through the rear gardens of properties on Dunton Road before flowing east to meet the River Crouch. There are no ecological designations in the area.

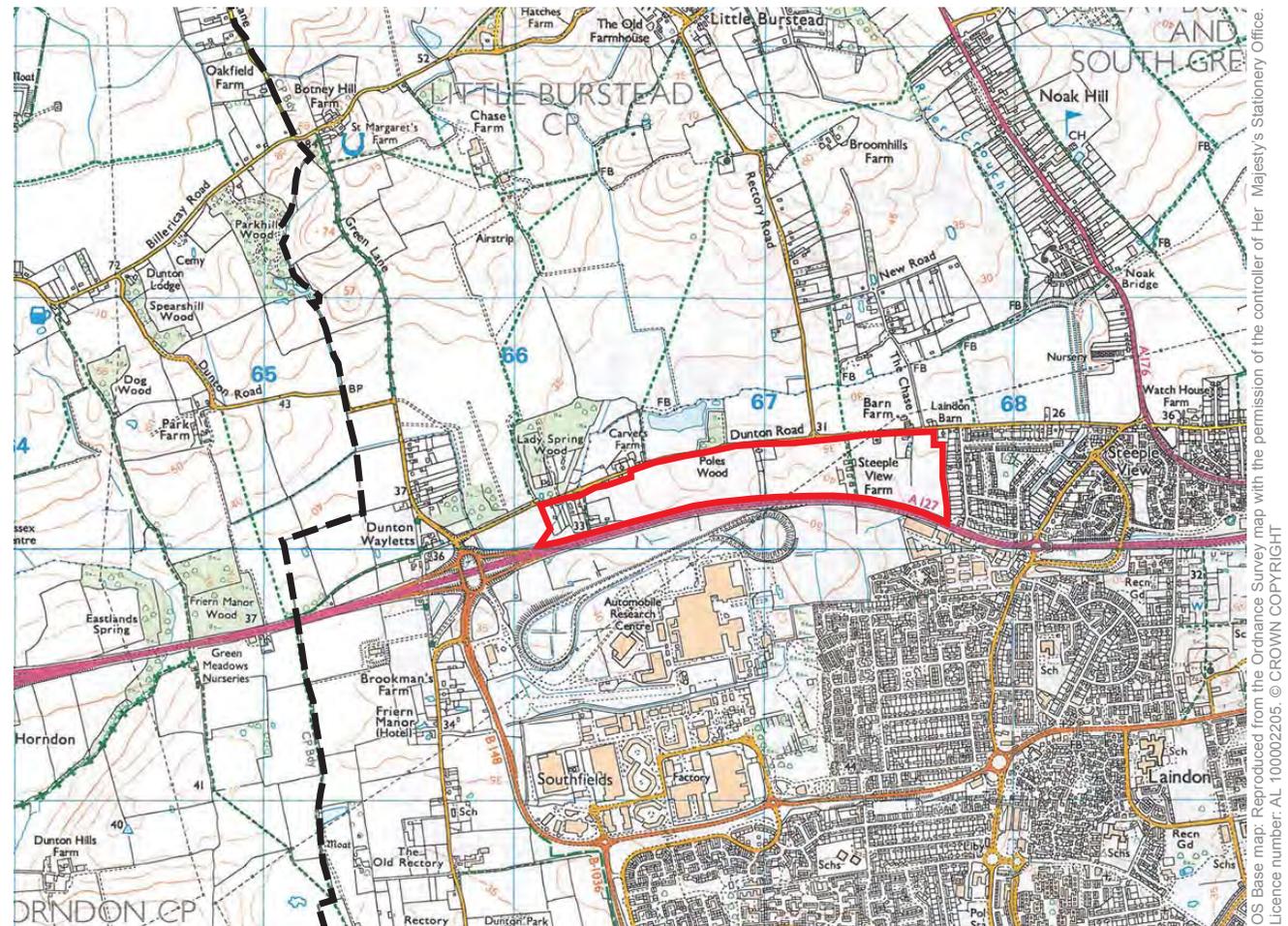


Figure 1: Site location

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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

- Mature tree belts around individual farms and properties
- Roadside hedgerows e.g. along Dunton Road (fragmented in places) and occasional mature oak trees
- High voltage power line and pylons
- Spire of St Mary the Virgin Church in Little Burstead
- Public rights of way extending north-south between Little Burstead and Dunton Road
- River Crouch and its tributary Dunton Brook

Visual context

Most of the site is open to view, particularly from the A127, Dunton Road, Rectory Road, public rights of way to the north, Little Burstead Church and the rear of some properties on Kings Road in Steeple View. The eastern end of the site, to the east of Sellar's Farm is less open to view due the screening provided by mature vegetation within Broomhills Plotlands and roadside vegetation adjacent to the A127. Some views from the north-west are screened by Lady Spring Wood.

From within the site there are attractive views to the north across the Upper Crouch Valley towards the church and village of Little Burstead.

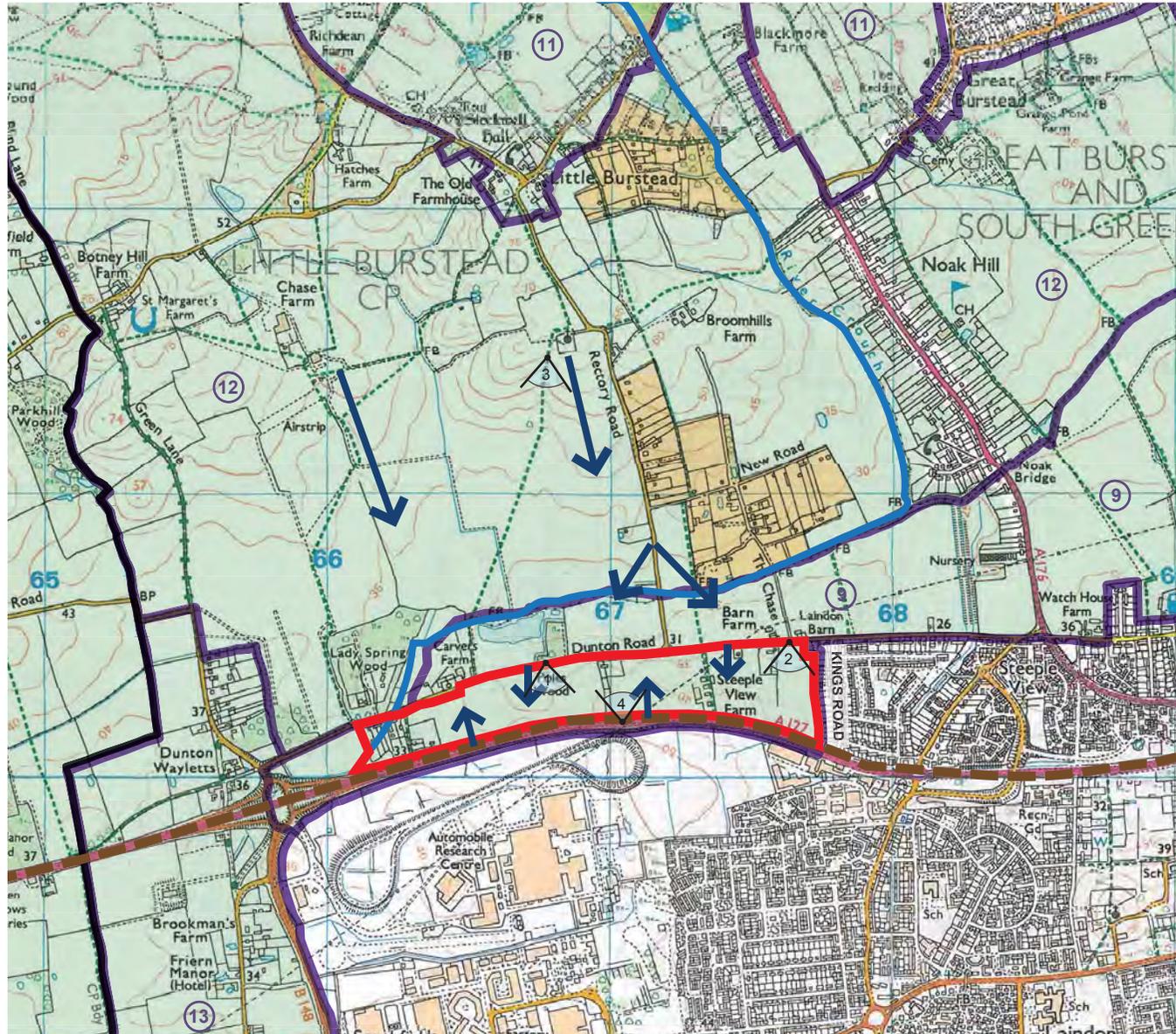
Surrounding land uses

To the north the site is bordered by an extensive area of open arable land with occasional scattered dwellings and some small woodland blocks. An enclosed area of plotlands with mature tree cover (Broomhills Plotlands) is located to the north-east of the site. To the east, the site is bordered by Steeple View - an existing area of residential development. The A127 forms the southern boundary to the site with the Ford Research and Development Centre located to the south of this and a new residential development to the south-east. The western end of the site is bordered by an area of playing fields beyond which is a junction with an overpass for the A127 and B148.

Site 16

Land south of Dunton Road, Laindon

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- Key**
-  Site Boundary
 -  Basildon Borough Boundary
 -  Green Belt
 -  Plotlands
 -  Landscape Character Area
 - 8: Crays Hill Settled Claylands
 - 11: West Billericay Wooded Farmlands
 - 12: Burstead Sloping Farmland
 - 13: Dunton Settled Claylands
 -  Key views towards site
 -  Key watercourses
 -  Major transport corridor
 -  Photo location points

Figure 2: Landscape and visual context

Site 16

Land south of Dunton Road, Laindon



Photo 16.1 - View south across site from Dunton Road (opposite Poles Wood)



Photo 16.2 - View south of western end of site from Dunton Road (adjacent to Steeple View Farm)

Site 16

Land south of Dunton Road, Laindon



Photo 16.3 - Long distance view towards site from Burstead Church



Photo 16.4 - View north across site from A127

Site analysis

Key site features and characteristics

- Mature vegetation around existing properties
- Mature tree belt south-east of Sellar's Farm
- Long distance open views across the Upper Crouch Valley towards Little Burstead
- Traffic noise and movements from the A127
- Roadside hedgerow along Dunton Road (fragmented)
- Scattered mature oak trees
- Clear views towards the site from local rights of way
- Gentle slope across the site from south to north
- Dunton Brook and associated flood zone
- A127 corridor and mature vegetation on the Ford Research and Development site create a strong sense of separation from Basildon

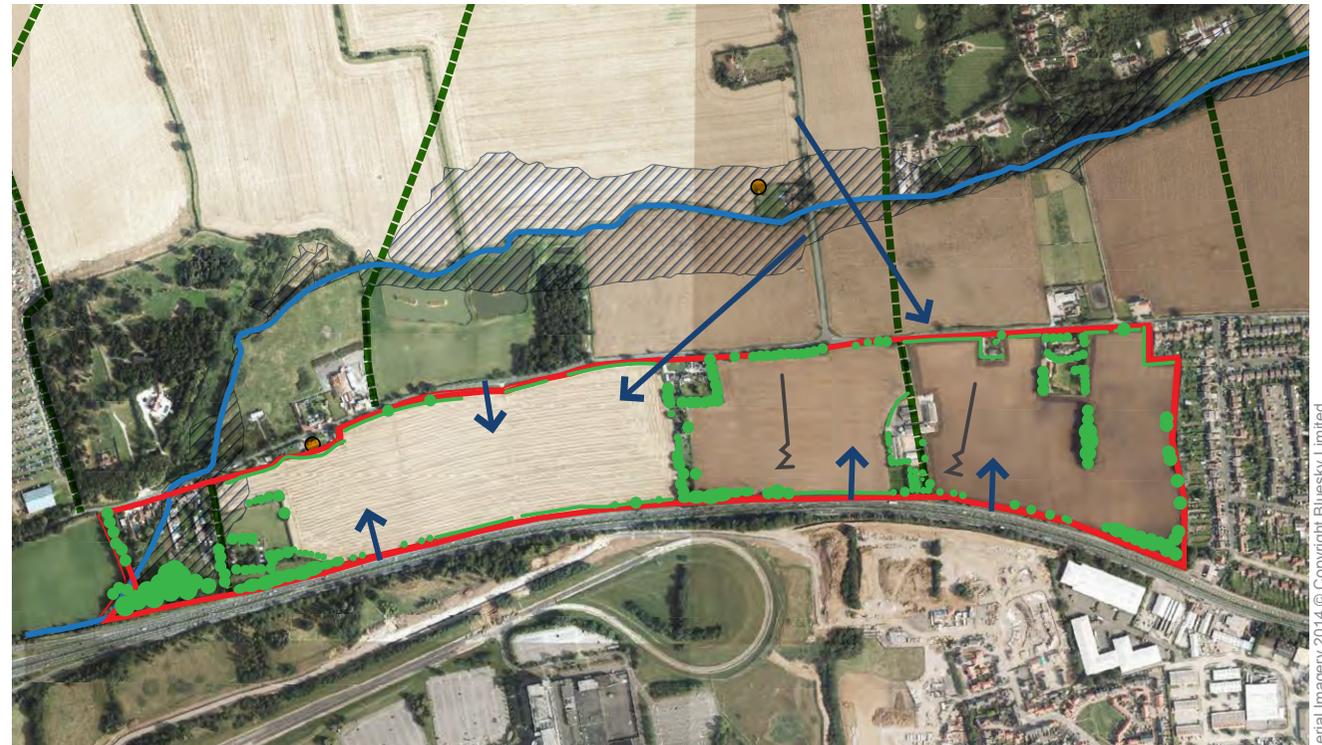


Figure 3: Site analysis

Key

	Site boundary		Key views into site
	Grade II Listed Buildings		Key watercourses
	Floodzone 2 (November 2014)		Key vegetation on site
	Public footpaths		Key slopes

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 16 is the same as Area 20 in the Green Belt Landscape Capacity Study other than the western boundary which extends further west in Area 20 to include an area of playing fields.

Area 20 as a whole was assessed as having a Low relative landscape capacity rating. This was particularly due to the openness to public view of the area from the A127, Dunton Road, public footpaths to the north and Rectory Road and the weak association of the site with existing built development due to the presence of the A127 and vegetation around the Ford Research and Development site which forms a strong boundary.

Site sensitivity

These characteristics identified above for Area 20 extend across most of the site other than the easternmost end. However, between Sellar's Farm and the western edge of Steeple View, the site is considered to be less sensitive. This area is less open to public view due to the presence of a mature tree belt to the south of Sellar's Farm and along the A127 and mature vegetation within Broomhill Plotlands. It also has a direct association with the existing built edge of Steeple View.

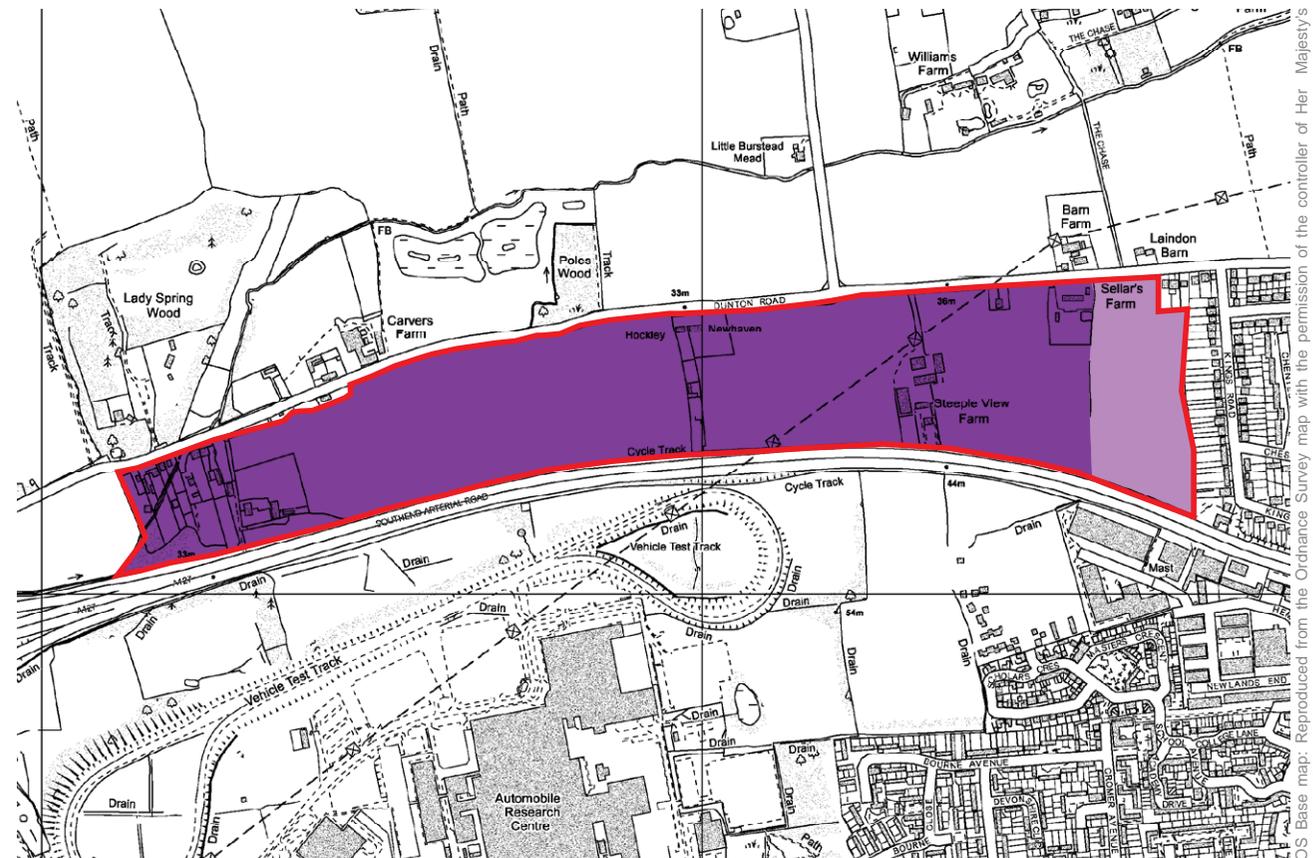


Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

The area of landscape to the west of Sellar's Farm should be retained as agricultural landscape with existing occasional dwellings. This area is widely visible from the surrounding landscape and its character is more closely associated with the rural area to the north than the urban edge of Basildon to the south of the A127. Development of this area would be highly visible from the rural area to the north and the A127 and would have significant adverse landscape and visual effects on the Upper Crouch Valley Farmlands LCA.

Potential development areas

The eastern end of the site between Sellar's Farm and the western edge of Steeple View has potential to be developed without causing significant adverse landscape and visual effects. This part of the site is less visible from the rural landscape to the north and is associated with the existing edge of Steeple View. Development in this location could form an appropriate extension to Steeple View and form a stronger edge to the Green Belt.

Qualities/features to be safeguarded

- Mature tree belt south of Sellar's Farm
- Tree belt adjacent to A127
- Roadside hedgerow and tree adjacent to Dunton Road

Development guidelines

- 2 – 2.5 storey high
- Typical density 30dph
- Create development frontage along Dunton Road forming continuation of existing development line
- Detached, semi-detached or short terraces
- Create landscape buffer to A127

Opportunities for landscape mitigation

- Strengthen and extend landscape buffer along southern edge adjacent to A127 to attenuate potential visual and noise impacts from road
- Create new woodland belts to form extension to north and south of existing woodland block south of Sellar's Farm to form strong western edge of development.

Potential for renewable energy production

Potential for small scale wind turbine(s) or CHP plant on southern edge of site adjacent to A127 where site edge is least sensitive and partly screened by existing roadside vegetation.

Summary of development potential

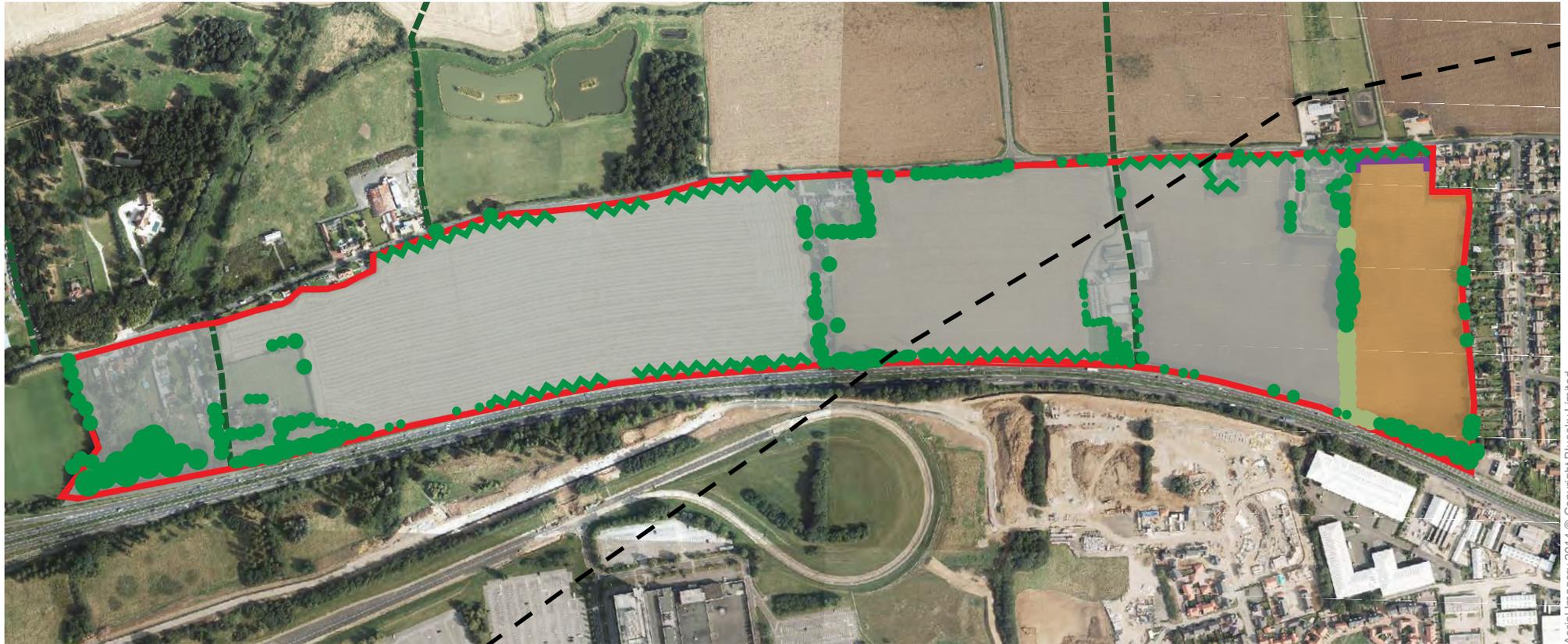
Total Site area: 36 ha

Area of site with development potential: 4.6 ha

Approximate number of dwellings at 35dph: 161 ha

Site 16

Land south of Dunton Road, Laindon



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Figure 5: Development potential

100m 

Key

- | | | | |
|---|--|---|--|
|  | Site Boundary |  | Area with potential for development |
|  | Key existing vegetation to be retained |  | Area not recommended for development (to remain in current land use) |
|  | Existing hedgerow to be retained |  | Key frontages |
|  | Existing public footpath |  | Landscape mitigation measures |
|  | Electricity lines and pylons | | |

Site location and description

Area of farmland on the lower valley slopes of the Upper Crouch Valley. The area comprises a number of medium to large scale arable fields some of which extend beyond the site boundary. The narrow site forms an 'L' shape running alongside Wash Road to the south and Noak Hill Road/A176 to the west. The eastern boundary follows a short stretch of Barleylands Road. Existing built development within the site includes Benson Farm, Watch House Farm and a small amount of residential development facing Wash Road and Martindale Avenue. These linear belts of housing jut out from the Steeple View which is generally contained to the south of Wash Road. Electricity pylons run parallel to the northern boundary from west to east and have an intrusive impact on views of the wider landscape. Noak Bridge and Steeple View to the south mark the outer extent of Basildon and Noak Hill to the north the closest visible form of development rising up towards Billericay and Great Burstead.

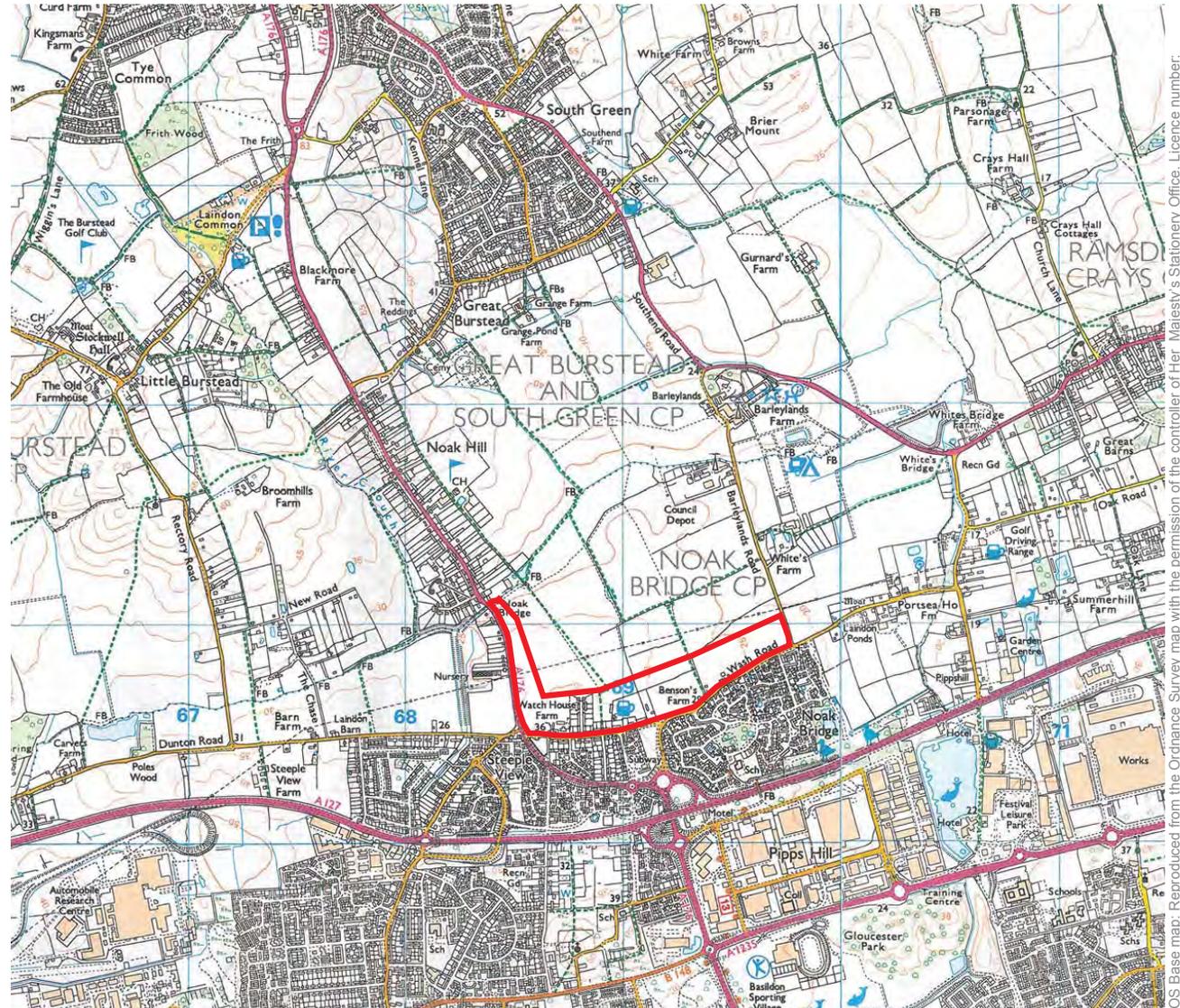


Figure 1: Site location

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Landscape and visual context

Landscape character area

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

Local landscape features

- River Crouch valley
- Open large scale arable fields with limited development
- High voltage power line and pylons
- Public rights of way extending north-south between Wash Road and Great Burstead
- Urban fringe uses including playing fields, recycling centre and Barleylands Farm/Craft Centre with seasonal exhibitions and markets
- Spire of Saint Mary Magdalene Church in Great Burstead
- The Onion water tower in Basildon
- Remnant field boundary hedgerows and occasional mature trees, absence of woodland
- Panoramic views to north towards Wooded Hills and ridges
- Fragmented roadside hedgerows e.g. along Wash Road

Visual context

The site is very open to view from local roads and public rights of way. From Wash Road and Barleylands Road there are views north across the site and surrounding open farmland to the edge of Tye Green and Billericay. The spire of Saint Mary Magdalene Church in Great Burstead

is a feature on the horizon. The lack of vegetation to the northern boundary, where there is partly no physical boundary, makes the site very open to views from public footpaths to the north and from elevated land surrounding Billericay, South Green and Little Burstead.

From within the site there are open views north across the Crouch Valley and towards the southern fringe of Billericay and surrounding settlements. There are also views east across an open area of recreation land to vegetated Plotlands on the west facing slopes at Crays Hill. There is a well-defined edge to the settlement of Noak Bridge in views back from within the site and adjacent footpaths. These views looking south extend to the industrial estates to the northern edge of Basildon with The Onion water tower forming a feature on the horizon.

Surrounding land uses

To the north the site is bordered by an extensive area of open arable land and sports pitches. Built development is limited to the council depot to the north-east on the corner between Barleylands Road and the River Crouch. There is a small shed adjacent to a private airstrip which a public footpath follows east to Barleylands Road. Barleylands Craft Village and Farm Centre is located beyond the River Crouch to the north-east. High voltage power lines and pylons cross the landscape. Barleylands Road forms the eastern boundary with an expansive area of playing fields and White Farm located to the east of this.

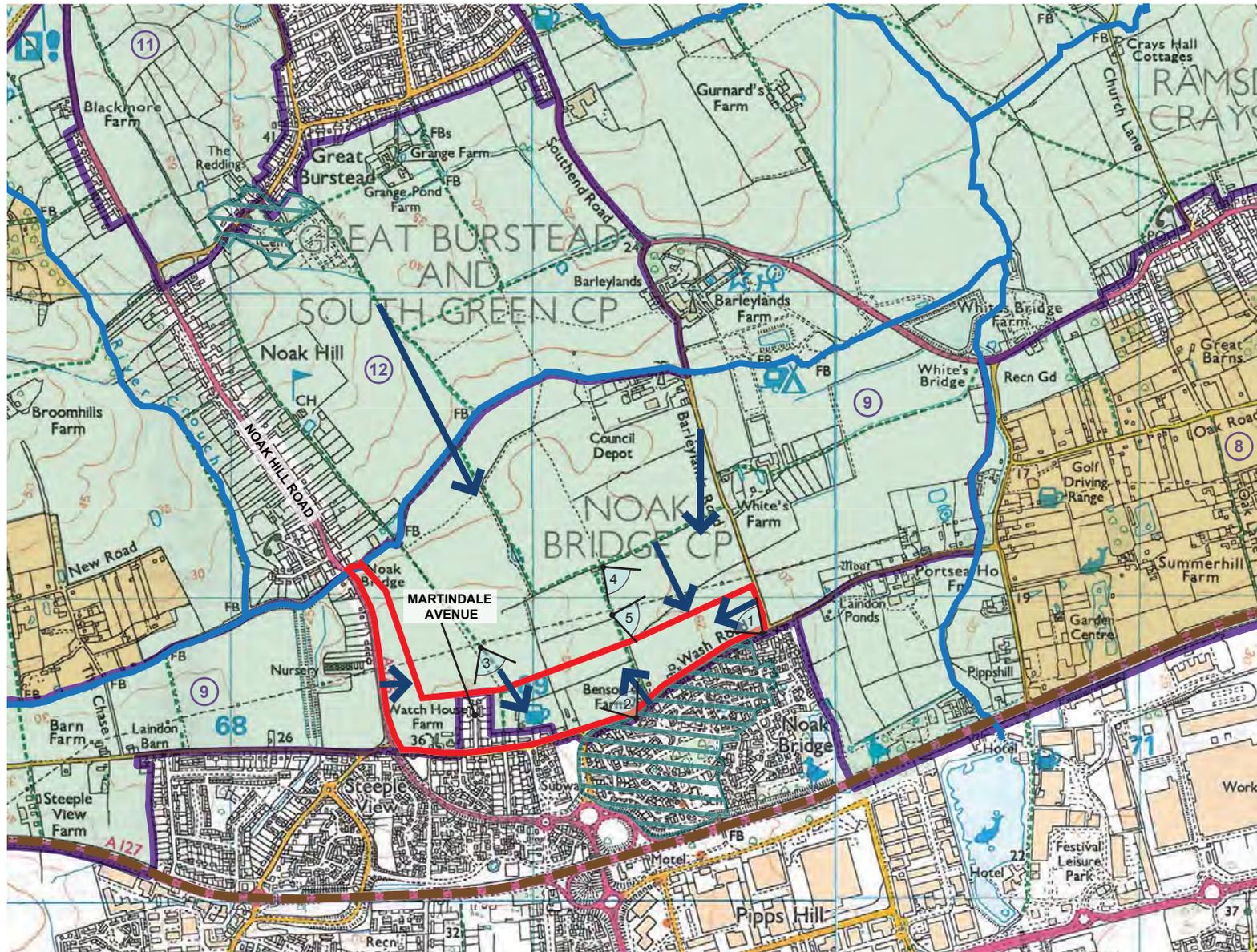
To the south, the site is bordered by Wash Road with two areas of existing residential development - Noak Bridge and

Steeple View located to the south. A large extent of Noak Bridge built during the 1980's as one of the final phases of Basildon New Town has Conservation Area status. There is a row of residential ribbon development facing the A176 Noak Hill Road to the western boundary. This forms part of a longer line of ribbon development rising up the slope towards Great Burstead and Little Burstead. The River Crouch runs parallel to the western line of housing. To the south and west of this is a band of open arable fields to both sides of Dunton Brook a tributary of the River Crouch. An enclosed area of Plotlands with mature tree cover (Broomhills Chase Plotlands) lies within this open arable landscape.

Site 17

Land at Bensons Farm, North of Wash Road

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- Key**
-  Site boundary
 -  Basildon Borough Boundary
 -  Green Belt
 -  Plotlands
 -  Conservation Area
 -  Landscape Character Area
8: Crays Hill Settled Claylands
9: Upper Crouch Valley Farmlands
11: East Billericay Wooded Hills and Ridges
12: Burstead Sloping Farmland
 -  Major transport corridor
 -  Key views towards site
 -  Key watercourses
 -  Photo location points

Figure 2: Landscape and visual context

Land at Bensons Farm, North of Wash Road



Photo 17.1 - View north from Wash Road looking across the site towards Billericay



Photo 17.2 - View north from Wash Road looking across the site towards Billericay

Site 17

Land at Bensons Farm, North of Wash Road



Photo 17.3 - View south-east towards site from public footpath



Photo 17.4 - View south-east towards site from public footpath

Land at Bensons Farm, North of Wash Road

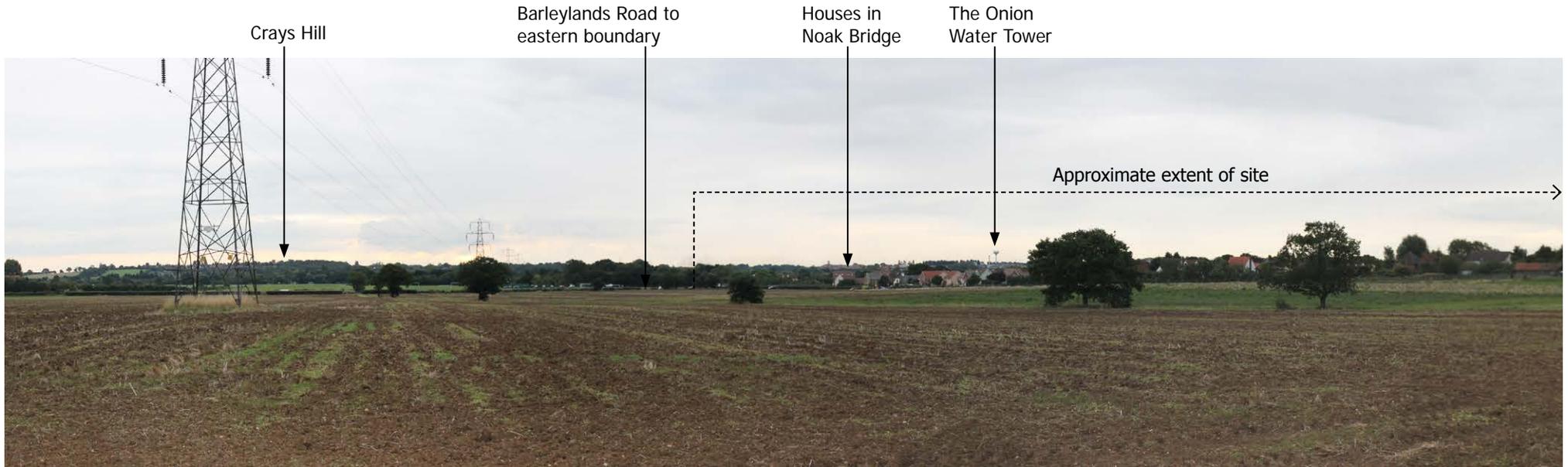
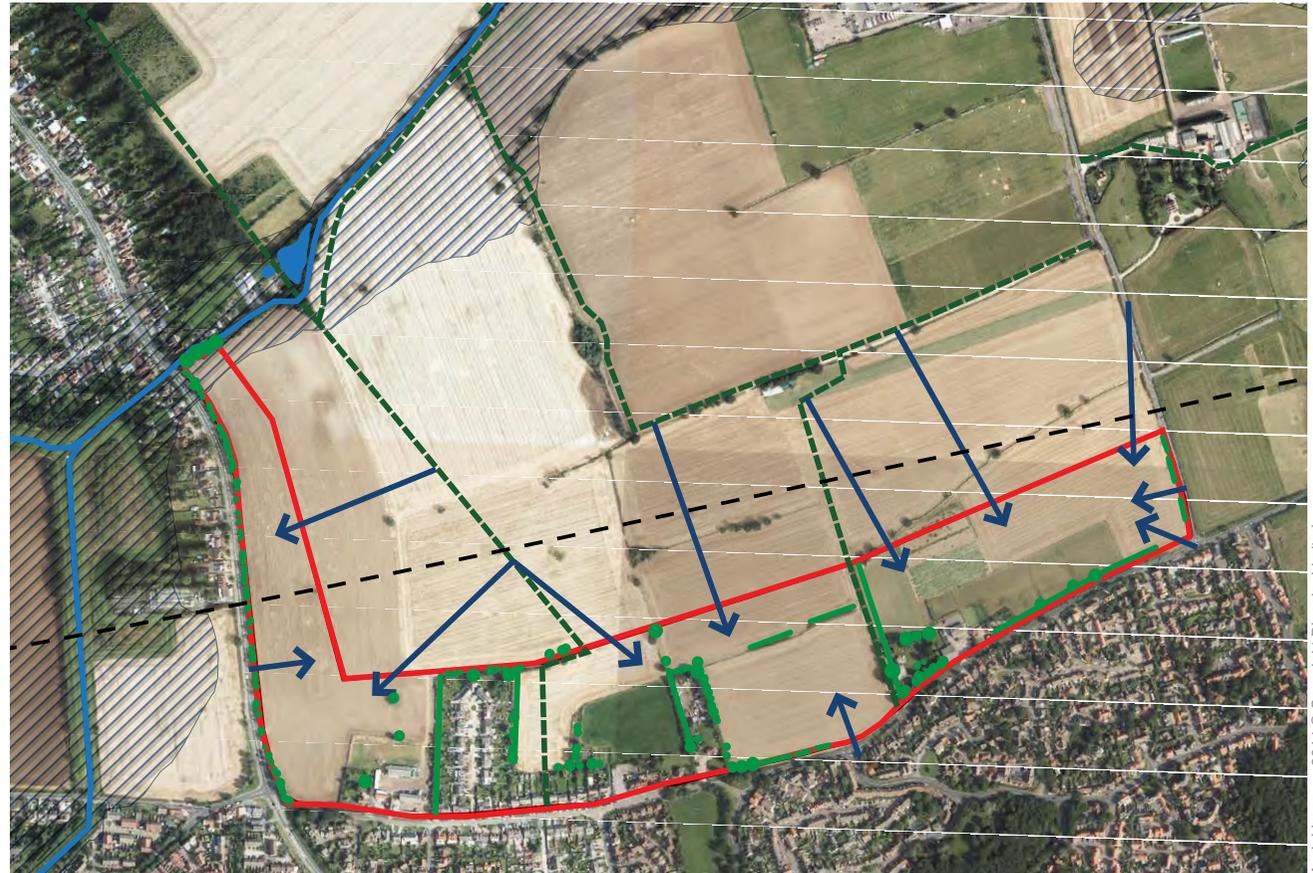


Photo 17.5 - View south-east towards site from public footpath

Site analysis

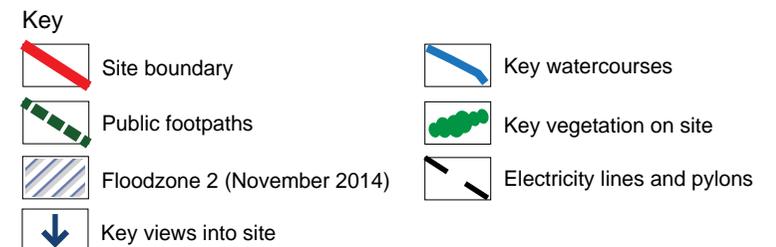
Key site features and characteristics

- Limited vegetation cover especially to northern boundary of site where large parts are completely open
- Fragmented lengths of clipped hedgerows to Wash Road and internal field pattern
- Clear views towards site from local rights of way
- Part of wider belt of open landscape creating a sense of separation between Basildon and Billericay (including South Green/Great Burstead)
- Long distance open views across the Upper Crouch Valley towards settlements to the north
- High voltage power lines and pylons prominent in views to north
- Well defined boundary to Noak Bridge Conservation Area bordering the south of the site
- Public footpaths extending north across open countryside from Wash Road
- Gentle slope across the site from west to east along Wash Road with the western extent sloping south to north towards the River Crouch
- Separation between northern edge of Basildon and Noak Hill ribbon development rising up facing valley side



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Figure 3: Site analysis



Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 17 falls within Area 22 in the Green Belt Landscape Capacity Study with a band of land following the southern and western boundary. Site 17 also includes the housing to the north of Wash Road that falls outside of the Green Belt.

Area 22 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 from Wash Road, Barleylands Road, Noak Hill Road/A176 and the network of the public footpaths within and adjacent to the north of the site. Further characteristics of high sensitivity are the lack of enclosure to the site by vegetation and the importance of the landscape in retaining the sense of separation between Basildon and Billericay (including South Green/Great Burstead).

Site sensitivity

The above characteristics identified for Area 22 extend across all of Site 17 and there are no significant variations in sensitivity within the site.

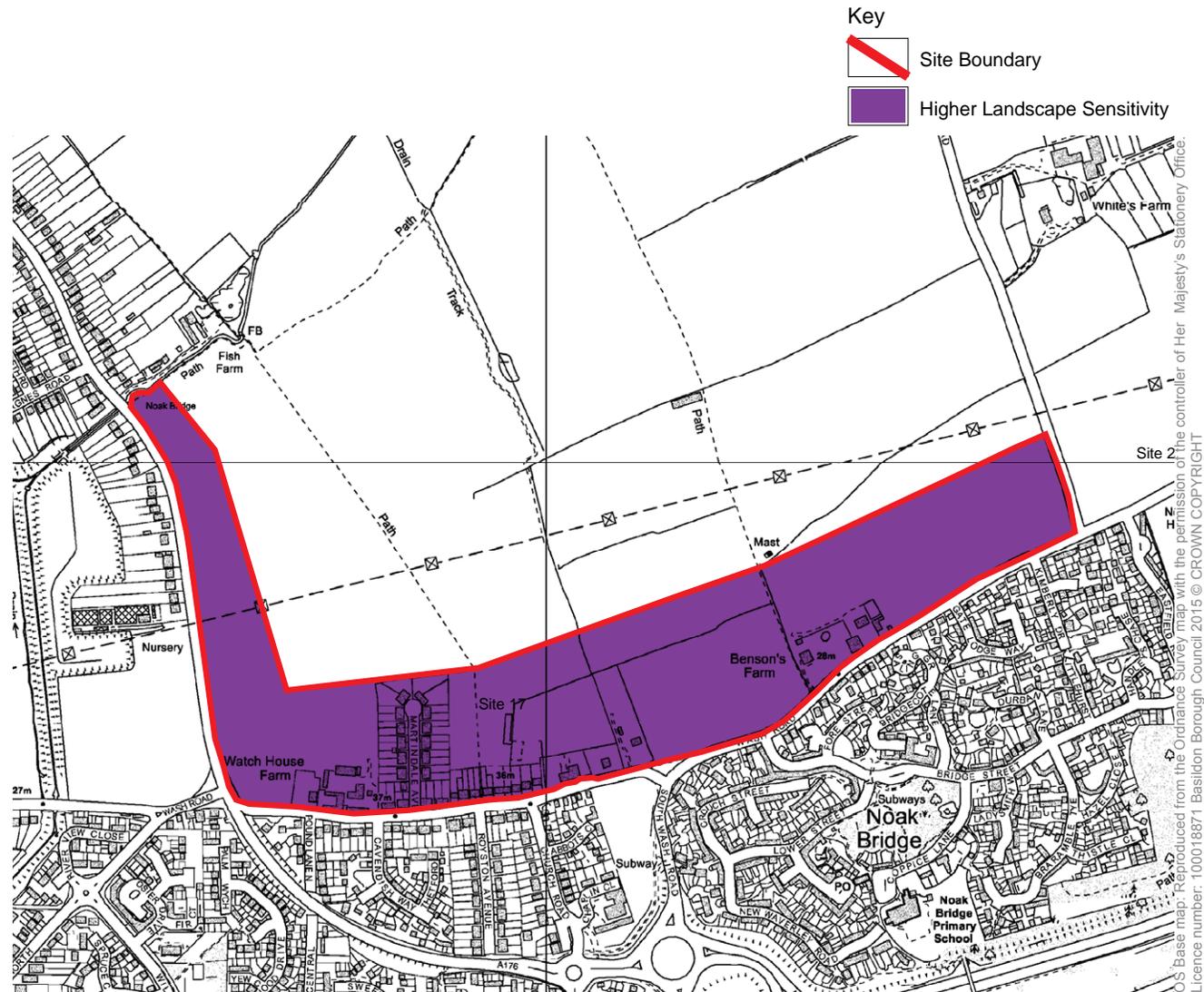


Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

The entire area should be retained as open agricultural landscape with the existing small area of residential development to the north of Wash Road. The site is widely visible from the surrounding landscape and has an open rural character. The existing settlement edge is well defined and further north development would compromise the separation between Basildon and Billericay (including South Green/ Great Burstead). Development in this location would have significant landscape and visual effects on the Upper Crouch Valley Farmlands LCA.

Potential development areas

No part of Site 17 is considered to have the potential to be developed without causing significant adverse landscape and visual effects.

Qualities/features to be safeguarded

- Open agricultural landscape
- Well defined settlement edge to Noak Bridge
- Sense of separation between Basildon and Billericay (including South Green/ Great Burstead)

Development guidelines

Not applicable

Opportunities for landscape mitigation

Not applicable

Potential for renewable energy production

Renewable energy production not appropriate in this location.

Summary of development potential

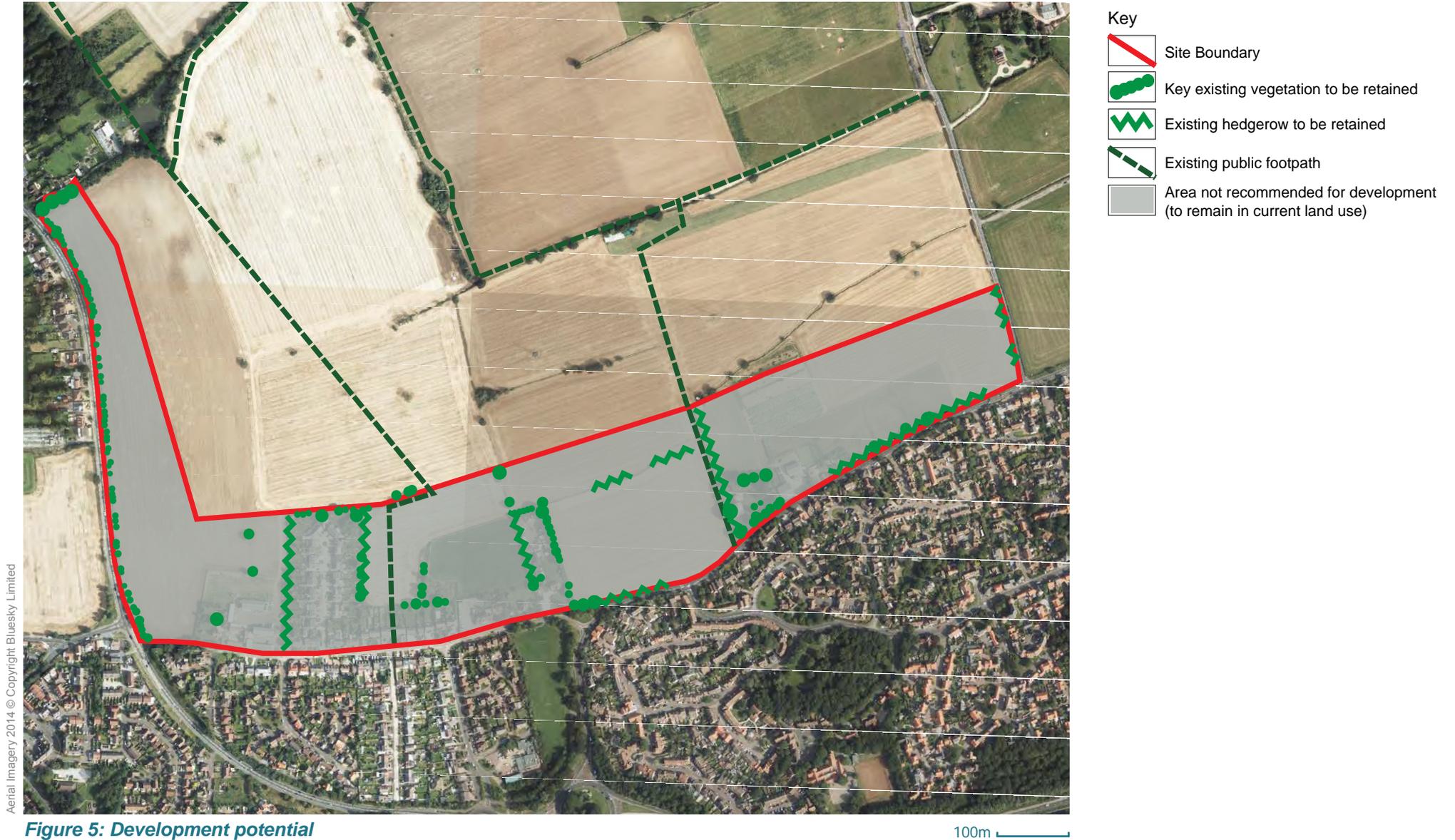
Total Site area: 28 ha

Area of site with development potential: 0 ha

Approximate number of dwellings at 35dph: 0

Site 17

Land at Bensons Farm, North of Wash Road



Site location and description

An area of sloping and undulating farmland on the edge of Billericay, west of South Green and north-west of Great Burstead. The site comprises small to medium scale arable farmland, paddocks and grass fields, and on the eastern side several ponds and an area of developing secondary woodland. There is a larger scale field within the site to the north of Kennel Lane. Fragmented tree lines and hedgerows run along field boundaries. The area is partly bounded by roads or residential development with the A176 to the north-west and Kennel Lane to the east. The A176 forms the main approach to Billericay from Noak Hill Road to the south. The existing housing adjacent to the site presents a prominent built visual edge in parts e.g. Windmill Heights and Langham Crescent. Existing development within the area is limited to some scattered farms and occasional residential properties. There are no ecological designations in the area.

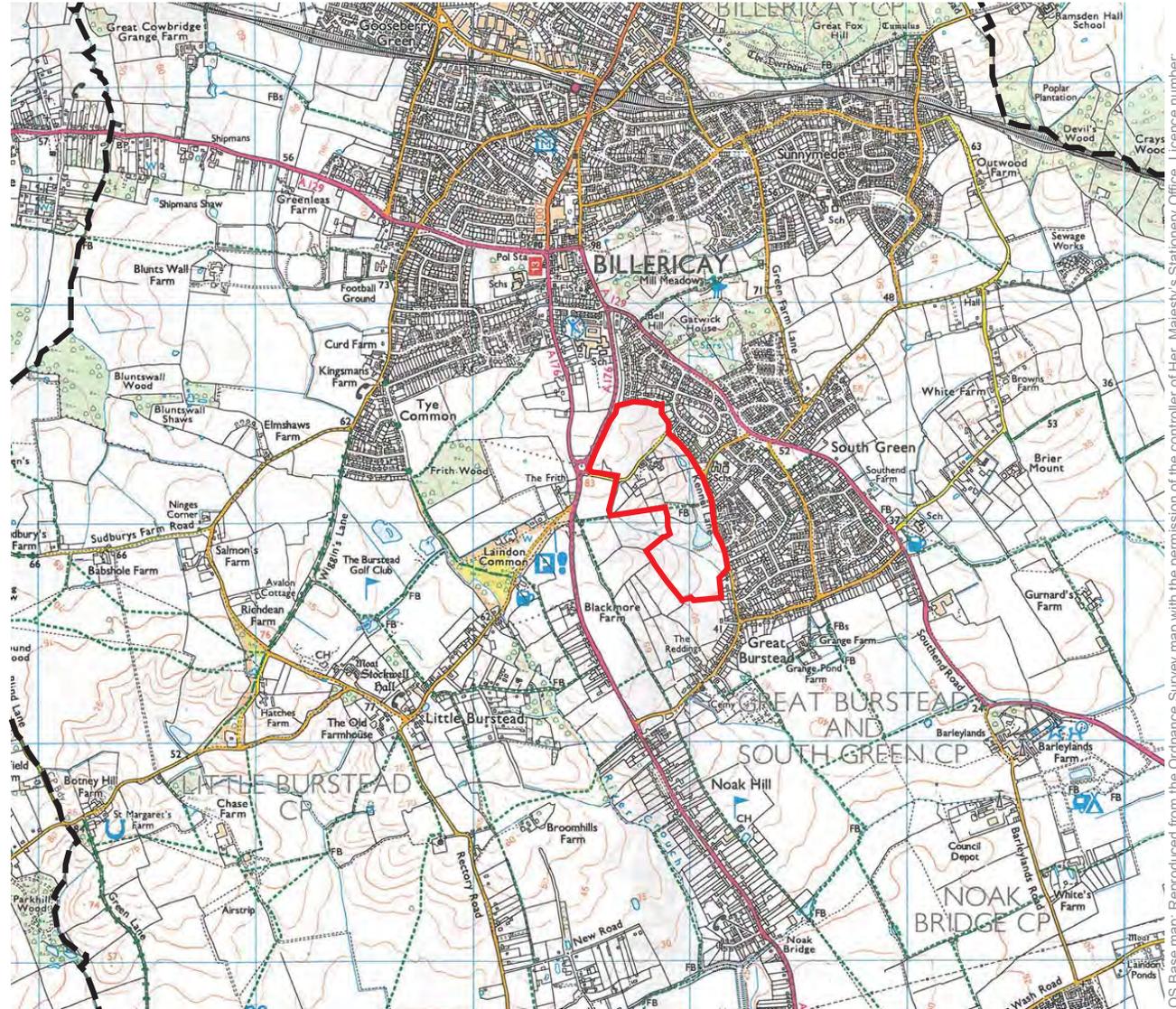


Figure 1: Site location

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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 land to the edge of South Green and Little Burstead.

Local landscape features

- Sloping and undulating topography
- Roadside hedgerows e.g. along Kennel Lane (fragmented in places)
- Secondary woodland and mature tree belts around individual farms and properties
- Scattered mature willow and oak trees
- Pond network partly used as private fishing lake
- Spire of St Mary Magdalene Church in Great Burstead
- Long distance views towards the edge of Basildon and the Langdon Hills
- Public rights of way connecting Kennel Lane with Noak Hill, Great Burstead and Basildon

Visual context

Visibility of the site varies in relation to boundary vegetation and the undulating topography. The area at the southern end of Kennel Lane is generally more contained from public views while the northern and western parts are generally more visible. The hedgerow to the west of Kennel Lane largely screens views from the road. From the northern section of Kennel Lane (where it cuts through the site), breaks in roadside vegetation allow occasional open views to the north and south. Views of the site from the A176 are generally screened by intervening field boundaries located

on the higher ground. The public footpath running parallel to the western boundary provides occasional views through fragmented hedgerows to the more elevated parts of the site. There is an enclosed public footpath route travelling west across the site from Kennel Lane. Beyond the area of scrub and woodland the footpath opens up providing partial views of the site to the north and long distance views to the south. The wide stretching panoramic views encompass Crays Hill to the south-east, the industrial estate on the northern edge of Basildon and the Langdon Hills can be seen on the horizon to the distant south. The southern extent of the site is screened in these views by mature field boundary vegetation.

The northern field (to the north of Kennel Lane) is open to views from the public footpath wrapping around the rear gardens of properties on Langham Crescent. Parts of the field can also be seen from Kennel Lane through fragmented parts of the roadside hedgerow. There are unobstructed views across the fields from houses on Windmill Heights. Views from other adjacent residential properties are filtered by garden vegetation and roadside hedgerows.

In the wider landscape the elevated parts of the site are open to views from the south. This includes open views across the Crouch Valley from Wash Road on the northern fringe of Basildon. To the north, east and in local views from the south the site is screened by existing areas of residential development in East Billericay, Great Burstead and South Green. To the west visual containment is provided by intervening elevated landform, the vegetated

parts of the A176 transport corridor, Laindon Common and Frith Wood.

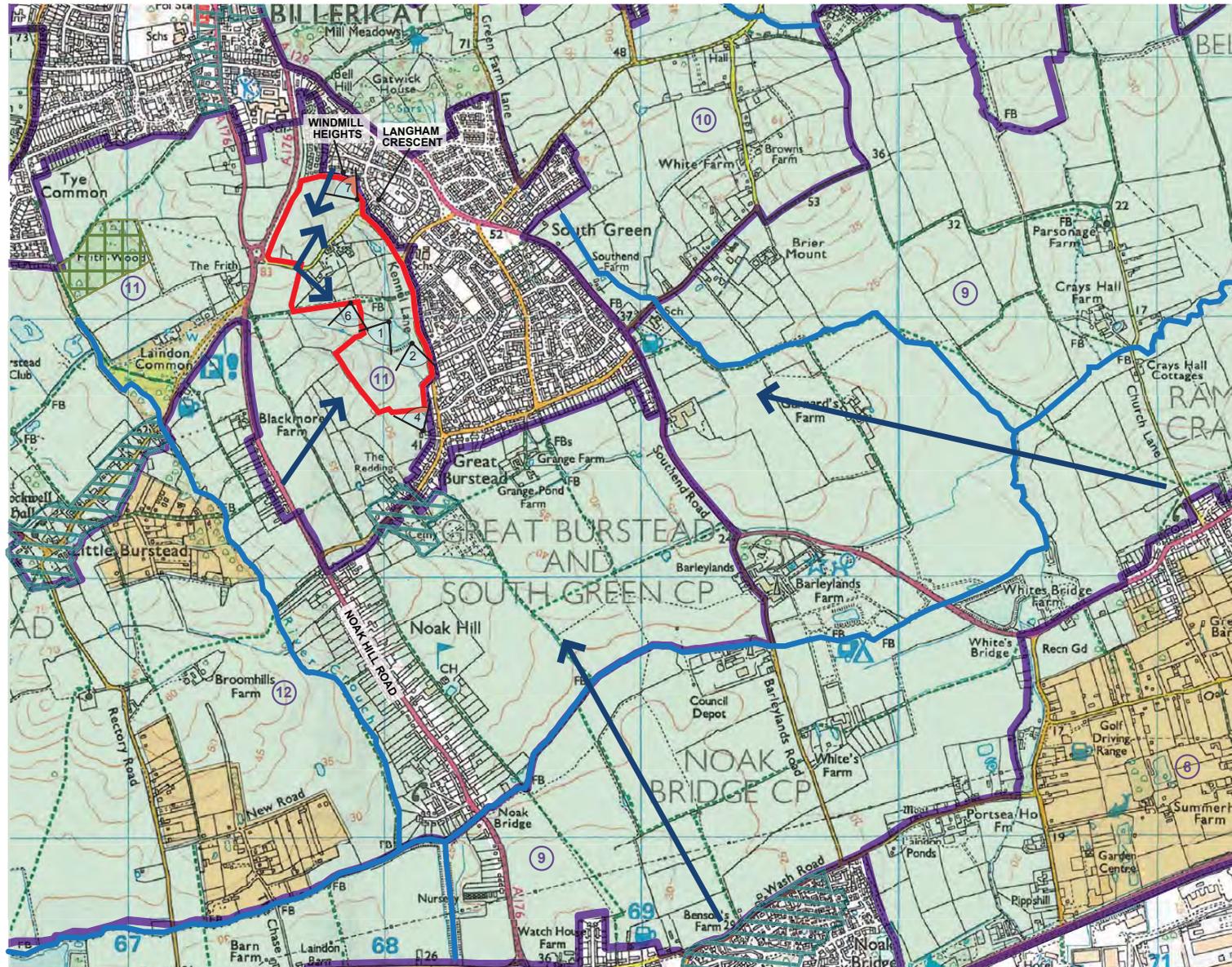
Surrounding land uses

To the north-west the site is bordered by the A176 which provides the main access to Billericay. To the west of this is The Billericay School and playing fields. Beyond this and immediately to the west of the site is a band of agricultural landscape providing separation between Billericay, Great Burstead, South Green and Noak Hill. Mary Magdalene church in Great Burstead is located to the south of the small scale arable and pastoral fields enclosing the western edge of the site. To the north and east, the site is bordered by existing residential development in Great Burstead and South Green.

Site 18

Land West of South Green

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- Key**
-  Site boundary
 -  Basildon Borough Boundary
 -  Green Belt
 -  Plotlands
 -  Landscape Character Area
3: Bowers Gifford and North Benfleet Farmlands
4: North Benfleet and Nevendon Settled Claylands
7: Doeshill Farmlands
 -  Major transport corridor
 -  Key views towards site
 -  Key watercourses
 -  Photo location points

Figure 2: Landscape and visual context

Site 18

Land West of South Green

Willow trees adjacent fishing lake

Trees on south-western boundary

Vegetation to western boundary



Photo 18.1 - View south-west from within site to the west of pond

Houses on Kennel Lane

Hedgerow alongside Kennel Lane



Photo 18.2 - View from within the site looking south



Photo 18.3 - View from within the site looking west towards fishing lake



Photo 18.4 - View north towards the site from field adjacent the southern site boundary



Photo 18.5 - View south across site from field directly south of public footpath



Photo 18.6 - View south from elevated point on public footpath within site

Site 18

Land West of South Green



Photo 18.7 - View north-west from public footpath within site across the northern field

Site analysis

Key site features and characteristics

- Sloping and undulating topography with most elevated land to the north
- Public footpaths within site provide views across the site
- An agricultural landscape with extensive tree cover that provides a green fringe to the western urban edge of Great Burstead and South Green
- Roadside hedgerow to Kennel Lane (fragmented)
- Woodland and scrub to the corner of site enclosed to the north and east by Kennel Lane
- Pond network and fishing lake surrounded by mature trees
- Long distance views from elevated public footpaths across the Crouch Valley to Basildon and the Langdon Hills
- Open views of site from residential properties on Windmill Heights
- Spire of St Mary Magdalene Church in Great Burstead key feature in views from within the site
- Role of site in forming separation between Billericay, Great Burstead, South Green and Noak Hill
- Southern parts of site more visually contained from publically accessible viewpoints, elevated northern parts of site visible in the wider landscape

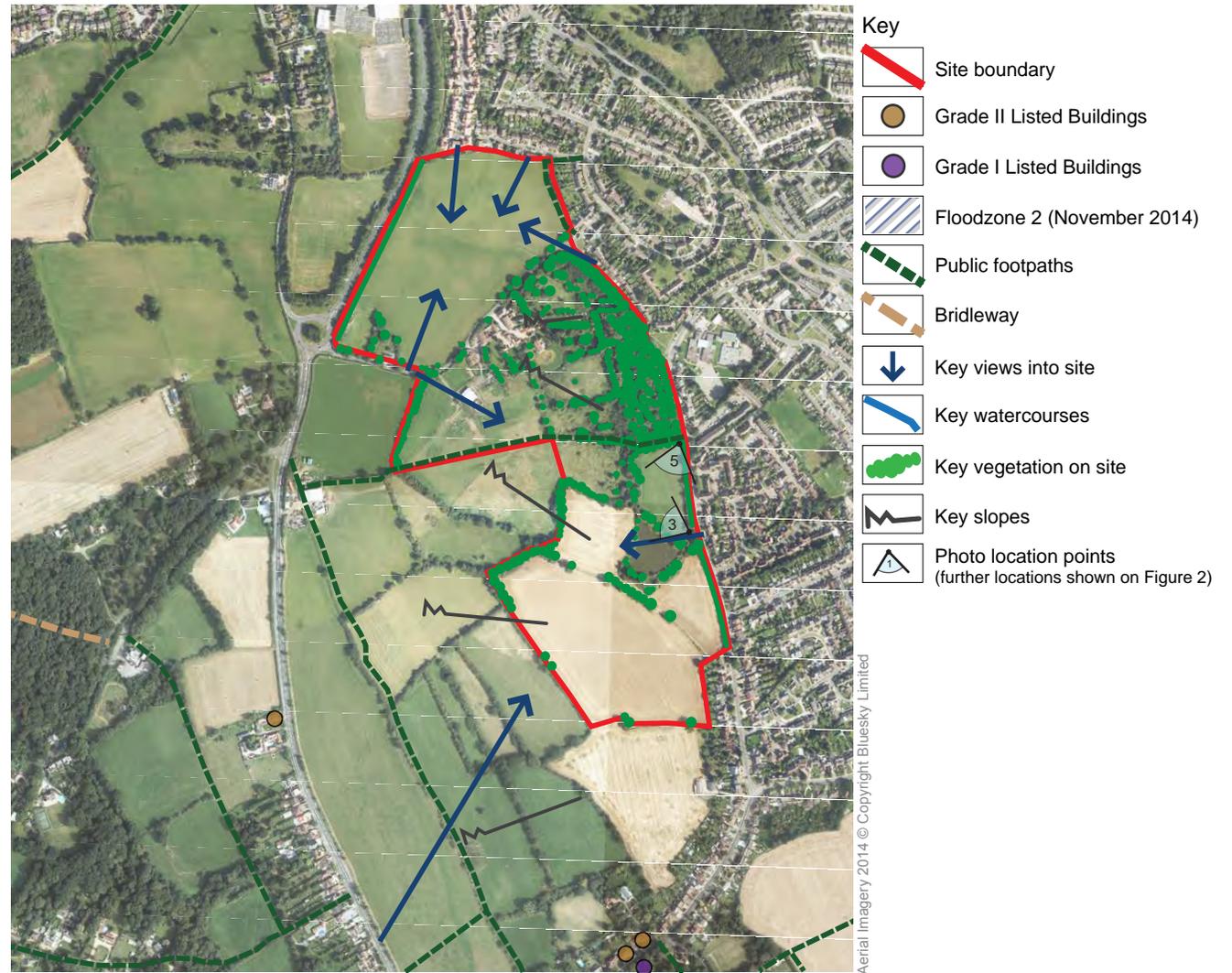


Figure 3: Site analysis

Recommendations

Key landscape areas to be protected/retained

The large proportion of the site should be retained as an attractive strip of open agricultural landscape providing a green break between Tye Common, Noak Hill, Little Burstead, Great Burstead and South Green. Parts of the site are widely visible from the surrounding landscape and there are attractive long distance views provided by local public rights of way. The site has a largely rural character and large scale development would be inappropriate in this location, causing significant adverse landscape and visual effects on the West Billericay Wooded Farmlands LCA. Development of the wider extent of the site would also compromise separation between Great Burstead and South Green and neighbouring settlements.

Potential development areas

The north-east corner of the site adjacent to Windmill Heights has the potential to be developed due to the existing exposed urban edge which has the capacity to be improved. This presents the opportunity to extend residential development whilst creating a stronger edge to the Green Belt through mitigation planting. This would also help to provide greater definition between the settlement edge and the open rural landscape to the south.

The small scale field to the south of the fishing lake and to the west of Kennel Lane also has potential for a small amount of residential development. This location has a direct association with the existing edge of South Green and is less visible from the rural landscape to the north and west.

Qualities/features to be safeguarded

- Public footpath route to the rear of residential properties on Langham Crescent
- Roadside hedgerow to A176
- Mature trees adjacent to Kennel Lane
- Roadside hedgerow to Kennel Lane
- Trees and shrubs surrounding fishing lake and individual mature oak trees

Development guidelines

- 2 – 2.5 storey high
- Typical density 30-40dph
- Detached, semi-detached or short terraces
- Treat Kennel Lane and north-eastern boundaries as key frontages limiting adverse impacts on public footpath route
- Create landscape buffer to new southern boundary creating a strong edge to the Green Belt

Opportunities for landscape mitigation

- Create new woodland belt corresponding with localised valley within site and woodland to the south to form a strong southern edge to development (northern field)
- Create woodland belt to south-west boundary of development area at south end of Kennel Lane to visually contain built development from the open rural landscape to the west (southern area)
- Provide area of public open space in association with existing fishing lake

Potential for renewable energy production

Large scale renewable energy production is not considered appropriate in this area due to rural character of the site and prominence in wider landscape.

Summary of development potential

Total Site area: 29 ha

Area of site with development potential: 4.8 ha

Approximate number of dwellings at 35dph: 168



- Key**
-  Site Boundary
 -  Key existing vegetation to be retained
 -  Existing hedgerow to be retained
 -  Existing public footpath
 -  Existing 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

Area of paddocks, recreation and residential properties on the north-eastern edge of Billericay extending up to the Basildon Borough boundary. The site comprises part of the Stocks Brook Manor golf course, grass fields, small scale grazed pasture and the grounds surrounding Great Blunts Farm, Buttsbury Lodge and Buttsbury Lodge Farm. Great Blunts Farmhouse is a Grade II Listed Building. There are no ecological designations in this site.

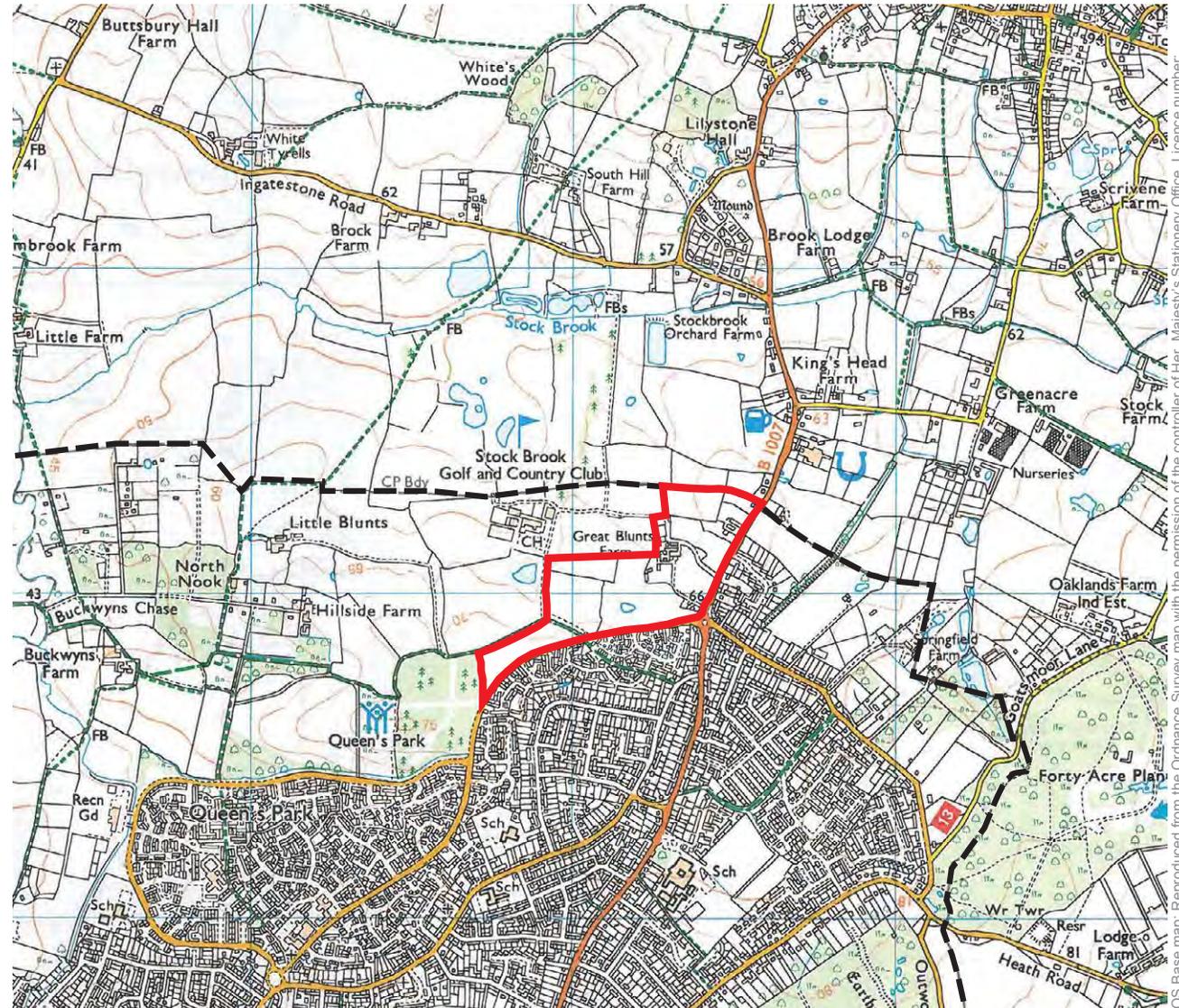


Figure 1: Site location

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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. The character area is relatively tranquil, comprising a typically well preserved historic agricultural landscape but with some visual impact from the adjacent settlement.

Local landscape features

- Scattered mature woodlands and tree lines form strong features within the landscape
- Church spire of All Saints Church in Stock
- A number of formal recreational land uses that are well valued by local communities including Queens Park Country Park, Willowbrook Recreation Ground and Stock Brook Golf and Country Club
- Public rights of way extending north from Billericay
- Stock Brook and a number of small ponds/springs
- Views across wooded farmland to the north
- Roadside hedgerow along Queens Park Avenue
- Rows of tall poplar trees

Visual context

The site is partly contained from publically accessible viewpoints. Boundary hedgerows along Queens Park Avenue and Stock Road screen views from road users of the golf course, the majority of the western field and grounds to the north of Great Blunts Farm. During winter months filtered views of these areas would be available. There are glimpsed views where the hedgerow is partly fragmented to the western side of Queens Park Avenue. Great Blunts Farmhouse and the grounds to the front are seen clearly from Stock Road where a post and rail fence forms this

part of the boundary. Houses facing the site from Stock Road and Queens Park Avenue also have views of the site. However, many of the properties are orientated away from the site. The northernmost field within the site is open to the adjacent farmland. Distant views can be obtained of the northern paddocks from residential properties on Hereward Mount.

Built residential development on slightly elevated land to the south of the site provides visual containment and screening to views of the site from the south. In the wider landscape to the west, further containment is provided by woodland at Queen's Park Country Park and North Nook. Roads in the local area such as Ingatestone Road, Smallgains Lane and Stock Road are generally enclosed by mature roadside vegetation. There are occasional glimpsed distant views to small parts of the site from breaks in vegetation along Ingatestone Road and the public footpath adjacent to All Saints Church in Stock. Slightly more open views from the north would be available during the winter months.

From within the site there are views north across Stock Brook Manor and the wooded agricultural landscape surrounding the northern edge of Billericay. All Saints Church in Stock is a feature on the horizon. A bridleway crosses the site leading from residential areas south of Queens Park Avenue and connecting with public rights of way surrounding Queens Park Country Park. Views from the bridleway on the northern boundary are partly contained by hedgerows. Where the bridleway crosses the site there are open views across the western grass field. From the access road to Stock Brook Country Club there are views

north-east across the golf course towards Great Blunts Farmhouse and the All Saints Church.

Surrounding land uses

The site is located at the interface between the urban area of Billericay to the south and east and the open landscape of the West Billericay Wooded Farmlands to the north and west.

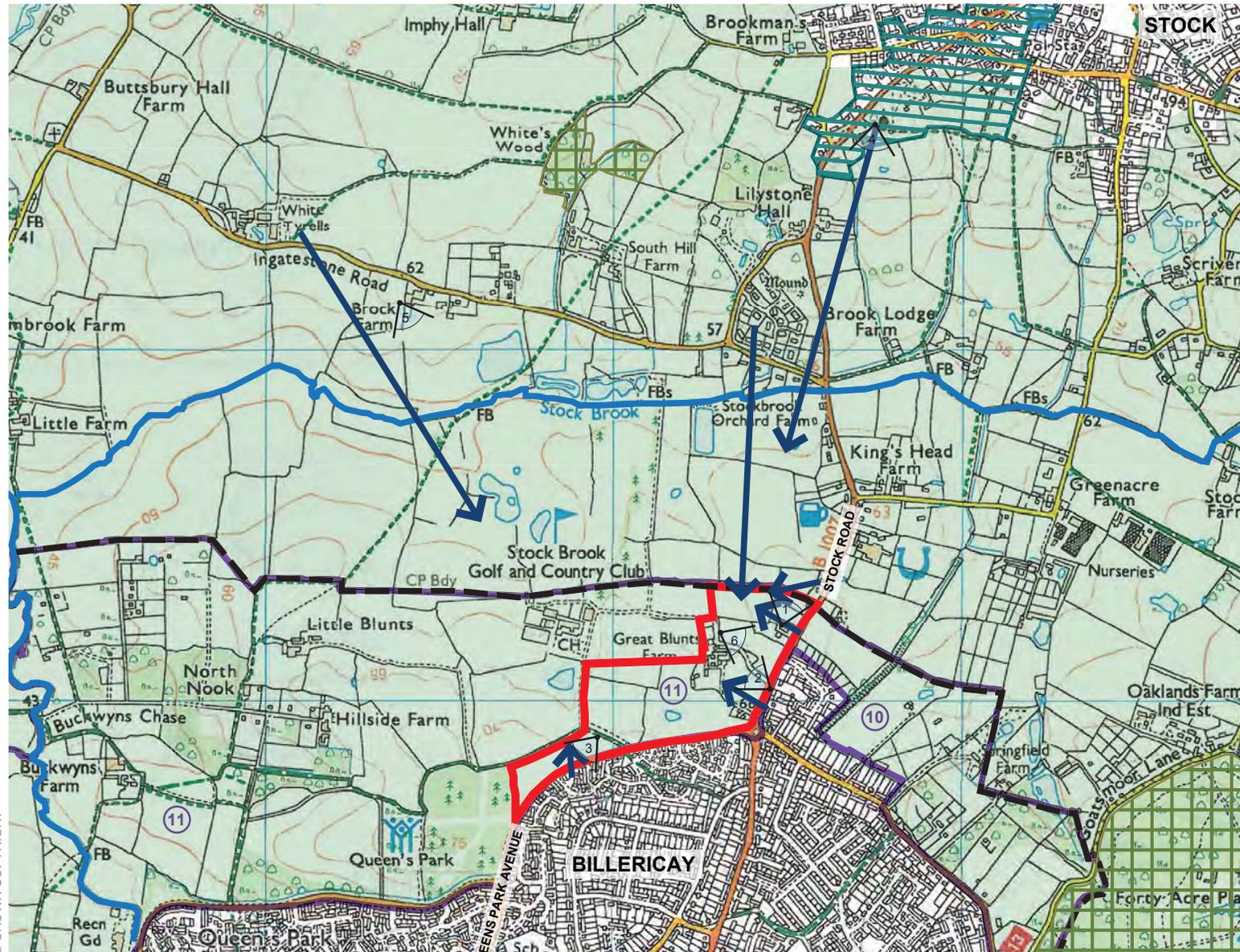
Queens Park Avenue forms the southern boundary of the site with an existing area of residential development located to the south of this. Adjacent to the western boundary is a block of woodland forming part of Queens Park Country Park. The Park contains a large meadow area, woodland, areas of rough grass and scrub and an extensive footpath network that connects with public rights of way in the surrounding landscape. The majority of the park is designated a Local Wildlife Site.

The eastern boundary of the site is formed by Stock Road beyond which is a small area of housing on The Vale and, further east, larger residential properties to the northern side of Potash Road. Typically these have extended gardens, paddocks, blocks of woodland and mature tree belts marking boundaries. There are formal recreation facilities located to the north of the site in the form of Stock Brook Golf course, Billericay Rugby Club, Stock Tennis Club and Willowbrook Recreation Ground. Beyond this to the north is a band of mixed arable and pastoral farmland to both sides of Stock Brook. Field patterns are defined by mature tree belts, boundary hedgerows and small blocks of woodland.

Site 19

Land North of Billericay, West of Stock Road

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- Key**
- Site Boundary
 - Basildon Borough Boundary
 - Green Belt
 - Ancient and Semi-Natural Woodland
 - Conservation Area
 - Landscape Character Area 10. East Billericay Wooded Hills and Ridges
 - Landscape Character Area 11. West Billericay Wooded Farmlands
 - Key views towards site
 - Key watercourses
 - Major transport corridor
 - Photo location points

Figure 2: Landscape and visual context

Land North of Billericay, West of Stock Road



Photo 19.1 - View north from within the site towards Chelmsford Borough



Photo 19.2 - View from Stock Road looking west

Site 19

Land North of Billericay, West of Stock Road



Photo 19.3 - View across western field from bridleway within site



Photo 19.4 - View south from public footpath adjacent All Saints Church in Stock

Site 19

Land North of Billericay, West of Stock Road



Photo 19.5 - View south-east from Brock Farm adjacent Ingatestone Road



Photo 19.6 - View east from within grounds of Buttsbury Lodge

Site analysis

Key site features and characteristics

- Double row of Poplar trees alongside access road to Stock Brook Manor Golf Club and Country Club
- Roadside hedgerow along Queens Park Avenue and part of Stock Road
- Grade II Listed Great Blunts Farmhouse
- Relatively flat landform broadly sloping north-west towards Stock Brook
- Long distance views to All Saints Church in Stock and across wooded farmland to the north of Billericay
- Hedgerow and mature trees along stretch of bridleway on the northern boundary, open views from bridleway where it crosses the site
- Partly fragmented hedgerow and mature oaks surrounding hay crop field at Buttsbury Lodge
- Open boundary to north
- Clear views towards the site from Stock Road including clear views to Great Blunts Farmhouse
- Filtered long distance views towards site from the north
- Views towards site from some residential properties on Queens Park Avenue, The Vale, Stock Road and Hereward Mount
- Mature tree belts and woodland blocks provide screening in the wider landscape



Figure 3: Site analysis

Key			
	Site Boundary		Key vegetation on site
	Bridleway		Grade II Listed Buildings
	Public footpaths		Waterbodies
	Key views into site		Queens Park Country Park (Local Wildlife Site)

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Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 19 is part of the wider Area 4 in the Green Belt Landscape Capacity Study. The whole Area extends further north to the Basildon Borough Boundary and further west to a tributary of the River Wid.

Area 4 as a whole was assessed as having a Low relative landscape capacity rating. This was particularly due to the openness to public view and the designations covering parts of the area including Local Wildlife Sites, rights of way, the Country Park and Listed Building. Parts of these characteristics are more prominent in land beyond the site boundaries especially the presence of rights of way and designations, with Great Blunts Farmhouse the only listed feature within the site itself.

Site sensitivity

Sensitive features associated with the site include the Grade II Listed Great Blunts Farmhouse and its setting, the open views from Stock Road and residential properties facing the site, and the open boundary to the pastures to the north. The land surrounding Buttsbury Lodge is more visually contained by boundary vegetation. However, the site as a whole has a character that relates more to the band of agricultural land that encloses the northern edge of the Billericay than the areas of existing residential development to the south. In the vicinity of the site, the existing settlement edge to Billericay is well defined and the site as a whole contributes to the rural setting of the town.

The grass field in the south-west corner of the site is considered to be of slightly lower sensitivity. The area is

partially contained in views from Queen's Park Avenue by the roadside hedgerow. There is also visual containment provided by woodland at Queen's Park Country Park to the west, mature trees to the north and further mature hedgerow and poplar trees separating the field from the golf course.

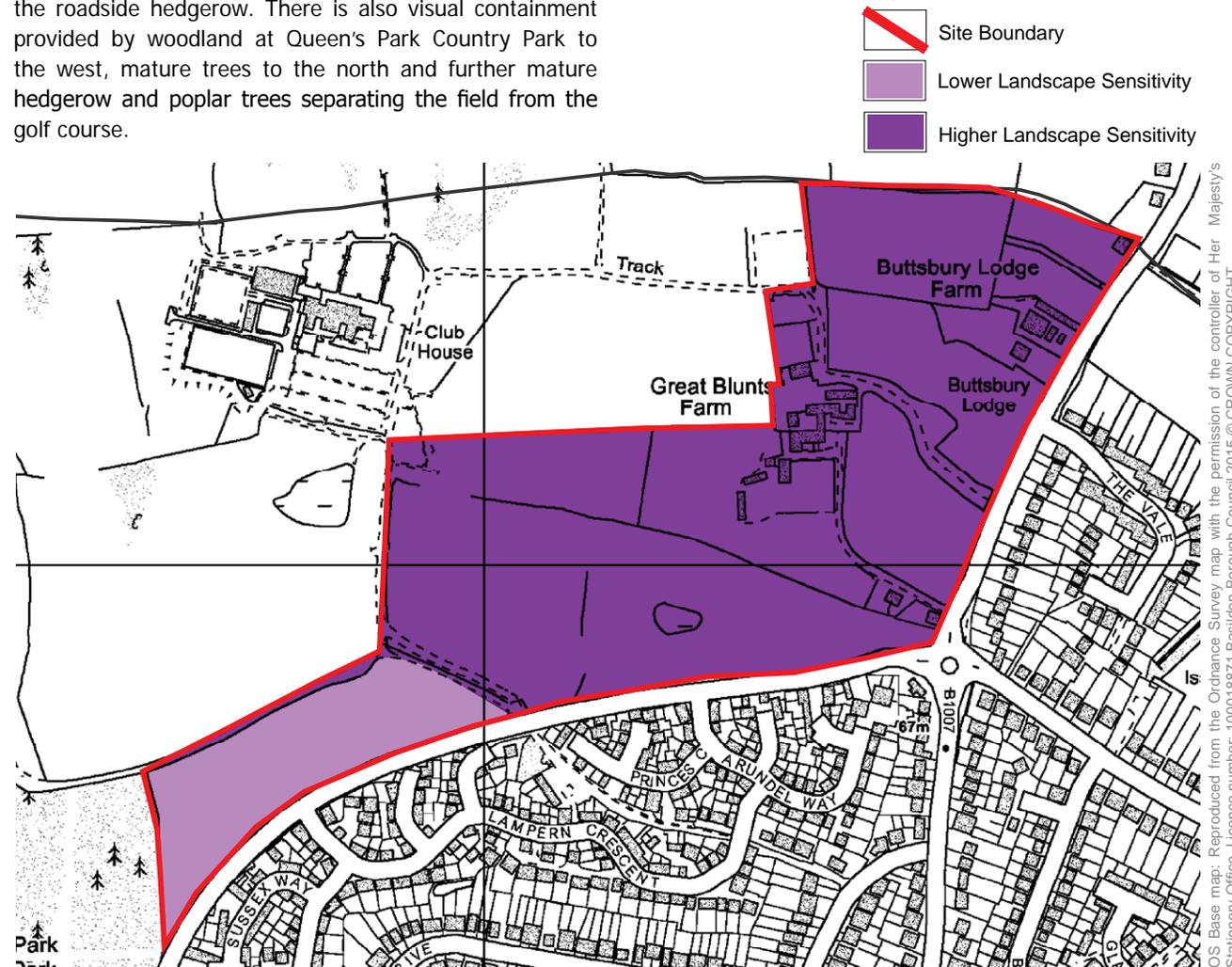


Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

All areas of landscape to the north-east of the bridleway should be retained as recreation and agricultural landscape with existing occasional dwellings and manor houses. This area is partly visible from the surrounding landscape and its character is more closely associated with the rural area to the north than the urban edge of Billericay to the south. Development of this area would adversely impact the character of the West Billericay Wooded Farmlands LCA and weaken the edge to the Green Belt and existing urban area which is currently well defined.

Potential development areas

The field in the south-western corner of the site, to the north of Queen's Park Avenue, has potential to be developed without causing significant adverse landscape and visual effects. This area is well contained by boundary vegetation (particularly Queens Park Country Park) and development in this location could extend the urban edge without causing harm to the key characteristics of the wider landscape.

Qualities/features to be safeguarded

- Roadside hedgerow adjacent Queen's Park Avenue
- Hedgerow and mature trees adjacent to bridleway
- Bridleway route connecting with public rights of way to the west

Development guidelines

- 2 – 2.5 storey high
- Typical density 30-40dph

- Create development frontage along Queen's Park Avenue to provide appropriate interface between existing and proposed development
- Detached, semi-detached or short terraces
- Create landscape buffer to western side of bridleway and to boundary with Country Park (Local Wildlife Site)

Opportunities for landscape mitigation

- Strengthen landscape buffer along northern boundary and eastern boundaries to retain wooded edge to the Billericay urban fringe
- Strengthen and manage hedgerow to the southern boundary adjacent to Queen's Park Avenue to provide an attractive frontage between existing and proposed development

Potential for renewable energy production

Renewable energy production not considered appropriate in this location on account of the scale of the site and potential impact on views from wider countryside towards Billericay.

Summary of development potential

Total Site area: 19.3 ha

Area of site with development potential: 2.2 ha

Approximate number of dwellings at 35dph: 77

Site 19

Land North of Billericay, West of Stock Road



Site location and description

A small scale area of land to the north-east of Billericay enclosed with mature woodland and tree belts. Potash Road forms the south-west boundary of the site and also marks the edge of the existing urban area. The western boundary extends along Stock Road (B1007) and the eastern boundary follows Goatsmoor Lane. The land use comprises a mix of pasture, woodland, scrub and individual houses, domestic gardens and outbuildings. To the north the site partly extends to the Basildon Borough boundary and follows the rear boundaries of plots accessed via Potash Road.

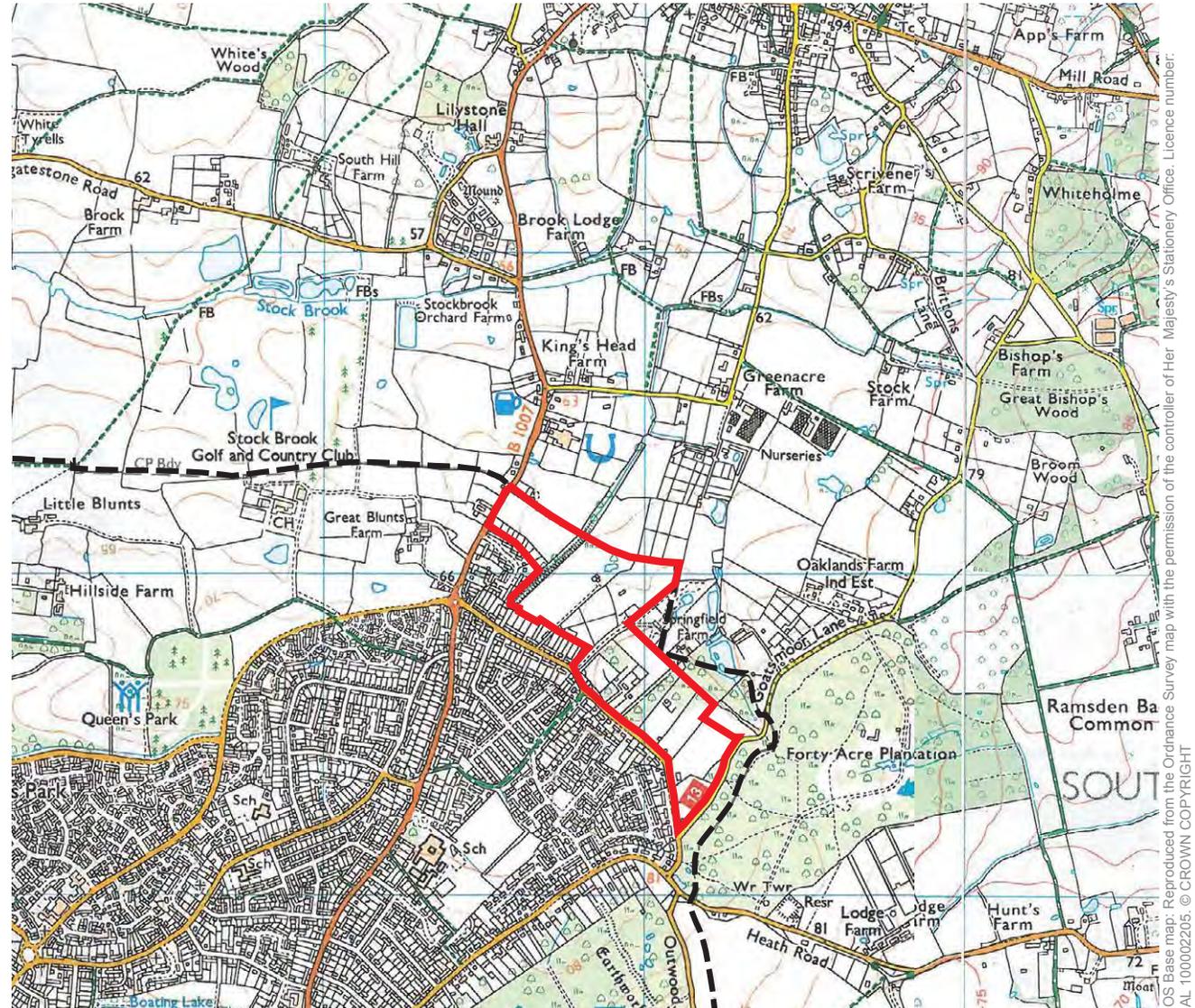


Figure 1: Site location

Landscape and visual context

Landscape character area

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

Local landscape features

- Mature tree belts around individual properties
- Rural lanes enclosed by mature vegetation e.g. Goatsmoor Lane and Smallgains Lane
- Small-medium sized fields separated by network of mature hedges with numerous hedgerow trees
- Dense woodland blocks including Ancient and Semi-natural Woodland
- Historic field patterns and boundaries
- Stock Brook and associated springs/ponds
- Well enclosed edge to Billericay urban area
- Rows of poplar trees

Visual context

The site is generally well enclosed from publically accessible viewpoints. The western side is set back from Potash Road behind residential properties. To the eastern side, occasional breaks in the predominantly tall and continuous roadside vegetation allow views from the road and residential properties across the small scale paddocks and grass fields. These occasional views extend to the north-eastern boundary. However, extended views to the surrounding landscape are prevented by tall tree belts on the boundary of the site. There are also limited distant views of the wider landscape from within the site.

A break in the roadside hedgerow along Stock Road allows views of the north-western paddock. There are open views across this paddock from residential properties on The Vale to the south. There are no public footpaths crossing the area or adjacent to its boundaries. Local roads in the area such as Goatsmoor Lane and Smallgains Lane are narrow rural lanes with mature hedgerows with trees screening views of neighbouring land. Where there are distant views towards the site from elevated land to the northern side of Stock Brook, it is seen as part of the wooded edge to Billericay with limited visibility beyond the northern boundary vegetation. Rows of poplar trees to the south of Smallgains Lane also screen some views to the site.

Surrounding land uses

To the east the site is bordered by Goatsmoor Lane and Forty Acre Plantation. This is a large area of Ancient and Semi-natural Woodland designated as a Local Wildlife Site. This woodland and Norsey Wood to the south-west of it contribute to the wooded skyline seen in views to the edge of Billericay from the north. Potash Road forms part of the southern boundary with various residential streets branching off it. The western side of the southern boundary is formed by a row of houses to the north of Potash Road and The Vale, a residential street accessed from Stock Road. To the north, just outside the Borough boundary there is Willowbrook Recreation Ground containing a rugby and tennis club. Beyond the north-eastern boundary the pattern of small scale paddocks, grass pastures, scattered farms and individual residential properties set within well vegetated grounds continues. The site is bordered by Stock

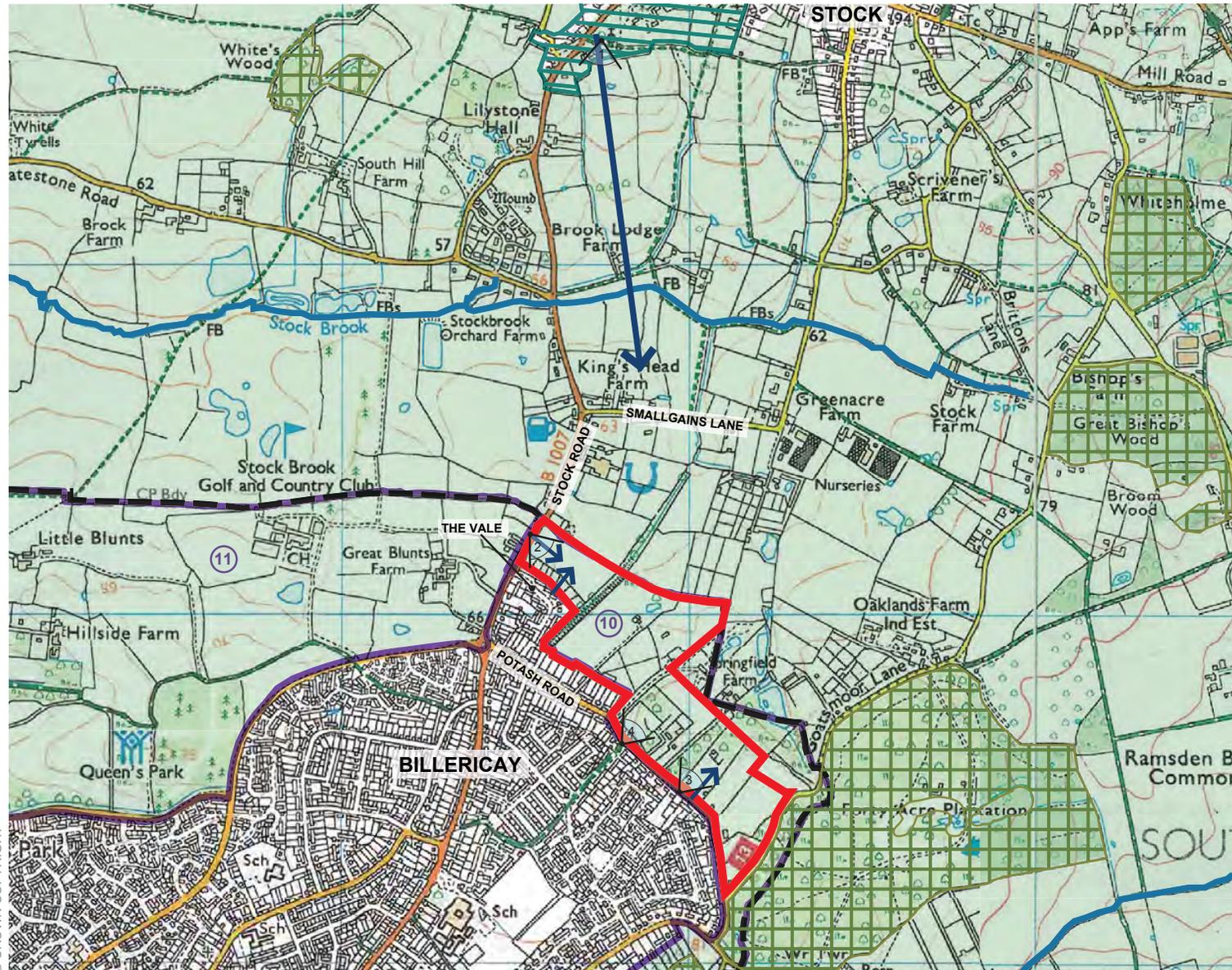
Road to the west. Adjacent to the road is Stock Brook golf course, Buttsbury Lodge, Buttsbury Lodge Farm and Great Blunts Farm with Grade II Listed farmhouse. The farms are surrounded by small scale grazed pastures and meadows.

The site is contained within the well vegetated urban fringe of Billericay. The narrow rural lanes, mature tree belts and properties set within large grounds creates a rural character to the edge of the settlement.

Site 20

Land North East of Potash Road

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

Figure 2: Landscape and visual context

Site 20

Land North East of Potash Road

Wooded landscape framing
northern edge of Billericay



Photo 20.1 - View south from public footpath adjacent All Saints Church in Stock

Vegetation along
northern boundary

Tree belt

Houses on The Vale



Photo 20.2 - View east from Stock Road across western paddock within site

Site 20

Land North East of Potash Road

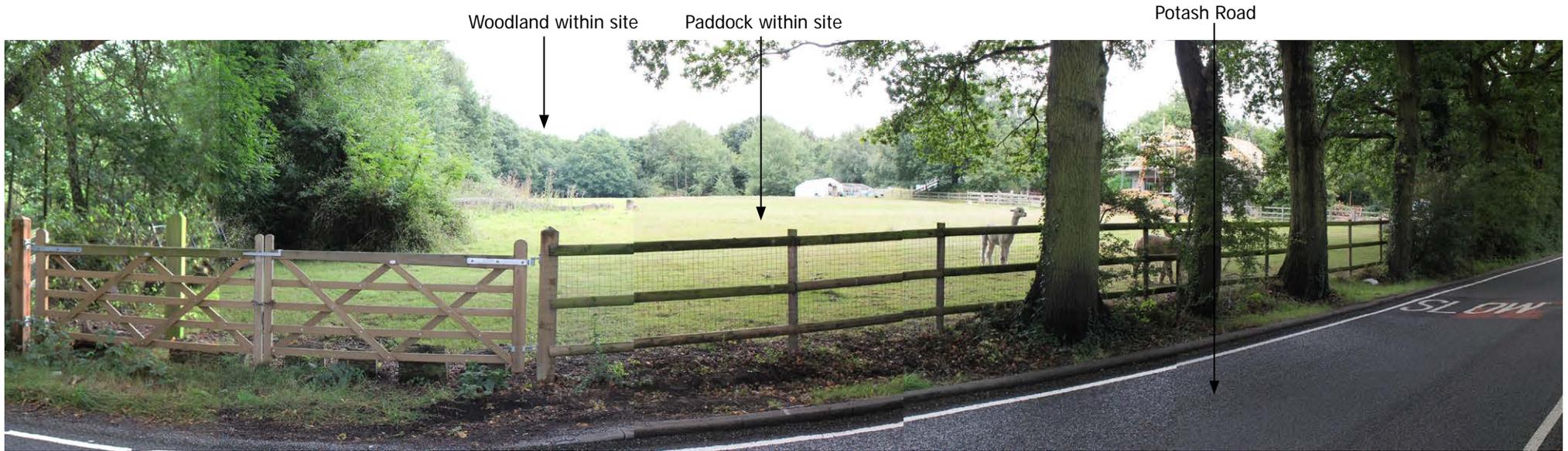


Photo 20.3 - View north from Potash Road across paddock within the site



Photo 20.4 - View north from Potash Road towards southern boundary of the site

Site analysis

Key site features and characteristics

- Mature vegetation around existing properties
- Mature woodland blocks and roadside trees
- Rural character to Potash Road and surrounding rural lanes
- Visually contained edge to Billericay urban area
- No public rights of way
- Limited distant views from within site and limited views into site from surrounding publically accessible locations
- Open views across western paddock from houses on The Vale
- Small pond and drainage channels
- Generally flat site broadly sloping north-west to south-east



Figure 3: Site analysis

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 20 is the same as Area 3 in the Green Belt Landscape Capacity Study other than the eastern boundary which extends further east beyond Goatsmoor Lane into Forty Acre Plantation. Area 3 also extended slightly further to the north-east up to the borough boundary.

Area 3 as a whole was assessed as having a Medium relative landscape capacity rating. Key characteristics of the area which were considered to reduce its sensitivity were the relatively flat topography set back from surrounding hills and ridges and the presence of extensive tree belts and woodland enclosing the area.

Site sensitivity

Site 20 has most of the characteristics described above for Area 3 although it does not contain any of Forty Acre Plantation (Ancient Woodland and Local Wildlife Site). There are no significant variations in sensitivity across the site and the whole site is considered to be of lower sensitivity due to its association with the existing urban edge of Billericay, gentle topography and its enclosure from public view.

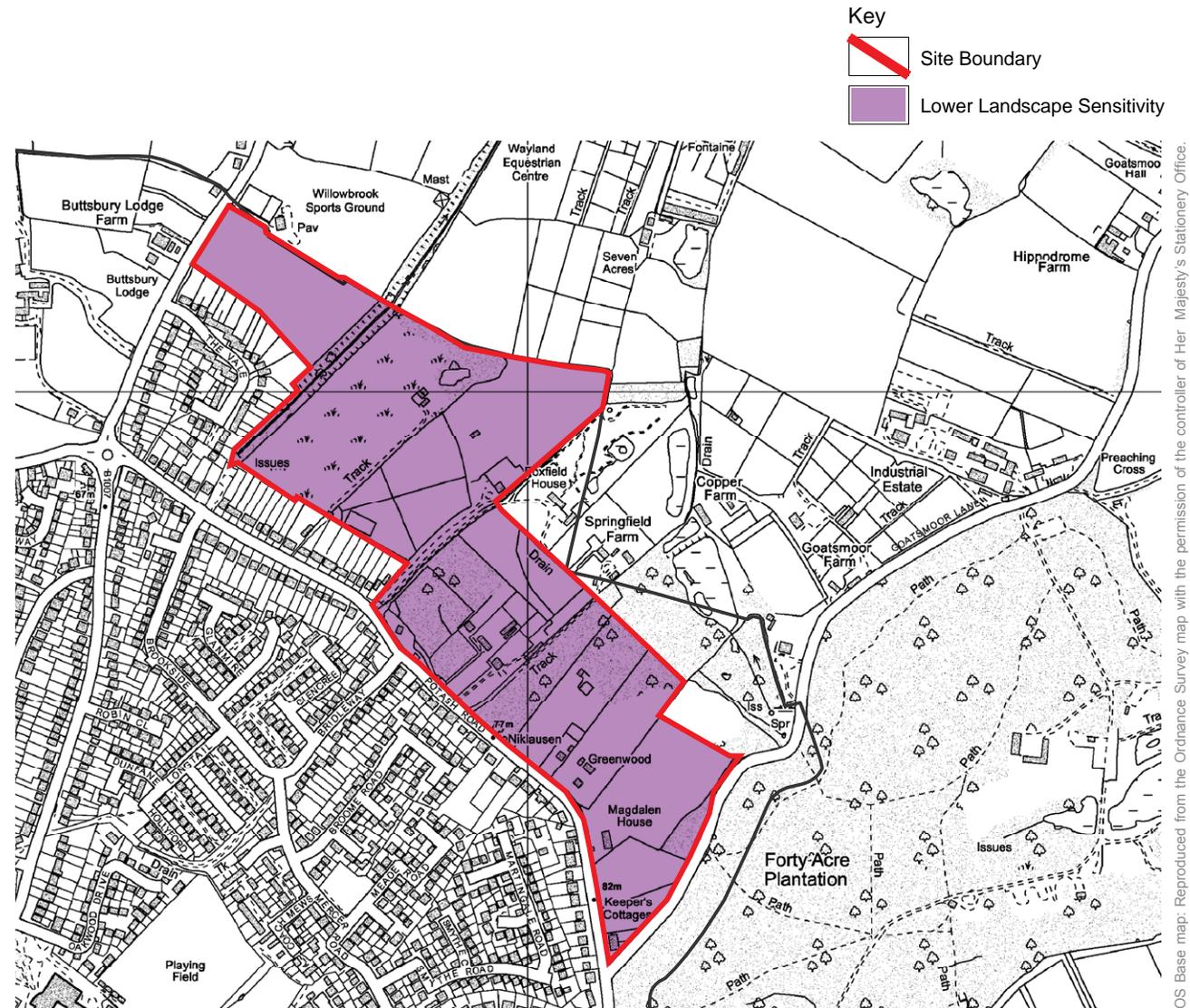


Figure 4: Landscape sensitivity

Recommendations

Key landscape areas to be protected/retained

The landscape framework provided by mature tree belts and areas of woodland would need to be retained should the site be developed. The small scale rectilinear field patterns should therefore also be retained in order to avoid dense massing of development on the edge of Billericay and to retain the historic field patterns intact. The structure of mature vegetation would also help to retain the rural character and visual containment of the edge to the settlement which integrates well with the adjacent small scale agricultural landscape to the north.

Potential development areas

The site has potential for small scale developments incorporated within the existing structure of mature tree belts and woodland. The removal of mature vegetation particularly to the peripheries of the site would result in adverse landscape and visual effects to the East Billericay Wooded Hills and Ridges LCA and the rural setting to north-eastern Billericay. Although connected to existing built residential development along Potash Road, any new development should retain a separate character to avoid a harsh or exposed edge to the settlement.

Qualities/features to be safeguarded

- Roadside hedgerows to Potash Road and Stock Road where present
- Mature tree belts to site boundaries and dividing small scale field pattern
- Mature woodland blocks
- Pond to the north-east of The Vale
- Rural character to Potash Road and Goatsmoor Lane

Development guidelines

- 2 – 2.5 storey high
- Typical density 20dph
- Create development frontage along Potash Road and Stock Road retaining visually contained edge to development
- Detached or semi-detached
- Integrate historic field boundary vegetation and good quality individual trees into development proposals where possible to provide a mature setting and reduce the massing of development on the edge of Billericay

Opportunities for landscape mitigation

- Reinforce northern boundary where necessary to create a strong edge to the Green Belt
- Create landscape buffer to rear of The Vale to attenuate visual impacts from existing residential properties
- Potential for small area of open space associated with pond and improved access connections through areas of woodland connecting with Forty Acre Plantation

Potential for renewable energy production

Limited potential for renewable energy production due to small scale nature of site.

Summary of development potential

Total Site area: 26 ha

Area of site with development potential: 18.3 ha

Approximate number of dwellings at 20dph: 366



Key

-  Site Boundary
-  Key existing vegetation to be retained
-  Existing hedgerow to be retained
-  Existing pond to be retained
-  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 