

### Site location and description

Area to the north and south of Wash Road comprising mainly small fields of pasture primarily used as horse paddocks and sports pitches. Area is mainly undeveloped but contains a cluster of farm buildings and individual properties centrally to both sides of Wash Road. This includes two Grade II Listed Buildings at Daniels Farm and Laindon Ponds. The site is bounded to the east by a small stream lined by mature vegetation, to the west by Barleylands Road and the rear boundary plots of houses on Eastfield Road, to the south by Noak Bridge Nature Reserve and built development on Goodview Road and to the north by field boundaries/ditches defining the edge of open recreation land. Historic field pattern is evident throughout the area although there has been a significant loss of field hedgerows.

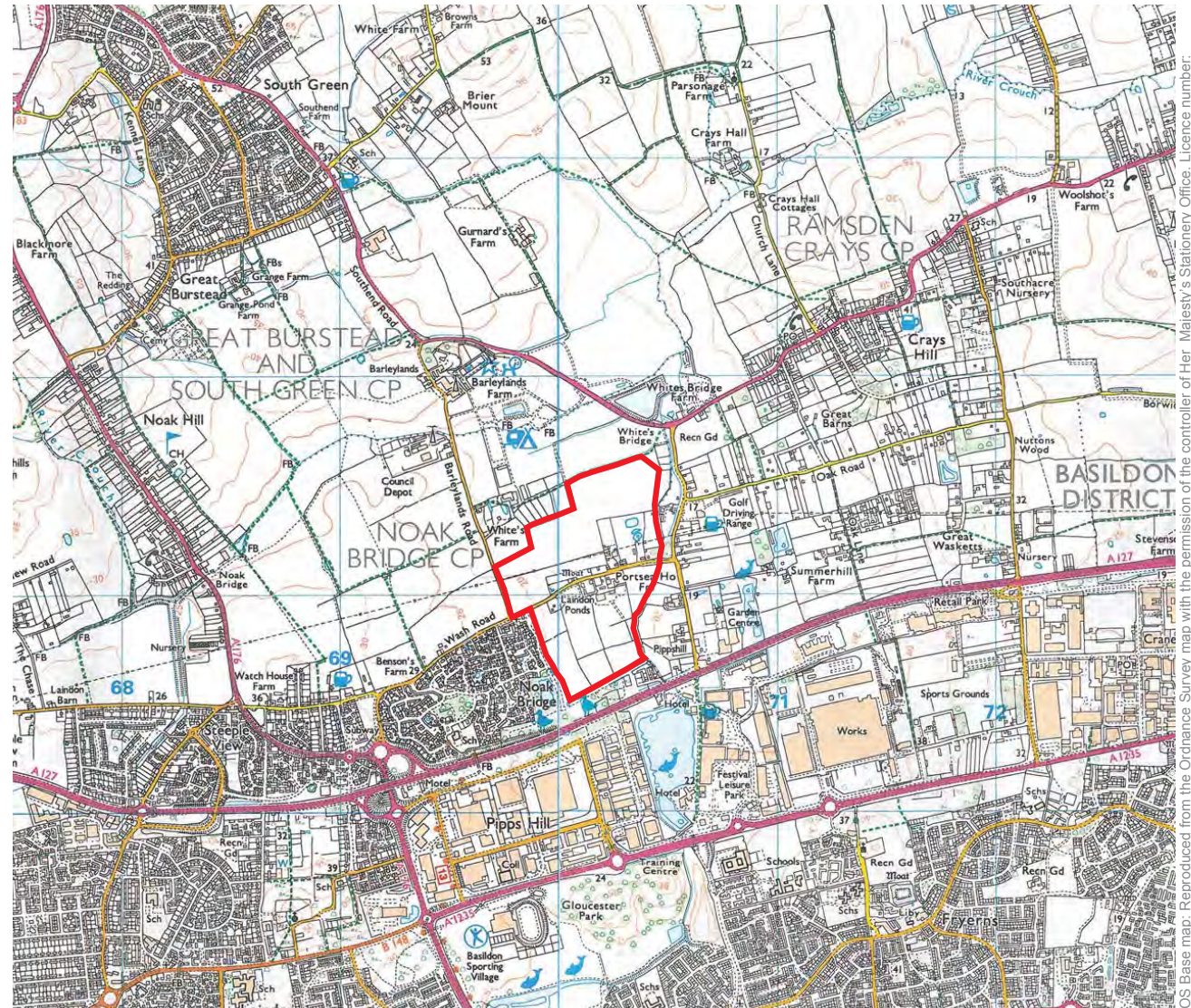


Figure 1: Site location

### Landscape and visual context

#### Landscape character area

The part of the site to the north of Wash Road falls within LCA 9 Upper Crouch Valley Farmlands – A low lying area of predominantly agricultural farmland centred on the upper reaches of the River Crouch.

The part of the site to the south of Wash Road falls within LCA 8 Crays Hill Settled Claylands - Substantial area of surviving plotland development and village of Crays Hill on the southern slopes of the raised landform known as Crays Hill.

#### Local landscape features

- Raised landform of Crays Hill
- Plotlands enclosed by mature vegetation
- River Crouch and its tributary streams
- High voltage power line and pylons
- Long distance views to the north across the Crouch valley
- Noak Bridge Nature Reserve and Local Wildlife Site
- Spire of St Mary Magdalene Church in Great Burstead
- Sports pitch provision and Barleylands Farm/Craft Centre with seasonal exhibitions and markets
- Settlement limited to isolated properties and farmsteads
- Network of public rights of way across Crouch valley
- Hedgerow field boundaries present in parts and occasional mature trees

#### Visual context

The extent of visibility of the site varies to both sides of Wash Road with the northern side very open to view and the

southern more visually contained from the wider landscape. To the north where vegetation is sparse there are frequent open views across the area from the adjacent roads and public footpaths. This includes views from Barleylands Road and the public footpaths crossing open land to the east and west of White's Farm. Views east towards the site show the flat sports pitches against the backdrop of Crays Hill and the wooded form of the Crays Hill Plotlands. There are open views from this part of the site looking north across the Crouch valley to the southern edge of Billericay.

To the southern side of Wash Road the area has a more intact hedgerow structure with scattered mature trees. The vegetated stream to the eastern boundary provides visual screening as does the woodland within Noak Bridge Nature Reserve to the south. Roadside vegetation along Wash Road screens views from the road and also provides containment to the fields in views from the north and north-west. Gaps in housing along Eastfield Road allows views through to the site from the west. From within the site long distance views are generally contained by field boundary vegetation. However, tall structures to the northern edge of Basildon such as The Onion water tower can be seen above the hedgerows on the horizon.

#### Surrounding land uses

The western boundary is formed by recent low density residential development along Eastfield Road which forms the edge of the settlement of Noak Bridge. 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. The northern stretch of the western boundary is formed by

Barleylands Road with an open area of arable farmland to the west of it. This area of open landscape extends to the north of Wash Road and wraps around Crays Hill (including the northern part of the site itself). It includes arable fields, sports pitches and small scale pastures which extend up to the River Crouch. To the north of the river an area of open landscape to the south of Barleylands Craft Village and Farm Centre is used for events such as the annual county and garden shows. This substantial band of open landscape in the upper Crouch valley is important in maintaining a separation between Basildon and Billericay and providing a rural setting to both these settlements.

To the south of the site, Noak Bridge Nature Reserve, which is also a Local Wildlife Site lies adjacent to the A127. This contains mixed grassland, developing woodland, scrub and small ponds. To the east of the nature reserve are small scale commercial sheds and a small number of dwellings. To the south of the A127/ Southend Arterial Road are a series of business/retail parks and the Festival Leisure Park complex. The A127 forms a strong barrier separating Noak Bridge from the main built up areas in Basildon town. To the east of the vegetated stream forming the eastern boundary there are farms with small scale grass fields and grazing land, scattered residential properties and commercial premises along Harding's Elms Road and Pipp's Hill Road North. Further east of this lie the Crays Hill Plotlands enclosed with strong tree belts and woodland blocks.

# Site 26

## Land East of Noaks Bridge

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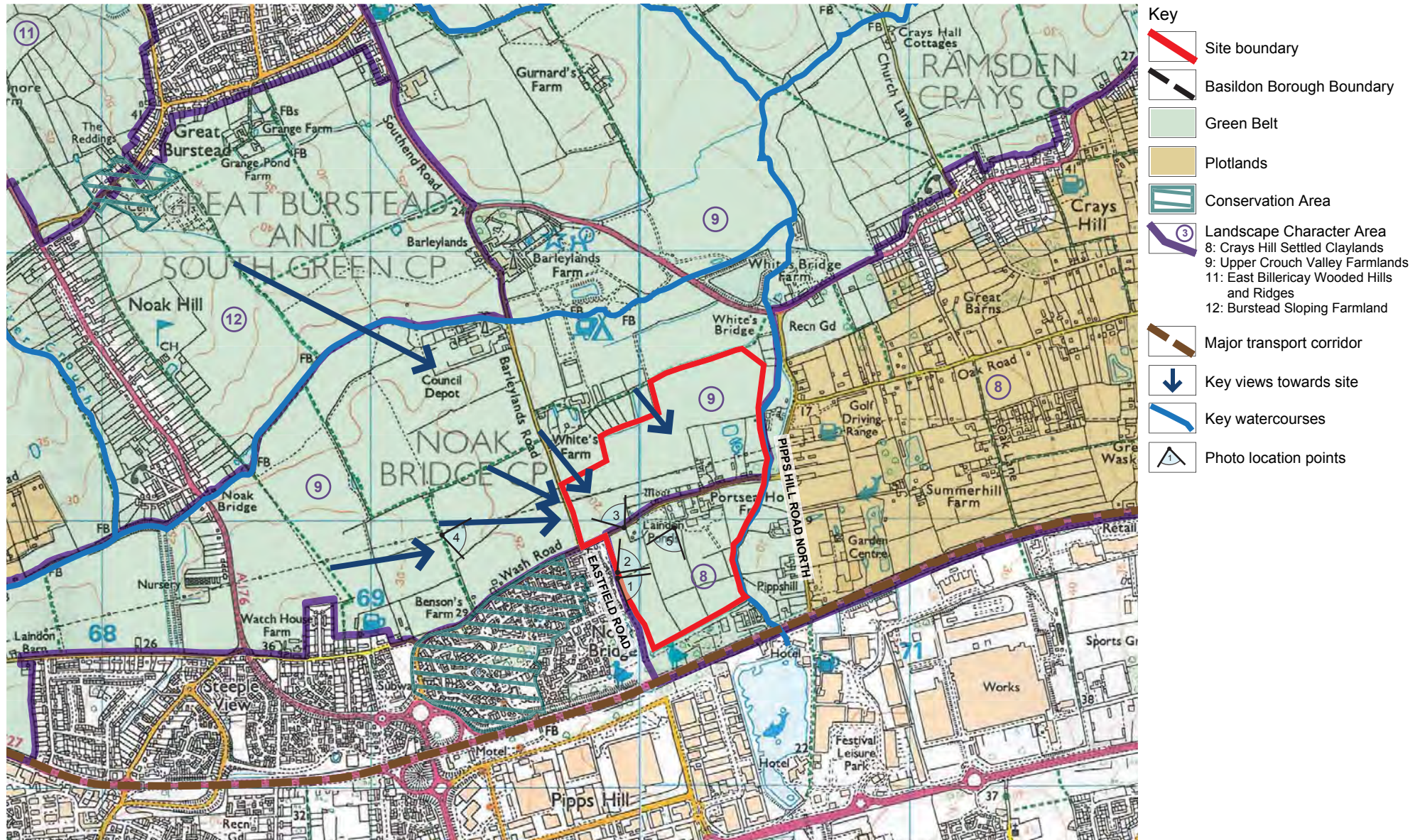


Figure 2: Landscape and visual context

Noak Bridge nature reserve/ LoWS



*Photo 26.1 - View south from Eastfields Road*

Properties on Wash Road



*Photo 26.2 - View north from Eastfields Road*



Playing fields

Billericay wooded ridge

*Photo 26.3 - View north from Wash Road*



Barleylands Road

Crays Hill

Noak Bridge

*Photo 26.4 - View west from public footpath north of Noak Bridge*

# Site 26

## Land East of Noaks Bridge

Noak Bridge nature reserve/ LoWS

Properties on Eastfield Road



*Photo 26.5 - View south across site from the field south-west of Laindon Ponds House*

### Site analysis

#### Key site features and characteristics

- River Crouch, its tributary stream and associated flood zone
- Mature vegetation along stream
- Contrasting characteristics to north and south of Wash Road
- Field hedgerows and mature trees
- Laindon Ponds House – Grade II Listed seventeenth century (and later) house and associated moat
- Daniels Farm – Grade II Listed seventeenth century (and later) house
- Current earthworks and mounding at Portsea House Farm
- Broad grass verge along parts of the southern edge of Wash Road
- Playing fields and recreational facilities
- Open views across area from Wash Road, Barleylands Road and public footpaths
- Linear band of woodland in Noak Bridge Nature Reserve/ Local Wildlife Site falls within site boundary
- Open views from houses on the eastern side of Eastfield Road
- High voltage power line and pylon crossing northern side of site from east to west
- Very gentle slope across the site from east to west
- A127 corridor and vegetation in Noak Bridge Nature Reserve create a strong sense of separation from Basildon

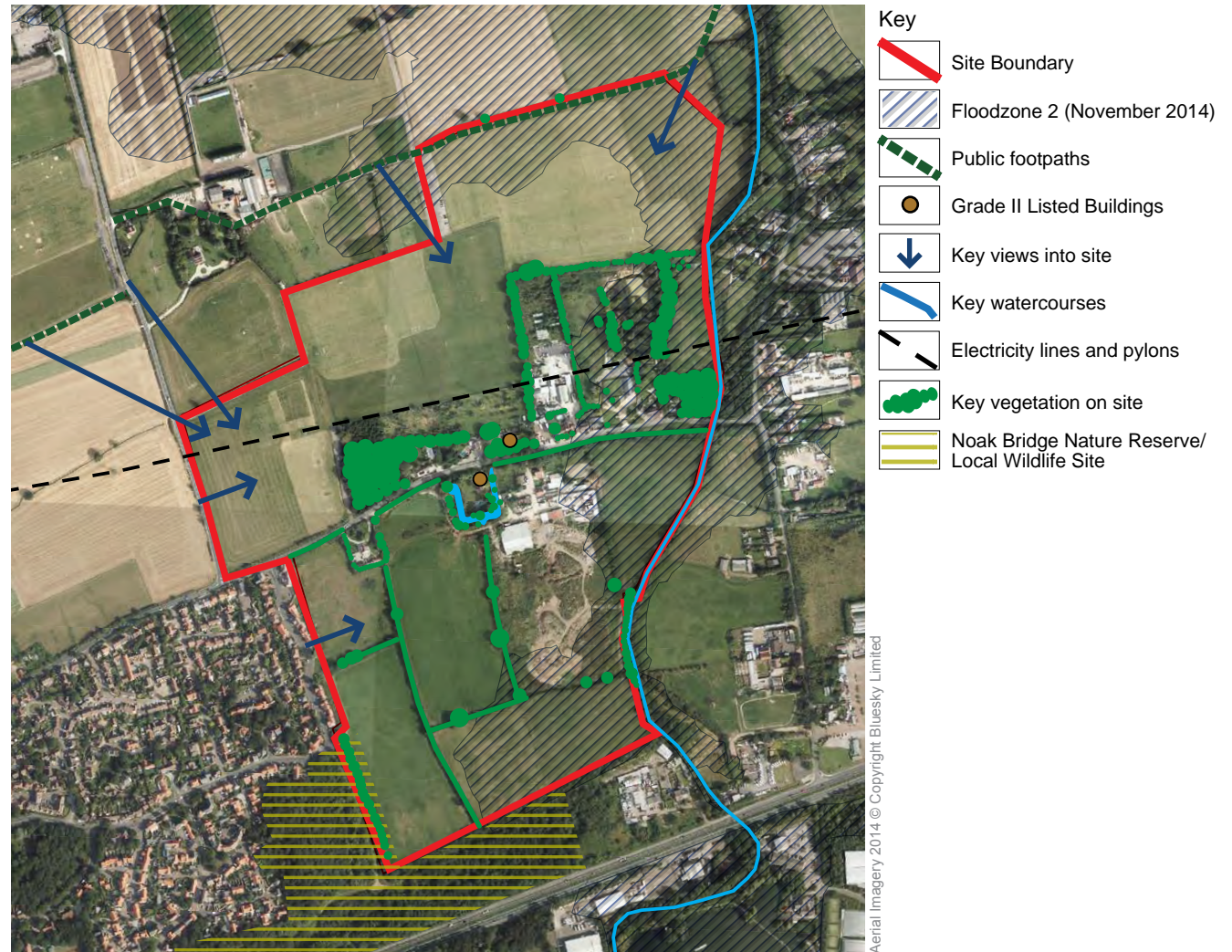


Figure 3: Site analysis

### Landscape capacity and sensitivity

#### Green Belt Landscape Capacity Assessment rating

Site 26 is formed of parts of Areas 23 and 24 in the Green Belt Landscape Capacity Study with Wash Road the central dividing line between the two areas. Area 24 extends further north and is bordered by the River Crouch and Area 23 extends further south to the A127.

Area 24 as a whole was assessed as having a Low relative landscape capacity rating and Area 23 was assessed as having a Medium relative landscape capacity rating. This change of sensitivity is also reflected in the shift between landscape character areas and relates to the change in characteristics seen locally across site 26.

#### Site sensitivity

The characteristics that particularly determined the Low landscape capacity rating of Area 24 and which relate to the north part of site 26 were the openness to public view from Wash Road, Barleylands Road and public footpaths to the north and west emphasised by the lack of existing vegetation across the area. This area is part of an important stretch of open landscape along the Crouch Valley that retains the sense of separation between Basildon and Billericay. The area to the south of Wash Road is considered to be less sensitive. The intact hedgerow structure provides greater visual containment from surrounding roads and public footpath. The area is also more screened in long distance views across the Crouch valley from the southern edge of Billericay. This part of the site has a direct association with the existing built edge of Noak Bridge.

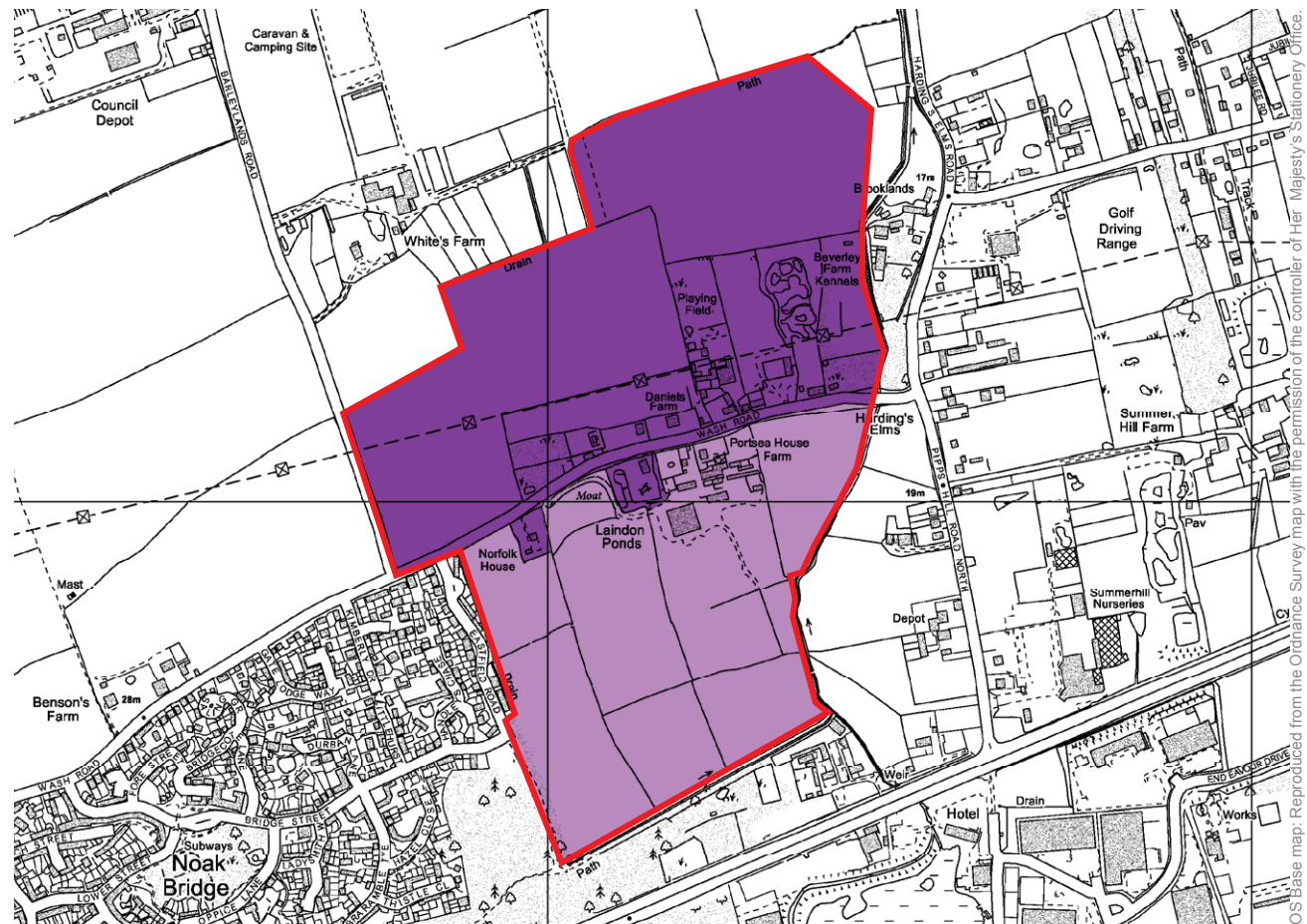
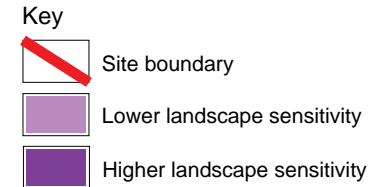


Figure 4: Landscape sensitivity

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### Recommendations

#### Key landscape areas to be protected/retained

Area of landscape to the north of Wash Road should be retained as recreational landscape with existing occasional dwellings. Laindon Ponds to the south of Wash Road and Norfolk House should also be included in this area to be retained on account of the attractive frontage provided to the Wash Road and the Listed Building. 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 Noak Bridge and Basildon to the south. Development of this area would be highly visible from the rural area to the north and local roads and would have significant adverse landscape and visual effects on the Upper Crouch Valley Farmlands LCA.

#### Potential development areas

The southern end of the site between the western edge of Steeple View and the flood zone to the east 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 Noak Bridge. Development in this location could form an appropriate extension to Noak Bridge and provide improvements to parts of the area that are currently underused. This also presents the opportunity to form a stronger edge to the Green Belt.

The flood zone is not suitable for built development. However, it does have potential for open landscape uses such as playing fields, open space or an expansion of the Noak Bridge Nature Reserve.

#### Qualities/features to be safeguarded

- Good structure provided by field hedgerows and mature trees
- Roadside hedgerow and wide verge adjacent to Wash Road
- Woodland belt to south-west on the edge of Noak Hill Nature Reserve

#### Development guidelines

- 2 – 2.5 storey high
- Typical density 30-40dph
- Create development frontage along Wash Road forming continuation of existing development line
- Detached, semi-detached or short terraces
- Create landscape buffer to south-west to retain separation between built development and the Noak Bridge Nature Reserve
- Corridor of undeveloped land to be retained within flood zone with the potential for open space/ continuation of Noak Bridge Nature Reserve
- Create key connection with Noak Bridge from Eastfield Road to form association between new and old areas of residential development

#### Opportunities for landscape mitigation

- Create landscape buffer along south-western corner to set development back from the edge of the Noak Bridge Nature Reserve
- Create area of open space/ extension to Noak Bridge Nature Reserve within flood zone to form a defined edge to development.

#### Potential for renewable energy production

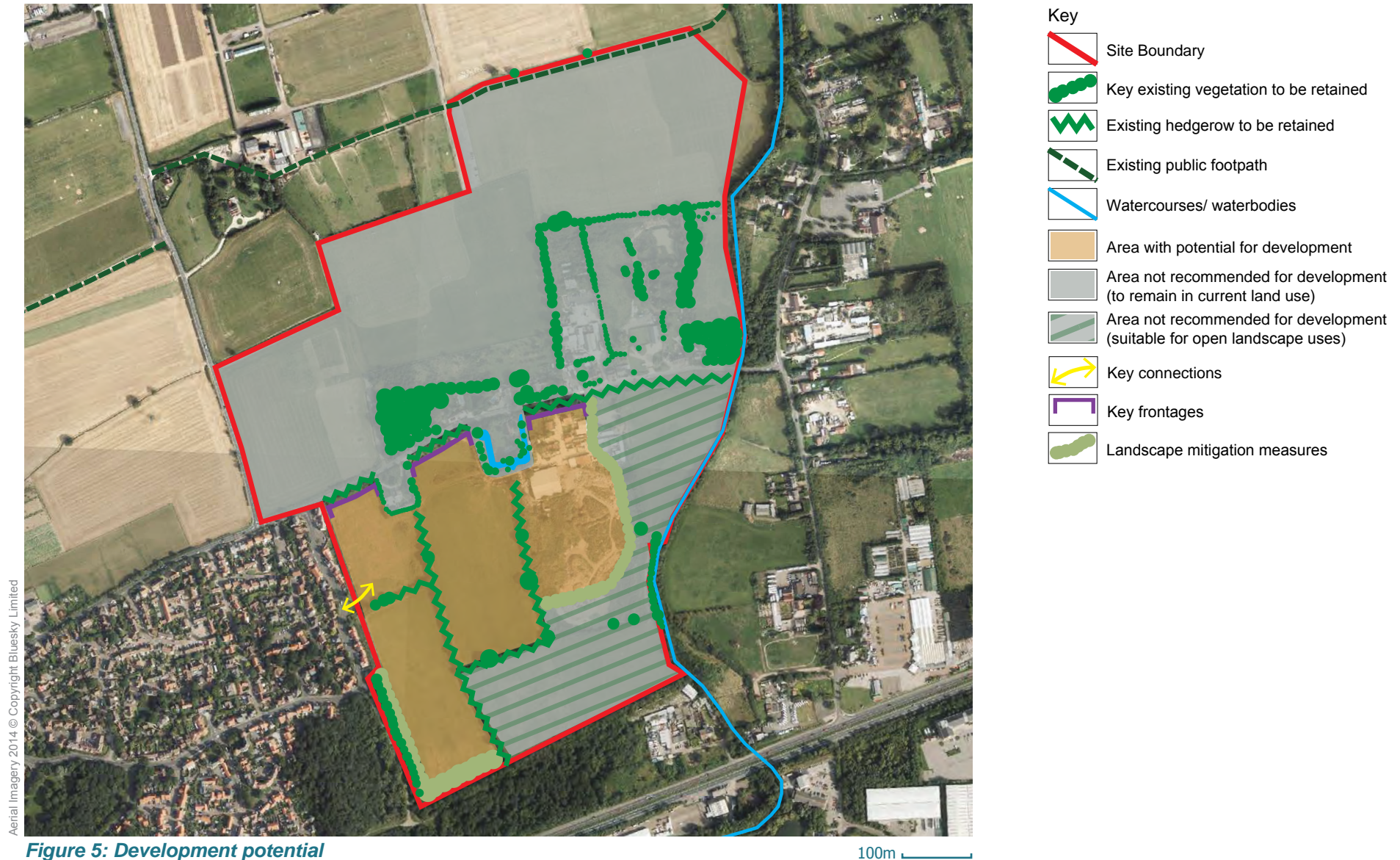
Potential for small scale wind turbine(s) or CHP plant incorporated within development area to the south-eastern side where it would be partly screened from open landscape to the north by buildings within the development.

#### Summary of development potential

|                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Total Site area: 52.3 ha</b></p> <p>Area of site with development potential: 12 ha</p> <p>Approximate number of dwellings at 35dph: 420</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------|

# Site 26

## Land East of Noaks Bridge



### Site location and description

Area of arable farmland incorporating the historic settlement of North Benfleet Hall and the eastern part of Bowers Gifford. The area is bounded by field boundaries to the north, the A130 and Rushbottom Lane green lane PROW to the east, the B1464 to the south and Pound Lane and the built edge of North Benfleet Plotland/ Bowers Gifford to the west. Existing development within the site is a small hamlet centred around North Benfleet Church and hall. The area has a strong rural character and forms part of an important swathe of open land which separates North Benfleet, Wickford and South Benfleet/Thundersley.

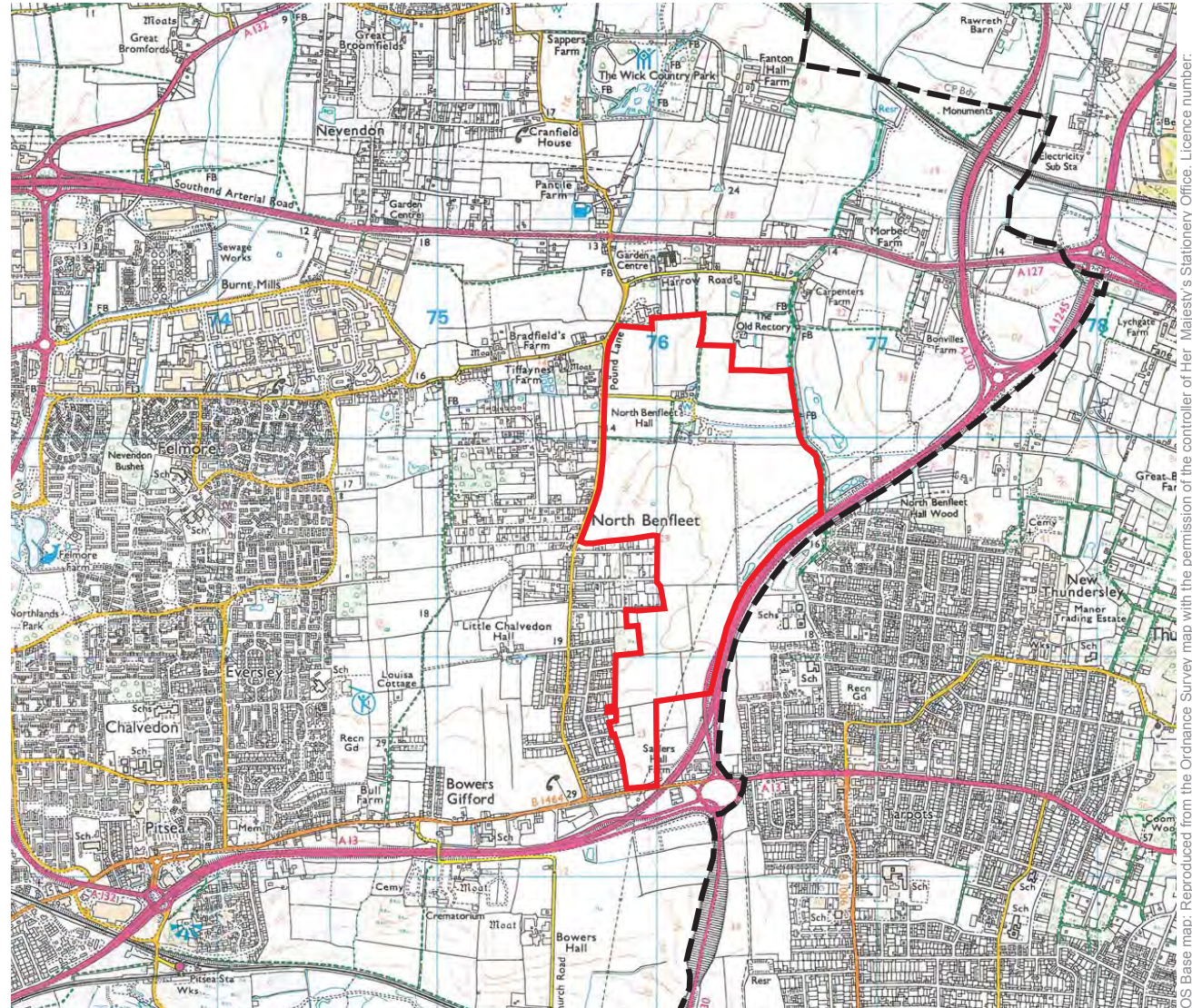


Figure 1: Site location

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### Landscape and visual context

#### Landscape character area

LCA 3 Bowers Gifford and North Benfleet Farmlands – Area of gently undulating farmed claylands extending between Wickford in the north to the Bowers Marshes in the south.

#### Local landscape features

- Large scale arable landscape with small pockets of grazed pastures and paddocks
- Open landscape with limited built development and local roads
- Rectilinear field system
- High voltage power line and pylons are dominant features
- Tributary stream of the River Crouch and scattered field ponds
- All Saints Church, North Benfleet (Grade II\*)
- The Old Rectory, North Benfleet
- Field boundary hedgerows (fragmented in places) with occasional mature trees
- Mature tree belts around Plotlands and some individual properties
- Tall bands of poplar trees
- Network of public rights of way crossing open countryside between Basildon, Wickford and South Benfleet

#### Visual context

The northern part of the site is open to view from public rights of way crossing it and North Benfleet Hall Road. There are no public rights of way across the site further south than All Saints Church. However, the southern and

eastern fields are very open to view from the A130 and B1464. A number of residential properties face the site from the western settlement fringe of South Benfleet. A dense hedgerow to Pound Lane filters views from the west. In the wider landscape to the west mature vegetation enclosing the North Benfleet Plotlands provides visual containment. Parts of the site are visible in views of the rural landscape from the public footpath to the north of Bradfields Farm.

From within the site there are views north-west across the open band of agricultural land separating Basildon and Wickford. All Saints Church and The Old Rectory are features in local views from public rights of way to the north of the site. Further south, views are intruded by the high voltage power lines and pylons crossing the site and traffic movement on the A130. The western urban edge of South Benfleet and wooded ridge of Thundersley are also relatively prominent to the east of the busy road.

#### Surrounding land uses

To the west the site is bordered by Pound Lane and a strip of residential development. This includes the residential streets in Bowers Gifford and the North Benfleet Plotlands comprising low density twentieth century chalets and bungalows following a geometric layout of unadopted roads with substantial areas of mature vegetation. There is a cluster of late twentieth century developments to the north of the site near the A127 comprising a large garden centre and the St Andrew's Healthcare centre. The large scale and nature of these buildings are inappropriate to the scale and character of the area which is otherwise rural

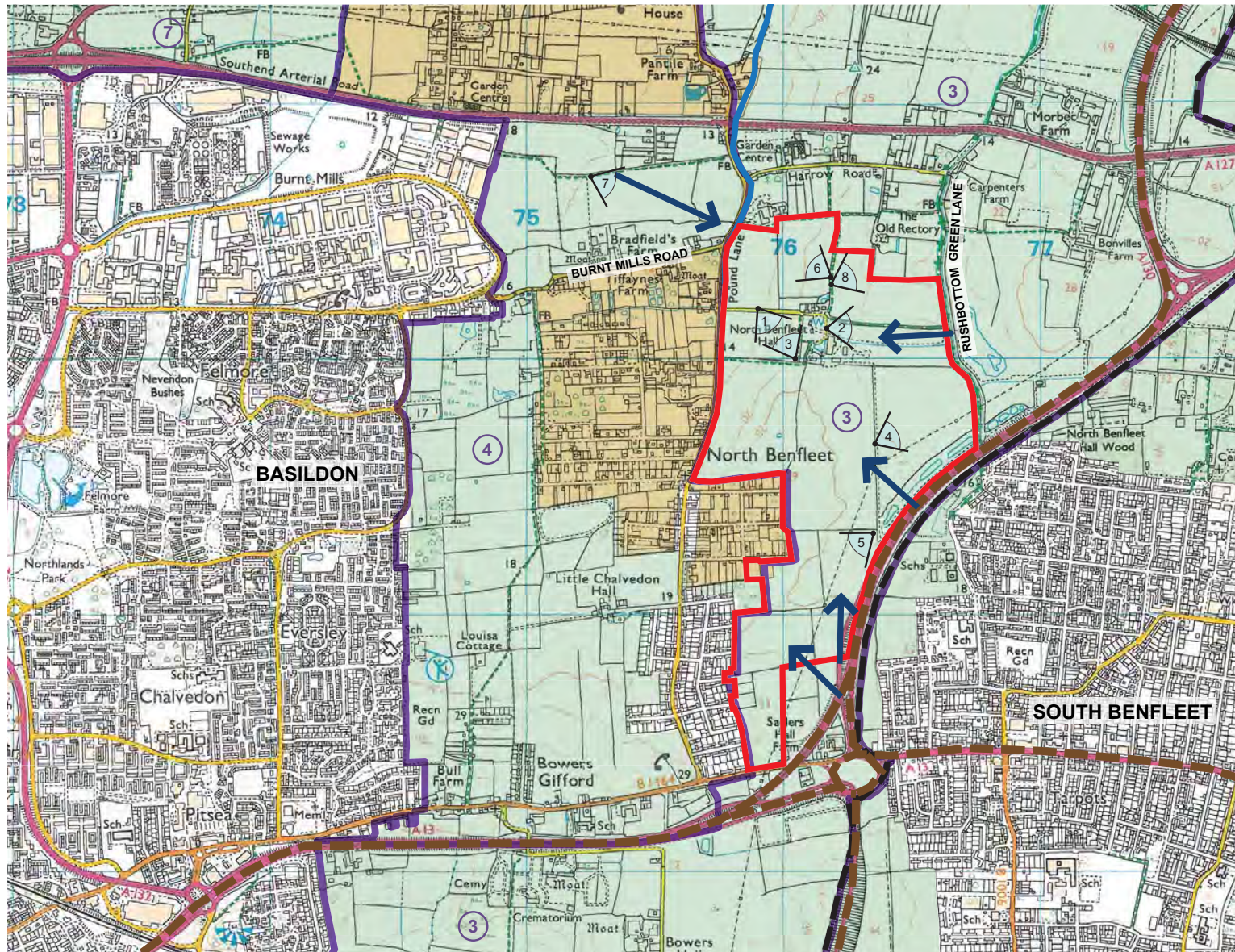
in character with a small number of scattered residential properties to Harrow Road and School Lane.

The eastern boundary is formed by the A130 with South Benfleet and Thundersley in Castle Point District located to the east of the road. To the south is the B1464 and a large road junction between the A130 and A13. Beyond this is a band of arable farmland which runs into the Pitsea Marshes. The site forms part of an important strategic green corridor connecting the Thames estuary marshlands with open countryside to the north-east.

# Site 27

## Land east of Bowers Gifford

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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

North Benfleet Church



*Photo 27.1 - View south from north Benfleet Hall Road*

Embankment to A130

South Benfleet



*Photo 27.2 - View east from eastern end of north Benfleet Hall Road*

# Site 27

## Land east of Bowers Gifford



*Photo 27.3 - View north-west from public footpath west of North Benfleet Church*



*Photo 27.4 - View east from farm track within site*

A130



*Photo 27.5 - View south-west from farm track within site*

Poplar plantation,  
Burnt Mills Road

St.Andrews  
healthcare centre



*Photo 27.6 - View north-east from public footpath north of North Benfleet Hall*



# Site 27

## Land east of Bowers Gifford



*Photo 27.7 - View south-east from public footpath north of Burnt Mills Road*



*Photo 27.8 - View north-east from public footpath north of North Benfleet Hall*

### Site analysis

#### Key site features and characteristics

- Setting of All Saints Church, North Benfleet (Grade II\*)
- Fragmented hedgerows and occasional mature trees defining the rectilinear field pattern
- Roadside shrub/tree belt to Pound Lane
- Mature tree belt along Rushbottom Lane green lane PROW
- Largely rural character with limited built development
- High voltage power line and pylons running parallel to the eastern boundary
- Flood zone associated with tributary streams of the River Crouch
- Scattered field ponds
- Clear views towards the site from the A130
- Traffic movement on the A130
- Long distance views north-east across the agricultural break in between Wickford and Basildon
- Gently undulating landform
- Part of a strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east
- Public rights of way extending from the historic settlement of North Benfleet Hall
- Important role in retaining the sense of separation between Basildon and settlements in the Castle Point District

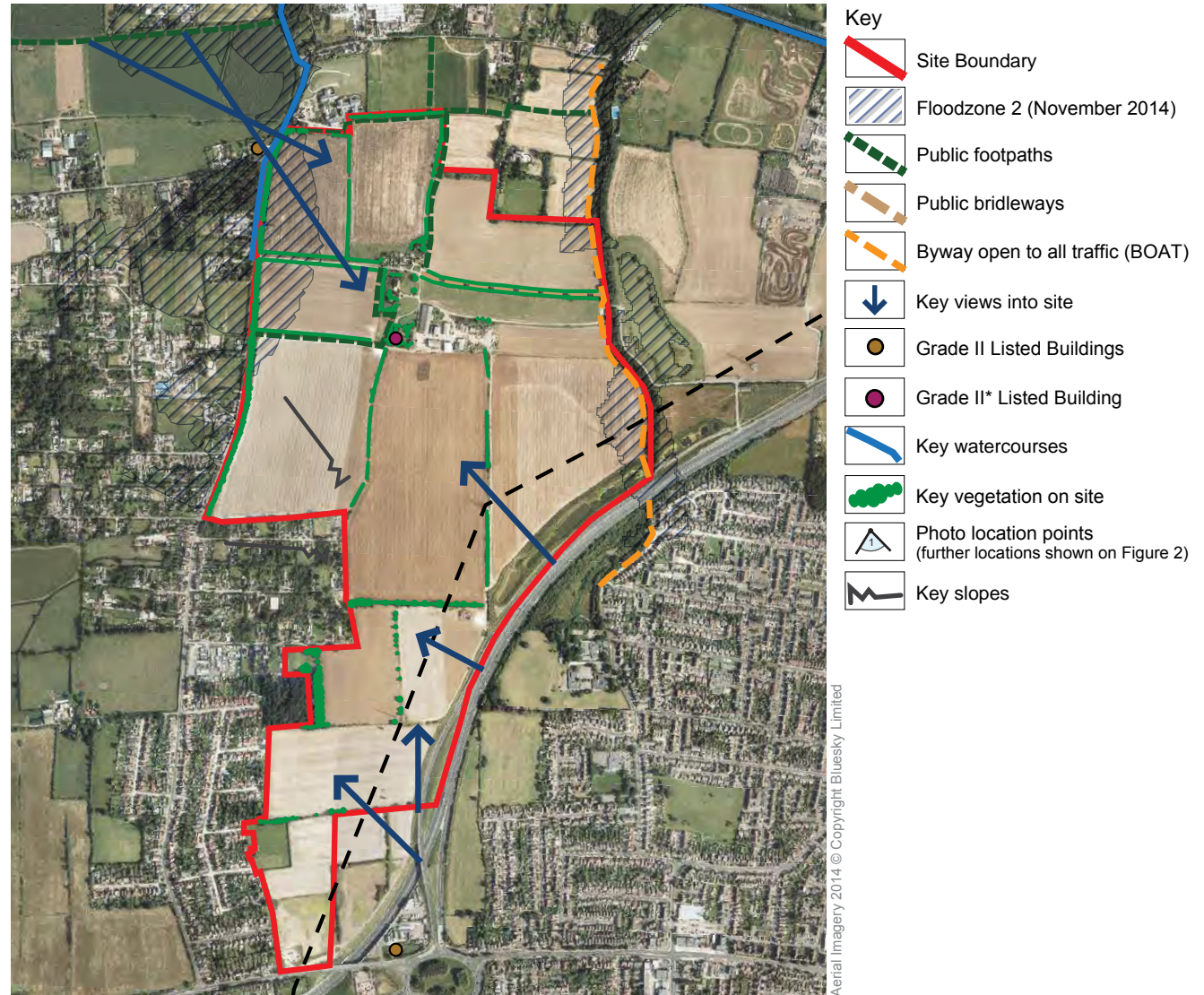


Figure 3: Site analysis

### Landscape capacity and sensitivity

#### Green Belt Landscape Capacity Assessment rating

Site 27 comprises the southern and central parts of Areas 51A and 51B in the Green Belt Landscape Capacity Study.

Area 51B which covers the southern and north-eastern side of Site 27 was assessed as a whole to have a No/Very Low relative landscape capacity rating. This was particularly due to the openness to view from public footpaths and the A130, the lack of associations this area has with the existing urban fabric and the role it plays in preventing the merging of east Basildon with settlements in Castle Point.

Area 51A, which the north-western side of the site falls within, was assessed as a whole as having a Medium relative landscape capacity rating. This lower sensitivity in comparison to the adjacent Area 51B was due to the slight increase in visual containment to the area from public viewpoints, the influence of slightly intrusive modern development and a slightly stronger relationship with the existing urban fabric.

#### Site sensitivity

The characteristics of land included with Site 27 generally reflect the sensitivity of Area 51B. Areas where there is a higher presence of built development have not been included in the site. The area as a whole is an open agricultural landscape, important in the setting of All Saints Church, part of a wider strategic green corridor and forms part of an important rural break between settlements in the Basildon Borough and Castle Point Borough and is of higher sensitivity. A small area that is considered less sensitive is the western corner bound by residential development in

North Benfleet Plotlands and Pound Lane. This area has a direct association with the built edge of Bowers Gifford. It is also less open to public view due to the presence of the roadside vegetation to Pound Lane and the rising topography to the east which helps contain wider views from the A130 and the western edge of Castle Point..

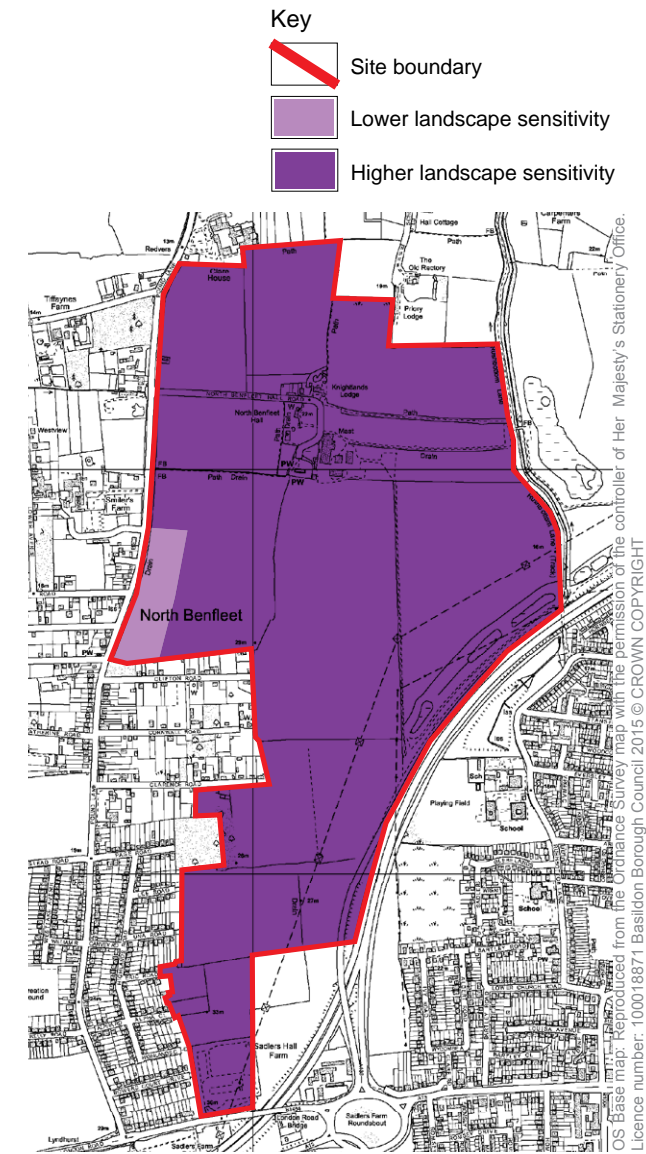


Figure 4: Landscape sensitivity

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### Recommendations

#### Key landscape areas to be protected/retained

The large majority of the site should be retained as open arable land surrounding the historic settlement of North Benfleet Hall. The area has an open rural character, provides the setting to the Grade II\* Listed church and is widely visible from rural areas to the north-west, elevated parts of the Castle Point Borough and from surrounding roads and public rights of way. The site forms part of an important strategic green corridor connecting the Thames estuary marshlands with open countryside to the north-east. Development in this location would threaten this corridor, compromise the separation between Bowers Gifford/North Benfleet and have significant adverse landscape and visual effects on the Bowers Gifford and North Benfleet Farmlands.

#### Potential development areas

A small area to the east of Pound Lane and the north of residential properties on Clifton Road has the potential to be developed without causing significant adverse landscape and visual effects. This part of the site is associated with the existing edge of Bowers Gifford/ North Benfleet and is sufficiently set back to avoid significant adverse effects on key views towards to All Saints Church. The rising topography to the east and mature vegetation enclosing the Plotlands and to Pound Lane also provide some visual containment. Development in this location could form an appropriate extension to Bowers Gifford without compromising separation between settlements.

#### Qualities/features to be safeguarded

- Tree/shrub belt to Pound Lane

#### Development guidelines

- 2 – 2.5 storey high
- Typical density 20dph
- Create development frontage along Pound Lane forming continuation of existing development line
- Detached, semi-detached or short terraces of a complimentary character to the adjacent North Benfleet plotlands
- Create landscape buffer to new northern and eastern field boundaries

#### Opportunities for landscape mitigation

- Create new tree/shrub belts to northern and eastern boundaries providing containment to proposed development from the wider open countryside and to reduce the visual impact of development in views to and from All Saints Church

#### Potential for renewable energy production

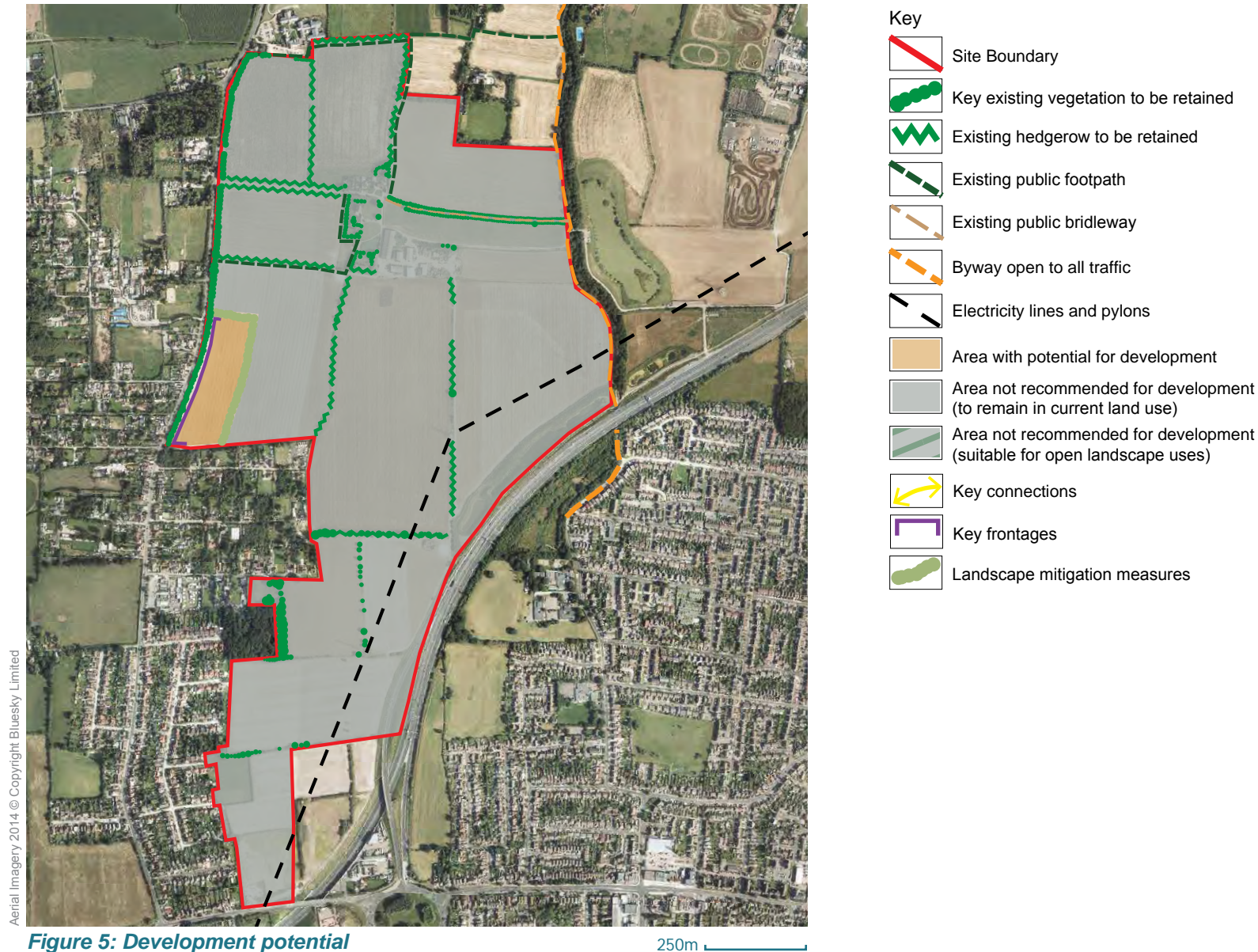
Limited potential for renewable energy production in this location on account of the importance of the open, undeveloped landscape between neighbouring settlements.

### Summary of development potential

**Total Site area: 124.2 ha**

Area of site with development potential: 3.5 ha

Approximate number of dwellings at 35dph: 70



### Site location and description

Enclosed area of sloping grass fields, paddocks and large detached properties located to the east of South Green/ Great Burstead. Southend Road (A129) forms the western boundary and Coxes Farm Road forms the southern. The northern boundary is also formed by existing residential development at Highfield Road. The eastern boundary follows field boundary hedgerows.

Strongly undulating land to the east and north-east of the site create a distinctive topographic character. The area comprises a mix of mainly small scale fields, Southend Farm with garage and car breaking business and a number of individual houses with established gardens fronting on to Southend Road. The field boundaries are largely intact with a number of mature trees. A channelled stream runs north-south adjacent to the central field boundary. There are no designations in the area.

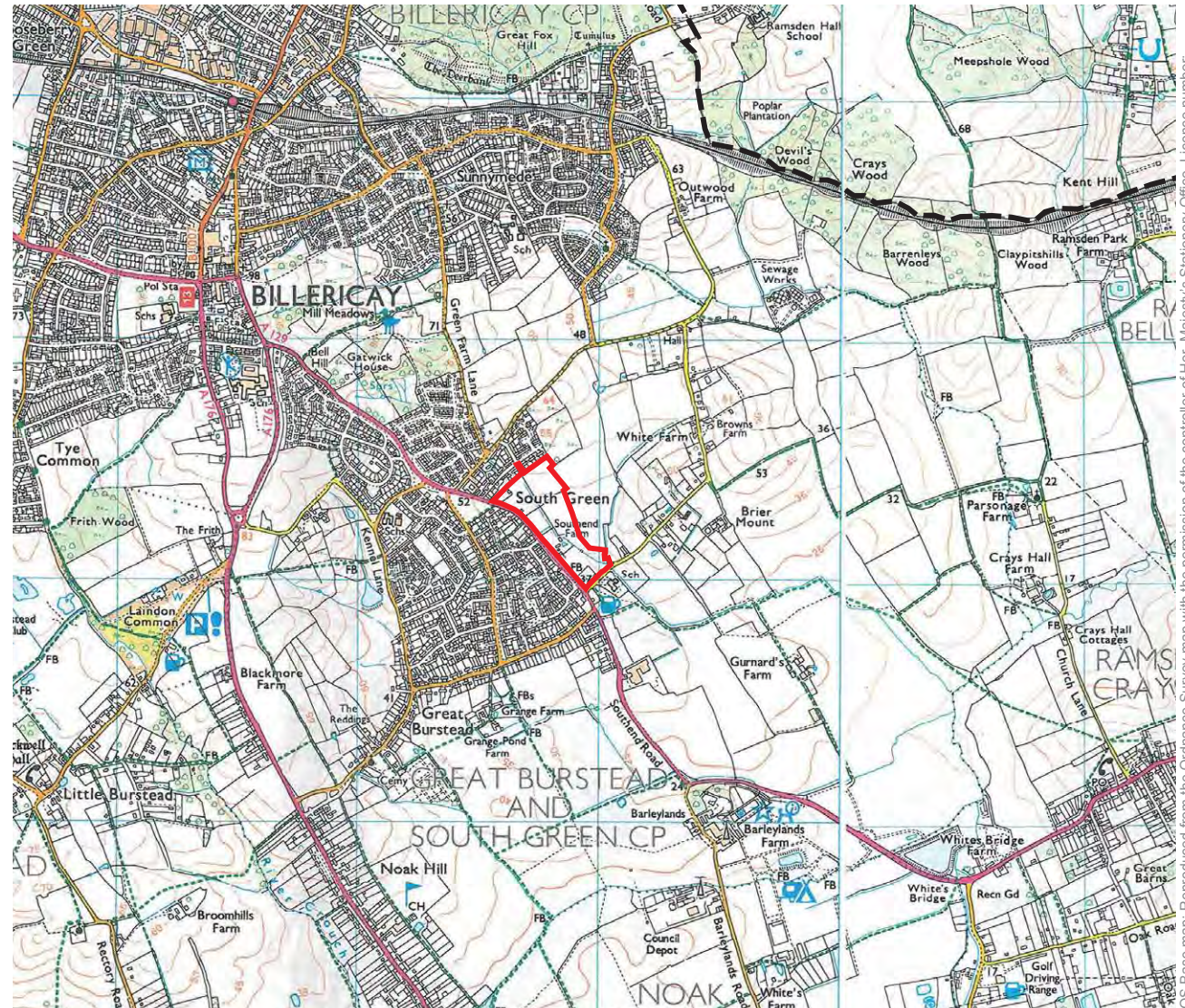


Figure 1: Site location

### 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

- Strong tree lined hedgerows to field boundaries providing good enclosure
- Tree belts around individual properties and farms
- Quiet, rural lanes with piecemeal development set within mature garden plots e.g. Coxes Farm Road
- Large established, well maintained gardens surrounding individual residential properties including some Listed Buildings
- Limited public rights of way
- Field ponds, drainage channels and small streams
- Area of undeveloped high ground beyond existing built limit of South Green/ Billericay which is visible from across Upper Crouch Farmland to south-east
- Telecommunications mast at Southend Farm

#### Visual context

The site is generally well contained from view with mature vegetation enclosing plots of land and no public rights of way through the fields. There are occasional views in from Southend Road and Coxes Farm Road where vegetation thins or there are breaks for access. In the wider landscape, blocks of woodland and the elevated landforms to the east provide visual containment to the lower slopes within the site. Houses on Highfield Road are set on higher ground to the site providing some open views from facing windows. Existing residential development within South Green to the

west is also largely set on higher ground providing further visual enclosure to the site.

From within the site distant views are largely contained by mature vegetation. Views north towards built development in South Green are framed by dense woodland blocks including an area of wood and scrub directly adjacent the site and further north Norsey Wood and woodland within Mill Meadows. From the highest point of the site to the north-east, there are views south-east towards the northern edge of Basildon. The tops of industrial buildings and The Onion water tower can be seen on the skyline above vegetation in the foreground.

#### Surrounding land uses

To the north and west the site is bordered by the existing edge of development in South Green. To the north of the cluster of residential streets east of the A129 is a band of undeveloped land including Mill Meadows Nature Reserve that separates the northern edge of South Green from the southern edge of Sunnymede/Billericay. The arable fields, woodland and pastures directly east of the site is part of this green wedge. However, individual houses following a piecemeal settlement pattern along Coxes Farm Road and Outwood Farm Road punctuates the agricultural landscape. Both these roads retain a rural character with development set within well-established plots. Coxes Farm Road forms the southern boundary with St Peter's Catholic Primary School located to the south of this. The wider landscape to the south and south-east is predominantly formed of medium to large scale fields with limited built development along the Crouch Valley.

# Site 28

## Land east of South Green

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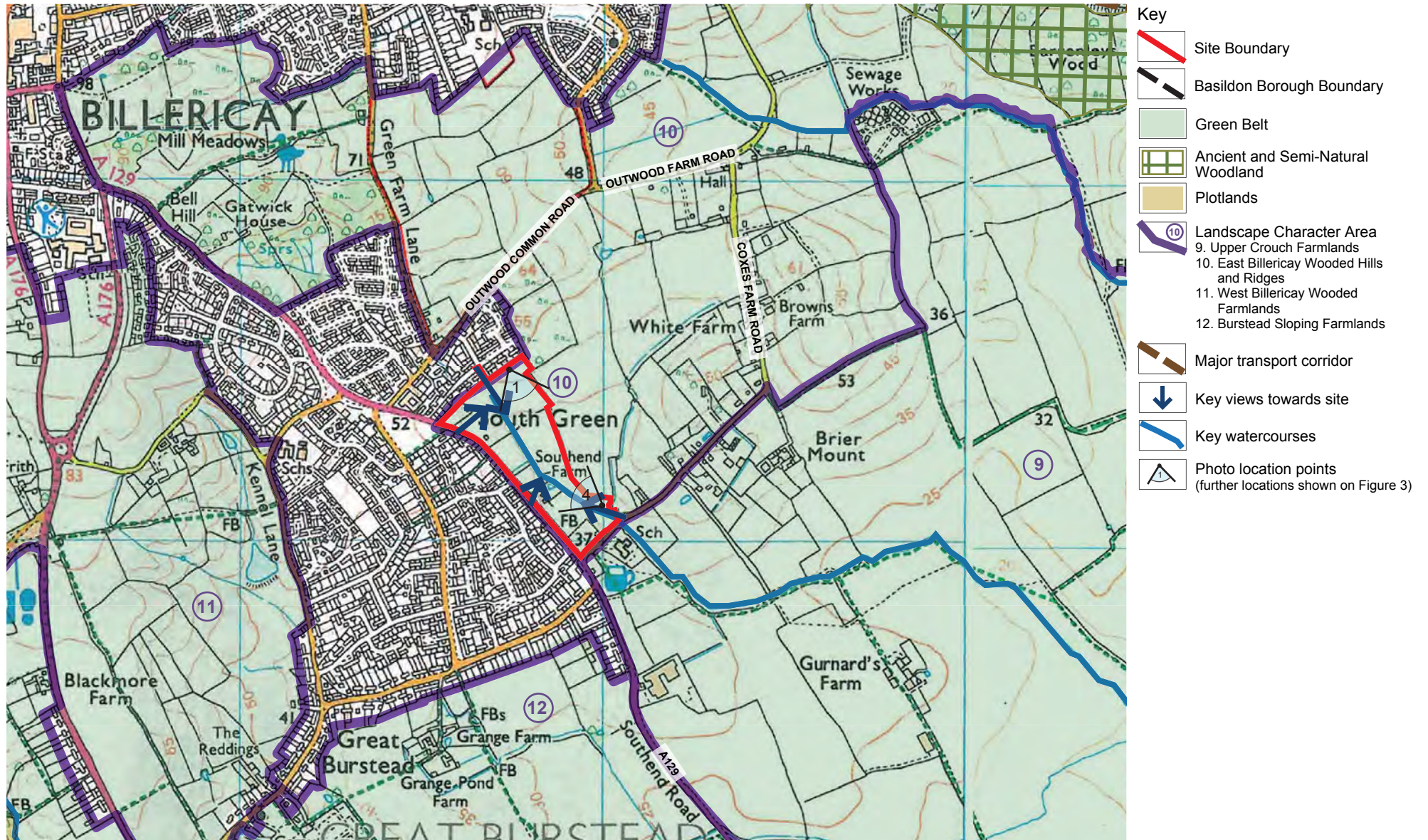
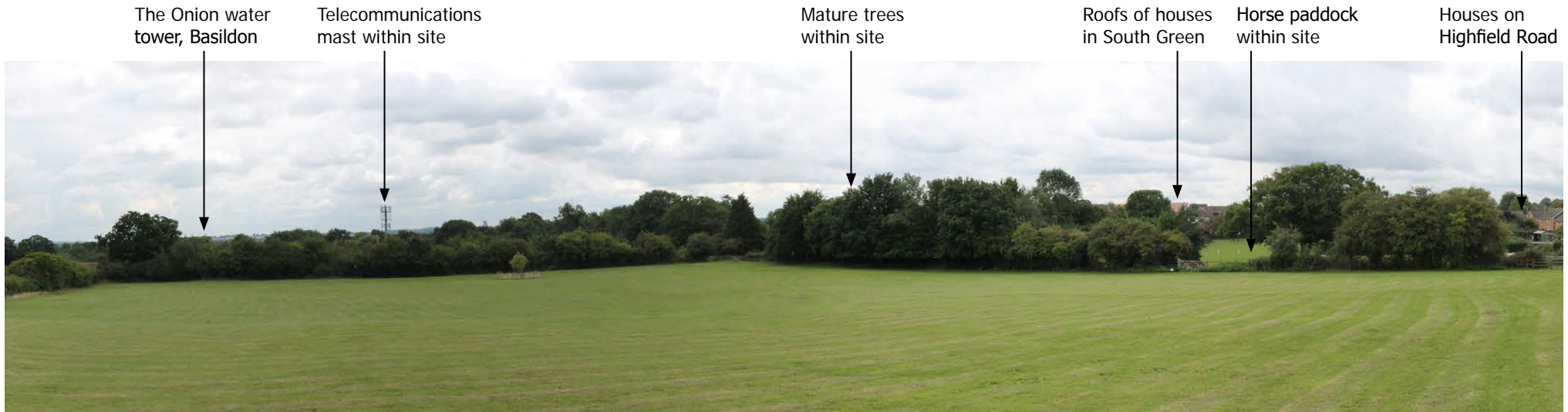


Figure 2: Landscape and visual context



# Site 28

## Land east of South Green



**Photo 28.1 - View south-east across site from field to the rear of the thatched cottage on Southend Road**



**Photo 28.2 - View north-east across site from access point to field to the rear of the thatched cottage on Southend Road**



Houses on  
Highfield Road

Mature tree

**Photo 28.3 - View north-east across site from Southend Road**



Vegetation  
along stream

Narrow field to south-  
eastern side of site

Vegetation along south-  
eastern boundary

**Photo 28.4 - View north-west from south-eastern edge of site**



**Photo 28.5 - View north towards Highfield Road from centre of site**



**Photo 28.6 - View east from centre of site**

### Site analysis

#### Key site features and characteristics

- Mature vegetation around existing properties
- Field boundary hedgerows with mature oak and willow trees
- Channelled stream running centrally through site and pond at Southend Farm
- Elm Cottages and Southend Farmhouse – Grade II Listed Buildings. The Barn NE of Southend Farmhouse is also Grade II Listed but was seriously damaged in a fire in 2007
- Well maintained, established gardens to some residential properties on Southend Road
- Traffic noise from Southend Road/ A129
- Telecommunications mast at Southend Farm
- Gentle slope across site from north to south
- Generally well contained in views from wider landscape by surrounding built development and elevated landforms
- Partial views of site from Southend Road and rear windows of houses on Highfield Road
- No public rights of way or local roads across site
- Occasional distant views to built development on northern edge of Basildon from higher ground, otherwise views from within the site are contained by mature field boundary vegetation

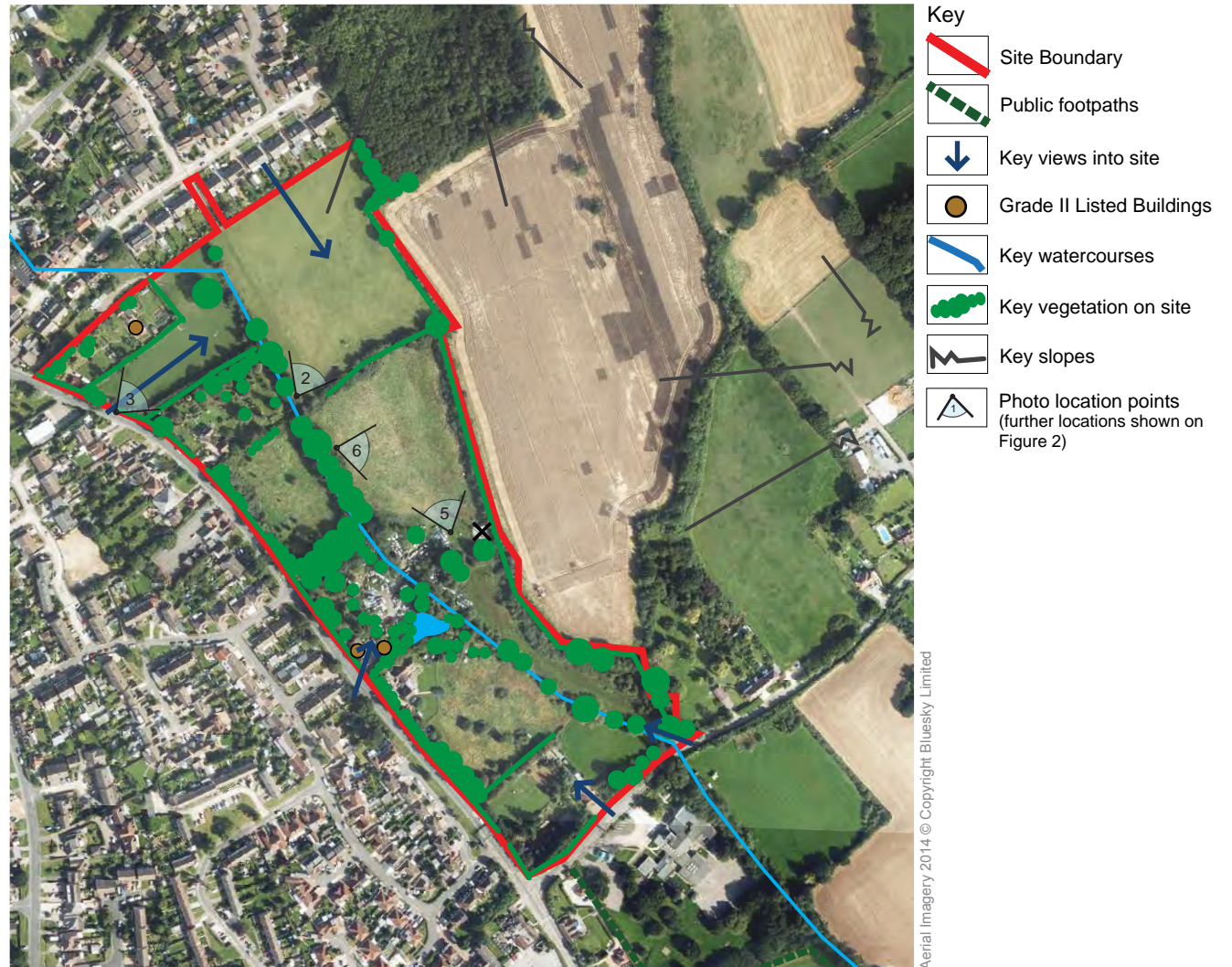


Figure 3: Site analysis

### Landscape capacity and sensitivity

#### Green Belt Landscape Capacity Assessment rating

Site 28 is a small part to the western edge of Area 27 in the Green Belt Landscape Capacity Study. Area 27 extends further east encompassing all of the land framed by Coxes Farm Road, Outwood Farm Road and Outwood Common Road.

Area 27 as a whole was assessed as having a Low relative landscape capacity rating and a high sensitivity. This was particularly due to the elevated and prominent nature of the landform across the area, the limited relationship with the existing urban fabric and the role of the landscape in retaining the sense of separation between the settlements of South Green and Billericay/ Sunnymede.

#### Site sensitivity

The landform of Site 28 is more gently sloping and visually contained by surrounding hills than the wider Area 27. The site also has a direct association with the existing built edge of South Green and is well contained from the green finger of landscape that has an important role in preserving the separation between settlements. Therefore, Site 28 is considered less sensitive than Area 27 as a whole. Areas within the site that are considered to be of higher sensitivity are the Listed Buildings and a small number of properties set within established gardens that add to the character of this stretch of Southend Road.

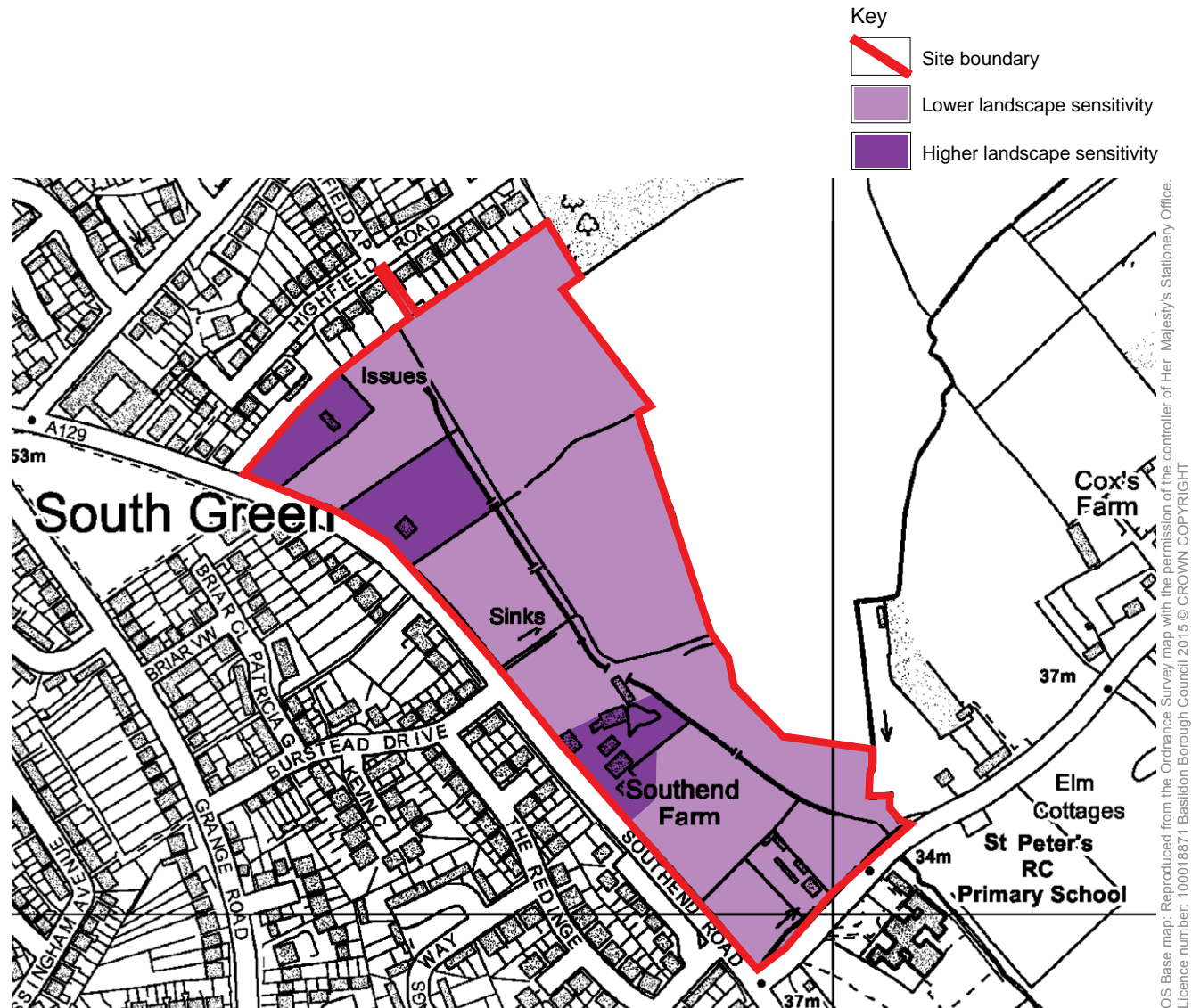


Figure 4: Landscape sensitivity

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### Recommendations

#### Key landscape areas to be protected/retained

The Listed Buildings at Southend Farm should be retained with the potential for the barn to be restored and grounds improved. Elm Cottages (Grade II Listed) and the Thatched cottage on Southend Road with large established gardens should also be retained. These properties add character to the street and removal of the attractive grounds would have adverse effects on the setting of the Listed Building.

#### Potential development areas

The north-eastern side of the site and infill plots to the western side have the potential to be developed without causing significant adverse landscape and visual effects. These areas are less visible from the rural areas to the east and are associated with the existing edge of South Green. The mature vegetation to field boundaries also help to contain these areas from the Listed Buildings along Southend Road. Development in this location could form an appropriate extension to South Green, in keeping with existing settlement patterns, and form a stronger edge to the Green Belt.

#### Qualities/features to be safeguarded

- Mature tree belts surrounding Southend Farm
- Internal field patterns defined by mature tree and shrub belts
- Roadside vegetation adjacent to Southend Road and Coxes Farm Road

#### Development guidelines

- 2 – 2.5 storey high
- Typical average density 30dph, with lower density housing fronting onto Southend Road forming a continuation of existing development line and pattern of individual plots set within large grounds
- Create development frontage along Southend Road and Coxes Farm Road
- Detached, semi-detached or short terraces
- Key connection with existing residential development along Highfield Road and corresponding with pedestrian bridge over Southend Road/ A129

#### Opportunities for landscape mitigation

- Create corridor of open space adjacent to the stream, with a larger area of open space to south-eastern corner of site to reduce the massing of development on the edge of the village. This will provide a link through the area where there are currently limited public rights of way
- The narrow field to the south-east corner with mature vegetation adjacent to the stream has potential for accommodating an area of undeveloped open space.

#### Potential for renewable energy production

Limited opportunities for renewable energy within the site due to the limited space available. Should an area of open space be provided there is potential opportunity for a small scale wind turbine to be incorporated into the open space as an educational feature adjacent to the location of the existing mast..

### Summary of development potential

**Total Site area: 9.6 ha**

Area of site with development potential: 6.9 ha

Approximate number of dwellings at 35dph: 207














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

## Land West of Billericay, South of London Road and North of Blunts Wall Road

### Site location and description

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

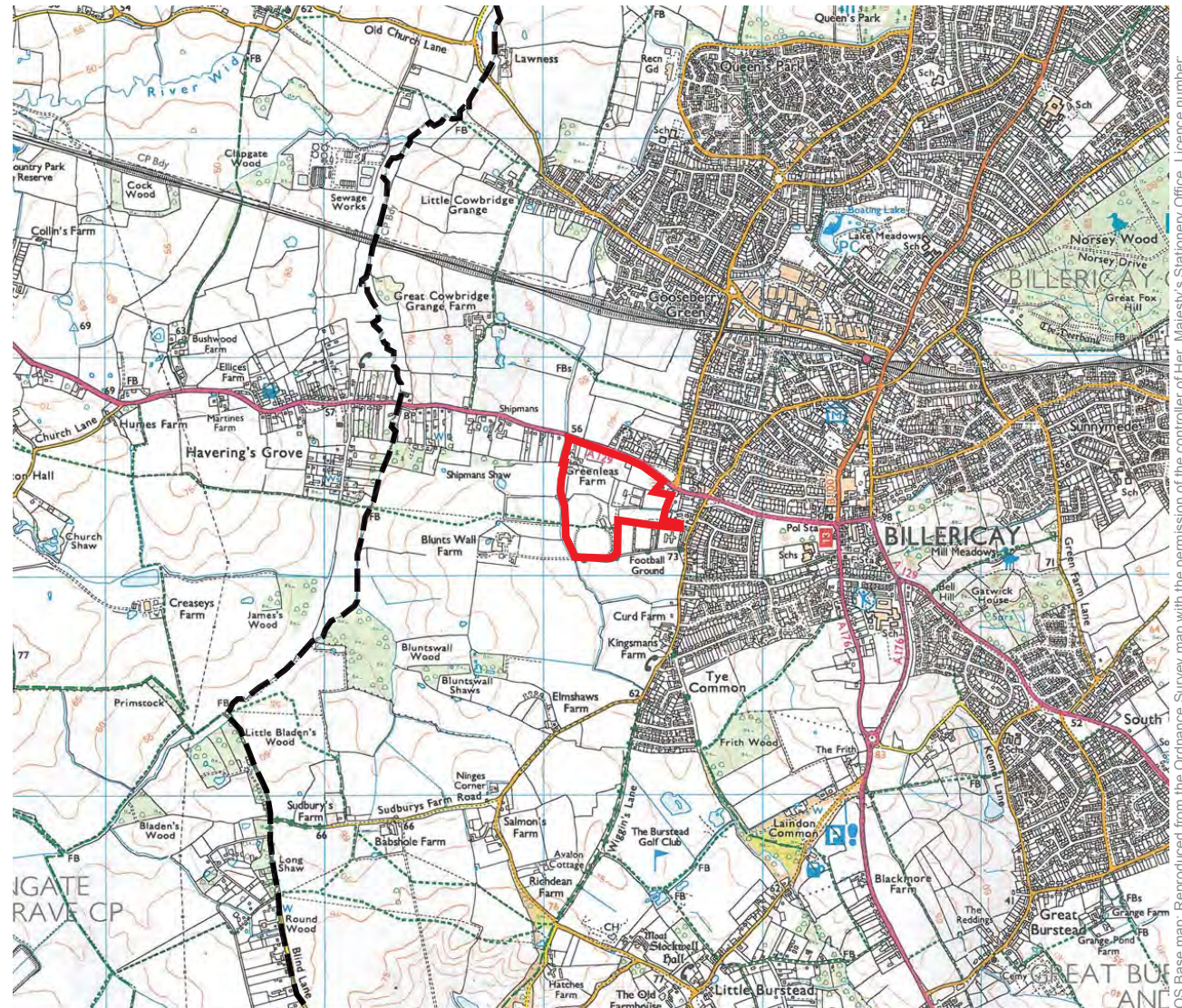


Figure 1: Site location

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## Land West of Billericay, South of London Road and North of Blunts Wall Road

### Landscape and visual context

#### Landscape character area

LCA 11 West Billericay Wooded Farmlands - An area of wooded farmland to the north and west of Billericay.

#### Local landscape features

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

#### Visual context

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

There is a public footpath extending from Blunts Wall Road around the rear of the football ground and west across the cricket ground into open arable farmland. Views are generally more contained to the eastern side of the site

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

#### Surrounding land uses

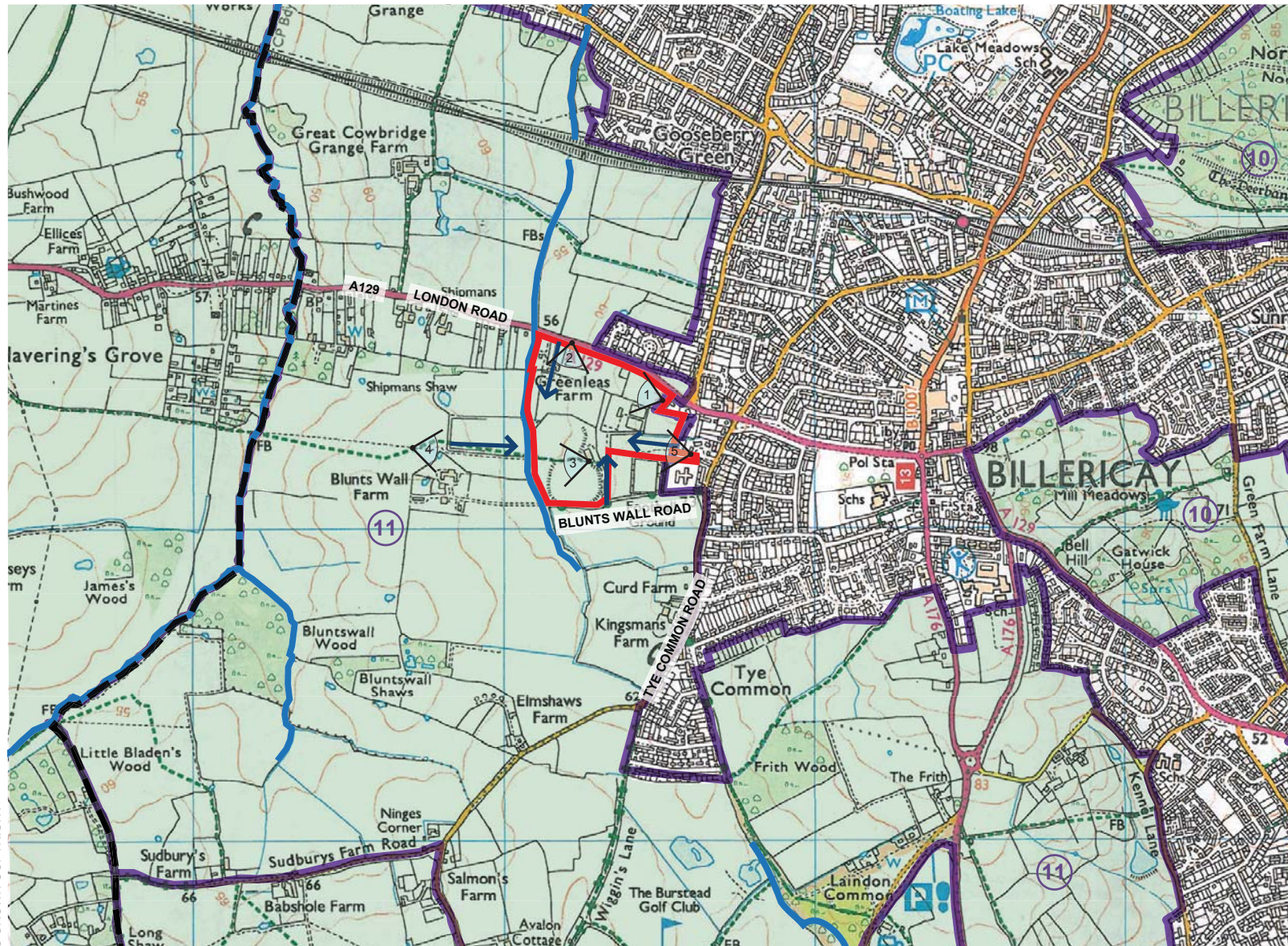
To the north the site is bordered by the A129/ London Road connecting Billericay with Shenfield to the west. To the north of this are the residential streets Courtlands and Kenilworth Close and an area of open arable farmland running up to the Southend to London Liverpool Street railway line. To the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

To the south the site is bordered by Blunts Wall Road with arable fields and small scale paddocks adjacent to Curd Farm and Kingsmans Farm. The eastern end of the site is bordered by residential development in Billericay accessed from Tye Common Road. Billericay Town Football Club is

located outside of the site boundary to the south-east. The Mayflower Community Hospital also accessed from Blunts Wall Road neighbours the football club.

## Land West of Billericay, South of London Road and North of Blunts Wall Road

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- Key**
-  Site Boundary
  -  Basildon Borough Boundary
  -  Green Belt
  -  Landscape Character Area
    - 10. East Billericay Wooded Hills and Ridges
    - 11. West Billericay Wooded Farmlands
    - 12. Burstead Sloping Farmland
  -  Key views towards site
  -  Key watercourses
  -  Photo location points

Figure 2: Landscape and visual context

## Land West of Billericay, South of London Road and North of Blunts Wall Road

Former stable block within site

Floodlights at Billericay Tennis Club

Poplars adjacent entrance to Greenleas nursery

Vegetation alongside London Road



*Photo 29.1 - View west across south-eastern side of site from entrance drive off Shepperds Tye*

Entrance to Greenleas Nursery

Greenleas farmhouse within site



*Photo 29.2 - View south across site from London Road*

## Land West of Billericay, South of London Road and North of Blunts Wall Road



Photo 29.3 - View west across cricket field within site

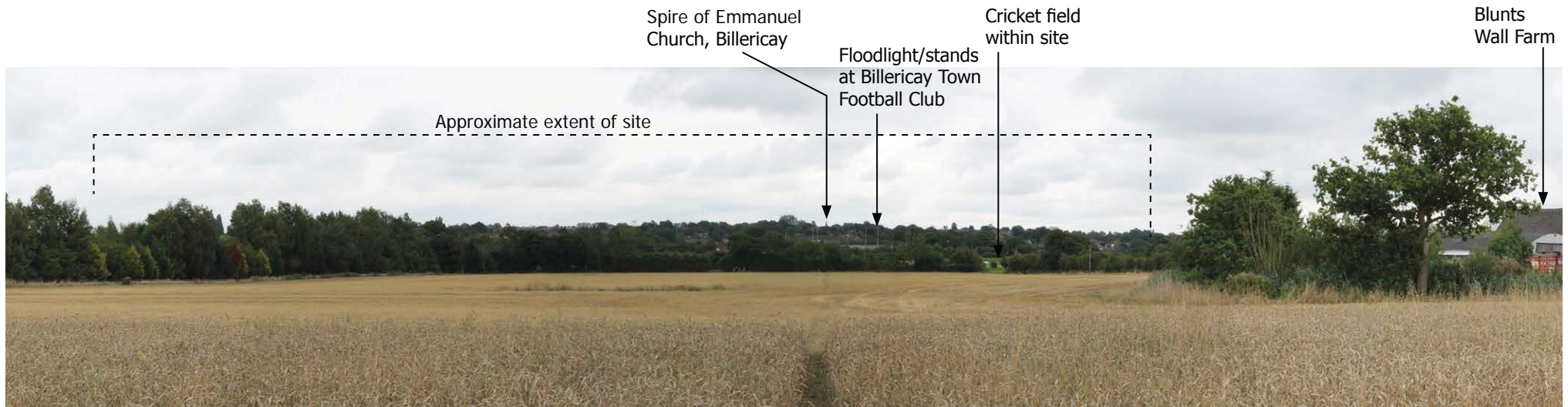


Photo 29.4 - View east towards site from public footpath extending east-west between site and Havering's Grove/ Hutton

## Land West of Billericay, South of London Road and North of Blunts Wall Road



Photo 29.5 - View west towards side from Heath Close

Land West of Billericay, South of London Road and North of Blunts Wall Road

Site analysis

Key site features and characteristics

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

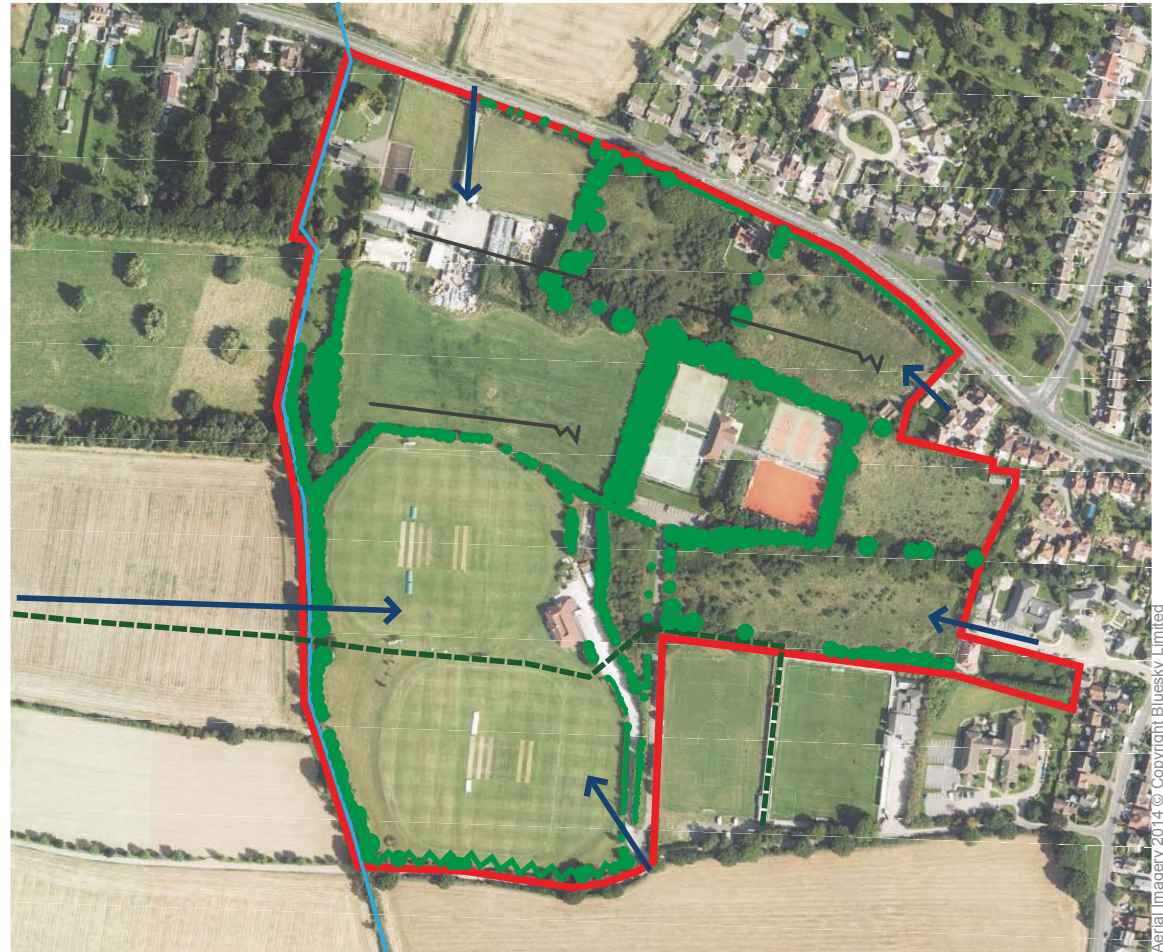


Figure 3: Site analysis

| Key                                                                                   |                     |                                                                                       |                        |
|---------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|------------------------|
|  | Site Boundary       |  | Key watercourses       |
|  | Public footpaths    |  | Key vegetation on site |
|  | Key views into site |  | Key slopes             |

Land West of Billericay, South of London Road and North of Blunts Wall Road

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

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

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

Site sensitivity

The characteristics identified for Area 9B relating to site sensitivity extend across most of Site 29 other than the western side which is considered to be of higher sensitivity. This area is more open to public view from London Road and the public footpath to the west. It is also less connected to the urban edge of Billericay and extends towards built development associated with Havering's Grove.

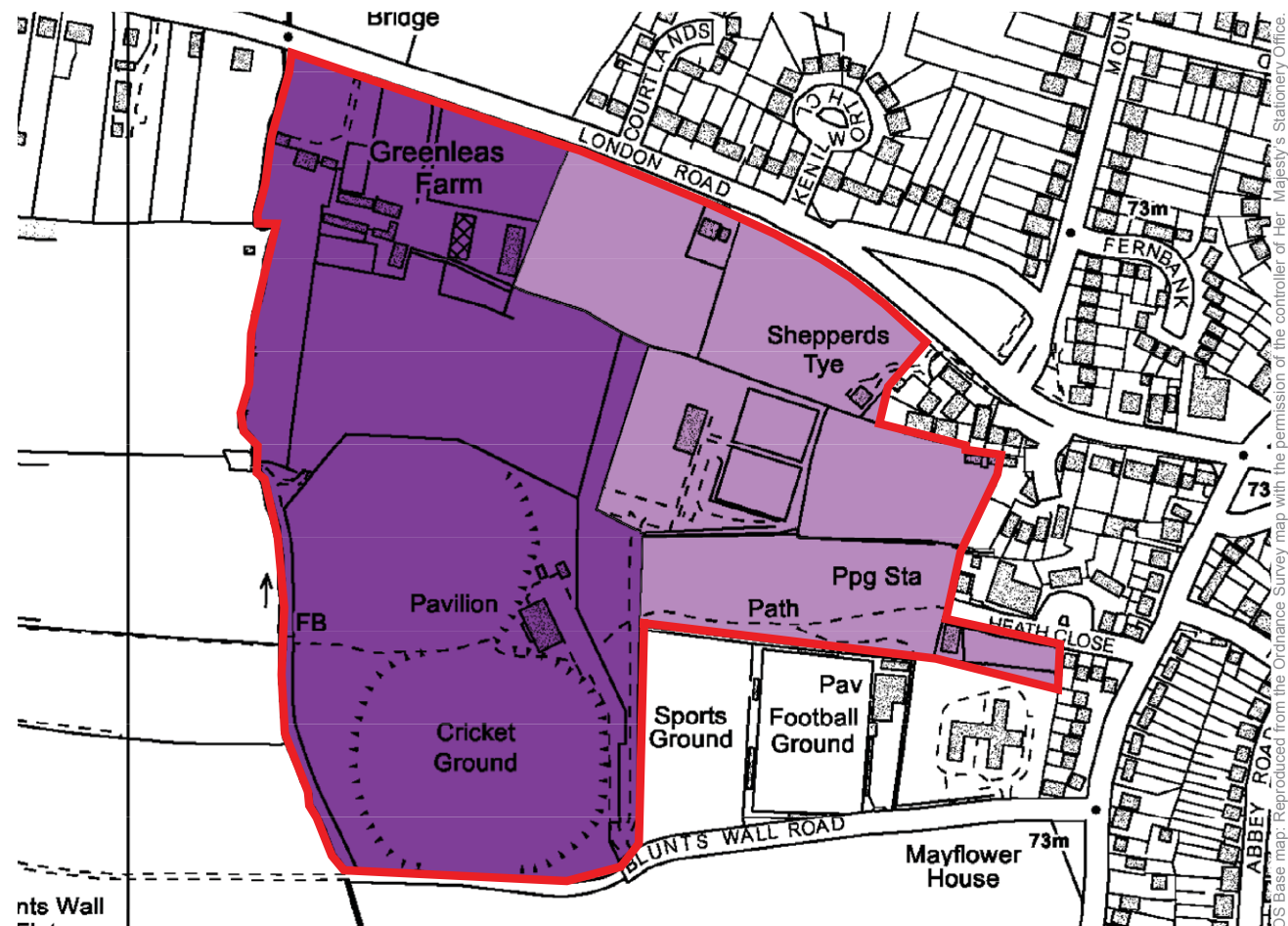
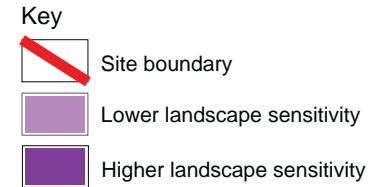


Figure 4: Landscape sensitivity

## Land West of Billericay, South of London Road and North of Blunts Wall Road

### Recommendations

#### Key landscape areas to be protected/retained

The western side of the site including the Billericay Cricket Club, plant nursery and residential property with large grounds at Greenleas Farm should be retained. This area has greater visibility from London Road on the approach to Billericay and the public footpath route across open agricultural land to the west. The character of this area is more closely associated with the open arable landscape to the west and north than the urban edge of Billericay to the east.

#### Potential development areas

The eastern end of the site has potential to be developed without causing significant adverse landscape and visual effects. The eastern fields including the tennis club have good visual containment provided by existing vegetation. This part of the site had direct associations with the existing urban edge of Billericay to the east and north. Development in this location would be less visible from the rural landscape to the west and retain the sense of openness on the approach to Billericay from the A129/ London Road.

#### Qualities/features to be safeguarded

- Tree/shrub belt to London Road
- Tree belts to internal field structure
- Scattered mature trees
- Existing public footpath

#### Development guidelines

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

#### Opportunities for landscape mitigation

- Retain and enhance existing field structure to provide containment to proposed development and reduce massing on the edge of the town

#### Potential for renewable energy production

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

### Summary of development potential

**Total Site area: 18.4 ha**

Area of site with development potential: 5.8 ha











Approximate number of dwellings at 35dph: 203



## Land West of Billericay, South of London Road and North of Blunts Wall Road



Key

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

Aerial Imagery 2014 © Copyright Bluesky Limited

Figure 5: Development potential

100m 

## Basildon Borough Green Belt Landscape Capacity Study (2013) criteria for assessing landscape sensitivity and capacity

| Criteria group                     | Criteria                                                               | Measurement of criteria                                                                                                                       | Comments                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Landscape Features</b> | Slope analysis<br><i>(primary criterion)</i>                           | A= Plateau (set back from edge of plateau and major changes of slopes)                                                                        |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | B= Rolling /undulating landform providing some enclosure                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | C= Tributary valleys/lower valley slopes/gently sloping/floodplain edge                                                                       |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | D= Valley floor/floodplain, estuary marshes                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | E= Elevated landforms, plateau edge, ridges and prominent slopes on valley sides with limited enclosure by landform                           |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    | Enclosure by Vegetation<br><i>(primary criterion)</i>                  | A= Enclosed by mature vegetation – extensive treebelts/ woodland                                                                              | Assumes treebelts/woodlands would provide screening of development and therefore reduce potential landscape and visual impacts.                                                                                                                                                                                                                                                     |
|                                    |                                                                        | B= Semi-enclosed by vegetation - moderate woodland cover, good quality tall hedgerows/ hedgerows with hedgerow trees                          |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | C= Fragmented vegetation – scattered small woodlands, fragmented shelterbelts and/or hedgerows                                                |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | D= Limited/poor hedges (with no trees) and/or isolated copses                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | E= Largely open with minimal vegetation                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    | Complexity/ Scale<br><i>(secondary criterion)</i>                      | A= Extensive simple landscape with single land uses                                                                                           | The complexity and scale of the landscape includes consideration of the land use, field boundaries and levels of enclosure                                                                                                                                                                                                                                                          |
|                                    |                                                                        | B= Large scale landscape with limited land use and variety                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | C= Large or medium scale landscape with variations in pattern, texture and scale                                                              |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | D= Small or medium scale landscape with a variety in pattern, texture and scale                                                               |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | E= Intimate and organic landscape with a richness in pattern, texture and scale                                                               |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    | Historic Character<br><i>(secondary criterion)</i>                     | A= Area entirely of modern origin and without local historic features                                                                         | Historic Character is derived from the Basildon Historic Landscape Characterisation study and the relative presence or absence of local historic features or designations. Pre18thc landscapes are considered to be particularly important as they pre-date the main enclosure period and therefore the landscape and field patterns are potentially medieval or earlier in origin. |
|                                    |                                                                        | B= Area partially of modern origin or with limited local historic features                                                                    |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | C= Area exhibiting 18 <sup>th</sup> – 19 <sup>th</sup> century patterns or with several local historic features                               |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | D= Area including some pre-18 <sup>th</sup> – 19 <sup>th</sup> century origin or with many local historic features                            |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | E= Area entirely of pre-18 <sup>th</sup> century origin or with numerous local historic features                                              |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    | Landscape Character Quality/ Condition<br><i>(secondary criterion)</i> | A= Area of weak character in a poor condition                                                                                                 | Considers quality of landscape management (e.g. evidence of hedgerow and woodland management, grassland management etc), strength and consistency of landscape character and condition of landscape elements. Considers importance of the area within the local landscape character area defined and described in volume 1.                                                         |
|                                    |                                                                        | B= Area of weak character in a moderate condition or of a moderate character in a weak condition                                              |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | C= Area of weak character in a good condition or of a moderate character in a moderate condition or of a strong character in a poor condition |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | D= Area of moderate character in a good condition or of a strong character in a moderate condition                                            |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                    |                                                                        | E= Area of strong character in a good condition                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                     |

| Visual Factors                      | Openness to public View<br><i>(primary criterion)</i>                              | A=<br>B=<br>C=<br>D=<br>E= | Area is well contained from public views<br>Area is generally well contained from public views<br>Area is partially contained from public views<br>Area is moderately open to public views<br>Area is very open to public views                                                                                                                                                                                                                                                                                                                                      | Public views will include views from Roads, Rights of Way and public open space. The evaluation allows for summer and winter situations. The category will depend on the extent of the visibility from all the site perimeters and rights of way through site, as well as the number of likely viewers.                                              |
|-------------------------------------|------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | Openness to private View<br><i>(secondary criterion)</i>                           | A=<br>B=<br>C=<br>D=<br>E= | Area is well contained from private views<br>Area is generally well contained from private views<br>Area is partially contained from private views<br>Area is moderately open to private views<br>Area is very open to private views                                                                                                                                                                                                                                                                                                                                 | This relates to private views from residential properties and non-public buildings and facilities. The evaluation considers summer and winter situations. The category will depend on the extent of the visibility from all the site perimeters as well as the number of likely viewers.                                                             |
|                                     | Views towards landmark buildings/ natural features<br><i>(secondary criterion)</i> | A=<br>B=<br>C=<br>D=<br>E= | Area does not have or allow views towards any landmark buildings/ natural features<br>Area has or allows few glimpsed views towards landmark buildings/ natural features<br>Area has or allows partial views towards landmark buildings/ natural features<br>Area has or allows moderately open views towards landmark buildings/ natural features<br>Area has or allows very open views towards landmark buildings/ natural features                                                                                                                                | Buildings could include e.g. historic, churches or modern landmarks in towns. Natural features can include views to e.g. major topographical features such as areas of prominent ground, major woodland or estuary marshes. The assessment also relates to the numbers of landmark buildings/extent of natural features visible from any given area. |
|                                     | Relationship with existing urban built form/ edge<br><i>(primary criterion)</i>    | A=<br>B=<br>C=<br>D=<br>E= | Location where built development will form a natural extension of an adjacent part of urban fabric<br>Location where built development will form some close associations with the existing parts of urban fabric<br>Location where built development will form some moderate associations with existing urban fabric<br>Location where built development will only form some limited associations with the existing urban fabric due to major obstacles<br>Location where development will be isolated from and not form any relationship with existing urban fabric |                                                                                                                                                                                                                                                                                                                                                      |
|                                     | Prevention of merging/ coalescence<br><i>(primary criterion)</i>                   | A=<br>B=<br>C=<br>D=<br>E= | Development would not compromise any separation<br>Development would have slight impact on separation<br>Development would have moderate impact on separation<br>Development would significantly compromise separation<br>Development would cause complete coalescence                                                                                                                                                                                                                                                                                               | Considers the potential effect on merging or coalescence of settlements or parts of existing settlements if the whole Green Belt area were to be developed.                                                                                                                                                                                          |
| <b>Potential Landscape Features</b> | Scope to mitigate development<br><i>(secondary criterion)</i>                      | A=<br>B=<br>C=<br>D=       | Good scope to provide mitigation in the short to medium term in harmony with landscape pattern<br>Good scope to provide mitigation in the medium term and in keeping with existing landscape pattern<br>Moderate scope to provide mitigation in the medium term broadly in keeping with existing landscape pattern<br>Limited scope to provide adequate mitigation in keeping with the existing landscape in the medium                                                                                                                                              | Considers whether landscape measures appropriate to the landscape pattern and character e.g. woodland planting could be introduced to mitigate the effects of development                                                                                                                                                                            |

## Basildon Borough Green Belt Landscape Capacity Study (2013) criteria for assessing landscape sensitivity and capacity

|                        |                                                                                             |                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        |                                                                                             | <p>term</p> <p>E= Very limited scope to provide adequate mitigation in the medium to long term</p>                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Landscape Value</b> | Landscape, Bio-diversity, historic and open space designations ( <i>primary criterion</i> ) | <p>A = No designations within area</p> <p>B= One small or partial designation within area</p> <p>C= One moderate sized or partial designations within area</p> <p>D= A number of designations within area</p> <p>E= Extensive designation/s within area</p>                                                                                | <p>In the absence of any comprehensive studies on value in Basildon, designations and their extent have been used as a proxy for value. Designations include areas of public open space, Country Parks, SSSI,s, Ancient Woodland and School Playing Fields (based on the 1998 Local Plan), Local Wildlife Sites (identified by Essex Wildlife Trust) and Listed Buildings and Scheduled Monuments (identified on English Heritage , National Heritage List for England)</p> |
|                        | Scenic Beauty                                                                               | <p>A= Area has no factors that contribute to scenic beauty</p> <p>B= Area has limited factors that contribute to scenic beauty</p> <p>C= Area has some factors that contribute to scenic beauty</p> <p>D= Area has many factors that contribute to scenic beauty</p> <p>E= Area has extensive factors that contribute to scenic beauty</p> | <p>Scenic beauty considers factors such as sense of place, the impact of landform (e.g. is it striking?), the level of visual interest/variety, aesthetic appeal and the presence of memorable views/features based on professional judgement, stakeholder input and Natural England guidance on Scenic Beauty.</p>                                                                                                                                                         |