

Site location and description

An area of sloping farmland incorporating the farmsteads of Sappers Farm, Fanton Hall Farm and Bramble Lea Farm. The Wick Country Park is located centrally within the site, surrounded by farmland. The site is bounded by the A127 to the south, public bridleway and the Basildon Borough boundary to the east, and Cranfield Park Road to the west. A small part of the Fairmead Plotlands is included to the west of Cranfield Park Road. To the north, the boundary follows Salcott Crescent, Tresco Way and the Southend to London Liverpool Street railway line. Public access to the area is restricted to the country park and public rights of way. Views into the area from the A127 are mainly screened by roadside hedgerow.

There are isolated pockets of existing development including a cluster of large scale agricultural buildings at Fanton Hall Farm which are screened from view by surrounding mature vegetation. There is also a small cluster of residential properties to the south along the A127 and accessed off Cranfield Park Road. Two lines of pylons run across the south of the area from west to east. A small stream connected to the River Crouch crosses the site diagonally from south-west to north-east.

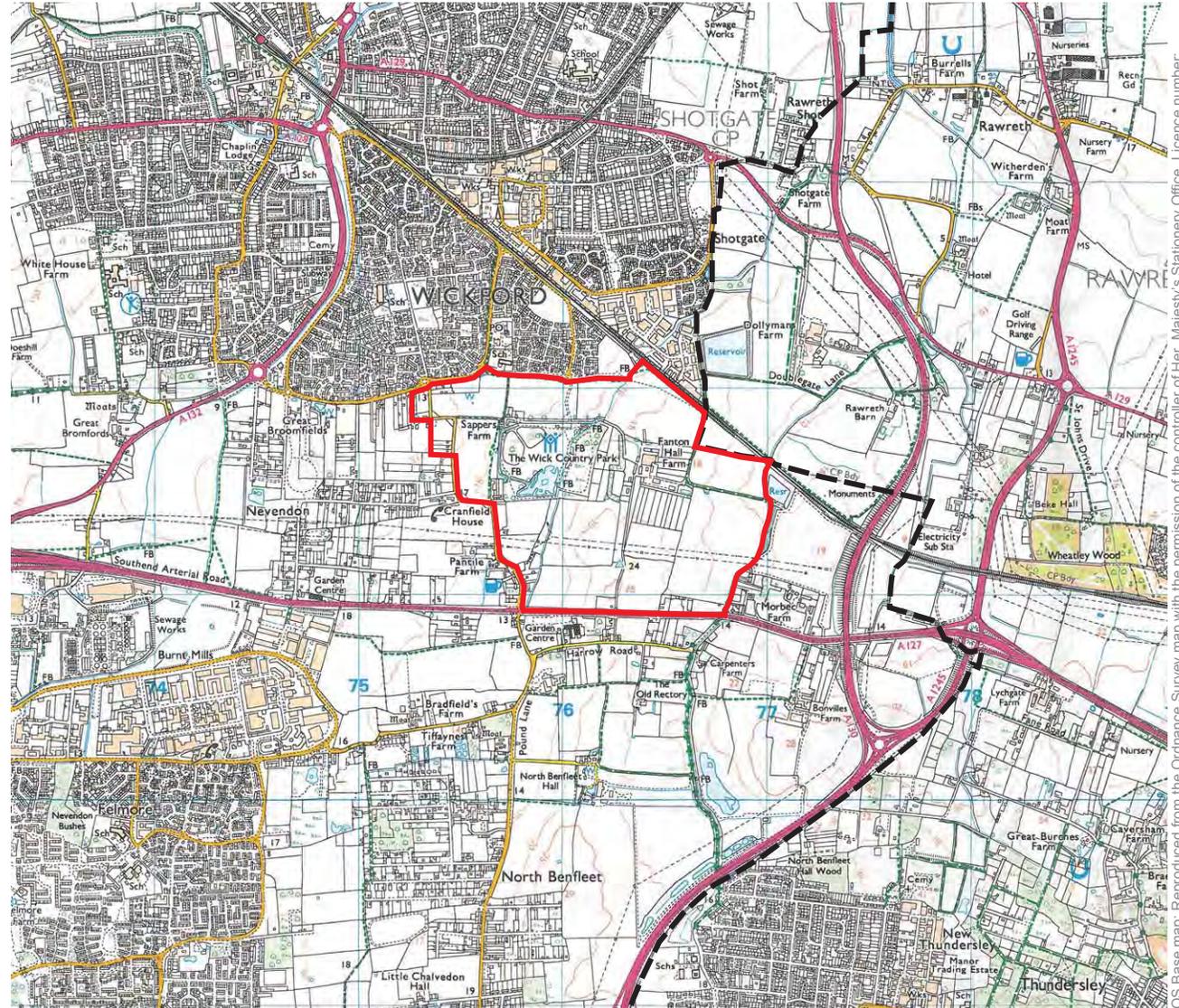


Figure 1: Site location

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Landscape and visual context

Landscape character area

Predominantly located within LCA 3 Bowers Gifford and North Benfleet Farmlands – an area of gently undulating farmed Claylands extending between Wickford in the north to the Bowers Marshes in the south.

The area of Plotlands to the western boundary falls within LCA 4 North Benfleet and Nevendon Settled Claylands – a flat area of dispersed settlement, (mainly 20th Century plotlands) and small grazing fields separating the north-east of Pitsea, from the south-west of Wickford.

Local landscape features

- Mature tree belts around individual farms and properties
- Main land-uses: arable farmland
- High voltage power lines and pylons
- The Wick Country Park
- Young woodland planting within country park
- Recent tree belt planting and roadside hedgerows e.g. along Cranfield Park Road
- Small streams associated with the River Crouch including North Benfleet Brook
- Public rights of way extending east and south from Tresco Way
- Southend to London Liverpool Street railway line
- Balancing ponds and reservoirs

Visual context

Views into the site are filtered by roadside vegetation, planting within the Country Park and belts of mature

vegetation surrounding existing dwellings and farmsteads. Through hedgerow gaps along Tresco Way and Cranfield Park Road there are views into the adjacent arable fields. Field boundary vegetation generally prevents long distance views from these locations. Electricity pylons are prominent features on the horizon and there are glimpses to industrial buildings within Basildon to the south-west. Filtered views to the eastern side of the site can be obtained from the railway. From the A130 there are occasional more open views across the agricultural landscape towards the urban edge of Wickford and Basildon.

From within the site there are local views from the Country Park and public rights of way across the agricultural landscape. The nearby electrical substation is seen in views to the east and the industrial estate to the south-east corner of Wickford is also relatively prominent.

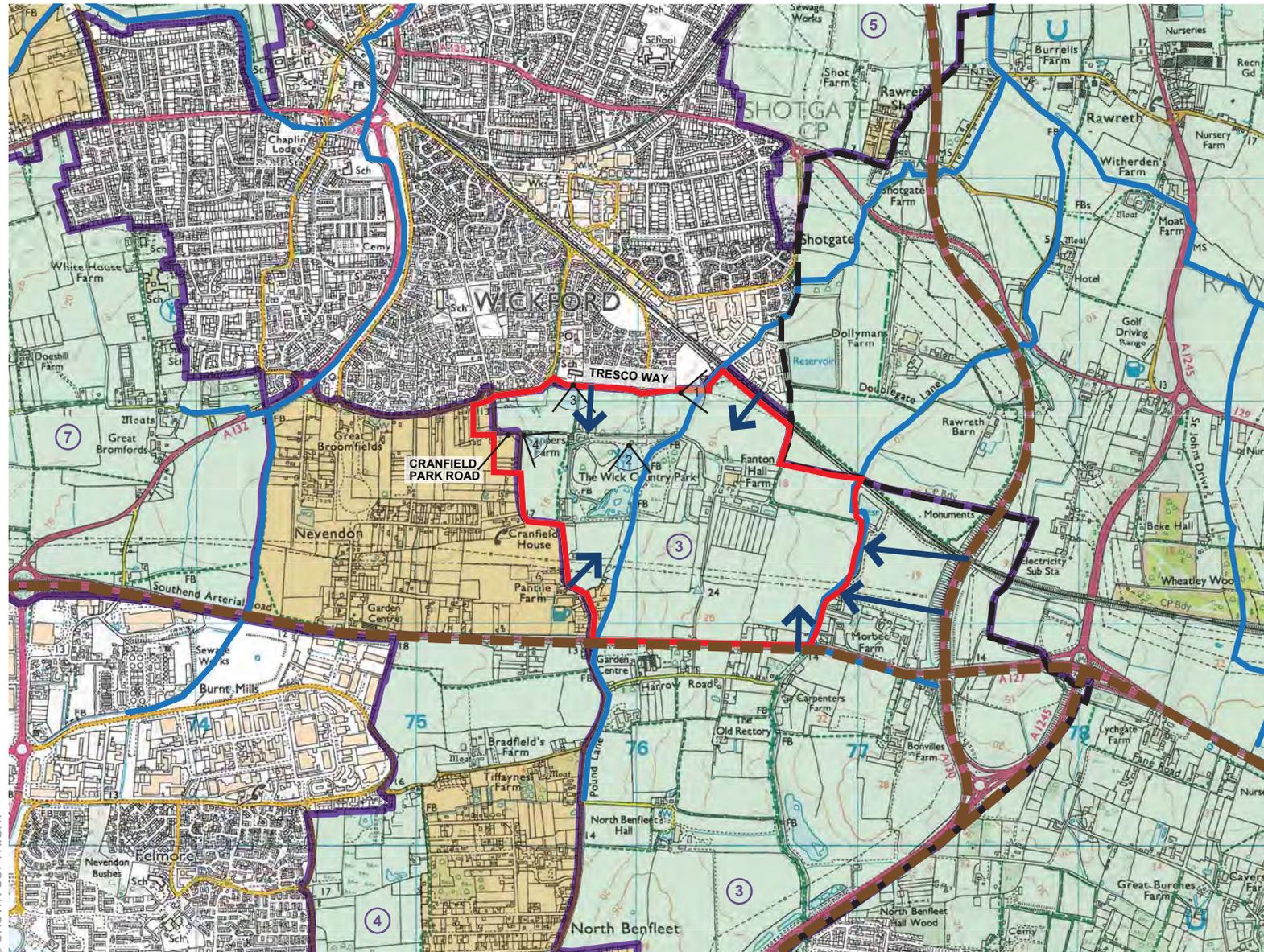
Surrounding land uses

To the north the site is bordered by an extensive existing area of residential development within Wickford. An industrial estate is located to the north-east beyond the Southend to London Liverpool Street railway line. Fairmead Plotlands and Nevendon is located to the west including 20th century detached housing, small scale paddocks and mature belts of vegetation. To the east the A130 winds through an extensive area of farmland between Wickford and Rayleigh. The southern boundary is formed by the A127 which contains the northern edge of Basildon. Beyond this is an agricultural landscape dispersed with farmsteads, scattered clusters of residential properties, commercial premises, a traveller site and the North Benfleet Plotlands.

Site 21

Land South of Wickford

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

Figure 2: Landscape and visual context

Industrial Estate to
south-east of Wickford



Photo 21.1 - View east from public footpath within site

Tree belts within The
Wick Country Park

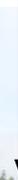


Photo 21.2 - View south from The Wick Country Park

Existing houses
within site



Photo 21.3 - View south from Tresco Way

Existing house
within site

Tree planting on boundary
to The Wick Country Park

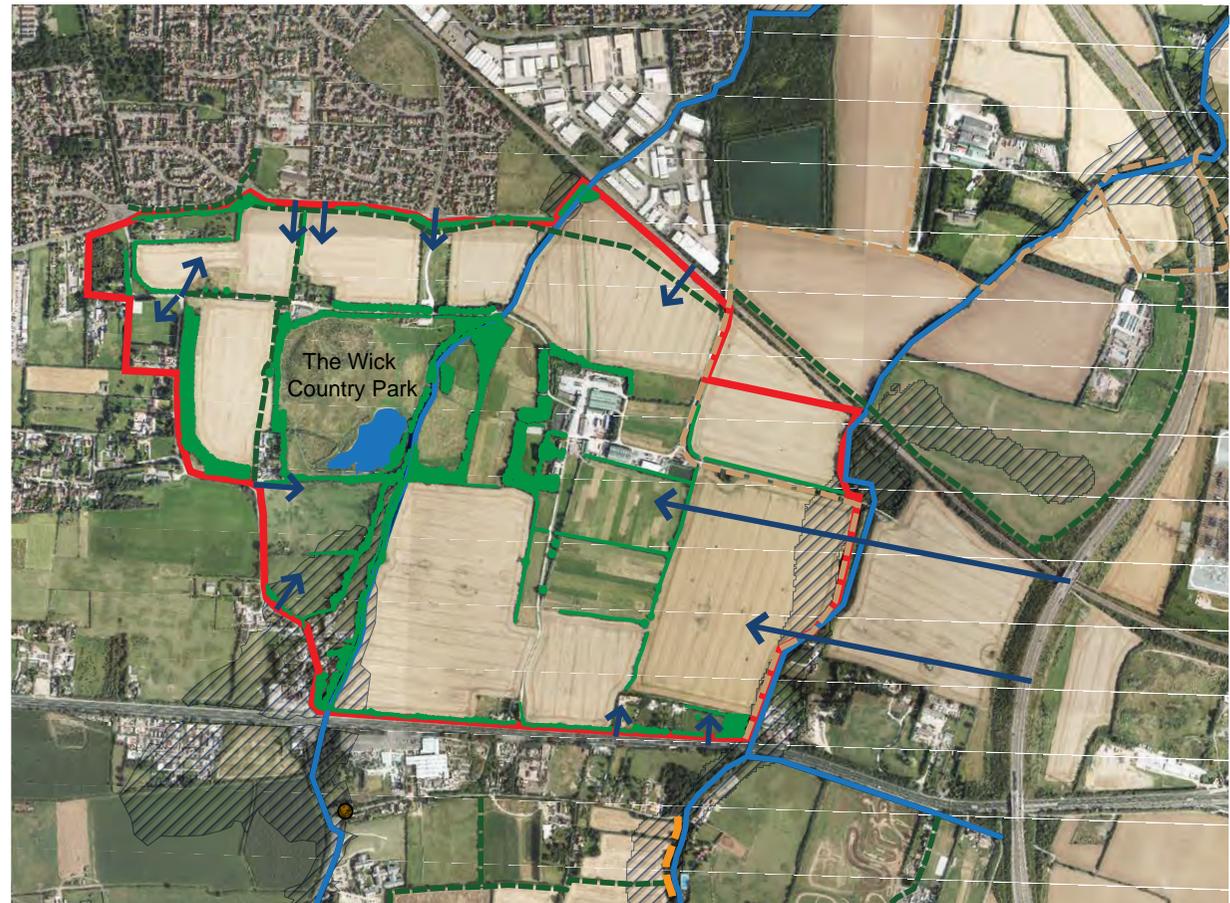


Photo 21.4 - View south-east from access track to Sappers Farm on Cranfield Park Road

Site analysis

Key site features and characteristics

- The Wick Country Park
- Gently sloping topography to the east and west with a high point centrally adjacent the southern boundary
- Mature vegetation around existing properties
- High voltage electricity lines and pylons
- Traffic noise and movements from the A130
- Views to industrial estates, electrical substation and urban edge of Wickford
- Roadside hedgerow and tree belts along Tresco Way, Salcott Crescent and Cranfield Park Road
- Network of public rights of way crossing the site but poorly connected with surrounding areas
- North Benfleet Brook and associated flood zone



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Figure 3: Site analysis

Key	
	Site Boundary
	Floodzone 2 (November 2014)
	Public footpaths
	Bridleway
	Byway open to all traffic
	Key views into site
	Key watercourses
	Key vegetation on site

Recommendations

Key landscape areas to be protected/retained

The Wick Country Park and arable farmland to the south and east of it should be retained as agricultural and recreational landscape. This area has an open rural character and is important in retaining separation between the built up areas of Wickford and Basildon. The character of the landscape in this area is more closely associated with the wider agricultural landscape than the urban edge of Wickford to the north. Development in this location would be highly visible from A130 and have an adverse effect on the strategic green corridor connecting the Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands).

The field to the west of the country park should not accommodate built development but it does have potential for open landscape uses. This could provide for an extension to the Country Park or formal recreation facilities.

Potential development areas

A linear band to the northern side of the site 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 south and is associated with the existing edge of Wickford. Development in this location could form an appropriate extension to the southern edge of Wickford and would not compromise the sense of separation between Wickford and Thundersley/Basildon. Appropriate landscape mitigation measures could also ensure the amenity value of the Country Park is retained and the effectiveness of the strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east is preserved.

Qualities/features to be safeguarded

- Roadside hedgerows to Tresco Way, Salcott Crescent and Cranfield Park Road
- Mature tree belt to the north of the Wick Country Park
- Internal hedgerow structure
- Vegetation alongside railway line with opportunity to strengthen buffer planting
- Existing network of public rights of way

Development guidelines

- 2 – 2.5 storey high
- Typical density 30-40dph
- Create development frontage along Tresco Way creating an attractive interface between existing and proposed development
- Detached, semi-detached or short terraces
- Create landscape buffer to railway line
- Create landscape buffer to southern edge of development area

Opportunities for landscape mitigation

- Strengthen and extend landscape buffer along southern edge of development area to form a strong edge to development and reduce visual effects on the Country Park
- Create green corridors in association with existing public right of way network to enhance amenity value and encourage access to the countryside
- Utilise field to the west of The Wick Country Park for public open space, and extension to the park or formal recreation facilities.

Potential for renewable energy production

Potential for small scale wind turbine(s) or CHP plant to north-eastern edge of site adjacent to A127 where site edge is least sensitive and partly screened by existing industrial development/vegetation. Potential for a small wind turbine to be incorporated into an extension to the Country Park as an educational feature.

Summary of development potential

Total Site area: 174 ha

Area of site with development potential: 27.5 ha

Approximate number of dwellings at 35dph: 962



- Key**
-  Site Boundary
 -  Key existing vegetation to be retained
 -  Existing hedgerow to be retained
 -  Existing public footpath
 -  Public bridleway
 -  Byway open to all traffic (BOAT)
 -  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
 -  Potential additional right of way connection
 -  Key frontages
 -  Landscape mitigation measures

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Figure 5: Development Potential

100m 

Site location and description

Area of predominantly open farmland and farmsteads located west of Laindon/ Basildon. The area extends to the Borough boundary in the west, the A127 to the north, West Mayne/Lower Dunton Road to the east and Dunton Old Rectory to the south. The area forms part of the historic settlement (of Saxon origin) of Dunton Wayletts which extends between the junction of Nightingale Lane and Lower Dunton Road in the north to Dunton Hall in the south. Land use is predominantly rectilinear grazed pastures and arable fields divided by fragmented hedgerows, intermittent tree lines without hedgerows or post and wire fencing. Field boundaries have been lost in parts and much of the land is in a poor condition. There are no ecological designations in the area. Modern development is limited to occasional agricultural buildings and a small amount of twentieth century additions to a cluster of former farmsteads comprising Friern Manor, Clyde Lodge Farm, Brookman's Farm and Hollybrook Farm. There are several small ponds around Friern Manor including a small private fishing lake.

It should be noted that Brentwood Borough Council have developed proposals for land to the west of the site for a new garden suburb (Dunton Garden Suburb). However, these proposals are still at draft stage and they were not considered within the scope of this study.

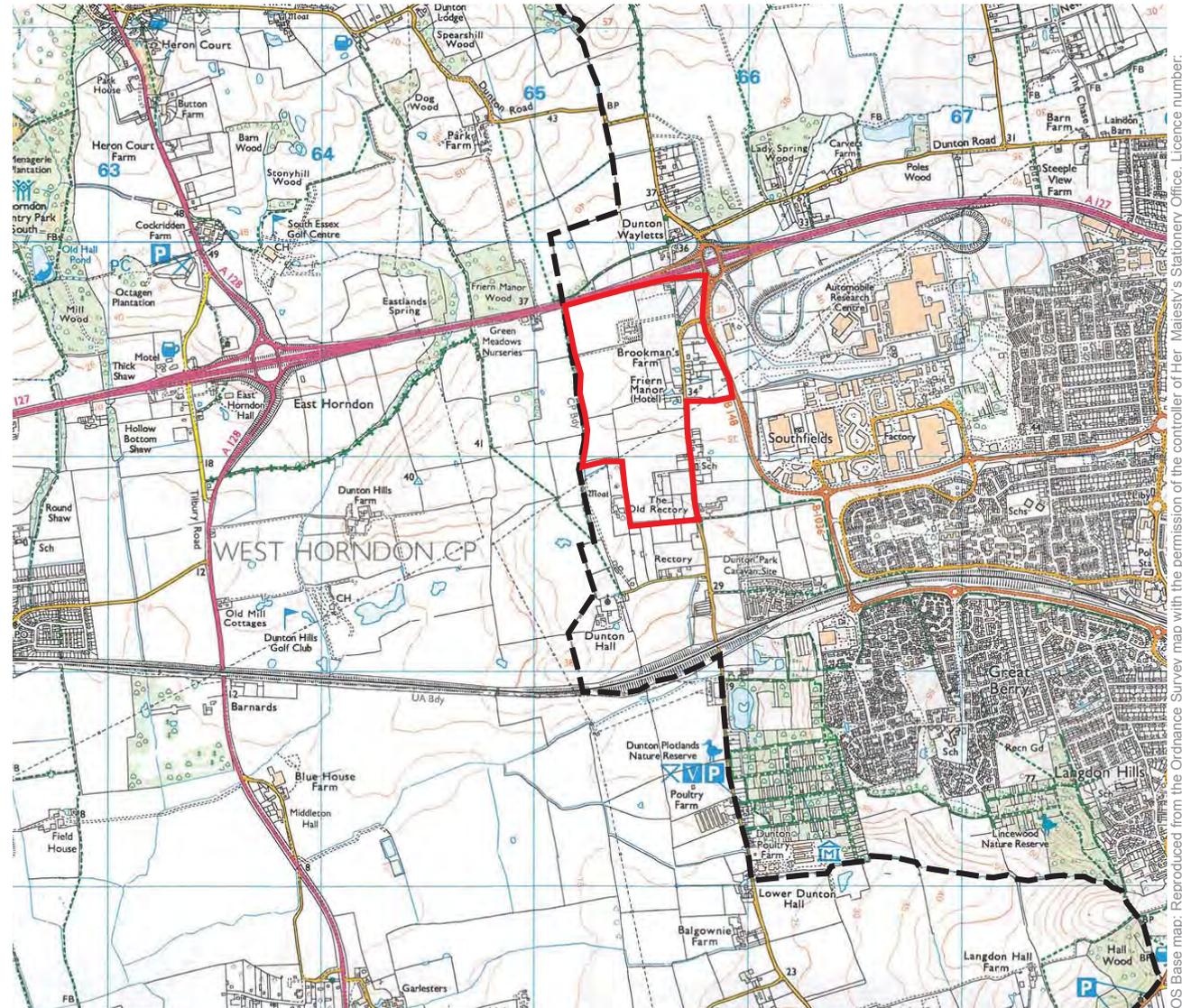


Figure 1: Site location

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Landscape and visual context

Landscape character area

LCA 13 Dunton Settled Claylands - An area of predominantly flat, open farmland located to the west of Laindon.

Local landscape features

- Mature vegetation around individual farms and properties
- Mature roadside vegetation associated with A127 road junction with B148
- Roadside hedgerows e.g. along Lower Dunton Road (fragmented in places)
- Occasional mature oak trees marking former field boundaries
- High voltage power line and pylons
- Public right of way along western edge of area
- Wind turbine north of Dunton Hills Farm
- Historic linear settlement pattern (Saxon origin) along Lower Dunton Road
- Historic field patterns

Visual context

Much of the site is enclosed by hedgerows and vegetation in the surrounding area, and to the south and west there are few public roads or rights of way in the vicinity of the site. As a result, much of the site is not open to public view, particularly the southern end. From the south, there are no clear views of the site from Doesgate Lane or Lower Dunton Road (south of the railway line). To the west, the land slopes down away from the site and the site is not visible from the A128 (Tilbury Road) to the south although it is visible from the eastern part of Dunton Hills Golf Course which comes close to the site boundary.

There are also clear, open views of the northern part of the site from the A127, which is slightly elevated above the site, and from the public footpath to the west.

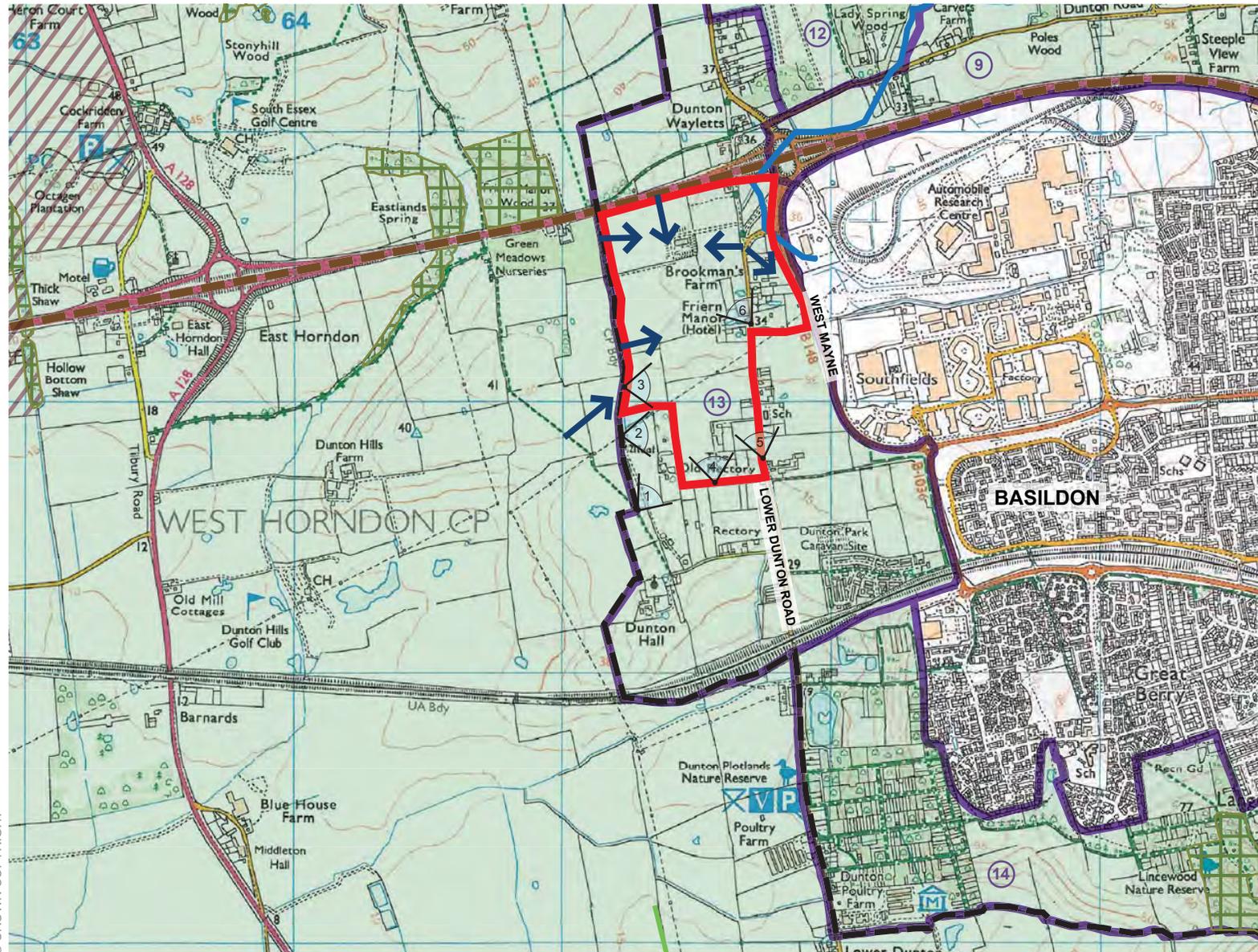
From within the site there are views towards the edge of Basildon (including the Ford Research and Development Centre) to the east, Dunton Hills Golf Course to the west and glimpsed views to All Saints Church, East Horndon to the north west.

Surrounding land uses

To the north, the site is bordered by the A127 and its slip roads and to the north of this, by arable landscape. To the east the site is bordered by West Mayne – a wide road lined with mature planting forming part of Basildon's arterial road system. Further east is the Ford Research and Development Centre comprising large scale office and industrial buildings and vehicle test tracks set within a mature well-treed landscape. To the south of the site is an area of small paddocks and arable fields with scattered development including an historic cluster around Dunton Hall and the former Dunton parish church. The western edge of the site is bordered by an agricultural landscape which slopes gently down towards the Dunton Hills golf course and Tilbury Road. A large wind turbine, located at a high point in the adjacent area within the administrative area of Brentwood forms a prominent feature in the local landscape.

Land to the West of Lower Dunton Road (North)

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- Key**
-  Site Boundary
 -  Basildon Borough Boundary
 -  Green Belt
 -  Ancient and Semi-Natural Woodland
 -  Registered Park and Garden
 -  Landscape Character Area
9: Upper Crouch Valley Farmlands
12: Burstead Sloping Farmland
13: Dunton Settled Claylands
14: Langdon Hills
 -  Key views towards site
 -  Key watercourses
 -  Major transport corridor
 -  Photo location points

Figure 2: Landscape and visual context

Land to the West of Lower Dunton Road (North)



Photo 22.1 - View north from public footpath on western boundary of the site



Photo 22.2 - View east from public footpath on western boundary of the site

Land to the West of Lower Dunton Road (North)

Traffic on A127

Ford Research Centre



Photo 22.3 - View east from public footpath on western boundary of the site

The Paddocks



Photo 22.4 - View north across site from access road to Old Rectory

Land to the West of Lower Dunton Road (North)



Photo 22.5 - View north along Lower Dunton Road



Photo 22.6 - View north across north-eastern corner of site

Site analysis

Key site features and characteristics

- Scattered mature oak trees
- Cluster of ponds around Friern Manor
- Mature vegetation around existing properties
- Roadside hedgerow along Lower Dunton Road
- Dense tree belt adjacent to West Mayne Road
- Traffic noise and movements from the A127
- Historic linear settlement pattern (Saxon origin) along Lower Dunton Road
- Historic field patterns

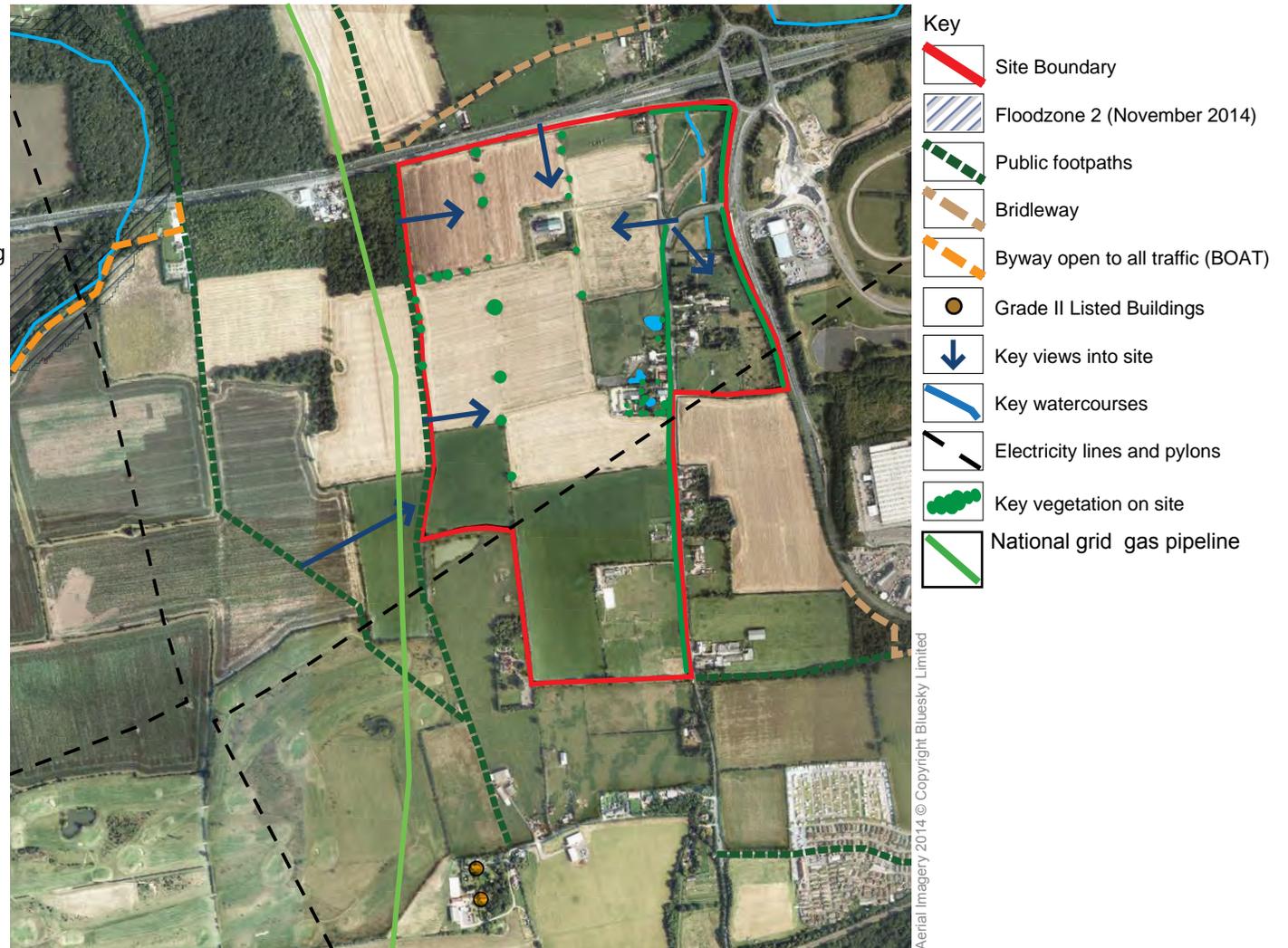


Figure 3: Site analysis

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 22 is within Area 67 and includes a small corner of Area 66 in the Green Belt Landscape Capacity Study.

Area 67 and 66 as a whole were assessed as having a Medium relative landscape capacity rating but this was reduced to a Low relative landscape capacity due to its weak relationship with the existing urban built form/edge. It was however noted that features contributing to the landscape sensitivity and value of the site were mainly low and that there was scope for potential improvement of the area in association with wider development proposals for the area.

Site sensitivity

The landscape sensitivity of the site is broadly the same across all the site although the western and northern margins are considered to be slightly more sensitive due to their visibility from the A127 and the adjacent golf course to the west. With appropriate landscape mitigation measures in place, it is considered that the site, in combination with Sites 23 and 24, has capacity to accommodate residential development as part of a co-ordinated western extension of the Basildon urban area.

Key

-  Site boundary
-  Lower landscape sensitivity
-  Higher landscape sensitivity

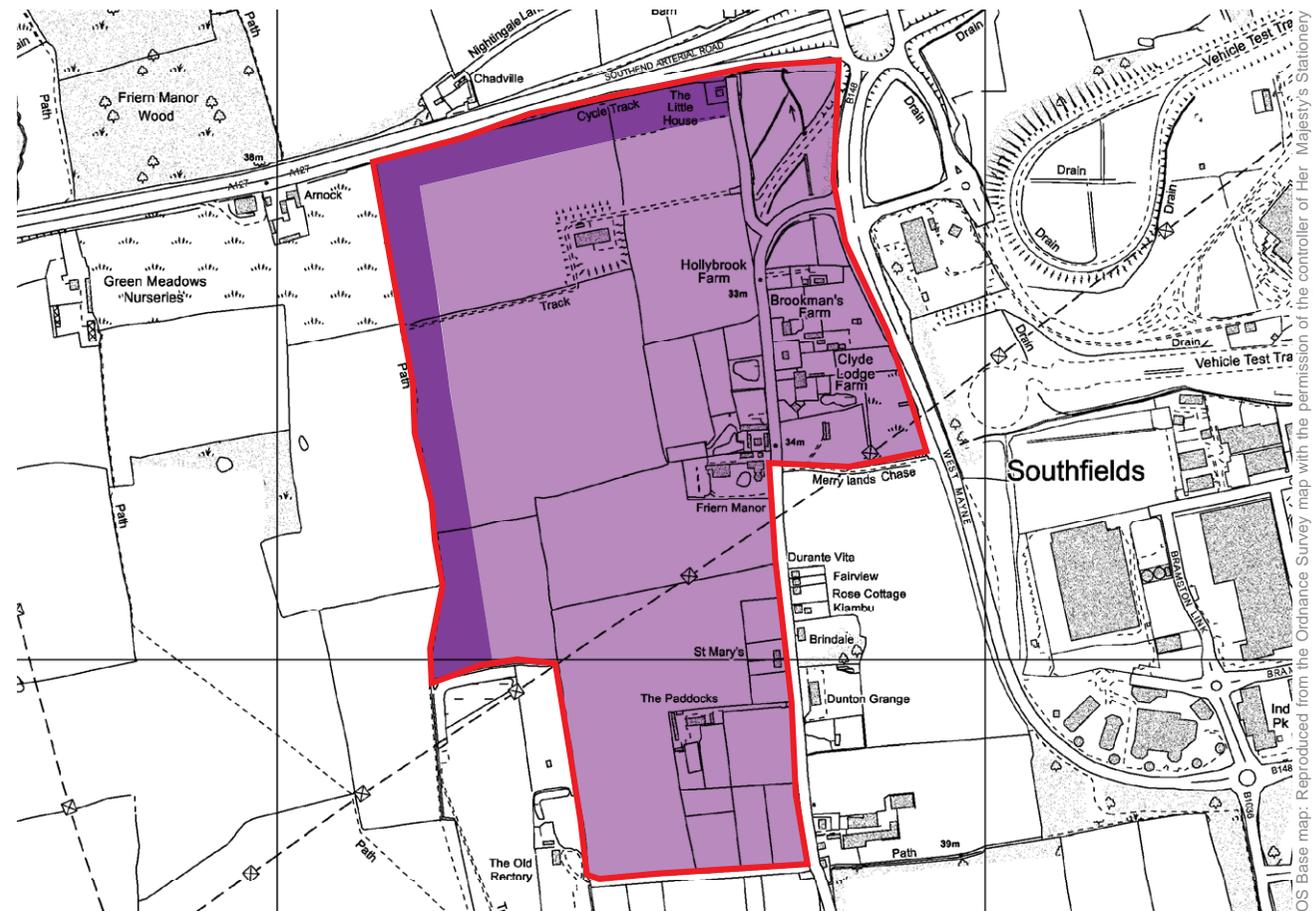


Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

The site contains no landscape areas that require specific protection/ retention.

Potential development areas

If the site were to be brought forward as part of a co-ordinated large-scale development in combination with Sites 23 and 24 the whole site could be considered as a potential development area (excluding areas in private ownership, and those areas under and immediately adjacent existing overhead power lines). Development in this area could form an appropriate western extension to Basildon and presents the opportunity to create a stronger and more attractive edge to the Green Belt.

Qualities/features to be safeguarded

- Mature tree belt adjacent to West Mayne
- Scattered mature oak trees
- Roadside and field hedgerows
- Ponds around Friern Manor

Development guidelines

- 2 – 2.5 storey high
- Typical density of housing 30-40dph (overall site density will be lower due to site infrastructure requirements e.g. school, community facilities etc)
- Create development frontage along Lower Dunton Road forming continuation of historic linear settlement pattern with existing properties facing on to road
- Create strong, defensible edge to Green Belt on

western side

- Detached, semi-detached or short terraces
- Create landscape buffer to A127
- Corridor of undeveloped land to be retained beneath electricity lines and pylons
- Respect and reinforce the separate identity of the settlement of Dunton Wayletts

Opportunities for landscape mitigation

- Create landscape buffer along northern edge adjacent to A127 to attenuate potential visual and noise impacts from road and connect with existing woodland adjacent to north-eastern corner of site
- Create landscape edge to western boundary to define edge to Green Belt.

Potential for renewable energy production

Potential for small scale wind turbine(s) or CHP plant incorporated within development area where partly screened from open landscape to the west by buildings within the development.

Total Site area: 57 ha

Area of site with development potential: 39.6 ha

Approximate number of dwellings at 35dph: 1386

(NB: Final capacity will be lower when infrastructure requirements are incorporated)

Land to the West of Lower Dunton Road (North)



Key

-  Site Boundary
-  Key existing vegetation to be retained
-  Existing hedgerow to be retained
-  Electricity lines and pylons
-  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 frontages
-  Landscape mitigation measures

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Figure 5: Development potential

100m 

Site 23

Land to the West of Lower Dunton Road (South)

Site location and description

Area located west of Laindon/ Basildon comprising predominantly paddocks, farmland and a cluster of buildings around Dunton Hall and the former Dunton parish church. The area extends to the Borough boundary in the west, railway line to the south, and Dunton Old Rectory to the north. The area forms part of the historic settlement (of Saxon origin) of Dunton Wayletts which extends between the junction of Nightingale Lane and Lower Dunton Road in the north to Dunton Hall in the south. The south part of the site has a pronounced slope down towards the railway line and contains two larger arable fields. To the north of Church Road, the land is flatter and comprises predominantly small rectilinear horse paddocks. Fields/paddocks are mainly divided by post and wire fencing and some fragmented hedgerows. Field boundaries have been lost in parts and much of the land is in a poor condition. There are no ecological designations in the area.

It should be noted that Brentwood Borough Council have developed proposals for land to the west of the site for a new garden suburb (Dunton Garden Suburb). However, these proposals are still at draft stage and they were not considered within the scope of this study.

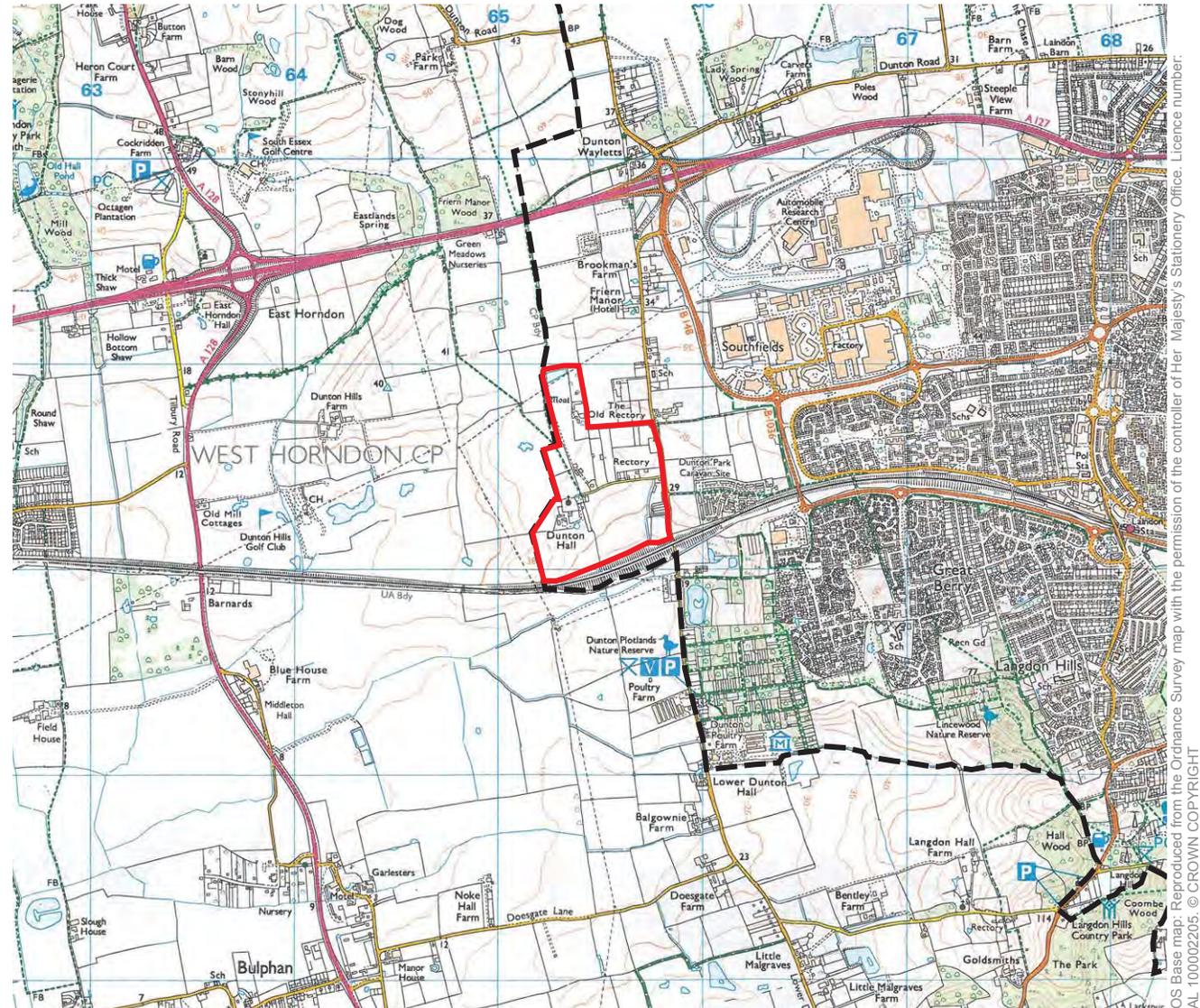


Figure 1: Site location

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Landscape and visual context

Landscape character area

LCA 13 Dunton Settled Claylands - An area of predominantly flat, open farmland located to the west of Laindon.

Local landscape features

- Mature vegetation around individual farms and properties e.g. around Dunton Hall and The Old Rectory
- Roadside hedgerows e.g. along Lower Dunton Road and Church Road
- High voltage power line and pylons
- Spire of St Mary the Virgin Church
- Public right of way from Church Road northwards toward A127
- Wind turbine north of Dunton Hills Farm (in the administrative area of Brentwood)

Visual context

Much of the site is enclosed by hedgerows and vegetation in the surrounding area, and to the south and west there are few public roads or rights of way in the vicinity of the site. As a result, much of the site is not open to public view. From the south, there are glimpsed distant views from Doesgate Lane and Lower Dunton Road (south of the railway line) of the south facing slope to the south of Church Road and the church spire. To the west, the land slopes down away from the site and the site is not visible from the A128 (Tilbury Road) although it is visible from the eastern part of Dunton Hills Golf Course which extends up to the site boundary.

From the north and east the site is not visible from either the A127 or West Mayne/Mandeville Way due to the intervening

distance and the presence of mature vegetation. There are however clear views across the site from the public footpath which passes through the site.

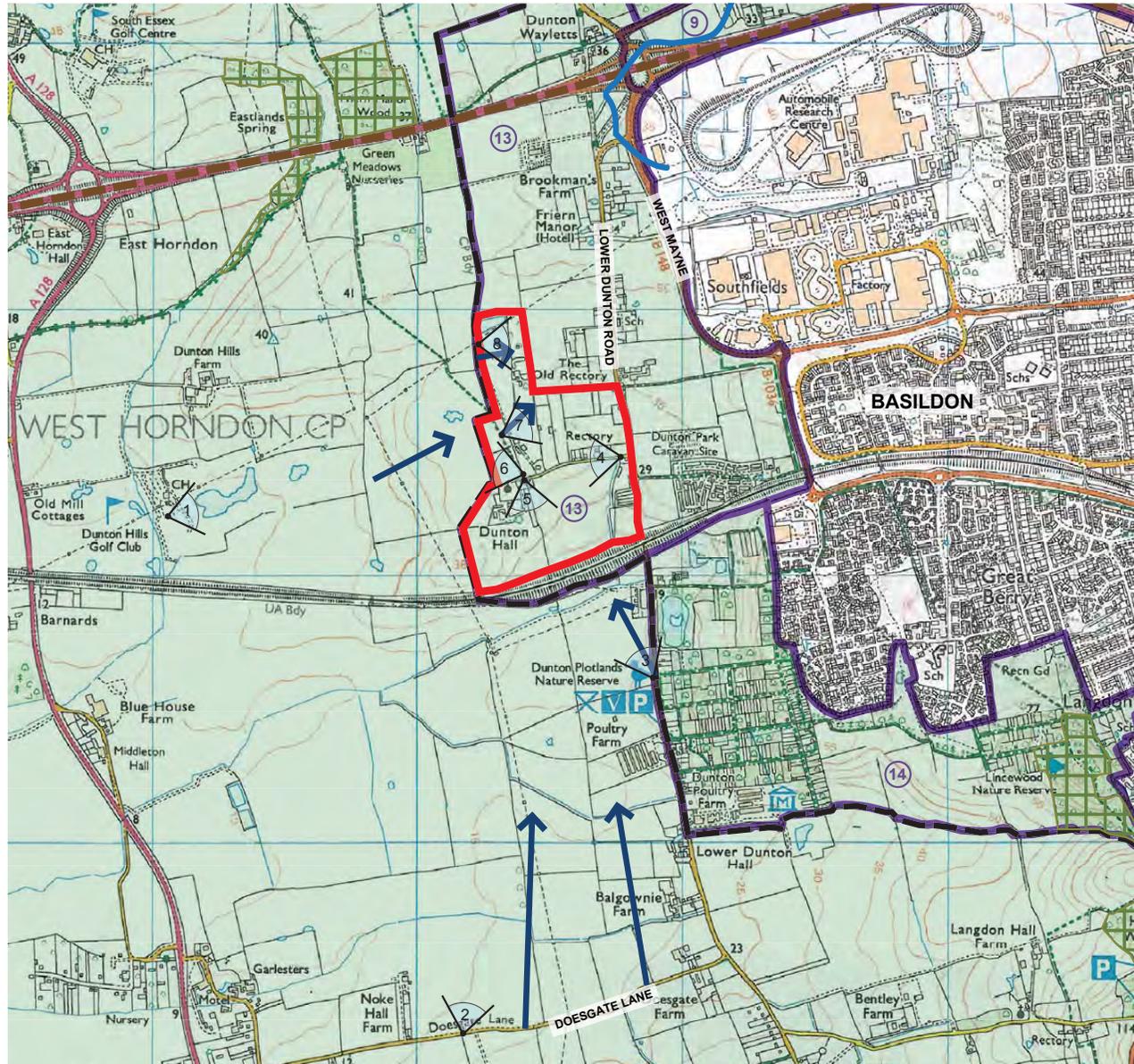
From within the site there are views west across Dunton Hills Golf Course and longer distance views to the south-east towards the wooded slopes of the Langdon Hills and south-west towards Thurrock.

Surrounding land uses

To the north, the site is bordered by a similar landscape of rectilinear paddocks and fields and scattered farmsteads. To the east the site is bordered by larger arable fields and Dunton Mobile Home Park. Further east is the B1038 Mandeville Way and the residential edge of Basildon. To the south of the site is the mainline railway between London and Basildon and south of this is an open area of agricultural landscape (part of which has recently been developed as a solar farm). The western edge of the site is bordered by the Dunton Hills golf course which extends across to the Tilbury Road. A large wind turbine, located at a high point in the adjacent area, within the administrative area of Brentwood, forms a prominent feature in the local landscape.

Land to the West of Lower Dunton Road (South)

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- Key**
-  Site Boundary
 -  Basildon Borough Boundary
 -  Green Belt
 -  Ancient and Semi-Natural Woodland
 -  Landscape Character Area
 - 9: Upper Crouch Valley Farmlands
 - 13: Dunton Settled Claylands
 - 14: Langdon Hills
 -  Key views towards site
 -  Key watercourses
 -  Major transport corridor
 -  Photo location points

Figure 2: Landscape and visual context

Land to the West of Lower Dunton Road (South)

Spire of former St.Mary's Church, Dunton



Photo 23.1 - View east towards site from Dunton Hills golf club

Wind turbine

Approximate extent of site

Langdon Hills



Photo 23.2 - View north from Doesgate Lane

Land to the West of Lower Dunton Road (South)

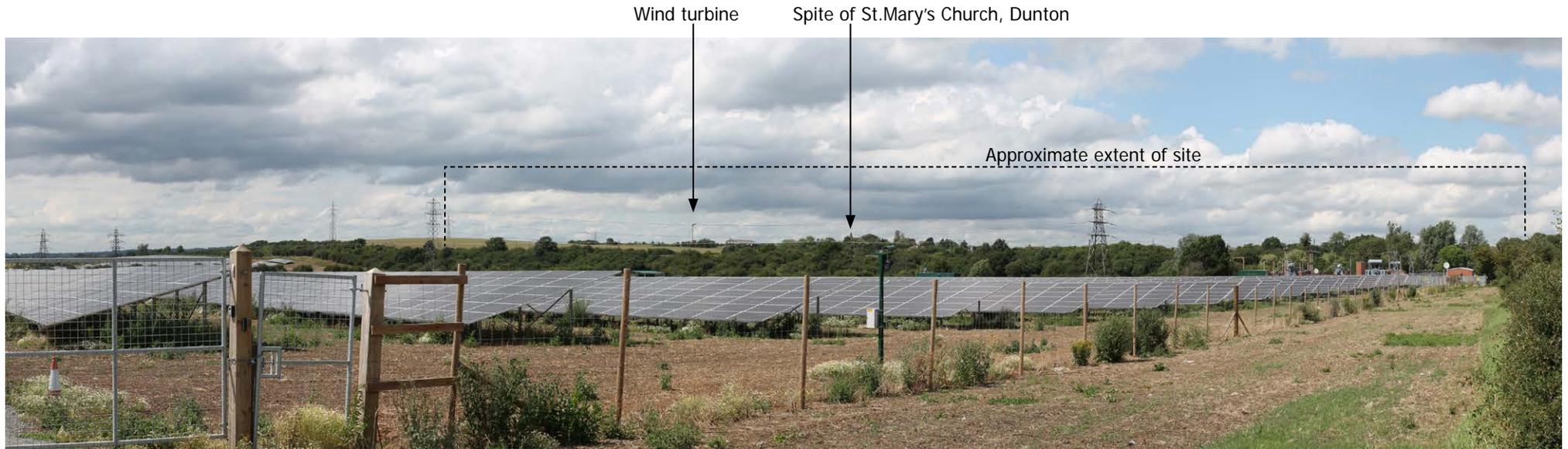


Photo 23.3- View from Lower Dunton Road at field entrance to solar farm



Photo 23.4 - View west along Church Lane

Land to the West of Lower Dunton Road (South)



Photo 23.5 - View south from Church Lane (by Sheddings Farm)



Photo 23.6 - View west from public footpath by Church Lane

Land to the West of Lower Dunton Road (South)

The Old Rectory

Lower Dunton Road properties

Dukes Farm barns



Photo 23.7 - View east across site from public footpath

Site analysis

Key site features and characteristics

- Dunton Hall (grade II Listed Building)
- Former St Mary the Virgin Church (grade II Listed Building) (now converted to a residential property)
- Cluster of ponds around Dunton Hall
- Public footpath across the site from Church Road northwards
- Mature vegetation around existing properties
- Roadside hedgerow along Lower Dunton Road
- The Old Rectory and moat and associated mature trees
- Long distance views towards wooded ridge of the Langdon Hills
- Pronounced south-facing slope on south side of Church Road
- Church Road forms narrow country lane approach to Dunton Hall
- High voltage power line crosses the site
- Historic linear settlement pattern (Saxon origin) along Lower Dunton Road
- Historic field patterns

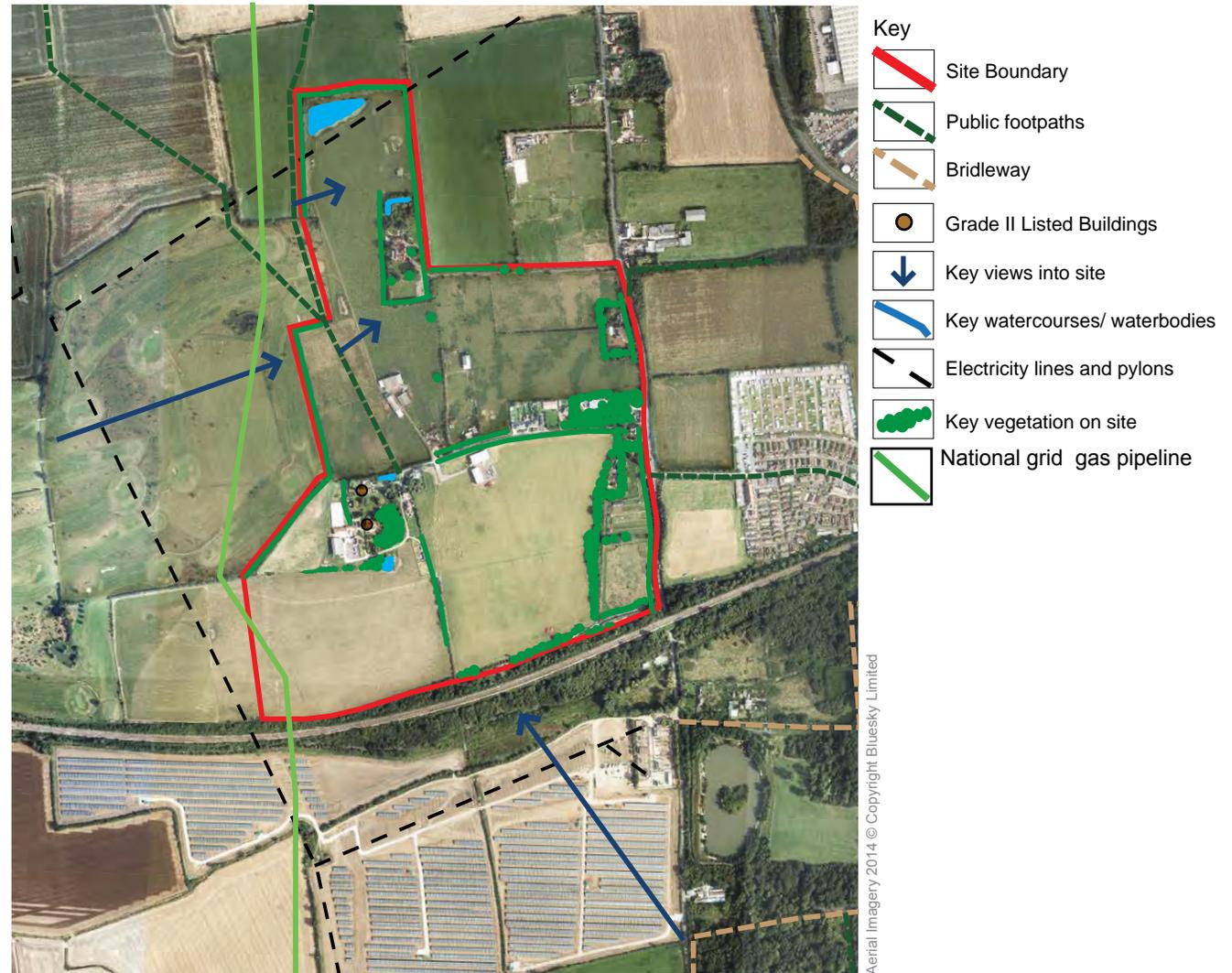


Figure 3: Site analysis

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 23 is within Area 67 in the Green Belt Landscape Capacity Study.

Area 67 as a whole was assessed as having a Medium relative landscape capacity rating but this was reduced to a Low relative landscape capacity due to its weak relationship with the existing urban built form/edge. However, it was noted that features contributing to the landscape sensitivity and value of the site were mainly low and that there was scope for potential improvement of the area in association with wider development proposals for the area.

Site sensitivity

The landscape sensitivity of the site is broadly the same across all the site other than the area around Dunton Hall and the former St Mary the Virgin Church which is considered to be of higher sensitivity due to their designation as Listed Buildings. With appropriate design and landscape mitigation measures in place, it is considered that the site, in combination with Sites 22 and 24, has capacity to accommodate residential development as part of a co-ordinated western extension of development without significant adverse effects on the landscape character of the local surrounding area.

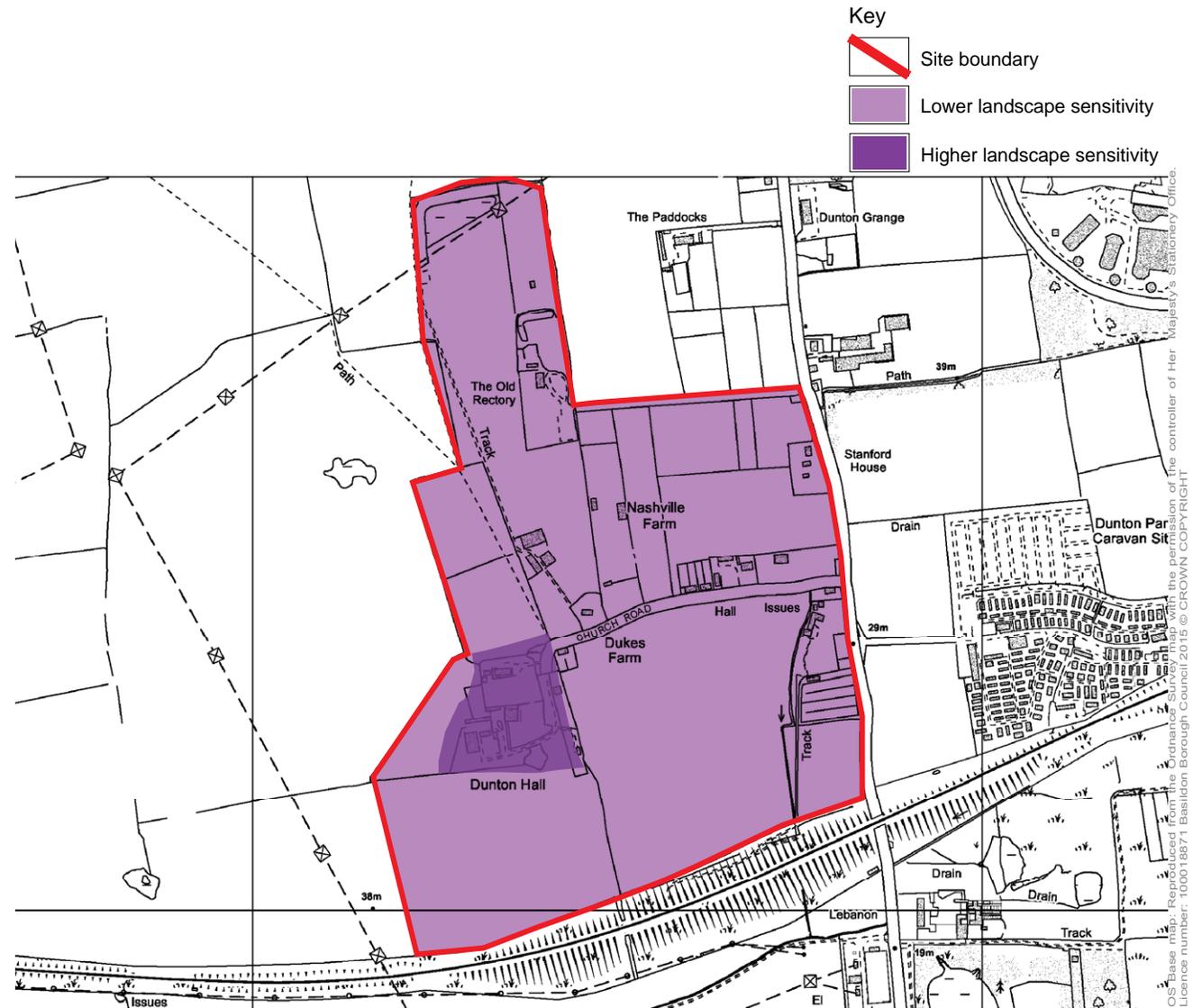


Figure 4: Landscape sensitivity

Recommendations

Key landscape areas to be protected/retained

Existing historic properties including Dunton Hall, the former St Mary the Virgin Church, The Old Rectory and properties along Church Road and Lower Dunton Road should be protected and retained together with their associated grounds, mature vegetation and access roads. These properties form part of the historic fabric of the area and contribute to the character of the local landscape.

Potential development areas

If the site were to be brought forward as part of a co-ordinated large-scale development in combination with Sites 22 and 24 the whole site could be considered as a potential development area (excluding areas in private ownership, and those parts of the site under or immediately adjacent to power lines). Development in this area could form an appropriate western extension to Basildon and presents the opportunity to create a stronger and more attractive edge to the Green Belt.

Qualities/features to be safeguarded

- Existing historic properties including Dunton Hall, the former St Mary the Virgin Church, The Old Rectory and properties along Church Road and Lower Dunton Road
- Historic settlement pattern of Dunton Wayletts
- Historic field patterns
- Scattered mature trees
- Roadside and field hedgerows
- Ponds around Dunton Hall
- Public right of way
- Views from west of church spire

Development guidelines

- 2 – 2.5 storey high
- Typical density of housing 30-40dph (overall site density will be lower due to site infrastructure requirements e.g. school, community facilities etc.)
- Create development frontage along Lower Dunton Road and Church Road forming continuation with existing properties facing on to roads
- Create strong, defensible edge to Green Belt on western side
- Detached, semi-detached or short terraces
- Corridor of undeveloped land to be retained beneath electricity lines and pylons
- Respect and reinforce the separate identity of the settlement of Dunton Wayletts

Opportunities for landscape mitigation

- Integrate tree planting within development particularly in area south of Church Road and create tree belt along southern edge to reduce impact of development on sloping land on long distance views from the south
- Create landscape edge to western boundary to define edge to Green Belt and create green horizon to views from the west (preventing development from forming potential skyline feature)

Potential for renewable energy production

Potential for small scale wind turbine(s) or CHP plant incorporated within development area where partly screened from landscape to the south and west by buildings within the development.

Summary of development potential

Total Site area: 44 ha

Area of site with development potential: 29.9 ha

Approximate number of dwellings at 35dph: 1046

(NB final capacity will be lower when infrastructure requirements are incorporated)

Land to the West of Lower Dunton Road (South)



- Key**
-  Site Boundary
 -  Key existing vegetation to be retained
 -  Existing hedgerow to be retained
 -  Existing public footpath
 -  Electricity lines and pylons
 -  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 frontages
 -  Landscape mitigation measures

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Figure 5: Development potential

100m 

Site location and description

Area located west of Laindon/ Basildon comprising predominantly farmland with scattered dwellings facing onto Lower Dunton Road and few landscape features of note. The area extends from West Mayne/Mandeville Way in the east to Lower Dunton Road in the west and from Merry lands Chase (Clyde Lodge Farm) in the north to Dunton Park Caravan Site and the railway line in the south. The area forms part of the historic settlement (of Saxon origin) of Dunton Wayletts which extends between the junction of Nightingale Lane and Lower Dunton Road in the north to Dunton Hall in the south.

The area slopes gently from north to south and comprises medium to large fields. A public footpath crosses east-west through the centre of the site and a public bridleway extends around the south-eastern corner of the site. A further track (Merry lands Chase) extends along the northern edge of the site but is not a public right of way. Key vegetation within the site includes a narrow mature woodland belt extending around the south-east corner of the site and a number of mature field hedgerows. Field boundaries have been lost in parts and there are no ecological designations or Listed Buildings within the site.

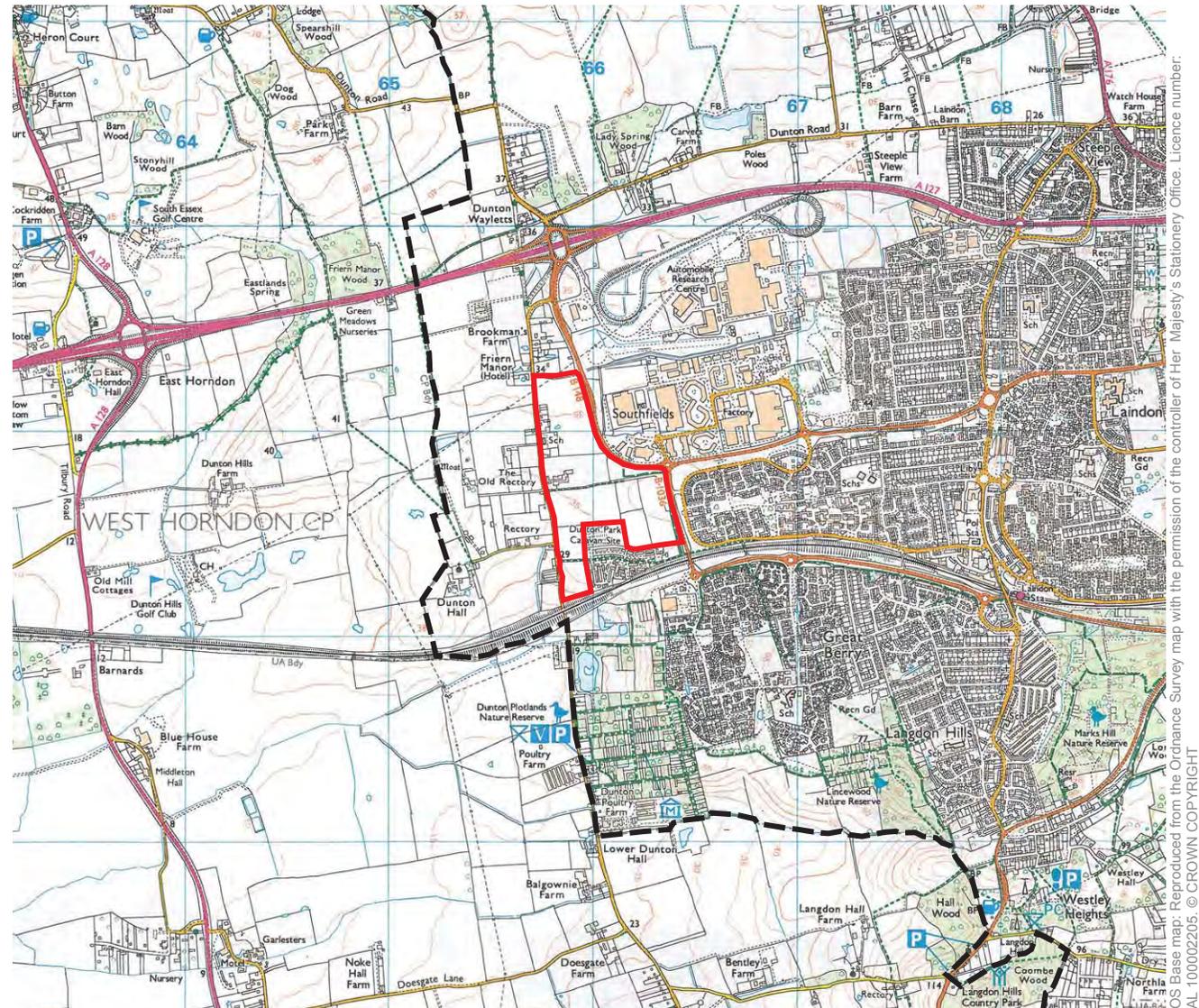


Figure 1: Site location

Landscape and visual context

Landscape character area

LCA 13 Dunton Settled Claylands - An area of predominantly flat, open farmland located to the west of Laindon.

Local landscape features

- Mature woodland belt adjacent to Mandeville Way/ West Mayne.
- Mature garden vegetation around individual properties e.g. around Brindale
- Roadside and field hedgerows e.g. along Lower Dunton Road
- High voltage power line and pylons
- Roofline of large scale buildings in Southfields Employment Area including Ford Research and Development Centre
- Public footpath and bridleway

Visual context

Most of the southern half of the site is enclosed by woodland and tall hedgerows both within the site and in the surrounding area. There are few views into this part of the site from the surrounding roads and few visual connections with the adjacent areas of Basildon.

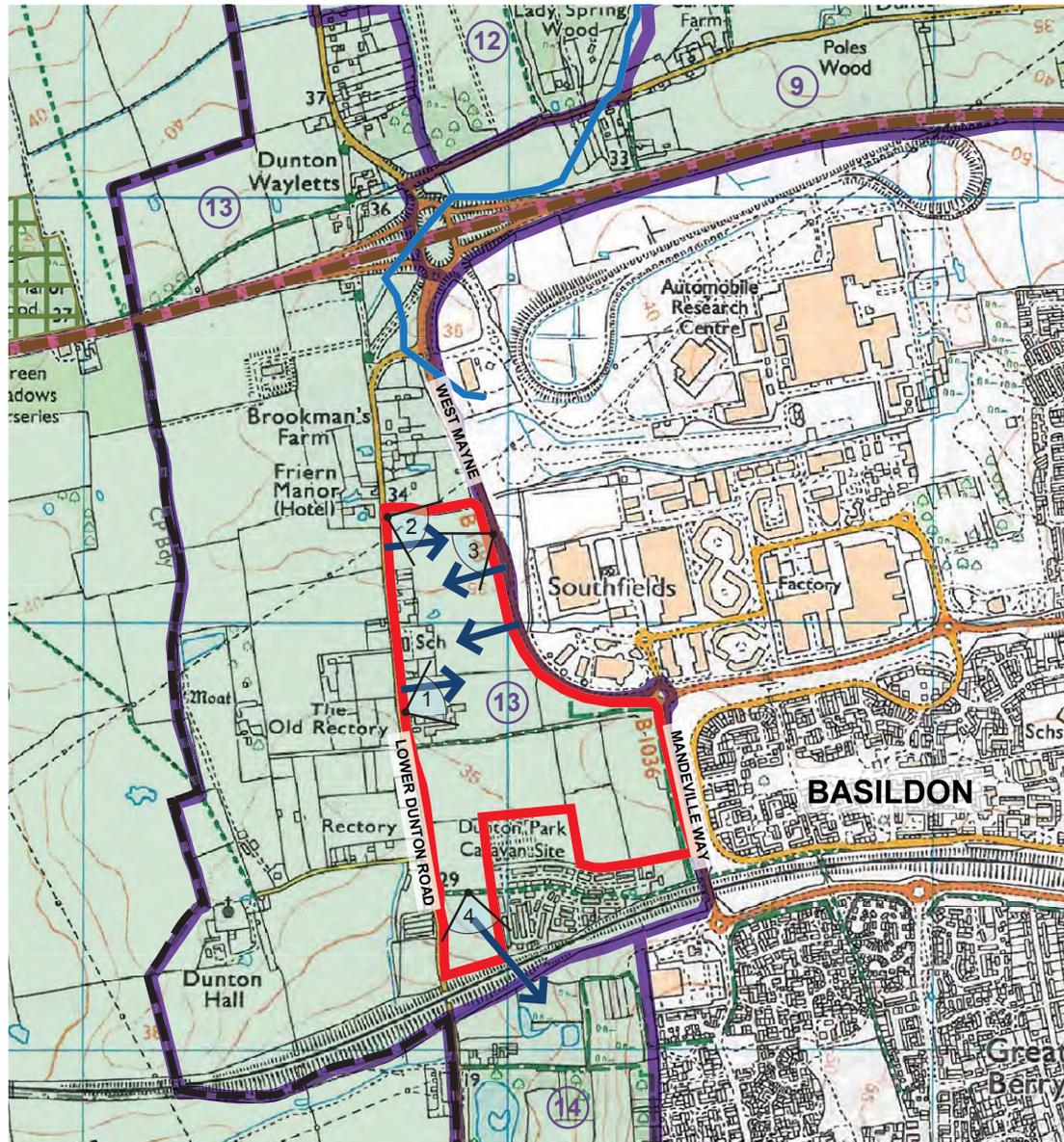
Around the northern half of the site, a line of existing properties (mainly single storey) on Lower Dunton Road provide some enclosure to the site but elsewhere broken hedgerows and scattered trees provide fragmented enclosure making the paddocks and fields open to views from West Mayne and Lower Dunton Road on either side and views out to the east towards the Southfields Employment Area and Ford Research and Development Centre.

From the southern end of the site there are some attractive views out towards the wooded slopes of the Langdon Hills. There are no significant long distance views towards the site from the wider area.

Surrounding land uses

To the north, the site is bordered by a group of residential properties including Clyde Lodge, Clyde Cottage and Brookmans Farm and associated gardens and paddocks/ areas of open scrub. To the west is an area of paddocks and fields with scattered farmsteads and residential properties and the historic centre around Dunton Hall beyond which is open countryside which extends towards Thurrock. To the east, the site is bordered by West Mayne and Mandeville Way which form part of the Basildon arterial road network, and beyond this is the existing urban edge of Basildon. This comprises the Southfields Employment Area and Ford Research and Development Centre to the north-east, and the residential districts of Laindon and Great Berry to the south-east. Both of these areas are separated from the main road system by a narrow woodland belt which screens most views between the road and the developed areas to the east. There is however an open edge to the south-western corner of the Southfields Employment Area which comprises a group of car show rooms which front on to West Mayne. To the south of the site is the mainline railway between London and Basildon and the Dunton Park Residential Mobile Home Park which comprises the permanent siting of mobile homes, and an area for winter storage of caravans. South of this is a wooded area of former plotlands most of which is now a nature reserve.

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- Key**
-  Site Boundary
 -  Basildon Borough Boundary
 -  Green Belt
 -  Ancient and Semi-Natural Woodland
 -  Landscape Character Area
 - 9: Upper Crouch Valley Farmlands
 - 12: Burstead Sloping Farmland
 - 13: Dunton Settled Claylands
 - 14: Langdon Hills
 -  Key views towards site
 -  Key watercourses
 -  Major transport corridor
 -  Photo location points

Figure 2: Landscape and visual context

Site 24

Land to the East of Lower Dunton Road

Vegetation along West Mayne



Photo 24.1 - View east across site from Lower Dunton Road

Merry Lands Chase

Vegetation along West Mayne



Photo 24.2 - View south-east from Lower Dunton Road (north-west corner of site)

Site 24

Land to the East of Lower Dunton Road



Photo 24.3 - View west across site from West Mayne

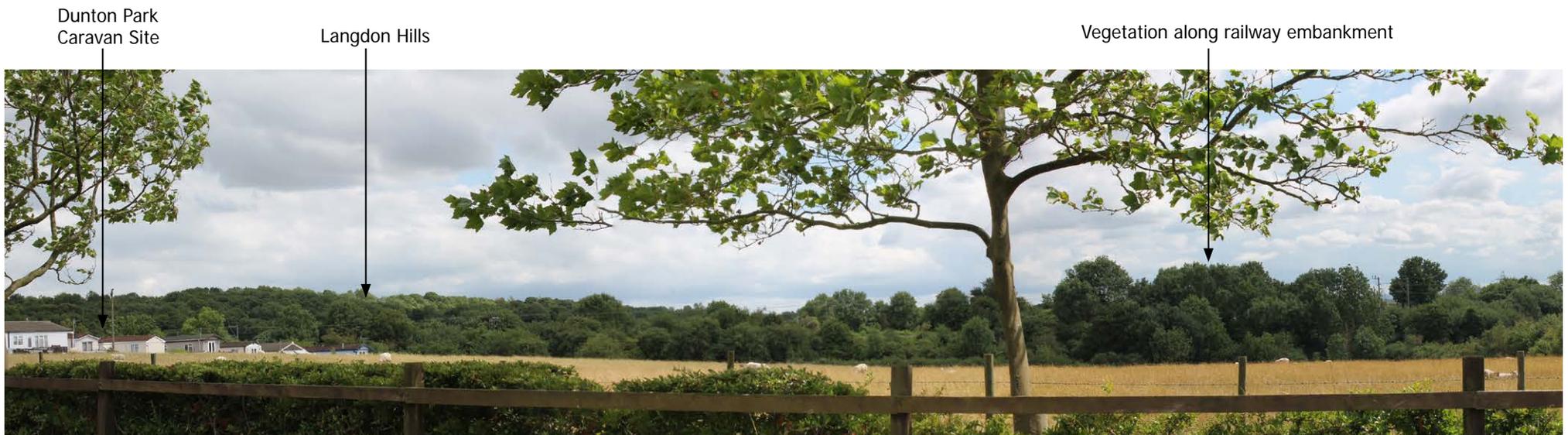


Photo 24.4 - View south from access road to Dunton Park Residential Mobile Home Park / public right of way

Site analysis

Key site features and characteristics

- Mature woodland belt around the south-eastern corner of the site
- Public footpaths through the centre of the site and through the southern end of the site (continuing through Dunton Park Residential Mobile Home site)
- Public bridleway through woodland belt in south-eastern corner of site
- Mature vegetation around existing properties
- Roadside hedgerow along Lower Dunton Road (tall and dense at southern end and lower and intermittent at northern end)
- Long distance views towards wooded ridge of the Langdon Hills
- Pronounced south-facing slope on south side of access road to Dunton Park Residential Mobile Home Park
- High voltage power line crosses the north-west corner of the site
- Historic linear settlement pattern (Saxon origin) along Lower Dunton Road
- Historic field patterns

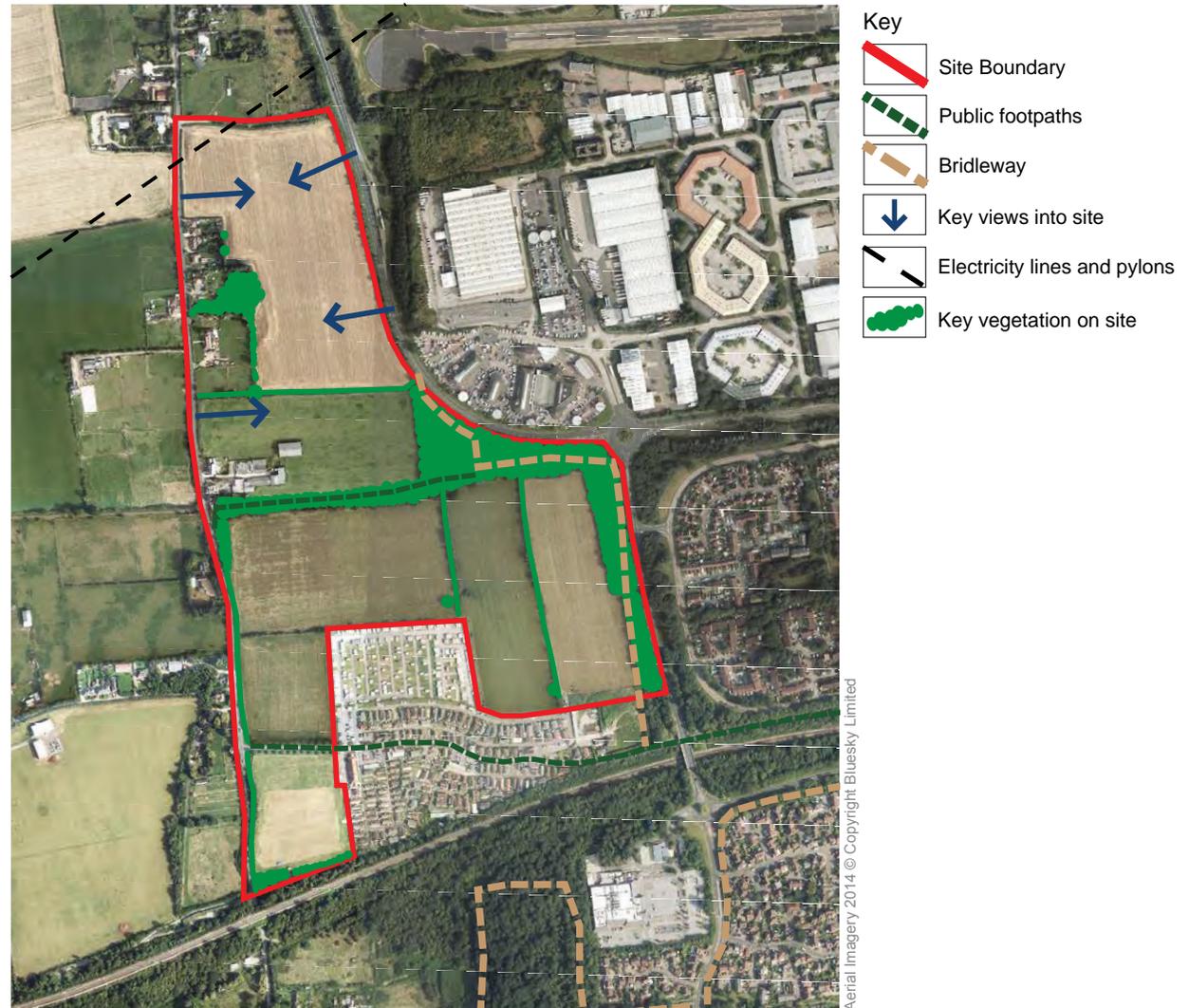


Figure 3: Site analysis

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 24 is within Area 66 in the Green Belt Landscape Capacity Study.

Area 66 as a whole was assessed as having a Medium relative landscape capacity rating but this was reduced to a Low relative landscape capacity due to its openness to public view. However, it was noted that features contributing to the landscape sensitivity and value of the site were mainly low and that there was scope for potential improvement of the area in association with wider development proposals for the area.

Site sensitivity

The landscape sensitivity of the site is broadly the same across all the site although the eastern margin is considered to be slightly more sensitive due to its visibility from the adjacent West Mayne road. With appropriate design and landscape mitigation measures in place, it is considered that the site, in combination with Sites 22 and 23, has capacity to accommodate residential development as part of a co-ordinated western extension of development without significant adverse effects on the landscape character of the local surrounding area.

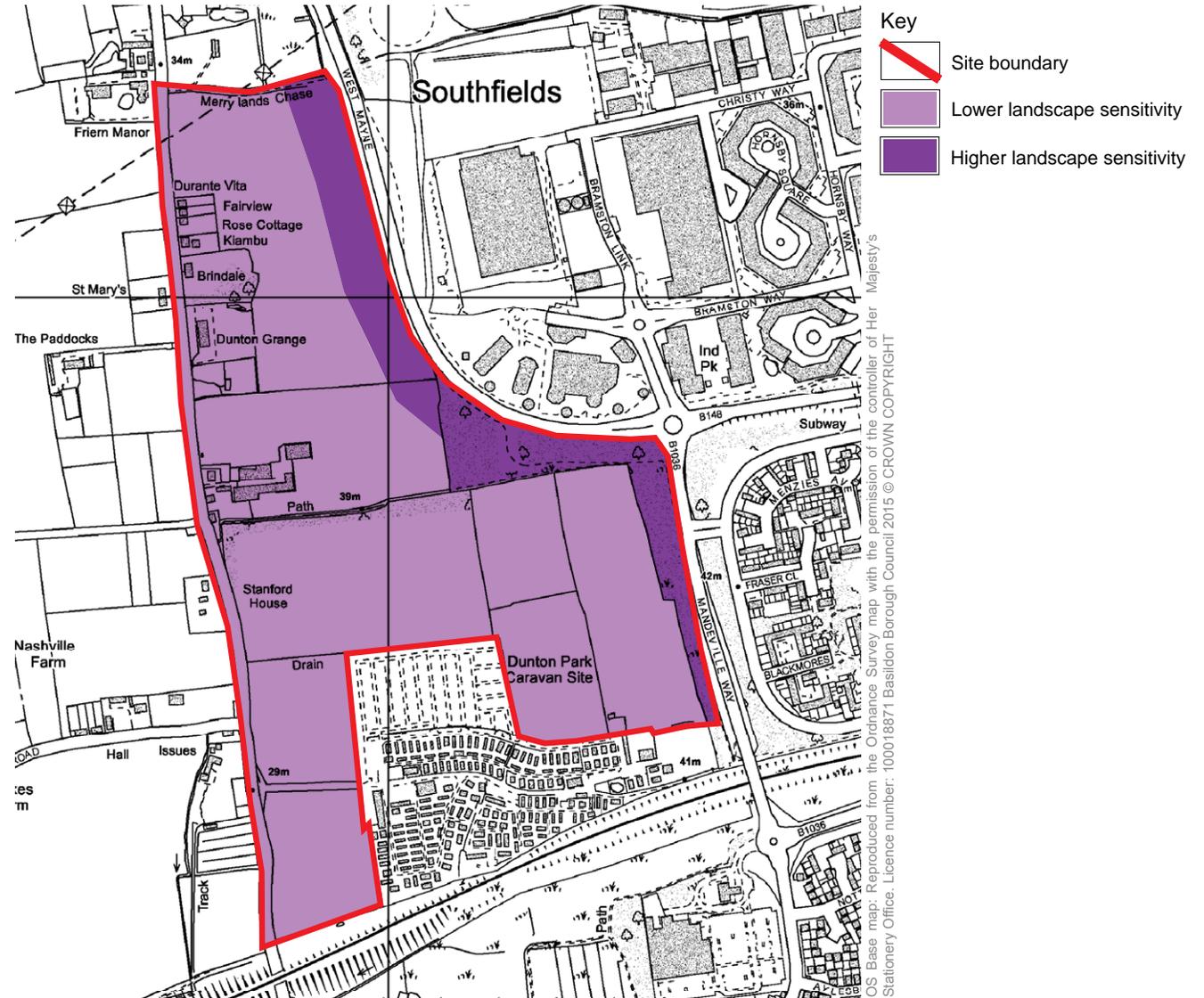


Figure 4: Landscape sensitivity

Recommendations

Key landscape areas to be protected/retained

The site contains no landscape areas that require specific protection/ retention.

Potential development areas

If the site were to be brought forward as part of a co-ordinated large-scale development in combination with Sites 22 and 23 the whole site could be considered as a potential development area (excluding areas in private ownership and land under or immediately adjacent overhead power lines). The northern part of the site also has capacity to accommodate commercial development due to its association with the adjacent existing Southfields Employment Area. Development in this area could form an appropriate western extension to Basildon and presents the opportunity to create a stronger and more attractive edge to the Green Belt.

Qualities/features to be safeguarded

- Existing residential properties along Lower Dunton Road
- Scattered mature trees
- Roadside and field hedgerows
- Existing public rights of way
- Historic settlement pattern of Dunton Wayletts
- Historic field patterns

Development guidelines

- 2 – 2.5 storey high
- Typical density of housing 30-40dph (overall site

density will be lower due to site infrastructure requirements e.g. school, community facilities etc.)

- Create development frontage along Lower Dunton Road forming continuation of historic linear settlement pattern with existing properties facing on to road
- Create development frontage along West Mayne to provide positive frontage to road
- Respect and reinforce the separate identity of the settlement of Dunton Wayletts
- Detached, semi-detached or short terraces
- Create east-west connections with existing urban edge of Basildon/Laindon (particularly to residential areas off Durham Road)
- Create public right of way along Merry Lands Chase (along northern edge of site)
- Corridor of undeveloped land to be retained beneath electricity lines and pylons

Opportunities for landscape mitigation

- Create landscape zone along West Mayne to provide buffer between road corridor and development edge.

Potential for renewable energy production

Potential for small scale wind turbine(s) or CHP plant incorporated within development area where partly screened by buildings within the development.

Summary of development potential

Total Site area: 38.5 ha

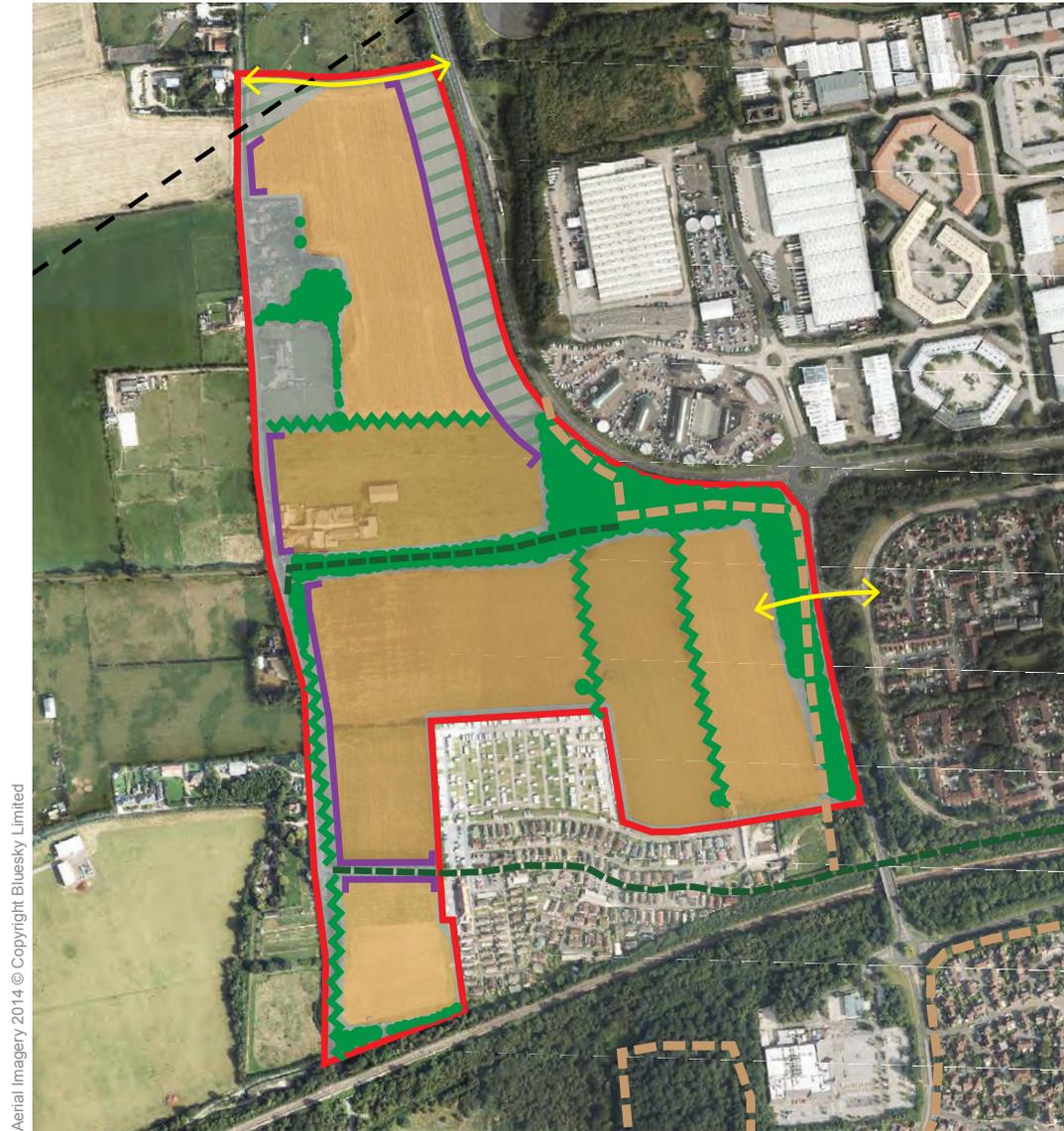
Area of site with development potential: 27.2 ha

Approximate number of dwellings at 35dph: 952

(NB final capacity will be lower when infrastructure requirements are incorporated)

Site 24

Land to the East of Lower Dunton Road



- Key**
-  Site Boundary
 -  Key existing vegetation to be retained
 -  Existing hedgerow to be retained
 -  Existing public footpath
 -  Public bridleway
 -  Electricity lines and pylons
 -  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 

Site location and description

Wooded ridge to the south of Basildon's urban edge. The elevated landform represents the easterly extent of the Langdon Hills. The site abuts the Basildon Golf Club to the north and residential development and Vange Primary School to the east. The western boundary follows the A176 and parts of the southern boundary follows the B1464. The site extends partly beyond the B1464 to incorporate All Saints Church and adjacent fields to the east and west. The southernmost boundary follows the A13.

The site contains small to medium sized grass paddocks set on visually exposed south facing slopes divided by fragmented tree belts, and post and wire fencing. Existing development includes Tompkins Farm, a plant nursery and the former Basildon Zoo site, a large Homebase store in the south-west corner and All Saints Church. The Church and graveyard are prominently positioned on a knoll and understood to have had a deserted medieval village around it. There are areas of woodland and scrub throughout the site and denser tree belts to the north. The meadows to the west of the church are part of All Saints Grasslands Local Wildlife Site.

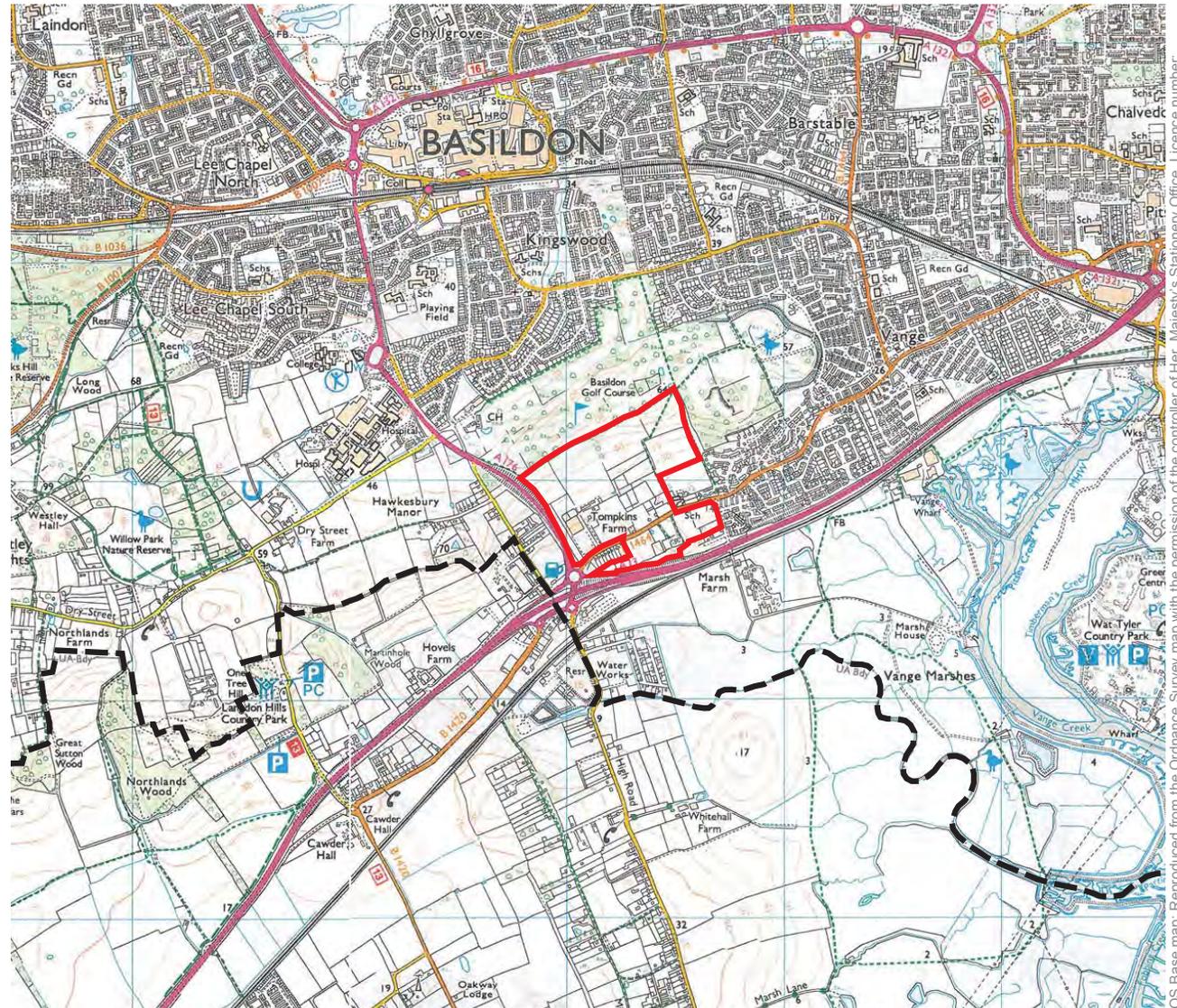


Figure 1: Site location

Landscape and visual context

Landscape character area

LCA 14 Langdon Hills - An area of strongly undulating hills, and elevated land clothed with woodlands and wooded farmland to the south-west of Basildon.

Local landscape features

- Elevated south facing slopes with woodland and small to medium scale paddocks
- The landform is strongly undulating encompassing the elevated Langdon Hills with sloping sides and secondary valleys
- Mature tree belts within and adjacent to Basildon Golf Course
- Tall roadside hedgerows e.g. along London Road and hedgerows to field boundaries with mature oak trees
- Ancient rectilinear field pattern
- Higher ground allows some extensive views overlooking the Thames Estuary
- Local Wildlife Sites - Vange Hill and Golf Course; and All Saints Grasslands, Vange
- Small number of intrusive commercial development in open locations and some major roads dissecting the landscape
- Church of All Saints, Vange – Grade II* Listed Building and an important viewpoint and landmark
- Extensive network of public rights of way run through and connect areas of informal recreation Wide meadow verges with shrub belts to busy roads
- Traffic noise from A13/A176

Visual context

Most of the site is open to view from the public footpaths crossing the area and in longer distance views from the surrounding area. The public footpath running along the northern boundary is generally enclosed by vegetation but hedgerow breaks allow long distance panoramic views across the Vange marshes and the Thames Estuary. The route crossing diagonally to the north-east corner is partly overgrown with dense shrubs. The lower slopes to the north of London Road are more visually contained in views by roadside hedgerows and trees. This roadside vegetation and openness of the site contribute to the character of the approach to Vange/Basildon along the London Road. The elevated slopes are prominent in views from the wider landscape to the south including from open parts of High Road in Fobbing and public footpaths across the Vange marshes.

Houses facing the southern part of the site from Brickfield Road have views heavily filtered by the roadside hedgerow and mature horse chestnut trees. Field access points allow views west to All Saints Church. Public footpaths leading to the church provide views west towards the Langdon Hills.

Surrounding land uses

To the north and north-east, the predominant land use is recreation. Basildon Golf Course occupies a large majority of the area on the highest ground with the remaining space containing Vange Hill Nature Reserve and LoWS. To the east Brickfield Road and Vange Primary School with playing fields separate the area from the residential development of Vange. The A13 borders the site to the south with the

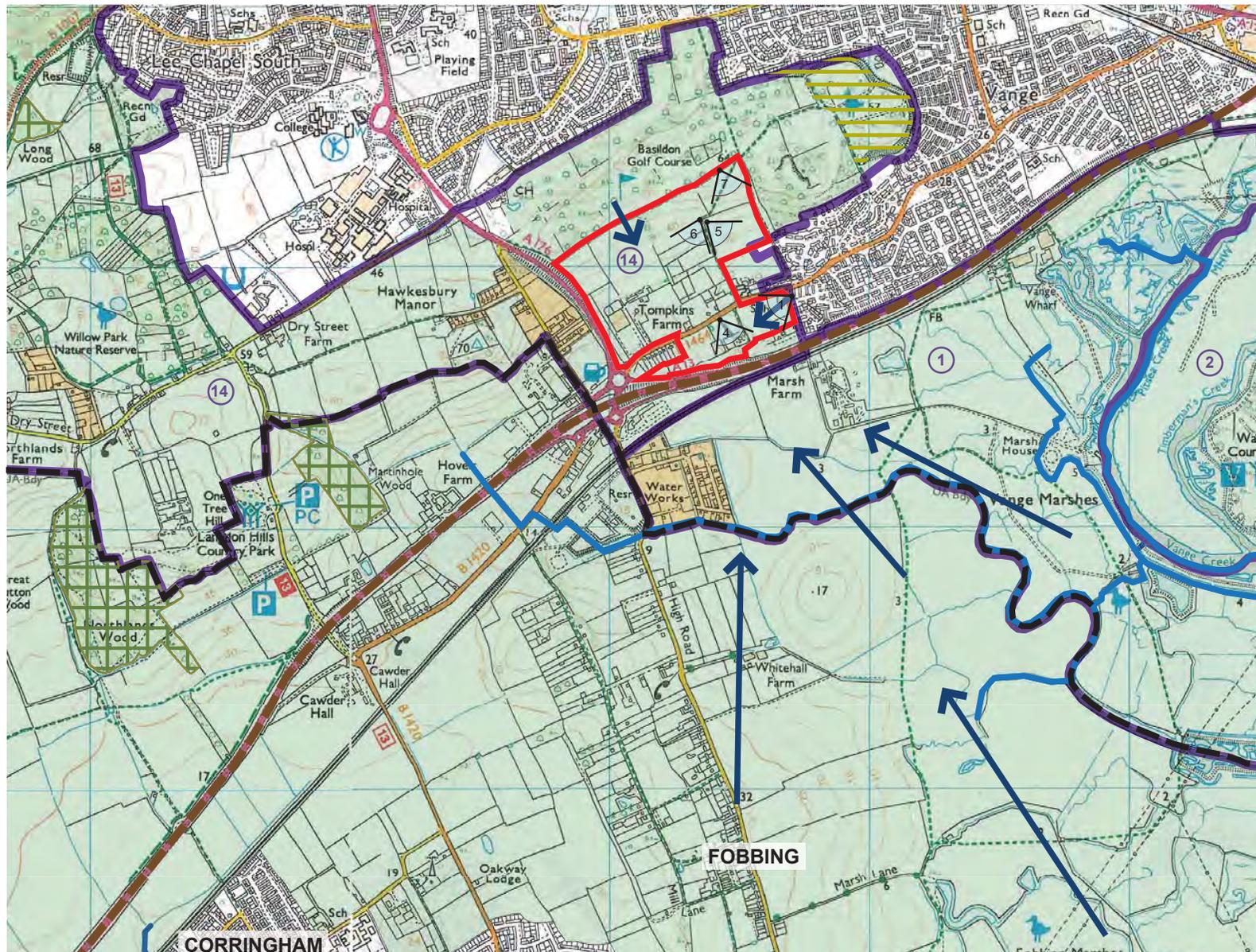
railway line connecting nearby Pitsea to London Fenchurch Street running adjacent to it. Beyond these transport routes the landscape is open and expansive incorporating estuary marshlands at Fobbing, Bowers and Vange. To the west the site is bordered by the A176. The Bells Hill Road/Hawkesbury Bush Lane Plotlands are located west of the road along with the Bells Hill Meadow Local Wildlife Site. Surrounding the Plotlands are medium scale arable fields, grazed pastures and the Hawkesbury Manor Local Wildlife Site. To the south-west is a cluster of modern development surrounding the A176/A13 road junction including a short line of roadside housing off London Road, Car sales area and a hotel and restaurant complex. To the east of the site is the residential area of Vange which is mainly twentieth century development varying in density between 46dph (adjacent to the south-east corner of the site) reducing to c.20dph for residential areas further east.

The site forms part of the wider landscape character area extending west across the Langdon Hills. This wooded band of prominent slopes enclose the south-western edge

Site 25

Land at Tompkins farm

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- Key**
- Site boundary
 - Basildon Borough Boundary
 - Green Belt
 - Plotlands
 - Ancient and Semi-Natural Woodland
 - Vange Hill Local Nature Reserve
 - Landscape Character Area
 - 1: Bowers and Vange Estuary Marshlands
 - 2: Pitseahall Island Restored Landforms
 - 14: Langdon Hills
 - Major transport corridor
 - Key views towards site
 - Key watercourses
 - Photo location points (further locations shown on Figure)

Figure 2: Landscape and visual context

Site 25

Land at Tompkins farm



All Saints Church, Vange

Boundary vegetation to London Road

Photo 25.1 - View west from Brickfield Road



Hotel and restaurant complex, Basildon South

Langdon Hills

Photo 25.2 - View west from entrance path to All Saints Church, Vange

Site 25

Land at Tompkins farm



Photo 25.3 - View east from western edge of All Saints Church graveyard, Vange



Photo 25.4 - View south from approach to All Saints Church, Vange

Site 25

Land at Tompkins farm



Photo 25.5 - View south-east from upper slopes of site 25



Photo 25.6 - View south-west from upper slopes of site 25

Site 25

Land at Tompkins farm

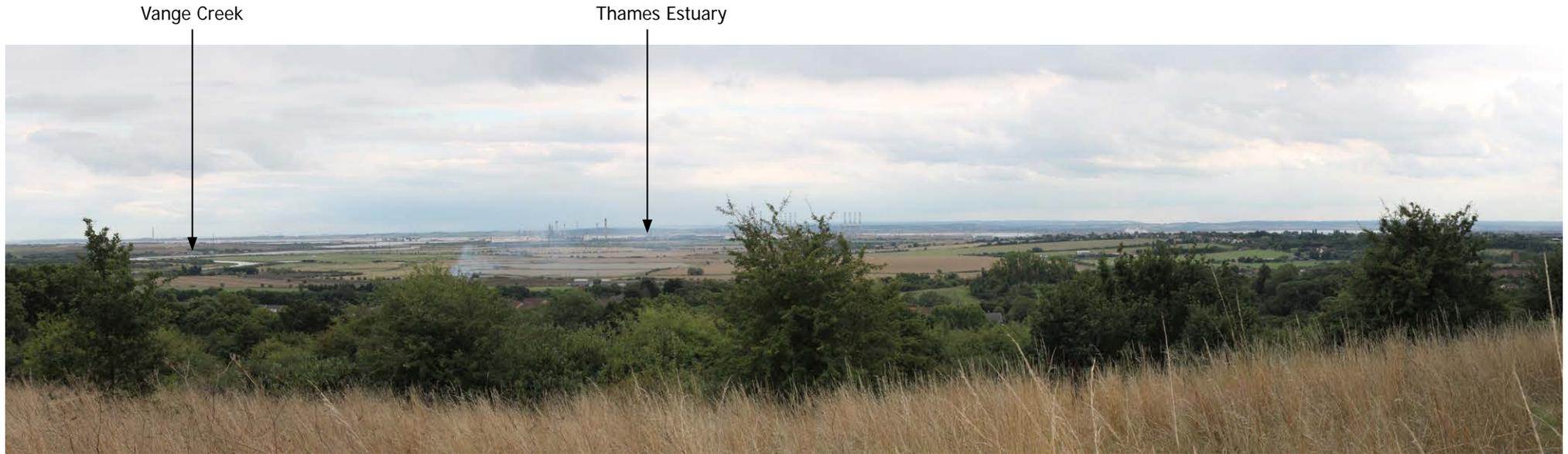


Photo 25.7 - View south from north-eastern corner of site

Site analysis

Key site features and characteristics

- Prominent wooded ridge with topography sloping north-south
- Church of All Saints, Vange – Grade II* Listed Building, set on elevated hillock
- All Saints Grasslands Local Wildlife Site
- Strong lines of mature oak trees within field hedgerows
- Roadside hedgerows to London Road
- Small blocks of woodland scattered throughout and treed boundary to the north with Basildon Golf Club.
- Traffic noise from A13
- Small to medium scale horse paddocks divided by post and wire fencing
- Long distance panoramic views across open landscape to the south including Vange Marshes and across the Thames Estuary
- Public footpaths extending north from London Road and connecting with further routes alongside Basildon Golf Course and Vange Hills Nature Reserve
- Clear views towards the site from rights of way to the south
- Residential development to the east generally set on the lower slopes but prominent in views from the church
- Forms the eastern edge of the Langdon Hills character area extending round the south-western edge of Basildon

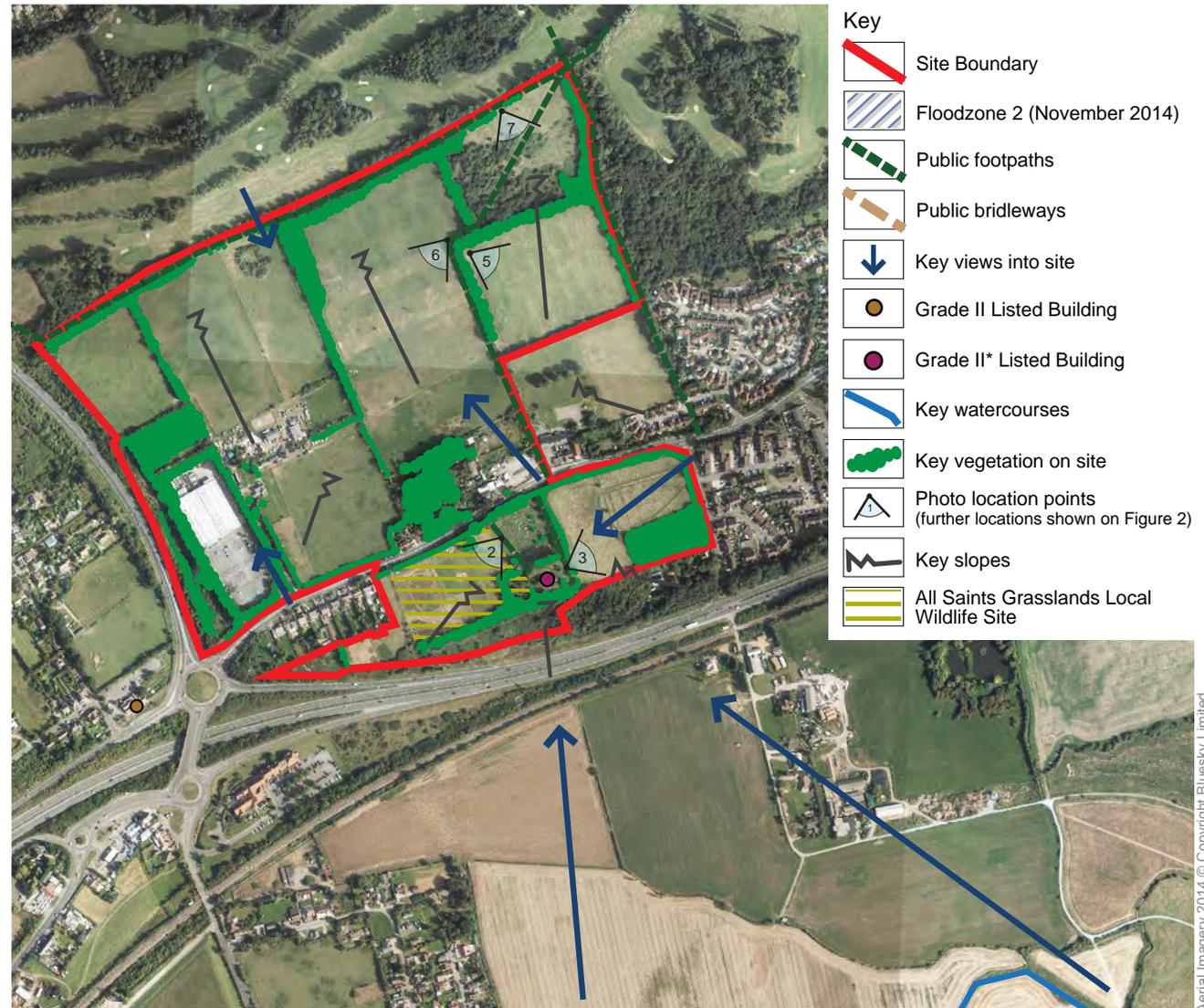


Figure 3: Site Analysis

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 25 includes parts of Areas 58 and 59 in the Green Belt Landscape Capacity Study. Areas previously included in the assessment that are not included in Site 25 are the Basildon Golf Course, Vange Primary School, the Beefeater/Premier Inn complex to the south of the A13 and the row of houses facing London Road.

Land to the north of London Road was included within Area 59 and assessed as having a No/Very Low relative landscape capacity rating. This was particularly due to topography with the wooded ridge forming a prominent feature in views from the wider landscape. Other elements that contributed to the high sensitivity and low capacity rating of the area related to historic features, openness to public view, good condition of the landscape and areas of ecological value. These characteristics extend across the northern part of the site with the landscape considered sensitive due to the prominence of the wooded ridge within the skyline and the importance of the landscape to the southern setting to Basildon.

Land to the south of London Road was included within Area 58 and was also assessed as also having a No/Very Low relative capacity rating. This was primarily due to the elevated topography, the presence of All Saints Church as a landmark feature and the openness of the landscape to public view.

Site sensitivity

The characteristics identified above in relation to the higher sensitivity of Area 59 extend across most of the northern part of Site 25 and the characteristics identified for Area 58 extend across most of the southern part of Site 25. However, the lower lying land in the south directly adjacent to housing on Brickfield Road is considered less sensitive. This area has direct associations with the existing built edge of Vange and is partly contained in views by woodland to the south and hedgerows to the north and east.

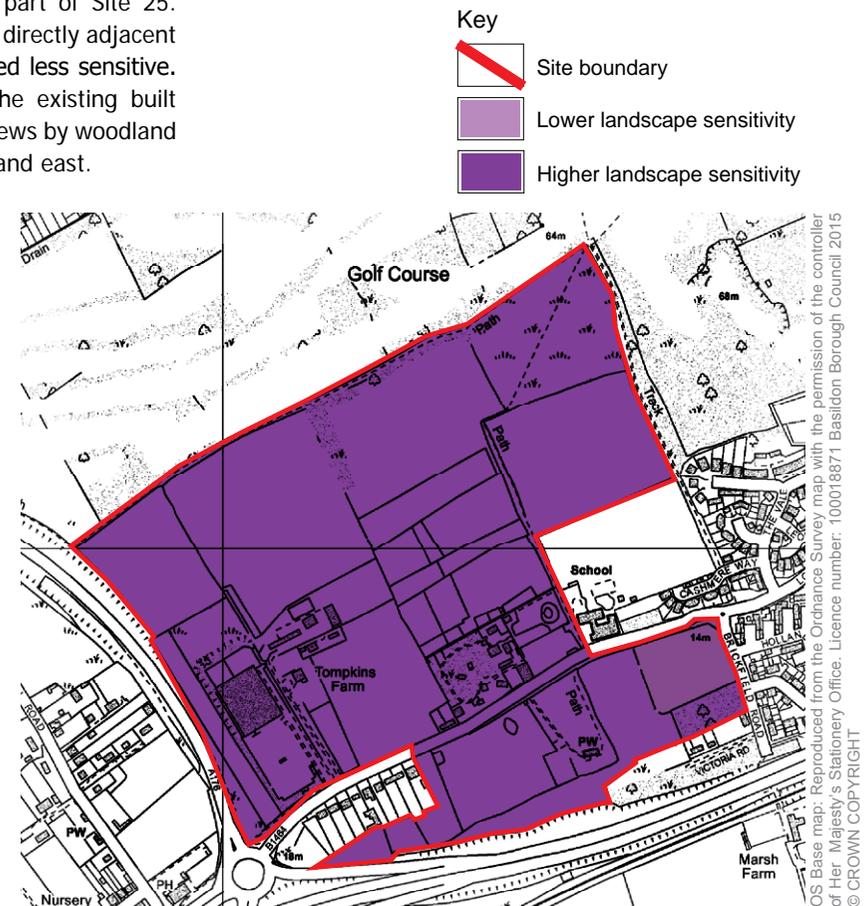


Figure 4: Landscape Sensitivity

Recommendations

Key landscape areas to be protected/retained

The majority of the site should be retained as agricultural landscape with existing small pockets of development. This area is widely visible from the surrounding landscape and development on the prominent wooded ridge would be widely visible from the open landscape to the south. This area is part of the important wider landscape character area extending west across the Langdon Hills and around the edge of Basildon. Development in this area would have significant adverse landscape and visual effects on the Langdon Hills LCA and on the character of the approach to Vange/Basildon along the London Road (B1464).

Potential development areas

The south-eastern end of the site to the west of Brickfield Road and extending in line with the woodland block to the south has potential to be developed without causing significant adverse landscape and visual effects. This part of the site is less visible from the expansive landscape to the south and is associated with the existing edge of Vange. It is set on east facing slopes away from the more prominent south facing ridge. The area presents the opportunity for a small amount of residential development without having significant effects on the key characteristics of the Langdon Hill LCA.

Qualities/features to be safeguarded

- Woodland block to the south of the area which provides some visual screening in views from the south
- Roadside hedgerow and trees adjacent to London Road and Brickfield Road

Development guidelines

- 2 – 2.5 storey high
- Typical density 40dph
- Create development frontage along London Road and Brickfield Road forming continuation of existing development lines
- Detached, semi-detached or short terraces
- Create landscape buffer to western boundary
- Utilise existing field access point from Brickfield Road

Opportunities for landscape mitigation

- Create landscape buffer along western edge to help visually contain proposed development in views from All Saints Church

Potential for renewable energy production

Limited potential for renewable energy production in this prominent, elevated location.

Summary of development potential

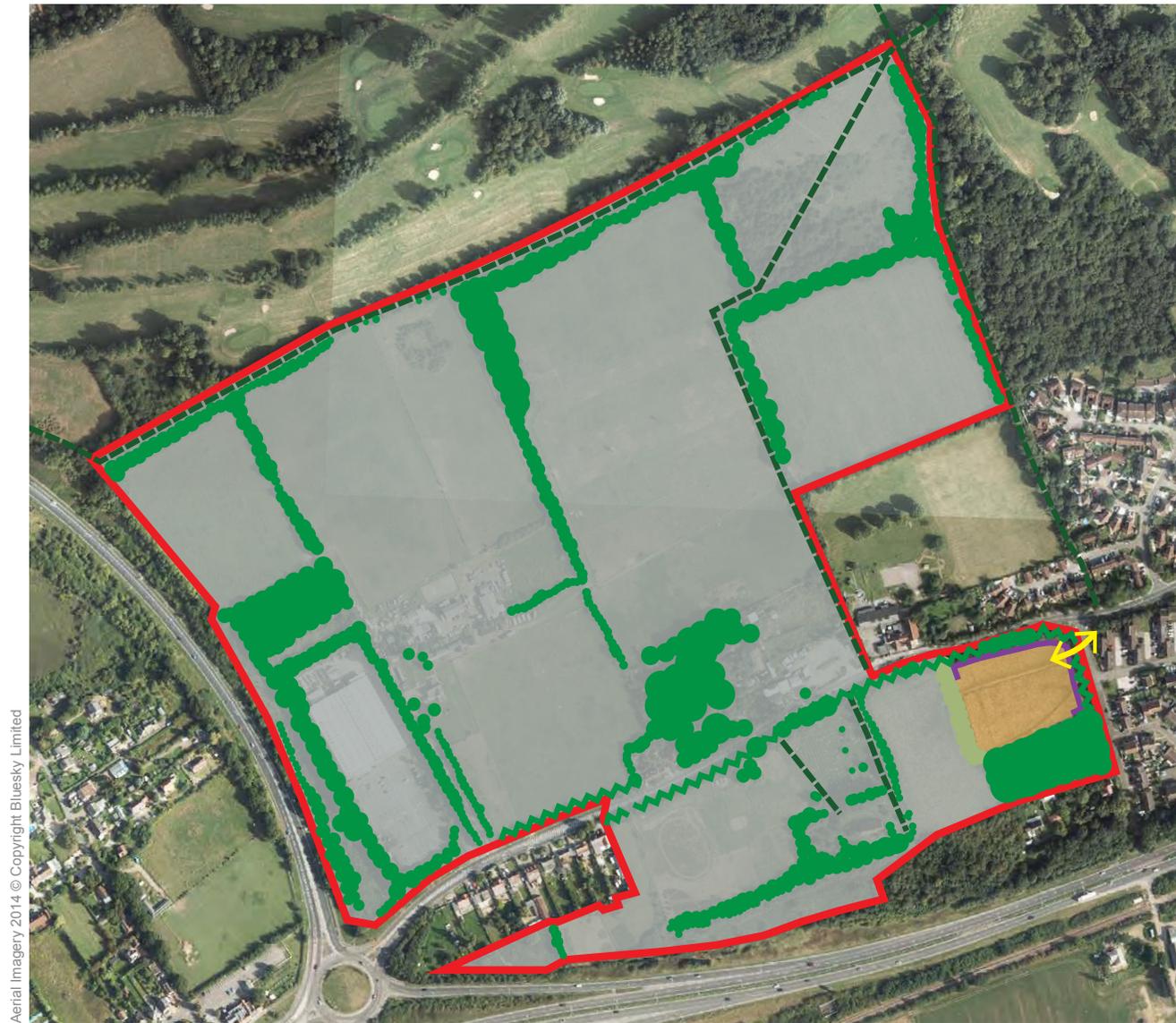
Total Site area: 40.7 ha

Area of site with development potential: 1 ha

Approximate number of dwellings at 40dph: 40

Site 25

Land at Tompkins farm



- Key**
-  Site Boundary
 -  Key existing vegetation to be retained
 -  Existing hedgerow to be retained
 -  Watercourses/ waterbodies
 -  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 