

Basildon Borough Council

Basildon Borough Green Belt Review 2017

Contents

1	INTRODUCTION.....	1
2	AIMS OF THE ASSESSMENT	3
	History of the Borough’s Green Belt.....	3
	Purpose of the Study	4
3	POLICY BACKGROUND.....	5
	National Policy.....	5
	<i>Green Belt National Policy</i>	5
	Local Policy	6
	<i>Local Plan Saved Policies 2007</i>	6
	<i>Emerging Local Plan</i>	6
4	THE ASSESSMENT AREA.....	10
5	METHODOLOGY.....	13
	Stage 1: Identifying the Assessment Areas.....	13
	<i>Step 1a: The Green Belt study area</i>	13
	<i>Step 1b: Dividing the Green Belt study area into sub-areas</i>	14
	<i>Step 1b (i): Using the Rivers/Waterways</i>	14
	<i>Step 1b (ii): Using the Railways</i>	14
	<i>Step 1b (iii): Using the Roads</i>	15
	<i>Assessing the Potential of Further Sub-Division following PAS Advice</i>	16
	Stage 2: Carrying out the Assessments.....	19
	<i>Step 2a: Assessing Settlements</i>	19
	<i>Step 2b: Assessing Land Use</i>	20
	<i>Step 2c: Assessing the Historic Context</i>	21
	<i>Step 2d: Environment</i>	22
	<i>Step 2e: Assessing the Landscape</i>	23
	<i>Step 2f: Assessing the Infrastructure</i>	23
	Stage 3: Identifying the contribution to Green Belt Purposes	23
	<i>Assessing Purpose 1 – To check unrestricted sprawl of large built-up areas</i>	26
	<i>Assessing Purpose 2 – To prevent neighbouring towns from merging into one another</i>	27
	<i>Assessing Purpose 3 - To assist in safeguarding the countryside from encroachment</i>	28
	<i>Assessing Purpose 4 - To preserve the setting and special character of historic towns</i>	29
	<i>Scoring against the Four Purposes</i>	30
	Stage 4: Conclusions.....	31

Final Note	31
6 THE FINDINGS.....	32
Stage 1: Identifying the Assessment Areas.....	32
Stage 2: Carrying out the Assessments.....	32
Stage 3: Identifying the contribution to Green Belt Purposes	32
Cumulative Assessment	44
7 BASILDON BOUROUGH'S GREEN BELT IN ITS SPATIAL CONTEXT	49
<i>Basildon Borough's Green Belt in its Spatial Context</i>	49
8 Conclusions by Area	51
<i>Basildon</i>	51
<i>Billericay</i>	51
<i>Wickford</i>	52
<i>Bowers Gifford</i>	52
<i>Crays Hill</i>	53
<i>Ramsden Bellhouse</i>	53
9 GLOSSARY	55
APPENDIX A – MAP SHOWING THE BOROUGH'S GREEN BELT.....	64
APPENDIX B – SITE SURVEY PROFORMA	66
APPENDIX C – SETTLEMENT HIERARCHY	69
APPENDIX D – GREEN BELT PURPOSE QUESTIONS.....	71
APPENDIX E – GREEN BELT AREA ASSESSMENTS.....	73

1 INTRODUCTION

- 1.1 This Green Belt Review 2017 has evolved from work originally undertaken by Basildon Borough Council between September 2012 and October 2013. The Green Belt Study 2013 was subsequently amended in 2015 following the public consultation on the *Local Plan Core Strategy Revised Preferred Options Report*, which was held between January and April 2014.
- 1.2 The Basildon Borough Green Belt Review December 2015 informed the preparation of the *Basildon Draft Local Plan 2016* which was subject to consultation between January and March 2016. The outcomes of consultation and the Green Belt Review 2015 were submitted for independent assessment to be undertaken by the Planning Advisory Service (PAS) in November 2016. Such an approach allowed for a fully independent review of both the methodology used to inform the Review, as well as a consideration of its findings. Following the PAS review, its conclusions were implemented by Basildon Council working together with an independent consultant, across the period of January – February 2017. As part of this process, the written report was reviewed and updated accordingly, and now informs this Green Belt Review 2017.
- 1.3 The Green Belt Review 2017 (also referred to as the 2017 Review) supersedes all previous Green Belt Studies or Green Belt Reviews prepared by the Council, and sets out the iterative process the Council has undertaken to prepare a robust assessment of the Green Belt. The findings from the 2017 Review will be used to inform the preparation of the Council's Local Plan in order to determine permanent Green Belt boundaries that can endure for the long term, whilst assisting in identifying spatial opportunities where growth could take place in line with Government guidance and policy to address the Borough's objectively assessed needs for housing and employment land.
- 1.4 Section 2 of this report sets out the historical context for the Green Belt in Basildon Borough and the role of this Review. Section 3 of the report provides a policy background to the Green Belt with an assessment of both national and local policy.
- 1.5 Section 4 sets out the Assessment area and describes Basildon Borough's key characteristics whilst Section 5 of the report details each stage of the Green Belt assessment methodology.
- 1.6 Section 6 reports the findings of the assessments and Section 7 provides an assessment of the Borough's Green Belt in its spatial context. This highlights the linkages which the Borough's Green Belt has with the Green Belt outside of the administrative area of Basildon. Section 8 then provides a brief overview of the conclusions settlement-by-settlement across the Borough.
- 1.7 **PLEASE NOTE:** The Green Belt Review 2017 is solely an assessment of the Basildon Borough Green Belt and how it conforms to the purposes set out in the National Planning Policy Framework. It is not the purpose of the Green Belt Review 2017 to allocate areas for growth. Instead, the assessment will inform the preparation of the Local Plan alongside other published evidence. The Green Belt

Review 2017 also considers the Green Belt in isolation of other factors that would inhibit development, such as areas of high flood risk and the setting of historical buildings where these are not related to a wider historic settlement. This is in accordance with PAS advice, which suggests that Green Belt issues should be assessed in isolation of other planning matters so as not to cloud the assessment.

- 1.8 It is also important to note that the purpose of this 2017 Review is to understand how the Green Belt is currently performing in the Borough relative to its purposes as set out in the NPPF, rather than being an assessment of the impact that the Green Belt designation has had with regard to shaping development in the Borough.

2 AIMS OF THE ASSESSMENT

History of the Borough's Green Belt

- 2.1 The rapid expansion of London's suburbs in the 19th and 20th Centuries led to the introduction of London's Green Belt through the *Green Belt (London and Home Counties) Act 1938*. This Act set out certain restrictions on how the Green Belt was to be used and empowered local authorities to buy land to keep it open.
- 2.2 The *Town and Country Planning Act 1947*, which laid the foundations of the modern planning system, was introduced after the Second World War to control the development of land. However, this Act was silent on the issue of Green Belt and it wasn't until a Circular in 1955 from the then Ministry of Housing and Local Government that Green Belt became a planning restriction. Local planning authorities were expected to establish Green Belt in their Development Plans.
- 2.3 The Borough's Green Belt boundaries were first introduced in response to the 1955 Circular through the adoption of the *County Development Plan* in 1957. The Green Belt boundaries surrounded the main settlements within the Borough in order to prevent these settlements from merging and to retain the distinctiveness of local communities. The boundary around the New Town was not dealt with in the County Development Plan as the New Town Designated Area, which was established in 1949, had its own *Master Plan (1951)*. The County Development Plan didn't make any decisions on whether land within the Designated Area should be incorporated within the Green Belt boundary.
- 2.4 The *Approved Review Development Plan (1976)* which replaced the County Development Plan continued to set out general Green Belt boundaries for the Borough without any revisions. This approach continued in the *Approved Essex Structure Plan (1982)*, its two subsequent alterations, and the *Essex and Southend-on-Sea Structure Plan (1996-2011)* which all confirmed that the entire Borough lay within the Metropolitan Green Belt. Each edition of the Structure Plan described the general extent of the outer boundary of the Green Belt in Essex. However the precise inner boundaries of the Green Belt were to be determined by local planning authorities in their Local Plan.
- 2.5 It was not until the adoption of the *Billericay Local Plan* in 1989 and the *Basildon District Local Plan* in 1998 that the Borough's Green Belt boundaries, as set out in the *Structure Plan*, were reviewed and defined in detail. This exercise was based on the Principles of the Green Belt which were incorporated into the 1988 *Planning Policy Guidance Note No. 2 (PPG2)* issued by the Government and later revised in 1995.
- 2.6 There has been no further modification to the Borough's Green Belt boundaries as designated within the *Basildon District Local Plan (1998)*. However there have been national policy changes with *PPG2* being replaced by the *National Planning Policy Framework (NPPF)* in 2012.

Purpose of the Study

- 2.7 The *NPPF* published in March 2012 requires Local Plans to be based on adequate, up-to-date and relevant evidence focussing on the economic, social and environmental needs of the area.
- 2.8 The Council is in the process of preparing a new Local Plan which will set the framework for development within the Borough over the next 20 years. Evidence from the Housing and Economic Land Availability Assessment (HELAA) and *Employment Land and Premises Study (ELPS) (2013)* show that there is limited capacity within the urban areas in the Borough to accommodate the needs of its growing population. Therefore, the Council will need to look beyond the urban boundary and assess whether there is land outside the urban areas that could accommodate all or a proportion of this growth or, if not, work with neighbouring local planning authorities to meet this shortfall outside of the Borough.
- 2.9 All land outside the defined urban areas within Basildon Borough is designated as Green Belt. Whilst the core message of the *NPPF* is to protect Green Belt land, it does allow for changes to the Green Belt boundary to be made through the preparation or review of a Local Plan. Given the requirement for Local Plans to be based on adequate, up-to-date and relevant evidence, the Council decided to carry out a comprehensive and robust Green Belt assessment.
- 2.10 The purpose of the assessment is to enable the Council to understand how the Borough's Green Belt land contributes to the fundamental aim, characteristics and purposes of the Green Belt. The findings will inform the preparation of the new Local Plan which is required by the *NPPF* to establish Green Belt boundaries and set the framework for Green Belt and settlement policy¹.
- 2.11 The study will also help to ensure that the Green Belt's permanence is considered for the long term, beyond the end of the plan period, as well as assist the Council to plan positively to enhance the beneficial use of the Borough's Green Belt².
- 2.12 The Green Belt Review 2017 is a key evidence base document which considers the strategic context and role each Green Belt area plays. It is not however the purpose of the Green Belt study to allocate land for development. This document will instead inform future work to be carried out by Basildon Council alongside a number of other evidence base documents, ensuring that any growth locations selected represent the most sustainable development options to accommodate future growth in the Borough.

¹ DCLG, 2012, *National Planning Policy Framework*, Chapter 9, Paragraph 83

² DCLG, 2012, *National Planning Policy Framework*, Chapter 9, Paragraph 81

3 POLICY BACKGROUND

National Policy

- 3.1 The *NPPF*, published in March 2012, sets out the Government's planning policies for England and how these are expected to be applied. The purpose of the *NPPF* is to contribute to the achievement of sustainable development, which has three dimensions; an economic role, a social role and an environmental role.
- 3.2 The *NPPF* requires Basildon Borough Council, as a local planning authority, to prepare a Local Plan that delivers sustainable development and reflects local visions and aspirations.
- 3.3 The Basildon Borough Local Plan should³:
 - Plan positively for the development and infrastructure required to meet the Borough's need;
 - Include broad locations for strategic development and land-use designations;
 - Allocate sites to promote development and flexible use of land;
 - Identity areas where development would be inappropriate; and
 - Contain a clear strategy for enhancing the natural, built and historic environment.
- 3.4 Local Plans will be examined by an independent inspector, appointed by the Secretary of State to determine if the plan is 'sound'. A 'sound' plan must be positively prepared, justified, effective and consistent with national policy.

Green Belt National Policy

- 3.5 Section 9 of the *NPPF* sets out the national policy for Green Belt. It states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land open and identifies the essential characteristics of Green Belts as being their openness and permanence. National policy also establishes five purposes that the Green Belt is to serve:
 - To check the unrestricted sprawl of large built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.6 Once Green Belt boundaries have been established, they should only be altered in exceptional circumstances, that being through the preparation or review of the Local Plan. The *NPPF* doesn't define what these exceptional circumstances are but it does set out what should be considered when reviewing and defining Green Belt boundaries. These include the need to promote sustainable patterns of development, to only include land under the Green Belt designation that is

³ This list is not the comprehensive list set out at para 157 of the National Planning Policy Framework, March 2012. It is a list of the important elements relevant to the Green Belt study.

necessary to keep land permanently open; and to consider whether boundaries are clearly defined and likely to be permanent⁴.

Local Policy

Local Plan Saved Policies 2007⁵

- 3.7 The Council's current Development Plan consists of the *Local Plan Saved Policies 2007* and the *1998 Local Plan Proposals Map*. The Saved Policies were saved from the *Basildon District Local Plan (BDLP) 1998* following a Direction issued by the Secretary of State. The Direction included a list of the policies that could be saved and continue to have the status of adopted local planning policies.
- 3.8 Of particular relevance to this study is Policy BAS GB1 and the Proposals Map which define the Borough's Green Belt boundaries. The policy states that the boundaries have been drawn with reference to the foreseen long term expansion of built up areas, through safeguarding land to meet the long term development needs of the area
- 3.9 Paragraph 3.2 of the *Local Plan Saved Policies* explains how a task of the *BDLP 1998* had been to review the Green Belt boundaries to see if exceptional circumstances existed to justify any alteration.
- 3.10 The review concentrated upon the boundaries around Wickford and the area of Basildon New Town. Billericay Green Belt boundaries had been established in the *Billericay Local Plan 1989* and therefore were not subject to the *1998 BDLP* review. The review took into account the purposes of the Green Belt as set out in *Planning Policy Guidance 2 (PPG2)*⁶ and other aspects of open land such as the degree of dereliction or the quality of the rural landscape.
- 3.11 Paragraph 3.6 of the *Local Plan Saved Policies 2007* recognises that the *BDLP* provided the first opportunity to consider how the Designated Area for Basildon New Town and its open areas should be treated in a Development Plan. The review identified two areas (one within Wickford and one within Basildon) that should be safeguarded outside of the Green Belt boundaries for meeting longer term housing needs beyond the plan period. Policy GB1 sets out the broad basis upon which the boundaries of the Green Belt in the *BDLP* were drawn.

Emerging Local Plan

Core Strategy Preferred Options Report 2012

- 3.12 The *Basildon Borough Core Strategy Preferred Options Report 2012* set out draft Policy CS3 'A More Valued Green Belt'. It proposed to maintain the existing Green Belt boundaries for at least another fifteen years, limiting development and growth to the urban areas.

⁴ DCLG, 2012, *National Planning Policy Framework*, Chapter 9, Paragraphs 84 and 85.

⁵ Saved policy from Basildon District Local Plan 1998 following the Secretary of State's Direction 2007. These policies have been reviewed by the Council to ensure they are in conformity with the *NPPF*.

⁶ Superseded by the National Planning Policy Framework

3.13 The *Core Strategy Preferred Options Report* was subject to public consultation between February and April 2012. In November 2012, the consultation responses were considered by Cabinet. It was resolved that the Core Strategy Preferred Options Report did not follow a sound approach, and consequently additional evidence bases should be sought and assist in the preparation of a *Core Strategy Revised Preferred Options Report*. This included a Green Belt Study.

Local Plan Core Strategy Revised Preferred Options Report 2013

3.14 The *Local Plan Core Strategy Revised Preferred Options Report* was published for public consultation between January and April 2014. It was informed by the responses to the Preferred Options Report consultation, the publication of the National Planning Policy Framework (March 2012), and new and updated evidence.

3.15 The report set out revised development proposals for the Borough up to 2031, which included a revised scale of growth based on the Borough's objectively assessed need, proposed broad locations and strategic policies to guide development. Many of the broad locations were proposed strategic extensions to the urban areas. Whilst identified in this report, the removal of the broad locations from the Green Belt would be made in a separate policy document – the Site Allocations and Development Management Policies document, which would be produced later. Draft Core Policy 11 'Green Belt' sought to protect the permanence and openness of the Green Belt by limiting new development to within the broad locations (Policy Areas for Development and Change) and as infill within Plotland settlements.

3.16 The consultation on the Revised Preferred Options generated around 9,900 comments with seven main issues being identified. These were:

1. Scale of Growth;
2. Distribution of Growth;
3. Loss of Green Belt;
4. Infrastructure;
5. Deliverability;
6. Lack of detail; and
7. The consultation process.

3.17 There were a number of representations to the Revised Preferred Options consultation that related to the Green Belt Study published in October 2013. These comments were reviewed and informed the subsequent preparation of the Green Belt Review 2015, which superseded the Green Belt Study 2013..

3.18 The main change between the 2013 Study and the 2015 Review arising from the Revised Preferred Options consultation related to the methodology which representations identified as being overly complex in the 2013 Study. Whilst it is important to provide background information on each area and identify a broad range of issues in order to understand and assess an area's role in the Green Belt, it was felt superfluous and beyond the scope of the study to score areas on these constraints. As such the constraints scoring was removed from the 2015 Review

and no longer formed part of the final conclusions. The constraints are adequately covered by other evidence based documents and the Green Belt Review 2015 focused solely on how each area contributes to the Green Belt purposes and maintaining the openness of the Green Belt.

- 3.19 Other comments queried consistencies in the application of the methodology, provided additional information on area descriptions and individual assessments, or queried the information or scoring applied to areas. These comments were reviewed and where necessary amendments were made to the 2015 Assessment. Comments specifically relating to the Green Belt Study are documented within Appendix F along with the Council's response.

Draft Local Plan

- 3.20 In September 2014, Cabinet considered the comments received in relation to the Revised Preferred Options consultation and agreed to prepare a single Local Plan. This would consolidate the Core Strategy, the Site Allocations and Development Management Policies, and Gypsy, Traveller and Travelling Showpeople planning documents into one document. The Government's *Planning Practice Guidance*, which was first published in March 2014, made it clear that Local Plans are expected to be prepared as single Local Plans.

- 3.21 In view of all this information, the Council adopted a revised *Local Development Scheme* in December 2014 which set out a timetable for preparing a single Local Plan. *The Basildon Draft Local Plan 2016* was consulted on from January to March 2016. Over 21,000 comments were received, including a number of comments challenging the Green Belt Review 2015, the approach it took and the conclusions it reached. At its meeting of the 29th September 2016, the Council's Cabinet approved the Draft Local Plan Statement of Consultation. The Statement of Consultation identified 52 Key Actions required to address the issues raised during the consultation on the Draft Local Plan. This included action 40, which required the following:

“Review Green Belt evidence base documents in light of comments made regarding these evidence base documents, and if necessary update evidence base documents to ensure that they address any deficiencies identified in a proportionate manner. Ensure that the publication Local Plan reflects any alterations to the evidence base.”

Planning Advisory Service Review November 2016

- 3.22 In order to determine where deficiencies may exist, the Green Belt Review December 2015 was submitted to the Planning Advisory Service (PAS) in November 2016 for their consideration. Such an approach allowed for a fully independent review of both the methodology used to inform the Review as well as a consideration of its findings.
- 3.23 The PAS advice subsequently received was complimentary and as such significant changes to the methodology and overall approach, including the process taken to split the Green Belt into parcels, was not considered to be necessary. The PAS

advice instead made two recommendations which became part of the focus of the 2017 Review. These were:

- To consider whether any existing Green Belt parcels could be further sub-divided to avoid instances where some parts of an individual parcel may appear to perform noticeably differently to other parts, such that its combined assessment masks the true role that elements of the individual parcel are performing,
- To consider whether the findings of the assessment have been appropriately presented. The PAS guidance found no technical error with the presentation itself but considered that the methods used may not best represent the purpose of the Green Belt.

3.24 The advice provided by PAS in relation to the Green Belt Review 2015 was incorporated into this 2017 Review. The methodology was revised to enable consideration of whether any Green Belt parcels could be further sub-divided. Consideration was also given to various methods for presenting the final results. Additionally, the PAS Review highlighted the subjective nature of the Green Belt purposes, and therefore the assessment of each site was reviewed by two independent officers to ensure that the assessment was undertaken from a professional, objective basis.

3.25 The results of this review have been incorporated into *Section 5: Methodology* and *Section 6: Findings* of the Report as appropriate..

4 THE ASSESSMENT AREA

- 4.1 Basildon Borough is made up of 6,950ha (63%) Green Belt and 4,094ha (37%) Urban Area. The Green Belt surrounds the Borough's main towns of Basildon to the south of the Borough, Billericay to the northwest and Wickford to the northeast. There are also three serviced villages within the Borough which are surrounded by Green Belt; these are Bowers Gifford which lies to the east of Pitsea, Ramsden Bellhouse to the north of the Borough between Billericay and Wickford, and Crays Hill, which is to the south of Ramsden Bellhouse in the centre of the Borough. In addition, there is the ribbon development of Noak Hill Road to the south of Billericay. Whilst Noak Hill is classified as an un-serviced settlement, it has been raised to the status of serviced settlement for the purposes of this review. Unlike all other un-serviced settlements, and in common with all serviced settlements, Noak Hill is not in the Green Belt and therefore has a defined settlement boundary. This decision to raise the status of Noak Hill so that it was included in the hierarchical tier closest matching its land status was taken as part of the 2017 Review.
- 4.2 The former New Town area of Basildon also includes Pitsea to the east and Laindon to the west. Each of these settlements, along with Billericay and Wickford, are located around a town centre.
- 4.3 The Green Belt designation covers the entire Basildon Borough administrative area outside of these above named settlements as shown in Figure 1 and Appendix A below.
- 4.4 The Borough also has a number of unserviced settlements which, other than Noak Hill, includes the villages of Little Burstead to the south of Billericay and Dunton to the west of Basildon.
- 4.5 There are also thirteen Plotland areas within Basildon Borough's Green Belt. The Plotland areas originated during the late 19th and early 20th century where many Essex farms became semi-derelict or abandoned due to the agricultural depression. Entrepreneurs bought land at these farms, dividing and selling them off as individual plots to East Londoners and returning soldiers from the First World War. This created unregulated development comprising of houses that were little more than wooden shacks with no access to main services or facilities. Remnants of these still exist today and, with the exception of Break Egg Hill Plotland area, are classified as 'un-serviced settlements'. Whilst Break Egg Hill is designated as a Plotland area, its proximity to the Billericay urban area and its services has resulted in it being incorporated into Billericay instead of counted as a separate unserviced settlement in the *Settlement Hierarchy 2015*. The majority of these Plotland areas have unclassified roads and sporadic vacant and occupied plots.
- 4.6 A full list of settlements as defined by the *Settlement Hierarchy 2015* can be found in Appendix C of this report.

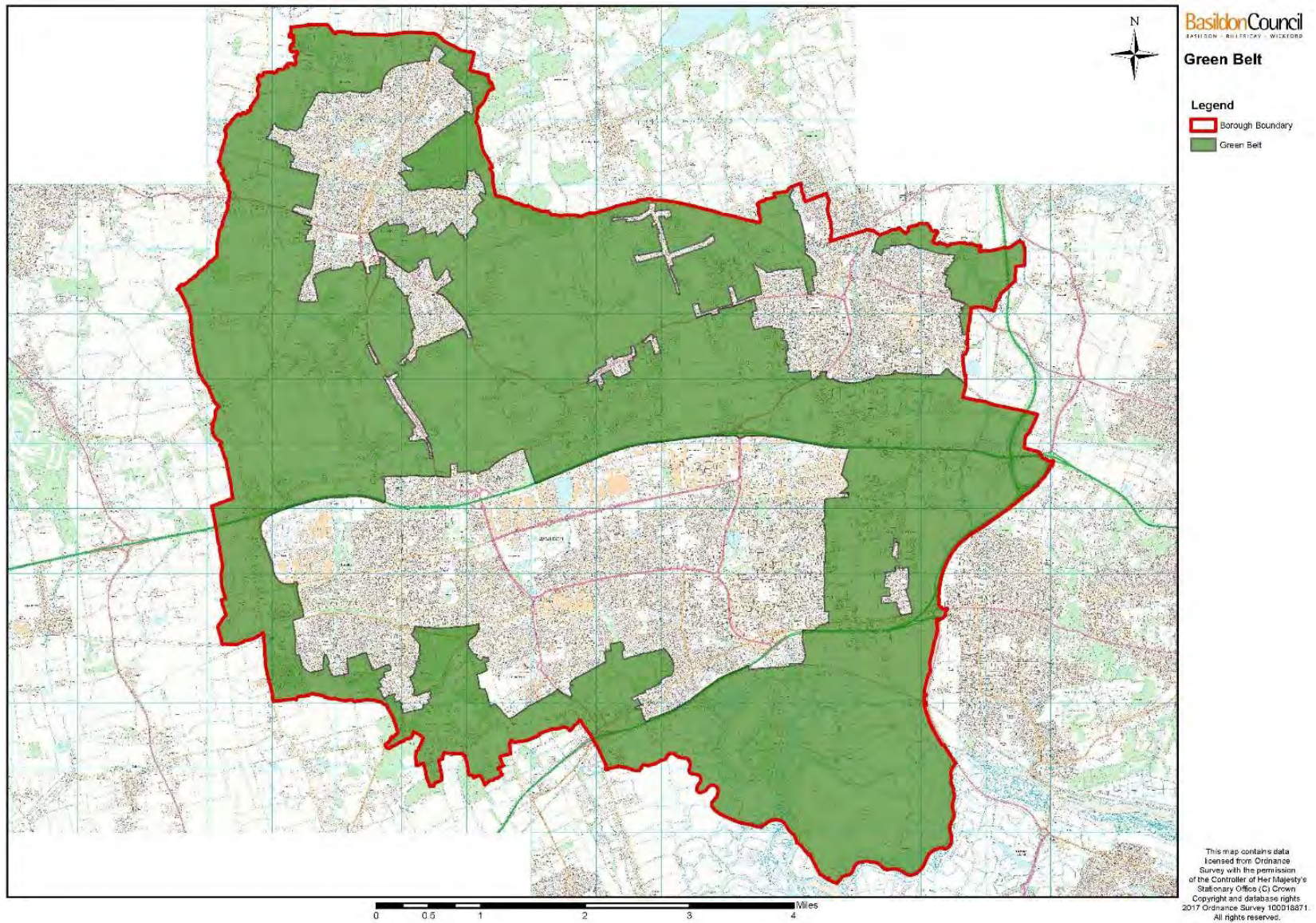


Figure 1: Map of Basildon Borough

- 4.7 There are a number of strategic roads within the Borough. The A127 runs east to west through the centre of the Borough, forms a key route through the main employment areas and connects to the A130. The A130 runs north to south along the eastern boundary of the Borough and connects to the A13, which runs along the southern edge of the Borough and links to the A12, south of Chelmsford City. There are five railway stations in the Borough; one at Pitsea, one at Laindon, one in Basildon, one in Billericay and one in Wickford. Along with the Green Belt, it is these strategic transport connections which act to define settlement boundaries within Basildon Borough, and also act to provide strategic views across areas of open land separating settlements.

5 METHODOLOGY

- 5.1 For the Green Belt assessment to be comprehensive and robust, a systematic and logical methodology has been followed in its production. The assessment of the Green Belt has been carried out through following the four stages set out in Figure 2.

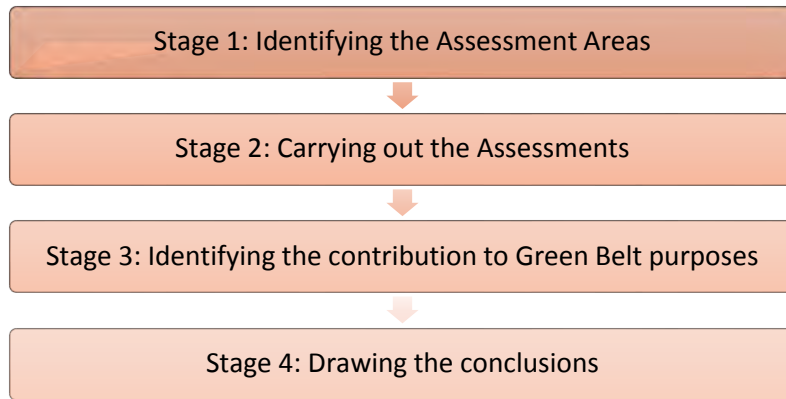


Figure 2: The Green Belt methodology

- 5.2 The methodology for each stage is explained in detail below.

Stage 1: Identifying the Assessment Areas

- 5.3 Figure 3 sets out the methodology used to determine the Green Belt assessment

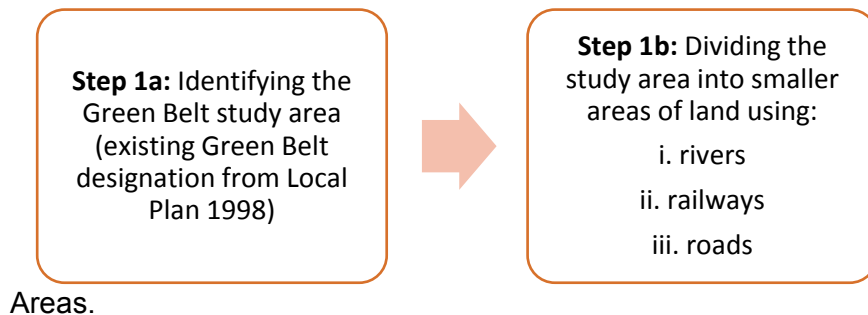


Figure 3: The two steps to identify the Assessment Areas

Step 1a: The Green Belt study area

- 5.4 The Green Belt was reviewed to determine the most appropriate assessment areas. Other issues such as the presence of SSSIs and/or areas of flood risk (which are covered by their own policies or legislation) were not specifically considered in order to allow the Green Belt to be assessed purely on its individual merit and

purpose, unless they are related to the Green Belt purposes set out in the NPPF. For example, ecological designations are highlighted in the pro-formas where relevant as they are often designated in the countryside. Stemming encroachment into the countryside is one of the purposes of the Green Belt and as such recording these designations has relevance, but it is the degree to which the parcel can be perceived as being open countryside that is being assessed, rather than the presence of the ecological designation itself.

- 5.5 For the purposes of this assessment, the boundaries for the Green Belt were set by using the inner and outer boundary of the Green Belt in the Borough. The inner and outer boundaries were determined by the edges of settlements (inner) and the administrative Borough boundary (outer) as set out in the *adopted Local Plan Proposals Map 1998*. The Green Belt study area is set out in Appendix A.

Step 1b: Dividing the Green Belt study area into sub-areas

- 5.6 To make the assessment more manageable, the study area was divided into smaller parcels of land so that individual areas of the Green Belt could be considered separately.
- 5.7 The *NPPF* makes it clear that Green Belt boundaries should be robust and permanent. The Council therefore used the following robust and permanent features in the Borough to divide the Green Belt into separate assessment areas:

- I. Rivers/ *Waterways*;
- II. Railways; and
- III. Roads

Step 1b (i): Using the Rivers/Waterways

- 5.8 The main rivers in Basildon Borough are clearly defined, readily recognisable and likely to be permanent, providing a definite line to follow as an initial starting point when dividing the study area into smaller parcels of land. However, it was not considered efficient to follow every river/ *waterway* in the Borough as it resulted in some land parcels being relatively small for what was a strategic exercise. The Council used its judgement to keep the assessment areas to a size considered relevant to the purposes of the Review whilst also being aware of the broad characteristics of each parcel. The sub-division of a sub-area with singular characteristics would merely produce two areas with the same characteristics which would perform identically under the methodology.
- 5.9 Furthermore, the courses of some rivers and waterways stop half way through the Green Belt study area, and therefore would not provide a suitable, consistent boundary to create smaller parcels of land on their own.

Step 1b (ii): Using the Railways

- 5.10 As a consequence of the above, other physical boundaries had to be considered to help divide the study area. Railways are another permanent and strong physical feature. If a river and a railway ran parallel to each other, professional

judgement was used to select the feature which created a more appropriate study area.

Step 1b (iii): Using the Roads

- 5.11 Where no rivers or railways were present, appropriate roads were used to provide a strong physical boundary to further define areas. If a roundabout caused two roads to split then the road that would provide a more reasonable and suitable area for assessment was chosen.
- 5.12 This method of assessment to define the area boundaries provided a consistent and logical approach, and whilst the Council accept that the process of creating sub-areas could be done in alternative ways, it was felt that the approach taken was appropriate and areas of both sufficient size and manageable in number were produced. The means by which sub-areas were devised was subsequently supported by PAS in their November 2016 review.
- 5.13 This process originally resulted in 73 Green Belt Areas being created for assessment as shown in Figure 4. Consideration was also given to how the Green Belt extended outside the Basildon Borough's administrative boundaries, but the Council did not assess and make recommendations for how the Green Belt outside Basildon Borough administrative boundary could be reviewed.

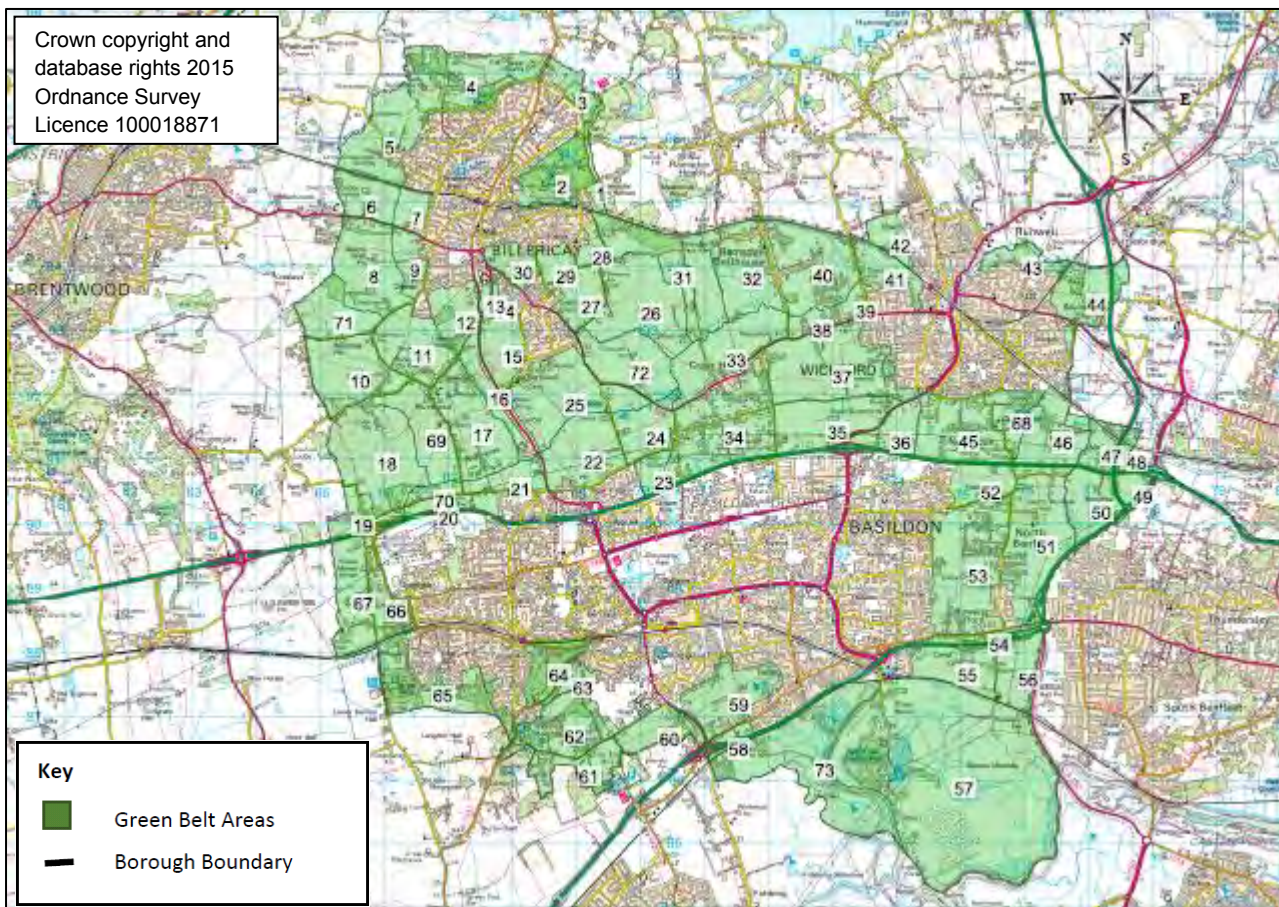


Figure 4: Map showing the Borough's 73 Green Belt Areas

Assessing the Potential of Further Sub-Division following PAS Advice

- 5.14 The PAS guidance note suggested that ‘in carrying out the assessment of the parcels against the purposes of Green Belt, some parts of parcels may appear to perform differently to other parts and therefore the parcel should be split if a recognisable and potentially defensible boundary can be identified. It was recommended that Basildon Council needs to review its assessment to reassure itself that no further iteration is required’.
- 5.15 A subsequent assessment of each individual parcel found that there were few opportunities for further sub-division. Whilst there were examples of a Green Belt parcel displaying more than one characteristic that could advocate its splitting, in each case the features that could be used for the further division of parcels were not significantly well defined, taking the form of softer features such as footpaths and residential back gardens.
- 5.16 As such, individual parcels which show a variation in land use across a single parcel to the extent that this variation impacts on Green Belt purposes were assessed as partly contributing to those Green Belt purposes. It is recognised that this conflates the assessed outcome with those Green Belt parcels where the whole parcel is partly contributing but this is considered acceptable for the purposes of this assessment. Each pro-forma in this 2017 Review will state whether an assessment of partly contributing applies in whole or in part to each Green Belt parcel assessed with this outcome. In such instances where different land use characteristics in a single parcel results in an assessment of partly contributing, further consideration will be required to determine whether all or part of the area has a future role to play as part of the Borough’s Green Belt in any future work which identifies that parcel as a potential area for growth. This will be done as part of a more holistic assessment of potential future growth locations, of which the information arising from this 2017 Review will form part of the evidence base.
- 5.17 The reconfiguration of a small number of sub-areas was however able to be made following the PAS Review. Parcel 14 was split into two; Parcel 14A comprising the northern developed portion of the original parcel and Parcel 14B comprising the undeveloped southern portion. Whilst the original Parcel 14 was comparatively small compared to all other parcels even before this additional split, there was a clear difference in land use between the two sections that made it suitable for splitting. The other change was the re-drawing of Parcel 51 and Parcel 53 to remove the North Benfleet Plotlands which themselves became a new area, Parcel 74. This was considered to be a reasonable approach as the North Benfleet Plotlands have a markedly different character to the areas around it and the plotlands were also a clearly defined area which could be lifted out of both Parcel 51 and Parcel 53.
- 5.18 Whilst it is recognised that potentially all areas could be further divided into smaller and smaller parcels, for the purposes of this strategic exercise, further divisions beyond those detailed above were not considered appropriate due to the absence of strong, defensible borders. Again, it is recognised that there may still be specific

differences between localised portions of a single Green Belt parcel but careful consideration has been given to whether there is a dominant characteristic which is representative of the Green Belt parcel as a whole, or where within any individual parcel there are different characteristics which impact on the assessed contribution of the parcel as a single identity. Any such localised difference can be cited and investigated further should that parcel become subject to any future work which explores the principle of allocating the parcel for future development..

5.19 The revised Green Belt parcels are shown in the following map:

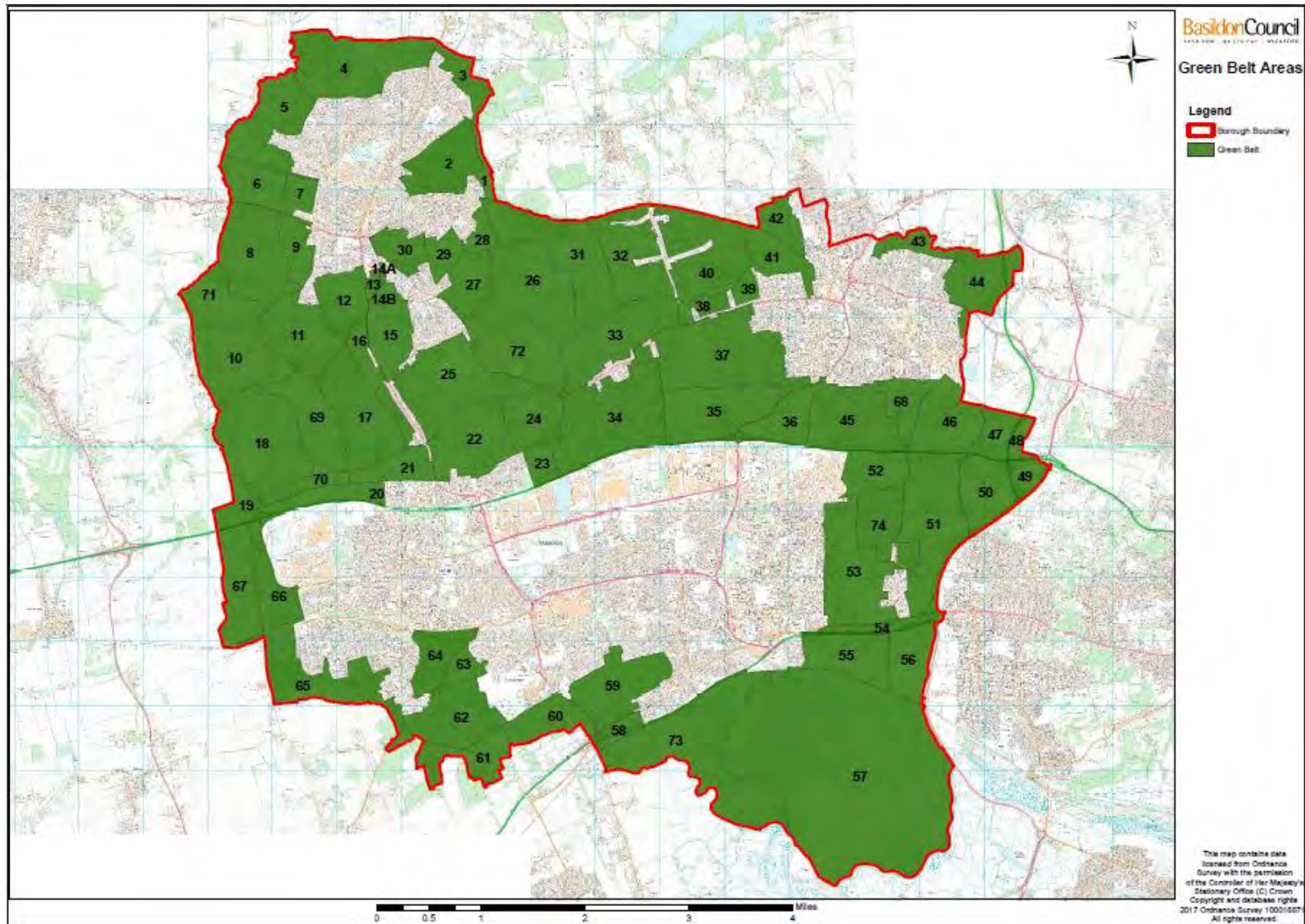


Figure 5: Map showing the Borough's 75 Revised Green Belt Areas

Stage 2: Carrying out the Assessments

- 5.20 Once the study area had been defined, a series of assessments were carried out. They provide the baseline context for each Green Belt parcel. The information acquired as part of this assessment has not directly impacted on the assessment however. The manner in which parcels were assessed is set out in Stage 3: Identifying the contribution to Green Belt Purposes.
- 5.21 The contextual assessments were:
- Step 2a: Settlements
 - Step 2b: Land use
 - Step 2c: Historic Context
 - Step 2d: Natural Environmental Designations
 - Step 2e: Landscape
 - Step 2f: Infrastructure
- 5.22 A desk top analysis was carried out for each step across each parcel and then verified by the site visits which informed Stage 3. A copy of the site survey form used to capture data accrued on the site visits can be found in Appendix B. Furthermore, this Review made use of other evidence bases and assessments, where appropriate.

Step 2a: Assessing Settlements

- 5.23 In 2015, the Council carried out an assessment to review the Borough's settlement hierarchy; this involved the classification of settlement types based on an assessment of each settlement's characteristics, size of population, and accessibility to local services and facilities. The *Settlement Hierarchy Study 2015* was a starting point for identifying settlements for Step 2a and a copy of the settlement hierarchy, as defined in the *Settlement Hierarchy Study 2015* is provided in Appendix C.
- 5.24 For the purpose of this 2017 Review, urban areas/towns are defined as those settlements outside the Green Belt, namely Basildon (incorporating Laindon and Pitsea), Billericay, Wickford, Bowers Gifford, Crays Hill and Ramsden Bellhouse. Unserviced settlements, as defined in the *Settlement Hierarchy Study*, are located within the Green Belt. They have therefore not been considered as urban areas/towns but have been referenced in the assessments for completeness.
- 5.25 However, as part of the 2017 Review it was decided to elevate the status of Noak Hill from an un-serviced settlement to that of a serviced settlement. Unlike all other un-serviced settlements, Noak Hill has a settlement boundary and is therefore not in the Green Belt. Noak Hill is now therefore considered as an urban area/town for the purposes of this Assessment and this has impacted on a number of Green Belt assessments. The re-designation of Noak Hill in this manner is in accordance with the statements made in paragraph 5.23/5.24. It is important to note that should any future site allocations be made in the vicinity of Noak Hill, these will be considered in the context of the Noak Hill area, rather than any designation applied through

this report.

- 5.26 For the Green Belt assessment to accommodate the relationship between a Green Belt parcel and the nearest urban area; settlements within 3km were recorded. 3km is an appropriate distance based on the degree of settlement dispersion and the urban permeation of the landscapes using the Urban Sprawl Metrics Calculation tool⁷. This distance was also used for assessing whether a Green Belt parcel was relevant to the purpose of preventing the merging of urban areas.
- 5.27 Each settlement name, the orientation from the parcel and the settlement's distance from the parcel has been recorded based on the Council's Geographical Information Systems (GIS) and verified by site surveys. The assessment makes clear that, whilst 3km is the cut off distance, the nearer the Green Belt parcel is to a settlement, the stronger the relationship between the Green Belt parcel and the settlement.
- 5.28 The revised *Basildon Borough Landscape Study (2014)*, in particular the urban/rural interface assessments and conclusions have been fed into the settlement assessment where this is appropriate.

Step 2b: Assessing Land Use

- 5.29 Land use is an important factor when assessing the Green Belt. Some land uses are more likely to contribute to the openness of the parcel than others.
- 5.30 As such, to fully consider the Green Belt, the study has assessed those land uses found in each parcel. The land uses have been categorised in the same manner as found in the National Land Use Database (NLUD) which is maintained by the Homes and Communities Agency.
- 5.31 The main land uses are:
- Agricultural land
 - Grassland and Heathland
 - Rock and Coastal
 - Recreational land
 - Industrial Land
 - Commercial Land
 - Woodland
 - Vacant land and buildings
 - Transport land
 - Community Land and Buildings
 - Minerals and Waste Land⁸
 - No Land Use

⁷ Jaeger, J., Schwick, C., Bertiller, R., Kienast, F. (2008). Report. Swiss National Science Foundation, National Research Programme NRP 54 "Sustainable Development of the Built Environment". Zurich.

⁸ The Minerals Planning Authority, Essex County Council have confirmed that there are no mineral sites or Mineral Safeguarding Areas (MSAs) within the Borough.

5.32 NLUD breaks the main land uses down further into types to take account of differences in agricultural land, grasslands, industrial land, etc.⁹. The main land uses were recorded for each Green Belt area. The NLUD does not record every land use and therefore any land uses that are visible from the desktop study and site surveys and not included in the NLUD have been defined accordingly.

5.33 These have included land uses such as:

- Residential uses (including farmsteads, gypsy and traveller sites);
- Official commercial uses;
- Grade 3 agricultural land;
- Recreational Ground / Use;
- Country Park;
- Golf Courses;
- School Playing Fields;
- Sewage Works;
- Churches; and
- Allotments.

Step 2c: Assessing the Historic Context

5.34 An assessment of the historical assets and attributes within each parcel was carried out. The assessment has used up to date information from the Council's own studies and from Historic England's National Heritage List for England.

5.35 The National Heritage List for England is a database which provides information on all nationally designated heritage assets. The Council's adopted *Conservation Area Appraisals* and *Conservation Area Management Plans (2011)* provides up to date information on the historical and architectural importance of the Conservation Areas within the Borough and the Council's *Historic Environment Characterisation Project (2011)* has also been referenced. This project is a detailed and comprehensive assessment of the Borough's history, recognising special characteristics and features which have been used to define 13 Historic Environment Character Areas (HECA). Each historic environment character area has then been sub-divided into Historic Environment Characterisation Zones (HECZ) which have been assessed for their sensitivity to change against a range of development scenarios.

5.36 The historical assessments identified the presence of the following in each of the parcels:

- Listed Buildings
- Archaeological Sites
- Conservation Areas
- Scheduled Monuments

⁹ The definition of the Environment Agency's land uses are given in the Glossary.

Step 2d: Environment

5.37 An assessment of the environment within each Green Belt parcel has also been carried out. The assessment identified any environmental attributes present within the parcel or within a prescribed distance from the parcel and recorded what type of attribute it was along with its location and its name. The main environmental attributes that have been considered are:

- Local Nature Reserves;
- Local Wildlife Sites;
- Sites of Special Scientific Interest (SSSI);
- Special Areas of Conservation (SAC);
- Special Protection Areas (SPA);
- RAMSAR Sites;
- Protected Species Alert Areas¹⁰;
- Biodiversity Action Plan Priority Habitat (BAP);
- Tree Preservation Orders (TPOs);
- Ancient Woodland; and
- Nature Improvement Areas.

5.38 This information has been provided and mapped by key stakeholders such as the Environment Agency, Historic England (formally known as English Heritage), Natural England and Essex Wildlife Trust.

Buffer Zones

5.39 To be consistent with other assessments carried out by the Council (such as the *Housing and Economic Land Availability Assessment*), buffer zones have been applied around particular environmental areas for the benefit of sensitivity and to ensure that these valuable environmental attributes have been considered:

Environmental Attribute	Buffer
SSSI	2km
SAC	5km
SPA	5km
RAMSAR	5km
Local Nature Reserve	100m
Local Wildlife Site	100m
Ancient Woodland	100m
BAP	100m
Protected Species	10m

Table 1: Buffer Zones

5.40 The threshold of buffer zones for SSSI, SAC, SPA and Ramsar sites are all determined from the *Town and Country Planning (Environmental Impact Assessment) Regulations 2011*. In the case of the other factors listed, these have been recommended by key stakeholders including Natural England, Essex County

¹⁰ An area of land derived from the Basildon Borough Phase 1 Habitat Survey 2005 that may have habitats containing protected species within 10m. Investigations into whether protected species exist in the area would be necessary before development could be built subject to mitigation and licences.

Council Place Services and Essex Wildlife Trust during the production of the *Basildon Borough Council Strategic Environmental Assessment Scoping Report (2011)*.

Step 2e: Assessing the Landscape

- 5.41 This step looks at the key characteristics of the landscape in each parcel, such as strategic views, gateways and landmarks. The information has been derived from the latest Borough-wide Landscape Study which looked at two main areas; local Landscape Character Areas (LCA) and the sensitivity of the landscape to accommodate change and/ or development.
- 5.42 In November 2012, Basildon Borough Council commissioned the Landscape Partnership to carry out a Borough wide Landscape Study. The Landscape Study is an independent study that acts as a complementary study to the Green Belt Study. It was first published in 2013 in two volumes and updated in 2014 following the public consultation on the *Core Strategy Revised Preferred Options Report (2013)*.
- 5.43 Where relevant, assessment pro-formas may comment on the perceived quality of the landscape. It is noted that landscape quality is not relevant to the function or validity of a Green Belt designation. However, such commentary is offered in relation to the perception of being in a countryside location which has relevance to Green Belt Purpose 3 - To assist in safeguarding the countryside from encroachment. A high quality landscape in this regard is an indication that there is no encroachment which is detrimentally impacting on the perception of being in countryside, rather than the quality of the countryside being the definitive point of the assessment.

Step 2f: Assessing the Infrastructure

- 5.44 Strategic infrastructure which provides links between, and services for, the Borough's settlements are in many instances located within the Green Belt. This can include:
- Main Roads / Highways
 - Railways
 - Electricity Pylons
 - Oil Pipelines
 - Gas Pipelines
 - Wastewater / Sewage treatment plants
 - Public Rights of Way
- 5.45 The type of infrastructure, the location and the name (where possible and relevant) was recorded and assessed for each Green Belt parcel.

Stage 3: Identifying the contribution to Green Belt Purposes

- 5.46 Section 9 of the *NPPF* clearly sets out the importance of Green Belt land. It states that the fundamental aim of the Green Belt is to prevent urban sprawl and identifies the main characteristics of Green Belts as being their permanence and openness.

Land within the Green Belt serves five purposes:

- To check the unrestricted sprawl of large built-up areas;
- To prevent the neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.47 All the parcels have been subject to an assessment against the first four Green Belt purposes, in the order they are listed in the *NPPF*, using the steps shown in Figure 6.

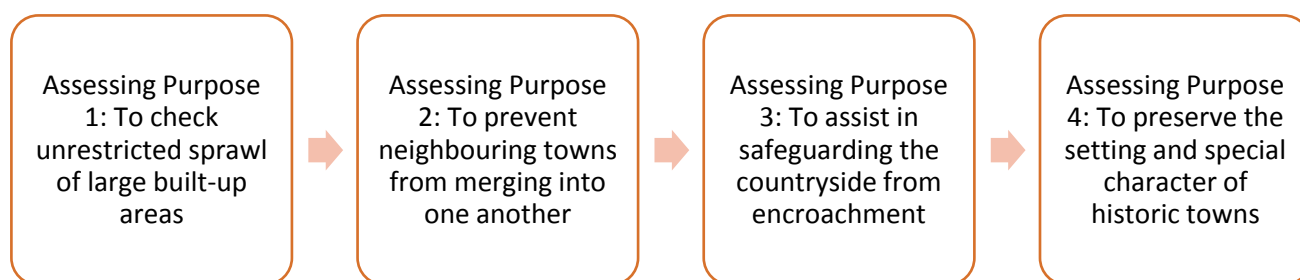


Figure 6: The steps to assess Green Belt purpose

5.48 Parcels have not been tested against Green Belt purpose 5 ‘To assist in urban regeneration, by encouraging the recycling of derelict and other urban land’. It was considered that Green Belt policy, by its very nature, contributes to the recycling of derelict and urban land. Green Belt is generally a prohibitive designation where development is only acceptable in very special or exceptional circumstances. Therefore, other than by virtue of the Green Belt designation itself, which is what this study is reviewing, it is not easily possible to distinguish how one piece of land outside of the urban area contributes more to this purpose than another. By default they would all score the same. As such, it was not considered useful to assess against this fifth purpose.

5.49 To ensure that a consistent approach was adopted when assessing parcels against each of the purposes, a series of questions were prepared for each purpose. These have been progressively revised through each iteration of this Assessment (2013, 2015, and 2017) to make them more concise. The assessments of parcels were then updated accordingly. A copy of the questions as originally posed can be found in Appendix D.

5.50 The various terms referred to in the Green Belt purposes were also defined prior to the assessments in order to ensure a consistent approach was taken in the Stage 3 assessments. These are set out below along with an explanation of how the assessments for each purpose was undertaken.

5.51 As a general rule development is not permitted in the Green Belt. However,

following the 2017 Review, parcels have been scored more sympathetically where they do contain sporadic or otherwise a minor amount of development. This is to recognise that an area may still provide a strong rural function even though it contains an element of development. This is not to suggest that further development, even that which is minor, is appropriate within the Green Belt, nor does it suggest that minor development does not have an impact on a rural setting and/or the purposes of the Green Belt. This more sympathetic approach assesses the degree by which the character of individual parcels has been impacted by the development which currently exists rather than automatically assessing a parcel more negatively because development does exist.

- 5.52 It remains that the starting point for any future development in the Green Belt is that further development would be of detriment to the Green Belt area and 'very special circumstances' would need to be demonstrated in order to make that development appropriate.
- 5.53 It is important to note that parcels are assessed on the basis of how they are performing under the Green Belt purposes at the point of their assessment rather than how they have performed since the point of their designation as Green Belt. As such, each assessment is a reflection of the current nature of the Green Belt parcel rather than being an assessment of the effectiveness of the Green Belt designation. For example, a parcel may already have been partially encroached prior to its designation as Green Belt, and its designation as such has acted to halt any further development. Under this assessment however, this parcel would be assessed as partly contributes to protecting the countryside from encroachment as this is how the parcel currently appears. As such, an assessment of partly contributes should not be taken as being of intrinsically less value than a parcel which is contributing as it may be considered to be of strategic importance to limit any further development in a parcel which has already been partially developed at any given point in time. In this sense, the Green Belt designation may be performing a critical role with regard to the purpose of limiting future development. Such considerations will inform future work which takes these conclusions forward
- 5.54 It is also important to note that the assessed performance of each Green Belt parcel is relative to the current context and could be subject to change should any modifications be made to the Green Belt as a result of future site allocations. For example, the relative contribution that a single parcel makes to maintaining a strategic gap between two different urban centres could increase should another parcel which is also part of that strategic gap be allocated for development.
- 5.55 To clarify, the purpose of this 2017 Review is to understand how the Green Belt is *currently* performing in the Borough relative to those purposes stated in the NPPF rather than to assess the impact that the Green Belt designation has had against those purposes since its inception. The findings of this review also do not provide the basis for the removal of a Green Belt allocation in isolation. As stated in paragraph 5.53, a relatively lower scoring parcel under the Green Belt purposes does not provide the basis for de-allocation. The parcel may still be performing important strategic functions and importantly, site allocations should be directed to the most sustainable locations, of which the impact on the Green Belt is but one

sustainability consideration, albeit an important one.

Assessing Purpose 1 – To check unrestricted sprawl of large built-up areas

5.56 The following definitions have been used in the assessments for purpose 1:

- 'Unrestricted sprawl' refers to where there is development which has occurred outside of the settlement boundaries of existing areas into the Green Belt, such that there is a line of development stretching back into the settlement boundary of an existing settlement. Unrestricted sprawl has also been defined as areas where large expanses of Green Belt land are being used for a relatively small amount of development, such as is the case with the plotlands. Where there are plotland developments, those parts of the Green Belt would not be able to contribute to purpose 1 as they already contain significant built development.
- 'Large built-up areas' refers to the major urban area of Basildon (incorporating Laindon and Pitsea), the large towns of Billericay and Wickford, the serviced settlements of Bowers Gifford, Crays Hill and Ramsden Bellhouse and the un-serviced settlement of Noak Hill as defined by the *Basildon Borough Settlement Hierarchy (2015)*.
- It is important to note the difference between urban sprawl and general encroachment. For development to constitute urban sprawl for the purposes of this Review, it must be linked to one of the seven defined urban areas. Development not linked to these areas is defined as encroaching development and this is assessed under Purpose 3.

5.57 As part of the 2017 Review, the following amendments have also been made. Please note that these were not all derived from the PAS advice.

- Noak Hill, previously an 'un-serviced village', is now considered as a 'large built up area' for the purpose of this study. Previously it was discounted by virtue of not being a 'major urban area', 'large town' or 'serviced settlement' as defined by the *Basildon Borough Settlement Hierarchy (2015)*. This revision has been made as unlike all other un-serviced villages (as defined by the hierarchy), Noak Hill has been omitted from the Green Belt by virtue of being included within a defined settlement boundary. Settlement boundaries provide a strong demarcation between land which is within and outside of the Green Belt and as such for the purposes of assessing urban sprawl, the settlement boundary between Noak Hill and the Green Belt has been assessed in the same manner as it would for all other settlement boundaries. This has the same effect as treating Noak Hill as a 'large built up area' as defined by the study. Again, it is stressed that the 2017 Review is not an allocation document and this re-categorisation does not impact on any planning decision that may be taken in the future. This re-categorisation solely recognises that Noak Hill is not in the Green Belt.
- The back gardens of residential properties were previously considered to amount to urban sprawl and encroachment into the countryside where they were found within a Green Belt parcel. Whilst not built development themselves, they are strongly related to built development, can include built development and / or otherwise act to remove land from open countryside. These impacts are still

recognised but in some cases within the borough, the Green Belt has purposely been defined to include residential back gardens as this acts to limit what has been termed 'garden grabbing', where large gardens can be partitioned and then sold for housing. Such an action both increases residential density and reduces green field land, which detrimentally affects the character of the Green Belt. In light of this, it is considered perverse to lower the assessment of a Green Belt parcel where it includes residential back gardens when their very inclusion limits urban sprawl and protects green space. However, where residential gardens comprise a significant majority of a Green Belt parcel such that the area can no longer be deemed countryside, this is recognised through the assessment scoring.

- It was considered appropriate to introduce a new tier of scoring under this Green Belt purpose. The previous three tier scoring mechanism of contributing, partly contributing and not contributing acted to conflate those Green Belt parcels that were not contributing to this purpose by virtue of failing to contain urban sprawl with those that were not contributing by virtue of not being in proximity to a defined urban area through which development could sprawl, such that the purpose was not relevant. In order to recognise this intrinsic difference, a new scoring tier was introduced to recognise those areas that were 'not relevant' to this Green Belt purpose. This fourth tier was only considered necessary for Green Belt Purpose 1.

5.58 The findings from 'Step 2a: Assessing Settlements' informed the assessment of Green Belt Purpose 1.

Assessing Purpose 2 – To prevent neighbouring towns from merging into one another

5.59 The following definition was used in the assessments for Purpose 2:

- 'Neighbouring towns' refers to the major urban area of Basildon (incorporating Laindon and Pitsea); the large towns of Billericay and Wickford; and the serviced settlements of Bowers Gifford, Crays Hill and Ramsden Bellhouse, as set out in the *Basildon Borough Settlement Hierarchy (2015)*, as well as towns outside the administrative Borough boundary. The findings from 'Step 2a: Assessing Settlements' have also informed the assessment of Green Belt Purpose 2.

5.60 This Purpose also requires the perception of settlements merging to be assessed. Permanent features such as rivers and roads, and elements of landscape such as trees, hedges and topography can all add to the perception of whether settlements are merging. This is recorded through the desk top assessments and site surveys that have been described earlier in Stage 2 of this report.

5.61 As part of the 2017 Review, the following amendments have also been made. Please note that these were not all derived from the PAS advice:

- 3km was considered to be an appropriate distance through which to assess whether a Green Belt parcel was contributing to preventing neighbouring towns from merging into one another. This figure is based on the Urban Sprawl Metrics Calculation tool.
- Parcels that had boundaries adjacent to two or more separate settlements were

considered to be contributing to this purpose. Those parcels adjacent to a settlement and adjacent to another parcel which itself is adjacent to another settlement, where the total distance is 3km or less, are considered to be partly contributing. Exceptions were made if a single parcel represented a significant proportion of the gap, such that the gap was more than 3km between two settlements, the Green Belt parcel would be partly contributing if it wasn't immediately adjacent to any settlement.

- Noak Hill, an un-serviced village, is now considered to be a 'large built up area' for the purpose of this study. This means that its settlement boundary is now assessed in the same manner as any other settlement boundary. Parcels adjacent to the settlement boundary associated with Noak Hill and another settlement boundary associated with another settlement are assessed as contributing to this Purpose. Those parcels adjacent to Noak Hill and adjacent to another parcel which itself is adjacent to another settlement, where the total distance is 3km or less, are considered to be partly contributing.

Assessing Purpose 3 - To assist in safeguarding the countryside from encroachment

5.62 Under Purpose 3, the following definitions were used:

- '*Countryside*' relates to the wider countryside, i.e. unrestricted countryside which is not inhibited by built-up areas and/or infrastructure;
- 'Encroachment' describes whether inappropriate development has taken place within the countryside. The notion of 'encroachment' does not include those forms of development or uses which are appropriate and characteristic of the countryside such as agriculture, outdoor sports and recreation.

5.63 The assessment for Purpose 3 also considered the extent to which Green Belt constitutes 'open countryside' by assessing countryside characteristics. This included assessing the perception of 'open countryside'. For example, certain topographies and natural screening provide a sense of being in the countryside, despite the area being adjacent to an urban boundary. If the area is felt to have these characteristics, it is reasonable to conclude that the area is helping to safeguard the wider countryside from encroachment.

5.64 As part of the 2017 Review, the following amendments have also been made. Please note that these were not all derived from the PAS advice:

- As part of the review, it was noted that some of the Green Belt parcels were relatively large and that there were no particular features by which to split them. Therefore, where a modicum of development exists in one relatively small portion of a parcel, and this parcel could not be split, it was not considered appropriate that such isolated development should impact on the whole Green Belt parcel. Also, where development was found to be spread across the whole parcel but was otherwise dispersed or in totality was not considered to significantly impact on the sense of openness of the parcel as a whole, this was again a reason to change the assessment of partly contributing to contributing.
- The presence of electricity pylons has not impacted on the outcomes of this assessment. Following this review, it is not considered that pylons significantly act

to encroach or otherwise significantly impact on the characteristics of the countryside.

- The weight given to other forms of infrastructure within a Green Belt parcel has also been reduced. Whilst major roads, roundabouts and, to a lesser extent, railway lines, can impact on tranquillity and a general perception of whether an area is in open countryside, this impact is dependent on the size of the parcel being assessed. As such, transport infrastructure has only impacted on the assessment result if it is considered that such infrastructure begins to form a characteristic of the Green Belt parcel rather than being present within it.

5.65 It is recognised that assessment under Purpose 3 could be considered to be the most subjective of the four purposes assessed, and it is this Purpose that has seen the most revision as part of this review. The re-assessment has had the effect of being less clinical with regard to whether the development which has taken place within the Green Belt parcel amounts to encroachment, with emphasis instead being placed on whether the overall character of the parcel as a whole has been impacted by the development that has occurred. It is accepted that this approach could be criticised for not attributing sufficient weight to the notion of encroachment but this redress of the balance is considered more appropriate due to the special protection that the Green Belt has in planning policy purely through its designation as Green Belt, and how that function limits further encroachment.

Assessing Purpose 4 - To preserve the setting and special character of historic towns

5.66 Basildon Borough has no nationally recognised 'historic towns' such as Cambridge or Canterbury, but it has settlements with historic elements that should be respected.

5.67 Areas within the Borough of significant historical importance are conserved and managed through various means, including Conservation Areas, Ancient Woodlands, Scheduled Monuments and Listed Building designations. Therefore, these designations along with historic field patterns and boundaries have all been considered as offering a 'special character' and the information in Stage 2 on Historic Context helped inform the assessments for this purpose. The adopted *Conservation Area Appraisals and Management Plans (2011)* and the *Basildon Borough Historic Environment Characterisation Project (2011)* have also been referred to when carrying out this assessment.

5.68 Under Purpose 4, whilst the assessment has focused on historic elements, it has also assumed that 'setting and special character' of towns in general should be preserved where appropriate. For example, large unsympathetic and intrusive development could risk comprising the character of an area and have an adverse impact on the settlement.

5.69 As part of the 2017 Review, the following amendments have also been made. Please note that these were not all derived from the PAS advice:

- Parcels were considered to contribute to this purpose where they contained an element of historic interest (Conservation Area, Ancient Woodland, Scheduled

Monument) or were adjacent to a Conservation Area designated as such for its historic interest. This recognises that inappropriate development adjacent to a Conservation Area would compromise that designation.

- Parcels were considered to be partly contributing to this purpose if they contained Ancient Woodland but were not in the immediate setting of an existing town. This recognises the importance of these historical assets whilst accommodating the fact that the Purpose places an emphasis on 'historic towns'.
- Individual listed buildings and other smaller historic features were not considered as part of this assessment. As previously stated, this review focuses purely on the Green Belt purposes as set out in the NPPF. Historic features are protected through separate legislation, including the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979. That these features are not included as part of this review in no way diminishes their importance in the wider planning context. Ancient Woodland is also protected by its own legislation, which the treatment of such woodland through the 2017 Review does nothing to change.

Scoring against the Four Purposes

5.70 Once assessed each Green Belt area was scored based on the extent to which it met that particular purpose. The scoring used a traffic light system of green, amber and red and an explanation of what the individual colours mean is detailed in Figure 7.

Green: *The Green Belt area contributes to the purpose.*

Amber: *The Green Belt area partly contributes to the purpose.*

Red: *The Green Belt area does not contribute to the purpose.*

Figure 7: Traffic light system for each of the Green Belt purposes

5.71 As mentioned above, a further category of 'not relevant' was created for Green Belt Purpose 1 - *To check unrestricted sprawl of large built-up areas*. This was done in recognition that there was a conflation between those Green Belt parcels that were not contributing to this purpose by virtue of failing to contain urban sprawl with those that were not contributing to this purpose by virtue of not being in proximity to a defined urban area through which development could sprawl. Those parcels falling into the latter clause were re-scored as 'not relevant' to this purpose.

5.72 It is also important to note that under the previous methodology, if part of the area

contributed to a purpose, but part did not, then the area was rated as an amber overall. Following the 2017 Review however, consideration was also given as to whether the proportion that was not contributing was significant enough to impact on the assessment of the whole parcel. The assessment given under the 2017 Review is therefore based on the character of the parcel in totality rather than being representative of any part of a parcel which demonstrates the least accordance with the Green Belt purposes.

Stage 4: Conclusions

- 5.73 The 2017 Review draws conclusions based on the role that each Green Belt parcel has to play with regard to each individual purpose, and also assesses the Green Belt by way of an accumulation of all purposes. This latter assessment has been carried out by presenting each Green Belt parcel by way of its strongest contribution to any one of the four assessed Green Belt principles.
- 5.74 Previous iterations of this Review presented the accumulation assessment by way of a combination of all four purposes. Parcels were ranked higher by virtue of the number of purposes that it was assessed as performing strongly against. For example, a parcel would be scored more favourably if it was assessed as contributes to three Green Belt Purposes and partly contributes to one purpose compared to another parcel that was assessed as contributes to one purpose and partly contributes to three purposes.
- 5.75 However, it was considered as part of the 2017 Review that amalgamating disparate purposes may not be an appropriate way to assess the importance of any single piece of Green Belt. The results produced could be misleading because, whilst a Green Belt parcel could be absolutely crucial in performing one of the Green Belt purposes, it may not have a significant role in others. A purpose may not even be relevant, but the overall assessment of an individual parcel would be lowered in light of the fact that it is only strongly performing under a single purpose. As such, this element of the previous 2015 Review has been omitted from this report.
- 5.76 A further assessment of the Borough's Green Belt in its wider spatial context has also been added to this report as part of the 2017 Review. Please see Section 7.

Final Note

- 5.77 It is important to reiterate that the conclusions drawn by this study do not act to remove any areas of land from the Green Belt. Instead the conclusions provide an understanding of how each individual Green Belt area contributes to the wider Green Belt within the Borough at the point of assessment.

6 THE FINDINGS

6.1 Section 6 provides a summary of the main findings for stages 1 to 3.

Stage 1: Identifying the Assessment Areas

6.2 Stage 1 identified parcels within the Green Belt with clear boundaries which were appropriate for assessment.

6.3 As previously mentioned, the Green Belt study area used the boundaries of the Green Belt set out in the adopted Basildon District Local Plan 1998 and divided the Green Belt into 73 parcels, which were revised to 75 following the 2017 Review.

Stage 2: Carrying out the Assessments

6.4 The detailed Stage 2 assessment for each parcel is detailed in Appendix E.

Stage 3: Identifying the contribution to Green Belt Purposes

6.5 The areas were rated against the Green Belt purpose as set out in paragraph 80 of the *NPPF*. Each individual parcel assessment in Appendix E sets out the reasoning behind the rating. Table 2 shows the rating of each parcel against each purpose.

GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
1	C	DNC	C	DNC
2	PC	DNC	C	C
3	PC	DNC	PC	DNC
4	C	DNC	C	DNC
5	C	PC	C	DNC
6	NR	PC	C	DNC
7	C	PC	C	DNC
8	PC	PC	C	DNC
9	C	PC	C	DNC
10	NR	DNC	C	C
11	C	PC	C	C
12	C	PC	PC	C
13	C	PC	C	DNC
14	PC	PC	PC	DNC
14A	DNC	DNC	DNC	DNC
14B	C	PC	C	DNC
15	C	C	C	C
16	DNC	C	DNC	C
17	C	C	PC	C
18	NR	DNC	C	DNC
19	NR	DNC	PC	DNC
20	C	DNC	PC	DNC
21	C	C	C	DNC
22	C	C	C	DNC

23	PC	PC	PC	DNC
24	PC	PC	PC	DNC
25	C	C	C	C
26	PC	PC	C	DNC
27	PC	DNC	PC	DNC
28	C	DNC	C	DNC
29	C	DNC	C	DNC
30	C	DNC	C	C
31	C	C	C	C
32	DNC	PC	PC	DNC
33	PC	C	C	DNC
34	DNC	C	DNC	DNC
35	PC	C	C	DNC
36	PC	C	PC	DNC
37	PC	C	PC	DNC
38	DNC	C	DNC	DNC
39	PC	DNC		DNC
40		C	DNC	DNC
41	PC	PC	PC	DNC
42	C	PC	C	DNC
43	C	PC	C	DNC
44	C	PC	PC	DNC
45	DNC	C	DNC	DNC
46	C	PC	PC	DNC
47	NR	DNC	PC	DNC
48	NR	DNC	C	DNC
49	NR	DNC	PC	DNC
50	C	PC	PC	DNC
51	C	C	C	DNC
52	C	PC	PC	DNC
53	PC	C	C	DNC
54		C	DNC	DNC
55	C	PC	C	DNC
56	NR	PC	C	DNC
57	C	PC	C	DNC
58	PC	PC	PC	DNC
59	C	DNC	C	DNC
60	C	PC	PC	PC
61	NR	PC	PC	
62	PC	PC	PC	PC
63	C	DNC	C	PC
64	C	DNC	C	DNC
65	C	PC	C	C
66	PC	DNC	PC	DNC
67	NR	DNC	C	DNC

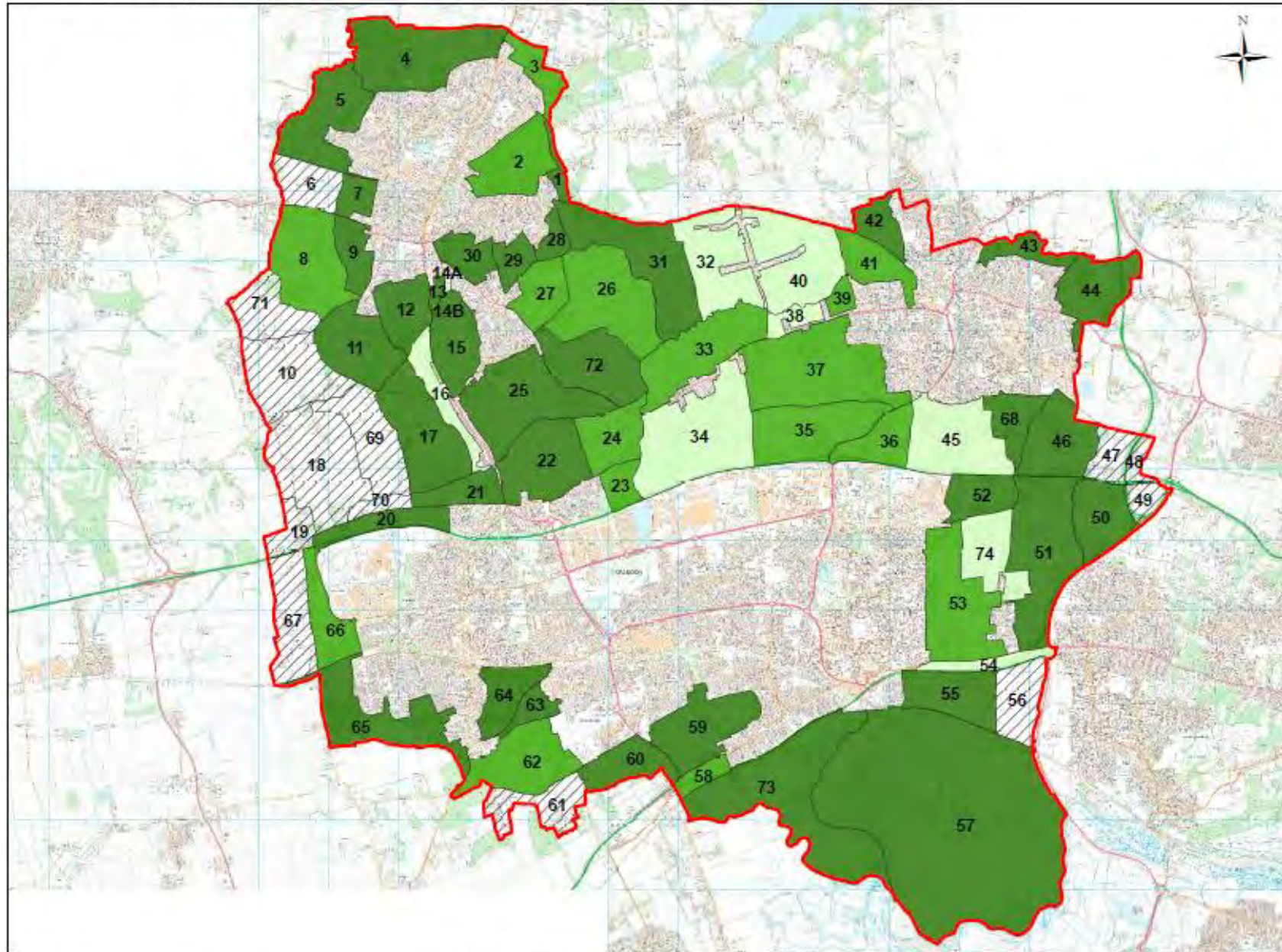
68	C	PC	C	DNC
69	NR	DNC	C	C
70	NR	DNC	C	
71	NR	DNC	C	PC
72	C	PC	C	
73	C	PC	C	
74	DNC	PC	DNC	DNC

Table 2: Table showing each area's contribution to the Green Belt purposes

Key:	
C	Area contributes to this purpose
PC	Area partly contributes to this purpose
DNC	Area does not contribute to this purpose
NR	Area is not relevant to this purpose

6.6 There now follows an assessment of the Green Belt study area against each single purpose.

Green Belt Purpose 1: To check the unrestricted sprawl of large built-up areas



- Legend**
- Borough Boundary
 - Purpose 1**
 - Contributes
 - Partly Contributes
 - Does Not Contribute
 - Not Relevant

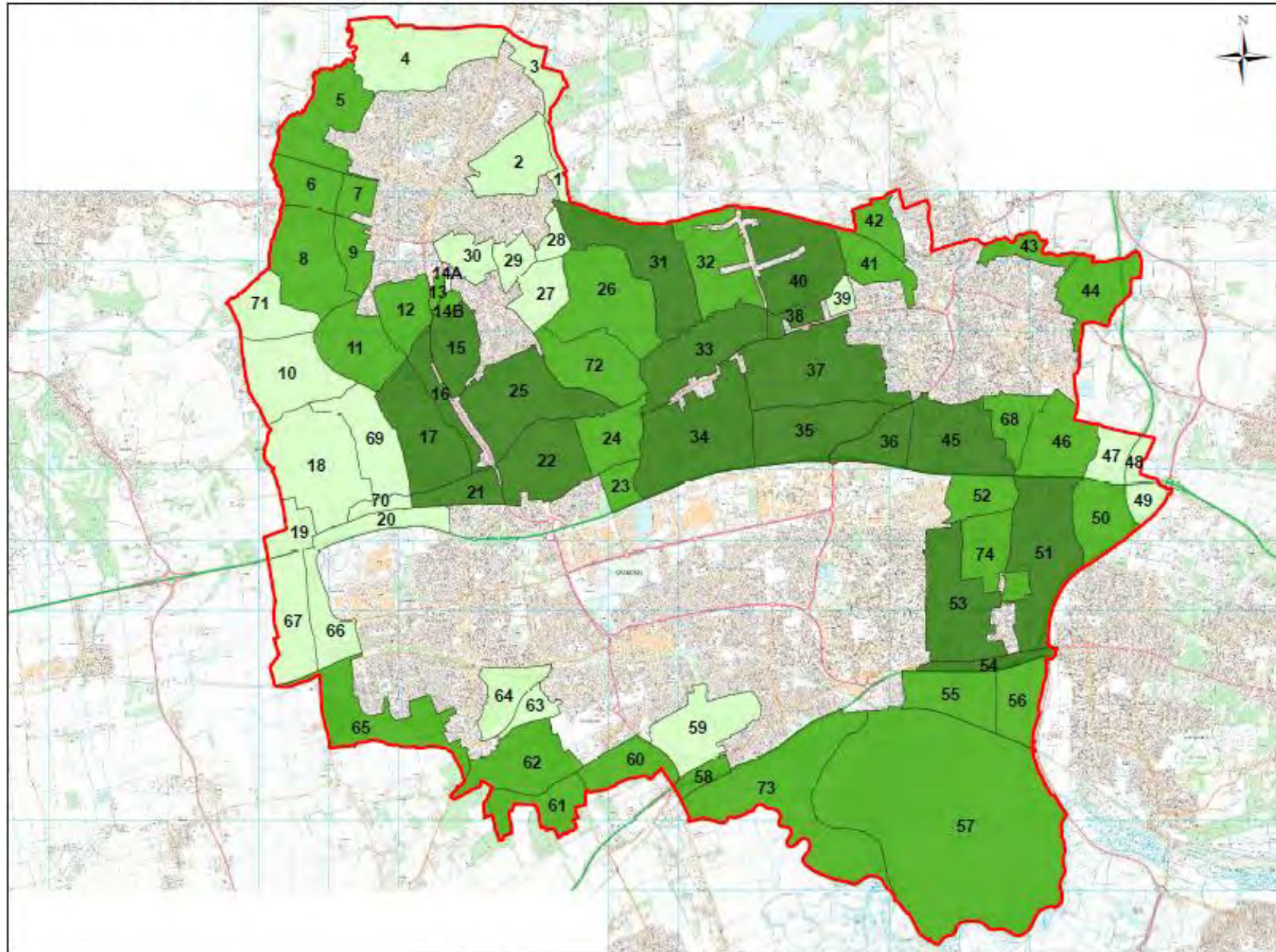


This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (© Crown Copyright and database rights 2017 Ordnance Survey 100019571. All rights reserved.

Findings for Green Belt Purpose 1

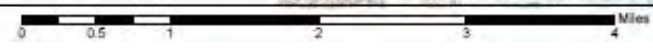
- 6.7 The majority of Green Belt areas were assessed as either contributing or partly contributing to checking unrestricted sprawl of the large built up areas of Basildon, Billericay, Wickford, Bowers Gifford, Crays Hill, Ramsden Bellhouse and Noak Hill. Those areas which contributed to this purpose had strong defensible urban/rural boundaries and no evidence of sprawl from the adjacent urban area. In general the boundary line of residential properties and railway lines acted as good barriers that protected the adjacent Green Belt area from development.
- 6.8 Areas which were identified as partly contributing to this purpose have experienced a degree of sprawl which can be traced back through an unbroken line from an existing urban area. As such the current urban/rural boundary has not been as effective in preventing the urban area from expanding into these Green Belt areas. However these Green Belt areas still contain land which has been unaffected by sprawl and their designation as Green Belt will be acting to prevent any further urban sprawl into the undeveloped parts of each individual area. As shown in the map depicting performance under Green Belt Purpose 1, all urban areas have expanded beyond their settlement boundary to some extent but predominantly the Green Belt can be seen to be restricting sprawl originating from each of the main urban areas within the Borough.
- 6.9 All areas which were assessed as not contributing to this purpose are adjacent to one of the seven urban areas in the Borough. They contain a large amount of development which extends across them and it has consequently been assessed that a rural character is either no longer present or is heavily compromised. A number of these areas contain plotland developments which, although settlements in their own right, are closely associated with their neighbouring urban areas and appear to be natural extensions to these urban areas. This is true of Parcel 34, 45 and 74. The other parcels assessed as not contributing were Parcel 16 which is associated with Noak Hill, Parcel 32 and 40 which are associated with Ramsden Bellhouse and Parcel 38 which is associated with Wickford. All these parcels contained either significant residential development or, as is particularly the case in Parcel 16, were largely comprised of residential back gardens to the extent that the area could not be considered countryside.
- 6.10 A further 13 parcels were assessed as being 'not relevant' to this purpose. These were parcels that were either some distance from an urban area or otherwise had no role in preventing urban sprawl as there was no urban sprawl in any adjacent parcel. These parcels are predominantly concentrated in the west.

Green Belt Purpose 2: To prevent neighbouring towns merging into one another



Legend

- Borough Boundary
- Purpose2**
- Contributes
- Partly Contributes
- Does Not Contribute



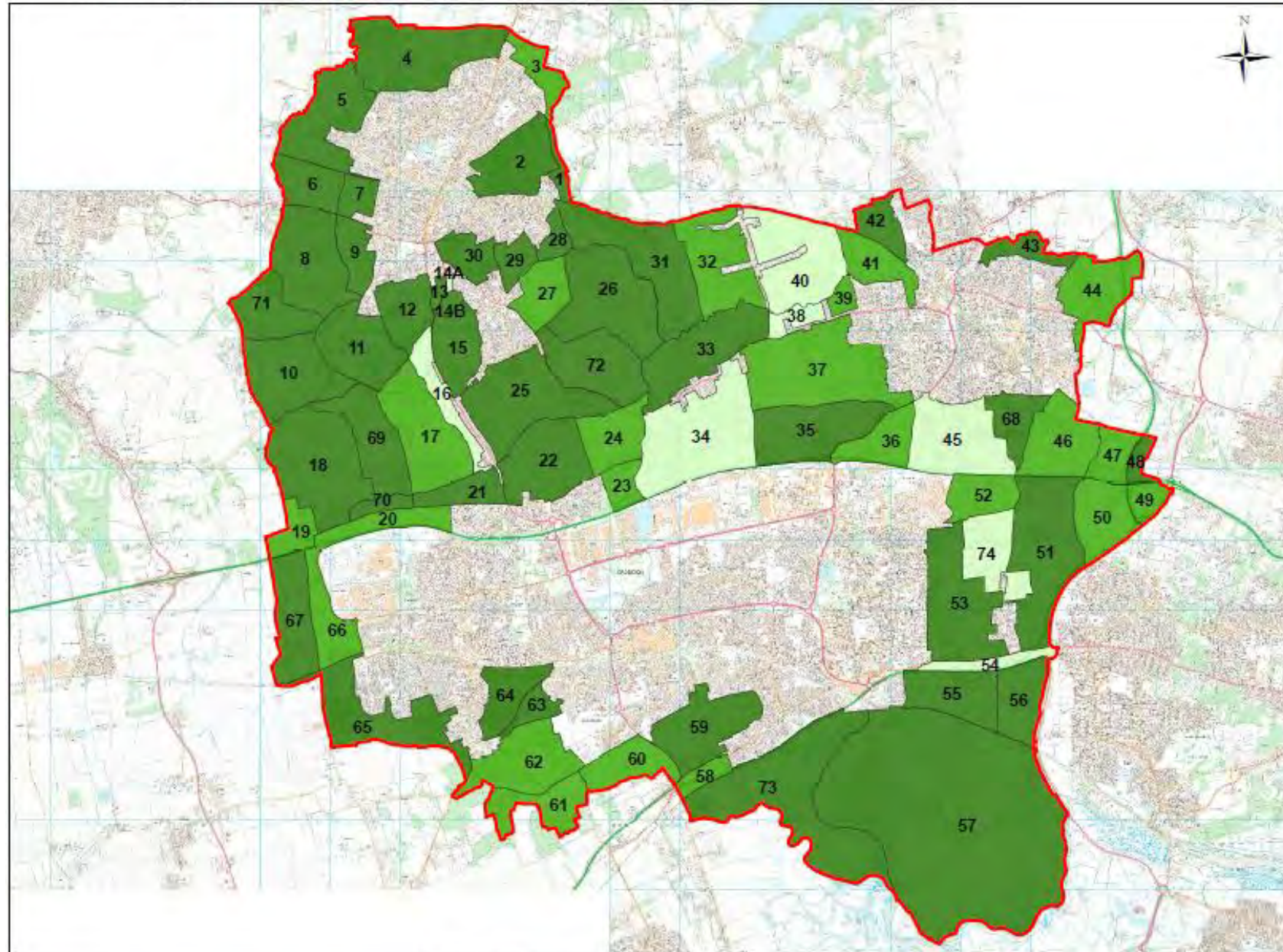
This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100015871. All rights reserved.

Findings for Green Belt Purpose 2

- 6.11 There are key areas of Green Belt around the Borough which contribute to preventing neighbouring towns from merging into one another. Similarly there are several parcels, particularly in the west of the Borough, which do not contribute to this purpose although this is always by virtue of the fact that they are either not located in an area that is within 3km of another settlement or are instead significantly enclosed by a single settlement. As such, any rating of not contributing is always by virtue of the purpose not being relevant rather than any type of 'failing'.
- 6.12 Those areas which contribute to preventing coalescence are located within the narrow and therefore strategically important rural breaks between the urban areas. If any one of these areas were released in full for development, two neighbouring settlements would either physically merge, such as Parcel 37 which would merge Wickford and Crays Hill, or be perceived as merging such as Parcel 31 which comprises a significant amount of the strategic gap between Billericay and Ramsden Bellhouse. Green Belt parcels within the centre of the Borough contribute to the separation of Basildon, Noak Hill and Billericay, Basildon and Crays Hill, Basildon and Wickford, Wickford and Ramsden Bellhouse and Wickford and Crays Hill. Green Belt parcels to the east of Basildon help maintain the separation of Basildon and Bowers Gifford, Basildon and South Benfleet, and Bowers Gifford and South Benfleet.
- 6.13 Areas that contained plotlands were not automatically assessed as not contributing to this purpose. Plotland development is of lower density than standard urban area development and therefore this still allows for a measure of separation between two recognised urban developments. For example, Parcels 34 and 45 have been assessed as contributing to this purpose as, whilst taken over by plotland development, they still have a different characteristic to Basildon, Wickford and Crays Hill and therefore prevent them from merging into each other.
- 6.14 In addition to areas that clearly contribute to this purpose, there are a number of areas within the Borough's Green Belt which 'partly contribute' to preventing coalescence. They are located within rural breaks which are wider than the narrow strategic gaps identified above. If they were released for development in isolation there wouldn't be a risk of towns merging, however, when considered for development in combination with adjacent Green Belt areas they could either give the perception that two settlements have merged, or lead to them actually merging. These areas are also clustered together and assist in separating Billericay and Hutton, Billericay and Ramsden Bellhouse, Wickford and Rawreth, Wickford and South Benfleet and Basildon and South Benfleet. Parcels were also assessed as partly contributing where they were adjacent to a single settlement and their development would cause an existing gap between another settlement already 3km and less to be reduced further. This was the reason for all areas in the south of the Borough being ranked as partly contributing to this purpose as they provide part of the break between Basildon and Stanford-le-Hope in Thurrock.
- 6.15 As shown in the map depicting performance under Green Belt Purpose 2, there are also swathes of land that do not contribute to this purpose because they are

considered to be within a significant rural break between two neighbouring settlements. They are located to the north and east of Billericay, to the north west of the town of Basildon and to the far east of the Borough. They include parcels that aren't adjacent to any settlement such as Parcels 10, 18 and 19 or as previously mentioned, parcels that are adjacent to one settlement such as Areas 3, 28, 29, 30 and 66.

Green Belt Purpose 3: To assist in safeguarding the countryside from encroachment

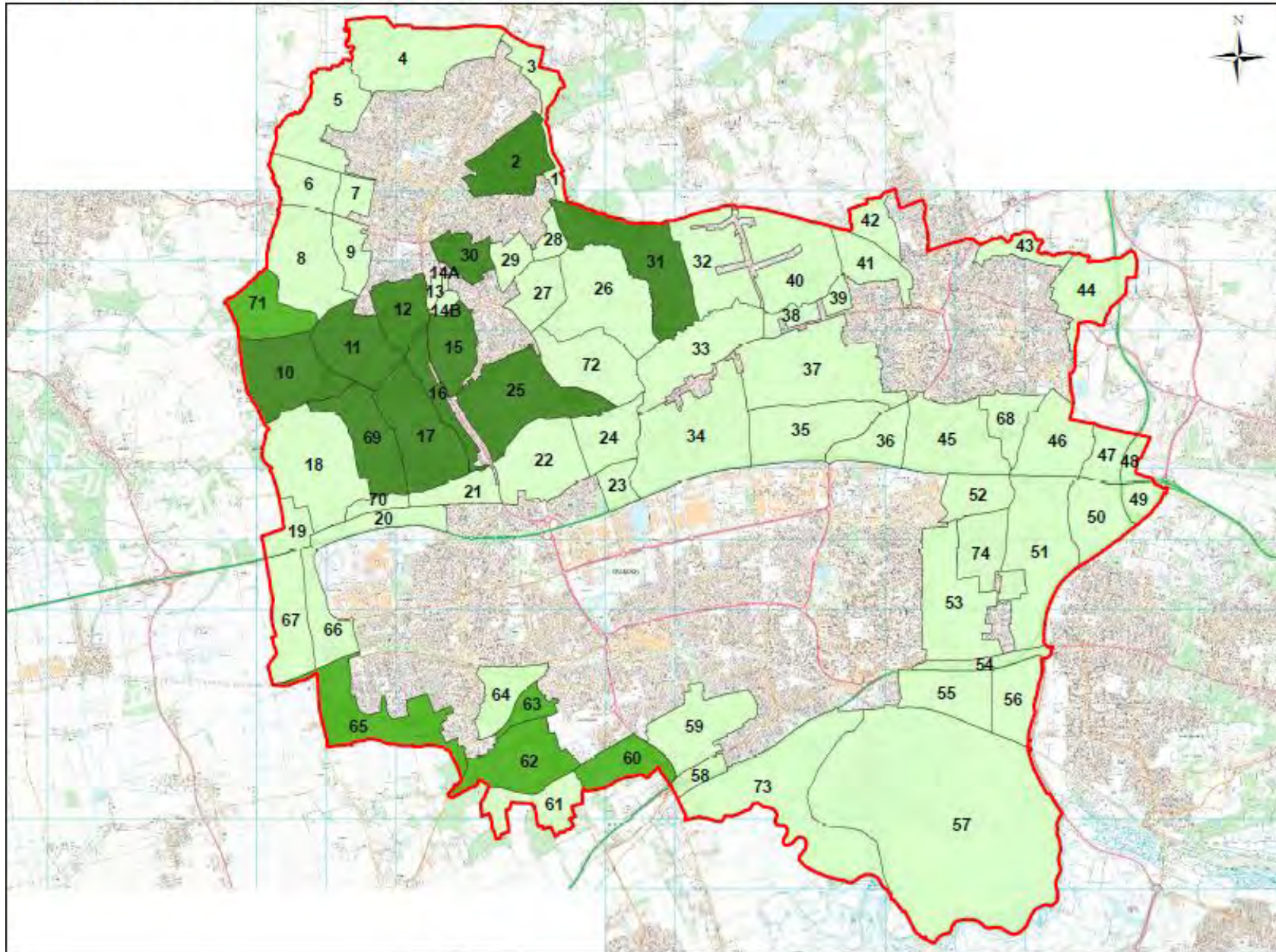


Findings for Green Belt Purpose 3

- 6.16 The majority of the Borough's Green Belt parcels have been assessed as contributing to assisting in the safeguarding of the countryside from encroachment. The assessments found that many parcels contained some form of development such as residential dwellings or infrastructure such as major roads which would be classified as encroachment. However many of these parcels also consisted of agricultural land, fields, woodland, open space and/or marshland which are valued as characteristics of the countryside and should be recognised as such. Therefore, the presence of a small quantum of development in a relatively large and otherwise undeveloped area was not considered significant enough to impact on their assessment under this purpose. This rationale has allowed a parcel to be assessed by virtue of the overall characteristics of the parcel rather the more clinical approach of assessing a partial contribution against this purpose when the scale of development is relatively minor.
- 6.17 If there were clear differences in land use between two portions of a single parcel, such that these two portions displayed clearly different characteristics, it was considered appropriate to assess that the whole parcel was partly contributing but recording on the pro-forma the differences between the two portions of the single parcel. Further assessment would then be required with regard to the degree of contribution to this purpose as part of a future holistic assessment of the Green Belt against objectively established development needs
- 6.18 Where areas contained farmsteads and other associated buildings which are compatible with a countryside setting such as a pavilion which helps to facilitate outdoor recreation, these were not considered to be encroachment as they are developments that are considered appropriate in the Green Belt.
- 6.19 As shown in the map depicting performance under Green Belt Purpose 3 **Error! Reference source not found.**, there are a large cluster of parcels contributing to this purpose towards the west and northwest of the Borough around Billericay and a large area to the south although this is in part due to the dominance of Parcel 57 which covers Pitsea Marshes. Those parcels which were assessed as partly contributing were assessed as containing sufficient development such that parts of the parcel no longer displayed significant countryside characteristics to the extent that 'the countryside' was not the sole characteristic of the parcel. That is not to say that the parcel does not have a role in preventing any further development within the parcel, such that it isn't contributing at all, but instead highlights that there has nonetheless already been development within the Green Belt at this location. Again, further assessment would be required with regard to the current and future role of the Green Belt parcel as part of a future holistic assessment of the Green Belt against objectively established development needs
- 6.20 Those parcels which have been assessed as not contributing to safeguarding the countryside are mainly located north and east of Basildon and west and south of Wickford. Many of these parcels have a high level of residential development within them which has affected the parcels' perception of being countryside, such as Parcel 34 and Parcel 45 which contain plotland development. Other parcels were

assessed as not contributing due to the amount of urban sprawl originating from Noak Hill and Ramsden Bellhouse, such as Parcels 16 and 40.

Green Belt Purpose 4: To preserve the setting and special character of historic towns



- Legend**
- Borough Boundary
 - Purpose_4**
 - Contributes
 - Partly Contributes
 - Does Not Contribute



Findings for Green Belt Purpose 4

- 6.21 Few areas across the Borough contribute to preserving the character and setting of historic settlements. The assessments identified several areas with features of historical importance but these were not considered relevant unless they comprised part of the setting of an area that was already recognised for its historic importance. This is not to diminish the significance of these heritage assets, but instead recognises that they are subject to their own separate legislation and are not relevant to the Green Belt purposes as defined by the NPPF. If a parcel was assessed as contributing it either includes part of a Conservation Area or has a strong influence on the character or setting of a Conservation Area. The only Conservation Area that was not considered as representing a settlement of historic importance was Noak Bridge. It was designated as a Conservation Area for its architectural qualities and not for its historic interest. Parcels were also considered to be partly contributing to this purpose if they contained an Ancient Woodland which was not within the setting of a town. This is to recognise the importance of these features as part of a historic setting but in any event they are covered by separate legislation which affords them significant protection beyond any treatment in this Review.
- 6.22 As shown in the map depicting performance under Green Belt Purpose 4, those parcels contributing to this purpose are clustered around Billericay. Green Belt parcels that include part of the Billericay Town Centre Conservation Area or influence its character or setting are 2, 12 and 30. Parcel 2 contains Norsey Wood which is also an Ancient Woodland and a Scheduled Monument. Parcel 12, along with Parcels 10, 11, 16, 17 and 69, also helps to preserve the character and setting of the Little Burstead Conservation Area, while Parcels 15 and 25 help to preserve the character and setting of the Great Burstead Conservation Area. As the Conservation Areas in the Borough are located to the north west of the Borough within and south of Billericay, the parcels of Green Belt which contribute to Purpose 4 are all clustered in this vicinity. Parcel 31 was also assessed as contributing to this purpose as it contains an Ancient Woodland and is in close proximity to Billericay such that the Ancient Woodland is considered to be part of its setting.
- 6.23 All areas assessed as partly contributing contain Ancient Woodland but are not associated with the setting of an existing urban area as defined in this Review. This accounts for the assessment given to Parcel 71 and the small band of Green Belt parcels in the south west of the Borough.

Cumulative Assessment

- 6.24 As stated above, the previous iteration of this report sought to present the cumulative assessment by way of a combination of all four purposes. Parcels were ranked by virtue of the number of purposes that it was assessed as performing strongly against.
- 6.25 However, it was considered as part of the 2017 Review that amalgamating disparate purposes may not be an appropriate way to assess the importance of any single piece of Green Belt. The results produced could be misleading because,

whilst a Green Belt parcel could be absolutely crucial in performing one of the Green Belt purposes, it may not have a significant role in others. A purpose may not even be relevant, but the overall assessment of an individual parcel would be lowered in light of the fact that it is only strongly performing under a single purpose. As such, this element of the previous iteration of the Green Belt Review has been omitted from this report.

- 6.26 The figure below draws conclusions based on how each parcel performs under the purpose or purposes it most contributes to, irrespective of what that purpose is. This allows for a snapshot depicting the importance of each Green Belt parcel in its spatial context, but not one potentially diminished by disparate purposes that may not always be relevant. The results of that assessment are below:

:

Green Belt Parcels by Strongest Contribution to One or More Purposes

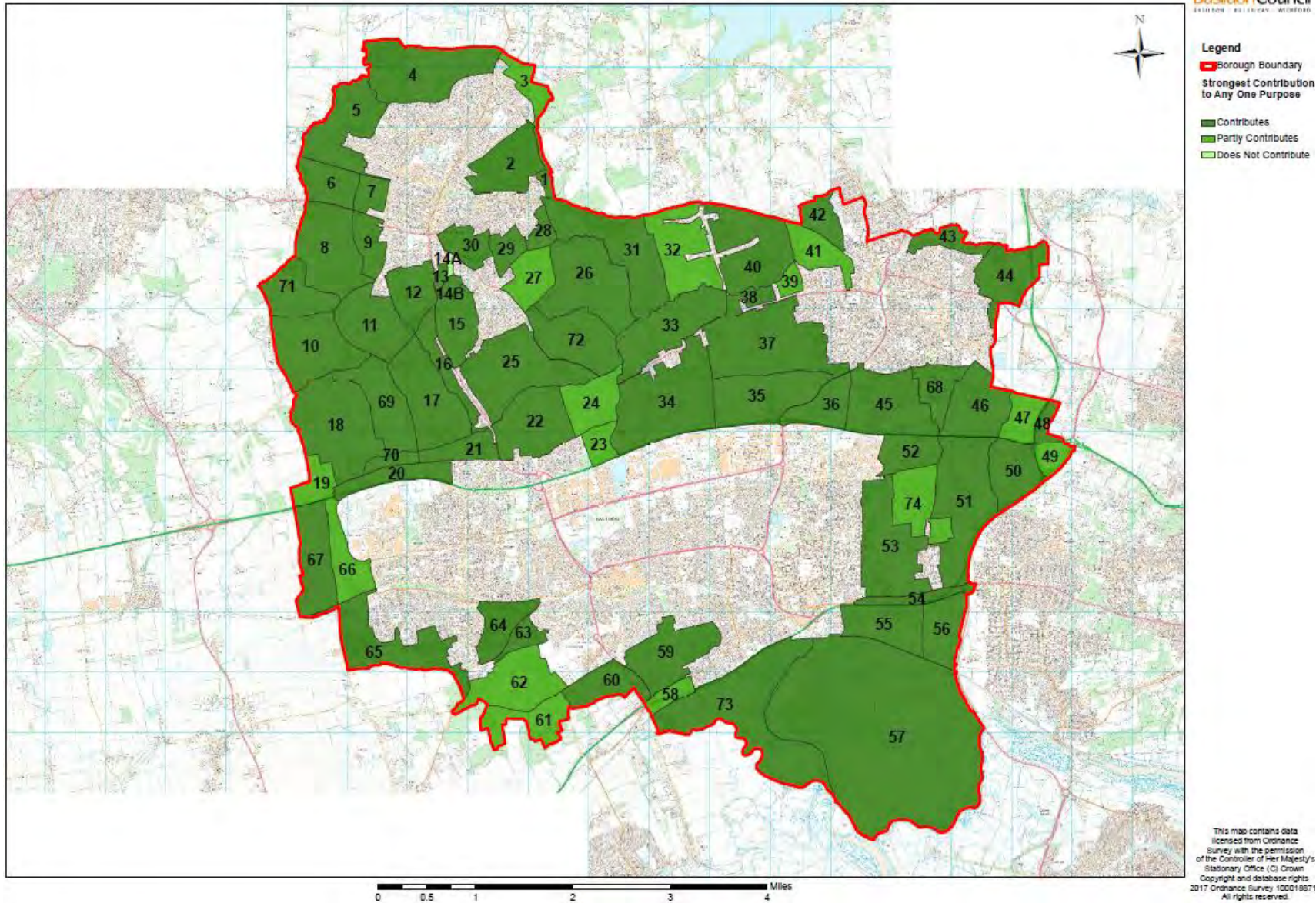


Figure 8: Highest Rank across Green Belt Purposes

Key	Green Belt area
Contributes to the function of at least one Green Belt purpose	1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14A, 15, 16, 17, 18, 20, 21, 22, 25, 26, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 40, 42, 43, 44, 45, 46, 48, 50, 51, 52, 53, 54, 55, 56, 57, 59, 60, 63, 64, 65, 67, 68, 69, 70, 71, 72, 73
Partly contributes to the function of at least one Green Belt purpose but does not fully contribute to a purpose	3, 14B, 19, 23, 24, 27, 32, 39, 41, 47, 49, 58, 61, 62, 66, 74
Makes no contribution to the purposes of the Green Belt	14A

Table 3: Green Belt Areas and their Green Belt status

- 6.27 Of the 75 Green Belt parcels, 58 parcels were found to make a full contribution to at least one purpose of the Green Belt, 16 were found to make a partial contribution to at least one purpose and a single parcel was found to be making ‘no contribution’ to any purposes. This was Parcel 14A which comprises the residential development at Bell Hill Close. This parcel is fully developed and acts as part of the settlement of Billericay.
- 6.28 Many of the parcels are therefore important for the role they play in at least one of the Green Belt purposes. A parcel may be of particular importance to maintaining the separation of settlements (Purpose 2) but may also include development within it which is considered to be sprawl from the urban area (Purpose 1) or encroachment (Purpose 3), or both, which detract from the openness of the Green Belt. Nonetheless this parcel provides an important function and this assessment recognises this by virtue of assessing such a parcel as contributing. The more detailed assessments associated with each individual parcel provide the specific detail which will allow a further consideration of the function of each parcel on a purpose-by-purpose basis, but in accumulation, the majority of the parcels make a contribution to the purposes of the Green Belt in at least one purpose.
- 6.29 It is important to recognise that parcels which were categorised as making a partial contribution to the Green Belt purposes doesn't necessarily mean that the entire Green Belt parcel only partly contributes, it could be that individual portions within the parcel may no longer be contributing to the purposes to the extent that the parcel as a whole is not demonstrating a full contribution. In such instances further consideration is needed to determine whether all or part of the parcel has a future role as part of the Borough's Green Belt. An assessment of partly contributing is also not a commentary on a parcel performing an intrinsically less important strategic function than one which is contributing. An assessment of partly contributing is as a result of the current landuses within the parcel and may reflect more acute development pressures which the Green Belt designation is acting to constrain. In such instances, the parcel could still be strategically important with

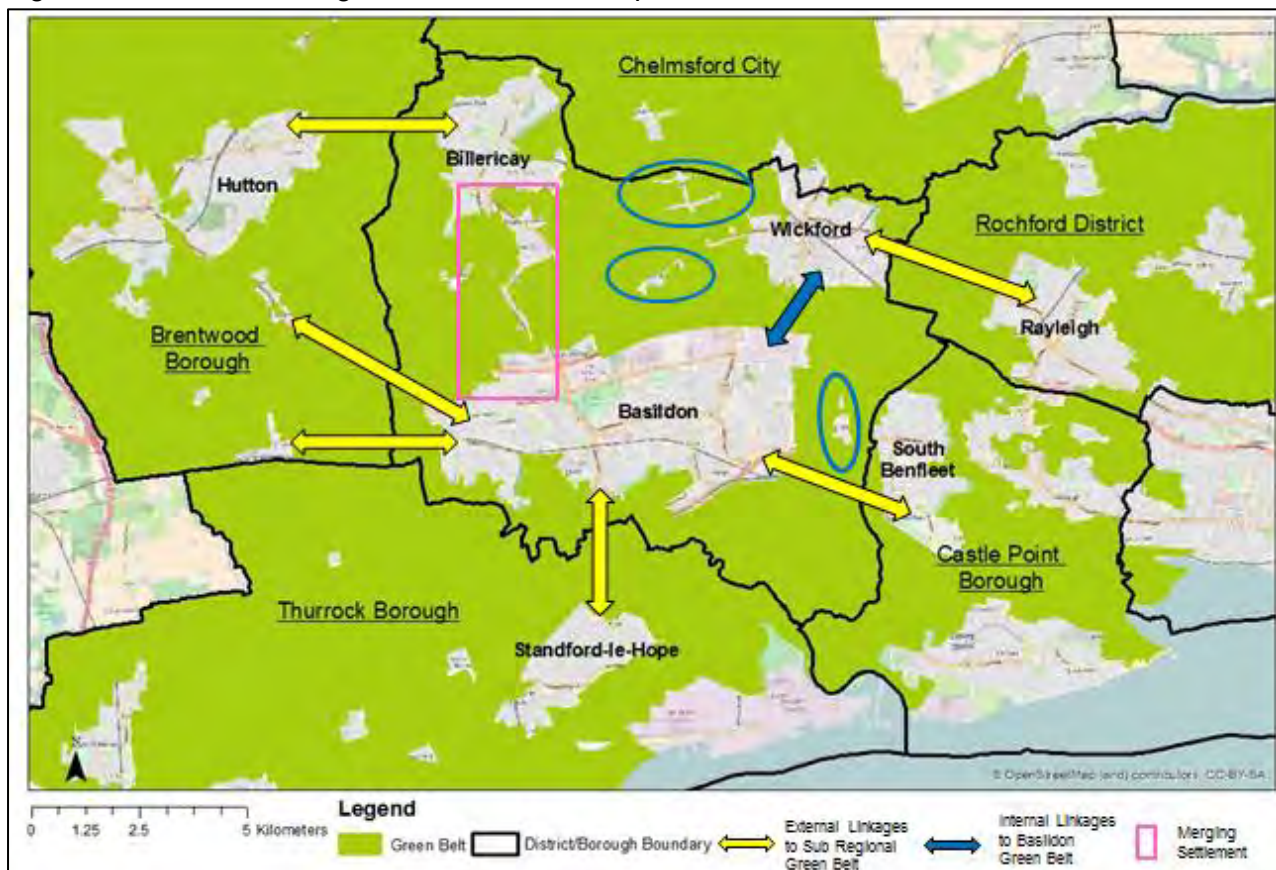
regard to the maintenance of the Green Belt. Further work which takes this Review into account will be required to establish whether a parcel partly contributing is still providing an important strategic function or whether development restrictions could be reduced to allow for sustainable development in areas where a measure of development has already taken place.

7 BASILDON BOUROUGH'S GREEN BELT IN ITS SPATIAL CONTEXT

7.1 As well as understanding how each parcel performs within the Borough's Green Belt, it is also important to understand whether the Green Belt has any strategic linkages to other areas inside and outside of the Borough. The diagram below shows the internal and external strategic linkages assessed as being within the Green Belt within the borough and how these linkages relate to the sub regional Green Belt. Whilst there is an element of subjectivity in this exercise, parcels of Green Belt which can be assessed as being of importance by virtue of forming strategic linkages will require further consideration should all or part of any such parcels come under scope for de-allocation.

Basildon Borough's Green Belt in its Spatial Context

Figure14: Basildon Borough's Green Belt in its Spatial Context



7.2 The above figure shows that at the local level, the Borough's Green Belt performs an important role in preventing the merging of settlements in what is a relatively well developed administrative area. At the strategic level, there are a number of external links between Green Belt areas in the sub-region.

7.3 Villages such as Ramsden Bellhouse, Crays Hill and Bowers Gifford are fully encircled by Green Belt. As the individual parcel assessment recognised, some of this land has already been encroached upon but by virtue of the current Green Belt designation, further encroachment should be restricted and the villages able to

maintain their separation.

- 7.4 There are two areas of particular importance within the Borough. The first is the strategic gap between Wickford and Basildon. This is relatively small and therefore it is essential that the merits of further development in this area are given particular consideration in order to prevent these two significant urban areas from merging. The other area of particular interest is that surrounding south Billericay, Noak Hill and north Basildon. Here it can be seen that there is an almost unbroken chain of development linking these three areas. In order to preserve these areas as three distinct settlements, particular consideration will again need to be given to any development proposals that may come forward in these locations.
- 7.5 Basildon's Green Belt also provides an external function although in some areas there is a reliance on the Green Belt in adjoining authorities to act to prevent urban coalescence. Much of the Borough in the north, north east and south is developed up to the administrative boundary and therefore it is primarily the Green Belt in the adjoining authorities of Chelmsford, Rochford and Thurrock which is preventing the coalescence of larger urban settlements. This is particularly true between Wickford and Rayleigh where the vast majority of the gap between these two settlements is within Rochford District. The opposite is however true with regard to the relationship with Castle Point in the east, where much of the strategic gap between settlements lies in Basildon Borough. With regard to Brentwood the strategic gap is shared whilst at the administrative boundary with Chelmsford, there is limited development on both sides other than Billericay which is relatively isolated in terms of development further north, and where Ramsden Heath and Ramsden Bellhouse, and to a greater extent, Wickford and Runwell already demonstrate elements of urban coalescence.

8 Conclusions by Area

- 8.1 The specific recommendations for each Green Belt parcel are set out in Appendix E while a summary of the Green Belt parcels by geographic area are set out below.
- 8.2 As there are few Green Belt parcels that are not adjacent or close to an urban area the recommendations will be by settlement.

Basildon

- 8.3 The Green Belt parcels around the Basildon urban area were primarily reported as making a contribution to at least one Green Belt function whilst other parcels were assessed as making a partial contribution across the four purposes.
- 8.4 The Green Belt parcels in proximity to Basildon that made a partial contribution to the Green Belt were to the north east of Burnt Mills, west of Laindon, east of Noak Bridge and south of Langdon Hills. In general, they partly contributed or were not relevant to checking unrestricted sprawl of large urban areas and acted to safeguarding the countryside from encroachment although still contained some level of development.
- 8.5 All parcels to the south of this urban area partly contributed to the purpose of preventing neighbouring towns from merging into one another due to the close proximity of the urban area of Corringham across the administrative boundary in Thurrock. Those parcels to the north of Basildon were found to be contributing to this purpose by virtue of being the strategic gap between Basildon and Noak Hill and Basildon and Wickford. In the west there was a mixture across the three assessment tiers depending on the proximity to South Benfleet whereas in the east parcels were not contributing to this purpose as there is no other proximal urban area in this direction to make this Purpose relevant.
- 8.6 Green Belt parcels to the south and south west of Basildon have relevance to Purpose 4 due to the presence of Ancient Woodland and abandoned plotlands. These are the only areas outside of Green Belt parcels around Billericay which are considered relevant to the purpose of protecting the character of historic towns.

Billericay

- 8.7 The Green Belt parcels around the Billericay urban area were almost all assessed as contributing to the purposes of the Green Belt. Most parcels were assessed as contributing to both checking the unrestricted sprawl of large built up areas and safeguarding the countryside from encroachment. Green Belt parcels to the east and south were assessed as contributing to protecting the historic character of the area, with these parcels being the only parcels where this purpose was strongly relevant in the Borough. This was due to Norsey Wood, both an Ancient Woodland and Scheduled Monument located in Parcel 2 and the large area of Ancient Woodland in Parcel 31, which are both to the east of Billericay, and parcels containing the Little Burstead Conservation Area, Great Burstead Conservation Area and further Ancient Woodland to the south and south west.

- 8.8 Parcels to the east and west of Billericay make a partial contribution to preventing neighbouring towns from merging due to providing part of the strategic gap with Ramsden Bellhouse and Crays Hill to the east and south east respectively, and with Hutton in Brentwood to the west. Some parcels to the south demonstrate a strong contribution to this purpose due to the close proximity of Noak Hill and Basildon. Areas to the north were assessed as not contributing to this purpose due to the distance between Billericay and urban areas within the Borough of Chelmsford, or due to the fact that certain areas were almost entirely encircled by Billericay such that their development would amount to infilling within Billericay
- 8.9 The only Green Belt parcel assessed as not contributing to the function of the Green Belt across any of the purposes within the Borough is adjacent to the southern settlement boundary of Billericay. This is Area 14A which is now entirely developed as housing.

Wickford

- 8.10 The Green Belt parcels around the Wickford urban area were primarily assessed as making a contribution to at least one of the purposes of the Green Belt. Parcels to the west and southwest of Wickford prevent Wickford merging with a neighbouring settlement although it was recognised that they contained varying levels of development that were classed as both sprawl and encroachment upon the countryside. As such many of the areas were assessed as contributing to Purpose 2 and partly contributing against Purpose 1 and Purpose 3. Parcel 45 was assessed as making 'no contribution' to Purpose 1 and Purpose 3 due to the presence of plotland development, and Parcels 38 and 40 were assessed as not contributing to these purposes due to the amount of sprawl meaning that these areas no longer displayed the characteristics of countryside.
- 8.11 The areas around Wickford were not assessed as making a contribution to preserving the setting and special character of historic towns.

Bowers Gifford

- 8.12 The Green Belt parcels around Bowers Gifford were reported overall as making a contribution to the role and function of the Green Belt to the east, west and south and a partial contribution to the north. Parcels contributed towards preventing Bowers Gifford from merging with neighbouring settlements to the east, west and south, whilst contributing to checking unrestricted sprawl to the west, partly contributing to this purpose to the east and making 'no contribution' in the south. The parcel in the south, Parcel 54, is small and linear in shape and due to the development within it, is assessed as not being predominantly countryside in nature meaning there is 'no contribution' to safeguarding the countryside from encroachment or sprawl. However, the quantum of development is not that associated with more traditional fully urban areas and therefore it is assessed as contributing to preventing the merging of urban areas.
- 8.13 Parcel 74 lies to the north of Bowers Gifford and contains the North Benfleet Plotlands. Again, the quantum of development is not that which would be equated

with traditional urban development and it forms a strategic gap in combination with other Green Belt parcels meaning that it is assessed as partly contributing to preventing urban areas from merging, but the area fails to contribute to the purposes of preventing sprawl and encroachment.

Crays Hill

- 8.14 The Green Belt parcels adjacent to Crays Hill were reported overall as making a contribution to at least one purpose of the Green Belt, which was primarily preventing Crays Hill from merging with Wickford to the east and Basildon to the south. Performance in relation to the purpose of safeguarding the countryside is mixed, with parcels displaying the full range of potential assessments. The purpose of preserving historic character is not relevant to parcels adjacent to Crays Hill. All parcels other than Parcel 34 were assessed as partly contributing to the purpose of checking unrestricted sprawl as they all contain a degree of development that can be seen to originate from a large built up area but with the designation likely to be preventing further development. With regard to Parcel 34, this comprises the Crays Hill Plotlands, and whilst providing a separation between Crays Hill and Basildon, this parcel has been subjected to a degree of sprawl and encroachment such that the countryside character has been lost and this area is not contributing to these two purposes.

Ramsden Bellhouse

- 8.15 The Green Belt parcels around Ramsden Bellhouse were reported overall as making a contribution to at least one purpose of the Green Belt to the east and south and a partial contribution overall to the west. There are no parcels to the north as this settlement is adjacent to the northern boundary of the Borough.
- 8.16 The parcels to the east and south have an important function as they are contributing to preventing Ramsden Bellhouse and Wickford from merging as they form strategic gaps individually. Parcel 33 to the south also contributes to preventing encroachment of the countryside. Parcel 32 to the west makes a partial contribution overall as it is not assessed as fully contributing to any of the Green Belt purposes. By virtue of the amount of urban sprawl and encroachment within it, Parcel 32 does not contribute to checking unrestricted sprawl but partly contributes to safeguarding the countryside from encroachment. Parcel 32 contains several properties and ancillary buildings that are associated with the settlement of Ramsden Bellhouse but the quantum is not so high that the developments dominate the overall character of the area. Parcel 32 also forms a strategic gap in combination with Parcels 31 and 33 such that it partly contributes to this purpose. In contrast, whilst Parcel 40 in the east contributes to the purposes of the Green Belt by representing a full strategic gap between Ramsden Bellhouse and Wickford, it does not contribute to checking urban sprawl or safeguarding the countryside from encroachment due to the amount of development that has spilled into the area.
- 8.17 The purpose of preserving historic setting is not relevant to Green Belt areas adjacent to Ramsden Bellhouse.

9 GLOSSARY

Relevant Abbreviation	Term	Definition
-	Agricultural Land	<p>Agricultural land denotes the land suitable for agricultural production of both crops and livestock.</p> <p>Agricultural land is graded from 1-5 by DEFRA with Grade 1 being of excellent quality and Grade 5 being of very poor quality. The principal physical factors influencing this grading are climate, site and soil.</p> <p>Grade 3 constitutes about half of the agricultural land in England and Wales. Basildon Borough has primarily Grade 3 agricultural land.</p>
-	Allotment	Portion of land used for cultivation.
-	Ancient Woodland	<p>Ancient woodland is an area that has been wooded continuously since at least 1600 AD. Ancient woodlands are of prime ecological and landscape importance. Many rare and threatened species are associated with this habitat. Furthermore relatively undisturbed woodland often contains features of historical, archaeological and landscape importance.</p> <p>Ancient Woodland is listed under Section 41 of the Natural Environment and Rural Communities Act 2006, as being of principal importance for the purpose of conserving biodiversity in England.</p>
-	Archaeological Find Area	An area where there has been excavations to discover items of archaeological importance.
-	Basildon	When "Basildon" is mentioned in text, it refers only to the area of the Basildon New Town including Laindon and Pitsea and not the whole Borough.
-	Biodiversity	A term commonly used to describe the variety of life on earth, whether it be plants, animals or even micro-organisms and
-	Bronze Age	The period from about 2,000 BC, when bronze-working first began in Britain, until about 700 BC when the use of iron began.
-	Brownfield	Land that has been previously developed, regardless of whether it is in the Green Belt or urban area

Relevant Abbreviation	Term	Definition
-	Buffer Areas/ Zones	A buffer zone creates an additional layer of protection for sites of environmental importance which is intended to avert negative environmental or human influences. The buffer zones differ in size depending on the level of importance. All buffer zones used are derived from advice from Natural England, Environment Agency, Essex Wildlife Trust and other relevant
-	Coastal Floodplain Marsh	This is a landscape type which supports a variety of habitats, the defining features being hydrological and topographical rather than botanical. It is a seasonally inundated permanent pasture of meadow within a level area with ditches which maintain water levels, containing fresh water or brackish water.
-	Coastal Vegetated Shingle	Shingle is a mobile and transient habitat, rarely stable in the long term, and many of the world's shingle features are bare of vegetation. The result of this colonisation is the distinctive strips of vegetated shingle. It has highly specialised and important flora communities which include significant plants and grows mainly along the drift line.
-	Coastline	A coastline is where land meets the sea or the ocean.
	Co-axial Fields	A coaxial field system is a group of fields (usually square or rectangular) arranged on a single prevailing axis orientation.
-	Conservation Area	Areas of towns or villages which have special architectural or historic interest and deserve to receive careful protection are designated as Conservation Areas. Conservation Areas give broader protection than listing individual buildings: all the features listed or otherwise, within the area, are recognised as part of its character.
-	Country Park	An area designated for people to visit and enjoy recreation in a countryside environment.
-	Cropmarks	Variations in the sub-soil caused by buried archaeological features which results in different crop growth visible from the air
-	Deciduous Woodland	Woodland or forest made up of trees which have broad, flat leaves and which shed them annually during autumn. They remain bare through the winter months when insulation is too low for efficient photosynthesis and water may be locked in snow, before growth restarts in spring.

Relevant Abbreviation	Term	Definition
-	Econet Areas of Semi-natural Woodland	Eco system network, which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally; or plantation, where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century.
-	Environment	This is a generic term used in this study to group together environmental factors that do not fall within the land use category such as flood zones and TPOs.
-	Flood Zone 2	Medium probability of flooding. Land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1%-0.1%) or between 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-0.1%) in a year.
-	Flood Zone 3a	High probability of flooding. Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
-	Flood Zone 3b	Functional floodplain. Land where water has to be stored or flows in times of flood
-	Gas Pipeline	A structure for transporting gaseous fuels over long distances from the point of extraction or production to the points of consumption.
-	Grassland	Grasslands are areas where the vegetation is dominated by grasses.
-	Green Belt	A restrictive land use designation around major built up areas that has existed since 1947 to restrict urban growth and safeguard the countryside for agriculture, forestry and recreation. They are protected by the <i>NPPF</i> and current local saved policies.
-	Ground Water	Ground water is water that occurs in the subsurface below the water table
-	Ground Water Vulnerability	Ground water vulnerability is the sensitivity of the ground water system to human and/or natural water quality impacts.

Relevant Abbreviation	Term	Definition
-	Heathland	Heathlands are lowland areas dominated by colourful heather, gorse and bracken. Much like moorland, the soils are acidic and nutrient-poor, but unlike the water-logged moors, heaths have light and sandy soils.
-	Health centres	Premises providing different disciplines of health care such as GPs, and dentists for the local community.
-	History	This refers to the history of the land.
HECA	Historic Environment Character Area	These 13 areas were determined by the Thames Gateway Historic Environment Characterisation Project commissioned by English Heritage (now Historic England) and were based on the historic landscape and urban and archaeological boundaries.
HECZ	Historic Environment Character Zone	The original HECA's have been updated and divided into more specific and detailed HECZs (54 in total) which are more suitable for informing strategic planning and master planning activity within the Basildon Borough.
-	Infrastructure	Basic facilities, services and installations needed for a functioning community such as transportation and communication links, water and power lines.
-	Iron Age	The period from about 700 BC when iron-working arrived in Britain until the Roman invasion of 43 AD.
-	Land Use	The types of land as designated by the National Land Use Database as well as what the land is currently being used for.
LCA	Landscape Character Area	A distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another, rather than better or worse. There are 35 Landscape Character Areas within Essex, 4 of which occur within or immediately adjacent to the Basildon Borough. There are 14 local Landscape Character Areas, as set out in the Council's Landscape Study 2013.
-	Listed Building	Buildings designated to be of 'special architectural or historic interest' by the Secretary of State under the Listed Buildings and Conservation Areas Act 1990.
-	Local Centres	Small centres or groups of shops, generally offering convenience shopping.

Relevant Abbreviation	Term	Definition
LNR	Local Nature Reserve	Local Nature Reserves are for both people and wildlife. They offer people special opportunities to study or learn about nature or simply to enjoy it. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment.
LoWS	Local Wildlife Site	Local Wildlife Sites previously known as Sites of Importance for Nature Conservation (SINC) or County Wildlife Sites (CoWS) are areas of land with significant wildlife value. Local Wildlife Sites support both locally and nationally threatened wildlife, and many sites will contain habitats and species that are priorities under the Essex or UK Biodiversity Action Plans that sets out strategies for the conservation of much of our most vulnerable wildlife.
-	Lowland Dry Acid Grassland	This typically occurs on nutrient-poor, generally free-draining soils. Lowland Dry Acid Grassland can support a wide range of plant species and is an important habitat for invertebrates.
-	Lowland	The lowland meadows habitat includes most forms of unimproved
	Meadow	Neutral grassland found in the enclosed lowland landscapes of the UK, including pastures.
-	Medieval	The period between the Norman Conquest of England in 1066 and the dissolution of the monasteries in 1538 AD.
-	Mesolithic	The period following the end of the last ice age and prior to the introduction of farming in the Neolithic.
-	Mire Bog Fen Land	A wetland terrain dominated by living, peat forming plants. It is usually fed by mineral-rich surface water or groundwater and characterised by their water chemistry, which is neutral or alkaline.
-	Morphology	The study of the form and structure.
-	Mudflats	Sedimentary intertidal habitats created by deposition in low energy coastal environments, particularly estuaries and other sheltered areas.

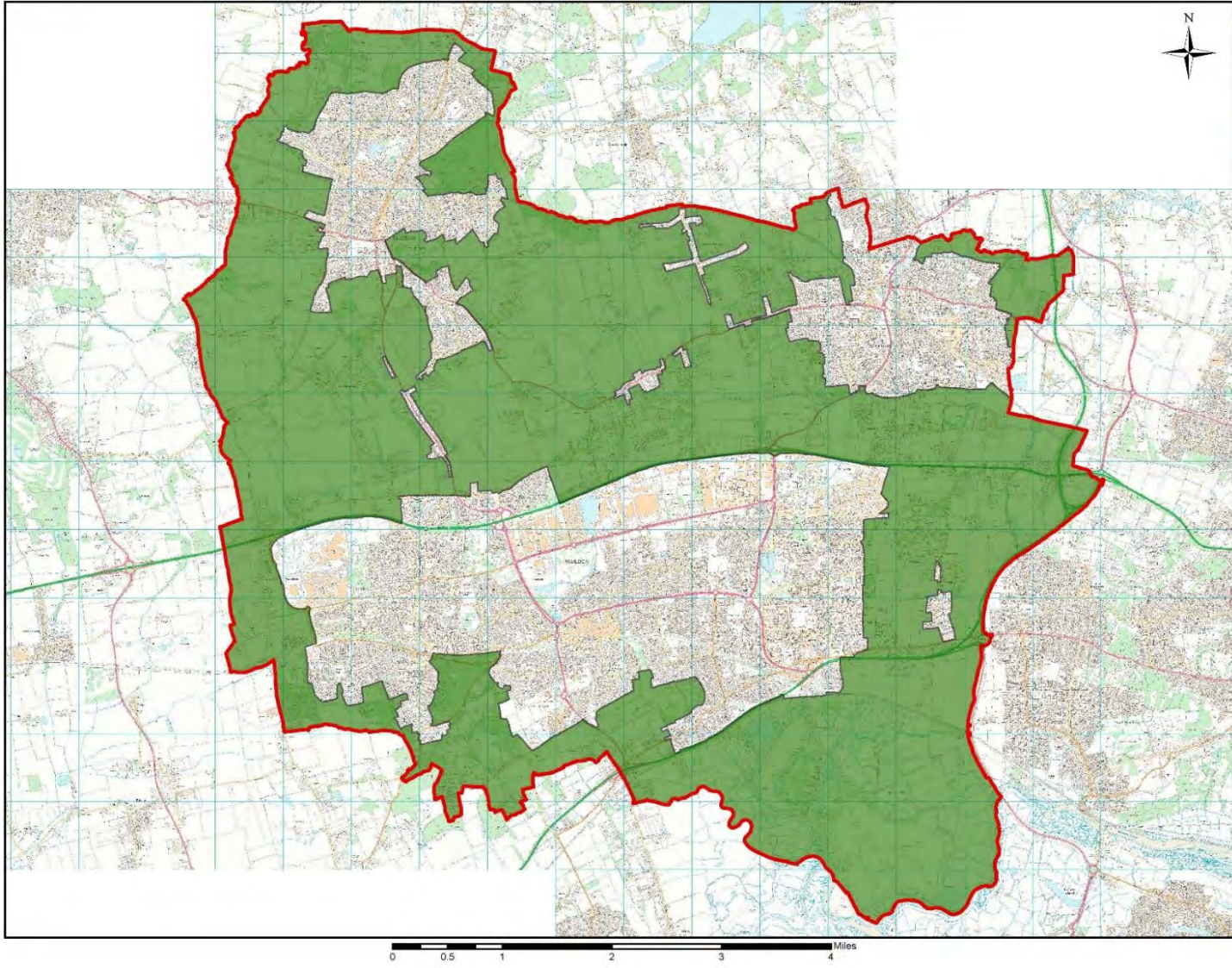
Relevant Abbreviation	Term	Definition
-	Natural Woodland	An area of land under trees with a canopy cover of at least 20% that has grown organically overtime.
NIA	Nature Improvement Area	These are large (in the region of 10,000-50,000 Hectares), discrete areas that, by taking a landscape-scale approach, will deliver a step change in nature conservation, where a local partnership has a shared vision for their natural environment restoring and creating wildlife habitats.
NPPF	National Planning Policy Framework	This replaces the previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) and consolidates national planning policies in to one document which was published 27 March 2012.
-	Oil Pipeline	A structure for transporting liquid fuel over long distances from the point of extraction or production to the points of consumption.
-	Palaeo-environmental	Material which provides evidence of an environment from the past.
-	Palaeolithic	The Palaeolithic period covers the time span from the initial colonisation of Britain, c 700,000 years ago to the end of the late ice age c 10,000 years ago
-	Plotland	<p>Thirteen Green Belt Plotland settlements in the Basildon Borough originated following the agricultural depression of the late 19th and early 20th Century. Following the arrival of the railways, many people living in London bought land as smallholdings, erecting buildings, small shacks and dwellings so they could visit at weekends and for holidays to escape the city. Following the Second World War, many people moved to these areas on a permanent basis despite the majority not having running water, electricity or fuel connections.</p> <p>The majority of the Plotlands were cleared during the building of Basildon New Town in the mid-late 20th Century; however, some remain and are home to around 2,000 residents.</p>
-	Planning History	Only the relevant planning history which may impact on the use of the land has been referred to in this study.
-	Post-medieval	The period from 1583-1900 AD.

Relevant Abbreviation	Term	Definition
PSAA	Protected Species Alert Areas	An area of land derived from the Basildon Borough Phase 1 Habitat Survey 2005 that may have habitats containing protected species within 10m. Investigations into whether protected species exist in the area would be necessary before development could be built subject to mitigation and licences.
PRoW	Public Rights of Way	Public rights of way include footpaths, byways and bridleways and are provided over public and private land by Essex County Council.
-	Purple Moor Grass and Rush Pasture	The habitat is comprised of a mix of wet acid grassland, wet heath, fen and mire communities and is found mainly in western parts of the British lowlands.
-	Ramsar Site	Ramsar sites are wetlands of international importance, designated under the UN Convention signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands.
-	Reedbeds	A natural habitat found in floodplains, waterlogged depressions and estuaries, consisting of one plant, the common reed.
-	Roman	The period of Roman occupation from 43 AD through to 410 AD.
-	Saltmarsh	Coastal wetlands that are flooded and drained by salt water brought in by the tides. They are marshy because the soil may be composed of deep mud and peat.
	Saxon	The period of the Saxon occupation from 410 AD to 1066 AD.
-	Scheduled Monument	'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or 'schedule'. A schedule has been kept since 1882 of monuments whose preservation is given priority over other land uses.
-	Settlement	A settled community.

Relevant Abbreviation	Term	Definition
SAC	Special Area of Conservation	SACs are areas which have been given special protection under the European Union's habitat Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the World's biodiversity. All terrestrial SACs in England are also SSSIs. The additional SAC designation is recognition that some or all of the wildlife habitats are particularly valued on a European context.
SPA	Special Area of Protection	SPAs are strictly protected sites classified under Directive 79/409 of the Conservation of Wild Birds, also known as the Birds Directive. These areas have been identified as being of national and international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. Most of these areas are also designated as SSSIs.
SSSI	Special Site of Scientific Interest	SSSI's are the Country's very best wildlife and geographical sites. There are over 4,000 Sites of Special Scientific Interest in England, covering around 7% of the land area. Over half of this SSSI land is internationally important for its wildlife, and are also designated as Special Areas of Conservation, Special Protection Areas, Ramsar sites or Local Nature Reserves.
-	Surface water Flooding Susceptibility	A surface water flood event that results from rainfall generated overland flow before the runoff enters any watercourse or sewer resulting in sewerage/drainage systems and surface watercourses being overwhelmed, preventing drainage. The Environment Agency categorises the susceptibility of surface water flooding in three bandings: Less, Intermediate, More. Surface water flooding does not include sewer surcharge in isolation.
TPO	Tree Preservation Order	Statutory protection of specific trees, group of trees and woodlands of amenity or species value so as to prohibit felling, removal, pruning or damage occurring to them without the prior consent of the local planning authority.
-	Traditional Orchard	Traditional orchards are a long established and widely distributed habitat and make a significant contribution to biodiversity, landscape character and local distinctiveness across the UK. There are many regional variations on this theme, including apple, pear, cherry, plum, damson and walnut orchards.

Relevant Abbreviation	Term	Definition
UK BAP	UK Biodiversity Action Plan	<p>The UK BAP was first published in 1994 and was the Government's Response to the Convention on Biological Diversity (CBD), which the UK signed up to in 1992 in Rio de Janeiro.</p> <p>The UK was the first country to produce a UK BAP which described the biological resources of the UK and details of their conservation.</p>
-	Undetermined Grassland	An area of grassland that has not been classified as any type.
-	Vernacular	A term used to categorise methods of construction which use locally available resources and traditions to address local needs and circumstances.
-	Washland	Man-made basins to accommodate flood waters, most of which were installed during the construction of Basildon New Town in the 1960's and 1970's. These areas are identified by the Environment Agency and Strategic Flood Risk Assessment as being within Flood Zone 3b and as such are protected from development which would prevent them from fulfilling their function and increasing flood risk elsewhere.



APPENDIX A – MAP SHOWING THE BOROUGH’S GREEN BELT



Basildon Council
BASILDON - BILLCICAY - WICKFORD

Green Belt

Legend

-  Borough Boundary
-  Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

APPENDIX B – SITE SURVEY PROFORMA

Area No:	Size of Area:	Location:	Existing Inner GB Boundary:	Existing Outer GB Boundary:
Date of Site Visit:		Time of Site Visit:		
General Description: Trees, topography, ridges, waterways, public footpaths, type of land, any development, etc.				
Photographs taken: Yes/ No		Photograph No(s):		
Land Use				
What are the adjacent land uses?				
Is there any built development in the area? If so, what, where and how much?				
Is the area providing any form of open space? If so, what and what is its quality and is it being utilised?				
Is the area providing any recreational facilities? PRow, dog walking, cycling, bridleways? If so, what are they and what are their qualities and how much are they being used?				
Could the recreational use be maintained if development was to occur in the area?				
Is there any opportunity for open space or recreational facilities in the area? If so, what would they be?				
Settlement				
Are there are nearby settlements?				

If development were to occur in this area would settlements 'physically' merge?	
If development were to occur in this area could it 'be perceived' that settlements have merged?	
Is there a distinctive permanent boundary to the area? If so, what and where?	
Landscape	
Are there any distinctive landscape features in the area? If so, what and where?	
Services	
Are there any services/ facilities/ amenities within the area or nearby?	
Historical	
Are there any historic characteristics in the area? If so, what are they?	
Are there any settlements nearby that have a historic status? If so, describe?	
Would development spoil the character of the area? If so, how and could this be overcome?	
Environment	
Is there any evidence of wildlife, if so, where and what?	
What is the quality of the area's environment? (Including landscaping, boundary treatments, etc.)	

Is there any evidence of flooding, surface water, etc.	
--	--

Transport

Is there any strategic road network nearby? Describe proximity, quality of the linkage and adequacy for use.	
--	--

Are there any train stations or bus stops nearby? Are they within the area, within 400m or 800m?	
--	--

Any other comments:	
---------------------	--

APPENDIX C – SETTLEMENT HIERARCHY

Taken from *Basildon Borough Council Settlement Hierarchy 2015*.

Settlement Type	Characteristics	Places
Major Urban Area	<p>Main Town – wider than local role;</p> <p>Focal point for retail and commercial activities;</p> <p>A127 employment corridor;</p> <p>Hospital and other health and civic facilities;</p> <p>Wide range of community and leisure facilities; and</p> <p>Wider accessibility by public transport.</p>	<p>Basildon (incorporating Laindon and Pitsea)</p>
Large Towns	<p>Large town centres;</p> <p>Retail and commercial activities;</p> <p>Employment areas;</p> <p>Health facilities;</p> <p>Several primary and secondary schools;</p> <p>Some leisure and community facilities; and</p> <p>Good public transport accessibility.</p>	<p>Billericay (incorporating Great Burstead & South Green, and Break Egg Hill)</p> <p>Wickford (incorporating Shotgate)</p>
Serviced Villages	<p>Some community facilities; and</p> <p>Fair public transport accessibility.</p>	<p>Bowers Gifford Village</p> <p>Crays Hill Village</p> <p>Ramsden Bellhouse Village</p>
Un-serviced Settlements	<p>Small collection of dwellings;</p> <p>Limited public transport accessibility</p>	<p>Little Burstead Village</p> <p>Dunton Village</p> <p>Fobbing Plotland</p> <p>Bells Hill Road Plotland</p> <p>Broomshill Chase Plotland</p> <p>Crays Hill Plotland</p>

Settlement Type	Characteristics	Places
		Fairmead Plotland Green Lane Plotland Newhouse Farm & Castledon Road Plotland Noak Hill Road* Northlands Plotland North Benfleet Plotland Ramsden View Road Plotland Stormont Way Plotland Wickford Lawn Plotland

* Please note that Noak Hill was treated as a serviced settlement for the purposes of this report by virtue of the fact that it has a settlement boundary and has been taken out of the Green Belt. This is a characteristic shared by all other serviced settlements. All other un-serviced settlements lack this boundary and therefore remain in the Green Belt.

APPENDIX D – GREEN BELT PURPOSE QUESTIONS

Green Belt Purpose 1: To check unrestricted sprawl of large built-up areas

Is the parcel adjacent to a major urban area, large town, or serviced settlement (as defined in the Settlement Hierarchy¹¹)?

Is there a robust permanent Green Belt/ development boundary?

Does the parcel contain any development? What type of development? Could it be classed as sprawl?

Would development in this parcel lead to ribbon development?

Would development in the parcel result in isolated development not connected to existing boundaries?

Would development of the parcel effectively 'round off' the settlement pattern?

Do natural and physical features provide a good existing barrier between the existing urban area and undeveloped land? If development breached this barrier would it contribute to sprawl?

Green Belt Purpose 2: To prevent neighbouring town from merging into one another

If the parcel were to be released for development, is there a risk that the major urban area, large towns, and/or serviced settlements could physically merge?

Is there a perception that these settlements would merge if development took place in the parcel?

Does the parcel, in isolation or in combination with other parcels, provide a fundamental strategic gap between these settlements?

Green Belt Purpose 3: To assist in safeguarding the countryside from encroachment

Is there infrastructure or built up development within the parcel that detract from the openness of the countryside?

Does the parcel provide access to the countryside?

Is there a perception that development in this parcel has/ would result in encroachment of the countryside?

If the parcel was to be developed is there risk of the countryside being destroyed or lost?

Are there physical features that form a clear boundary and ensures development is contained?

Does the parcel include national or local designated areas?

¹¹ Basildon Borough Council, 2015, *Basildon Borough Settlement Hierarchy*

Does the parcel include development or uses that are appropriate in and compatible with the Green Belt¹²?

Green Belt Purpose 4: To preserve the setting and special character of historic towns

Could the nearby settlement (includes all settlements identified in the Settlement Hierarchy) exhibit a historic character or setting?

Is there a Conservation Area nearby? How close? Could this be at risk if development were allowed in the parcel?

Is there an Ancient Woodland nearby? How close? Could this be at risk if development were allowed in the parcel?

Is there a Listed Building nearby? How close? Could this be at risk if development were allowed in the parcel?

Is there a Scheduled Monument nearby? How close? Could this be at risk if development were allowed in the parcel?

Could development in this parcel risk the historic character of the settlement (includes all settlements identified in the Settlement Hierarchy)?

Is this parcel historically sensitive to change?

Green Belt Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

It is considered that all parcels within the Green Belt by their nature and designation should contribute to the recycling of derelict and urban land as Green Belt is generally a prohibitive designation where development is rarely acceptable, thus development is focused into urban areas and the redevelopment of urban land.

¹² Paragraphs 89 and 90 of the *NPPF* (2012) lists those types of development and uses that are exceptions to inappropriate development in the Green Belt

APPENDIX E – GREEN BELT AREA ASSESSMENTS

1 GREEN BELT PARCEL 1

Parcel Description:

- 1.1 The parcel has a large open field to the north of the parcel, with a road that runs adjacent to the west. The left hand side of the road is bordered by large trees, part of Norsey Woods, and the right hand side of the road is bordered by low bushes providing a view into the open field. Following the edges of Norsey Wood, the Plantation and around The Mount are areas of semi natural woodland. Looking to the east the field appears to be predominantly flat, but when the field is viewed from the north looking southwards, there is a steep slope upwards (pic 1). Open fields are being used for equestrian training (pic 2). A large house can be seen just outside the north corner of the parcel and there are agricultural buildings to the very far east of the field and Ramsden Hall School (although these are not within the area or Borough). There is a large farm house to the south of the open field, but this is outside Parcel 1. Along the south of the open field is a public footpath (pic 3). Past the farm, there is another open field to the south of Parcel 1 (pic 4). A view of Billericay can be seen in the distance to the south west of this open field, although there are some trees that screen parts of it. The view to the west and north of the site is of Norsey Woods (pic 5), part of Parcel 2.



Picture 1 – looking southwards from the north west corner of Parcel 1



Picture 2 – Open field to the north of Parcel 1 being used for equestrian training



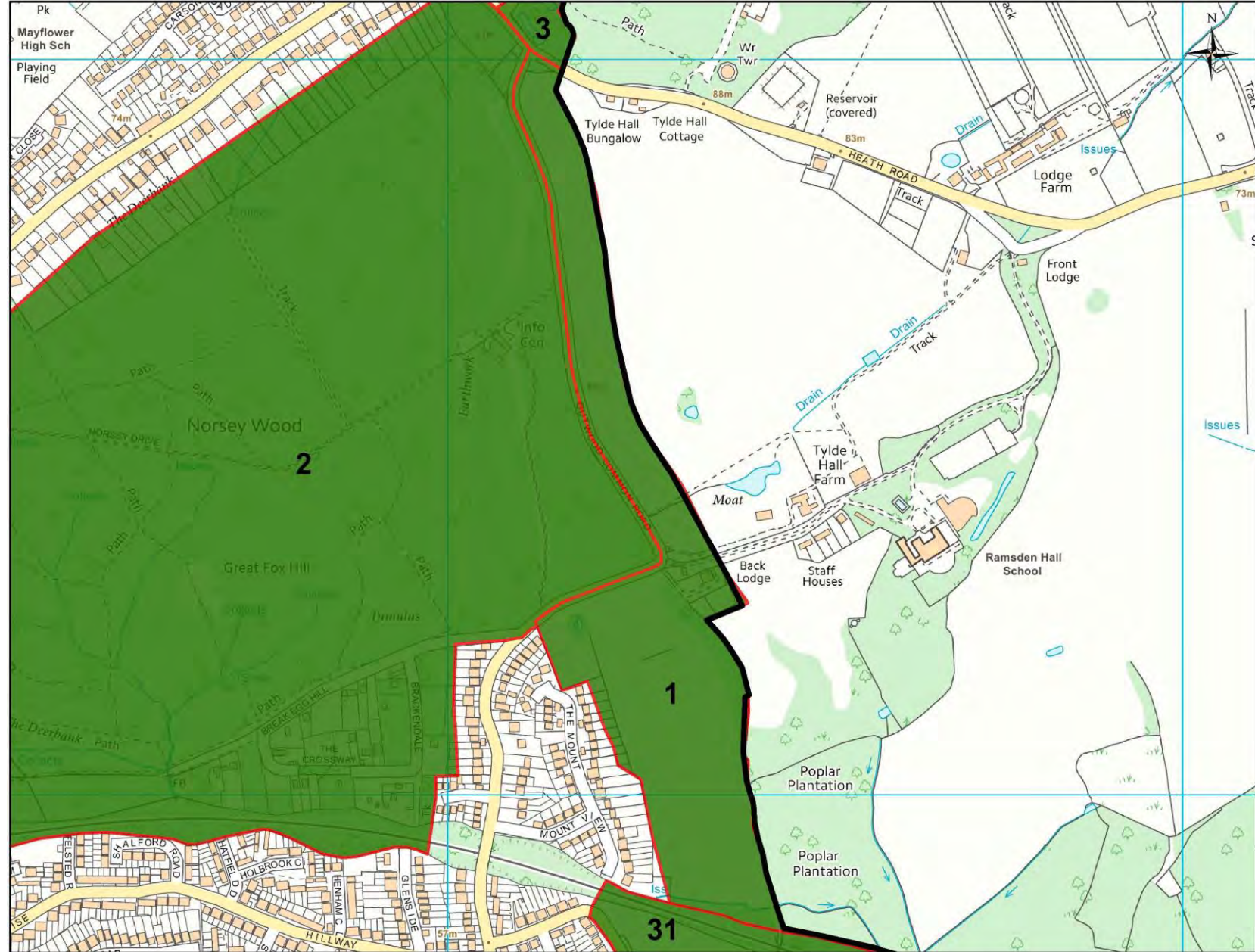
Picture 3 – Looking northwards across an open field to the north of Parcel 1 with Norsey Woods to the west



Picture 4 – Looking southwards to Billericay across an open field to the south of Parcel 1



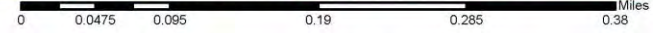
Picture 5 – Looking westwards into Norsey Woods (Parcel 2)



Green Belt Area 1

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 1 Assessments

Settlements

- The town of Billericay abuts the south of the parcel, with South Green approx. 2km to the south
- The serviced village of Ramsden Heath (within the City of Chelmsford) is approx. 2km to the east of the parcel
- The serviced village of Stock (within the City of Chelmsford) is approx. 3.5km to the north of the parcel
- Access from Billericay is best achieved via Outwood Common Road/ Norsey Road. The closest B road (the B1007 – as 'High Street/Stock Road/Laindon Road' runs through Billericay Town Centre. This is some distance away from the parcel.

Land Use

- Tracts of this parcel are listed as being of non agricultural land uses
- Land use includes Woodvalley Farm
- Grade 3 agricultural land to the south of Back Lodge, east of The Mount and west of Poplar Plantation
- Bordered by Ancient Woodland from Norsey Wood and Poplar Plantation
- Following the edges of Norsey Wood, the Plantation and around The Mount are Econet¹³ areas of semi natural woodland
- Bordering the edge of the parcel adjacent to Norsey woods is deciduous woodland
- The majority of the parcel is of a natural land use

History

- The parcel is within Historic Environment Characterisation Area (HECA) 4 and Historic Environment Characterisation Zone (HECZ) 4.6 where the rural landscape is sensitive to change but has limited opportunity for promotion
- Parcel is adjacent to the Scheduled Monument of Norsey Woods
- The parcel is within the buffer for Ramsden Crays archaeological finds site at Tylde Hall
- Medieval woodland boundary survives as a substantial earthwork
- Since 1930s some of the substantial earthworks have been destroyed along with an ancient burial mound due to residential development
- Little archaeological work has been carried out in this parcel specifically
- This parcel is sensitive to change

Natural Environment Designations

- Adjacent to the Ancient Woodland of Norsey Woods.
- Adjacent to Site of Special Scientific Importance (SSSI) of Norsey Woods, 100% of which is monitored by Natural England as being in a favourable condition
- Adjacent to Norsey Woods Local Nature Reserve (LNR)
- Northern extent near Tylde Hall Bungalow adjacent to Ba25 Forty Acre Plantation Local Wildlife Site (LoWS)
- Adjacent to Biodiversity Action Plan (BAP) Area of Norsey Woods
- Within 10m buffer for habitats which could contain Protected Species along railway line to the south, to the east near Back Lodge and to the north of the parcel

¹³ Area of ecological networks

Landscape

- Within the D2 – Brentwood Hills East of England Landscape Character Area
- Within Local Character Area 10 – East Billericay Wooded Hills and Ridges
- Parcel 1 forms part of the wider landscape character area extending around north east of Billericay urban area
- There is a close visual relationship with the rear of residential properties to the west at The Mount; to the south however there is no apparent visual awareness of Billericay
- Strong Rural views from Outwood Common Road and adjacent relationship with Norsey Wood
- Mature tree groups, shelterbelts and hedgerows
- Long distance views to south and Langdon Hills

Infrastructure

- An oil pipeline runs north-south across the parcel
- Part of a detailed watercourse network at the base of the parcel
- London to Southend Victoria railway line forms southern boundary
- A small PROW leads outside of the Borough from Norsey woods, alongside Tylde Hall Farm to Lodge Farm

Stage 3: Parcel 1 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The south west of the parcel is adjacent to Break Egg Hill plotland but due to the highly dense woodland of Norsey Woods, this settlement cannot be seen from Parcel 1. The parcel is mainly made up of two open fields where the only development present takes the form of a large house and a farmhouse close to the parcel boundary in the centre, which are not associated with the proximal built up area of Billericay. As such there is no element of sprawl from a large built up area.	Parcel meets this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is open fields, Break Egg Hill and the existing housing around The Mount which is the only part of the settlement close to the parcel to the south west. Therefore, there is no risk of settlements merging should this parcel be developed.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	Outwood Common Road runs along the west of the open field to the north of the parcel. Heath Road runs along the entire parcel to the north. There is only one large house and a farmhouse close to the parcel boundary. There are two well maintained open fields within the parcel, one of which can be accessed by the public footpath and which is also used for equestrian activities. Consequently, the parcel provides open countryside to the residents of Billericay in the north and also provides access into the wider countryside to the north and east of Parcel 1. The parcel is largely free from encroachment.	Parcel meets this purpose
4 – To preserve the setting and special	Parcel 1 is adjacent to an Ancient Woodland and Scheduled Monument, and development in this parcel	Parcel does not contribute

character of historic towns	could compromise the integrity of the character of these historic designations. However this parcel is unlikely to impact directly on the character of a historic settlement which this purpose relates to due to its distance and separation from the historic centre of Billericay. It also doesn't contain any Ancient Woodland itself.	to this purpose
-----------------------------	--	-----------------

Stage 4: Parcel 1 Overall Conclusions

- 1.2 There has been no encroachment by development into the parcel. It is mostly of low agricultural land use apart from a few areas where woodland extends from Norsey Wood. The parcel is used for recreational purposes, in particular for equestrian activities and has a PRoW network through it. The south west of the parcel is adjacent to a Plotland area which, according to the Settlement Hierarchy, has been incorporated into the Billericay settlement. While no urban sprawl has occurred the urban/rural boundary separating this parcel from Billericay could be more robust. The southern part of the parcel consists of a field which has stronger defensible boundaries to the north, south and east. The parcel is assessed as meeting purpose 1 and purpose 3 as it contains little in the way of built development.
- 1.3 There is no risk of settlements merging should this parcel be developed and as such the parcel does not contribute to purpose 2. There are also no historical assets within the parcel and the parcel does not act to preserve the historic setting and character of Billericay town centre due to its distance and separation from the centre. It also does not contain any Ancient Woodland. Therefore the parcel doesn't contribute to purpose 4.

2 GREEN BELT PARCEL 2

Parcel Description:

- 2.1 Parcel 2 incorporates the whole of Norsey Woods which is a SSSI and LNR. Break Egg Hill Plotlands is in the south of the parcel and the north (pic 1), south and west is surrounded by the built up area of Billericay. The parcel is an Ancient Woodland and is dense with a range of topographies (pic 2 and 3). As a Scheduled Monument there are also areas of historic interest, such as burial mounds and a deerbank, which together with nature trails and protected species (pic 4) attract tourists to the area. There are only slight glimpses into the woodland from the houses that surround the parcel (pic 5). The parcel has high biodiversity value and it is relatively quiet. It is a well-used recreational facility and includes an Information Centre and woodcraft centre.



Picture 1 – looking out of Norsey Woods southwards to Break Egg Hill plotland



Picture 2 – Looking through Norsey Woods



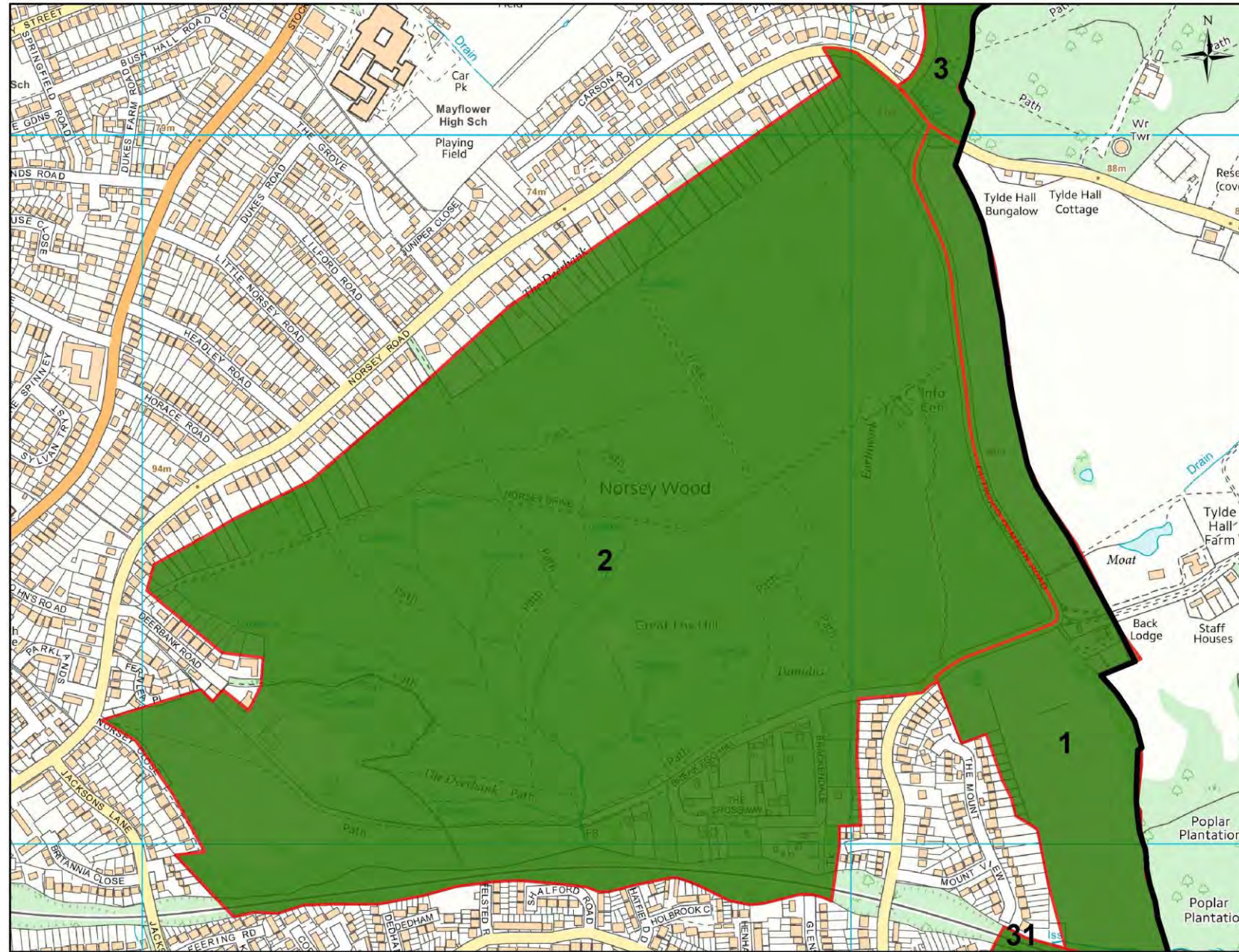
Picture 3 – Looking through Norsey Woods



Picture 4 – A sign showing a protected ancient burial mound within Norsey Woods



Picture 5 – Looking northwards from Parcel 2 to housing



Green Belt Area 2

Legend

-  Borough Boundary
-  Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 2 Assessments

Settlements

- Adjacent to the town of Billericay
- The urban settlement of South Green is approx. 2km to the south of the parcel
- The service village of Ramsden Heath is approx. 2.7km to the east of the parcel
- Access to the parcel is via Norsey Road/ The Deerbank / Outwood Common Road.

Land Use

- Most of the parcel is Ancient Woodland; Norsey Woods
- Surrounding Norsey Woods is an Econet area semi natural woodland
- Part of Norsey Woods is categorised as deciduous woodland
- Used for recreational activities
- The majority of the parcel is of a natural land use
- Break Egg Hill Plotlands is in the south of the parcel

History

- Within the parcel is Norsey Woods, which is a Scheduled Monument known in particular for its Bronze Age and medieval earthworks
- Within HECA 2 and 4 and HECZ 2.3, 4.4 and 4.5
- HECZ 2.3 is at the southern edge of the parcel and became largely developed in the late 20th century. The parcel is not sensitive to change in this HECZ as large parts of it have been built upon.
- HECZ 4.4 is on Norsey Woods. The medieval woodland boundary survives as a substantial earthwork. Since the 1930s some of these have been destroyed along with a burial mound due to residential development. Little archaeological work has been carried out in this parcel. Consequently, the whole parcel is sensitive to change and should be promoted for amenity value.
- HECZ 4.5 is at the northern edge of the parcel. The parcel has been affected by the development of houses and there is likely to be little historical deposits. Areas adjacent to Norsey Wood where development has not taken place could have archaeological finds. The parcel is only sensitive to change where it borders Norsey Woods.
- Likely to be numerous trenches, ditches, earthworks, sculptures, Anderson shelters, and timber framed houses within the parcel
- The south west corner of the parcel has limited sensitivity, the north western boundary is sensitive to change whilst the remainder of the parcel is highly sensitive to change

Natural Environment Designations

- Within the parcel is Norsey Woods, which is a SSSI
- Norsey Woods is a LNR
- Norsey Woods is a BAP Area
- There is a substantial amount of habitats that could be inhabited by protected species within the parcel
- Norsey Woods within the parcel is covered by a TPO

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Areas
- Within Local Character Area 10 – East Billericay Wooded Hills and Ridges
- Green Belt Parcel 2 forms part of wider landscape character area extending around north east of Billericay urban area
- There is a close visual relationship with the surrounding residential properties many of which look out onto the woodland
- Important green finger extending the wooded ridge to east into built areas of Billericay to the west
- Diverse mixed native woodland and under storey flora under active management including coppice rotation
- Clear management of pasture meadows to south west

Infrastructure

- A PRoW from Deerbank Road, following Deerbank out into Parcel 74
- London Liverpool Street to Southend Victoria railway line runs along the southern boundary
- Oil pipeline runs across the north east corner of the parcel

Stage 3: Parcel 2 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The south and north of the parcel are adjacent to housing but as the parcel is dense woodland, there are no open views across the parcel. There is residential development within the south of the parcel in the Break Egg Hill Plotland. Viewing these houses on the ground, there is a distinction between the houses in the Green Belt and those outside. However, there is no physical gap between them, therefore the houses in the Green Belt could be viewed as a continuation of Billericay. The rest of the parcel is predominately dense woodland and has no development within it.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	Development of the parcel could cause two parts of Billericay to merge, but, as these are not individual settlements, there is not a risk that neighbouring towns would merge.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is no infrastructure within the site but there are a small number of houses to the south of the site. Whilst the parcel is not open countryside, it is enclosed ancient woodland and is used for recreational purposes. There is a strong risk that the recreational use, its special interests and ancient status that contribute to this part of the countryside would be lost if the parcel was to be developed.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are no historic properties or buildings. However, the parcel is designated as an Ancient Woodland and Scheduled Monument. It is also the site of Bronze Age tumuli (2500-700BC) and there have been finds from the Mesolithic era (8000-6000BC). The ancient woodland provides an area of historic interest within Billericay. Whilst the majority of the modern town is not historic in	Parcel contributes to this purpose

	<p>form, the area's protection as an Ancient Woodland and a Scheduled Monument suggests it is of a historic importance and due to its proximity to Billericay contributes to the historic character of the town. The parcel shows strong adherence to this Green Belt purpose.</p>	
--	--	--

Stage 4: Parcel 2 Overall Conclusions

- 2.2 Most of the parcel is covered by Norsey Woods which is of historical and environmental importance to Billericay. As such it meets purpose 4. Norsey Woods is an Ancient Woodland, Scheduled Monument, SSSI, LNR and a BAP Area. It also has a substantial number of TPOs and protected species within the parcel. The parcel is used as a local recreational and educational facility. The parcel is also likely to have further undiscovered archaeological findings within the woodland as well as within the borders of the parcel up to the back of the residential gardens which surround it to the north, west and south.

- 2.3 There is some evidence of urban sprawl in the south east part of the parcel where Plotland development is present adjacent to the urban edge of Billericay, and this has been incorporated into the Billericay settlement in the Settlement Hierarchy. As such purpose 1 is partly met. Development is however well contained into this single part of the parcel and therefore doesn't lead to the perception that significant encroachment has occurred. The rest of the parcel is undeveloped and of national importance and as such this parcel contributes to purpose 3.

- 2.4 Parcel 2 does not contribute to purpose 2 as development of this parcel would not cause neighbouring towns to merge.

3 GREEN BELT PARCEL 3

Parcel Description:

- 3.1 There are large houses with large plots throughout the parcel (pic 1). Each plot is bordered by trees and there are very limited views into the parcel (pic 2). There are a few fields, some are heavily wooded (pic 3) whilst the others are open but screened by trees and shrubs (pic 4). The parcel is predominantly flat. The built up area of Billericay is to the south and Potash Road runs along the entire west side of the parcel.



Picture 1 – One of the privately owned large plots



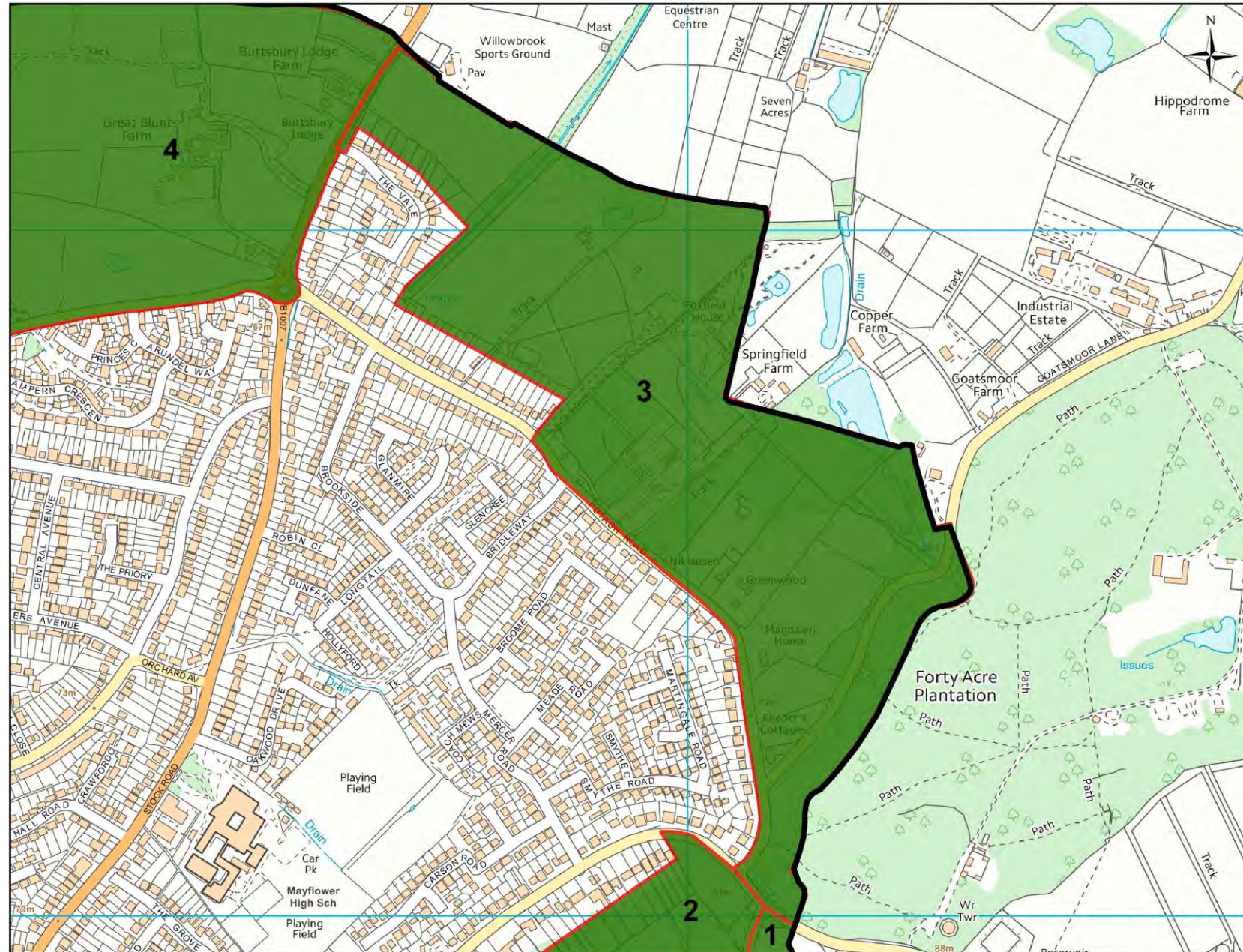
Picture 2 – Very limited views into the plots



Picture 3 – Woodland on either side of Goatsmoor Lane



Picture 4 – One of the fields screened by trees and scrubs



Green Belt Area 3

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 3 Assessments

Settlements

- Adjacent to town of Billericay to the south and west
- The parcel is approx. 2.1km from the serviced village of Stock (within the City of Chelmsford) to the north
- The parcel is approx. 2.5km from the serviced village of Ramsden Heath (within the City of Chelmsford) to the south east.
- Access into the parcel is directly from the B1007 - Stock Road and Potash Road.

Land Use

- The north of the parcel is Grade 3 agricultural land
- The south of the parcel is occupied by residential dwellings, with the residential gardens dominating much of the southern part of the parcel.
- Ancient Woodland which is an accumulate and extension of Norsey woods to the north of the parcel extends beyond the Borough boundary
- An Econet area of semi natural woodland surrounds and includes the Ancient woodland to the south of the parcel
- Some of the Ancient Woodland is also categorised as deciduous
- Some urban land uses are present such as residential development and recreational uses - a rugby and tennis facility.
- The majority of the parcel is of a natural land use

History

- The parcel is within HECA 4 and HECZ 4.6 where the rural landscape is sensitive to change but has limited opportunity for promotion
- Within buffer of a timber framed listed building
- Within buffer of a windmill site near Great Blunts Farm
- The parcel is sensitive to change

Natural Environment Designations

- The south of the parcel is within BA25 Forty Acre Plantation LoWS, Ancient Woodland and BAP Area
- Substantial parts of the parcel are within 10m of habitats that could be home to protected species
- A considerable number of TPOs throughout the parcel
- Within the buffers of SSSI, BAP Area and LNR of Norsey Woods

Landscape

- Within the D2 – Brentwood Hills East of England Landscape Character Area
- Within Local Character Area 10 – East Billericay Wooded Hills and Ridges
- Green Belt Parcel 3 forms part of the wider landscape character area extending around north east of Billericay urban area, although the enclosed character makes it feel separate
- Limited views from the parcel
- Historic field patterns and boundaries
- Mature roadside trees and rural character of Potash Road
- Areas of woodland and meadows

Infrastructure

- Oil pipeline runs north-south through the parcel
- B road (B1007) is adjacent to parcel

Stage 3: Parcel 3 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the designated urban area of Billericay to the south and west. Potash Road provides a defined boundary separating Green Belt to the east and the built up area of Billericay to the west. The remaining urban /rural boundary is not as well defined where it intersects residential gardens. There are detached dwellings sporadically located within the parcel along the eastern side of Potash Road in the south of the parcel which represent sprawl from the urban area of Billericay. The northern portion of the parcel is free of development.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	Billericay is adjacent to the south and west. There are no other settlements close by to the north or east of the parcel and therefore development of this parcel would not result in neighbouring towns from merging.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	There are detached dwellings and country lanes within the parcel. Potash Road borders the west of the parcel and Stock Road borders the north. There are some fields and woodland within the parcel which contribute to the character of the countryside. However a proportion of the south of the parcel is in residential use which comprise large plots and gardens and is less compatible with the countryside and gives the perception of encroachment.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	Norsey Woods, as an Ancient Woodland is to the south east corner of the parcel, but it is unlikely to be impacted upon if development occurred in Parcel 3 as there are already houses in between. Billericay's historic core is also unlikely to be at risk if development were to occur in this parcel and there is no Ancient Woodland within the parcel itself. Therefore this parcel does not contribute to the principles of this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 3 Overall Conclusions.

- 3.2 The parcel is adjacent to the urban fringe of Billericay and Potash Road forms a physical edge for part of the urban/ rural boundary. There are however properties which are on the eastern side of Potash Road and therefore in this parcel of Green Belt. Whilst they are sporadic in nature they represent sprawl from the urban area of Billericay. As such the parcel partly contributes to purpose 1.
- 3.3 The south of the parcel is within the Forty Acre Plantation LoWS and there are a number of TPOs and woodland within the parcel which, along with small fields contribute to the character of the countryside. However one of the main uses within

the parcel is residential with detached dwellings on large plots and gardens which gives the perception of encroachment. It therefore partly contributes to meeting purpose 3.

- 3.4 The parcel is adjacent to Ancient Woodland and there are some archaeological deposits within the parcel, however this parcel does not contribute to preserving the character or setting of a historic settlement, particularly as there is development already in the parcel directly adjacent to the Ancient Woodland. The parcel does not contain Ancient Woodland itself. It is also only near one settlement and its development would not result in neighbouring towns merging. As such it doesn't contribute to meeting purposes 2 and 4.

4 GREEN BELT PARCEL 4

Parcel Description:

- 4.1 Parcel 4 is to the north west corner of Billericay (pic 1). Queens Park Country Park borders the south west corner of the parcel (pic 2); behind this to the west is a farm practising horticulture. There are a few houses to the north west corner of the parcel that sit within large plots and have limited access to utilities (pic 3 and 4). These dwellings are very well hidden due to the dense woodland and shrubs that surround the parcel. There is Little Blunts farmland to the east of these dwellings, and from the public highway to the south of the Little Blunts farm, views to Chelmsford can be seen. To the south of Little Blunts Farm and to the east of the Country Park there is an open field abutting Rosebay Avenue that is bordered by hedges and some trees with views to Billericay (pic 5 and 6). To the north east of the open field there is Stock Brook Manor Golf Course and Country Club that is very open in nature apart from a few trees around the golf course (pic 7). There are long distance views across the golf course to Chelmsford. There are also a lot of public footpaths through the parcel.



Picture 1 – Queen's Park Avenue separating the built up area of Billericay on the right and the Country Park within Green Belt Parcel 4 on the left



Picture 2 – Queen’s Country Park



Picture 3 and 4 – One of the houses and associated large plot in the Green Belt and woodland / scrubland that surrounds them



Picture 5 and 6 – An open field off Queens Park Avenue adjacent to existing dwellings to the south and to the Stock Brook Manor Golf Course to the east

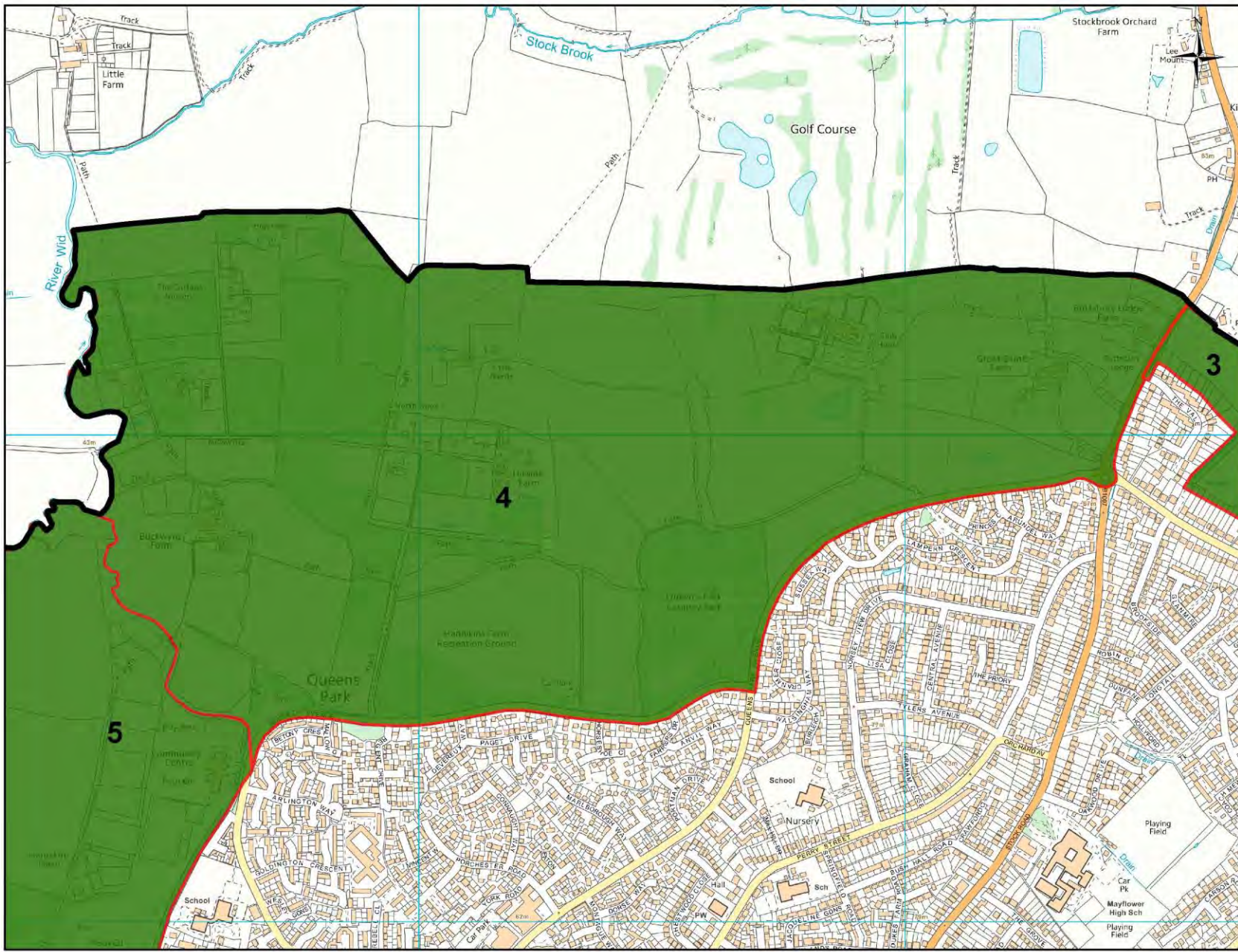


Picture 7 – Stock Brook Manor Golf Course

Green Belt Area 4

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 4 Assessments

Settlements

- Adjacent to the edge of the town of Billericay
- The parcel is approx. 1.8km from the serviced settlement of Stock (within the City of Chelmsford) to the north

Land Use

- To the south west of the parcel around Hannikins Farm Recreation Ground and north west around North Nook is Deciduous Woodland, Semi Natural Woodland and Natural Woodland
- There is a small area of traditional orchards north of Buckwyns Farm
- Mostly Grade 3 agricultural land, apart from Queen's Park Country Park and woodland in the west
- Queen's Park Country Park and Hannikins Farm Recreation Ground to the south of the parcel are a recreational land use
- There are some farm buildings scattered throughout the parcel as well as numerous dwellings in the north west of the parcel
- There is also a Golf Course and riding stables to the north east of the parcel
- A large proportion of the parcel is manmade recreational uses

History

- Within HECA 1 and HECZ 1.3, this is rural in character and retains most historical landscape features. There is a lack of archaeological deposits, due to limited opportunity to explore the parcel. However, there are likely to be medieval and post medieval sites. These are sensitive to change but could provide an opportunity to explore the settlement and field patterns.
- Listed building of Great Blunts Farm to the east of the parcel
- Archaeological sites to the south eastern edge of Queen's Park Country Park
- The parcel is sensitive to change

Natural Environment Designations

- Queens Park Country Park is also a LoWS leading to the west of Hillside Farm to the wooded parcel to the north, and along the south western edge of the parcel
- BAP Area to the south west of the parcel and around Hillside Farm to the south
- It is within the buffer of Norseay Woods SSSI. However, this is a considerable distance away and Billericay urban settlement is in-between.
- Protected Species could be located in most of the western half of the parcel, apart from Buckwyns Farm, and to the north of Great Blunts Farm.
- Most woodlands are also covered by a TPO

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA11 – North West Billericay Wooded Farmland
- Green Belt Parcel 4 forms part of wider landscape character area extending south, which is particularly enclosed from view around the country park

- Views open up across the golf course from Queen's Park Avenue and adjacent residential areas, with attractive views across Stock Brook
- Public rights of way across farmland and access to the Country Park
- Value of parcel for recreation – formal and informal

Infrastructure

- Part of a detailed watercourse network around the majority of the parcel's boundary
- Throughout the parcel are a lot of PRow mainly along the northern edge of the Hannikins Farm and Queens Park Country Park and to the western edge of the parcel
- Gas pipelines run along the north east corner through Buttsbury Farm and diagonally from the south west extending to the centre of the northern boundary of the parcel
- B road (B1007) is adjacent to parcel

Stage 3: Parcel 4 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the urban edge of Billericay. The urban/rural boundary is well defined by Queens Park Avenue and there is no development close to this urban fringe within the parcel that could constitute sprawl. There are a few dwellings to the north west corner of the parcel but these have limited/no relationship with the urban area and are screened. Other development within the parcel, such as farm buildings and buildings to support leisure and recreational activities, are not regarded as sprawl.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	Apart from Billericay there are no other settlements near to the parcel.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel mainly comprises of fields with some farm buildings, woodland, country park and golf course which are typical uses within the countryside. There are a few private lanes leading to farms and dwellings and some public footpaths throughout the parcel. The parcel is generally perceived as being countryside although there is limited encroachment in the north west of the parcel in the form of residential dwellings. This encroachment is not however considered to be significant enough to state that the parcel is not contributing to safeguarding the countryside from encroachment.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	There is a Listed Building within the parcel associated with a farmstead. Billericay is to the south of the parcel and whilst it has historic origins, the majority of the settlement is of a post-war form. Development in this parcel is unlikely to risk the character or historic setting of Billericay town centre and there is no Conservation Area, Scheduled Monument or Ancient Woodland nearby.	Parcel does not contribute to this purpose

Stage 4: Parcel 4 Overall Conclusions

- 4.2 Encroachment upon the countryside is considered to have occurred in the north west of the parcel where there are small clusters of residential development. However this is a small part in comparison to the whole parcel, of which the rest is used for agriculture and recreation, which are compatible with the countryside. Therefore this parcel meets purpose 3.

- 4.3 The parcel does not contribute to preventing neighbouring towns from merging into one another and preserving the setting and special character of historic settlements due to the absence of such historic character or a neighbouring town. As such the parcel does not contribute to purpose 2 or 4. The parcel does contribute to purpose 1 as it checks the unrestricted sprawl of a large built up area as the parcel is adjacent to the urban fringe of Billericay and Queens Park Avenue which forms a physical urban/ rural boundary.

5 GREEN BELT PARCEL 5

Parcel Description:

- 5.1 Parcel 5 is to the north west of the built up area of Billericay. Mountnessing Road cuts through the middle of the parcel, which mainly consists of farmland (pic 1). The railway runs across the entire parcel to the south. Adjacent to the built up area of Billericay and beyond a recreation ground, there is a small area of scrubland screened by trees (pic 2). Hannikins Farm recreation ground to the north east of the parcel is home to a community centre, a rugby pitch and associated car parking (pic 3). There are a few TPOs in the parcel, mostly to the south of the recreation ground. Beyond the recreation ground to the west there is Hannikins Farm, which has stables and paddocks (pic 4). There are several areas of woodland within the parcel. Views from the north of the parcel are very limited due to the dense tree boundaries and the low topography of the land. Standing in the middle of the public footpath in the middle of Little Cowbridge Grange, there are views to Billericay in the east (pic 5) and there are views towards Mountnessing and its Grade I Listed St Giles Church in Old Church Road in the west (pic 6).



Picture 1 – Farmland



Picture 2 - Scrubland adjacent to Linda Gardens to the south of the recreation ground



Picture 3 – Hannikins Farm recreation ground



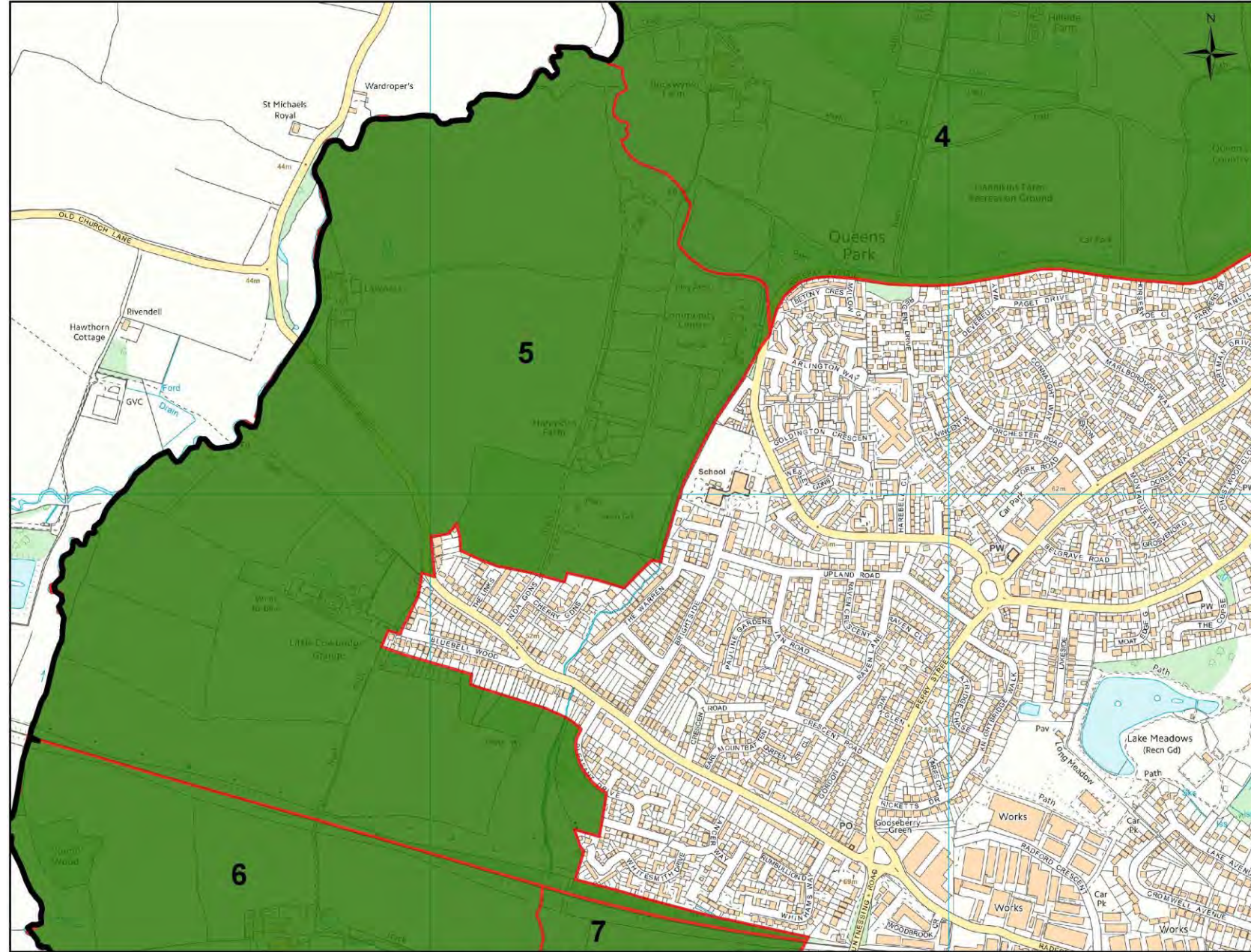
Picture 4 – Hannikins Farm paddocks



Picture 5 – Views to Billericay from Little Cowbridge Grange Farm



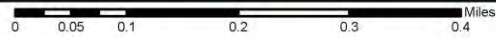
Picture 6 – Views towards Mountnessing



Green Belt Area 5

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 5 Assessments

Settlements

- Adjacent to the main town of Billericay
- The parcel is approx. 3.5km to the serviced village of Hutton (within the borough of Brentwood) to the north west of the Borough
- Access into the parcel is via Mountnessing Road, which cuts through the middle of parcel

Land Use

- From the Mountnessing Brook between the Sewage Treatment Works and Green Belt Parcel 5 is classified as Coastal Floodplain Grazing Marsh
- Traditional Orchard off Lawness, Mountnessing Road
- Hannikins Farm Recreation Ground and Community Centre
- Grade 3 agricultural farmland at Little Cowbridge Grange and Lawness
- Residential gardens off Bluebell Wood
- Some scrubland off Linda Gardens
- Railway embankment to the south
- Most of the parcel is of a natural land use

History

- Within HECA 1 and HECZ 1.3, this is rural in character and retains most historical landscape features. There is a lack of archaeological work, which is likely to identify medieval and post medieval sites. These are sensitive to change but there is an opportunity to explore and explain the settlement and field patterns.
- Lawness has been identified as an area of interest for archaeological study
- This parcel is sensitive to change

Natural Environment Designations

- Covers or within 10m buffer of substantial areas of habitat that could be home to protected species south of Hannikins Farm, around Lawness, alongside Brook, alongside railway line and to the rear of housing along Mountnessing Road
- LoWS partly cross into adjacent Green Belt Parcel 4 and to the north of community centre within the parcel
- Adjacent to BAP Area to the north of the parcel by the community centre's play area
- Within the buffer of Norsey Woods SSSI
- Two areas of TPO in part of the recreation ground

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA11 – North West Billericay Wooded Farmland
- Green Belt parcel forms part of wider landscape character area extending north and south across wooded farmland
- Railway line forms a prominent feature in views to the south from within Parcel 5 and also allows views across the wooded farmland
- Mountnessing Road dissects the parcel leading directly into Gooseberry Green residential development
- Historic coaxial field patterns and boundaries

- Mature tree belts and woodland adjacent the residential edge and abutting rear gardens
- Medium – moderate capacity to accommodate development

Infrastructure

- Several PROW lines connecting Mountnessing Road to Great Cowbridge Grange Farm and Hawthorn Cottage/ Rivendell. Also pathway from Buckwyns Farm to Hannikins
- Several High Pressure Gas pipeline cross this parcel
- Railway land and track on southern edge of the parcel
- Electrical pylon lines located in the south east of the parcel

Stage 3: Parcel 5 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The eastern boundary of the parcel is adjacent to the built up area of Billericay and is defined by Mountnessing Brook and Pleasant Drive which are permanent features and also through residential gardens. Whilst there are agricultural buildings and farmsteads in the parcel these are not classed as sprawl.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is within 3km of Hutton which lies to the west in Brentwood.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is mainly classed as being in natural use. There are agricultural buildings and farmsteads within the parcel and the main land use is agricultural with grassland, a community centre supporting outdoor sports and leisure activities also present. The farmland, grassland and sports and leisure facilities are all compatible with the countryside and would not constitute encroachment.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are long distance views to a Grade I listed church, a listed building within the parcel, and Mountnessing Road is a Roman Road meaning there is potential that this parcel helps to preserve their setting. However this purpose only relates to historic towns rather than individual historic elements, which are protected by separate legislation. Only the east of the parcel is close to the settlement of Billericay and whilst the south of the parcel may be viewed from the town due to it having a higher topography, it is unlikely to have any impact on Billericay's historic centre. The parcel also does not contain any Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 5 Overall Conclusions

- 5.2 This parcel of Green Belt provides public open space which is a positive Green Belt use and the remaining land is predominantly in agricultural use. Therefore it contributes to purpose 3 which is to safeguard the countryside from encroachment. There is no evidence of urban sprawl and the urban/rural boundary is predominantly based on permanent features including a road and a brook and as such the parcel is contributing to purpose 1.

- 5.3 The parcel is within 3km of Hutton and therefore partly contributes to purpose 2 which seeks to prevent the merging of two urban areas.
- 5.4 Whilst there are historic features within the parcel they are not associated with a historic settlement and the parcel is unlikely to have an impact on the historic centre of Billericay, nor does the parcel contain Ancient Woodland. Therefore, it has been identified as not contributing to purpose 4.

6 GREEN BELT PARCEL 6

Parcel Description:

- 6.1 Great Cowbridge Grange Farm sits in the middle of the parcel (pic 1). A public footpath cuts through the middle of the farm running north to south, and from the farm to the east (pic 2). There is a Local Wildlife Site, Ba5 Round Wood, to the west of the parcel. From the farm, the land slopes downwards to the west (pic 3) and there are many tree lined arable fields screening most of the nursery to the south west of the parcel. To the north east of the parcel is an enclosed field that is quite flat until it slopes upwards towards the railway line embankment to the north of the parcel (pic 4). In the south east of the parcel is a set of arable fields each bordered with hedges and trees. There are pylons running from the farm to the south of the parcel and Mountnessing Brook watercourse runs along the eastern boundary of the parcel.



Picture 1 –Great Cowbridge Grange Farm



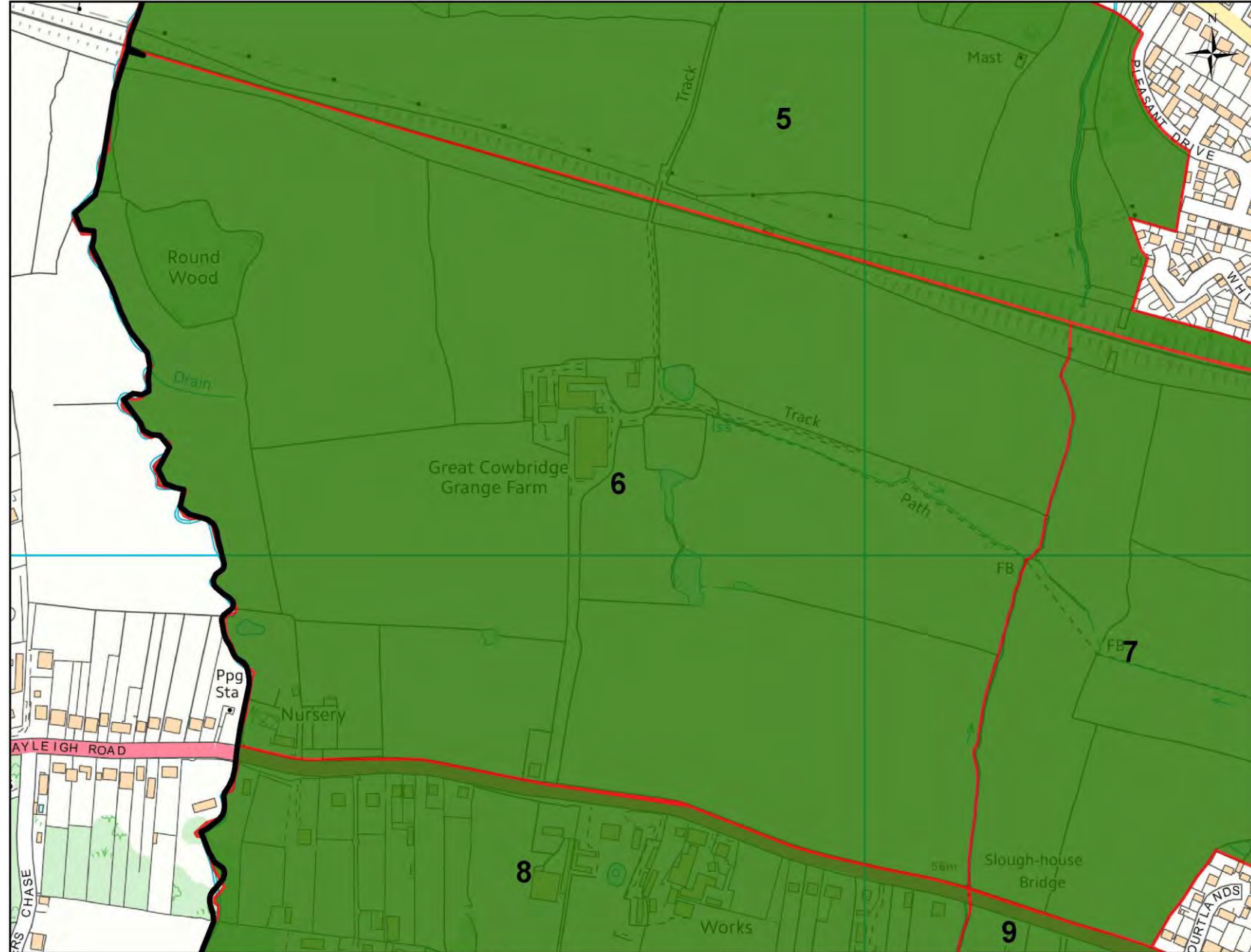
Picture 2 – Public footpath running south from Great Cowbridge Grange Farm



Picture 3 – Farmland sloping downwards west towards Havering's Grove





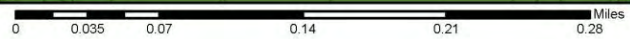
Picture 4 – Farmland in the north east of the parcel looking west to Round Wood and Havering's Grove



Green Belt Area 6

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 6 Assessments

Settlements

- Ribbon development of Havering's Grove (within the Borough of Brentwood) is immediately adjacent to the west of the parcel
- The town of Billericay is approx. 1km away to the east
- The town of Brentwood (within the Borough of Brentwood) is approximately 1.8km to the west
- Access to the parcel is via Rayleigh Road

Land Use

- Great Cowbridge Grange Farm sits in the middle of the parcel
- Coastal Floodplain Grazing Marsh is around Round Wood, along river bed.
- Round Wood to the west of the parcel
- Grade 3 agricultural land around Great Cowbridge Grange Farm
- Railway line embankment to the north
- Most of the parcel is of a natural land use

History

- Within HECA 1 and HECZ 1.3, is rural in character and retains most historical landscape features. There is a lack of archaeological work, which is likely to identify medieval and post medieval sites. These are sensitive to change but there is an opportunity to explore and explain the settlement and field patterns.
- This parcel is sensitive to change

Natural Environment Designations

- Habitats that could be home to Protected Species around the railway line, pathways, small water bodies and along the watercourse.
- Round Wood to the west of the parcel is a LoWS
- Round Wood to the west of the parcel is a BAP Area
- The eastern part is within the buffer area of the SSSI of Norsey Wood, although it is separated by the town centre and residential development
- Round Wood to the west also has a designated TPO

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA11 – North West Billericay Wooded Farmland
- Green Belt Parcel 6 forms part of wider landscape character area extending north and south across wooded farmland
- Views into parcel from railway line / London Road and from central plateau across wooded farmland
- The fields provide separation between the settlements of Billericay and Havering's Grove
- Historic coaxial field patterns and hedged boundaries
- Mature tree belt along railway corridor and hedgerow trees

Infrastructure

- PRoW from Rayleigh Road north through Great Cowbridge Grange Farm and into parcel
- Two sets of high pressure gas pipelines cross the parcel
- Northern part of parcel includes route of London Liverpool Street to Southend Victoria railway
- A-Road (London Road) is adjacent to the parcel

Stage 3: Parcel 6 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to any of the built up areas in the Borough and there has been no sprawl of development from the Billericay urban area through Parcel 7 into this parcel. As such this parcel is not relevant to this purpose.	Parcel is not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	Hutton is less than 3km to the west of this parcel and as such this parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	Most of the parcel is used for arable farming and therefore contributes to this purpose. There has been some development in the south west of the parcel related to the ribbon development of Havering's Grove but this is not considered to be significant in the context of the wider area. Some parts of the parcel are hidden due to the parcel's topography and screening from trees. These areas are mainly to the north east near the railway and to the north west near Round Wood. The rest of the parcel can be seen quite clearly due to the way the land rises combined with the presence of sparse tree lines. As most of the parcel is arable fields and open in nature, there is a perception that development in this parcel would encroach upon the countryside therefore this Green Belt parcel does safeguard the countryside.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The only development that is adjacent to the parcel is the ribbon development of Havering's Grove and this is not of historic character. The distance of this parcel from the historic core of Billericay means that it is unlikely to contribute to preserving the centres historic setting or character. The parcel also does not contain any Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 6 Overall Conclusions.

- 6.2 The main land use within the parcel is agriculture with a farmstead surrounded by arable fields which are open in nature and visible due to the way the land rises coupled with the presence of sparse tree lines. As such this parcel contributes to purpose 3 - safeguarding the countryside from encroachment.
- 6.3 The parcel is not adjacent to any of the built up areas in the Borough and there has

been no sprawl of development from the Billericay urban area through Parcel 7 into this parcel. As such this parcel is not relevant to purpose 1 of checking unrestricted sprawl.

- 6.4 Hutton is less than 3km to the west of the parcel and as such the parcel plays a part in meeting purpose 2. The parcel has not been deemed to contribute to purpose 4 as development would not likely impact on any historic settlements due to the historic core of Billericay being some distance away, and the parcel does not contain any Ancient Woodland.

7 GREEN BELT PARCEL 7

Parcel Description:

- 7.1 Parcel 7 is dominated by arable land. To the north of the parcel is the railway which has a sharp sloped embankment (pic 1). The footpath follows a drainage ditch through the middle of the parcel running from east and west with land slightly sloping towards either side of a footpath (pic 2). The footpath itself slopes towards the west until it meets the watercourse running along the west boundary of the parcel where the land rises (pic 3). To the south east of the parcel there are some residential gardens, which are screened by trees (pic 4). The south part of the parcel can be seen from London Road as there is very little screening into it (pic 5).



Picture 1 – An enclosed field and a railway embankment in the north of the parcel



Picture 2 – Public footpath and ditch separating two of the fields in the parcel



Picture 3 – Field sloping towards the watercourse running along the western boundary of the parcel





Picture 4 – Residential Gardens in the parcel screened by foliage

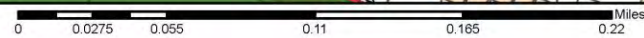
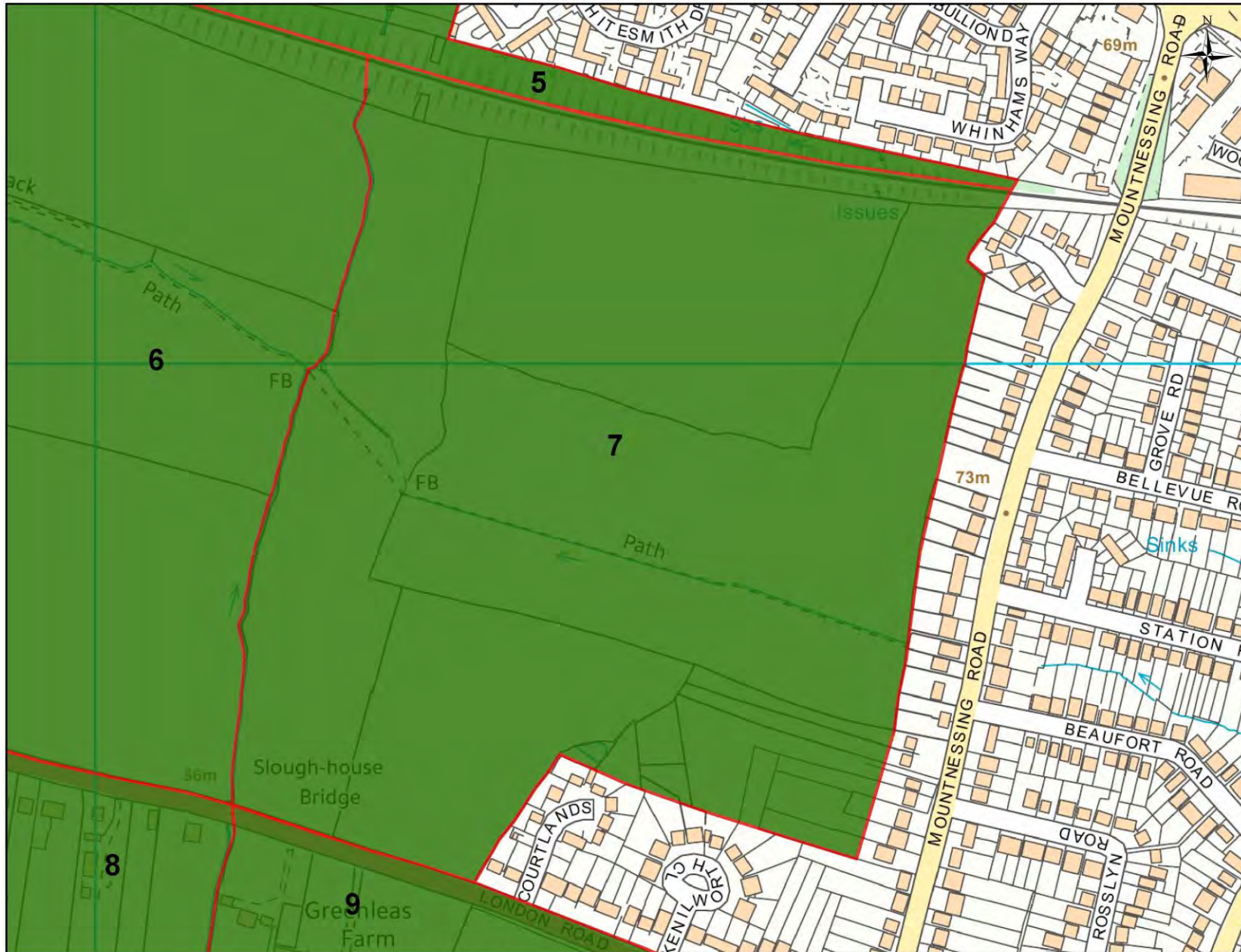


Picture 5 – Views from London Road looking east into the parcel

Green Belt Area 7

Legend

-  Borough Boundary
-  Green Belt



STAGE 2: PARCEL 7 ASSESSMENTS

Settlements

- Adjacent to the town of Billericay to the east
- Access would be required from London Road otherwise the demolition of existing dwellings would be required to form a suitable access point.
- The town of Brentwood (within the Borough of Brentwood) is approximately 2.6km to the west

Land Use

- Residential back gardens to the south east of the parcel
- Areas of grassland throughout the parcel
- Railway embankment is a strong feature to the north of the parcel
- The majority of the parcel is arable land

History

- Within HECA 1 and HECZ 1.3, is rural in character and retains most historical landscape features. There is a lack of archaeological work, which is likely to identify medieval and post medieval sites. These are sensitive to change but there is an opportunity to explore and explain the settlement and field patterns.
- The parcel is sensitive to change

Natural Environment Designations

- Habitats that could be home to protected species along the pathways, alongside rail track, watercourse edge, and north of Courtlands.
- Within buffer of Norseley Woods SSSI
- TPO adjacent to railway embankment

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA11 – North West Billericay Wooded Farmland
- Green Belt parcel forms part of wider landscape character area extending west, north and south across wooded farmland
- Views into parcel from railway line and London Road. Open to views from residential properties south of London Road and within Havering's Grove
- No strong gateway/sense of arrival on entrance to Billericay from the A129
- Historic coaxial field patterns and hedged boundaries
- Mature trees lines along boundary

Infrastructure

- PRoW following ditch from Mountnessing Road into parcel
- High pressure gas pipeline from Parcel 9 into adjacent parcel in the west
- London Liverpool Street to Southend Victoria railway line to the north of the parcel .
- Pylons on the southern edge of the parcel
- A-Road (London Road) is adjacent to the parcel

Stage 3: Parcel 7 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is surrounded by the built up area of Billericay except in the west. The urban/rural boundary is defined by the railway line to the north and residential gardens to the east. The south eastern corner of the site includes the rear gardens of a number of residential dwellings which are particularly elongated. There has been no development within the parcel therefore it contributes to this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	Development would bring the western extent of Billericay closer to Hutton within Brentwood Borough. Along with Parcel 6, this parcel performs the function of a strategic gap between Hutton and Billericay and therefore development of this parcel would close this gap, which is already less than 3km.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	Most of the parcel is used for arable farming which is compatible with the countryside. The parcel can be easily seen from the surrounding area, especially from London Road and it is easily accessible and can be viewed from the railway line. As this parcel consists mainly of fields, the countryside would be encroached upon if development were to take place in this parcel.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The area of Billericay that surrounds the parcel could not be classed as historic as many of the houses are reasonably modern, post-war buildings. The western side of the parcel can be seen from the High Street, which is on higher ground. However, given the distance, the screening and topography it is unlikely to impact on the Conservation Area of the town centre or contribute to its character or setting. The parcel also does not contain any Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 7 Overall Conclusions

- 7.2 The urban/rural boundary is well defined and there is a clear distinction between the parcel which has no development and the urban fringe of Billericay and therefore the parcel contributes to purpose 1. The parcel is predominantly agricultural land and whilst it does not contain any national designations, the parcel is open in nature and considered to be countryside. As such it contributes to purpose 3 - safeguarding the countryside from encroachment.
- 7.3 In combination with Parcel 6 and further Green Belt in Brentwood, this parcel assists in separating the towns of Hutton and Billericay. However if the parcel were to be released for development in isolation there wouldn't be a risk that Billericay and Hutton would merge and therefore the parcel partly contributes to purpose 2.
- 7.4 The parcel has not been deemed to contribute to purpose 4 as development would not likely impact on any historic settlements and the parcel does not contain any

Ancient Woodland.

8 GREEN BELT PARCEL 8

Parcel Description:

- 8.1 Blunts Wall Farm is sited in the middle of Green Belt Parcel 8 (pic 1). The parcel has a gently undulating plateau topography. The land to the east is relatively low and starts to rise to the west towards the farm. A little past Blunts Wall Farm, the land flattens out and then starts to drop again to the west. At the highest point in the middle of the parcel there are views to Billericay to the east (pic 2) and views to Brentwood to the west (pic 3). There is an Ancient Woodland in the south west corner and there is dense woodland that can be seen to the south of the parcel. Most of the parcel is arable land, apart from a small area of grassland to the west and some large residential properties to the north. There is also woodland situated to the north of the parcel that can be seen from the farmland (pic 4). A public footpath runs across the middle of the parcel. The parcel contains some livestock; mainly to the north. Elmshaws Farm is to the south of the parcel and includes a farm shop off Tye Common Road, which is out of the parcel to the far east.



Picture 1 – Blunts Wall Farm



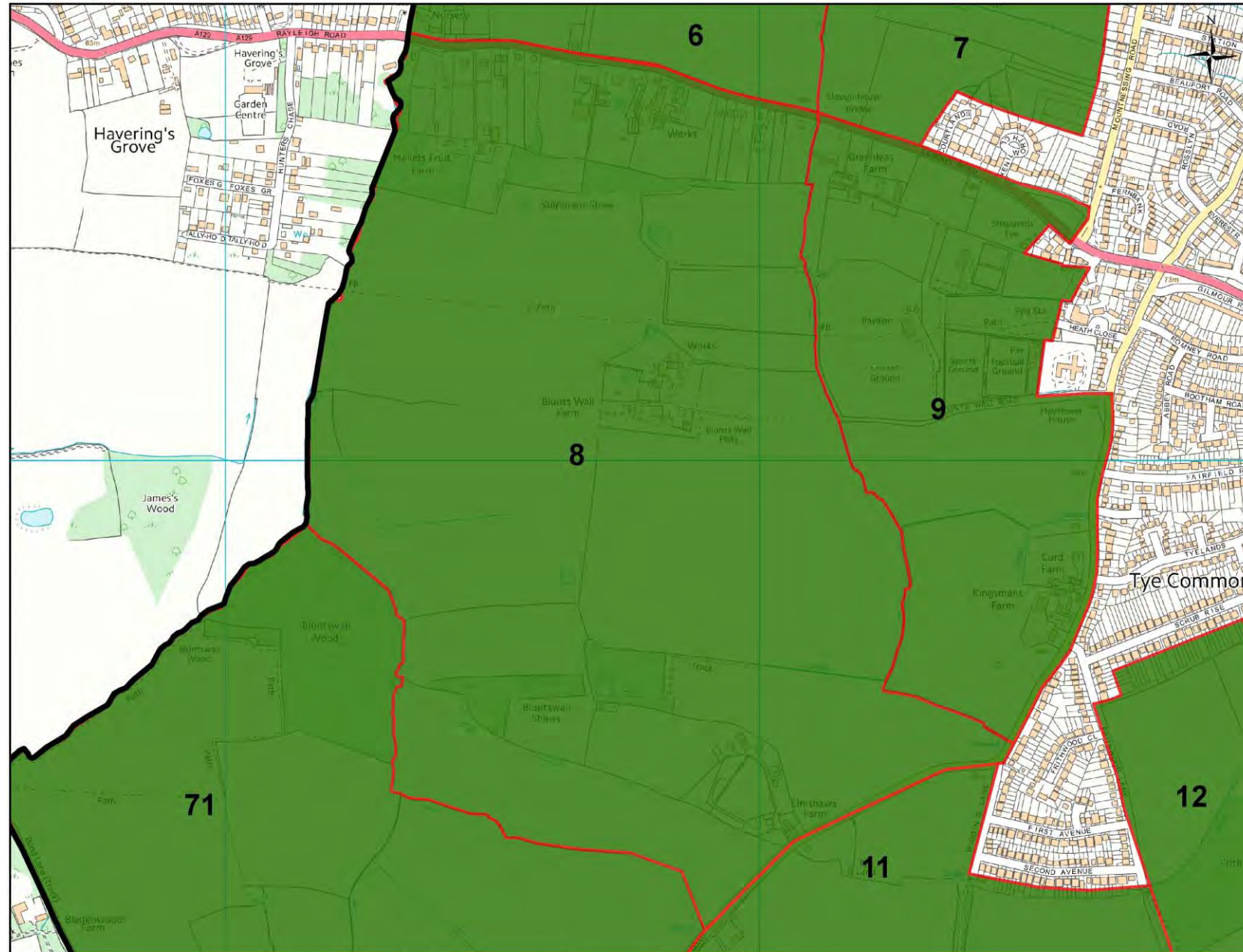
Picture 2 – Views to Billericay in the east across Blunts Wall Farm



Picture 3 – Views to Brentwood in the west across Blunts Wall Farm



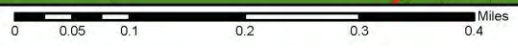
Picture 4 – Views to woodland in the north across Blunts Wall Farm



Green Belt Area 8

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 8 Assessments

Settlements

- The ribbon development of Havering's Grove is 0.8km away to the north west
- The town of Billericay is approx. 1km away to the east for the most part although it is also directly adjacent in the very south east corner.
- Access into the parcel is via London Road or Tye Common Road

Land Use

- Mallets Fruit farm is a traditional orchard to the south west of the parcel
- Bluntswall Wood is an Ancient Woodland adjacent to the parcel (within Green Belt Parcel 71)
- Southern edge of sites and extensions from Bluntswall Wood are Econet areas of semi natural woodland
- Agricultural land at Bluntswall Farm
- Some areas of dense woodlands throughout the parcel
- Large residential properties to the north
- Small areas of Grassland throughout the parcel
- Most of the parcel is of a natural land use

History

- Within HECA 1 and HECZ 1.3, is rural in character and retains most historical landscape features. There is a lack of archaeological work, which is likely to identify medieval and post medieval sites. These are sensitive to change but there is an opportunity to explore the settlement and field patterns.
- Likely archaeological site as cropmarks north west of Blunts Wall Farm
- Important historical site at Wiggins Lane and Bluntswall Shaw
- Heavy Anti-Aircraft Battery Site within parcel
- The parcel is sensitive to change

Natural Environment Designations

- LoWS around the wooded areas to the south of the parcel
- BAP Area around the wooded areas to the south of the parcel
- Within the buffer area of the Mill Meadows Nature Reserve SSSI
- Habitats that could contain protected species around Shipmans Shaw, Blunts Wall Farm, Bluntswall Shaw, field drains and pathways
- TPO's on Shipmans Shaw, Blunts Wall Shaw and off London Road

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA11 – North West Billericay Wooded Farmland
- Green Belt parcel forms part of wider landscape character area
- The parcel is separated from the urban edge of Billericay
- Limited views into the parcel from surrounding roads, but fragmented vegetation allows long distant views across open farmland, and some views from residential properties to the north
- Historic coaxial field patterns – some boundary loss

- Mature tree belts along boundary to built development to the north

Infrastructure

- High pressure gas pipeline in south east
- PRoW horizontally crossing at Blunts Wall Farm
- Series of small ponds, damp hollows and water channels along field boundaries
- A-Road (London Road) is adjacent to the parcel

Stage 3: Parcel 8 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The south east of the parcel is adjacent to the built up area of Billericay however the rest of the parcel is separated from the urban fringe by another parcel. There is some ribbon development along London Road in the north of the parcel, and due to the busy road there is a perception that you are still within an urban setting. There is an unbroken line of development from Billericay which runs across the full extent of the northern boundary which constitutes sprawl from a built up area. There is however no other inappropriate development across the rest of the area.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The majority of the parcel is not adjacent to a town however it is situated between the towns of Hutton and Billericay which are less than 3km apart. For the purposes of this assessment, Hutton is classified as a 'major urban area' and so this parcel has relevance to this purpose. Hutton is separated from Billericay by virtue of this parcel in conjunction with Parcel 9 and further Green Belt in Brentwood. As such this parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	London Road runs along the northern boundary of the parcel, and there is a road leading to the farm through the middle of the parcel. There are large dwellings along London Road although this represents limited development in the wider context of the parcel itself. There are unbroken views to the northern boundary from Tye Common Road which forms the south eastern boundary and from here there are also unbroken views across the western boundary into the neighbouring Borough of Brentwood. The rest of the parcel is farmland, woodland and grassland. The residential development to the north is not considered significant enough to impact on the general feeling of countryside across the parcel as a whole. There is a risk that development in this parcel would cause this perception of being in the countryside to be lost due to the arable nature of the parcel.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	There is Ancient Woodland called Clapgate Wood adjacent to the south east of the parcel (in Brentwood) however it is unlikely to be at risk should this parcel be developed.	Parcel does not contribute to this purpose

Stage 4: Parcel 8 Overall Conclusions

- 8.2 The south east of the parcel is adjacent to the built up area of Billericay however the rest of the parcel is separated from the urban fringe by another parcel. To the north of the parcel, along London Road there are several large dwellings and other development which exist between the town of Billericay and the ribbon development of Havering's Grove. Whilst there are mature tree belts and a traditional orchard providing a strong boundary and screening of existing development to the surrounding parcels, the development along London Road is urban sprawl which creates an unbroken line of development originating in Billericay. However the remainder of the parcel is in agricultural use and associated within Blunts Hall Farm. As such the parcel partly contributes to Purpose 1 - checking unrestricted sprawl of large built up areas, and it is noted that the designation has likely acted to restrict further development from occurring in this parcel.
- 8.3 In combination with Parcel 9 and Green Belt in Brentwood, this parcel represents the strategic gap between the towns of Hutton and Billericay and therefore the parcel partly contributes to purpose 2.
- 8.4 There are open views across the parcel from the central plateau and an existing PRow network. Blunts Wall Farm is to the south of the parcel which the land is predominantly arable. It is this characteristic which gives the impression of the parcel taking the form of countryside. The residential development in the north of the parcel is not considered to be the defining characteristic and therefore this parcel contributes to purpose 3.
- 8.5 The parcel is not considered to contribute to purpose 4. Development would not impact on the historic core of Billericay which is some distance away and the parcel also does not contain any Ancient Woodland.

9 GREEN BELT PARCEL 9

Parcel Description:

- 9.1 The north of the parcel consists of light industry along London Road. The Billericay Town FC football ground (pic 1), Billericay Cricket Club grounds (pic 2) and Billericay Lawn Tennis Club (pic 3) are all located within the northern half of the parcel. Views into these facilities are obscured by dense treelines. There is an area of grassland that is accessed via the public footpath off Blunts Wall Road (pic 4) and behind the Mayflower Community Hospital. In the southern half of the parcel are Kingsmans Farm and Curd Farm, and the land slopes from the middle of this area to provide views across to Brentwood.



Picture 1 – Billericay Town Football Club



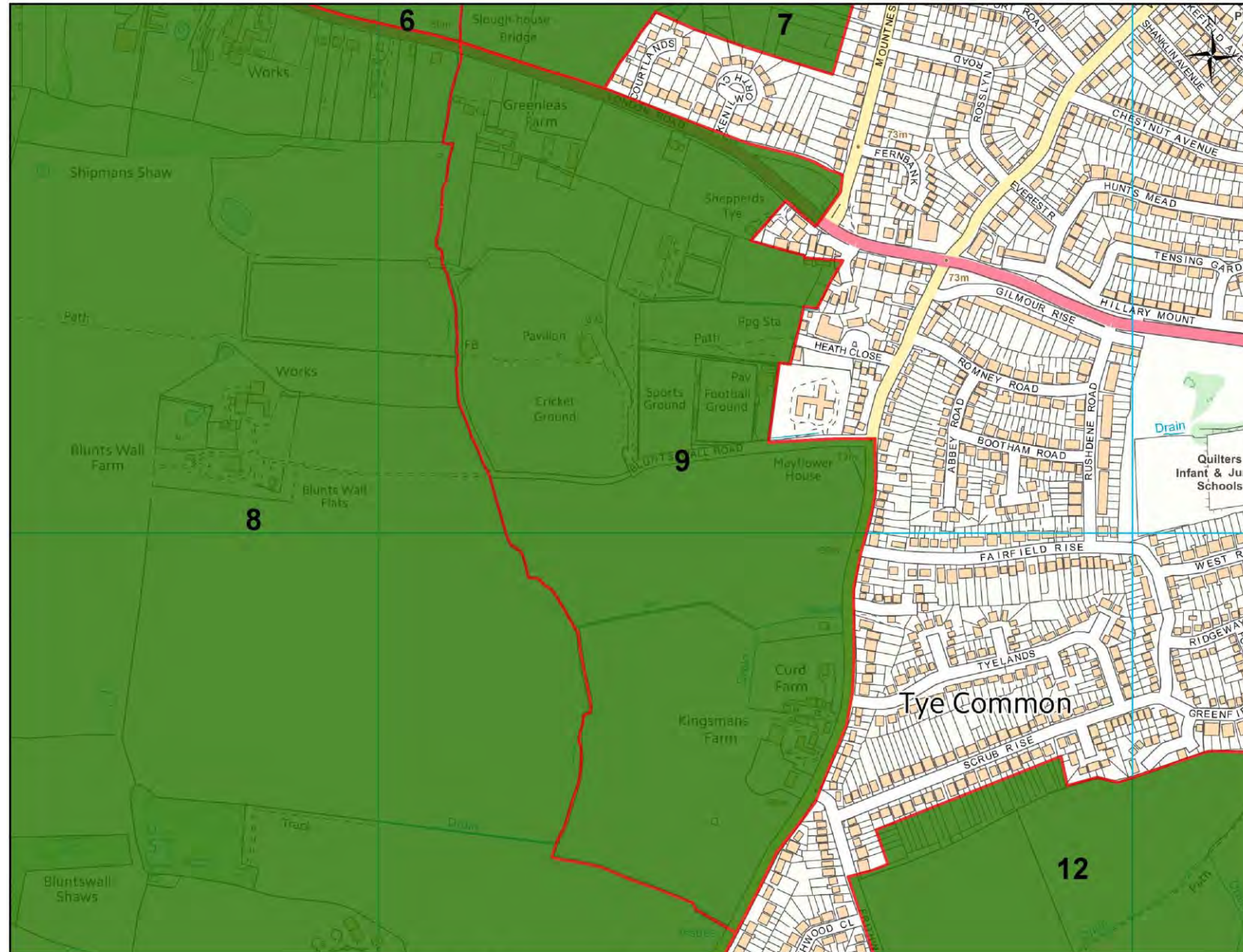
Picture 2 – Billericay Cricket Ground



Picture 3 – Billericay Lawn Tennis Club



Picture 4 – Views down Blunts Wall Road



Green Belt Area 9

Legend

-  Borough Boundary
-  Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 9 Assessments

Settlements

- Adjacent to the town of Billericay to the east
- Havering's Grove is approx. 1km away to the north east
- Access is via London Road, Heath Close, and Blunts Wall Road

Land Use

- Some light industrial buildings to the north
- Billericay Town FC grounds, and Billericay cricket grounds and tennis club are within north half of the parcel, including associated floodlit club facilities and car parking
- Some farm buildings and ancillary facilities
- Agricultural land within southern half of the parcel
- Most of the development in this parcel is considered to be appropriate uses in the Green Belt

History

- Within HECA 1 and HECZ 1.3, is rural in character and retains most historical landscape features. There is a lack of archaeological work, which is likely to identify medieval and post medieval sites. These are sensitive to change but there is an opportunity to explore and explain the settlement and field patterns.
- The parcel is sensitive to change

Natural Environment Designations

- Habitats that could contain Protected Species around Shepperds Tye, Sports Ground, and field drains off Kingsman Farm
- Within SSSI buffer for Norsey Woods, but separated by town centre and residential areas

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA11 – North West Billericay Wooded Farmland
- Forms part of wider landscape character area extending north, west and south
- Poor field boundaries and limited vegetative enclosure allow very open views from residential properties
- Historic irregular field patterns – although now only remnants remain following field boundary loss in late 1960's-1970's
- Long distance open views across farmland to wooded skyline

Infrastructure

- A-Road (London Road) is adjacent to the parcel
- No significant infrastructure in the parcel

Stage 3: Parcel 9 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is surrounded by the built up area of Billericay to the east and north, with the urban/rural boundary defined by the roads and property boundaries. There are a range of outdoor sports facilities, including football, cricket and tennis within the parcel. There are also associated sports buildings, such as changing rooms and social club areas. These are considered appropriate uses in the countryside and therefore do not equate to sprawl. The area to the north of the parcel contains light industry and a residential property which constitute a limited amount of sprawl from the urban area of Billericay. However, this is not considered sufficient to significantly impact on performance under this purpose, particularly given that it is adjacent to an urban area along two of its boundaries. The parcel is therefore considered to contribute to checking urban sprawl.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to the town of Billericay and less than 3km from Hutton. For the purposes of this assessment, Hutton is classified as a 'major urban area' and so this parcel has relevance to this purpose. Hutton is separated from Billericay by virtue of this parcel in conjunction with Parcel 8 and Green Belt in Brentwood, and as such this parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There are roads throughout the parcel leading to the sports facilities and farms. There is some light industry to the north of the parcel and some residential properties in the parcel. The parcel can be viewed from the roads and is relatively open in character. The majority of land uses are compatible with the countryside and therefore this parcel contributes to this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	None of the built up area of Billericay that is adjacent to this Green Belt parcel could be classed as historic. The buildings are all of a modern, post-war construction. There are no Conservation Areas or Ancient Woodlands close to the parcel that would be impacted if this parcel was released for development. Development in this parcel would cause Billericay to expand, thereby altering the setting of this part of the town which is currently not residential in nature. However, it would not impact on the setting and character of the historic elements of Billericay.	Parcel does not contribute to this purpose

Stage 4: Parcel 9 Overall Conclusions

- 9.2 Whilst the parcel shares a defined urban/rural boundary with Billericay there is limited development along London Road which could be considered sprawl. However this is minor in comparison to the parcel as a whole and therefore the

parcel contributes to purpose 1.

- 9.3 In combination with other parcels of land this parcel assists in separating the towns of Billericay and Hutton. However if the parcel were to be released for development in isolation it is unlikely that there would be a risk that Billericay would merge or be perceived as merging with the nearest town of Hutton due to the intervening Parcel 8 and further Green Belt in Brentwood. Therefore the parcel partly contributes to purpose 2.
- 9.4 There are well used sports facilities within the middle of the parcel which provide a range of different sports provision to the local area with associated car parking. The area to the north contains light industry and a residential property with fairly enclosed views while the southern part of the parcel is in agricultural use and provides long open views across the land. As such the parcel contributes to purpose 3, safeguarding the countryside from encroachment.
- 9.5 None of the built up area of Billericay that is adjacent to this Green Belt parcel could be classed as historic and therefore the parcel does not contribute to purpose 4.

10 GREEN BELT PARCEL 10

Parcel Description:

- 10.1 The settlement of Little Burstead is to the far south east of the parcel. Tye Common Road extends north from Little Burstead and forms the eastern boundary of the parcel. Tye Common Road has trees and foliage down either side screening the fields and farm buildings beyond. To the north of the parcel is Sudbury Road, which is a quiet single lane road. On the south side of Sudbury Road and within the north of the parcel is Babshole Farm. Babshole Farm covers several fields that form the majority of the northern half of the parcel (pic 1). Further along Sudbury Road is part of Salmons Farm, which is to the north east of the parcel (pic 2). From the middle of the parcel there are views to Billericay in the north east (pic 3). Blinds Lane forms the western boundary of the parcel, and there is ribbon development on the opposite side of the road, just outside the Green Belt parcel. To the south west of the parcel off Blinds Lane is Botney Hill Farm, and to the south east is Hatches Farm. There is a brook that runs from north to south through the middle of the parcel (pic 4) and each field within the parcel is bordered by treelines.



Picture 1 – Babshole Farm



Picture 2 – Part of Salmons Farm



Picture 3 – Views to Billericay in the north east across Babshole Farm

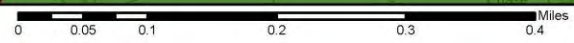
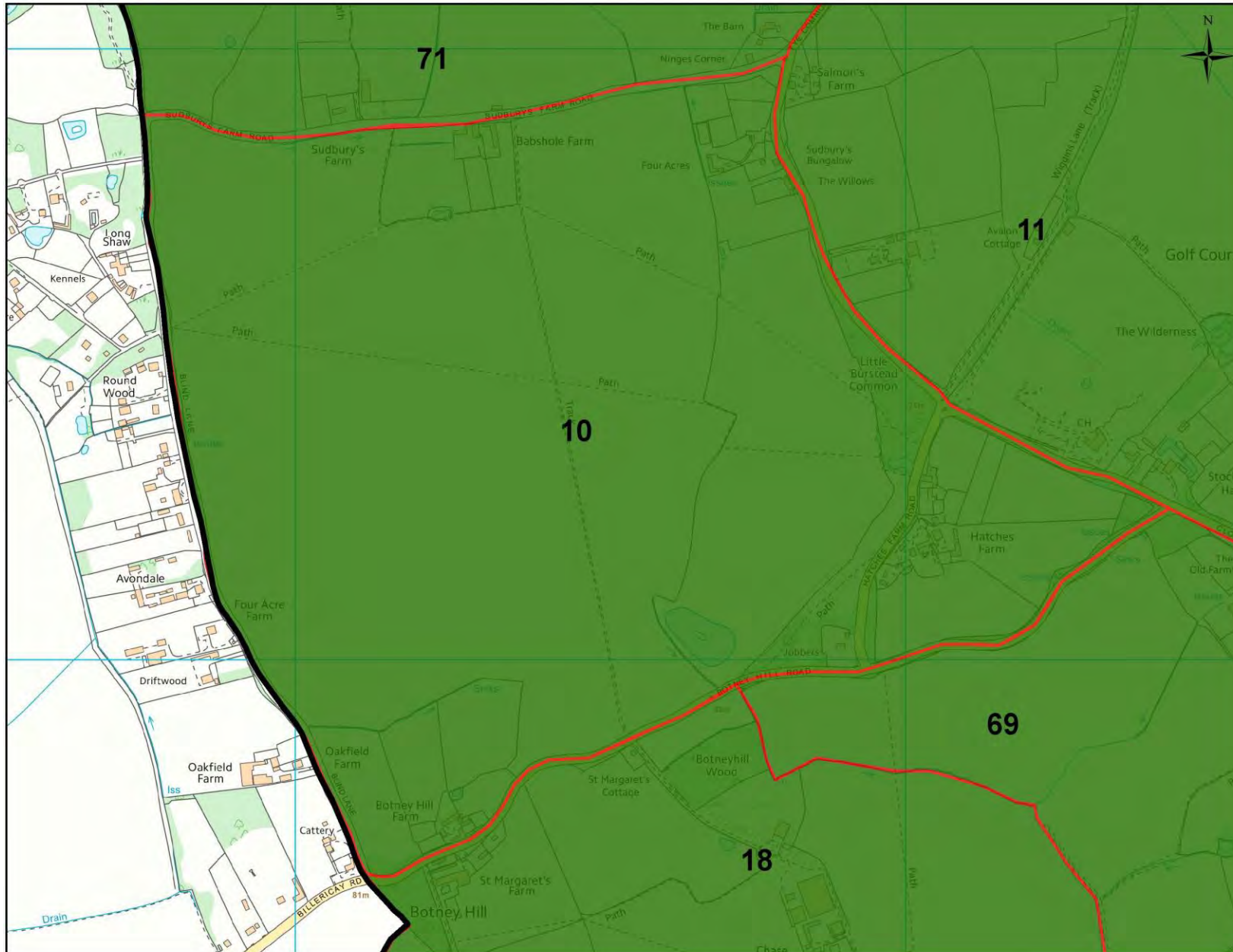


Picture 4 – Brook running through parcel

Green Belt Area 10

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 10 Assessments

Settlements

- Blinds Lane ribbon development adjacent to the parcel to the west
- Little Burstead is located to the south east of the parcel
- Tye Common, Billericay is 1.5km to the north east of the parcel
- Dunton Wayletts is 2.5km to the south of the parcel

Land Use

- There are a number of farm buildings within the parcel
- Most of the parcel is arable farmland
- Grassland and paddocks
- Mature woodland within Little Burstead Common
- Most of the parcel is a natural land use

History

- Within HECA 1 and HECZ 1.3, is rural in character and retains most historical landscape features. There is a lack of archaeological work, which is likely to identify medieval and post medieval sites. These are sensitive to change but there is an opportunity to explore and explain the settlement and field patterns.
- Hatches Farmhouse is a listed building within the parcel
- Botney Hill Farmhouse is a listed building and a central area of archaeological importance
- Extreme edge of south eastern corner falls into Little Burstead Conservation Area
- Substantial area of Cropmarks in farmland East of Blind Lane
- West of Little Burstead commons is an Archaeological Zone
- Sensitive to change

Natural Environment Designations

- Little Burstead Common is a LoWs
- PSAAs exist beside Four Acres, Sudbury's Farm, and Botney Hill Farm
- A BAP Area (Ba8) site to the east of the parcel
- TPO designation on trees around Sudbury Farm and Botney Hill Farm

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 12 - Burstead Sloping Farmland
- Plotland style residential properties in Brentwood lie to the west
- Roads to the north and south provide open views across the farmland, but the central plateau partly obscures views to the opposite sides
- Relic of medieval irregular field pattern
- Panoramic views from elevated ground at Botney Hill to the south towards Basildon including landmark building e.g. Ford Dunton and Langdon Hills
- Relatively peaceful and unaffected by development

Infrastructure

PRoW from Little Burstead Common to Sudbury's Farm to Hound Wood

Stage 3: Parcel 10 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to any settlement in Basildon Borough Council's settlement hierarchy and contains no development that would be considered to be an extension from the nearest large settlement. Whilst there is some ribbon development down Blind Lane, in the Borough of Brentwood to the west of the parcel, it is not considered to be a large built up area. Therefore this parcel is not relevant to this purpose.	Parcel is not relevant to this purpose.
2 – To prevent neighbouring towns from merging into one another	There is some ribbon development to the west of the parcel. Little Burstead is to the far south east, but neither are defined as a town. Therefore if this parcel were to be released for development there is no risk that neighbouring towns would merge.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	There are some farm buildings within the parcel. Each boundary of the parcel is formed by a road and Hatches Farm Road cuts diagonally through the south east corner of the parcel. There are some telegraph poles within the parcel. Most of the parcel is made up of farmland, consisting of large open fields. As the parcel is screened from most sides by the trees and foliage, there are limited views into the parcel. However there is a significant risk and perception that countryside would be lost if this parcel was released for development. The parcel is made up of farmland and therefore is a series of large fields that are bordered by trees and foliage. The parcel is quiet and provides a rural backdrop to the ribbon development in the west, as well as to Little Burstead to the south east.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	Whilst the ribbon development to the West was formed before it was washed over by Green Belt and has some history, it is not of specific historic importance. The parcel is predominantly large open fields with historic field boundaries with two listed buildings located within the parcel. Little Burstead extends into the parcel at the far south eastern corner and is a Conservation Area. The setting and character of this small settlement is likely to be impacted if development took place nearby.	Parcel contributes to this purpose

Stage 4: Parcel 10 Overall Conclusions

- 10.2 The parcel is very rural in its nature and form. It comprises farmland and associated farm buildings and would be a prominent and isolated location for development. The parcel provides access to the wider countryside and links to Brentwood. As such it contributes to purpose 3; safeguarding the countryside from encroachment.
- 10.3 The Little Burstead Conservation Area is to the south east of the parcel. The character and setting of the Conservation Area could be at risk if development was to take place in close proximity and as a result this parcel contributes to purpose 4.
- 10.4 The parcel is not adjacent to any built up urban settlements and so purpose 1 is not

relevant to this parcel. The parcel is also not located sufficiently close to two neighbouring towns such that it performs a role in maintaining their separation. As such this parcel does not contribute to purpose 2.

11 GREEN BELT PARCEL 11

Parcel Description:

- 11.1 The parcel is to the south of the built up area of Billericay and to the north of the small settlement of Little Burstead, which is a Conservation Area. To the east of the parcel are woodland and large open fields and to the west is farmland and some open fields. The parcel itself has some houses around the periphery, especially in the south. The middle of the parcel is occupied by Billericay Golf Course. (pic 1 and 2). There are limited views from the golf course outwards (pic 3), restricted to the homes in Billericay in the north. This is due to the mix of topography and terrain within the parcel.



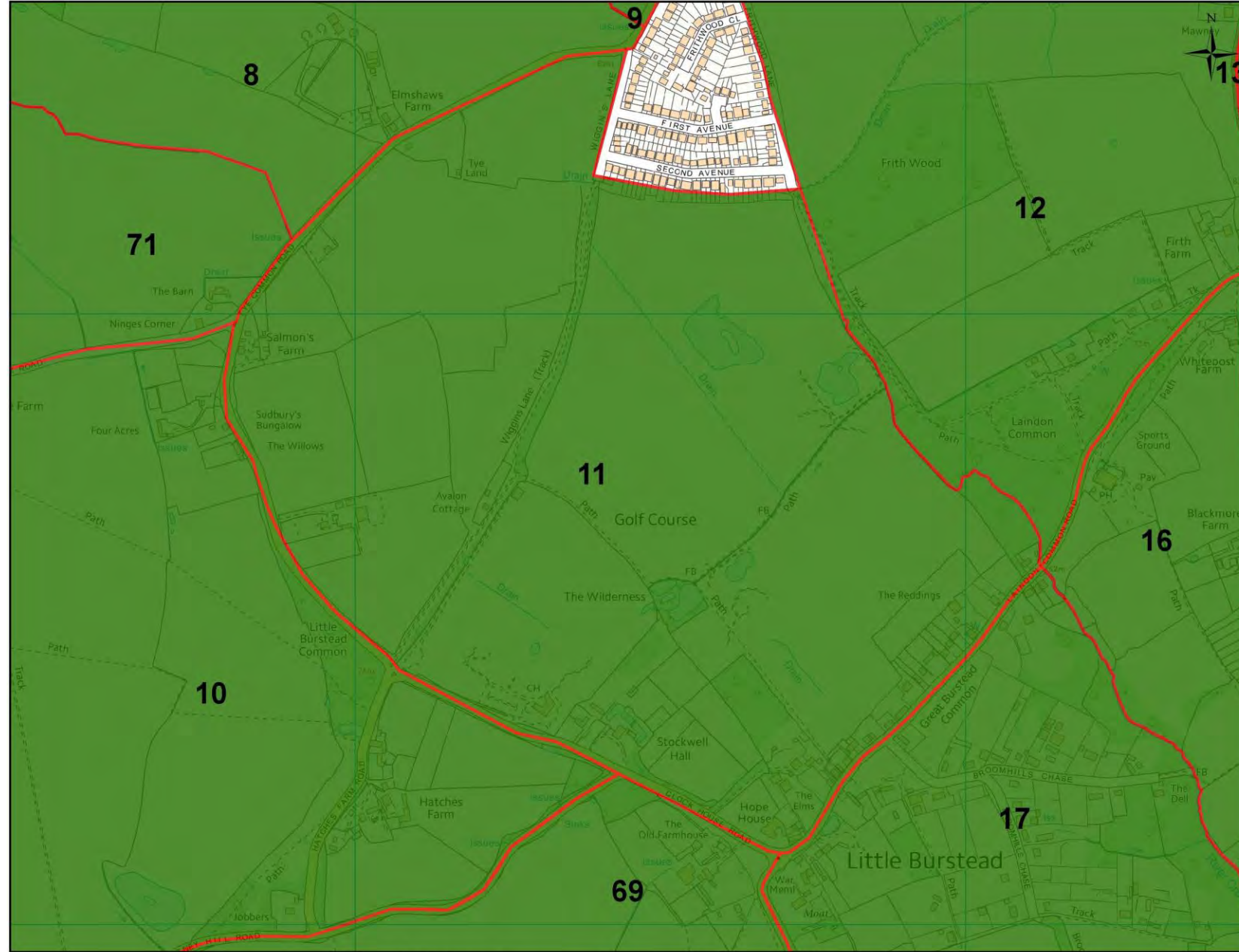
Picture 1 – Views across Billericay Golf Course



Picture 2 – Views across Billericay Golf Course



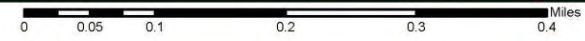
Picture 3 – Views from Frith Wood across Billericay Golf Course in the west



Green Belt Area 11

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 11 Assessments

Settlements

- The unserviced settlement of Little Burstead is to the south of the parcel
- The serviced settlement of Great Burstead is approx. 2km to the east of the parcel
- Access from Clock House Road and Laindon Common Road, using byway and footpaths to gain access to the interior and golf course

Land Use

- Econet Area of semi-natural deciduous woodland of Laindon Common lies just within the parcel to the east
- Residential uses around the periphery, especially in the south.
- Billericay Golf Course covers a large portion of the parcel, particularly to the east
- Grade 3 agricultural land
- Frith Wood is adjacent to the parcel and is an Ancient Woodland
- The majority of the parcel is man-made recreational land use

History

- Within HECA 1 and HECZ 1.3, is rural in character and retains most historical landscape features. There is a lack of archaeological work, which is likely to identify medieval and post medieval sites. These are sensitive to change but there is an opportunity to explore and explain the settlement and field patterns.
- Little Burstead Conservation Area falls within part of the parcel
- Great Burstead Conservation Area is to the north
- Salmons Farmhouse is a listed building
- Stockwell Hall is a listed building
- The Elms is a listed building
- Coopers Cottage is a listed building
- Wealden House is a listed building
- Sensitive to change

Natural Environment Designations

- PSAA follows drains and the moat around Stockwell Hall
- LoWS and BAP Area along pathway and a central area within the golf course
- LoWS and BAP Area along the edges of the parcel into the Green Belt at the end of Little Burstead
- LoWS and BAP Area along Frith Wood edges into the Green Belt parcel
- The area of the golf course, and to the rear of Little Burstead contains a number of TPOs
- Within the SSSI buffer area of Mill Meadows Nature Reserve to the north east

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 11 West Billericay Wooded Farmlands
- Forms part of wider landscape character area of West Billericay Wooded Farmlands wrapping around the north west of the town

- The parcel lies on the boundary of character areas and the landform changes considerably to the south of the parcel with the Burstead Sloping Farmlands showing much more prominent slopes and undulations
- Properties on Second Avenue overlook the golf course with limited vegetation to rear garden boundaries
- Tye Common Road has open views across farmland
- Irregular field pattern of Medieval or earlier origin
- Mature tree lines provide good enclosure to the south east side and to residential properties within Little Burstead
- River Crouch headwaters and a series of associated springs within the golf course

Infrastructure

- Public Rights of Way running through the golf course and alongside LoWS and BAP Area

Stage 3: Parcel 11 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up town of Billericay in the north and to the small unserved village of Little Burstead in the south. The urban/rural boundary with Billericay is well defined by property boundaries and roads and there has been no development in this part of the parcel as an extension of Billericay other than for a number of back gardens. There are residential properties to the south of the parcel, as well as a farm and some other buildings on the western periphery. However these are not considered to be sprawl from the nearest built up area. The dwellings to the south of the area are associated with Little Burstead but this isn't considered to be a large built area for this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to the town of Billericay in the north and to the village of Little Burstead in the South. As an unserved village, Little Burstead is not considered to be a neighbouring town for this purpose. The nearest town is Basildon and whilst development in this parcel would lessen this gap, the distance between Billericay and Basildon is closer at another point. Development of this Billericay parcel would however be within 3km of Basildon and therefore this parcel is considered to partly contribute to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel contains some dwellings and residential gardens associated with Little Burstead, and also a golf course with manmade waterbodies. These areas are fairly well screened, provide good foliage and in places there is a feeling of isolation however the dwellings are perceived as a form of encroachment. There are enclosed fields to the west that provide access to the wider countryside. The landscape character in parts of this parcel is of high value and the nearby residents have open views into the countryside.	Parcel contributes to this purpose

	There are also prominent slopes to the south of the parcel. The portion of the parcel nearest to Billericay is almost entirely countryside. As the parcel provides access to the wider countryside; the perception of countryside around Billericay would also decrease if this parcel was developed and therefore it is considered to be contributing to this purpose.	
4 – To preserve the setting and special character of historic towns	The parcel includes a number of Listed Buildings and the Little Burstead Conservation Area. The special character of these historic assets could be at risk if development took place in the parcel.	Parcel contributes to this purpose

Stage 4: Parcel 11 Overall Conclusions

- 11.2 The parcel shares a defined urban/rural boundary with Billericay and there is no built development within the parcel immediately adjacent to the urban fringe. As such this parcel contributes to purpose 1.
- 11.3 The parcel includes part of the Little Burstead Conservation Area and a number of Listed Buildings. If development were to take place in the parcel it is likely that the special character of these assets would be impacted. Therefore the parcel is considered to contribute to purpose 4 which aims to preserve the setting and special character of historic towns.
- 11.4 In combination with other parcels of land this parcel assists in separating the towns of Billericay and Basildon. However if the parcel were to be released for development in isolation it is unlikely that there would be a risk that these two neighbouring town would merge or be perceived as merging because part of the urban area of Billericay already extends towards Basildon elsewhere. Therefore the parcel partly contributes to purpose 2.
- 11.5 Nearby residents have open views into the countryside and there are also prominent slopes to the south of the parcel which the Green Belt designation helps to safeguard. Although there is development within the parcel at Little Burstead which could be perceived as encroachment upon the countryside, this is not so significant as to state that the parcel is contributing to safeguarding the countryside from encroachment. As a result the parcel was found to be contributing to purpose 3.

12 GREEN BELT PARCEL 12

Parcel Description:

- 12.1 The parcel is bordered by the built up area of Billericay to the north (pic 1) and to the north-west (pic 2). To the east, south and west are large open spaces. Billericay Golf course is to the west, a school playing field is to the east and a farm and sports ground is to the north. There are highway networks bordering the parcel to the east and west, feeding in and out of Billericay. The parcel itself is quite open in its nature, but each field does have some screening provided by trees and foliage. The topography of the land rises and falls (pic 3). There are some long distance views to Basildon in the south from the northern part of the parcel (pic 4). There is woodland situated in the middle of the parcel and the houses to the north and to the east provide screening into the parcel (pic 5). There are a few dwellings to the south, along with a farm and its associated buildings.



Picture 1 – Houses from Billericay to the north of the parcel



Picture 2 – Houses from Billericay to the north west of the parcel



Picture 3 – The rise and fall in the topography within the parcel and screening provided by the trees





Picture 4 – Views to Basildon in the south from the north of the parcel

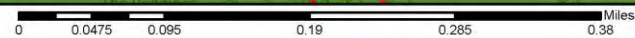
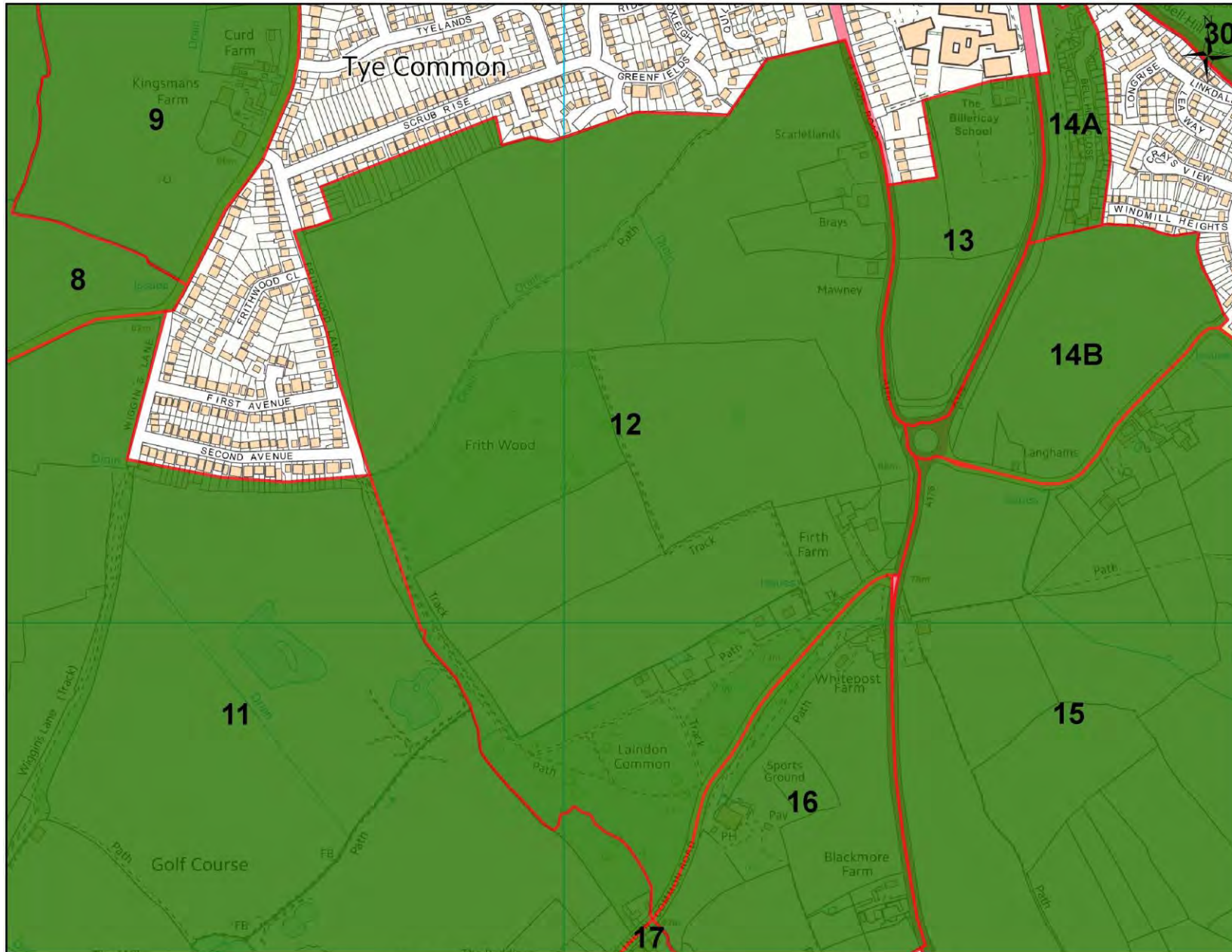


Picture 5 – Views from Laindon Road into the parcel

Green Belt Area 12

Legend

-  Borough Boundary
-  Green Belt



Stage 2: Parcel 12 Assessments

Settlements

- Tye Common, Billericay is adjacent to the north of the parcel
- Little Burstead is approx. 0.5 km to the south west of the parcel
- South Green, Billericay is approx. 1km to the east of the parcel
- Great Burstead, Billericay is approx. 1km to the east of the parcel

Land Use

- There are residential dwellings and farm complexes within the parcel along the eastern and southern boundaries
- Frith Wood is Ancient Woodland of a Econet Deciduous nature
- Laindon Common is an area of Econet Area of Semi Natural Woodland
- The majority of the parcel is grassland

History

- Within HECA 1 and HECZ 1.3, is rural in character and retains most historical landscape features. There is a lack of archaeological work, which is likely to identify medieval and post medieval sites. These are sensitive to change but there is an opportunity to explore and explain the settlement and field patterns.
- Little Burstead Conservation Area is to the south east of the parcel
- Billericay Conservation Area is to the north of the parcel
- Post medieval kiln in Quilters Field
- Laindon Common has some historical character and potential for archaeological finds
- The parcel also contains a boundary stone near the roundabout on the western boundary of the parcel
- Sensitive to change

Natural Environment Designations

- Half of the parcel to the north and south of Scarletlands is subject to PSAAs
- Frith Wood LoWS and BAP Area is within the parcel
- Laindon Common LoWS and BAP Area is within the area
- Within the SSSI buffer of Mill Meadows Nature Reserve

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 11 West Billericay Wooded Farmlands
- Forms part of wider landscape character area extending to west and south
- Residential properties to north west of the parcel overlook fields on the lower ground to the west
- Forms an important green buffer between Billericay and Little Burstead
- Ancient rectilinear field patterns and internal pattern of hedges and hedgerow trees
- Extensive views of countryside looking south west from the north east corner
- Strong vegetative edge to rear gardens of residential properties to the north and hedges to west on Frithwood Lane

Infrastructure

- PRow across from Laindon Common Road to Second Avenue
- Gas pipeline runs along the eastern and northern edge of the parcel
- A road (A176) is adjacent to the parcel

Stage 3: Parcel 12 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up town of Billericay in the north. The urban/ rural boundary is defined by permanent features such as roads and the rear of residential gardens. The parcel contains some dwellings to the south as well as a farmyard, however these are not considered to be sprawl from the urban area of Billericay. There are a small number of dwellings along Laindon Road opposite dwellings within the urban area which could be perceived as sprawl, but these take up only a very small proportion of the parcel such that they don't define the parcel. As such the parcel is assessed as contributing to this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to the town of Billericay in the north and to the village of Little Burstead in the South. As an unserviced village, Little Burstead is not considered to be a neighbouring town for this purpose. The nearest neighbouring town is Basildon and whilst development in this parcel would lessen this gap, the distance between Billericay and Basildon is closer at another point. Development of this Billericay parcel would however be within 3km of Basildon and as such, this parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is quite close to a built up settlement, but as it is well screened and can only be accessed by public footpath from Billericay; the countryside is quite enclosed. The parcel is mostly made up of fields, some of which are agricultural, and there are also some dense woodlands within the parcel. If the parcel was to be developed, countryside would be lost. There are some existing dwellings already in the parcel in the north and to a greater extent in the south, which would be classed as encroachment. However, as the majority of the parcel is countryside and development is largely constrained to small areas and are well screened, the parcel contributes to this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel is adjacent to Billericay High Street Conservation Area and Little Burstead Conservation Area. There is a risk that if development took place in this area the character of these Conservation Areas could be affected. There are also a number of listed buildings in close proximity, and an Ancient Woodland too. The majority of the properties that are adjacent to the parcel are not of historic character although some of	Parcel contributes to this purpose

	the buildings (churches for example) have historic relevance.	
--	---	--

Stage 4: Parcel 12 Overall Conclusions

- 12.2 The parcel has historical importance being adjacent to two Conservation Areas and including an Ancient Woodland. The Conservation Areas which represent historic settlements could be impacted upon if development were permitted in this parcel. Therefore this parcel contributes to purpose 4 - preserving the setting and special character of historic towns.
- 12.3 The parcel is adjacent to the built up town of Billericay to the north. The urban/ rural boundary is defined by permanent features such as roads and the rear of residential gardens which have helped to prevent urban sprawl although there are dwellings within the parcel on Laindon Road opposite the urban area which could be classed as limited sprawl from Billericay. Nonetheless, the area is assessed as contributing to purpose 1.
- 12.4 In combination with other parcels of land, this parcel assists in separating the towns of Billericay and Basildon. However if the parcel were to be released for development in isolation it is unlikely that there would be a risk that these two neighbouring town would merge or be perceived as merging because part of the urban area of Billericay already extends towards Basildon elsewhere. Therefore the parcel partly contributes to purpose 2.
- 12.5 The north east and the southern half of the parcel is of steep topography and has open views across to Basildon, and therefore is perceived as countryside. There is some residential development in these parts of the parcel which is not a compatible use with the Green Belt and would be classed as encroachment. However, this development does not define the parcel and as such it is considered to be contributing to purpose 3.

13 GREEN BELT PARCEL 13

Parcel Description:

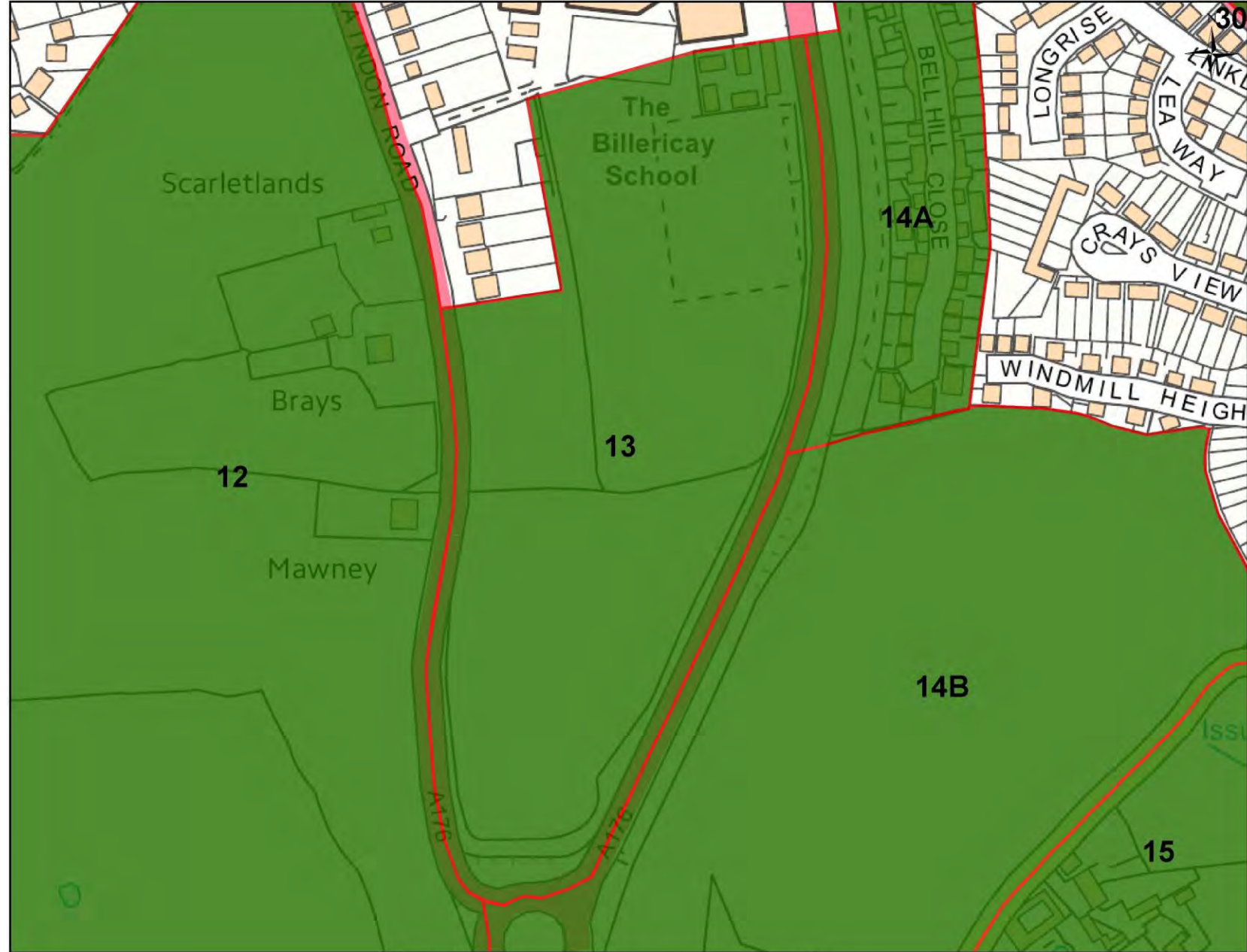
- 13.1 The parcel is bordered by the built up area of Billericay to the north. The Billericay School is immediately to the north and half of this Green Belt parcel is the school's playing field (pic 1). The rest of the parcel is open fields. To the east is the A176 and to the west is Laindon Road and to the north of the parcel is a roundabout connecting the two roads. Further east are large fields and further west are some sporadic dwellings. The views into the parcel are limited due to the embankment along the road, trees and the dwellings. The parcel is relatively small compared to a number of parcels in this study (pic 2).



Picture 1 – Billericay School playing fields



Picture 2 – Aerial views of Parcel 13



Green Belt Area 13

- Legend**
-  Borough Boundary
 -  Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 13 Assessments

Settlements

- The town of Billericay is adjacent to the north of the parcel
- South Green, Billericay is approx. 1.5km to the east of the parcel
- Great Burstead is approx. 2.5km to the south east of the parcel
- Access to the parcel is via Laindon Road or A176 Noak Hill Road.

Land Use

- Billericay School playing fields
- Open fields extending from residential development of Billericay in the North
- The majority of the parcel is man-made recreational land uses

History

- Within HECA 2 and HECZ 2.2 – Roman Billericay. Area comprises of late Iron Age and Roman settlement revealed by excavations at Billericay school
- Archaeological deposits sensitive to change. High potential for surviving deposits particularly in the school playing-fields and farm
- Potential for interpretation and promotion of Roman settlement
- Ancient house pits, ditches, quarries, burial mounds and groundworks under this parcel
- Close to Billericay High Street Conservation Area and near to Little Burstead and Great Burstead Conservation Areas
- Near to listed buildings within the Conservation Areas
- Highly sensitive to change

Natural Environment Designations

- Protected species alert area to the south and rear of houses along Laindon road
- Within the SSSI buffer area of Mill Meadows Nature Reserve

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 11 West Billericay Wooded Farmlands
- Dense tree belt and vegetation on the parcel's south, east and western boundaries which provide good visual enclosure from the A176 as does the elevated landform
- Forms part of green space acting as part of the separation between Great Burstead, Little Burstead/Noak Hill and Billericay

Infrastructure

- A176 Laindon Road forms the boundary of all of the parcel apart from the north.

Stage 3: Parcel 13 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up town of Billericay in the north. The rest of the parcel is bounded by Laindon Road and the A176. The urban/rural boundary is clearly defined by the rear of residential gardens but less defined where it cuts through the school grounds. There is no development within the parcel.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is immediately adjacent to Billericay to the north and is less than 3km from Basildon which is the threshold calculated by the Urban Sprawl Metrics Calculation tool as being relevant to this purpose. Whilst the parcel is small, and there are other areas of Billericay closer to Basildon than the full extent of this parcel, development of this parcel would equate to development within 3km between two significant urban areas. The parcel also forms part of a strategic gap between Billericay and Noak Hill along with Parcel 15.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel contains no development but is surrounded by a school and some infrastructure. The parcel is relatively small and comprises of two fields, one of which is a school playing field and is surrounded by infrastructure. Due to the fact that the parcel is quite small and surrounding by infrastructure, as well as being part of the Billericay School playing field, there may be a limited perception that countryside would be lost if development took place in this parcel, but nonetheless the parcel is currently free from built development.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The area of Billericay has some historic background and there are many listed buildings and some Conservation Areas in close proximity to the parcel. However, the majority of the properties that are adjacent to the parcel are not historic, nor does the parcel contain Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 13 Overall Conclusions

- 13.2 Parcel 13 is a small parcel where the majority of the land use is recreational and outdoor sports, including the Billericay School playing fields. There is no other development within the parcel and as a result the parcel checks unrestricted sprawl and countryside encroachment and therefore contributes to purposes 1 and 3. The parcel also has a small contribution limiting development in a space of less than 3km between two urban areas, as well as providing another part of a strategic gap elsewhere, and therefore partly contributes to purpose 2. With regard to purpose 4, development of the parcel would not be considered to impact on the setting and special character of historic towns.

14 GREEN BELT PARCEL 14

Parcel Description:

- 14.1 The parcel is bordered by the built up area of Billericay to the north and the east. The built up area is a small line of houses and associated gardens, which divides the area from Mill Meadows in the far north. The area to the west is the Billericay School playing field and the area to the south is fields with some sporadic developments. The parcel itself is a mixture of a few sporadic buildings to the north and some open fields (pic 1). The land drops away to the south and is well screened from the infrastructure (A176) that surrounds the parcel by trees (pic 2 and 3).



Picture 1 – Views across the parcel from Kennel Lane



Picture 2 – View from the junction of A176 Noak Hill Road and Church Street



Source: Application 07/00800/OUT

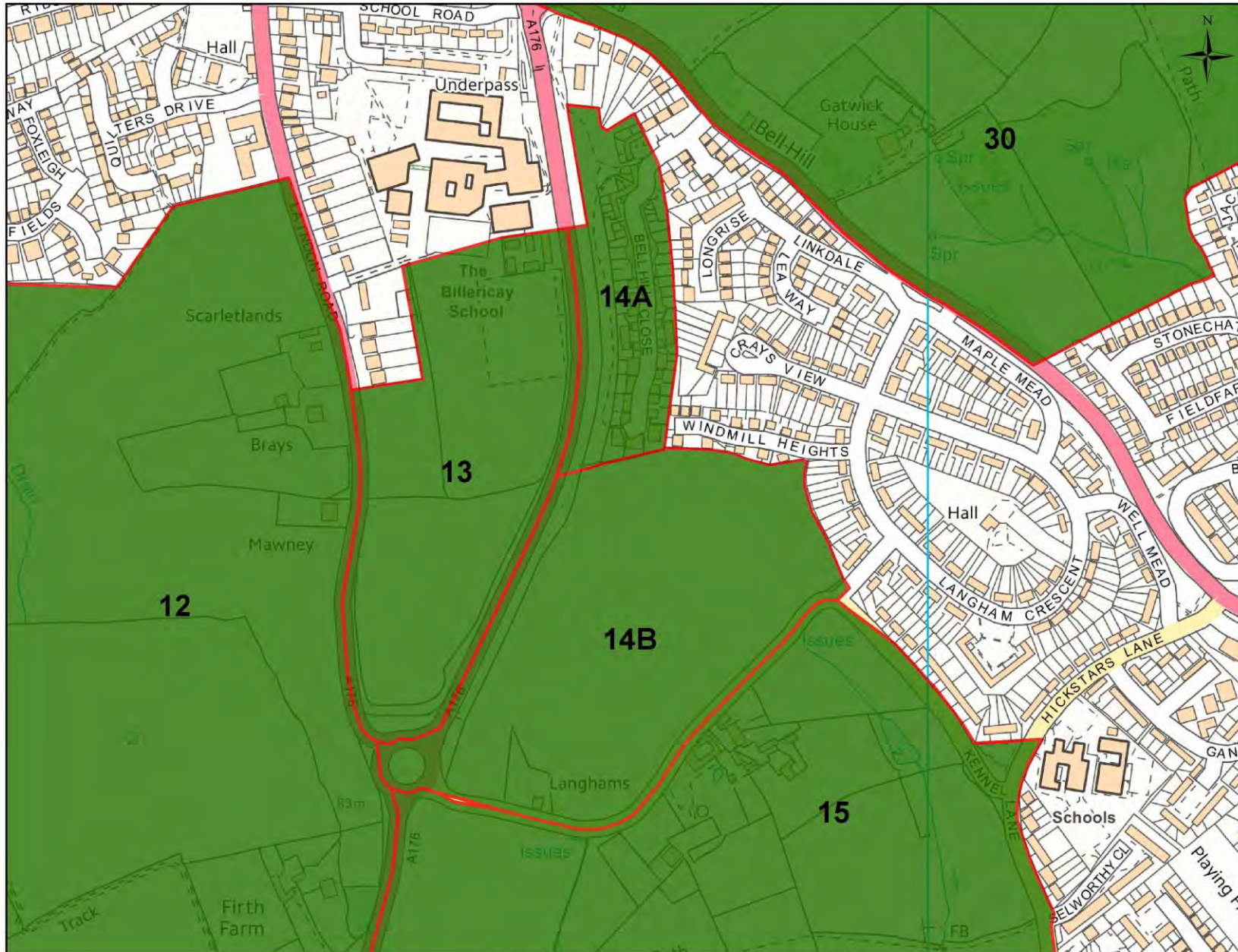


Picture 3 – View from the field next to A176 showing its tree screening

Green Belt Area 14

Legend

-  Borough Boundary
-  Green Belt



Stage 2: Parcel 14 Assessments

Settlements

- Adjacent to the main town of Billericay in the north
- Adjacent to South Green (Billericay) to the east
- Great Burstead is approx. 600m to the south east of the parcel
- Access to the parcel is via Langhams, from A176, exiting onto Kennel Lane

Land Use

- The majority of the parcel is Grade 3 agricultural land
- The rest of the parcel is residential development

History

- Within HECA 1, HECZ 1.3, HECA 2 and HECZ 2.2 is rural in character and retains most historical landscape features. There is a lack of archaeological work, which is likely to identify medieval and post medieval sites. These are sensitive to change but there is an opportunity to explore and explain the settlement and field patterns.
- An archaeological find area to the north
- Close to Billericay High Street Conservation Area and near to Little Burstead and Great Burstead Conservation Areas
- Near to listed buildings within the Conservation Areas
- There are further listed buildings located close to the parcel, near Gatwick house and Bell hill, outside the parcel towards the North East
- The north of the parcel is highly sensitive to change whilst the southern part is sensitive to change

Natural Environment Designation

- Most of the parcel is within a PSAA
- The parcel is within the buffer zones of the SSSI, BAP Area, LoWS and LNR of Mill Meadows Nature Reserve

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 11 West Billericay Wooded Farmlands
- Distant views from the site over clay vale to south and east and to wooded Langdon Hills and ridge above Ramsden Bellhouse
- Built form in parcel to north is a prominent influence.
- Strong hedge to west along A176 provides good visual enclosure from road.
- Rural break provided between Great Burstead/South Green and Billericay

Infrastructure

- Adjacent to the A176

PAS Review

- Following the PAS review, the decision was taken to split Parcel 14 into two separate parcels. This was to recognise the significantly different character between

what is now 14A and 14B. The assessment results for the two parcels are shown below.

Stage 3: Parcel 14A Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up town of Billericay in the north, east and partly to the west. Development has taken place across the full extent of this parcel and therefore directly adjacent to the urban area of Billericay. This is classed as urban sprawl.	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is only adjacent to Billericay which is the only settlement in the area defined as a town.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is completely developed such that there is no countryside remaining.	Parcel does not contribute to this purpose
4 – To preserve the setting and special character of historic towns	The parcel comprises solely of modern development.	Parcel does not contribute to this purpose

Stage 4: Parcel 14A Overall Conclusions

14.2 Parcel 14A makes no contribution to the Green Belt purposes as it is fully built out as a residential development.

Stage 3: Parcel 14B Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up town of Billericay in the north and to the east although is free from development.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is immediately adjacent to Billericay to the north and is less than 3km from Basildon which is the threshold calculated by the Urban Sprawl Metrics Calculation tool as being relevant to this purpose. Whilst the parcel is small, and there are other areas of Billericay closer to Basildon than the full extent of this parcel, development of this parcel would equate to development within 3km between two significant urban areas. The parcel also forms part of a strategic gap between Billericay and Noak Hill along with Parcel 15.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is quite small in that it is only a few fields and is quite well screened from the road network. However, this parcel provides a rural break to the nearby settlements and the adjacent residents with links into the countryside.	Parcel contributes to this purpose
4 – To preserve the setting and special	The area of Billericay has a historic background and there are many listed buildings and some Conservation Areas in	Parcel does not contribute

character of historic towns	close proximity to the parcel. The majority of the properties that are adjacent to the parcel are not historic in appearance however, nor does the parcel contain any Ancient Woodland.	to this purpose
-----------------------------	---	-----------------

Stage 4: Parcel 14B Overall Conclusions

- 14.3 The parcel is adjacent to the urban settlement and mainly consists of fields that are well screened. It is assessed as providing a rural break to the nearby settlements therefore it is considered to contribute to checking urban sprawl and safeguarding the countryside from encroachment and therefore contributes to purposes 1 and 3.
- 14.4 The parcel also has a small contribution limiting development in a space of less than 3km between two urban areas, as well as providing part of a strategic gap elsewhere, and therefore partly contributes to purpose 2. With regard to purpose 4, development of the parcel would not be considered to impact on the setting and special character of historic towns.

15 GREEN BELT PARCEL 15

Parcel Description:

- 15.1 Parcel 15 is to the west of the large built up area of South Green, Billericay and to the east and north of the smaller unserviced settlement of Noak Hill (pic 1). To the south of the parcel is Great Burstead, a Conservation Area. Further to the west is the small unserviced settlement of Little Burstead. The area to the north is a large open field and the area to the far south is where Great Burstead cemetery is located. Also to the far south is farmland and open fields. There is a farmland, a sports ground and residential gardens to the west of the area. The parcel itself is predominantly open fields (pic 2 and pic 3) with a farmland to the north and to the north west (pic 4). There is an agricultural reservoir within the parcel. There are views to Basildon across the fields in the north of the parcel (pic 5).



Picture 1 – Views across a field in the west of the parcel to Noak Hill



Picture 2 – Open field to the north



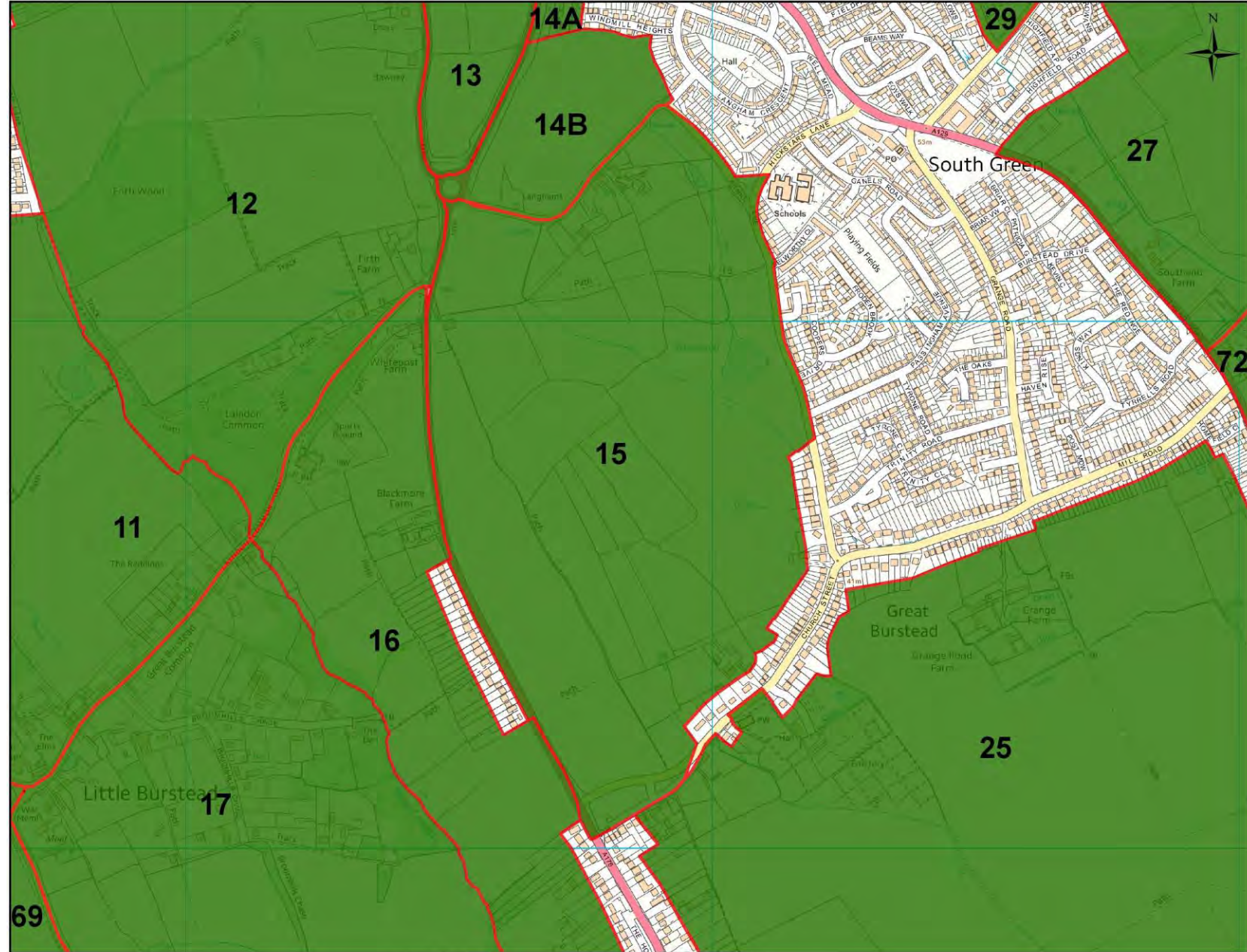
Picture 3 – Open farmland with live stock



Picture 4 – Farmland in the north of the parcel



Picture 5 – Views to Basildon in the south from the north of the parcel



Green Belt Area 15

- Legend**
-  Borough Boundary
 -  Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 15 Assessments

Settlements

- South Green is adjacent to the parcel to the east
- Great Burstead is approx. 400m to the east
- Billericay is approx. 300m to the north of the parcel

Land Use

- The majority of the parcel is Grade 3 agricultural land
- There are residential dwellings and farm complexes within the parcel mainly along the northern and southern boundaries

History

- Within HECA 1 and HECZ 1.3, this is rural in character and retains most historical landscape features. There is a lack of archaeological work, which is likely to identify medieval and post medieval sites. These are sensitive to change but there is an opportunity to explore and explain the settlement and field patterns.
- Close to Billericay High Street Conservation Area and near to Little Burstead and Great Burstead Conservation Areas
- Near to listed buildings within the Conservation Areas
- Sensitive to change

Natural Environment Designation

- Some fields, the reservoir, and field edges are within PSAAs
- The parcel is within the buffer zones of the SSSI, BAP Area and LNR of Mill Meadows Nature Reserve

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 11 West Billericay Wooded Farmlands
- The land provides a green screen to existing development in views from the west but very open views from Noak Hill Road
- Properties along Kennel Lane overlook the parcel with limited screening
- Coaxial field patterns, medieval in origin despite some loss to field boundaries
- Separation between Great Burstead, South Green and Noak Hill
- Framed views of St Mary Magdalene Church in Great Burstead

Infrastructure

- Public rights of way across gently sloping farmland with views to the east and west
- Adjacent to main road of A176

Stage 3: Parcel 15 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	South Green, Billericay is to the west of Parcel 15 and the smaller unserviced settlement of Noak Hill is to the east and north of the parcel. To the south of the parcel is Great Burstead, a Conservation Area. Further to the west is the small un-serviced settlement of Little Burstead. Consequently, this parcel of land is surrounded by a range of different settlements although only Billericay and Noak Hill, by virtue of its settlement boundary, are classed as a large built up area for this purpose. There is no development creeping into the Green Belt from Billericay and the urban/rural boundary is defined by roads and the boundary of residential curtilages. The parcel therefore checks against urban sprawl.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is sandwiched in-between three separate settlements of which Billericay and Noak Hill are classed as an urban area for the purposes of this report. As such, this parcel provides a strategic gap between Billericay and Noak Hill and prevents their merging.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There are some farms within the parcel and on the boundary of the parcel to the north and to the north west. The main land use is agricultural. There are parts of the parcel that can only be accessed by public footpath and there is a feeling of isolation in the middle of the parcel. Residents in the surrounding settlements can view some of the fields in the parcel. Whilst there is some landscaping around the fields which provides screening to the adjacent fields, residents still have a clear view into the countryside. As such the parcel contributes to this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The area of South Green, Billericay to the east of the parcel is modern in design and there are no historical features within the parcel. However, the parcel is adjacent to the Great Burstead Conservation Area and development of this parcel could impact on the setting of the Conservation Area.	Parcel contributes to this purpose

Stage 4: Parcel 15 Overall Conclusions

- 15.2 There is no residential development within the parcel that would constitute urban sprawl from Billericay and the urban/rural fringe is clearly defined. Therefore it meets purpose 1. It is also a strategic gap between Billericay and Noak Hill and as such meets purpose 2.
- 15.3 Development in this location would cause a loss of countryside due to the openness and views across the parcel. The main land use is agricultural and there are a number of associated farm buildings within the parcel which add to the character. There are very open views to the Conservation Area and St Mary Magdalene Church from the parcel, which would be at risk if development took

place in this location. As such the parcel contributes to safeguarding the countryside from encroachment which accords with purpose 3 and preserving the setting of historic towns, which accords with purpose 4.

16 GREEN BELT PARCEL 16

Parcel Description:

- 16.1 The parcel is a long thin strip of land that mostly consists of residential gardens from the un-serviced settlement of Noak Hill. There is a field to the north of Noak Hill that provides long distance views to the fields beyond (pic 1). The A176 runs along the entire eastern boundary apart from in areas where it runs through the settlement of Noak Hill (which has been removed from the Green Belt). The area to the north consists of Laindon Common (pic 2) and is a mixture of woodland and dwellings; this is also the same character as the area to the north west. The parcel feels quite enclosed through the wooded dwellings, and this is also the same perception through the wooded part of the Little Burstead settlement that is situated to the north west of the area. Blackmore Farm (pic 3) and a sports ground are located in the north of the area. There are a small number of dwellings and large open fields to the south west of the area and to the south are some open fields and some large pylons. Further east is Noak Hill Golf Course.



Picture 1 – Views across a field to the north of Noak Hill



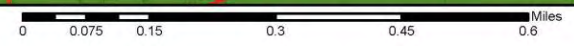
Picture 2 – Views across field to Laindon Common



Picture 3 – Blackmore Farm

Green Belt Area 16

- Legend**
-  Borough Boundary
 -  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 16 Assessments

Settlements

- Noak Hill ribbon development forms the eastern boundary of the parcel
- Little Burstead is adjacent to the west of the parcel
- Great Burstead is approx. 50m to the east of the parcel
- South Green is approx. 900m to the north of the parcel
- Access into the parcel is via Noak Hill Road (A176), Barleylands Road and Clock House Road

Land Use

- Noak Hill residential gardens form majority of the parcel
- Some Grade 3 agricultural land
- The western edge of the parcel into Parcel 17 and the north of the parcel along Laindon Common Road is woodland
- Sports pitch to the north of the parcel
- The majority of the parcel is a mixture of natural land uses and residential gardens

History

- Within HECA 1, the majority of the parcel is within HECZ 1.2 and a small part to the north east corner is within HECZ 1.3, this is semi-rural in character and retains some historical landscape features. The plotland development of the 1920s/1930s has led to Noak Hill Road ribbon development. There is a lack of archaeological work, which is likely to identify medieval sites and provide palaeo-environmental evidence. The parcel is sensitive to change but there is an opportunity to explore the settlement and field patterns.
- Blackmore House within the parcel is a listed building
- Close to Little Burstead and Great Burstead Conservation Areas
- Near to listed buildings within the Conservation Areas
- Sensitive to change

Natural Environment Designation

- LoWs and BAP Areas along the river on the western edge of parcel and along the road on the northern edge of the parcel
- Most of the western boundary of the parcel following the river has PSAAs
- To the south of the parcel following the edge of St Agnes Road is Flood Zone 2
- The northern part of the parcel falls within the buffer zone of the SSSI area of Mill Meadows Nature Reserve
- TPOs following the northern edge of the parcel

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 12 Burstead Sloping Farmland
- Noak Hill properties overlook the parcel
- Views to the wider countryside beyond Noak Hill where existing development is generally well screened by vegetation
- Remaining rectilinear field pattern in parts not impacted upon by residential development
- Separation between Noak Hill, Little Burstead and Great Burstead

- Extended views across open farmland with wooded skylines on both east and west sides, including views towards Little Burstead and Great Burstead Churches

Infrastructure

- PRoW along the lower valley slopes of the River Crouch
- High pressure gas pipeline follows length of river
- Adjacent to the A176

Stage 3: Parcel 16 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	Parcel 16 is adjacent to the un-serviced settlement of Noak Hill which is a standalone settlement for the purposes of this assessment due to its settlement boundary. The residential dwellings (Noak Hill) are removed from the Green Belt but most of the residential gardens from this settlement form part of the Green Belt. The remaining boundaries are defined by roads or the River Crouch. There are a few dwellings scattered to the north and immediately adjacent to the parcel to the west. There is also a farm building to the east and a sports ground to the north, both of which have associated buildings within the Green Belt. As these buildings are of agricultural and recreational use they cannot be classed as sprawl. However, because the parcel largely consists of back gardens it is not considered to be open countryside and therefore this parcel is assessed as not contributing to this purpose.	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to the small settlement of Noak Hill. Noak Hill is comprised of two separate residential areas, both of which have been removed from the Green Belt but with a piece of Green Belt separating the two. Whilst Great Burstead and Little Burstead are adjacent to the parcel in the east and west respectively, and could be joined with Noak Hill if this parcel were to be developed they are not deemed to be towns for the purpose of this study. This parcel also contributes to the separation between Billericay to the north and Basildon to the south. If this parcel were to be released from the Green Belt these two towns would be perceived as merging and the new development would join with the existing ribbon development on Noak Hill Road to significantly reduce the rural break between them. Therefore this parcel is contributing to preventing the merging of neighbouring towns.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	Parcel 16 is adjacent to the un-serviced settlement of Noak Hill. There are some fields within the parcel but the residential gardens form a major part of the parcel and do not contribute to the countryside. There is a farm building to the east and a sports ground to the north, both of which have associated buildings within the Green Belt. However, as these buildings are of agricultural and	Parcel does not contribute to this purpose

	recreational use they wouldn't be considered as encroachment. There are fields to the north and surrounding the two separate parts of Noak Hill, which are open and provide long distance views to the fields beyond but the dominant use is of residential back gardens.. As such this parcel does not contribute to this purpose as there is already significant encroachment but it is recognised that the Green Belt designation may be preventing even further development.	
4 – To preserve the setting and special character of historic towns	There are no historic designations within the parcel. The parcel is however close to Great Burstead Conservation Area to the east and adjacent to Little Burstead Conservation Area in the west. Due to the prominence of these settlements situated amongst the Green Belt and in some points within woodland or open countryside, development in this parcel could change the appearance and character of both these settlements, particularly that which is adjacent.	Parcel contributes to this purpose

Stage 4: Parcel 16 Overall Conclusions

- 16.2 The parcel is situated in an important strategic gap which prevents the merging of Billericay, Noak Hill, Basildon and other un-serviced settlements. Any development in this parcel would, when combined with the ribbon development along Noak Hill Road, reduce the separation of these towns considerably and result in them being perceived as merged. As such the parcel contributes to purpose 2.
- 16.3 The parcel also makes a good contribution to preserving historic setting and special character and therefore accords with purpose 4. Whilst the parcel does not comprise of any historic designations, the parcel is adjacent to the Little Burstead Conservation Area and close to Great Burstead Conservation Area. If the parcel were to be released from the Green Belt and development were to occur in close proximity to these Conservation Areas it could have an impact on the setting and special character of them.
- 16.4 The parcel makes no contribution to purpose 3 however. It comprises largely of residential back gardens which act to take land out of the countryside. These gardens represent sprawl from a built up area and as such the parcel also makes no contribution to purpose 1.

17 GREEN BELT PARCEL 17

Parcel Description:

17.1 The parcel is a long wide strip of Green Belt to the south of Billericay and to the north of Basildon. The parcel contains most of the un-serviced settlement of Little Burstead (pic 1). Little Burstead is a Conservation Area and has many listed buildings within it. Laindon Road runs along through the middle of Little Burstead and forms the northern edge of the parcel. There are residential properties all along Laindon Road (pic 2) extending westwards to a small sporadic part of the settlement, some of which is sited in woodland. Rectory Road forms the western edge of the parcel and for most of the road there are views into the open fields within the parcel through the dispersed hedge line (pic 3 and 4). To the south of the parcel is a small plotland style development, to which New Road provides the main access (pic 5). The plotland area is quite well screened by vegetation. The southern and the eastern boundary are formed by the River Crouch. Noak Hill Road ribbon development is to the east of the parcel. The parcel itself is of a mixed topography but is quite steep in gradient to the north.



Picture 1 – Little Burstead Green looking south to Rectory Road



Picture 2 - Little Burstead residential development along Laindon Road



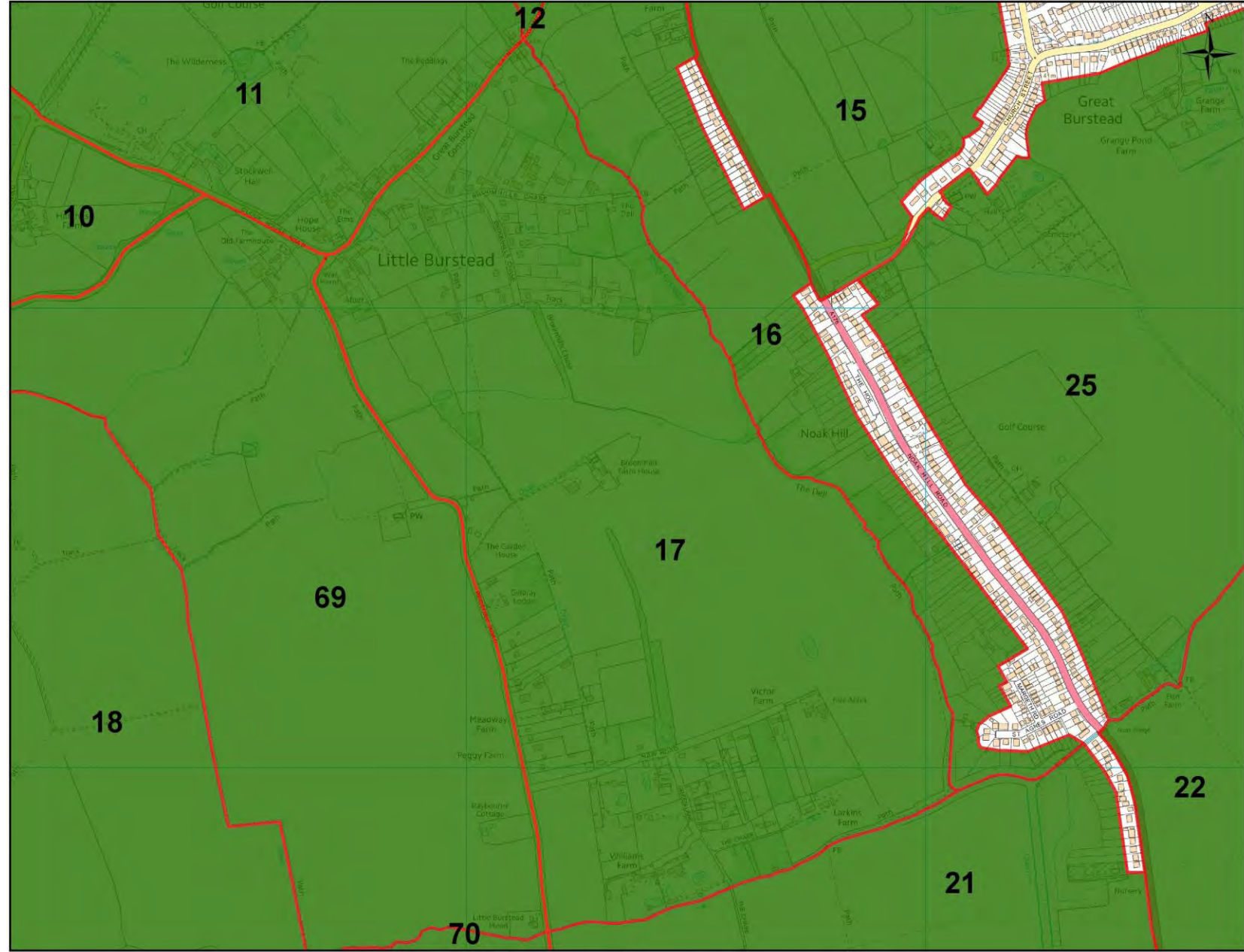
Picture 3 - Views into the parcel from Rectory Road



Picture 4 - Views into the parcel from Rectory Road





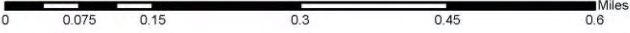
Picture 5 - Views along New Road into plotland development



Green Belt Area 17

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 17 Assessments

Settlements

- Little Burstead is within the northern part of the parcel
- Green Lane, Little Burstead plotland is within the southern part of the parcel
- Noak Hill ribbon development is approx. 100m to the east of the parcel
- Great Burstead is approx. 150m to the east of the parcel
- Access into the parcel is via Landon Road, Rectory Road and Broomhills Chase

Land Use

- A substantial part of the parcel contains residential properties of Broomhills Chase plotland, Green Lane plotland area and a number of agricultural buildings
- Some Grade 3 agricultural land
- Small orchard off Gillbray Lodge
- Large area of woodland along the north east boundary of the parcel forming part of the Broomhills Chase plotland

History

- Within HECA 1 and within HECZ 1.2; this is semi-rural in character and retains some historical landscape features. There is a lack of archaeological work, which is likely to identify medieval sites and provide palaeo-environmental evidence. The parcel is sensitive to change but there is an opportunity to explore and explain the settlement and field patterns
- Little Burstead Conservation Areas is within northern part of the parcel
- Several buildings within parcel with historic importance, such as Broomhill Farmhouse and Little Burstead Rectory
- Sensitive to change

Natural Environment Designations

- LoWs and BAP Areas along the river on the eastern edge of parcel and along the road on the northern edge of the parcel, as well as a small part of the south east corner of the parcel
- The north east part of the parcel falls within the buffer zone of the SSSI at Mill Meadows Nature Reserve
- Most of the eastern boundary of the parcel following the river, and some fields within the parcel, are Protected Species alert areas
- To the north of the parcel, following the River Crouch is Flood Zone 3b
- TPOs throughout the parcel, in particular in the north east area

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 12 Burstead Sloping Farmland
- Rectilinear field system of ancient and possibly Saxon origin – locally broken in parts by the diagonal course of the upper River Crouch
- Some areas of mature woodland cover or vegetation, particularly in the two plotland areas and along the River Crouch, rest of the parcel is open in nature with limited hedgerows from surrounding roads

Infrastructure

- Number of public rights of way across the areas running up the slopes
- High pressure gas pipeline follow length of river

Stage 3: Parcel 17 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to Parcel 16 which contains significant sprawl from Noak Hill. The boundary between Parcel 16 and Parcel 17 has been effective in constraining this sprawl such that it is not present in Parcel 17. As such this parcel contributes to this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel contains the settlement of Little Burstead, two plotland areas and is in close proximity to Noak Hill. If large scale development were to take place in the parcel, then the neighbouring towns of Billericay and Basildon would be strongly perceived as being at risk of merging. Any new development, when combined with the existing plotland areas and the village of Little Burstead would form one large expanse of development close to north Basildon and the South Green area of Billericay. If the parcel was released from the Green Belt alongside the much smaller Parcel 21, there would be definite merging between Basildon and Noak Hill.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel consists of different land uses; most of which are small residential plotlands which are classed as encroachment of the countryside. There are some open fields in the parcel and some dense wooded areas that would be lost if large scale development took place. The parcel also provides access and forms part of wider countryside to the west and therefore partly contributes to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	Little Burstead Conservation Area and several buildings with historic importance are within the parcel. It is likely that development would impact the setting of these buildings and extend the settlement, thereby changing its shape, size and character. The parcel does therefore contribute to this purpose.	Parcel contributes to this purpose

Stage 4: Parcel 17 Overall Conclusions

- 17.2 The parcel is adjacent to Parcel 16 which contains significant sprawl from Noak Hill. The boundary between Parcel 16 and Parcel 17 has been effective in constraining this sprawl such that it is not present in Parcel 17. As such this parcel contributes to purpose 1.
- 17.3 The parcel is situated within an important strategic gap that separates the towns of Billericay, Noak Hill and Basildon. Any development in this parcel would, when combined with existing development in the plotland areas and Little Burstead Village, reduce the separation of these towns considerably and result in them being perceived as merged. As such, the parcel

contributes to purpose 2.

- 17.4 The parcel includes part of the Conservation Area of Little Burstead and several buildings of historic importance, such as Broomhill Farmhouse and Little Burstead Rectory. If the parcel was released for development there is a risk the special character and setting of these assets would be impacted therefore this parcel is considered to contribute to purpose 4.
- 17.5 The parcel makes a partial contribution to purpose 3. Whilst there is development within the parcel which would be classified as encroachment, there are open views from the Noak Hill Road and across the open farmland to the wooded skyline in the parcel which result in parts of the parcel retaining the characteristics of the countryside.

18 GREEN BELT PARCEL 18

Parcel Description:

- 18.1 The parcel takes the form of sloping, largely open farmland. The northern boundary is formed by Botney Hill Road, which provides glimpses into the parcel to different terrains and topographies. Some of the parcel along this road is dense woodland and secluded, like St Margaret's Farm (pic 1), whereas other parts are steep fields with glimpses to the woodland beyond (pic 2). Dunton Road forms the southern boundary and part of the western boundary until it leads into Brentwood; the majority of the western edge is marked by the Borough boundary and the area provides long distance views across to Brentwood (pic 3). The eastern boundary is formed by the river, which also forms the south east boundary of the parcel. There are several woodlands in corners of the parcel (pic 4) and some prominent farm buildings within the parcel. The area also provides views across to Basildon, in particular the dominant Ford building and the Little Burstead ridge. (pic 5).



Picture 1 – Wooded setting of St Margaret's Farm off Botney Hill Road



Picture 2 – Sloped fields with views to the wooded ridges within the parcel



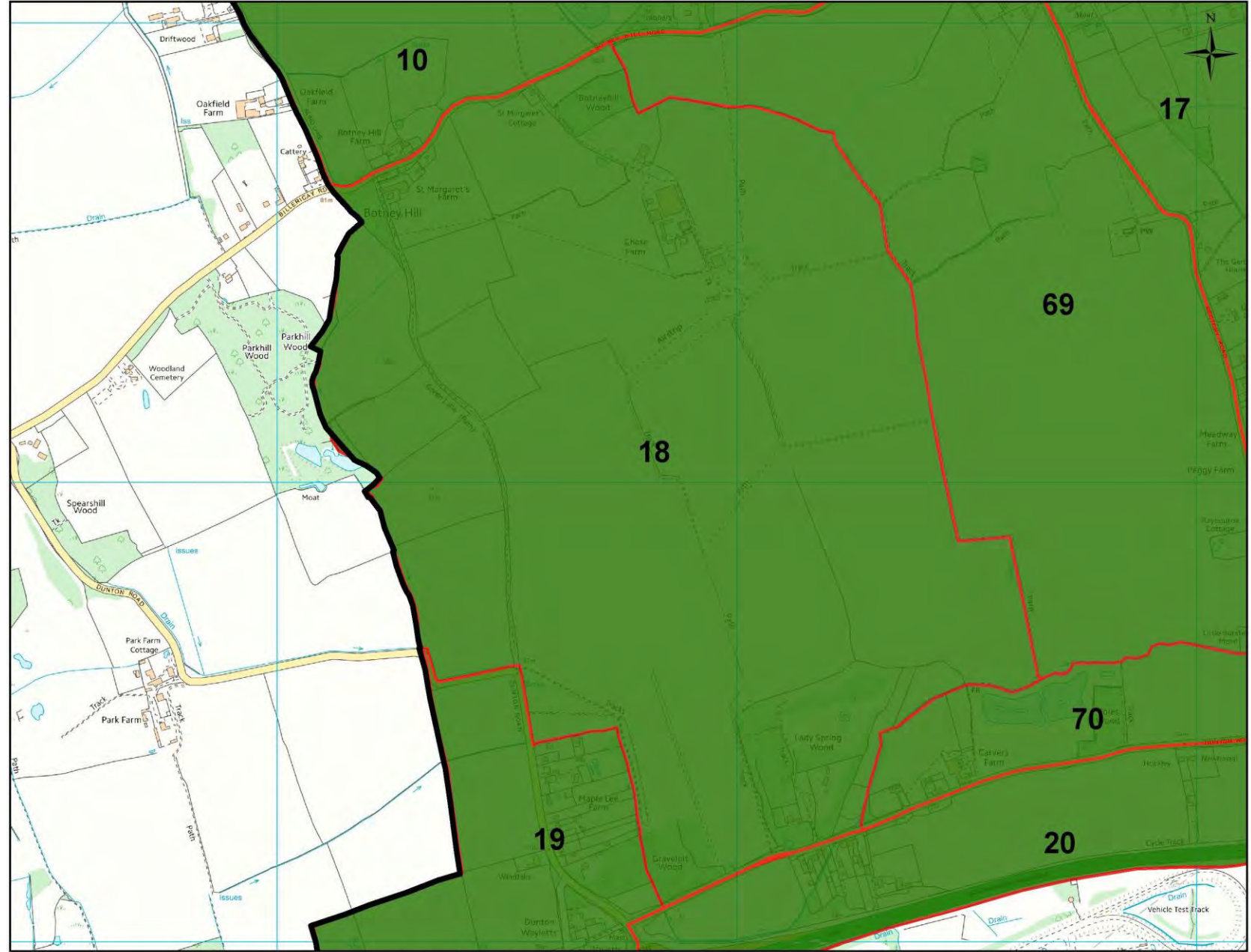
Picture 3 – Views across the middle of the parcel to Brentwood in the west



Picture 4 – Woodlands in the corners of the parcel with a mix of topography



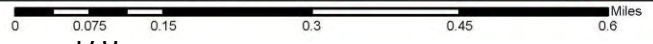
Picture 5 - Views eastwards from the middle of the western edge of the parcel to Basildon in the south and Little Burstead in the north



Green Belt Area 18

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 18 Assessments

Settlements

- Dunton Wayletts is approx. 700m to the south east of the parcel
- There is a small amount of ribbon development along Blind Lane approx. 700m to the north west of the parcel
- Little Burstead is approx. 1km to the north east of the parcel
- The main town of Basildon is approx. 1km to the south of the parcel
- Access into the parcel is via Dunton Road, Botney Hill Road and several byways that pass through the parcel

Land Use

- Significant area of woodland; including Botney Hill Wood, Ladyspring Wood, Gravelpit Wood and Foxhill Wood / Parkhill Wood (which is an Ancient Woodland immediately adjacent to the west of the parcel)
- Semi natural deciduous woodland lies within the parcel to the south
- Scrubland throughout the parcel
- Arable farmland and several large farm estates; such as Chase Farm, St Margaret's Farm
- The majority of the parcel is a natural land use

History

- Within HECA 1 and within HECZ 1.2; this is semi-rural in character and retains some historical landscape features. There is a lack of archaeological work, which is likely to identify medieval sites and provide palaeo-environmental evidence. The parcel is sensitive to change but there is an opportunity to explore the settlement and field patterns
- Ancient Woodland immediately adjacent to the west of the parcel

Environment

- Protected species are likely to be within Lady Spring Wood and around Maple Farm, and the areas around St Margarets Farm to Parkhill Woods
- LoWs and BAP Areas are designated at Margaret's Wood, Botneyhill Wood, Parkhill Wood Meadow and Gravelpit Wood
- Part of the lower half of parcel, (around Ladyspring Woods) is in Flood Zone 2 - this crosses into Parcels 69 and 20
- Substantial areas in woodlands are TPOs

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 12 Burstead Sloping Farmland
- Views to west towards Brentwood Borough which has similar character although distant views contained by woodland blocks on higher ground
- Rectilinear field system of ancient and possibly Saxon origin
- Open views up to slopes from south to part wooded horizon
- Panoramic views from elevated ground to the south over parcel and towards Basildon including landmark building e.g. Ford Dunton and Langdon Hills
- Sense of relative isolation and tranquillity

Infrastructure

- Number of public rights of way across open countryside running north south up slopes

Stage 3: Parcel 18 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	As the parcel is not adjacent to a large built up urban area or ribbon development originating from such an area it is not relevant to this purpose.	Parcel is not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is very rural in character and setting and whilst it is near Basildon there is no other town for some distance. Consequently, development of this parcel would not result in neighbouring towns merging.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is very rural and is mostly arable land that forms part of wider countryside between Brentwood to the west and Basildon to the east.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	There is ancient woodland adjacent to the west but not within the parcel. There are also no settlements near the parcel, and therefore the parcel does not preserve the setting and character of a historic town, or a historic element of a town or Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 18 Overall Conclusions

- 18.2 The parcel has a significant amount of countryside and woodland, all of which is high in biodiversity through designated LoWs / BAP Areas, TPOs and protected species alert areas. The parcel has a rural character and forms an important break between Basildon and Brentwood which is free of inappropriate development. The parcel is of sloping topography and provides open long distance views across the countryside to wooded skylines. Whilst the parcel has some agricultural buildings within it these are associated with rural activities and not considered as encroachment. The parcel has the characteristics of the countryside and therefore accords with purpose 3.
- 18.3 The parcel does not contribute or is not relevant to the other purposes; it isn't adjacent to an existing large settlement such that its development would constitute merging or sprawl, and it does not comprise of any historic assets.

19 GREEN BELT PARCEL 19

Parcel Description:

- 19.1 The parcel is to the west of the built up area of Basildon on the north side of the A127. To the immediate south east is a large roundabout which forms a major interchange on the A127. The northern and eastern boundaries and the eastern boundary are formed by a brook and the western boundary is formed by the Borough boundary that is adjacent to Brentwood. The south of the parcel is filled with major infrastructure, such as the A127 and Nightingale Lane. Dunton Road runs from north to the south through the parcel (pic 1). The hamlet; Dunton Waylets (pic 2) is to the east of Dunton Road. The parcel to the west and to the south consists of rolling countryside; to the south east of the parcel are some listed buildings. The fields within the parcel are tree lined (pic 3), which limits most of the views into the parcel.



Picture 1 – Views looking north up Dunton Road

Source: www.geograph.org.uk

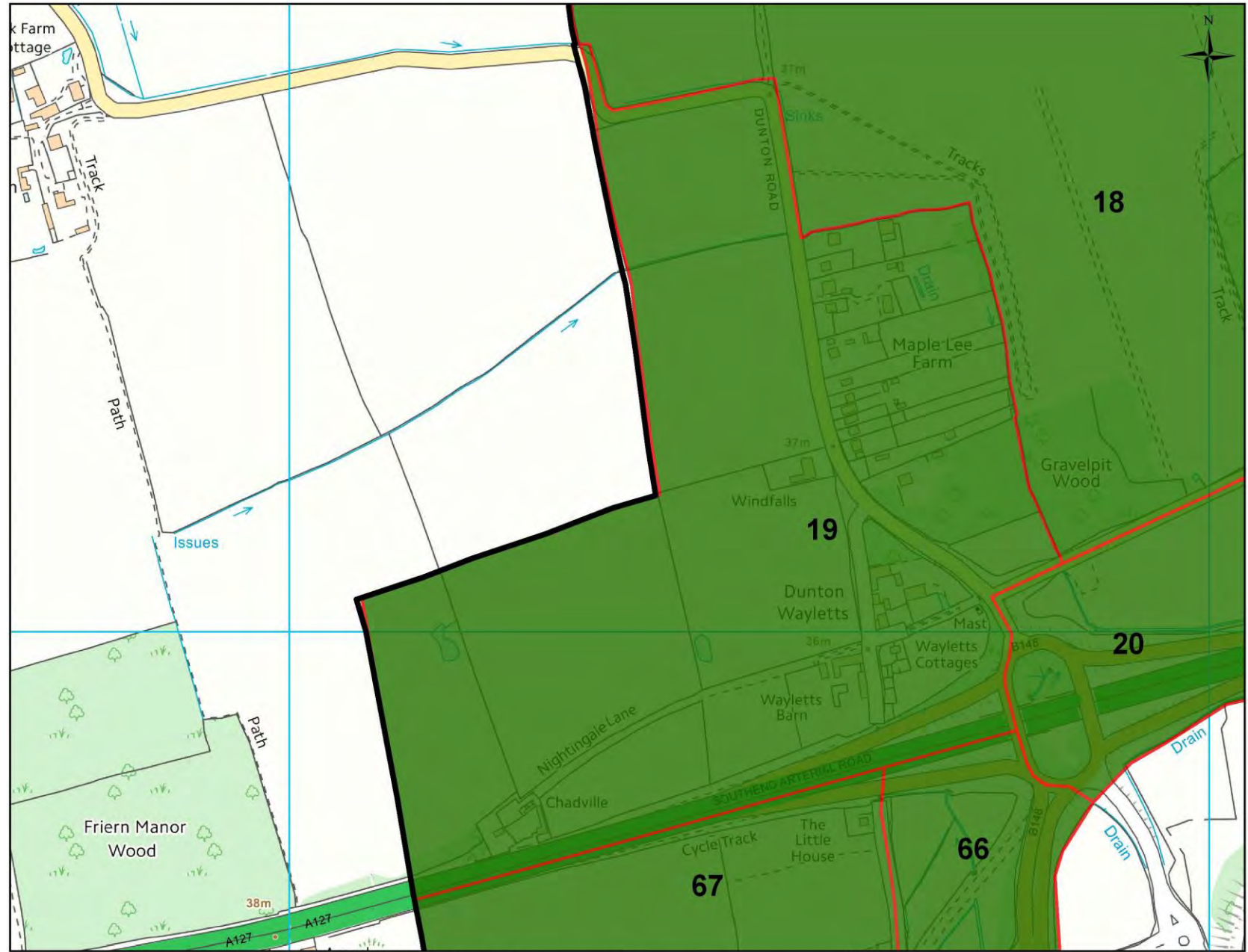


Picture 2 – Dunton Wayletts

Source: www.geograph.org.uk





Picture 3 – A field to the south west of the parcel



Green Belt Area 19

Legend

-  Borough Boundary
-  Green Belt

Stage 2: Parcel 19 Assessments

Settlements

- Ribbon development of Dunton Wayletts is within the parcel
- Access into the parcel is via Dunton Road, which is off the major road of the A127

Land Use

- Residential properties and gardens
- Agricultural buildings
- Semi-natural woodland including those of a deciduous nature along the eastern edge from Gravelpit Wood
- Grade 3 agricultural land
- More than 60% of the parcel is a natural land use

History

- Within HECA 1 and within HECZ 1.2; this is semi-rural in character and retains some historical landscape features. There is a lack of archaeological work, which is likely to identify medieval sites and provide palaeo-environmental evidence. The parcel is sensitive to change but there is an opportunity to explore the settlement and field patterns.
- Listed building within Gravelpit Wood
- Timber framed building in Wayletts is of historical importance

Environment

- LoWs and BAP Area adjacent to the area in Gravelpit Wood
- Protected species beside and around Gravelpit wood, water sources, and Nightingale Lane
- Several TPOs within parcel

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 13 - Dunton Settled Claylands
- Fragmented tree lines and poor hedgerows surrounding field boundaries allow views across from the A127
- Poor pedestrian connections as the A127/ B148 junction forms a barrier
- Grid-like, rectilinear field patterns, possibly from Middle Saxon origin
- Strong hedgerows on the western side of Dunton Road opposite residential ribbon development

Infrastructure

- Public bridleway across pastures to the south
- A127 is a major road to the south

Stage 3: Parcel 19 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The large built up area of Basildon is to the south east of the parcel. The employment area of Fords is immediately adjacent to the A127 which forms the southern boundary of the parcel, but isn't adjacent to the stretch which forms the boundary. Whilst the ribbon development of Dunton Wayletts is situated within the parcel it is not considered to be sprawl from Basildon. Although in close proximity to Basildon, there is intervening Green Belt land and the A127. The part of Basildon closest to the parcel is also a test circuit for Ford Dunton rather than being of a residential nature so it is not considered to be unrestricted sprawl. It is therefore considered that this purpose is not currently relevant to the parcel rather than that it is failing in its purpose.	Parcel is not relevant to this purpose.
2 – To prevent neighbouring towns from merging into one another	The parcel is close to the town of Basildon and contains the ribbon development of Dunton Wayletts. Dunton Wayletts is not classed as a town in the context of this purpose and therefore the nearest neighbouring town to Basildon is a considerable distance away. As such this parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel has ribbon development within it, including some major infrastructure. Some of the fields are quite well screened with limited views into the fields and two straddle the boundary with Brentwood Borough. Whilst part of the parcel can be regarded as having development which doesn't compliment the countryside, other areas are free from development or contain development which is compatible. As such this parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The area of Basildon adjacent to the parcel is a modern employment area and therefore is not historic. There are no Conservation Areas or Ancient Woodlands nearby and only one listed building within the parcel. If development took place in this parcel it is unlikely to risk the character of Basildon. There is already development in this parcel and there is modern infrastructure that borders the parcel and therefore it doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 19 Overall Conclusions

- 19.2 The ribbon development of Dunton Wayletts has resulted in there being encroachment into the countryside however the remainder of the parcel comprises a series of fields, some of which provide open views. As such the parcel partly contributes to purpose 3.
- 19.3 The parcel is not considered to be relevant to the restriction of urban sprawl and

therefore it is not relevant to purpose 1. The parcel was not found to contribute to the other two relevant purposes because it is not in-between two neighbouring towns which are in close proximity to one another or close to a settlement of historical importance, nor does it contain Ancient Woodland which it could impact upon. As such the parcel does not contribute to purpose 2 or purpose 4.

20 GREEN BELT PARCEL 20

Parcel Description:

- 20.1 The parcel is a small long thin parcel of land. To the south is the A127, and immediately beyond is the Ford Research and Engineering Centre and the built up area of Laindon to the south east. To the north of the parcel is a large open space which rises sharply northwards. To the east of the parcel is the built up area of Noak Bridge and to the west is some major infrastructure, some open space, some woodland and a few buildings. The parcel itself is fairly open in its nature with some ribbon development to the north-west (pic 1). The south and north boundaries are formed by the A127 and Dunton Road retrospectively (pic 2). Steeple View farm is also located within this parcel and views into the built up area of Basildon can be seen from the parcel. There is also some sport pitches to the west of the parcel (pic 3).



Picture 1 – Views looking east along Dunton Road to the ribbon development on the right within the parcel





Picture 2 – Views across the parcel from Dunton Road (as the northern boundary) to the A127 (as the southern boundary)

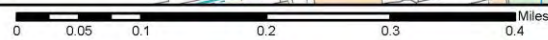
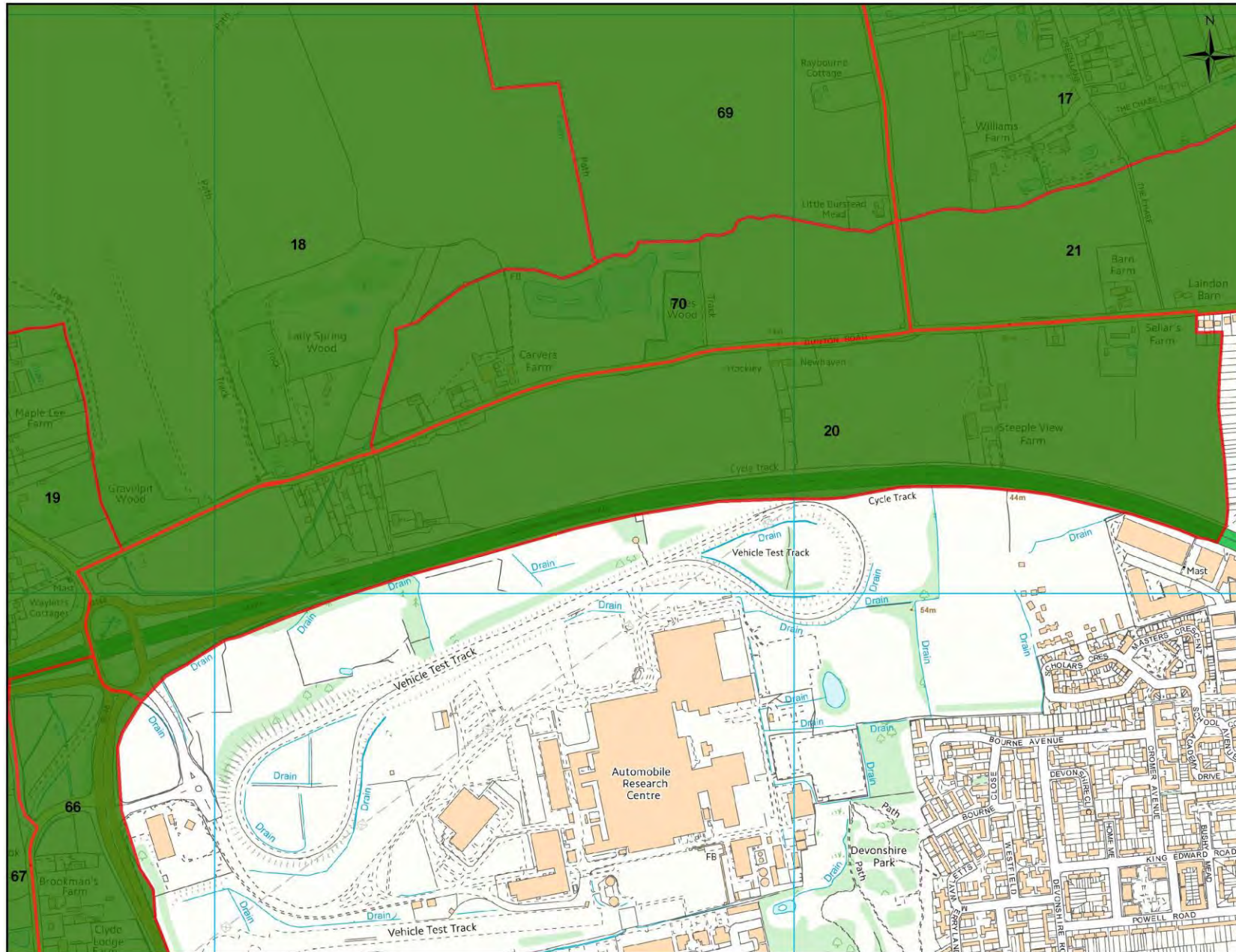


Picture 3- Sports pitches to the west of the parcel

Green Belt Area 20

Legend

-  Borough Boundary
-  Green Belt



Stage 2: Parcel 20 Assessments

Settlements

- Steeple View, Basildon is adjacent to the parcel to the east
- New House plotlands approx. 400m to the north east of the parcel
- Laindon, Basildon is 500m to the south of the parcel
- Dunton Wayletts is 500m to the west of the parcel
- Little Burstead is 1km to the north of the parcel
- Access to the parcel is via Dunton Road

Land Use

- Sports pitches to the west of the parcel
- Ribbon residential development along Dunton Road
- Agricultural buildings to the east of the parcel, at Steeple Farm
- Grade 3 agricultural land
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 1 and within HECZ 1.2; this is semi-rural in character and retains some historical landscape features. There is a lack of archaeological work, which is likely to identify medieval sites and provide palaeo-environmental evidence. The parcel is sensitive to change but there is an opportunity to explore the settlement and field patterns.
- Rose Cottage / Ivy cottage is a listed building

Natural Environment Designation

- Within PSAA from Gravelwood to the north west of the parcel
- Within the buffer areas of LoWS and BAP Areas Ba7 (Gravelpit Wood) and Ba11 (Poles Wood)

Landscape

- Within G3 – South Essex Coastal Towns Landscape Character Area
- Within LCA 9 - Upper Crouch Valley Farmlands
- Views across the parcel are extremely open from the A127 and Dunton Road, although tree belts shield the busy A127 road and junction to the west
- The A127 forms a strong barrier between the parcel and the urban edge of Basildon
- Views across open farmland to St Mary the Virgin Church in Little Burstead to the north, but flat terrain in contrast to the steep topography of the adjacent Green Belt parcels to the north
- Sense of separation of open land from Basildon created by A127

Infrastructure

- Public right of way running north from Steeple View farm across farmland to Little Burstead
- River Crouch runs north south from the A127 through the ribbon development across to Dunton Road and beyond
- A127 forms the southern boundary of the parcel
- Dunton Road provides the northern boundary of the parcel
- Electricity pylons cross from Parcel 21 into the urban area of Laindon

Stage 3: Parcel 20 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to Steeple View to the east and the Ford Research and Engineering Centre to the south, with the built up area of Laindon beyond this, to the south east. The parcel boundary is clearly defined by road infrastructure to the north, south and west, while the urban/rural boundary to the east is defined by the rear gardens of residential properties. The parcel contains some ribbon development to the north west however this development doesn't appear to be urban sprawl from Basildon due to its location within the parcel. The presence of the A127 is likely to be the reason for no sprawl occurring in the south of the parcel. The parcel has contributed to checking urban sprawl from the east.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Laindon in the south and Steeple View is to the east which both form part of the urban area of Basildon in the Settlement Hierarchy. There are no other large urban areas in proximity and as such this parcel does not contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is surrounded by a major road network; the A127 is to the south and Dunton Road is to the north. There is some ribbon development constituting dwellings to the north west and farmsteads within the parcel. As the parcel has development classified as non-appropriate within the Green Belt it is assessed that encroachment has occurred. However the amount of development is quite small in comparison to the open land, but it is also not restricted to the boundaries. There are nonetheless open views across the fields in the parcel and towards Little Burstead. Therefore part of the parcel could be considered as contributing to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The area of Basildon adjacent to the parcel in the south is of a modern employment use and therefore cannot be described as historic. The parcel also does not contain Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 20 Overall Conclusions

- 20.2 The parcel has well defined boundaries and whilst ribbon development is present to the north west of the parcel it is separated from the urban edge of Basildon and not considered to be urban sprawl. There has been no development extending from Steeple View in the east into the parcel or from Laindon in the south. The parcel is therefore considered to contribute to purpose 1.
- 20.3 There are open views across the parcel from the A127 and Dunton Road to St Mary the Virgin Church in Little Burstead so whilst there is some development to the northwest of the parcel, much of the parcel is farmland and open in nature. As a result the parcel partly contributes to purpose 3.

20.4 The parcel does not contribute to the remaining two purposes.

21 GREEN BELT PARCEL 21

Parcel Description:

21.1 The parcel is bordered by Dunton Road to the south, to the south east corner of the parcel sits the urban development of Steeple View (pic 1). There are a few agricultural buildings along Dunton Road within the parcel (pic 2). The most prominent feature in the parcel is the electricity pylons that stretch across the open fields (pic 3). Noak Hill Road forms the eastern boundary of the parcel, where the ribbon development of Noak Hill looks over the parcel (pic 4). The northern boundary is formed by the River Crouch and the western boundary of formed by Rectory Road.



Picture 1 – View eastwards along Dunton Road to Green Belt parcel on the right and Steeple View on the left



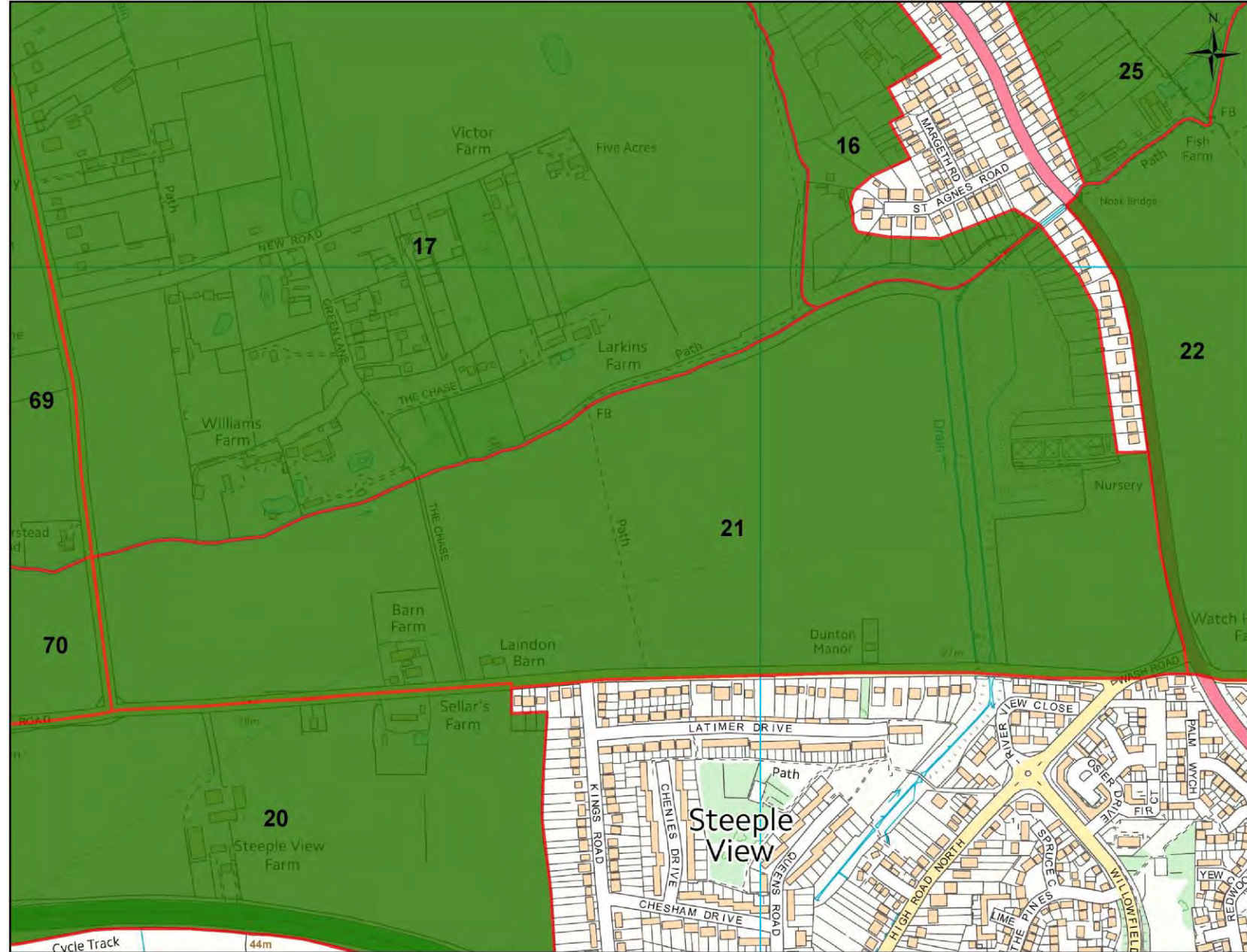
Picture 2 – Agricultural buildings within the parcel



Picture 3 – Looking northwards across the parcel with views containing prominent electricity pylons



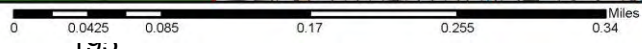
Picture 4 – Views of development along Noak Hill Road, whose gardens form part of the parcel



Green Belt Area 21

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 21 Assessments

Settlements

- Steeple Views / Noak Bridge are adjacent to the South of the parcel
- Noak Hill is adjacent to the east of the parcel
- New House plotlands are adjacent to the north of the parcel
- Access into the parcel is via Noak Hill Road and Dunton Road

Land Use

- Residential gardens of ribbon development off Noak Hill Road
- Agricultural buildings along Dunton Road
- Large open arable fields
- Disused nursery buildings adjacent to residential properties to the south of Noak Hill Road
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 1 and within HECZ 1.2; is semi-rural in character and retains some historical landscape features. There is a lack of archaeological work, which is likely to identify medieval sites and provide palaeo-environmental evidence. The parcel is sensitive to change but there is an opportunity to explore the settlement and field patterns.
- Significant area of archaeological importance around Laindon Barn

Natural Environment Designation

- LoWS and BAP Areas are located within the eastern half of the parcel
- Protected species are located within the eastern half of the parcel
- A few TPOs within the edges of Steeple View and Dunton Road

Landscape

- Within G3 – South Essex Coastal Towns Landscape Character Area
- Within LCA 9 - Upper Crouch Valley Farmlands
- Very open views across the parcel with no screening roadside vegetation
- Limited sense of arrival or gateway to Basildon from Billericay on the A176
- Redundant glasshouses within old nursery are an intrusive feature within the landscape
- Dunton Brook/River Crouch corridor and associated wildlife
- Important rural break and sense of separation between Steeple View/Basildon and Noak Hill/Little Burstead
- Stretches of mature tree belts along Dunton Brook and the stream east of the largest field

Infrastructure

- PRow running across open farmland and crossing Dunton Brook
- Gas pipeline cuts through parcel following field boundaries
- Electricity pylon running south west to north east through most of the parcel
- A176 is adjacent to the parcel running along the eastern boundary
- River Crouch on the northern boundary of the parcel

Stage 3: Parcel 21 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the large urban area of Basildon and the small unserved settlement of Noak Hill, which by virtue of its settlement boundary is treated as an urban area for the purposes of this report. The parcel is bound to the south by a road which forms a defined and robust urban-rural boundary, and residential gardens. There are some agricultural buildings in the parcel but these are appropriate development within the Green Belt. There is no presence of sprawl from Basildon or Noak Hill other than a small amount of residential back gardens and therefore this parcel contributes to this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Steeple View / Noak Bridge which form part of the Basildon urban area and to Noak Hill. If this parcel were to be released from the Green Belt there would be a significant risk of Basildon merging with Noak Hill, creating an almost unbroken line of development between Billericay and Basildon. Therefore this parcel is critical to preventing the merging of neighbouring towns.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is predominantly open countryside apart from a few agricultural buildings which are associated with rural activities and residential gardens to the east. There are electricity pylons that extend through the parcel, which encroach upon it slightly and slightly impact on long distance views but not so much as to impact on the parcel as a whole. The three roads that surround the parcel and the road that travels through the parcel allow wide open views to this countryside from most angles.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are no historic settlements in the parcel. However, Laindon Barn has been identified as a significant archaeological site. As most of this historic importance lies underground, the parcel does not preserve historical character or setting. The parcel also does not contain Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 21 Overall Conclusions

- 21.2 The parcel is adjacent to the large urban area of Basildon as well as Noak Hill, and Dunton Road forms a defined and robust boundary with the urban edge of Basildon which has not been broken by the occurrence of urban sprawl into the parcel. The parcel is considered to contribute to purpose 1.
- 21.3 The parcel also makes a significant contribution to preventing the merging of Billericay, Noak Hill and Basildon and forms part of an important strategic gap between the latter two settlements. Any development in this parcel would, when combined with the ribbon development along Noak Hill Road, reduce the separation between Basildon and Billericay and result in them being perceived as merged. As such it contributes to purpose 2.

- 21.4 The parcel has open views from Noak Hill and Dunton Road and forms part of a rural break between Basildon and the ribbon development of Noak Hill. Development in this parcel would cause a loss of countryside which is rich in biodiversity, being part of a LoWS and a BAP Area. As a result it contributes to purpose 3.
- 21.5 The parcel does not act to preserve historical character or setting and also does not contain Ancient Woodland. As such it does not contribute to purpose 4.

22 GREEN BELT PARCEL 22

Parcel Description:

- 22.1 The parcel is to the north of Noak Bridge and views of the settlement can be seen from the middle of the parcel (pic 1). The parcel consists mainly of open fields apart from to the south west of the parcel where Watch House Farm is located and to the north east where the Council Depot and associated recycling centre is situated (pic 2). There are pylons running east to west across the parcel and there is a slight rise in the land following the pylons which provides views to Crays Hill in the north east. Noak Hill Road is to the west of the parcel, but cannot be seen that easily due to screening (pic 3). There is a pond in the middle of the parcel, which is also a high point in the parcel and provides clear views to the surrounding landscape. From this point there are long distance views to Billericay in the north and across the River Crouch, which forms the northern boundary of the parcel (pic 4). The land to the east is used for recreational activities and there is a number of football pitches scattered throughout the fields (pic 5).



Picture 1 – Views to Noak Bridge



Picture 2 – Views of Council Depot and Recycling Centre



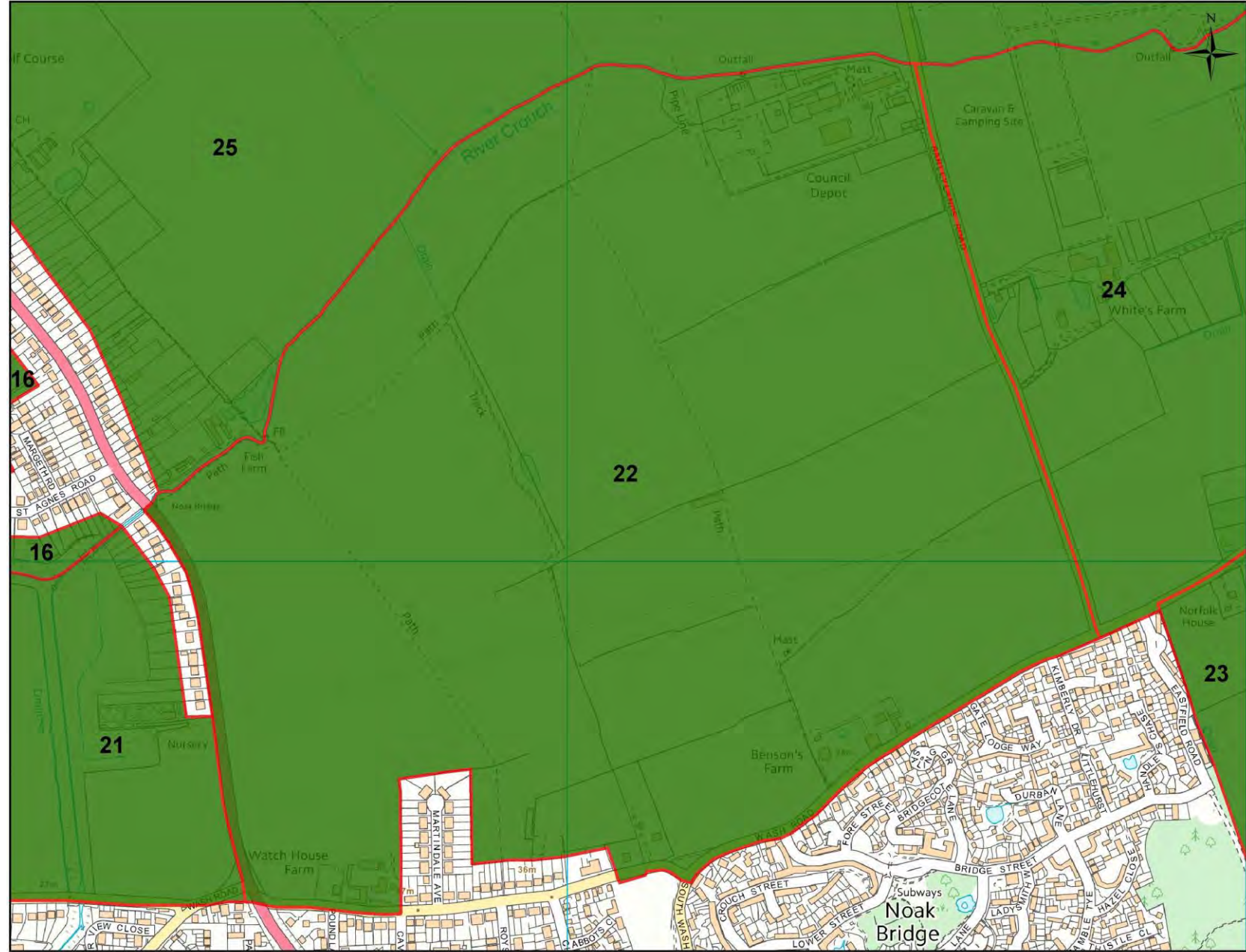
Picture 3 – Views to Noak Hill



Picture 4 – Long distance views to Billericay



Picture 5 – Recreational facilities and Council Depot



Green Belt Area 22

Legend

-  Borough Boundary
-  Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 22 Assessments

Settlements

- Steeple View / Noak Bridge is adjacent to the south of the parcel
- Noak Hill is adjacent to the west of the parcel
- Great Burstead is approx. 1.5km north of the parcel

Land Use

- Grade 3 agricultural land within the parcel
- Council depot and associated facilities
- A couple of farms and ancillary buildings
- Sports pitches to the east
- Few residential properties scattered along the southern periphery of the parcel
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 1 and within HECZ 1.2; is semi-rural in character and retains some historical landscape features. There is a lack of archaeological work, which is likely to identify medieval sites and provide palaeo-environmental evidence. The parcel is sensitive to change but there is an opportunity to explore the settlement and field patterns.
- Archaeological site around Bensons Farm
- Adjacent to Noak Bridge Conservation Area¹⁴

Natural Environment Designation

- PSAA within the parcel
- West boundary of the parcel within the buffer zone of the Ba50 (River Crouch at Noak Bridge) LoWS and BAP Area

Landscape

- Within E1 – South Essex Farmlands East of England Landscape Character Area
- Within LCA 9 - Upper Crouch Valley Farmlands
- Open views across entire parcel.
- Noak Bridge forms clear edge to Basildon to south
- Limited sense of arrival or gateway to Basildon from Billericay on the A176
- Rectilinear field system of ancient and possibly Saxon origin – has suffered from some boundary loss but still reasonably intact as units

Infrastructure

- A176 runs along the western boundary of the parcel
- Number of public footpaths running across the arable farmland
- Electricity pylons cut through site east west.

¹⁴ Noak Bridge Conservation Area has been designated for architectural importance

Stage 3: Parcel 22 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	<p>The parcel is adjacent to the settlement of Noak Bridge to the south which forms part of the Basildon urban area. To the west is the small un-serviced settlement of Noak Hill, which is a ribbon development running along Noak Hill Road.</p> <p>The parcel contains a farm which is in agricultural use and there is also the Council Depot and associated buildings as well as recreational facilities within the parcel which are either compatible uses within the countryside or disconnected from the urban area and thereby not deemed urban sprawl.</p> <p>There are however a couple of properties within the south west corner of this parcel which are directly adjacent to the urban fringe and therefore could constitute sprawl from the urban area. The rest of the urban/rural boundary is defined by Wash Road which is a permanent feature and the curtilage of residential properties in Noak Bridge. The parcel does contribute to this purpose as the amount of sprawl contained within the parcel is minimal compared to the size of the parcel as a whole.</p>	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	<p>The parcel is adjacent to Noak Bridge which forms part of the Basildon urban area and to Noak Hill which by virtue of its settlement boundary is considered to be an urban area for the purpose of this study. If this parcel were to be released from the Green Belt there would be a significant risk of Basildon and Noak Hill merging as well as the perception that Basildon is merging with Billericay. The new development would join with the existing ribbon development on Noak Hill Road to significantly reduce the rural break between the significant urban areas of Basildon and Billericay. Therefore this parcel is contributes to preventing the merging of neighbouring towns.</p>	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	<p>There are some pylons that run east to west along the bottom of the parcel. There is also a depot in the north east corner of the parcel, which is considered to be encroachment into the countryside. This is not considered to be significant enough to define the role of the parcel under this purpose. The farms within the parcel are considered to be appropriate development. The parcel is quite open and can be seen from the surrounding roads and from surrounding settlements. There are long distance views out of the parcel and there is limited screening in most parts. There are outdoor sports pitches to the east however this is also an appropriate Green Belt use. If development took place in this parcel, there is a risk that countryside would be lost as the parcel consists mainly of open fields such that the parcel is considered to contribute to this purpose.</p>	Parcel contributes to this purpose

4 – To preserve the setting and special character of historic towns	The Conservation Area of Noak Bridge is immediately south. However the Conservation Area is not based on historic merit but on its layout and design. There are no other areas of historical importance and therefore the parcel does not contribute to this purpose.	Parcel does not contribute to this purpose
---	---	--

Stage 4: Parcel 22 Overall Conclusions

- 22.2 The parcel forms part of an important strategic gap preventing the merging of Billericay, Noak Hill and Basildon. Any development in this parcel would, when combined with the ribbon development along Noak Hill Road, reduce the separation of Basildon and Billericay and result in them being perceived as merged. As such the parcel contributes to purpose 2.
- 22.3 The parcel contributes to purpose 1 and 3 as it provides a definitive boundary with the urban area of Basildon which has only been interrupted by a couple of dwellings within the parcel directly adjacent to the urban fringe of Noak Bridge. The parcel is generally very open and comprises a wide expanse of countryside which could be lost if the parcel were to be released from the Green Belt. As such, whilst the countryside has been encroached upon, in the context of the parcel as a whole, it is not considered significant enough to define the role that the parcel plays with regard to purpose 3.
- 22.4 The parcel does not contribute to purpose 4.

23 GREEN BELT PARCEL 23

Parcel Description:

- 23.1 The built up Conservation Area of Noak Bridge (pic 1) lies adjacent to this Green Belt parcel in the west, and the A127 and Basildon Leisure Park are to the south. There are open fields and sporadic development to the north and the east (pic 2). The parcel itself consists of flat open fields and farmland. There is some sporadic development to the north, east and south, which is mostly screened by trees (pic 3). There is only a slight rise in land towards the A127. There is a small wooded area along a water brook that runs behind the sporadic development to the south (pic 4).



Picture 1 – Noak Bridge



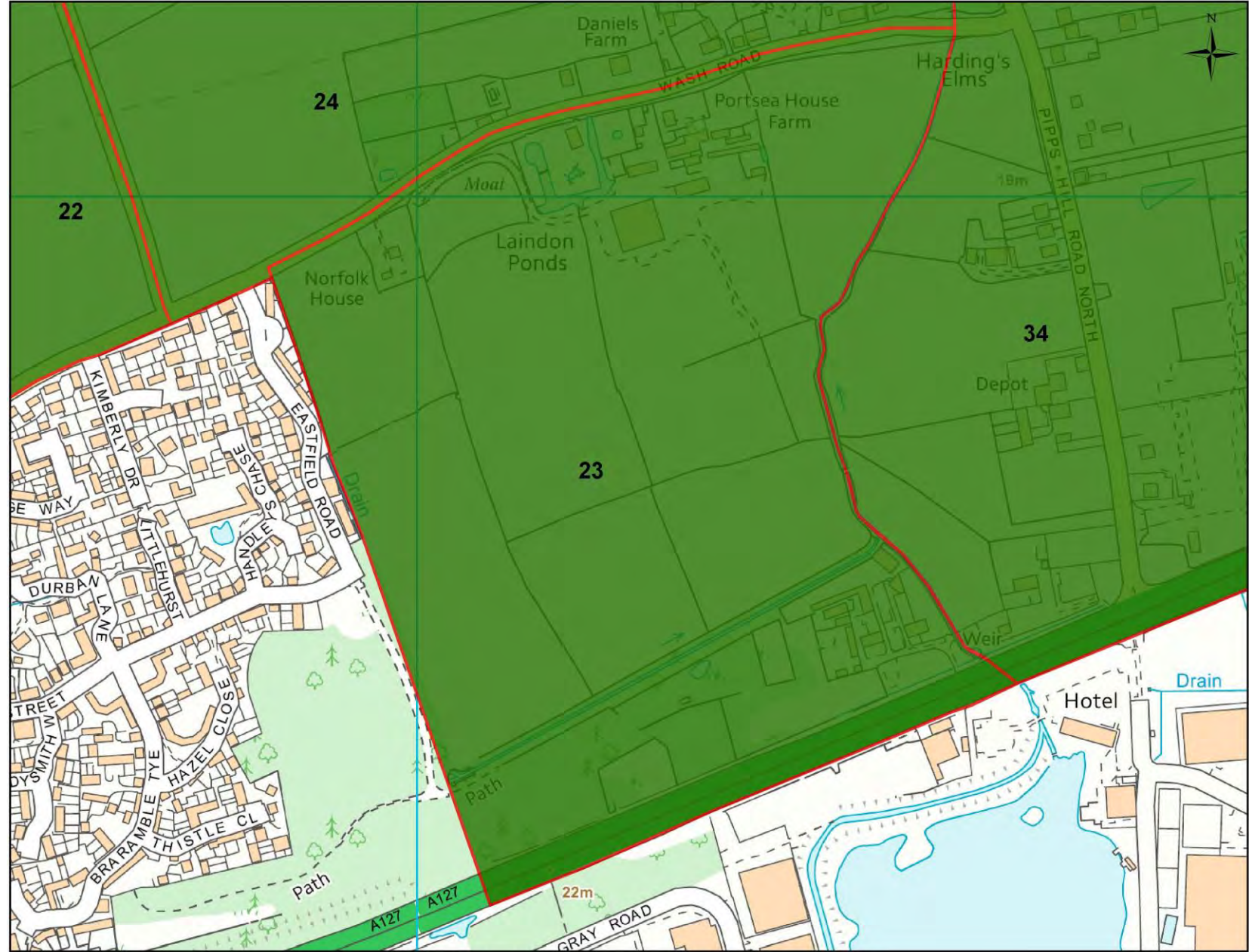
Picture 2 – Sporadic development and fields to the north of the parcel



Picture 3 – Vegetation screening the fields and development from Wash Road



Picture 4 – Views across open fields to a wooded area in front of the A127

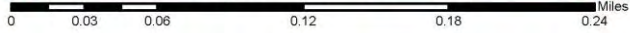


Green Belt Area 23

Legend

-  Borough Boundary
-  Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.



Stage 2: Parcel 23 Assessments

Settlements

- Noak Bridge is adjacent to the west of the parcel
- Basildon is adjacent to the south of the parcel
- Crays Hill plotland is approx. 200m to the east of the parcel
- Access to the parcel is via Wash Road and Pippys Hill Road North

Land Use

- There is woodland along the A127 to the south west of the parcel
- Residential development along the southern / eastern and northern periphery of the parcel
- Farms and ancillary buildings
- Agricultural land and open fields
- Noak Bridge Natural Reserve which is a LoWS
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 5 and HECZ 5.3 – Large rural area, with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites. There is a lack of archaeological work so below ground deposits and surviving landscape features could be sensitive
- Laindon Ponds is a listed building
- Laindon Ponds is an archaeological site
- Adjacent to Noak Bridge Conservation Area to the west
- Highly sensitive to change

Natural Environment Designation

- Noak Bridge Nature Reserve is a LoWS
- Substantial amount of parcel covered by PSAAs

Landscape

- Within E1 – South Essex Farmlands Landscape Character Area
- Within LCA 8 – Crays Hill Settled Claylands
- Eastfield Road forms clearly defined edge to Noak Bridge
- Parcel performs significant role in separation between Noak Bridge and Crays Hill
- A127 forms strong boundary to urban edge of Basildon to the south
- Glimpsed views into the parcel from Wash Road
- Historic field pattern with field hedgerows and mature hedgerow trees and mature vegetation along stream

Infrastructure

- Parcel adjacent to a main A road

Stage 3: Parcel 23 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up area of Noak Bridge and Basildon Leisure Park. There is some light industry, dwellings and paddocks within the parcel along Wash Road which extends from the urban area and off the A127. Their close proximity to the urban area classifies them as sprawl. The parcel partly meets this purpose as it provides a clear urban/rural boundary to the west whilst the amount of sprawl is relatively limited in relation to the parcel as a whole, and is contained along a single boundary.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Noak Bridge, which is part of the built up area of Basildon and the Basildon Leisure park. There are no other towns physically adjacent to the Green Belt parcel. However, the parcel does form part of an important rural break between Noak Bridge to the west of the parcel and Crays Hill to the north east, and therefore partly contributes to this purpose in conjunction with other proximal parcels.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is some light industry, houses and paddocks within the parcel. Although there is sporadic development within the parcel, a lot of the parcel is well screened and free of development. As such this parcel partly meets this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	Adjacent to the parcel is Noak Bridge which consists of modern development and therefore cannot be classed as historic. Whilst there is a Conservation Area in Noak Bridge it is designated for its architectural importance and not for its historic importance. The parcel also does not contain Ancient Woodland. Therefore the parcel is not considered to influence this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 23 Overall Conclusions

- 23.2 Noak Bridge urban boundaries are clearly defined to the west of the parcel however the parcel does contain some sprawl along Wash Road and the A127 which results in the parcel partly contributing to purpose 1. The different land uses which are not compatible with the countryside also constitute encroachment. However it was recognised that they represent a relatively small proportion of the parcel which is predominantly fields, woodland or part of the Noak Bridge Nature Reserve LoWS, and as such the parcel does make some contribution to purpose 3.
- 23.3 The parcel is adjacent to Noak Bridge, which is part of the built up area of Basildon and whilst there is no other town physically adjacent to the parcel it does form part of a rural break between Noak Bridge and Crays Hill. In isolation, the release of this parcel from the Green Belt would not result in the merging of two settlements but may create such a perception. However, in combination with other parcels there may be a risk that two neighbouring towns merge. As a result this parcel partly contributes to purpose 2. The parcel does not contribute to purpose 4.

24 GREEN BELT PARCEL 24

Parcel Description:

- 24.1 The parcel is to the north east of Noak Bridge, but due to the vegetation around the parcel, views of the settlement are very limited. There are some plotlands to the east of the parcel, and these are well screened due to the trees within the parcel (pic 1). Daniels Farm is located in the south east corner of the parcel off Wash Road (pic 2), and there are several playing pitches adjacent to the farm. Pylons run through the parcel east to west and intersect the farmland. Another farm of a light industrial nature is located to the west of the parcel. The public footpath cuts through the farm, which contains a number of horse paddocks separated by wire fences situated behind it to the east (pic 3). Beyond the paddocks are a considerable number of football pitches, both to the north and south of the parcel (pic 4). The parcel is quite flat with long distance views out to Crays Hill, which sits on a ridge to the east (pic 5). Southend Road cuts off the north east corner separating the reservoir from the rest of the parcel.



Picture 1 – Parcel is well screened by foliage



Picture 2 – View off Wash Road in Parcel



Picture 3 – Horse paddocks





Picture 4 – Playing pitches through the parcel



Picture 5 – Long distance views to Crays Hill in the east

Green Belt Area 24

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 24 Assessments

Settlements

- Noak Bridge is adjacent to the parcel to the south west
- Crays Hill plotland is adjacent to the east of the parcel
- Access is via Harding Elms Road, Barleylands Road and Wash Road

Land Use

- Grade 3 agricultural land is within the parcel
- Farmstead and ancillary buildings
- Reservoir
- Football pitches and playing fields
- Kennels
- Caravan and camping Site
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 5 and HECZ 5.3 – Large rural area, with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites. There is a lack of archaeological work so below ground deposits and surviving landscape features could be sensitive
- Whites Farm and Harding Elms Farm are archaeological sites
- Daniels Farm is a listed building
- Adjacent to Noak Bridge Conservation Area to the south west corner
- Highly sensitive to change

Natural Environment Designation

- Protected species within the parcel

Landscape

- Within E3 – South Essex Coastal Town East of England Landscape Character Area
- Within LCA 9 – Upper Crouch Valley
- Significant open views across the Upper Crouch Valley
- Field hedgerows and mature hedgerow trees in part

Infrastructure

- PRoW from East to West from Whites Bridge to Whites Farm
- Some small pylons run east west across the southern part of the parcel
- A129 crosses through the north eastern corner of the parcel

Stage 3: Parcel 24 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the settlement of Noak Bridge to the south west. Noak Bridge is part of the large built up area of Basildon. To the east is a plotland area adjacent to the small serviced settlement of Crays Hill. Barleylands, a collection of small shops, farmland and conference rooms are located to the north of the parcel. The parcel contains a farm which is of agricultural use and also contains a farm which is used for light industry. There are football pitches and a few small ancillary buildings throughout the parcel. There is development adjacent to the parcel as part of an urban settlement and some residential dwellings have sprawled into this parcel along Wash Road. These are considered to amount to urban sprawl of which there is sufficient to state that they have relevance to this purpose.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Noak Bridge to the south west which forms part of the town of Basildon but no other settlement. However it is situated in the rural break between the urban edge of Basildon and the settlement of Crays Hill which are both considered as towns under this purpose. Development within the parcel won't result in them merging however it may lead to the perception of the settlements merging. If developed alongside adjoining parcels such as Parcel 34 there would be the risk of coalescence.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is urban development within the parcel, such as dwellings around the periphery which would be considered as encroaching into the countryside. However the parcel is used mainly for recreational uses and is quite open in character with quite prominent views into the parcel from Barleylands Road in the west. These areas contribute to safeguarding the perception of countryside. Parts of the parcel are well screened from the boundaries by the vegetation in the parcel and horse paddocks and playing pitches are appropriate uses in the Green Belt. However, given the prominence of the development on the southern boundary, it is considered that this in part characterises the role that the parcel as a whole plays with regard to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The Conservation Area of Noak Bridge is close to the parcel however this was not designated for its historic merit but is based on its design and layout. There is one listed building in the parcel at Daniels Farm but this is not part of a historic settlement. The parcel also does not contain Ancient Woodland. As such this parcel does not influence this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 24 Overall Conclusions

- 24.2 Noak Bridge's urban boundary is clearly defined to the south west of the parcel however the parcel does contain some sprawl along Wash Road which results in the parcel partly contributing to purpose 1. The land uses which are not compatible

with the countryside also constitute encroachment. However it is recognised that the rest of the parcel is used for agriculture and outdoor sports and therefore does play a role in safeguarding the countryside. As a result. the parcel was found to make some contribution to purpose 3, and it is noted that the assessment of 'partly contributes' is a combination of areas where there is a full contribution and areas with a less than full contribution, .

- 24.3 The south west corner of the parcel is adjacent to Noak Bridge, which is part of the built up area of Basildon and whilst there is no other town physically adjacent to the parcel it does form part of a rural break between Noak Bridge and Crays Hill. In isolation it is unlikely that the release of this parcel from the Green Belt would result in the merging of the two settlements. However, in combination with other parcels such as Parcel 34 there may be a risk that they merge or are perceived as merging. As a result this parcel partly contributes to purpose 2. The parcel does not contribute to purpose 4.

25 GREEN BELT PARCEL 25

Parcel Description:

25.1 Parcel 25 is to the south of the built up area of South Green, Billericay. As well as the built up area of South Green to the north there are open green fields in the North West (pic 1). The settlement of Great Burstead is within a Conservation Area and although it extends from South Green, it is classed as a separate settlement due to its individual characteristics. Great Burstead settlement is located to the north of the parcel. The parcel itself contains Great Burstead church and cemetery to the north (pic 2). Within the parcel, there is Noak Hill Golf Course to the west and Barleylands (the Council depot and some small retail / commercial units) to the east. The rest of the parcel contains agricultural fields and areas of grassland that are quite well screened (pic 3). To the immediate west is the small settlement of Noak Hill; a ribbon development which has been removed from the Green Belt (pic 4). To the south are large open spaces which are mainly used for sporting facilities. There are some light industrial uses and equestrian uses to the south east, and to the east are some large open fields with light industrial and farm buildings situated within.



Picture 1 – Views across fields to South Green



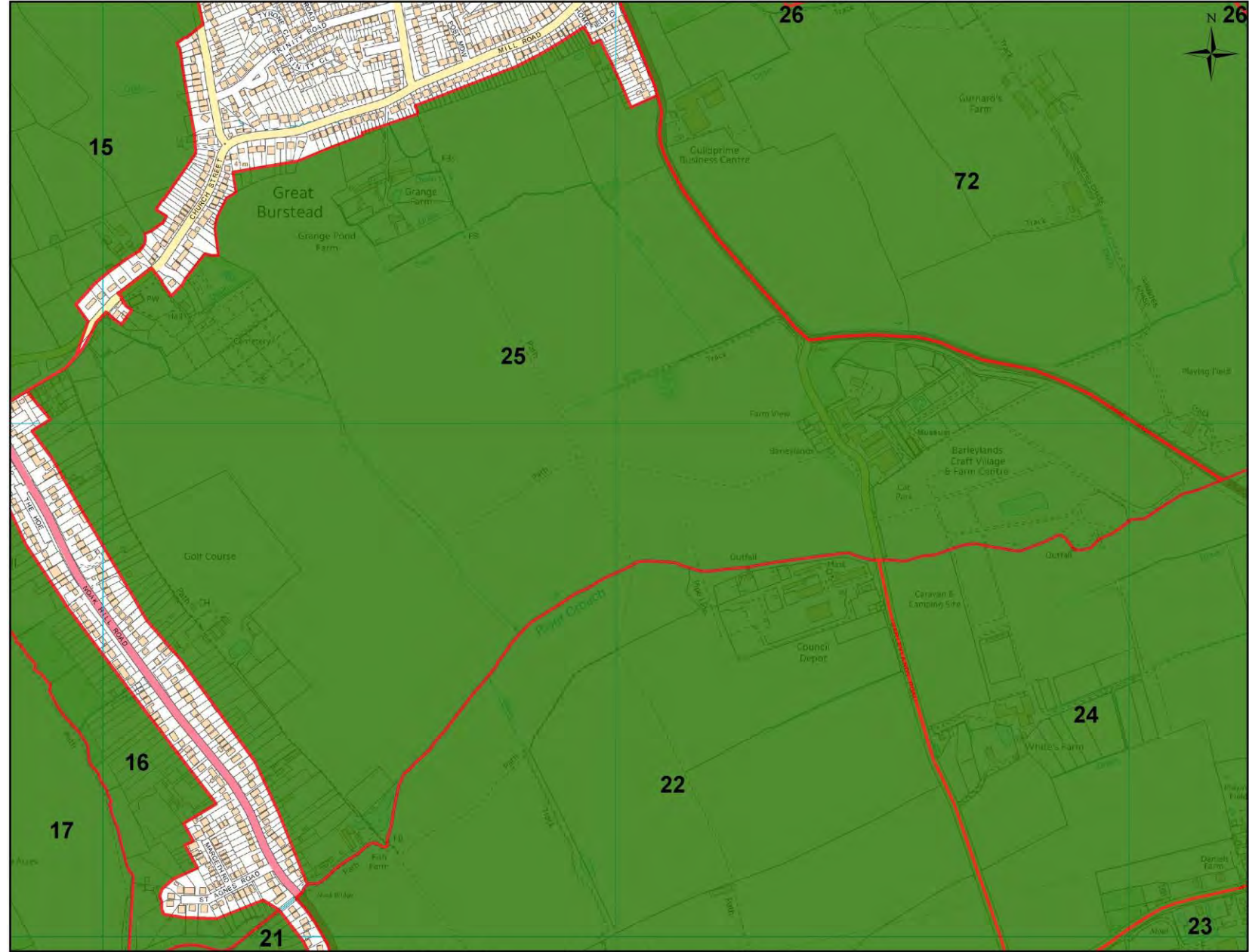
Picture 2 – Long distance views across parcel to Great Burstead in the north



Picture 3 – Agricultural fields within the parcel





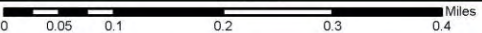
Picture 4 – Slight glimpse to Noak Hill to the west of the parcel



Green Belt Area 25

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 25 Assessments

Settlements

- Great Burstead is adjacent to the north of the parcel
- South Green is adjacent to the north of the parcel
- Noak Hill is adjacent to the west of the parcel
- Noak Bridge is approx. 1.9km to the south of the parcel
- Access is via Southend Road and Noak Hill Road / Barleylands Road.

Land Use

- Grade 3 agricultural land is within the parcel
- Farm houses and ancillary buildings
- Small retail units and car park
- Great Burstead church, cemetery and car park
- Open spaces to the south used for sporting facilities
- Noak Hill Golf Course to the west
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 1 and within HECZ 1.2; this is semi-rural in character and retains some historical landscape features. There is a lack of archaeological work, which is likely to identify medieval sites and provide palaeo-environmental evidence. The parcel is sensitive to change but there is an opportunity to explore the settlement and field patterns.
- Part of Great Burstead Conservation Area
- Commemorative monument is a listed building
- Great Burstead Grange is a listed building
- Church of St Mary Magdalene is a listed building

Natural Environment Designations

- There are protected species along Grange Farm, pathways and ponds within the parcel
- TPO within Grange Farm
- Within the buffer zone of a SSSI which is Mill Meadows Nature Reserve

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 9 - Upper Crouch Valley Farmlands and LCA 12 – Burstead Sloping Farmlands
- Barleylands Farm complex forms part of the Upper Crouch Valley
- Strong visual links with open arable landscape to south
- Rectilinear field system of ancient and possibly Saxon origin – has suffered from considerable boundary loss but still intact as units
- Hedgerows following the historic field pattern where still present mainly to perimeter and along River Crouch
- Views to Great Burstead church

Infrastructure

- Number of PRoWs criss-crossing the parcel but lacking structure in arable fields
- A129 forms the eastern boundary of the parcel

Stage 3: Parcel 25 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to South Green and Great Burstead which have been incorporated into the urban area of Billericay in the Settlement Hierarchy and to the small ribbon settlement of Noak Hill in the west. The urban/rural boundary is less well defined where in some instances it is based on the rear boundary of residential gardens and in other instances it cuts through residential gardens. Great Burstead church is within the parcel but is not considered to be sprawl. Whilst the parcel contains some development close to the built up area which does constitute sprawl, this is minimal when considered in the context of the parcel as a whole and is therefore not considered to characterise the parcel under this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to South Green, Great Burstead and Noak Hill. South Green and Great Burstead are already physically connected and are incorporated into the town of Billericay. Noak Hill is a ribbon development which is close to Great Burstead and is considered in this study by virtue of it having a defined settlement boundary. This purpose also considers the separation between Billericay to the north and Basildon to the south. The parcel is located within the smallest distance between the towns. If this parcel were to be released from the Green Belt there would be a risk of these neighbouring towns merging as well as the perception that they have merged. The new development would join with the existing ribbon development on Noak Hill Road to significantly reduce the rural break between the towns. Therefore this parcel contributes to preventing the merging of neighbouring towns.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There are a small number of buildings within the parcel when considered against the total size of the parcel. Some form part of Barleylands, some are of ancient importance, i.e. Great Burstead church and cemetery buildings and some are buildings associated with residential gardens and Noak Hill Golf Course. The parcel is quite well screened from most boundaries and although there are glimpses to Noak Hill and to Barleylands, the parcel feels quite enclosed and contained. There are open views into the parcel from South Green. Although residential back gardens are present along the entire western boundary, most of the land is agricultural and grassland, and therefore countryside would be lost if development took place in this parcel. It would also change the views across the countryside from Mill Lane, South Green. The amount of development that has occurred within this parcel is not considered sufficient to characterise the role of the parcel	Parcel contributes to this purpose

	under this purpose.	
4 – To preserve the setting and special character of historic towns	The area of South Green, Billericay to the east of the parcel is not historic in nature. The settlement to the north and partly within the parcel is Great Burstead, which is designated as a Conservation Area and contains a number of listed buildings. Consequently, this settlement is an area of historical importance and its setting could be at risk if development took place in this parcel. Due to the prominence of this settlement sited within open fields, development in this parcel could change the appearance and character of this settlement.	Parcel contributes to this purpose

Stage 4: Parcel 25 Overall Conclusions

- 25.2 The parcel is adjacent to the urban fringe of Billericay and makes a significant contribution to preventing the merging of Billericay and Basildon. It is within the smallest rural break between the two towns and therefore forms part of an important strategic gap between them. Any development in this parcel would, when combined with the ribbon development along Noak Hill Road, reduce the separation of these towns and result in them being perceived as merged. As such the parcel contributes to Purpose 2.
- 25.3 The Great Burstead Conservation Area extends into the parcel and contains a number of listed buildings. It is a settlement of historical importance and is prominently sited. The parcel contributes to purpose 4 as development in the parcel, if it were released from the Green Belt, could impact on the historic character of the settlement.
- 25.4 The parcel also contributes to purposes 1 and 3. The parcel is adjacent to South Green and Great Burstead which have been incorporated into the urban area of Billericay in the Settlement Hierarchy. The urban/rural boundary with Billericay could be better defined as it switches between reflecting the rear boundary of residential gardens and then cutting through the residential gardens. Despite this there has been no significant further development at this urban edge. However there has been some development close to the built up area which does constitute sprawl. The mix of land uses within constitutes an element of encroachment into the countryside having occurred such as at Barleylands. Additionally, the placement of the Green Belt boundary with the settlement boundary of Noak Hill has led to back gardens being within the parcel. However, the vast majority of the parcel is agricultural and grassland and therefore the overall characteristic of the parcel is one that is safeguarding the countryside from encroachment.

26 GREEN BELT PARCEL 26

Parcel Description:

- 26.1 The parcel is a large swath of land to the south east corner of Billericay. The north and part of the western borders of the parcel are formed by Coxes Farm Road (pic 1). The River Crouch forms the other boundaries to the parcel. Views across the parcel can be seen from the River Crouch (pic 2). The parcel is mainly of rural character and has some concentration of trees within it; along the roadside the trees are a little more sparse but form a tree-lined edge to the parcel nevertheless (pic 3). The parcel has some dwellings and small units along the north west boundary which front onto Coxes Farm Road in a linear fashion. Crays Hall Farm is located just outside the south east corner of the parcel.



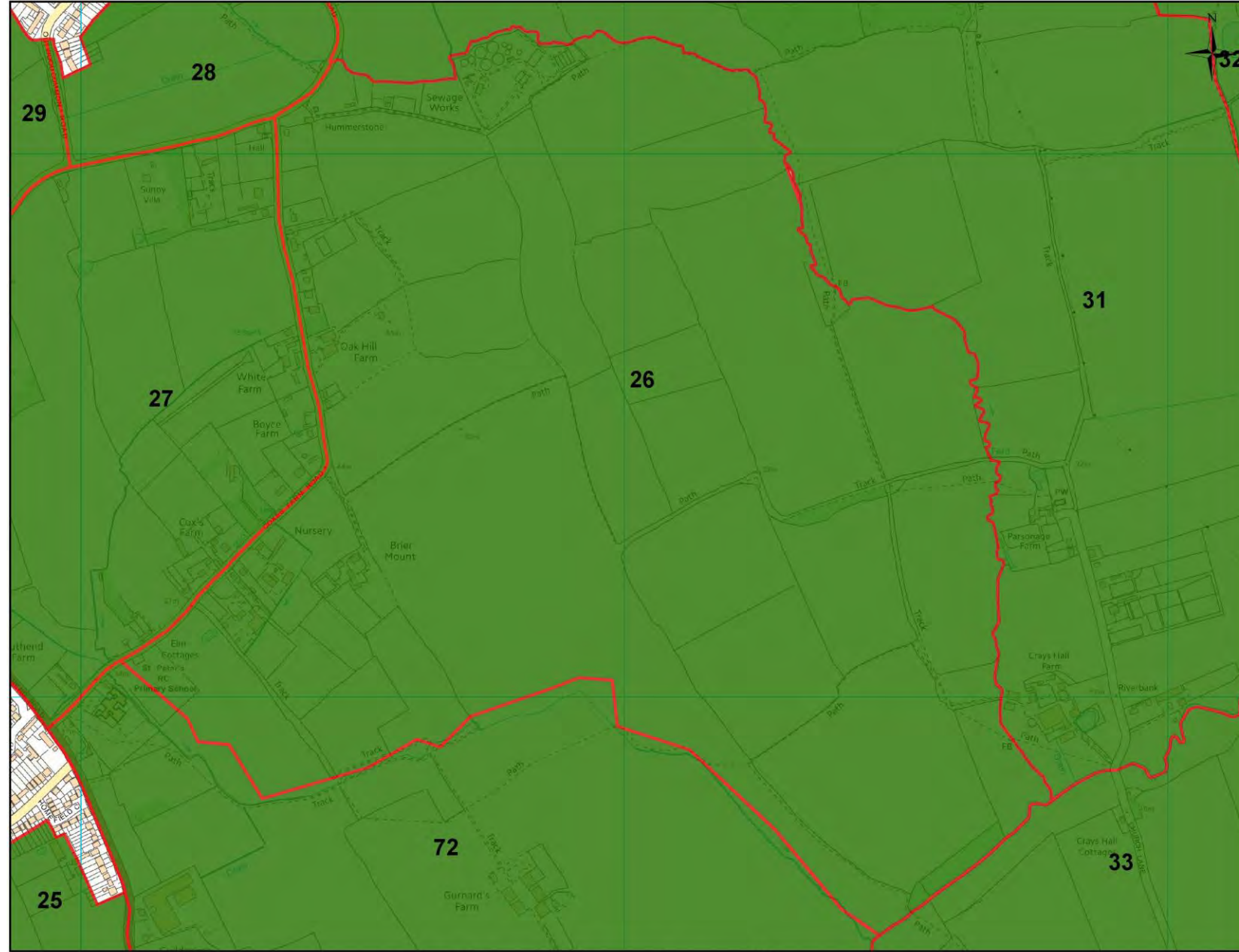
Picture 1 – Views across the parcel from Coxes Farm Road



Picture 2 – Views across the parcel from the River Crouch, near Crays Hall Farm



Picture 3 – Dispersed trees providing a border to the parcel from the roadside, looking to buildings along Coxes Farm Road also within the parcel



Green Belt Area 26

Legend

-  Borough Boundary
-  Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 26 Assessments

Settlements

- The parcel is adjacent to and accommodates ribbon development along Coxes Farm Road to the west
- The parcel is approx. 1.4km to South Green, Billericay in the west
- The parcel is approx. 1.4km to Sunnymede, Billericay in the north west
- The parcel is approx. 1.7km to Crays Hill in the south east
- The parcel is approx. 1.7km to Ramsden Bellhouse in the east

Land Use

- Grade 3 agricultural land is within the parcel
- A sewerage treatment works is within the parcel
- Farm houses and ancillary buildings
- Residential properties and small units
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 4 and HECZ 4.3, HECA 5 and HECZ 5.3 – Large rural area, rolling hills with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites. Modern housing development in parcel has maintained settlement pattern. There is a lack of archaeological work so below ground deposits and surviving landscape features could be sensitive.
- Oak Hill Farm Barn is a listed building within the parcel
- Highly sensitive to change

Natural Environment Designations

- Protected Species are within parcel
- Adjacent Barrenleys Ancient Woodland
- BAP Area is within Parsonage Farm Green
- BAP Area is within Barrenleys Meadow
- Linear LoWS within the parcel

Landscape

- Within D2 – Brentwood Hills and E1- South Essex Farmland East of England Landscape Character Area
- Within LCA 9 - Upper Crouch Valley Farmlands and LCA 10 East Billericay Wooded Hills and Ridges
- Strong visual links with open arable landscape to south east towards Crays Hill and elevated panoramic views at Briers Mount over Basildon
- Views to north towards wooded ridge around Ramsden Heath
- Vegetated course of tributary streams leading to River Crouch

Infrastructure

- Public rights of ways from Crays Hill to Great Burstead and Billericay
- Hummerstone Sewage Works within the parcel to the north
- Oil pipeline through the middle of the parcel

Stage 3: Parcel 26 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to any settlement and is bounded by roads and tributaries of the River Crouch, which are well defined. However, there is some ribbon development along Coxes Farm Road which extends from the large built up area of Billericay. The properties are of similar character, scale and size. The rest of the parcel is mainly open grassland with sparse trees along the roadside and some concentrations of trees throughout the parcel.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	Although there is some ribbon development to the north western edge of the parcel, the parcel forms a strategic gap between Billericay and Ramsden Bellhouse Village. Parcel 26 represents over half of the gap between Billericay and Ramsden Bellhouse Village, and therefore contributes to preventing neighbouring towns from merging into one another in combination with other parcels.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is predominantly countryside in the form of open farmland. There are some dwellings within the parcel that in places block views into the open countryside but the predominant character of the parcel is that of a rural break between Billericay and Crays Hill.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel contains a listed building within it and also offers a historical landscape in character and form. However the parcel is not adjacent to any settlements and also does not contain Ancient Woodland. Therefore it doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 26 Overall Conclusions

- 26.2 The parcel is not directly adjacent to the built up area of Billericay however there has been some urban sprawl within the parcel which has extended along Coxes Farm Road from Billericay. Whilst this represents a small proportion of the parcel, it is important that further sprawl into the wider parcel is resisted. As such the parcel partly contributes to purpose 1.
- 26.3 The parcel is situated between the settlements of Billericay and Crays Hill, and provides a sense of separation between them. If this parcel was released from the Green Belt in isolation it would not cause the physical merging of these settlements due to there being other intervening parcels although this parcel makes up the majority of the gap between these two settlements. As such this parcel partly contributes to purpose 2.
- 26.4 The parcel contributes to purpose 3. Although some residential development has occurred within the parcel, the parcel is very open with views across the Upper Crouch Valley and as such the majority of the parcel has not been encroached. The majority of the parcel comprises agricultural land made up of several fields and is therefore assessed as contributing. The parcel does not contribute to purpose 4.

27 GREEN BELT PARCEL 27

Parcel Description:

- 27.1 Parcel 27 is to the east of the built up area of South Green, Billericay. To the south are Saint Peter's Roman Catholic Primary School, Elms Cottages and Nursery. Beyond this parcel are the open fields of the upper Crouch valley farmlands. To the east are some farmlands and associated land, and to the north are some large open fields (pic 1 and 2) that lead to the SSSI and Local Nature Reserve; Mill Meadows, which is to the far north-west. The parcel itself has development within it mainly to the west, to the east and to the south (pic 3). The middle and the north are quite open in nature and have long distance views to the south. The development within the parcel is mostly in agricultural use. The south west corner of the parcel has very limited views as a result of the tree coverage (pic 4). The south east corner has long distance views to the north due to limited screening and being on higher ground. Views to Billericay can be seen from the eastern boundary of the parcel; Coxes Farm Road (pic 5).



Picture 1 – Large fields



Picture 2 – Large fields with sporadic trees



Picture 3 – Residential dwellings within the parcel



Picture 4 – Limited views to the parcel



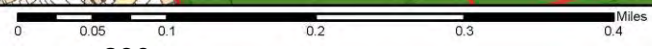
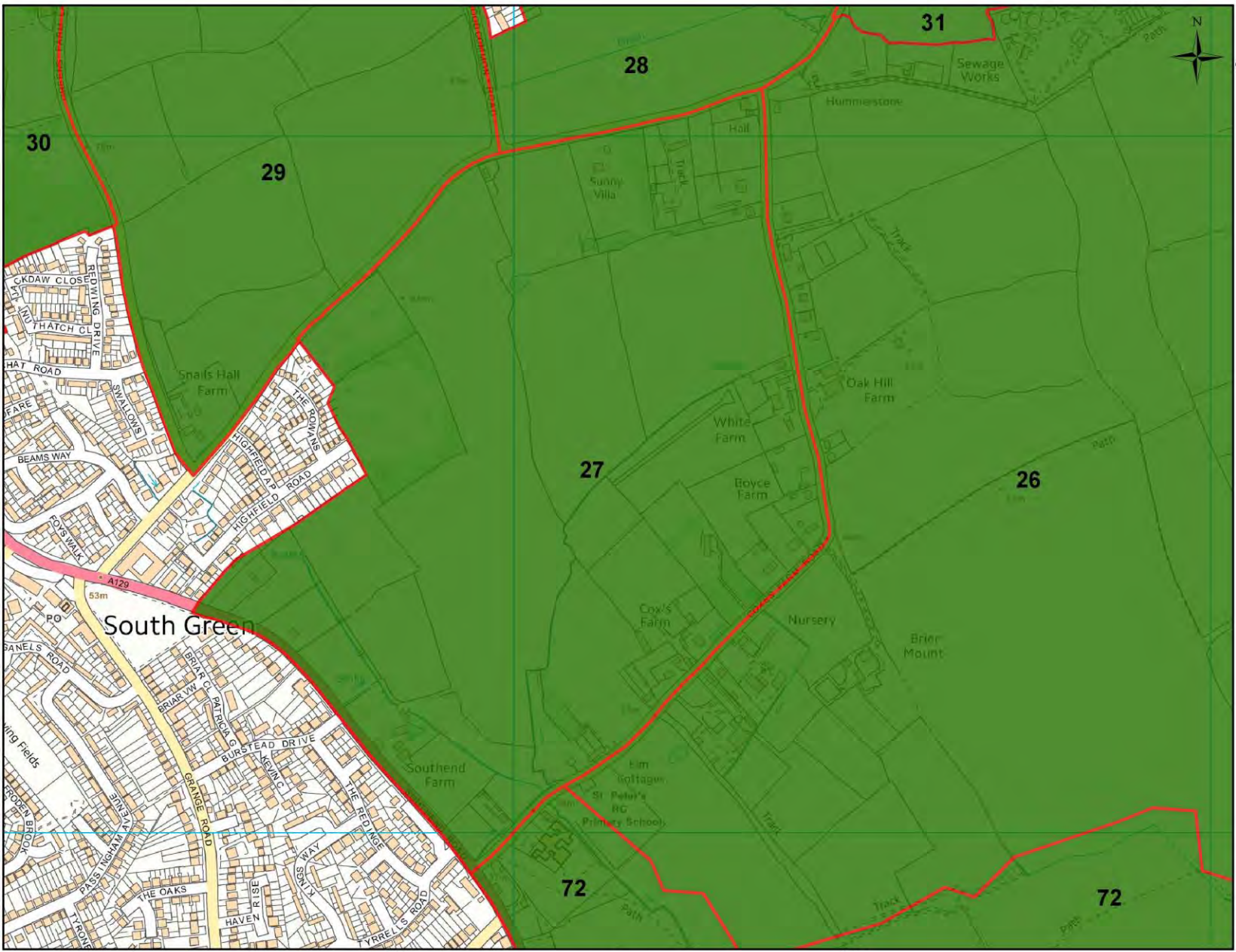
Picture 5 – Views to Billericay across the parcel from Coxes Farm Road

Green Belt Area 27



Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 27 Assessments

Settlements

- South Green, Billericay is adjacent to the west of the parcel
- The urban area of Billericay is to the north of the parcel approx. 600m away

Land Use

- Deciduous woodland forms part of the parcel to the north
- Natural woodland forms part of the parcel to the north
- Grassland is within the parcel
- Grade 3 agricultural land
- Some farm buildings and ancillary units
- Residential properties
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 4 and within HECZ 4.3; large historic landscape comprising of irregular fields and woodland including the nationally important medieval deer park of Norsey Wood.
- The undisturbed nature of the zone means that there is potential for archaeological deposits relating to occupation sites and landscape management to have survived.
- The rural landscape is highly sensitive to change but there is an opportunity to use the settlement patterns and historic landscape to enhance the appreciation of the historic development in association with other zones within HECA 4
- Several listed buildings within the parcel
- Archaeological finds area to the west of the parcel
- Highly sensitive to change

Natural Environment Designations

- PSAAs within the parcel, in particular the western half
- TPOs within South Green, which is adjacent to the west of the parcel
- Within the buffer zone of the SSSI site at Mill Meadows Nature Reserve
- Within the buffer zone of Ba31 (Parsonage Farm Green) LoWS and BAP Area

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- LCA 10 East Billericay Wooded Hills and Ridges
- Irregular field pattern of medieval origin still largely intact
- Strong tree lined hedgerows to all fields boundaries provides good enclosure
- Elevated area of undeveloped high ground beyond existing built limit of South Green /Billericay which is visible in views from across Upper Crouch Farmland to south east
- Some slopes visually very prominent.
- Green linkages from countryside to east and north towards Mill Meadows Nature Reserve site to west and Billericay.

Infrastructure

- A129 runs along the south west boundary

Stage 3: Parcel 27 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up area of Billericay in the west. The parcel contains some development within it, including farms and residential properties around the periphery of the parcel. Whilst farms and associated buildings are not considered as sprawl, the residential development is classified as such. Some development is directly adjacent to the urban fringe whilst the majority extend along Coxes Farm Road which is the southern boundary of the parcel. In general the urban/rural boundary is well defined although there has been a fairly strong element of sprawl along this southern boundary.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to the settlement of South Green, Billericay to the west. There are no other settlements within the area and as such there is no risk that settlements would merge if development were to take place in this parcel. Therefore the parcel does not contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	There has been development around the periphery fronting the roads. Where this is for non-agricultural activities it would be classed as encroachment into the countryside. The parcel has no access into it apart from via private roads. There are no public footpaths or infrastructure that goes through the parcel. Consequently, the middle of the parcel is contained countryside that cannot be accessed by anyone other than the owners of the buildings on the periphery of the parcel. There is a dense woodland within the parcel and several agricultural fields. It contains an elevated area of undeveloped high ground beyond the existing built limit of South Green /Billericay which is visible in views from across Upper Crouch Farmland to the south east. The parcel can also be viewed from some houses within the built up area of Billericay. As such there is a risk that countryside will be lost if development took place in this parcel although it is assessed that some encroachment has already occurred.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are some listed buildings within the parcel and it is considered to be medieval in character. However, the adjacent settlement of South Green is not historic in its character. The parcel also does not contain Ancient Woodland. The parcel therefore does not preserve the setting of a historic settlement.	Parcel does not contribute to this purpose

Stage 4: Parcel 27 Overall Conclusions

- 27.2 The parcel is adjacent to the urban settlement of South Green within Billericay and whilst there has been some urban sprawl within the parcel, this is relatively limited and therefore it does still make some contribution to checking unrestricted sprawl.

- 27.3 The main land use within the parcel is agricultural open fields. There is also some woodland to the north. Due to the topography parts of the parcel are visible in views from across Upper Crouch Farmland to the south east. It was therefore considered to contribute to safeguarding the countryside although it is recognised that encroachment has already occurred around the periphery of the parcel and so it partly contributes to purpose 3.
- 27.4 The parcel doesn't contribute to purposes 2 and 4 as it is only near one large settlement and therefore development would not result in towns merging. It is also not near any settlements of historical importance which development could impact upon and nor does it contain Ancient Woodland.

28 GREEN BELT PARCEL 28

Parcel Description:

- 28.1 Parcel 28 is on the edge of the built up settlement of Billericay in the north- west. There is a tree lined footpath that cuts through the parcel and the southern and eastern boundary of the parcel is tree lined, which screens the parcel (pic 1). The land is made up of fields (pic 2) with a few dwellings to the north east of the parcel. The northern half of the parcel rises sharply northwards and then the land drops as it gets closer to the urban settlement of Billericay (pic 3). To the north west of the parcel is a woodland. The southern part of the parcel slopes down slightly southwards. There are some farm buildings and associated land to the north east of the parcel and a sewerage works to the south east. There are a few scattered dwellings to the south of the parcel and Outwood Farm Road provides the parcel boundary to the south and east.



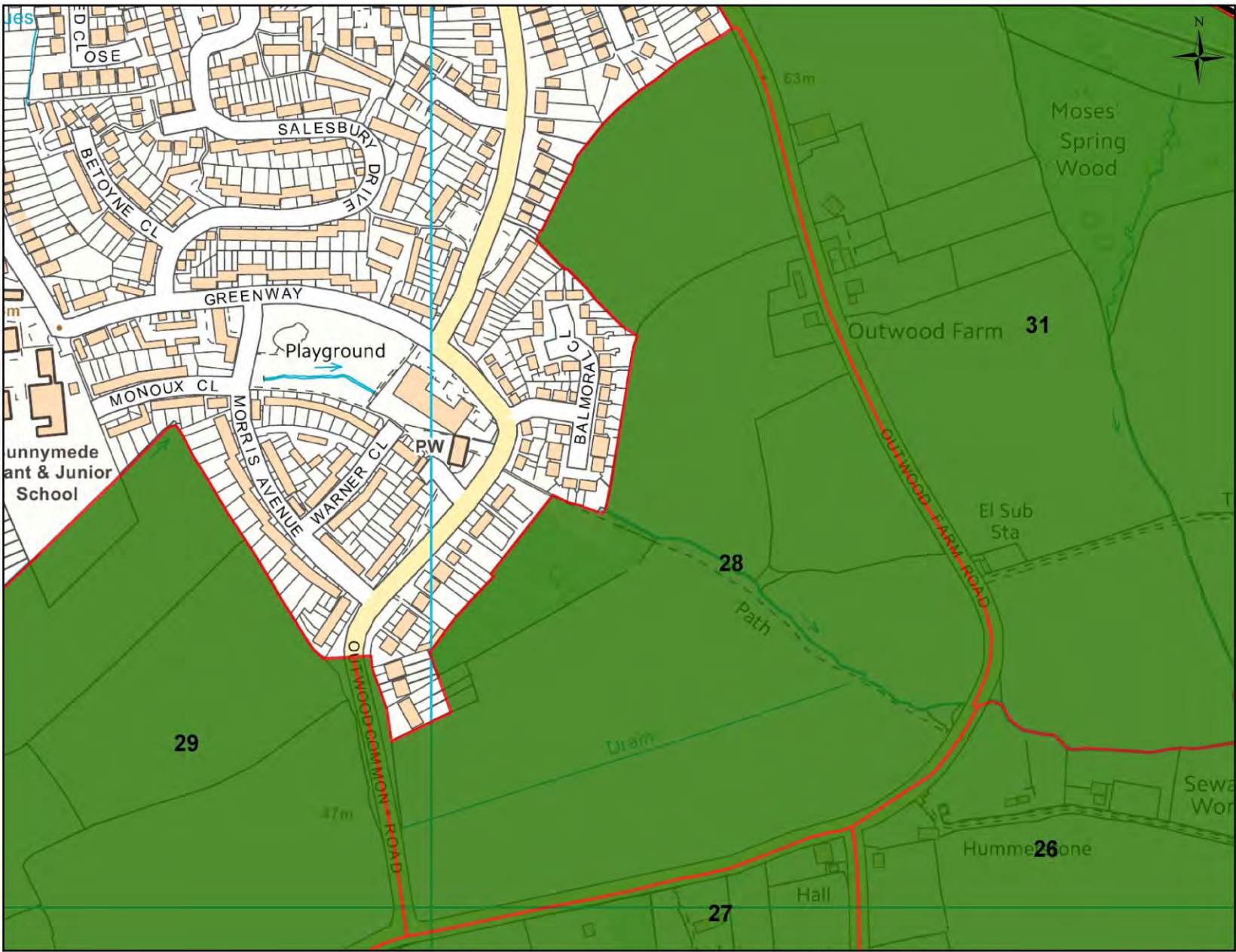
Picture 1 – Tree lined field screened by trees from Outwood Common Road



Picture 2 – Large fields with a few dwellings

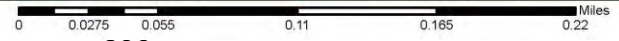


Picture 3 – Land sharply rising to the urban settlement of Billericay



Green Belt Area 28

- Legend**
-  Borough Boundary
 -  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 28 Assessments

Settlements

- Sunnymede, Billericay is adjacent to the parcel to the west

Land Use

- Grade 3 Agricultural land is within the parcel
- River network is within the parcel
- Natural woodland to the western edge of the parcel
- Three residential gardens to the western edge of the parcel
- Part of Outwood Farm and ancillary buildings
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 4 and HECZ 4.3 - Large rural area, rolling hills with a historic settlement pattern interspersed with churches, hall complexes, scattered farmsteads and moated sites. Modern housing development in parcel has maintained settlement pattern. There is a lack of archaeological work so below ground deposits and surviving landscape features could be sensitive.
- Highly sensitive to change

Natural Environment Designations

- PSAA following river route and drains, and around lower residential area
- Substantial TPOs on trees following drainage routes off Outwood Common Road
- Within the buffer zones for the SSSI at Mill Meadows Nature Reserve and the Norsey Wood SSSI.

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA 10 - East Billericay Wooded Hills and Ridges
- Irregular field pattern of medieval origin - field pattern to west largely intact.
- Strong tree lined hedgerows to most field boundaries provides good enclosure
- Elevated ground and prominent slopes free from development - particularly to the north west
- Fine panoramic views from north east of parcel across well vegetated slopes and to Langdon Hills
- Green linkages from countryside to east including wooded slopes, forming part of a green finger of land

Infrastructure

- Footpath through centre of parcel running north west – south east parallel to small stream that flows towards River Crouch
- River cuts through the middle of the parcel
- Within 400m of a sewerage works

Stage 3: Parcel 28 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up area of Billericay in the north west via the rear boundary of residential properties, which forms quite a significant amount of its boundary. Outwood Farm Road provides the southern boundary to the parcel and on this road there are some farm dwellings to the north east and to the south. There are some residential gardens with buildings to the west, but this is very limited in comparison to the size of the parcel, which is largely undeveloped.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	As the parcel is only adjacent to the town of Billericay, settlements would not be at risk of merging if development took place in this parcel. Whilst there are a few properties around the periphery of the parcel, these do not form a settlement.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	There are a few dwellings to the north east, and some residential gardens to the west which have encroached upon the countryside, but this is very limited in comparison to the parcel as a whole. The parcel can be easily seen from the built up area. However, it is well screened from Outwood Farm road. The parcel provides the nearby residents with access into the wider countryside. There are panoramic views from the north east of the parcel which is elevated ground across well vegetated slopes to Langdon Hills. As such the parcel contributes to this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The adjacent settlement of Sunnymede is not historic in its character. The parcel therefore does not preserve the setting of a historic settlement and it also does not contain Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 28 Overall Conclusions

- 28.2 The parcel is adjacent to the urban settlement of South Green within Billericay and whilst there has been very limited urban sprawl within the parcel, it is predominantly free of development. As such it contributes to purpose 1.
- 28.3 The main land use within the parcel is agricultural with open fields. There are panoramic views from north east of area which is elevated ground across well vegetated slopes to Langdon Hills. It is recognised that encroachment has already occurred around the periphery of the parcel along the roads but this is limited to the extent that it is considered that the parcel contributes to purpose 3.

28.4 The parcel doesn't contribute to purposes 2 and 4 as it is only near one large settlement and therefore its development would not prevent towns merging, whilst it is also not near any settlements of historical importance, nor does it contain any Ancient Woodland.

29 GREEN BELT PARCEL 29

Parcel Description:

- 29.1 Parcel 29 is to the south of Billericay and to the north of South Green, Billericay (pic 1). The parcel is adjacent to the SSSI and LNR of Mill Meadows in the west and provides a green corridor from Mill Meadows to the wider countryside in the east. The western, southern and eastern boundaries are tree lined, meaning that the middle of the parcel is quite well hidden (picture 2). The majority of the parcel is green fields with some dwellings in a small part of the south west corner. The parcel has a mix of topography and terrain.





Picture 1 – Aerial views of the parcel

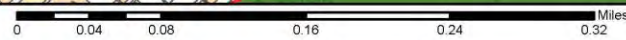
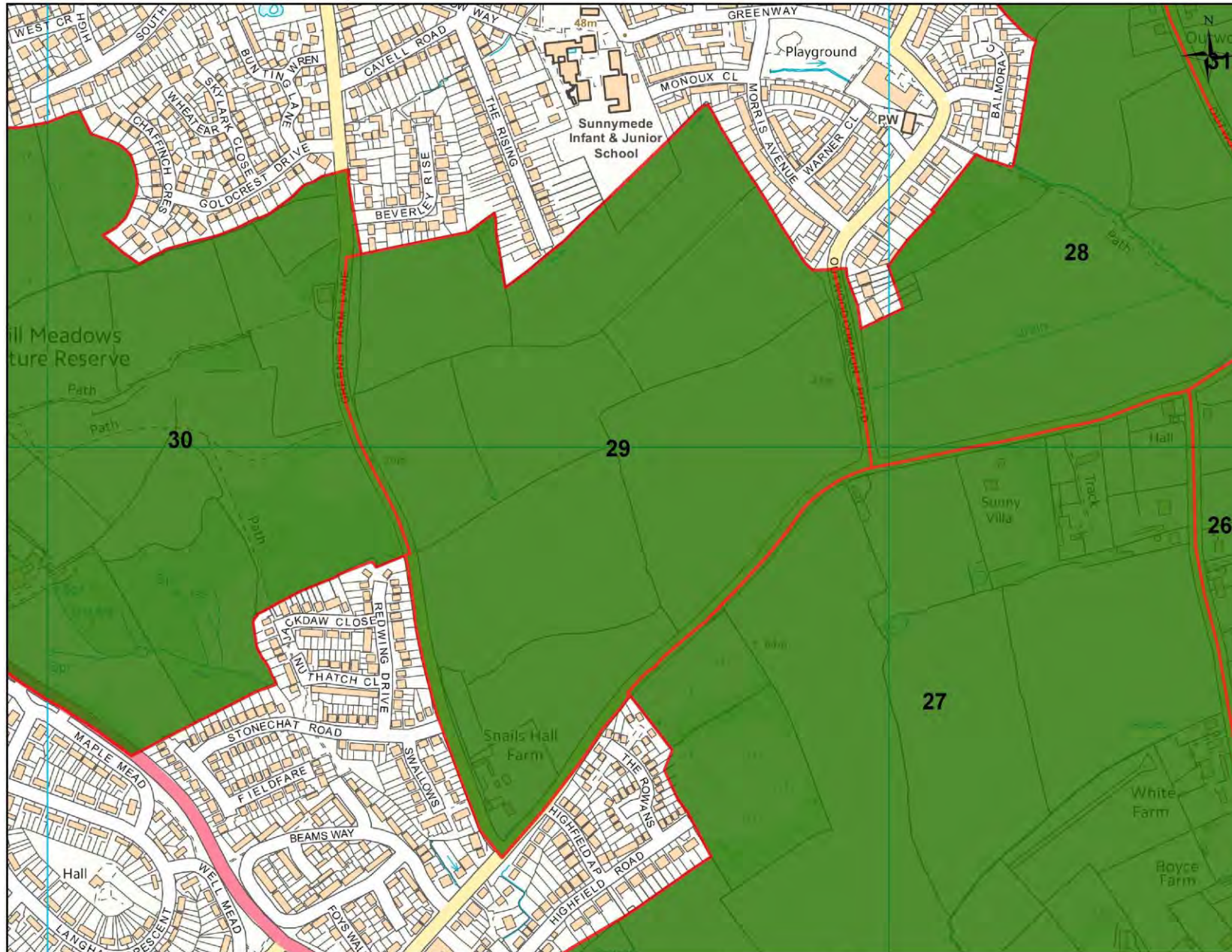


Picture 2 – Limited views into the parcel

Green Belt Area 29

Legend

-  Borough Boundary
-  Green Belt



444

Stage 2: Parcel 29 Assessments

Settlements

- South Green, Billericay is adjacent to the south of the parcel
- Sunnymede, Billericay is adjacent to the north and west of the parcel
- Great Burstead is to the south east of the parcel approx. 1.5km away

Land Use

- Agricultural land is within the parcel
- Small farm building and ancillary development to the south west corner
- Grassland lies just within the parcel to the east
- Definitive hedgerows providing intact field boundaries
- Edge of school playing field
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 4 and HECZ 4.3 - Large rural area, rolling hills with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites. Modern housing development in parcel has maintained settlement pattern. There is a lack of archaeological work so below ground deposits and surviving landscape features could be sensitive.
- Highly sensitive to change

Natural Environment Designations

- Protected species alert area is within the parcel
- Adjacent to Mill Meadows SSSI, LoWS, BAP Area and LNR

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- LCA 10 East Billericay Wooded Hills and Ridges
- Irregular field pattern of medieval origin
- Some low lying ground
- Strong tree lined hedgerows to all field boundaries provides good enclosure
- Elevated and prominent slopes free from development
- Green linkages from countryside to east with Mill Meadows nature reserve site to west
- Forms part of a green finger of land to adjacent residential areas

Infrastructure

- None

Stage 3: Parcel 29 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up area of Billericay in the south and the north. The urban/rural boundary is based on the rear boundary of residential gardens. Apart from a farmstead and associated buildings, which cannot	Parcel contributes to this purpose

	be classed as sprawl, there is no development in the parcel.	
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to two separate parts of Billericay and as such this parcel does not contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel forms a green corridor from Mill Meadows in the west to the wider countryside in the east. There are a few dwellings to the south west but these are associated with Snails Harm Farm and therefore not considered as encroachment. There is no other development within the parcel and it can be viewed from the north and south by residents within the built up area of Billericay. The parcel comprises several fields which are bounded by hedgerow and the middle part of the parcel is enclosed. The parcel is considered to fulfil this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The adjacent settlements of Sunnymede and South Green are not historic in character. The parcel therefore does not preserve the setting of a historic settlement. The parcel also does not contain Ancient Woodland so does not contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 29 Overall Conclusions

- 29.2 The parcel is adjacent to the urban settlement of South Green and Sunnymede which both form part of Billericay. The urban/rural boundary takes the form of residential back gardens and there has been no development in the parcel. As such it checks urban sprawl and therefore contributes to purpose 1.
- 29.3 The land use within the parcel is agricultural with a series of enclosed fields and a farmstead at the southern part of the parcel. There is no other development within the parcel and part of it can be viewed from the north and south by residents within the built up area of Billericay. The central part of the parcel is enclosed countryside and forms part of a green corridor connecting Mill Meadows to the wider countryside. The parcel therefore contributes to purpose 3.
- 29.4 The parcel doesn't contribute to purposes 2 and 4 as there is only a single settlement in close proximity which is not of historical importance and nor does it contain any Ancient Woodland.

30 GREEN BELT PARCEL 30

Parcel Description:

- 30.1 Parcel 30 is to the south and east of central Billericay (pic 1), and to the north of South Green, Billericay (pic 2). The parcel is surrounded by a dense built up urban area on all sides apart from the east which provides access to the wider countryside. The parcel includes a SSSI and LNR; Mill Meadows, that is used for recreation. There are many trees within the parcel (pic 3) which also has a rolling topography (pic 4) with views to the surrounding settlement of Billericay. There is a small separation from the Green Belt (Parcel 14) in the south west due to a line of dwellings.



Picture 1 – Views to Billericay to the south of the parcel



Picture 2 – Views to Billericay to the north of the parcel





Picture 3 – Some trees within the Nature Reserve in the parcel

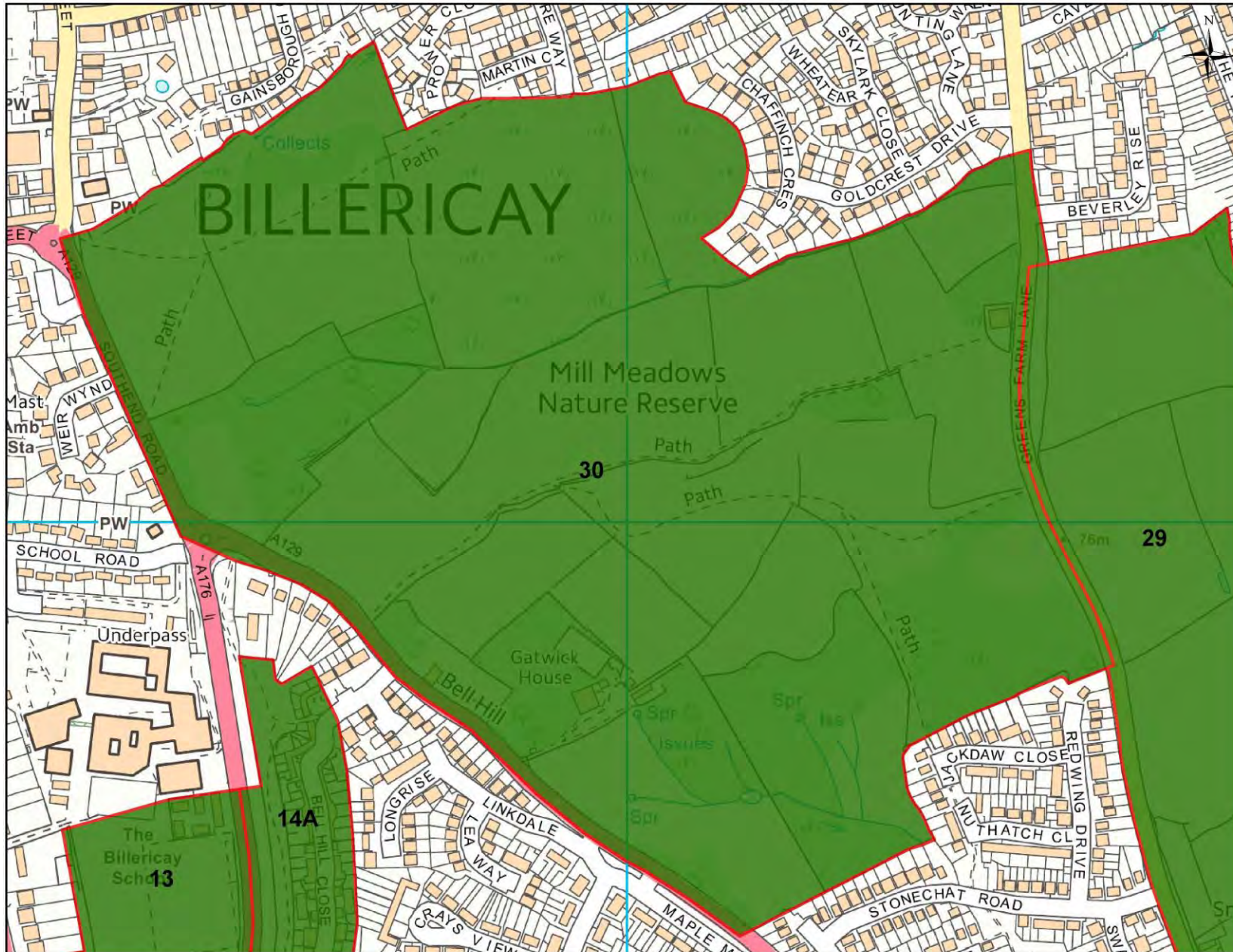


Picture 4 – Rolling topography and trees within the Nature Reserve in the parcel

Green Belt Area 30

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 30 Assessments

Settlements

- South Green Billericay is adjacent to the south of the parcel
- Sunnymede, Billericay is adjacent to the north and west of the parcel

Land Use

- Grassland and Heathland is within the parcel
- Grade 3 agricultural land is within the parcel
- Mill Meadows Nature Reserve fills most of the parcel, with the exception of frontage along Southend Road
- More than 60% of the parcel is of a natural land use

History

- Within HECA4 and HECZ4.2 - Large rural area, rolling hills with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites. Modern housing development in parcel has a maintained settlement pattern. Little archaeological work has previously been carried out so below ground deposits and surviving landscape features are sensitive. The parcel has a specific history of farming dating back to medieval times.
- An archaeological find site is located within the parcel to the west
- Billericay Town Centre Conservation Area falls partly within the north west corner of the parcel
- Gatwick House within the parcel, off Southend Road, is a listed building
- Mill Cottages within the parcel are listed buildings
- The parcel is highly sensitive to change

Environment

- Mill Meadows Nature Reserve is a SSSI, LNR, BAP Area (Ba18) and LoWS
- PSAA across entire parcel
- TPOs to the north and south of the parcel

Landscape

- Within D2 – Brentwood Hills East of England Landscape Character Area
- Within LCA10 - East Billericay Wooded Hills and Ridges
- Undulating landform providing enclosure and small scale parcels of land rich in biodiversity
- Intact historic landscape pattern
- Provides separation between residential areas of central Billericay and South Green
- Glimpsed views across undulating farmland towards Crays Hill are possible through gaps in vegetation
- Views from the A129 into the parcel are more open due to gaps in tree lines, but boundary could be improved

Infrastructure

- PRoW running through the centre of the meadows and a network of informal walking routes provide access to the meadows from residential areas
- Adjacent to A Roads; A129 and A176

Stage 3: Parcel 30 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up area of Billericay to the south and the north. The majority of the parcel lies within Mill Meadows, which has both national and local designations for nature conservation. The parcel forms quite a significant amount of Billericay's urban boundary and is defined by Southend Road and the rear boundary of residential gardens. Gatwick House and Mill Cottages are the only buildings within the parcel and they pre-date the Green Belt designation and would not be considered as urban sprawl.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to two separate parts of Billericay and as there is no other large settlement nearby this parcel does not contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	Gatwick House and Mill Cottages are the only development within the parcel and they pre-date the Green Belt. The parcel can be seen from the surrounding built up area of Billericay; and it is an importance recreational facility, being a Local Nature Reserve, SSSI and LoWS. The middle of the parcel is very enclosed due to the tree coverage and undulating topography but is still considered to be countryside. The parcel forms a green corridor between central Billericay and South Green with access to the wider countryside in the east.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	Billericay town centre is of historic importance. It has been designated a Conservation Area which includes many listed buildings and extends into the north western part of the parcel. Whilst there is no development within this section of the Conservation Area the character and setting of this parcel would contribute to the special character of the Conservation Area.	Parcel contributes to this purpose

Stage 4: Parcel 30 Overall Conclusions

- 30.2 The parcel is adjacent to the urban area of Billericay and is defined from the urban edge by Southend Road and the rear boundary of residential gardens. The parcel does not contain sprawl and as such it accords with purpose 1.
- 30.3 The parcel is very rural in its character and appearance and there are also prominent views into and out of the parcel. The parcel has varied undulating topography, contains areas of woodland, grassland and heathland and has distinctive landscape. The Mill Meadows Nature Reserve forms most of the parcel and has been designated as a SSSI, LNR, BAP Area and LoWS. The parcel also provides an important green wedge and recreational opportunities to the nearby settlement of Billericay, offering the opportunity to access the wider countryside further to the east of the parcel. As a result this parcel contributes to safeguarding

the countryside from encroachment and consequently accords with purpose 3.

- 30.4 The Billericay Town Centre Conservation Area extends into the north western part of the parcel. The Conservation Area represents the historic core of the town with many listed buildings within it. Due to the parcels location in relation to the Conservation Area it does contribute to the special character of the Conservation Area and fulfil purpose 4.
- 30.5 The parcel doesn't contribute to purpose 2 as it is only near one large settlement and therefore would not prevent towns merging.

31 GREEN BELT PARCEL 31

Parcel Description:

- 31.1 The parcel contains a large amount of Ancient Woodland along the northern boundary of the parcel; including Moses Spring Wood, Barrenleys Wood and Claypitshills Wood (pic 1). Further north and forming the northern edge of the parcel is the Borough boundary and a railway line. The western edge of the parcel is formed by Outwood Farm Road, and Outwood Farm (pic 2 and 3) is situated on the far west of the parcel. The southern boundary is formed by the River Crouch, which descends further south. At the south west corner of the parcel is Crays Hall Farm. The eastern boundary is formed by a track (pic 4), which runs north to the railway line with Ramsden Park Farm to the north-east. The parcel is rural in character with the southern half of the parcel made up of open fields.



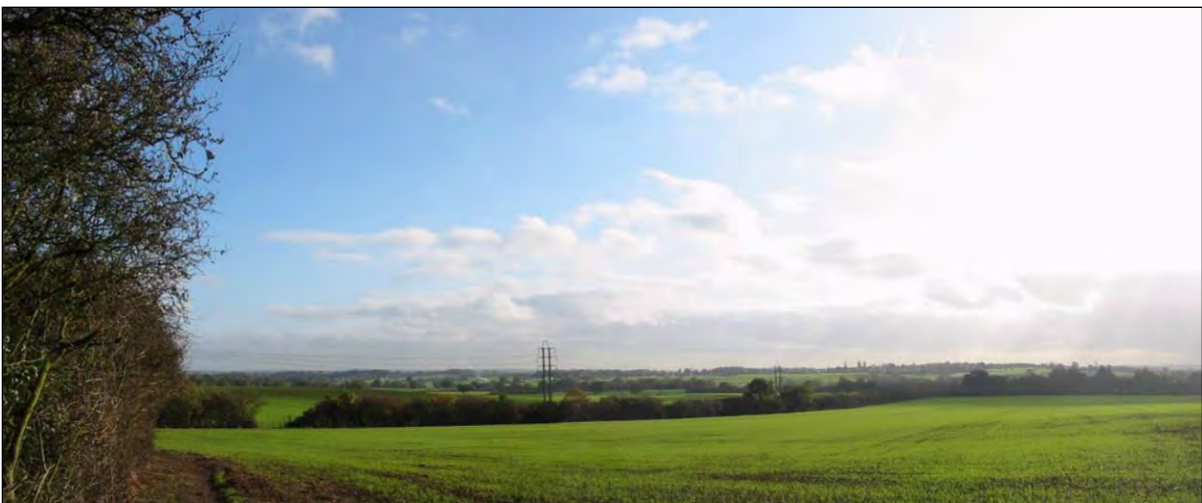
Picture 1 – Bluebells within Claypitshills Wood



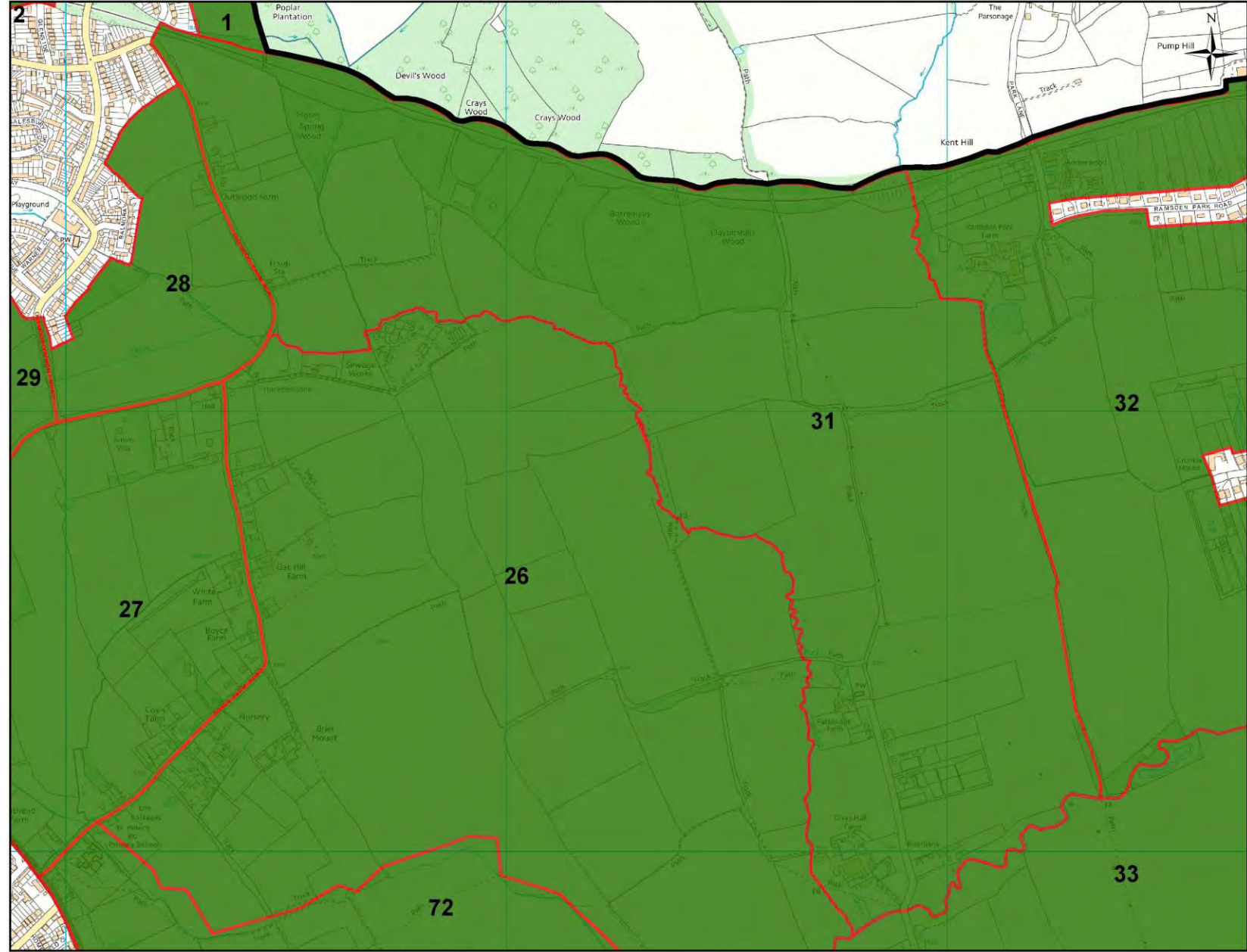
Picture 2 – Views across Outwood Farm to the north



Picture 3 – Views across Outwood Farm to the south

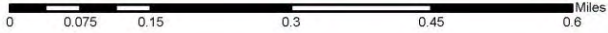


Picture 4 – Views looking south across the parcel towards Basildon



Green Belt Area 31

- Legend
- Borough Boundary
 - Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 31 Assessments

Settlements

- Ramsden Bellhouse is approx. 1km to the east of the parcel and Ramsden Heath (in Chelmsford City) approx. 1km to the north-east;
- Ribbon development along Coxes Farm Road is approx. 1.2km to the south west of the parcel
- South Green, Billericay is approx. 1.5km to the west of the parcel

Land Use

- Ancient Woodland and semi natural woodland along Moses Spring Wood, Barrenleys Wood, Claypitshills Wood
- Paintballing in the woodland
- River Crouch forms the southern border of the parcel
- Rest of parcel Grade 3 agricultural land
- Farms and ancillary buildings
- More than 60% of the parcel is of natural land use

History

- Within HECA4 and HECZ 4.1, HECZ4.3, HECA5 and HECZ5.3 – Large rural area, rolling hills with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites to the south. Little archaeological work has previously been carried out so below ground deposits and surviving landscape features could be sensitive. The Ancient Woodland to the north is highly sensitive to change and would have been used to provide timber to nearby settlements. There is likely to be a Roman road under the parcel.
- Ancient Woodlands along northern edge of the parcel
- The parcel is highly sensitive to change

Natural Environment Designations

- Linear hedgerow complex LoWS to north of former All Saint's Church, Crays Hill
- Barrenleys Ancient Woodland designated as LoWS
- BAP Areas - Ba28 Moses Spring Complex, BA21 Barrenleys Meadow and Barrenleys Meadow (Ba52)
- PSAAs around wooded area and river
- TPOs along the woodlands to the north of the parcel
- Within the SSSI buffer zone of Mill Meadows Nature Reserve

Landscape

- With D2 – Brentwood Hills of the East of England Landscape Character Area
- Within LCA9 – Upper Crouch Valley Farmlands and LCA10 - East Billericay Wooded Hills and Ridges
- Rectilinear field system of ancient and possibly Saxon origin to north and irregular enclosure of medieval or earlier origin to south
- Hedgerows and hedgerow trees following the historic field pattern
- Vegetated course of River Crouch and tributary streams
- Views to north towards wooded ridge around Ramsden Heath and Crays Hill to south
- Visual and functional links to west, south and east
- Views from high ground over Crouch Valley to south

- Isolated and tranquil character

Infrastructure

- PRow running east west adjacent to woodland
- PRow from Crays Hill to north and to wooded ridge
- Sewerage works adjacent to the south west corner
- Oil pipelines running north-south near Outwood Farm Road

Stage 3: Parcel 31 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel has some development within it but these are farmland buildings. The north west corner of the parcel is adjacent to the large built up area of Billericay and is defined by Outwood Common Road. There is no development within this parcel which would be classed as sprawl.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The north west corner of the parcel is adjacent to the town of Billericay. If the parcel were to be released from the Green Belt there is a risk that the rural break between Billericay and Ramsden Bellhouse would be significantly reduced to the point that it would be perceived that the settlements had merged. Development along the whole northern boundary would mean the settlement boundary of Billericay would be adjacent to Ramsden Park Farm, itself adjacent to Ramsden Bellhouse.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is rural in character and consists of open countryside. The area to the north is dense woodland and contributes to a picturesque landscape that screens the railway line in the north. The parcel provides long distance open views across the countryside (in particular to the south towards Basildon) only interrupted by pylons.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel includes a large area of Ancient Woodland and is rich in historic character. The topography and terrain provide long distance views to the south and form a strong definite landscape character and setting in this part of the Borough. The Ancient Woodland is considered an important historic asset in the area and its close proximity to Billericay is assessed as contributing to its setting.	Parcel contributes to this purpose

Stage 4: Parcel 31 Overall Conclusions

- 31.2 The parcel is important to the wider open and rural character of the area and development in this parcel would have a significant impact on the Upper Crouch Valley. The parcel is isolated and very rural and contains a large area of Ancient Woodland to the north. As such it makes a significant contribution to safeguarding the countryside from encroachment and as such accords with purpose 3.

- 31.3 The parcel contributes to purpose 1. The north west corner of the parcel is adjacent to the town of Billericay and is clearly defined by Outwood Common Road. There is no development within the parcel which would be classed as sprawl.
- 31.4 The parcel contributes to purpose 2. If development were to take place within the parcel the rural break between the town of Billericay and the settlement of Ramsden Bellhouse would be significantly reduced to the point where it would be perceived that these two settlements had merged, with only Ramsden Park Farm providing a break between the two.
- 31.5 The parcel contributes to purpose 4 as it includes a large area of Ancient Woodland in close proximity to Billericay.

32 GREEN BELT PARCEL 32

Parcel Description:

- 32.1 The parcel consists mainly of fields with ribbon development forming an 'E' shape around the settlement of Ramsden Bellhouse to the east, the residential frontage of which is not in the Green Belt. The railway forms the northern edge of the parcel and is also the Borough boundary. There are clear views to the railway from the western edge of the Ramsden Bellhouse settlement, as the land rises up to and beyond the railway line (pic 1). The River Crouch forms the southern boundary with the land sloping southwards to meet the River (pic 2). There is vacant land within the settlement (pic 3) as well as executive homes (pic 4), some light industry and farm buildings. The fields within the parcel are tree lined and with the houses providing cover there is an enclosed feeling to the parcel.



Picture 1 – Views from Chelmsford behind the railway line looking southwards



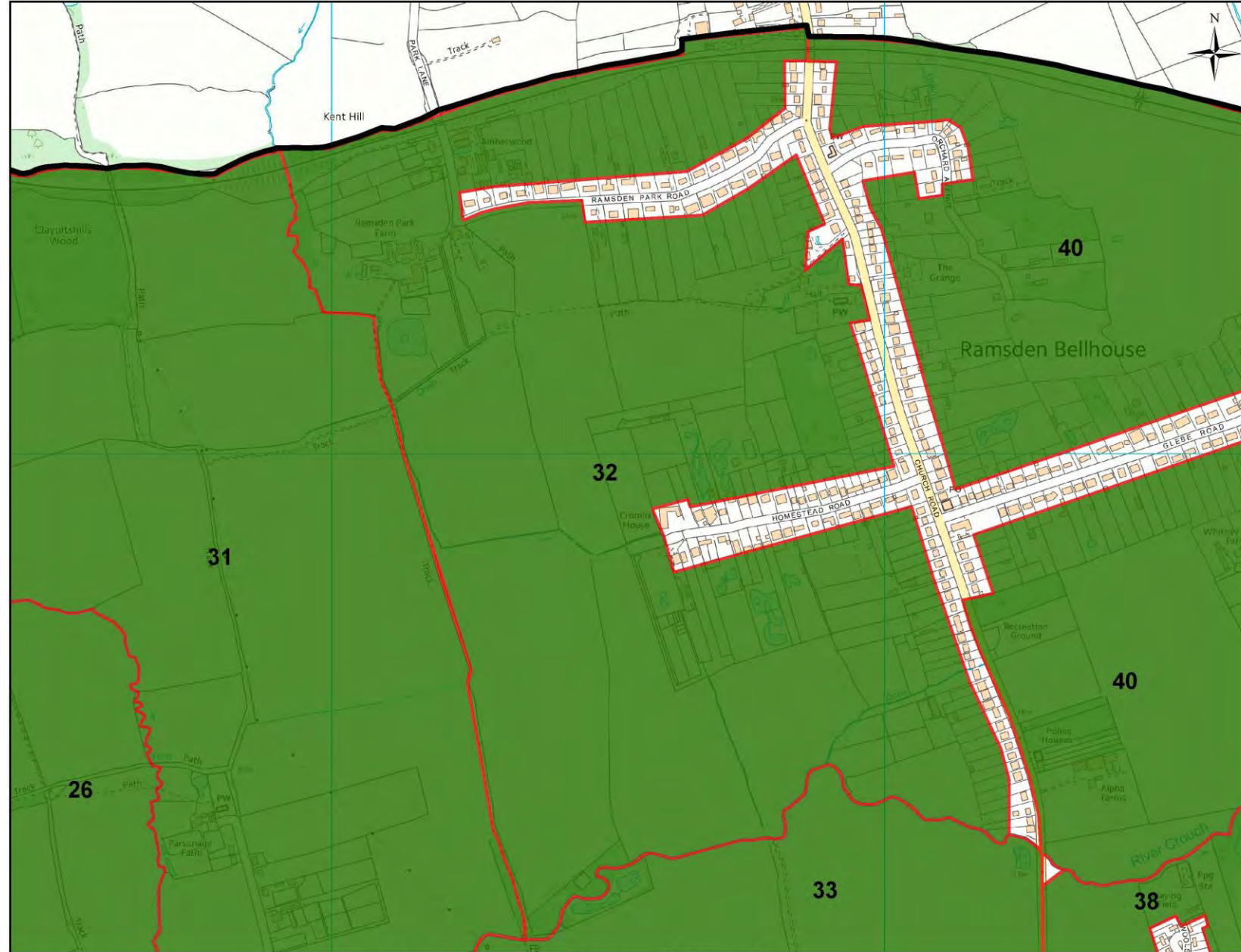
Picture 2 – Views southwards to the River Crouch and beyond to Basildon



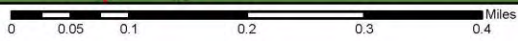
Picture 3 – Vacant land within the parcel



Picture 4 – An example of the executive home within the adjacent settlement of Ramsden Bellhouse



- Legend**
-  Borough Boundary
 -  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 32 Assessments

Settlements

- Ramsden Bellhouse is a ribbon development adjacent to the parcel and forms the eastern boundary
- Ramsden Heath is approx. 1km to the north of the parcel
- Crays Hill is approx. 1km to the south of the parcel

Land Use

- Traditional orchards to the south of the parcel
- Grade 3 agricultural land through parcel
- Dwellings and ancillary buildings
- Farmsteads
- Light industrial buildings
- St Mary's Church, Ramsden Bellhouse
- Railway to the northern edge
- River Crouch to the southern edge
- The parcel has a mixed land use

History

- Within HECA5 and HECZ 5.2, HECZ5.3 –. Large rural area, with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites, as well as an irregular plotland area set around a medieval hall and church. Little archaeological work has previously been carried out so below ground deposits and surviving landscape features could be sensitive. In addition, the alluvial deposits adjoining the River Crouch have the potential for palaeo-environmental deposits.
- Listed buildings of Ramsden Park Farm, St Marys Church and Ramsden Bellhouse Hall
- Archaeological finds area at Ramsden Park Farm
- The parcel is highly sensitive to change

Environment

- PSAAs throughout
- The north west corner of the parcel is within the buffer zone of the SSSI at Mill Meadows Nature Reserve to the west

Landscape

- Within E1- East Essex Farmlands East of England Landscape Character Area
- Within LCA 6 - Ramsden Bellhouse and Wickford Settled Clays
- Open views across the Upper Crouch Valley
- Open, rural character with arable farming
- Mature trees (mainly ornamental species) in back gardens
- No views into the parcel from Church Road due to houses lining the road
- Views into the parcel from Ramsden Heath in the north and from the east

Infrastructure

- PRowS leading from St. Marys Church to the east and out of the Borough
- Bridle path running north-south and connecting Crays Hill with Ramsden Heath

- Railway line to the north of the parcel

Stage 3: Parcel 32 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The settlement of Ramsden Bellhouse forms the eastern boundary and extends further eastwards towards Wickford. Ramsden Bellhouse has been classified as a serviced settlement within the Borough's Settlement Hierarchy and is considered under this purpose. The urban boundary has been tightly drawn around the residential properties on Church Road, Homestead Road and Ramsden Park Road thereby leaving the residential rear gardens within the parcel. Within these gardens and on other land adjacent to the urban edge several properties and ancillary buildings have been built which are classed as sprawl and as such the parcel is not contributing to this purpose.	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	Parcel 32 in conjunction with Parcel 31 provides the strategic gap between Billericay and Ramsden Bellhouse in proximity to the administrative border although it is Parcel 31 which provides the vast majority of this gap. Development has also occurred across much of this parcel in the north which impacts on this parcel relative to purpose 2. Parcel 32 in conjunction with Parcel 33 does however also provide a break in development between Ramsden Bellhouse and Crays Hill Village	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is a railway line to the north of the parcel. Furthermore, there is the built up settlement of Ramsden Bellhouse adjacent to the east of the parcel, Whilst the properties of Ramsden Bellhouse are outside the parcel, the rear gardens are not. Within several of them are ancillary buildings and in some case dwellings which constitute encroachment. There are also a number of residential properties adjacent to the urban edge within the parcel. When walking along the public footpath that goes through the middle of the parcel there is a feeling of enclosed countryside, particularly to the south of the parcel where there are wide swathes of fields encircled by trees and hedgerows. There is a strong risk that countryside especially to the south and within the 'u' shaped area of Ramsden Bellhouse would be lost if development were to take place in this parcel. However, there are some parts of the settlement that creep into the Green Belt, and this is especially prominent to the west of Ramsden Park Road. As such the parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are some historic elements to Ramsden Bellhouse, such as St Mary's Church and the Hall. However, there are a lot of modern detached homes, which have replaced some of the older properties that were within the settlement. Therefore, the settlement	Parcel does not contribute to this purpose

	cannot be classed as historic. There is an Ancient Woodland to the west of the parcel, approximately 1km away. The parcel is not close enough to the Ancient Woodland for it to be at risk if development took place in this parcel of the Green Belt, and the parcel does not contain Ancient Woodland itself.	
--	---	--

Stage 4: Parcel 32 Overall Conclusions

- 32.2 The parcel has a close relationship with Ramsden Bellhouse which is adjacent to the parcel. The village of Ramsden Heath is to the north beyond the Borough boundary. Whilst the parcel was considered as partly assisting in preventing the two settlements from merging it is the physical barrier of the railway line which maintains their separation. This parcel also forms part of a strategic gap between Ramsden Bellhouse and Billericay, as well as Ramsden Bellhouse and Crays Village. As such the parcel partly contributes to purpose 2.
- 32.3 The landscape in the parcel is in good condition and the steep topography provides open views across the parcel. There is agricultural land behind the back gardens in Ramsden Bellhouse's, which would be lost if development took place and would lead to further encroachment within the countryside than that which has already taken place. Whilst there are open fields within the parcel there has also been residential development within the parcel which detracts from the openness. As a result the parcel was found to partly contribute to purpose 3.
- 32.4 The boundaries of the settlement of Ramsden Bellhouse are based on residential development being in a linear pattern along road frontages and although the majority of the residential frontage is not in the Green Belt; the large back gardens are. Development within the curtilages of these residential properties, along with several properties on land outside the urban area are located within the parcel and classed as urban sprawl. In particular the western edge of Ramsden Park Road within the parcel contains a number of properties. This suggests that the urban/rural boundary is not robust and the parcel is not contributing to purpose 1.
- 32.5 The parcel does not contribute to preserving the setting and character of a historic settlement because there is no settlement of historic importance nearby, nor does the parcel contain Ancient Woodland. As such it does not contribute to purpose 4.

33 GREEN BELT PARCEL 33

Parcel Description:

- 33.1 The parcel is adjacent to the settlement of Crays Hill (pic 1) to the south and some parts of the Crays Hill Plotland area to the far south. Whitesbridge Farm, which contains B use-class employment is in the south west corner of the parcel and Woolshot's Farm to the south east corner of the parcel (pic 2). Church Road forms the eastern boundary of the parcel (pic 3) and the River Crouch forms the northern and western boundary. Church Lane runs through the middle of the parcel (pic 4). The parcel is very prominent and provides open countryside to the surrounding areas (pic 5).



Picture 1 - Looking west along Crays Hill Road, part of the Crays Hill settlement



Picture 2 - Looking north-west across Woolshot's Farm from the south east corner of the parcel



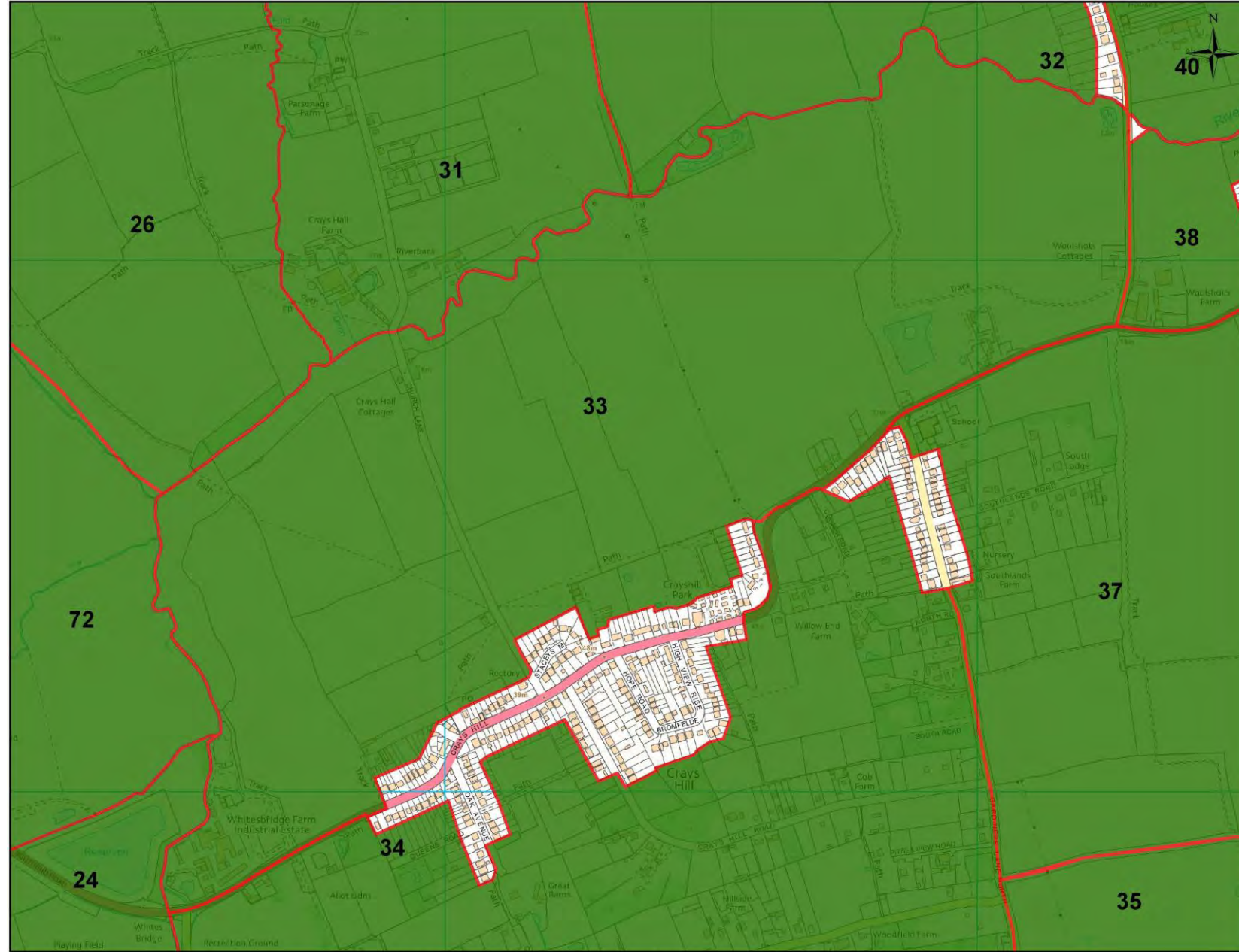
Picture 3 - Looking south west over the open fields within the parcel from Church Road



Picture 4 - looking south east along Church Lane showing the topography within the parcel



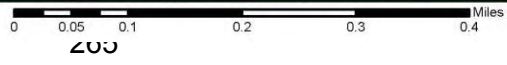
Picture 5 – Long distance views looking north east from Church Lane



Green Belt Area 33

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 33 Assessments

Settlements

- Crays Hill is adjacent to the south of the parcel
- Crays Hill plotland area is adjacent to the south of the parcel
- Ramsden Bellhouse is 1km to the north of the parcel from the parcel's southern boundary and immediately adjacent to the parcel's northern boundary to the north-east

Land Use

- Grazing marsh along a small section of the Crouch to the north west of the parcel
- River Crouch to the north of the parcel
- Woodland parcel on a small section of the southern boundary
- Traditional orchard to the south east corner of the parcel
- Agricultural land
- Residential dwellings along Crays Hill Road
- Whitesbridge Farm is located in the south west corner of the parcel, which also contains some B class development and Woolshot's Farm is located to the south east corner
- More than 60% of the parcel is of natural land use

History

- Within HECA5 and HECZ5.1, HECZ5.3 – Large rural area, with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites. Little archaeological work has previously been carried out so below ground deposits and surviving landscape features could be sensitive. Where there has been archaeological deposits found they are of pre-historic origin and Crays Hill is likely to have evolved from a medieval settlement with a moated enclosure.
- The parcel is highly sensitive to change

Environment

- LoWS and BAP Area (Ba33) in the middle of the parcel along the River Crouch
- Some PSAAs to the north and south
- TPOs within the settlement of Crays Hill adjacent to the southern boundary of the parcel

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- Within LCA9 – Upper Crouch Valley
- Important open views across the parcel from Church Lane, London Road and PRoWs
- Field hedgerows and mature hedgerow trees
- Mature vegetation along River Crouch
- Highly visible from surrounding area due to valley position
- Important parcel of undeveloped land between built up areas of Crays Hill to the south and Ramsden Bellhouse to the north.
- Important contribution to sense of openness in the wider area between Wickford, Billericay and Basildon

Infrastructure

- Bridle ways and footpaths leading to the north and west

- Oil pipeline running north south through Whitesbridge Farm
- The parcel is adjacent to A129 to the south

Stage 3: Parcel 33 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	<p>The parcel contains relatively large light industrial areas, as well as some residential frontage development along Crays Hill and London Road. To the south of the parcel is Crays Hill and to the far north is Ramsden Bellhouse. Some of the residential properties have sprawled from the defined settlement of Crays Hill. However, it is recognised that they are only a small number of properties in contrast to the dominant proportion of agricultural land in the parcel.</p> <p>The urban/rural boundary is defined by London Road, and the rear boundary of residential gardens but in some instances the boundary line cuts through the middle of the gardens. This inconsistent approach results in the boundaries being not as well defined. In combination, the poorly defined urban/rural boundary, residential dwellings and light industrial areas are considered sufficient to mean that the parcel partly contributes to this purpose, although it is recognised that parts of the parcel fully contribute.</p>	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Crays Hill to the south and Ramsden Bellhouse in the north. If the parcel were to be developed it would cause these two settlements to merge. The parcel also maintains a strategic gap between Crays Hill and Wickford.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel has some development within it including residential properties and two farmsteads. Whilst one is in agricultural use the other is the site of B-class development and would constitute encroachment. There is further light industry to the south. Whilst some parts of the parcel can no longer be considered as countryside due to development, the remainder of the parcel consists of agricultural land, which forms part of the larger geological ridge that Crays Hill sits upon. The parcel is very prominent and highly visible to surrounding areas, including areas outside the Borough such as the City of Chelmsford to the north. The parcel is also an important part of open countryside enabling a sense of wider separation between Wickford, Billericay and Basildon. The development within this parcel is not considered sufficient to impact on the assessment under this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel is adjacent to Crays Hill which is a medieval settlement that was previously enclosed by a moat. It is now modern in nature and does not contain any listed buildings and is not in a Conservation Area. As such it is not considered to be of historical importance, nor does	Parcel does not contribute to this purpose

	the parcel contain any Ancient Woodland, and therefore the parcel does not contribute to this purpose.	
--	--	--

Stage 4: Parcel 33 Overall Conclusions

- 33.2 The parcel contributes to preventing the coalescence of neighbouring towns. The parcel is open in character and has a prominent sloping landform that is highly visible to most of the Borough and beyond. It is an important part of open countryside enabling a sense of wider separation between Wickford, Billericay and Basildon. If the parcel were to be released from the Green Belt and developed the rural break between Crays Hill and Wickford and Crays Hill and Ramsden Bellhouse would be significantly lost, particularly between Ramsden Bellhouse and Crays Hill. As such the parcel accords with purpose 2.

- 33.3 The parcel partly contributes to purpose 1 because development adjacent to the settlement of Crays Hill had sprawled into the parcel and there is not a robust urban / rural boundary, although it is accepted that this assessment is marginal and much of the parcel is contributing.

- 33.4 The parcel contributes to purpose 3. The overall parcel's character is one of open countryside although there are instances in the parcel where development has encroached upon the countryside. The parcel does not contribute to purpose 4.

34 GREEN BELT PARCEL 34

Parcel Description:

- 34.1 This parcel is a mix of different development types. To the north of the parcel is the settlement of Crays Hill, which is made up of two separate areas that have been removed from the Green Belt. Further to the north are open fields, which are also to the west and east of the parcel. To the south of the parcel is the A127 and Cranes Industrial Estate, which form the northern boundary of the built up area of Basildon. The parcel itself has sporadic housing (pic 1), light industry, farm buildings and Gypsy and Traveller pitch development with some vacant, unused plots (pic 2). There are roads throughout the parcel, some of which are surfaced and some which are not (pic 3), which tend to be private roads. The middle of the parcel is in a slight valley and most of the parcel is enclosed by foliage (pic 4).



Picture 1 – Crays Hill Plotlands - Looking north along Oak Road



Picture 2 - Looking east along Oak Lane and at a vacant plot adjacent to a developed plot



Picture 3 - Looking west along Bury Farm Lane, off Gardiners Lane North

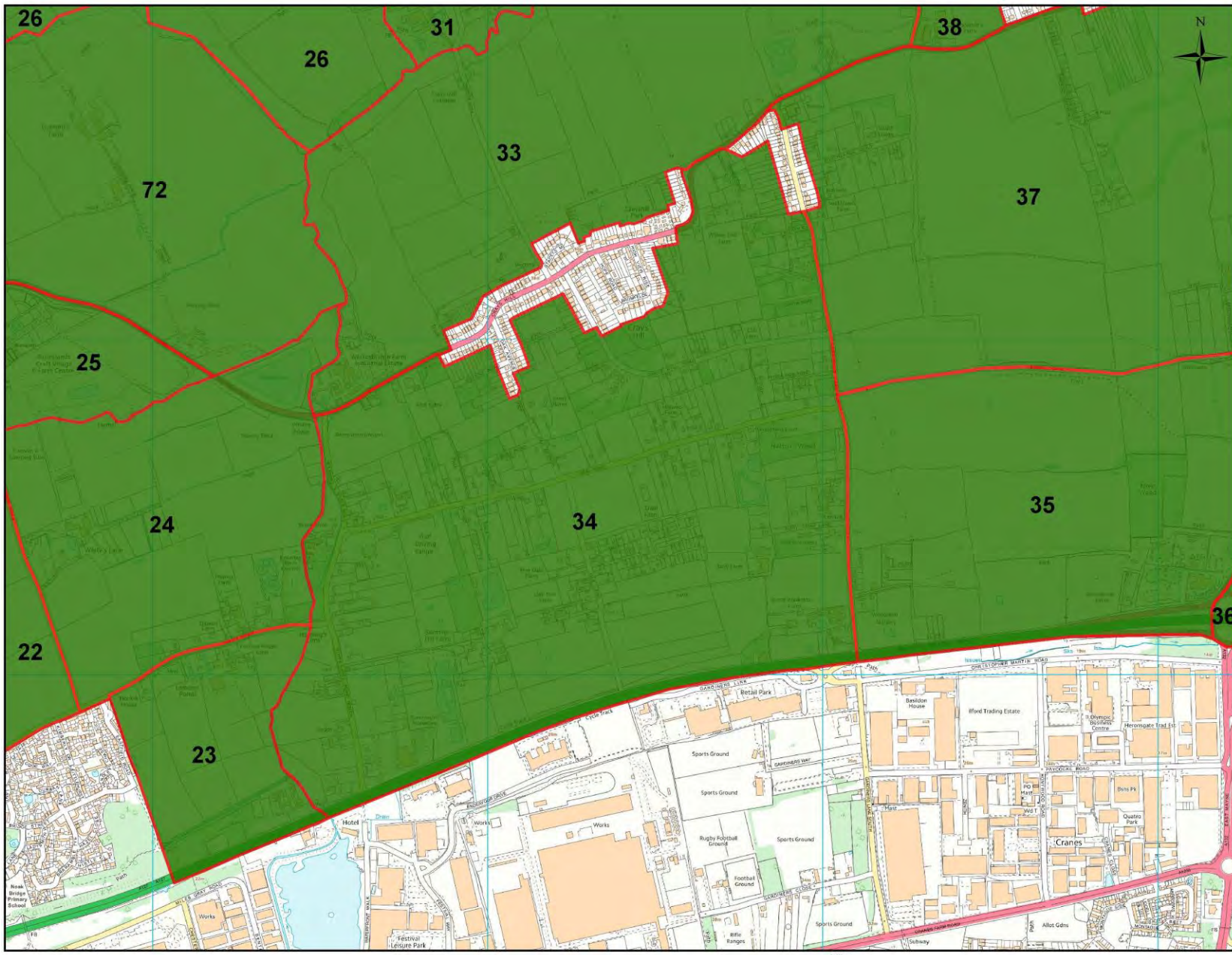


Picture 4 - Looking north along Gardiners Lane to enclosed Plotland development

Green Belt Area 34

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 34 Assessments

Settlements

- Adjacent to Crays Hill in the north and north east (two separate areas of Crays Hill)
- Crays Hill Plotland is throughout the entire parcel
- Basildon is to the south of the parcel
- Noak Bridge is approx. 1.5km to the west of the parcel

Land Use

- Woodland to the north east corner of the parcel
- A traditional orchard at Summerhill Nurseries to the south west corner of the parcel
- Scattered housing – a mixture of small / large Plotland dwellings
- Light industry
- Farm buildings and agricultural land
- Gypsy and traveller sites and encampment
- Vacant plots and grassland
- Allotments
- Recreation Grounds
- Golf Driving Range
- Nurseries
- More than 60% of the parcel is developed

History

- Within HECA5 and HECZ5.1, HECZ5.3 – Large rural area, with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites. Little archaeological work has previously been carried out so below ground deposits and surviving landscape features could be sensitive. There have been archaeological deposits found that are of pre-historic origin and Crays Hill is likely to have once been a medieval settlement with a moated enclosure.
- Great Wasket Farmhouse is a listed building
- Great Wasket and Ramsden Crays Moat are archaeological find sites
- The parcel is highly sensitive to change

Natural Environment Designations

- LoWS and BAP Area (Ba36) to the eastern edge of the parcel (Nutton Woods)
- PSAAs throughout the parcel
- TPOs along the eastern edge and to the north around Crays Hill

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Areas
- Within LCA8 Crays Hill Settled Claylands
- Historic field pattern and twentieth century plotland layout
- Open views to the north from A129 across the Crouch Valley
- Mature oak trees (especially along Oak Road/Lane) , field and roadside hedgerows
- Glimpsed views into the parcel from A127

Infrastructure

- Several footpaths from Oak road to Crays Hill and along Oak Lane
- Electricity pylons running east west along southern half of the parcel
- Oil pipeline running north south along western half of the parcel
- The A129 is adjacent to the north of the parcel and the A127 is adjacent to the south

Stage 3: Parcel 34 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	<p>The parcel is adjacent to the built up area of Crays Hill to the north and the built up area of Basildon to the south and does not provide an obvious urban/rural boundary between the Green Belt parcel and the urban settlements.</p> <p>The parcel is of mixed development including housing, light industry and Gypsy and Traveller sites. There are roads through the parcel, and the A127 borders the south of the parcel. The development in the parcel is of different sizes, tenures, design and is sporadic, extending across the entire parcel.</p>	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	<p>The parcel separates Crays Hill in the north from Basildon to the south. There is a lot of existing development within the parcel, providing an urban character and environment. However it is a key strategic gap and if released from the Green Belt for development the two settlements could fully merge by virtue of development at greater densities.</p>	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	<p>There are a lot of roads throughout the parcel as well as a mix of development including housing, light industry, gypsy and travellers pitches, vacant plots and electricity pylons.</p> <p>There are some areas of countryside within this parcel and farms buildings but it is predominantly filled with sporadic development. The urban environment within this parcel also precludes extensive countryside within the parcel. With minimal open countryside within this parcel and sporadic development throughout, the parcel does not contribute to this purpose.</p>	Parcel does not contribute to this purpose
4 – To preserve the setting and special character of historic towns	<p>The area of Basildon to the south is a New Town. Crays Hill consists of a village of medieval origin that has since been developed with more modern housing. The parcel itself has some historic character and importance, such as Great Waskett farmhouse and its setting. The Conservation Area of Noak Bridge is to the west of the parcel, approximately 0.5km away to the parcel's western extent. The Conservation Area was however designated due to Noak Bridge's architectural, rather than historic importance. The parcel also does not contain Ancient Woodland. As such this parcel does not contribute to this purpose.</p>	Parcel does not contribute to this purpose

Stage 4: Parcel 34 Overall Conclusions

34.2 The parcel maintains the separation between Crays Hill and Basildon, and whilst

the plotland development within the parcel has already caused some small-scale instances of coalescence the parcel represents a key strategic gap between these two settlements. As such the parcel meets purpose 2.

- 34.3 The parcel contains a wide range and a large amount of sporadic development which has largely developed over the twentieth century in the form of a Plotland area. This extends across the parcel from Crays Hills to the north to Basildon to the south and constitutes sprawl as well as being a significant amount of encroachment upon the countryside. As such the parcel doesn't contribute to purpose 1 and 3.
- 34.4 The parcel also doesn't contribute to purpose 4 as there are no settlements of historic importance nearby for the parcel to influence and nor does the parcel contain Ancient Woodland.

35 GREEN BELT PARCEL 35

Parcel Description:

- 35.1 The parcel is bordered by Borwick Lane to the north and beyond this to the north is Doeshill Farm in Parcel 37. To the west of the parcel is Gardiners Lane North (pic 2). Beyond Gardiners Lane North to the west is sporadic plotland development, which takes up most of the adjacent Green Belt parcel (Parcel 34). To the south of the parcel is the A127 and beyond that is the urban settlement of Basildon, which can be seen from the middle of the parcel (pic 1). To the east is Great Bromfords; further to the east and forming the parcel's eastern boundary is the A132/Nevendon Road. In the middle of the parcel is Noke Wood (pic 3) and the rest of the parcel is made up of large open fields separated by hedgerows (pic 4 and 5). There are also pylons on an east-west route through the parcel, an electricity substation, and some light industry (pic 6).



Picture 1 – View looking eastwards from Gardiners Lane North into the parcel



Picture 2 – View southwards towards the A127 and Basildon



Picture 3 – Views westwards to Noke Wood in the middle of the parcel



Picture 4 – Fields to the north of the parcel



Picture 5 – Fields to the south east of the parcel

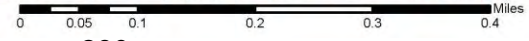
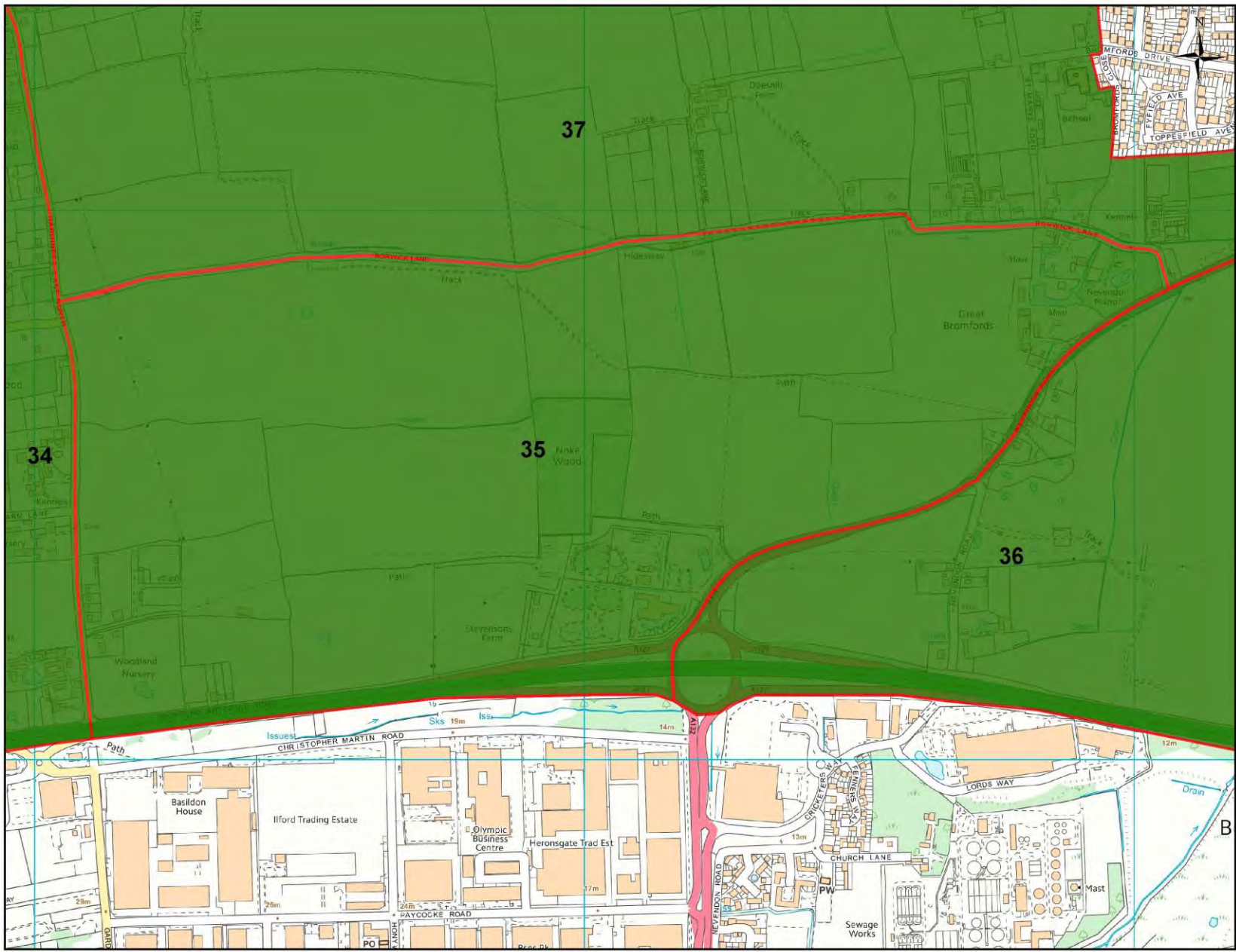


Picture 6 – Pylons and electricity substation to the west of the parcel

Green Belt Area 35

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 35 Assessments

Settlements

- Adjacent to Basildon, south of the A127
- Crays Hill Plotland is adjacent to the west
- Wickford is approx. 500m to the north east corner of the parcel

Land Use

- Noke Wood in the middle of the parcel is a semi natural and natural woodland, part of which is of a deciduous nature
- Moat adjacent to Great Bromfords Farm
- Small number of residential properties
- Farmsteads and ancillary buildings, including light industry
- Nursery
- Agricultural land throughout the parcel
- The parcel is more than 60% natural land use

History

- within HECA 5 and HECZ 5.4 – landscape in the area has retained much of its medieval or earlier field system and settlement pattern. Archaeological finds have revealed multi-period occupation in the southern part of the parcel and more finds could still exist within the parcel through lack of recent development.
- Nevendon Manor is a listed building
- Moat House is an archaeological finds site
- The parcel is highly sensitive to change

Natural Environment Designations

- Noke Wood is a Local Wildlife Site and a BAP Area (Ba38)
- PSAAs are throughout
- TPOs within Noke Wood

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- Within LCA7 Doeshill Farmlands
- Historic field pattern and Open, rural character with arable farming
- Mature hedgerows and hedgerow trees
- Views from Borwick Lane, Gardiners Lane North and A132 towards Noke Wood
- Parcel plays important role in separation between built up areas of North Basildon and Wickford
- A127 makes clear boundary to the south and glimpsed view into the parcel from A127

Infrastructure

- Good PRoW connections throughout the parcel
- Electricity Pylons running east west along southern half of the parcel
- Adjacent to A127 and A132

Stage 3: Parcel 35 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	<p>The parcel is adjacent to the large urban settlement of Basildon to the south and the boundary is defined by the A127. To the east is a plotland area, but this is classified as an unserviced settlement in the Borough's settlement hierarchy and not considered for this purpose as a large built up area.</p> <p>The parcel contains residential properties to the east, northeast, west and at the centre of the northern boundary along with an animal welfare centre which is adjacent to the junction of the A127 in the southeast. Some of the buildings to the east are of agricultural nature and are therefore not classified as sprawl. However the animal welfare centre is located close to the urban edge of Basildon and appears as an extension of the urban area. It breaks the clearly defined boundary. Although much of the residential development is sporadic and constrained to the perimeter of this parcel, that it is present on much of the perimeter, means that this parcel is considered to partly contribute to this purpose, although the assessment is marginal.</p>	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	<p>The parcel is adjacent to the large Crays Hill plotland area in the east and Basildon urban area to the south. For the context of this purpose only Basildon is considered to be a town. Whilst the parcel is only adjacent to Basildon its eastern boundary is near to the town of Wickford and if it were to all be released for development the two towns would be perceived as having merged, particularly along Nevendon Road where linear development is already present. The parcel is important in its provision of open countryside, which creates a sense of separation between both settlements within this narrow gap.</p>	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	<p>The parcel contains electricity pylons, a substation and a few properties to the east and to the west. The buildings to the east are of agricultural nature and therefore compatible with the countryside, but the properties to the west of the parcel are residential and associated with the adjacent plotland.</p> <p>The parcel mainly consists of large open fields and is quite well screened to the north. In the north, there is a feeling of enclosed countryside due to the hedgerows and trees. It is also very quiet in the north of the parcel and whilst the footpaths are used for horse-riding elsewhere there are limited people using the parcel. To the south, the parcel is quite different. There are clear views across open countryside to the A127 and to Basildon and there is an animal welfare centre at the A127 junction. Furthermore, the A132 runs to the east of the parcel and is very open.</p> <p>Whilst some encroachment has occurred the parcel is predominantly open fields and countryside and therefore this parcel contributes to this purpose.</p>	Parcel contributes to this purpose

<p>4 – To preserve the setting and special character of historic towns</p>	<p>Basildon to the south of the parcel is a New Town and of an industrial nature at the parcel’s boundary. Doeshill Farm to the north of the parcel is of historic character and contains a listed building. Crays Hill Plotland area has some historic assets but the majority is twentieth century development. Therefore the parcel is not near a historic settlement and nor does it contain Ancient Woodland. As such it does not contribute to this purpose.</p>	<p>Parcel does not contribute to this purpose</p>
--	--	---

Stage 4: Parcel 35 Overall Conclusions

- 35.2 The parcel provides an important rural break between Basildon and Wickford and should be protected. If not, and it were to be released for development, there is a risk of these towns being perceived as having merged, particularly along Nevendon Road where linear development is already present. It therefore forms part of a fundamental strategic gap separating the towns of Wickford and Basildon and as such accords with purpose 2.
- 35.3 The parcel partly contributes to purpose 1. Development to the south of the parcel appears as an extension to the urban area of Basildon and therefore is classed as sprawl. Nonetheless, the urban/rural boundary is clearly defined by the presence of the A127 and further development in this location would be detrimental to the rural nature of the parcel. The remaining parcel is predominantly in agricultural use and contributes to checking unrestricted sprawl.
- 35.4 In addition to the animal welfare centre there are also a small number of residential properties which would be classed as encroachment. However in general the parcel is open in character and there are public open views within the parcel. The landscape condition is of high quality from the existing field boundaries and settlement patterns and therefore contributes to safeguarding the countryside. As such the parcel meets purpose 3.
- 35.5 The parcel doesn’t contribute to purpose 4 as there are no settlements of historic importance nearby for the parcel to influence and the parcel also does not contain Ancient Woodland.

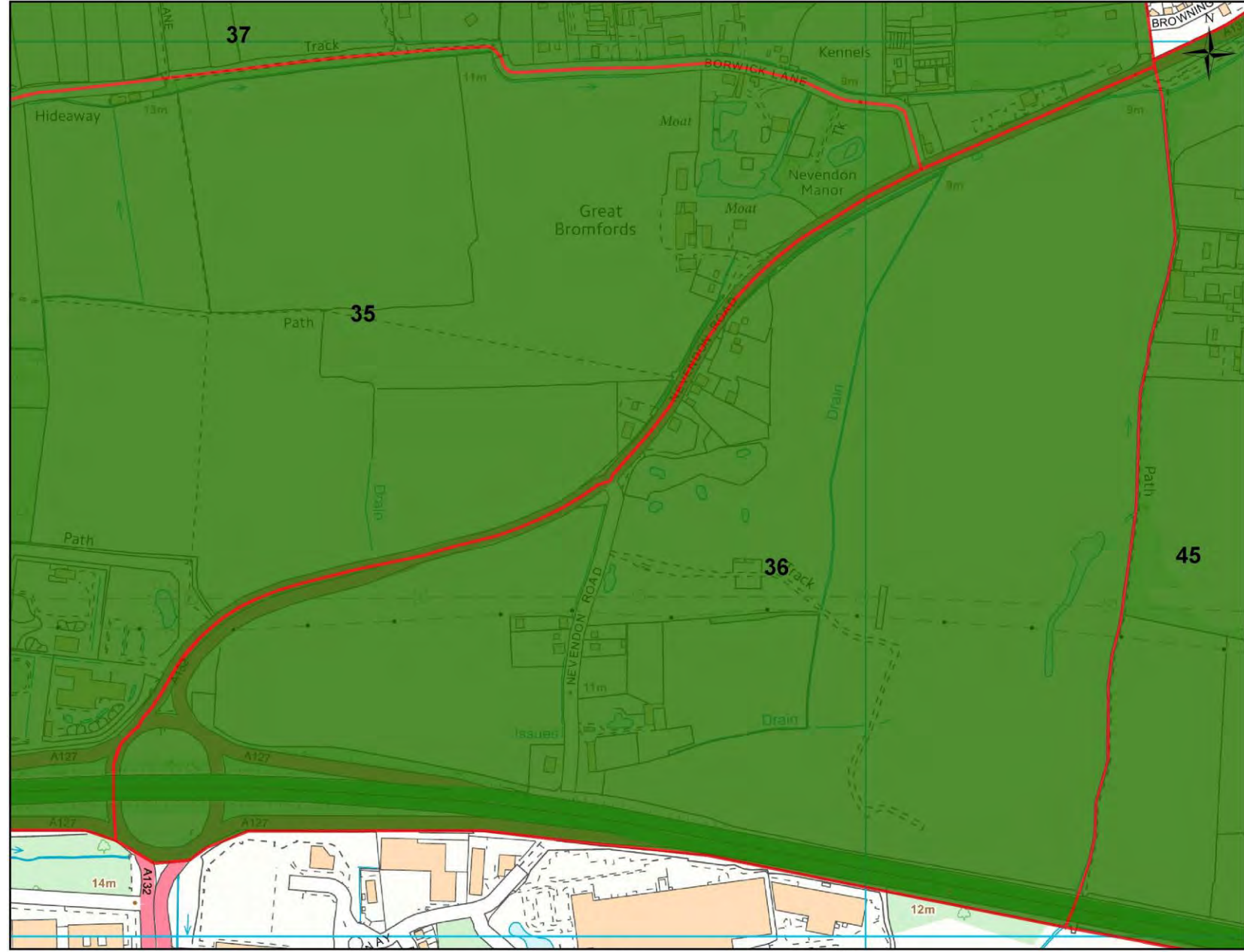
36 GREEN BELT PARCEL 36

Parcel Description:

- 36.1 The parcel is to the west of the A132 Nevendon Road leading to the urban settlement of Wickford in the north of the parcel. To the east of the parcel is Nevendon/Fairmead Plotland, which is an area of large sporadic development, occupying a range of residential and industrial uses. The A127 runs along the southern boundary of the parcel and the Old Nevendon Road runs north to south joining the A127 and the A132 through the east of the parcel. The parcel is predominantly made up of large open fields apart from a small collection of dwellings to the west of the parcel off Nevendon Road and to the south off Old Nevendon Road. The parcel is mainly flat, with each field being separated by vegetation or fences (pic 1).





Picture 1 – View looking eastwards from Nevendon Road into the parcel



Green Belt Area 36

Legend

-  Borough Boundary
-  Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 36 Assessments

Settlements

- Adjacent to Wickford in the north
- Adjacent to Basildon in the south
- Adjacent to Nevendon/Fairmead Plotlands in the east

Land Use

- Waste Land site at Courtauld Road
- Residential dwellings to the west and south
- Grassland and scrublands
- Nevendon Washlands private nature reserve
- The parcel is more than 60% natural land use

History

- Within HECA 5 and HECZ 5.4 – landscape in the area has retained much of its medieval or earlier field system and settlement pattern. Archaeological finds have revealed multi-period occupation in the southern part of the parcel and more finds could still exist within the parcel through lack of recent development.
- Nevendon Fore Riders (Moat Cottages) is a listed building
- Courtauld Road Integrated Waste Management Facility is on an archaeological finds site.
- The parcel is highly sensitive to change

Natural Environment Designations

- PSAA to the west of the parcel
- Within the buffer zone of the Burnt Mills BAP Area and LoWS (Ba44)

Landscape

- Within G3- South Essex Coastal Towns East of England Landscape Character Area
- Within LCA7 – Doeshill Farm
- Historic field pattern and mature vegetation/ hedgerow along A127
- Strong edge between the North-east of Basildon and Wickford
- Plays key role in the separation between North-east of Basildon and Wickford
- Glimpsed views into the parcel from A127 and Nevendon Road but mainly screened by roadside hedgerow
- A127 forms barrier to movement to the south and A132-Nevendon Road forms barrier for pedestrian movement west

Infrastructure

- PRow from Old Nevendon Road to western boundary, although is very difficult to access
- Within 400m of a Sewerage Works
- Electricity Pylons runs east west across the southern half of the parcel
- A127 and Nevendon Road run through this parcel
- Important for Borough's strategic storm water management system

Stage 3: Parcel 36 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the large urban settlement of Basildon to the south and the boundary is defined by the A127. To the north is the urban settlement of Wickford. In addition, Nevendon/Fairmead Plotland area is to the west, and this is classified as an unserviced settlement in the settlement hierarchy and not considered as a large built up area for this purpose. The parcel is predominantly open fields and countryside apart from a ribbon development running north to south through the western portion of the parcel and as such it partly contributes to this purpose.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is between the towns of Basildon and Wickford. It forms part of a strategic gap which is fundamental to maintaining the separation of these settlements. If it were to all be released for development the two towns would merge, particularly along Nevendon Road where linear development is already present.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is predominantly open fields and countryside apart from a number of properties to the west and to the south. The parcel is quite well screened but there are glimpses into the parcel from all sides, especially along Nevendon Road (A132). The views from the roads that surround the parcel provide a perception of open countryside. The parcel partly contributes to this purpose due to the properties cutting across the parcel in a north south direction in the western portion.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The area of Basildon is a New Town. The urban edge of Wickford is also of recent construction and the Nevendon Plotland area is early 20 th Century. There are a few listed buildings in close proximity to the parcel and multi-period finds have been discovered in the past. However, the parcel is not located in proximity to any historic settlements or Ancient Woodland and therefore does not contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 36 Overall Conclusions

- 36.2 The parcel provides an important rural break between Basildon and Wickford and if it were to be released for development there is a risk of these neighbouring towns merging, particularly along Nevendon Road where linear development is already present. The parcel forms part of a strategic gap separating the towns of Wickford and Basildon and therefore contributes to purpose 2.
- 36.3 The parcel partly contributes to purpose 1. Whilst there is some residential development within the parcel the urban/rural boundary with Basildon is clearly defined by the presence of the A127 and the parcel is predominantly in agricultural use.
- 36.4 There are a number of residential properties which would be classed as encroachment into the countryside and make up much of the character of the

western portion of the area. However the remainder of the parcel is in agricultural use or part of the new washland area and is perceived as being open in character. As such, the parcel partly contributes to purpose 3.

- 36.5 The parcel doesn't contribute to purpose 4 as there are no settlements of historic importance or Ancient Woodland nearby.

37 GREEN BELT PARCEL 37

Parcel Description:

- 37.1 The parcel has a predominantly arable landscape with large open fields. Doeshill Farm sits in the middle of the parcel on a ridge (pic 1) to the north of Borwick Lane and is quite distinctive in its character. To the east of the parcel is the urban settlement of Wickford (pic 2), which includes Bromfords School on the parcel's eastern extent along with some residential properties. The historic tree lined Borwick Lane runs along the southern boundary of the parcel (pic 3) providing limited views into the south east of the parcel. In the middle of the parcel, the topography rises northwards providing more dominant views out of / into the parcel. The parcel has a strong rural character and is made up of large rectilinear fields which are separated by a network of mature hedges with large oak trees (pic 4). There are also some small pylons running east west to the south of the parcel. Gardiners Lane North runs along the western edge of the parcel, providing views into the Crays Hill Plotland further to the west. Within the area off Gardiners Lane North is Southland Road, which consists of several residential Plotland properties enclosed by tree belts. There are also some residential Plotland properties off Ramsden View Road in the north of the parcel (pic 5). The A129 forms the northern boundary leading into Wickford to the east. The A129 London Road is lower in the topography than the majority the northern half of the parcel and results in sharp steep slopes rising southwards.



Picture 1 – Land rising up to DoesHill Farm



Picture 2 – View from parcel looking to Wickford in the east



Picture 3 – View looking westwards along Borwick Lane with the parcel on the right





Picture 4 – Fields divided by hedgerows within the parcel

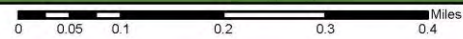
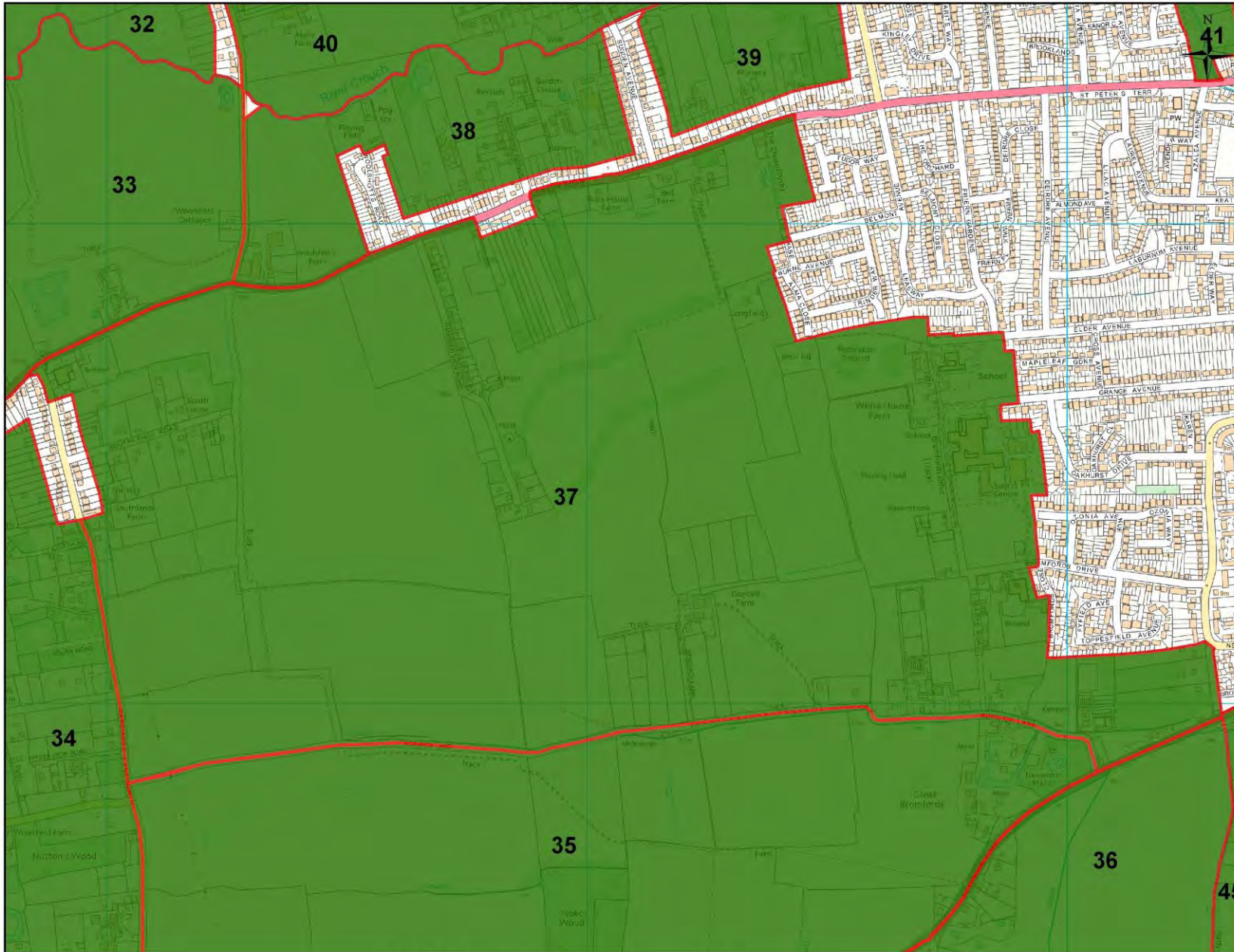


Picture 5 – Views to the north from the parcel's higher ground

Green Belt Area 37

Legend

-  Borough Boundary
-  Green Belt



Stage 2: Parcel 37 Assessments

Settlements

- Crays Hill village is adjacent to the parcel in the west
- Crays Hill Plotland is adjacent to the parcel in the west
- Wickford is adjacent to the parcel in the east and north
- New House Farm Plotland is approx. 0.5km to the north of the parcel
- Ramsden Bellhouse is approx. 1km to the north of the parcel
- Basildon is approx. 0.5km to the south of the parcel

Land Use

- Woodland to the western edge of the parcel and the middle of the parcel
- Agricultural land is throughout the parcel
- Farmsteads and ancillary buildings
- Grange Primary School, Bromford School and Castledon School and open space
- Residential properties and gardens and vacant plots
- Kennels
- Nursery
- Recreation ground
- Little Bromfords moat
- The parcel is more than 60% natural land use

History

- Within HECA 5, HECZ 5.1 and HECZ 5.4 – landscape in the area has retained much of its medieval or earlier field system and settlement pattern. Archaeological finds have revealed multi-period occupation in the southern part of the parcel and more finds could still exist within the parcel through lack of recent development. Crays Hill is likely to have been a medieval settlement with a moated enclosure.
- Bell House is a listed farmhouse
- Milestone cottage is an archaeological site
- The parcel is highly sensitive to change

Natural Environment Designations

- Protected species alert areas throughout the parcel

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- Within LCA6 – Ramsden Bellhouse and Wickford Settled Clays
- Within LCA7 – Doeshill Farmlands
- Within LCA8 – Crays Hill Settled Farmlands
- Medieval field pattern and open, rural character with arable farming
- Long distance views into and out of the parcel
- Mature hedgerows and large mature hedgerow trees
- Broad grass verge adjacent to A129
- Plays important role in separation between Crays Hill and Wickford
- A129 forms clear boundary to the north

Infrastructure

- Public Rights of Way connections
- Electricity Pylons running north south across a small corner in the south west of the parcel
- The A129 is adjacent to the north of the parcel

Stage 3: Parcel 37 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to Crays Hill to the west and the urban town of Wickford to the east of the parcel. To the north of the parcel there is a ribbon extension of Wickford along the A129 London Road, and the plotland area of Ramsden View Road which constitutes urban sprawl. There is also Crays Hill Plotland to the west of the parcel which appears as an extension into the parcel from the serviced settlement of Crays Hill. Whilst the parcel has quite a lot of residential development and schools within it, the parcel also has large swaths of agricultural land which has remained undeveloped. Therefore it partly contributes to this purpose.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to the town of Wickford in the east and the settlement of Crays Hill in the west which are both considered for this purpose. The A129 which joins these two settlements already has sporadic development expanding both north and south of the A Road. Despite this the parcel plays a role in preventing Crays Hill and Wickford from merging.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel has quite a lot of residential development within it and there is also a farm and schools within the parcel. The majority of the parcel is large open fields, although the topography of the land and the foliage to the south of the parcel mean the southern half of the parcel is quite well screened. There are glimpses into the parcel from all sides. Along Borwick Lane the parcel feels quite remote and rural in contrast to the portion that feels quite urban along the A129, London Road. Along Gardiners Lane North to the west there are glimpses into the parcel, which provides access to well-kept countryside. The parcel is assessed as partly contributing to this purpose due to the school and several residential properties in the west and further residential properties and schools adjacent to the urban area of Wickford to the east.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The part of Wickford that is adjacent to the parcel has limited historic value. Crays Hill Plotland area has some historic assets but the majority is twentieth century development. There is a listed building and some archaeological finds sites in the parcel and there has been evidence of multi-period archaeological deposits. However the immediate setting is not one of a historic town and the parcel also does not contain Ancient Woodland. Therefore the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 37 Overall Conclusions

- 37.2 The parcel plays a fundamental role in the separation of Crays Hill and Wickford which should be maintained. If not, and the whole parcel were to be released for development there is a risk of these neighbouring settlements merging, particularly as there is already development within the parcel. The parcel therefore provides a strategic gap between Wickford and Crays Hill and as such contributes to purpose 2.
- 37.3 The parcel partly contributes to purpose 1. Whilst there is residential development and schools adjacent to Crays Hill and residential development adjacent to the urban edge of Wickford constituting urban sprawl, the parcel contains large swathes of open countryside and thereby partly contributes to checking unrestricted sprawl as a whole.
- 37.4 The parcel partly contributes to purpose 3. The steep topography to the north of the parcel provides open views to the countryside to the north and south. Whilst the majority of the parcel is open countryside there is a significant amount of development both within the extent of the Plotland areas and adjacent to the urban edge of Wickford and Crays Hill including four schools and residential properties which have encroached upon parts of the countryside.
- 37.5 The parcel doesn't contribute to purpose 4 as there are no settlements of historic importance or Ancient Woodland nearby.

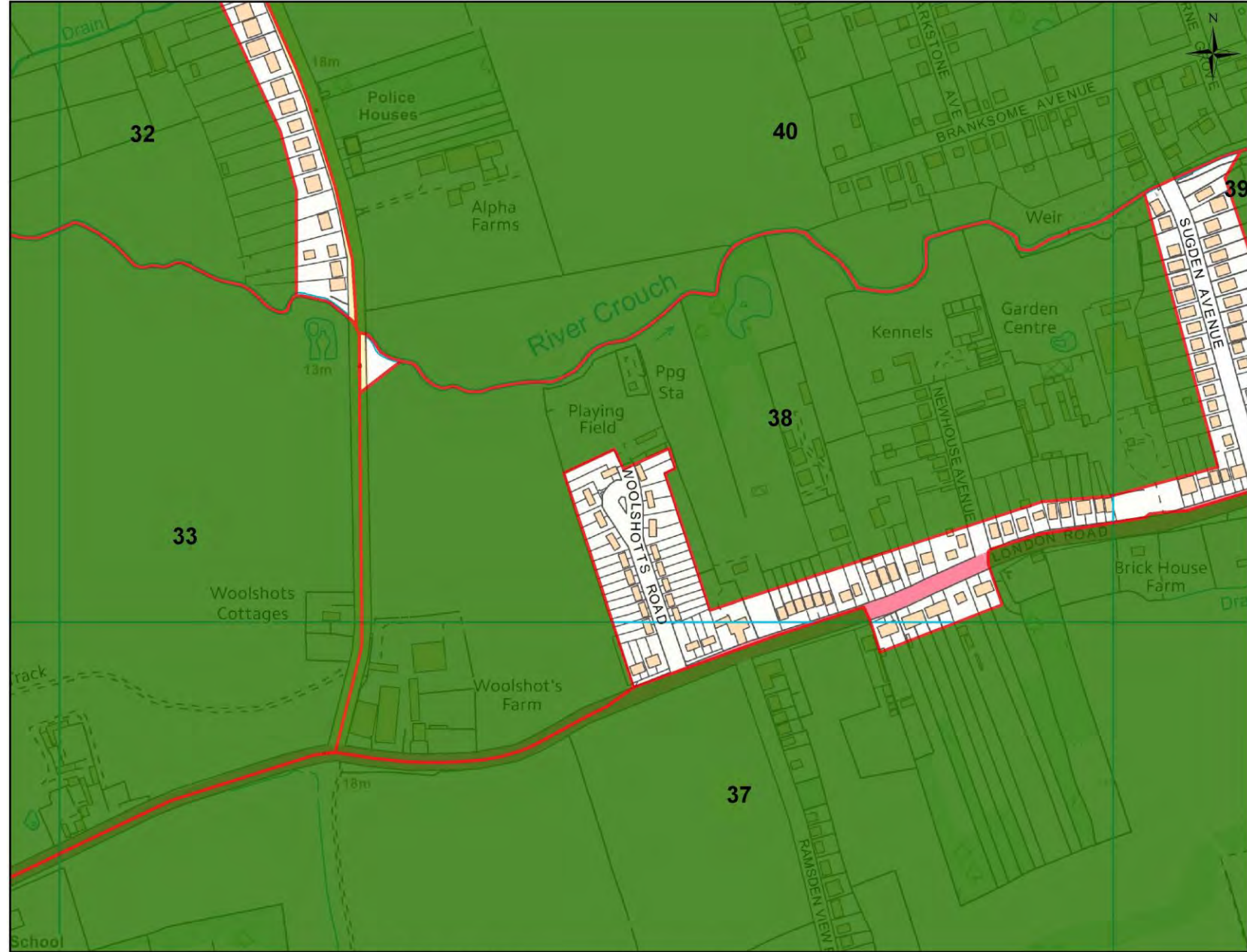
38 GREEN BELT PARCEL 38

Parcel Description:

- 38.1 This parcel is a small area which is bordered by the River Crouch to the north and a 'u' shaped development area, not within the Green Belt, which is an extension to the built up area of Wickford. To the west of the parcel there is an open field that provides long distance views into the linear settlement of Ramsden Bellhouse and beyond to the north. Next to the open field is a playground at the end of Woolshotts Road. The undulating topography of the field means it has a slight dip to the north and then begins to rise again. The parcel as a whole differs in topography with most of the built up development situated in a valley (pic 1). The adjacent land to the south of the parcel rises southwards and provides views into Chelmsford at a distance to the north. The 'u' shaped development within the parcel is partly screened by foliage. The main built up area of Wickford lies to the east of the parcel and more open fields lie to the west. The parcel forms part of New House Farm & Castledon Road Plotland.

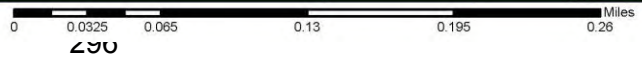


Picture 1 – View northwards along Sugden Avenue



Green Belt Area 38

- Legend**
-  Borough Boundary
 -  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 38 Assessments

Settlements

- Adjacent to Wickford to the east of the parcel
- Adjacent to Ramsden Bellhouse in the north west of the parcel
- Part of the Newhouse Farm & Castledon Road Plotland
- Crays Hill approx. 0.5km to the west of the western edge of the parcel

Land Use

- Agricultural land is to the west of the parcel
- Farmstead and ancillary buildings
- Residential dwellings and gardens
- Nursery
- Vacant plots
- Kennels
- Playing Field
- The parcel is more than 60% development

History

- Within HECA5 and HECZ 5.2 – Large area, with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites, as well as an irregular Plotland area set around a medieval hall and church. There is a lack of archaeological work so below ground deposits and surviving landscape features could be sensitive. In addition, the alluvial deposits adjoining the River Crouch have the potential for palaeo-environmental deposits.
- Woolshot's Farm is a listed building
- The parcel is highly sensitive to change

Natural Environment Designations

- PSAAs throughout the parcel
- Several TPOs within parcel off Woolshots Road

Landscape

- Within G3 – South Essex Coastal Essex East of England Landscape Character Area
- Within LCA 6 Ramsden Bellhouse and Wickford Settled Clays
- Within LCA 9 Upper Crouch Valley Farmlands
- Open, rural character with arable farming (western parcel)
- Mature field hedgerows and mature recent ornamental vegetation in existing gardens and abandoned plotlands
- A129 makes clear boundary to the south and River Crouch to the north
- Long–distance views into the parcel from Doeshill (south) and Church Road (west)
- Rural character in west of parcel that plays important role in separation between Ramsden Bellhouse and Wickford

Infrastructure

- Adjacent to the A129 in the south

Stage 3: Parcel 38 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the road frontage extension to the built up town of Wickford. Whilst the properties fronting the A129 are outside the parcel many of the residential gardens are within. Most of this parcel forms part of the Newhouse Farm & Castledon Road Plotland and consists of sporadic development, some of which is closely situated together on Newhouse Avenue. There are also ancillary buildings behind many of the properties within the parcel. Taking all the above into account, when assessing the parcel as a whole it hasn't checked urban sprawl.	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	There is a risk that Ramsden Bellhouse and the extension to the built up area of Wickford could merge if this parcel of Green Belt were released for development. Whilst the River Crouch provides a definitive natural boundary between the parcel and Ramsden Bellhouse preventing the two settlements from physically merging, there would be a perception that they had particularly if development were to take place along Church Road.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is only one field to the west of the parcel and this is relatively open due to the topography forming the start of the open countryside towards Crays Hill and Billericay. The rest of the parcel comprises development where it forms part of the Newhouse Farm & Castledon Road Plotland and as such does not contribute to this purpose.	Parcel does not contribute to this purpose
4 – To preserve the setting and special character of historic towns	The built up extension of Wickford which is adjacent to the parcel and the sporadic development within this parcel could not be classed as historic and there is no Ancient Woodland nearby. As such this parcel does not contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 38 Overall Conclusions

- 38.2 The parcel is adjacent to the urban edge of Wickford to the south and in close proximity to Ramsden Bellhouse to the north west. The River Crouch to the north and the field to the west of the parcel currently provide strong definitive boundaries to avoid physical coalescence however if the parcel were to be released from the Green Belt for development there would be the perception that they had merged. As such the parcel contributes to purpose 2.
- 38.3 The parcel does not contribute to purposes 1 and 3. The parcel has a lot of development within it where it forms part of the New House Farm & Castledon Road Plotland, as well as some vacant plots, which are untidy in their appearance. It is classed as urban sprawl from Wickford and the extent to which it has encroached into the parcel means that the parcel is not contributing to purpose 3.
- 38.4 The parcel doesn't contribute to purpose 4 as there are no settlements of historic importance or Ancient Woodland nearby for the parcel to influence.

39 GREEN BELT PARCEL 39

Parcel Description:

- 39.1 The parcel is of a small size with development from the built up settlement of Wickford bordering the west, south and east of the parcel. The development to the west and the south is ribbon development (pic 1); whereas the development to the east is part of the main settlement of Wickford along Castledon Road. The River Crouch lies to the north and the parcel itself forms part of the New House Farm & Castledon Road Plotland although it consists mainly of large back gardens and woodland/scrubland from the surrounding properties and some small enclosed fields, which are all landlocked. There is a ridge in the middle of the parcel forming the highest point, which provides views out to Wickford.



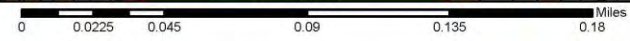
Picture 1 – View along Castledon Road, looking north



Green Belt Area 39

- Legend**
-  Borough Boundary
 -  Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.



Stage 2: Parcel 39 Assessments

Settlements

- Adjacent to Wickford to the south, east and west of the parcel
- Part of New House Farm & Castledon Road Plotland
- Ramsden Bellhouse is approx. 1km to the north west of the parcel

Land Use

- Grazing Marsh
- Grade 3 agricultural land
- Vacant plots / residential gardens and ancillary development
- Nursery
- River Crouch is the northern boundary of the parcel
- Horse Paddocks
- Woodland
- The parcel is of a mixed land use

History

- Within HECA5 and HECZ 5.2 – Large area, with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites, as well as an irregular plotland area set around a medieval hall and church. There is a lack of archaeological work so below ground deposits and surviving landscape features could be sensitive. In addition, the alluvial deposits adjoining the River Crouch have the potential for palaeo-environmental deposits.
- Wickford Castledon - St. Francis is an archaeological finds site
- The parcel is highly sensitive to change

Natural Environment Designations

- Entire parcel is covered with Protected Species Alert Area
- TPO to the rear of Sugden Avenue.
- The north east corner of the parcel within the buffer zone of the Wickford Riverside LoWS (Ba42)

Landscape

- Within G3 – South Essex Coastal Areas East of England Landscape Character Area
- Within LCA 6 Ramsden Bellhouse and Wickford Settled Clays
- River Crouch and associated vegetation
- Mature vegetation in existing gardens and on undeveloped plotlands
- A129 makes clear boundary to the south

Infrastructure

- No PRoWs connection to adjacent sites and houses back to central space and make it difficult to access
- Adjacent to A road – London Road

Stage 3: Parcel 39 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up area of Wickford to the west, south and east. The parcel forms part of the New House Farm & Castledon Road Plotland which extends north of the parcel on the other side of the River Crouch. However it does not comprise Plotland development. The urban edge of Wickford is not considered to be clearly defined as the Green Belt contains a few outbuildings which are associated with residential properties and employment uses. The south of the parcel comprises parts of the rear gardens of the residential properties within the urban area. The parcel also contains light industry and agricultural buildings in the northern portion, a nursery in the south and a caravan park in the south west. As such, sprawl is evident but parts of the parcel remain undeveloped.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	Should this parcel be developed, the only merging would be between Wickford itself where it would be considered to be an infilling of the existing urban area. The plot land area is an un-serviced settlement and therefore is not counted as part of this assessment.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	There are a few buildings in the parcel that are located within the curtilage of the surrounding properties. The parcels of land within the centre of the parcel are fragmented and in part consist of rear gardens. Some parts are quite wooded and well screened. As such some of the parcel is not considered to be open countryside but the Green Belt designation acts to limit development in these large back gardens.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The part of Wickford that is sited adjacent to the parcel has limited historic value. The adjacent Plotland area to the north has some historic assets but the majority is twentieth century development. The parcel therefore does not preserve a historic town, nor is there any Ancient Woodland within the parcel, and therefore the parcel does not contribute to this purpose	Parcel does not contribute to this purpose

Stage 4: Parcel 39 Overall Conclusions

- 39.2 The parcel partly contributes to purposes 1 and 3. The parcel already has some development within it but it does contain wooded areas and parcels of land that remain undeveloped and well screened. The urban edge of Wickford is not considered to be clearly defined as the parcel contains a few outbuildings which are associated with residential properties and employment uses. As such only parts of the parcel fully continue to check against sprawl and encroachment.
- 39.3 The parcel is adjacent to the urban edge of Wickford and the only merging should this parcel be developed would be between Wickford itself where it would be considered to be an infilling of the existing urban area. As such this parcel does not contribute to purpose 2.
- 39.4 There are no historic settlements or Ancient Woodland within the parcel so it does not contribute to purpose 4.

40 GREEN BELT PARCEL 40

Parcel Description:

- 40.1 The parcel is a mixture of different uses and development. To the north is the railway, which forms the Borough boundary. To the west of the parcel is the settlement of Ramsden Bellhouse, which is ribbon development, where the majority of residential road frontages are not within the Green Belt. Heading north along Church Road, which is the main road of the settlement, it is a steepening slope. Turning east along Orchard Avenue, there is an area at the end of Orchard Avenue which has some development and some plots with outhouses and some vacant plots (pic 1). There are some glimpses through to the railway, but the housing and trees within the parcel make it feel very enclosed. Glebe Road dips slightly to the west and has very limited views out as a consequence.
- 40.2 Further east the land begins to rise into the distance. To the south west, there are open fields and the land dips to the south (pic 2). This provides long distance views across the parcel into the start of the urban settlement of Ramsden Bellhouse. The parcel to the south east consists of the Plotland development of New House Farm and Castledon Road, accessed off Sugden Avenue. The more compact nature of the Plotland gives it a village feeling, with housing spread throughout (pic 3), interspersed with a number of scrubbed and grassland plots, some of which are wooded plots or contain mature/semi mature trees (pic 4). The roads are un-surfaced. There are some views northwards towards Chelmsford across the fields at the end of the Christchurch Avenue and Winton Avenue. The ends of the other north south roads are tightly enclosed with trees/ hedgerows' with no views out. The built up town of Wickford lies to the south east.



Picture 1 – An example of a plot along Orchard Avenue



Picture 2 – View northwards across a field at the end of Winton Avenue





Picture 3 – Within the plotland, along Winton Avenue

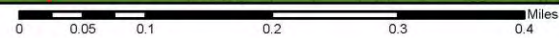
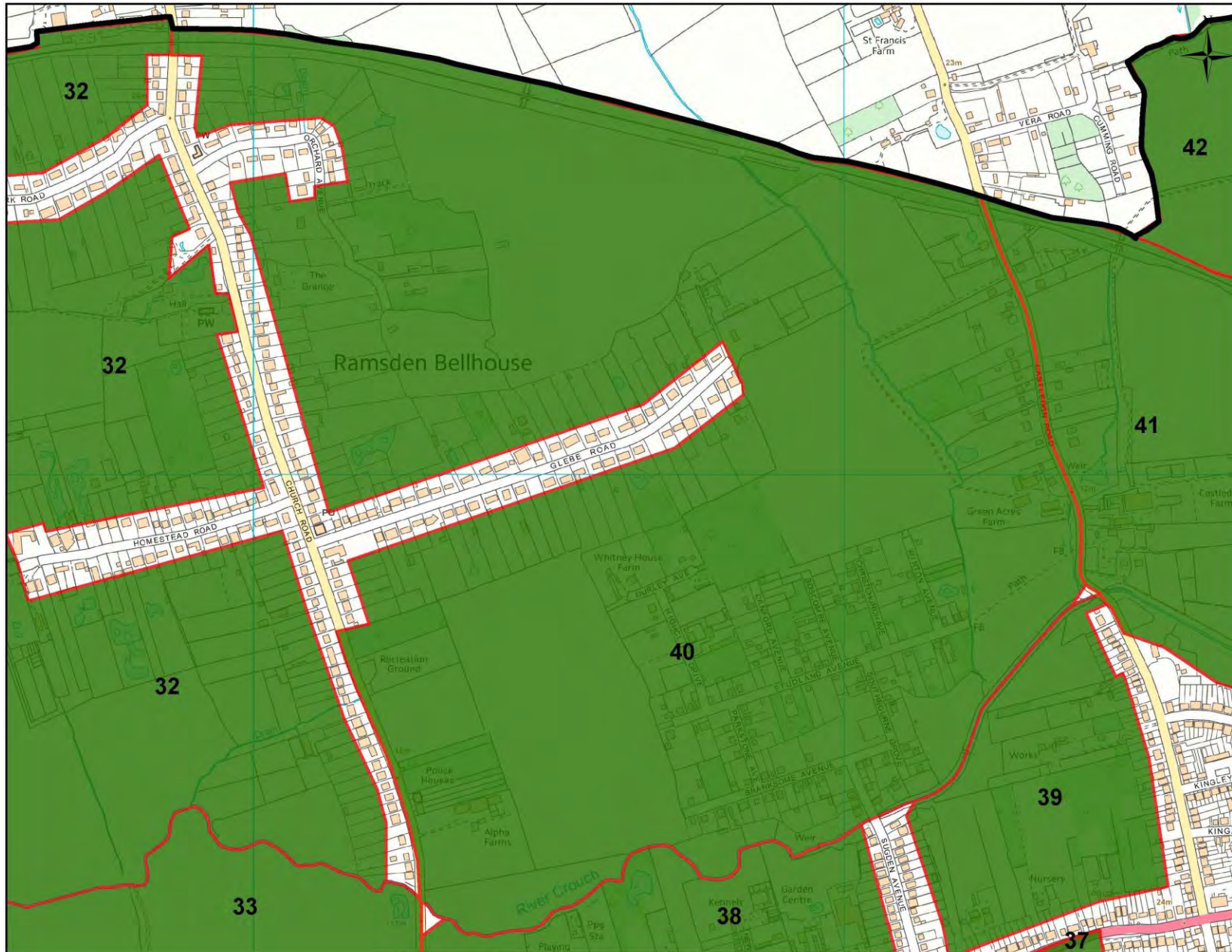


Picture 4 – Vacant plots within the plotland area

Green Belt Area 40

Legend

-  Borough Boundary
-  Green Belt



300

Stage 2: Parcel 40 Assessments

Settlements

- The serviced settlement of Ramsden Bellhouse forms a strong ribbon of development along the western boundary and through the centre of the parcel.
- The town of Wickford is located approximately 1.5 kilometres to the east.
- To the south of the site is a plotland parcel referred to as the New House Farm estate
- Ramsden Heath, in neighbouring Chelmsford City is approx. 1km to the north of the parcel
- Crays Hill is approx. 1km to the south west of the parcel

Land Use

- New House Farm plotland parcel
- Agricultural land, Farmsteads and ancillary buildings
- Residential dwellings and back gardens
- Recreation ground
- Scrubland, Semi natural and deciduous woodland
- Traditional orchard off Highcliffe Drive
- River Crouch
- Railway line
- The parcel is a mixture of different land uses

History

- Within HECA5 and HECZ 5.2, HECZ5.3 –. Large rural area, with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites, as well as an irregular plotland area set around a medieval hall and church. Little archaeological work has previously been carried out so below ground deposits and surviving landscape features could be sensitive. In addition, the alluvial deposits adjoining the River Crouch have the potential for palaeo-environmental deposits
- The parcel is highly sensitive to development

Natural Environment Designations

- PSAAs are throughout the parcel
- Within the buffer area of the Wickford Riverside LoWS (Ba42)

Landscape

- Within E1 – South Essex Farmlands East of England Landscape Character Area
- Within LCA 6 Ramsden Bellhouse and Wickford Settled Clays
- Within LCA 9 Upper Crouch Valley Farmlands
- Open, rural character in northern area with arable and pastoral fields
- Mature oak trees within plotlands area and mature hedgerows and hedgerow trees throughout the parcel
- Orchard Avenue is a small meandering road, rural in character and the fields surrounding the plotlands are fragmented
- Plays important role in separation between Wickford and Ramsden Bellhouse
- Glimpsed views of the parcel from Church Road

Infrastructure

- Railway runs along the northern edge of parcel

Stage 3: Parcel 40 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the settlement of Ramsden Bellhouse to the west, which is considered as a built up area for this purpose, and the western extension of Wickford. The urban/rural boundaries of these settlements cut through the rear gardens of residential properties within the settlements. It is in close proximity to the settlement of Ramsden Heath which is to the north and within the City of Chelmsford. The parcel contains some sporadic mixed use plotland development to the south east at New House Farm directly adjacent to Wickford, development adjacent to Ramsden Bellhouse and ribbon development along Castledon Road extending from Wickford. As such the parcel contains several instances of urban sprawl and is not considered to keep sprawl in check.	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is the only piece of Green Belt land separating the town of Wickford and the settlement of Ramsden Bellhouse. It is recognised that there is some existing development within the parcel as part of the New House Farm and Castledon Road Plotland and adjacent to the urban edge of Ramsden Bellhouse. If the entire parcel were released from the Green Belt for development however, the two settlements would merge. Ramsden Bellhouse could have the perception of merging with Ramsden Heath if this whole parcel were to be released as only a railway line would split the two settlements.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is a lot of residential Plotland development within the parcel, as well as some light industry, farm buildings, scrap yards and local amenities. There are some roads through the parcel and some pylons. There are some areas that could be classed as enclosed countryside, in particular the fields to the north behind New House Farm plotland. However, overall there is a lot of sporadic development which amounts to encroachment.	Parcel does not contribute to this purpose
4 – To preserve the setting and special character of historic towns	There are historic elements to Ramsden Bellhouse, such as St Mary's Church and Ramsden Bellhouse Manor, clustered around the centre of the village. However, there are a lot of large, contemporary homes along the village's main roads, which have replaced some of the older properties that were within the settlement previously. There are no Ancient Woodlands or Conservation Areas in the parcel. Therefore there are no settlements of historic importance nearby that the parcel can influence and therefore the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 40 Overall Conclusions

- 40.3 The parcel is adjacent to the urban edge of Ramsden Bellhouse to the east and Wickford to the south. Whilst the River Crouch provides a strong definitive boundary between the parcel and the urban edge of Wickford there are roads which cross the river into the parcel and which could contribute to the settlement merging should development take place. The parcel also has a close relationship with Ramsden Heath to the north which has little physical separation from Ramsden Bellhouse. As such the parcel contributes to purpose 2.
- 40.4 The parcel does not contribute to purposes 1 and 3. The parcel has a lot of development within it where it forms part of the New House Farm & Castledon Road Plotland, as well as development on the periphery of the urban edge of Ramsden Bellhouse. These are all classed as instances of urban sprawl and the extent to which development has encroached into the parcel means that the parcel does not display significant countryside character either.
- 40.5 The parcel doesn't contribute to purpose 4 as there are no settlements of historic importance or Ancient Woodland nearby.

41 GREEN BELT PARCEL 41

Parcel Description:

- 41.1 The northern border of this Green Belt parcel is the railway and its embankment (pic 1). There is some sporadic ribbon development to the west along Castledon Road forming the Plotland Area, and the land slopes north providing views over the fields which are to the north east. Some of the plots in the ribbon development are quite open in nature, which complements the open fields that lay behind them in the centre of this parcel. There are some telegraph poles that run along the railway in a north west direction. In the south of the parcel there are open fields adjacent to the built up settlement of Wickford (pic 2), the tree-lined fields are relatively flat, low lying down to the River Crouch and provide limited views to the surrounding parcel, before slightly rising to the north. One of the fields is currently separated into paddocks for horses (pic 3). In the far south east corner, the parcel includes the Market Road allotments and the route of the natural channel of the River Crouch before it enters the culvert under London Road.



Picture 1 – Views to railway and embankment in the north of the parcel



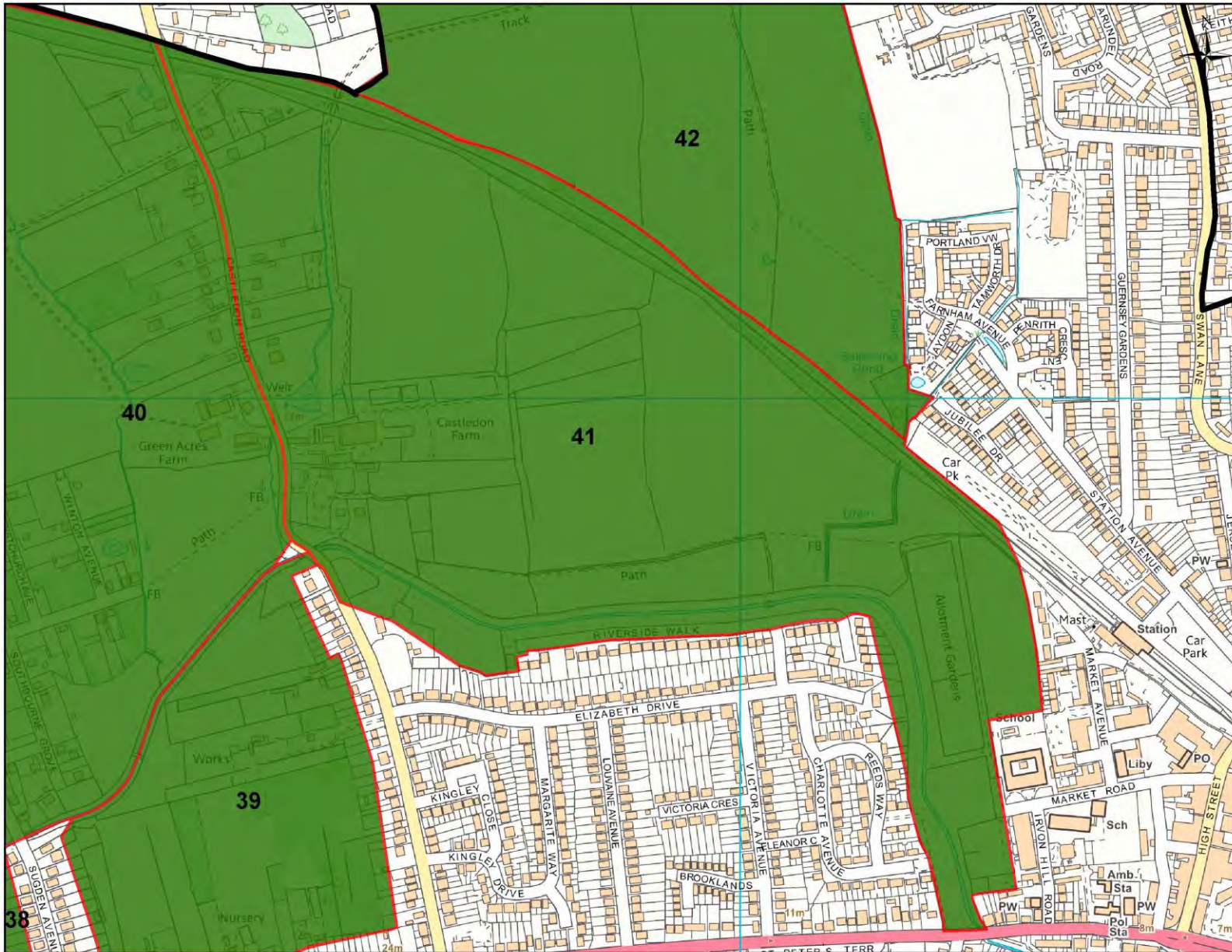
Picture 2 – A view across a field to the houses alongside Riverside Walk



Picture 3 – Paddocks within one of the fields

Green Belt Area 41

- Legend**
-  Borough Boundary
 -  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 41 Assessments

Settlements

- Adjacent to Wickford to the south of the parcel
- Plotland ribbon development along Castledon Road to the north west of the parcel, part of the New House Farm & Castledon Road Plotland.
- Runwell is approx. 1km to the north east corner (within City of Chelmsford)

Land Use

- Agricultural land throughout the parcel
- Urban land to the south of the parcel
- River Crouch channel runs through the south of the parcel
- Allotments are to the east of the parcel
- Castledon Farm is to the north west of the parcel
- Residential development and back gardens along Castledon Road forming the western boundary of the parcel
- Railway embankment to the north of the parcel
- The parcel is more than 60% natural land use

History

- Within HECA 5 and HECZ 5.2 and HECZ 5.5 – A large undisturbed area with the potential for Bronze Age finds. The only modern development is the railway line. The land to the west along Castledon Road is related to a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites. Little archaeological work has previously been carried out so below ground deposits and surviving landscape features could be sensitive. In addition, the alluvial deposits adjoining the River Crouch have the potential for palaeo-environmental deposits
- Adjacent to HECA 6 and HECZ 6.1 and HECZ 6.2 – Historic Core of Wickford dating back to 9th Century. However, modern development since WWII has changed the character of the area and the area has limited sensitivity to change.

Natural Environment Designations

- LoWs along the Riverside Walk (Ba42), a small part to the east is a BAP Area
- PSAAs throughout the parcel
- TPOs along Castledon Road
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site

Landscape

- Within E1 South Essex Farmlands East of England Landscape Character Area
- Within LCA 6 Ramsden Bellhouse and Wickford Settled Claylands
- Mature hedgerow vegetation and trees (particularly mature oak trees close to River Crouch)
- River Crouch (partly canalised) forms natural boundary to the built edge of Wickford
- Views north over countryside from northern edge of Wickford (particularly from Riverside Walk and River Crouch Public Open Space)
- Relatively flat to the south of the parcel and enclosed

- More open character to the west

Infrastructure

- PRoW network throughout the parcel
- Adjacent to the A129 in the south
- Railway runs along the northern edge of parcel

Stage 3: Parcel 41 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up area of Wickford to the south and east. There is some Plotland ribbon development along Castledon Road, which is an extension to the settlement of Wickford. The ribbon development includes farm buildings and houses. Most of the parcel is occupied by flat open fields. The development within the parcel with the exception of the farms is classed as urban sprawl as it is directly linked with Wickford. The boundary cuts through residential gardens and there is also a single dwelling adjacent to the urban edge on Riverside Walk which is within the parcel.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The only settlement the parcel is adjacent to is the town of Wickford. However, this parcel provides part of a strategic gap between Wickford and Ramsden Bellhouse. Whilst it is recognised that other parts of Wickford currently lie in closer proximity, and the eastern boundary which is the closest to Ramsden Bellhouse is already developed, the majority of the parcel is currently green field and provides a buffer between the higher density developments commonly associated with true urban areas. As such this parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The entire western boundary of the parcel, comprising of Castledon Road, has been developed and whilst farms are compatible with the countryside, the residential dwellings are not and therefore constitute encroachment into the countryside. Most of the parcel is however occupied by flat open fields. There are some telegraph poles that extend across the parcel alongside the railway embankment. The fields to the south of the parcel are relatively flat whilst the fields in the centre and north of the parcel are open in nature and the land rises to the north. The combination of foliage that surrounds these fields and the topography of the land means that although they can be seen slightly there is a perception that the northern part of the parcel is quite enclosed countryside. The south east of the parcel is an allotment development, a use which is considered compatible with the notion of the countryside. The development along the eastern edge is considered sufficient to equate to this parcel partly contributing to this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special	The built up area of Wickford could not be classed as historic due to the modern development. The parcel also	Parcel does not contribute

character of historic towns	does not contain Ancient Woodland and therefore this parcel doesn't contribute to this purpose.	to this purpose
-----------------------------	---	-----------------

Stage 4: Parcel 41 Overall Conclusions

- 41.2 The majority of the parcel consists of fields which are generally open in nature and there is a Local Wildlife Site in the south eastern part of the parcel. The landscape is of good condition and of important recreational value to the surrounding residents. However there is some residential development along Castledon Road within the Plotland which constitute urban sprawl and therefore result in the parcel partly contributing to purpose 1. The parcel also partly meets purpose 3. Whilst most of the parcel is open field, there is development along the whole eastern edge which for the most part equates to encroachment.
- 41.3 The parcel doesn't contribute to purposes 2 and 4 as it is only near one large settlement and therefore unlikely to prevent towns merging. It is also not near any settlements of historical importance or contain any Ancient Woodland.

42 GREEN BELT PARCEL 42

Parcel Description:

- 42.1 The southern border of this Green Belt parcel is the railway and its embankment. The northern and western boundary is formed by the Borough boundary adjacent to the administrative area of Chelmsford City. The eastern boundary is a new housing development at Barn Hall that abuts the existing built up area of Wickford and the moated development of Berne Hall (pic 1). The parcel rises to the north with a steeper gradient beyond the parcel (pic 2). At the parcel's highest point there are long distance views to Chelmsford in the north (pic 3) and to Wickford to the south east. The lower ground to the south is well screened due to its topography and surrounding landscaping. There are some areas of scrubland to the east (pic 4), which are well screened by the existing properties and trees. In the centre of the parcel there are some long distance views across the Borough to the south (pic 5).



Picture 1 – View to north to Berne Hall moated housing development to the north- east of the parcel



Picture 2 – The fields looking north into Chelmsford City administrative area



Picture 3 – Views to Chelmsford City administrative area from the parcel





Picture 4 – Scrubland in the parcel

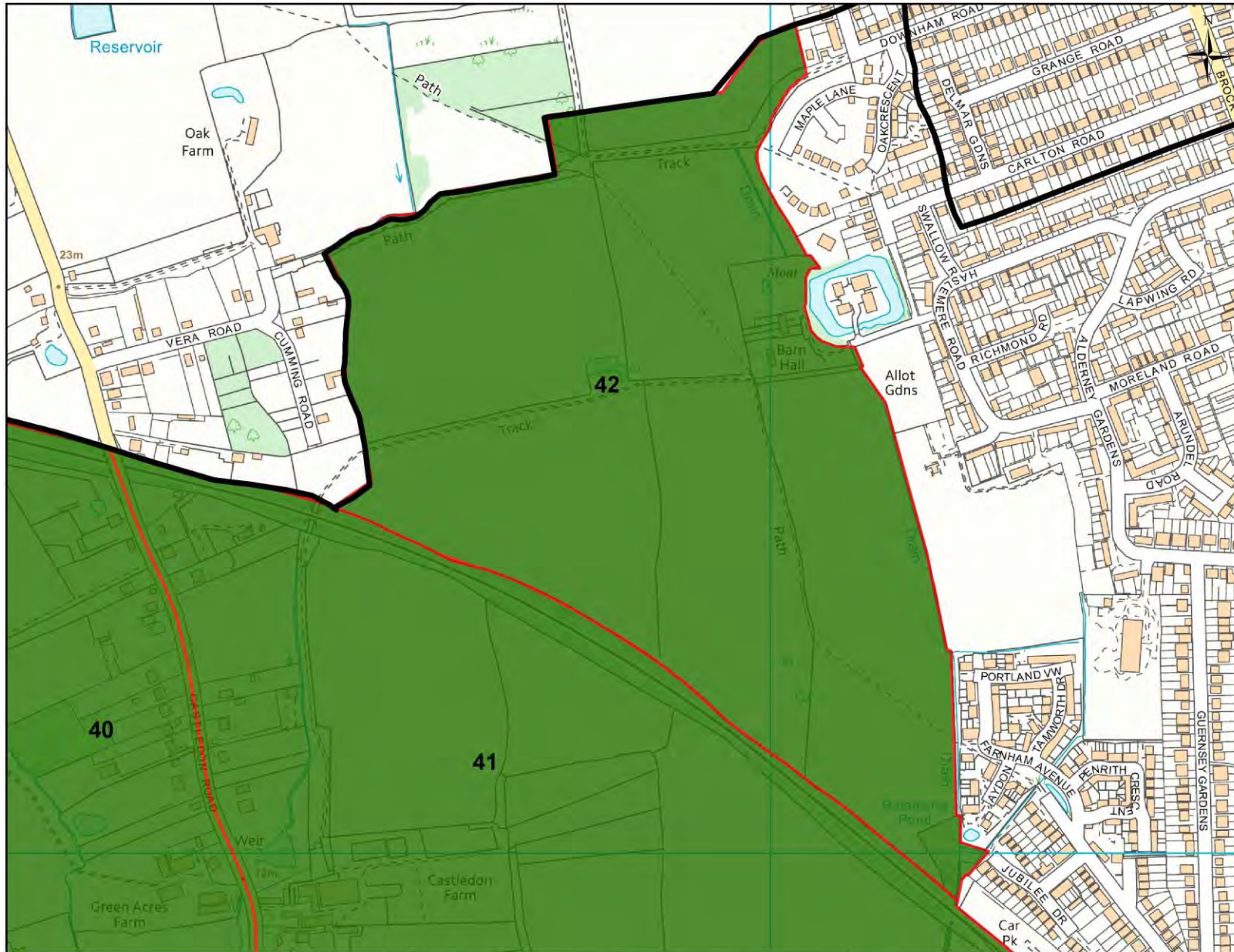


Picture 5 – Views to Wickford from the parcel

Green Belt Area 42

Legend

-  Borough Boundary
-  Green Belt



Stage 2: Parcel 42 Assessments

Settlements

- Wickford is adjacent to the parcel in the east
- Runwell is adjacent to the parcel in the north (within the City of Chelmsford)
- Downham is approx. 1.5km to the north west of the parcel (within the City of Chelmsford)
- Ramsden Bellhouse is approx. 1.5km to the west

Land Use

- Grade 3 agricultural land forms majority of the parcel
- Barn Hall's ancillary buildings are within the parcel
- Railway line is the southern boundary of the parcel
- More than 60% of the parcel is of natural land use

History

- Within HECA 5 and HECZ 5.5 – A large undisturbed area with the potential for Bronze Age finds. The only modern development is the railway line. This area has revealed a wide range of archaeological deposits.
- Barn Hall is a historic farmstead
- There are several archaeological find sites in the parcel
- The parcel is highly sensitive to change

Natural Environment Designations

- There are protected species alert areas throughout the parcel
- TPOs to the north and beside footpaths in the parcel
- Within the buffer area of the Wickford Riverside LoWS and BAP Area (Ba42)
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- LCA 6 Ramsden Bellhouse and Wickford Settled clays
- Rural landscape character with historic field pattern
- Long distance views throughout the site and into the site from Kent Hill and Downham Hall bridleway
- Tributary to River Crouch and small field ponds
- Plays role in separation between Castledon Road and North West Wickford
- Railway line forms movement barrier to the south
- Adjacent school playing fields create good transition from north-west Wickford development to arable farmland

Infrastructure

- PRoW crossing the site including attractive green lane from Downham Road to Downham Hall Farm
- Proposed public open space areas adjacent to built-up edge of Wickford

- Railway runs along the southern edge of parcel

Stage 3: Parcel 42 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the built up area of Wickford and Runwell to the east. There is some sporadic development beyond the Borough boundary to the west of the parcel within the Green Belt in Chelmsford around St Francis Farm but the vast majority of the parcel itself is flat open fields and scrubland. The urban/rural boundary is clearly defined and the parcel is considered to check unrestricted sprawl.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	Although there is a small amount of development to the west of the parcel, it is not classed as a settlement. The settlements of Wickford and Runwell are both adjacent to the parcel but they are already joined. The parcel also forms part of the strategic gap between Wickford and Ramsden Bellhouse and as such partly contributes to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is made up of countryside. The fields to the south of the parcel are relatively flat whereas the fields to the north rise sharply northwards and the residential properties that back on to this parcel have views of open fields or scrubland. There are a few small ancillary buildings to Barn Hall and a track, although these are not easily visible and not classed as encroachment. There is a risk that some countryside would be lost if this parcel was to be developed. There are a lot of open fields within this parcel which provide recreational access via the PRow network for residents nearby. Furthermore, some of the fields are visible from the properties to the east, meaning that residents would experience a loss of countryside should development occur. New developments are currently being built on the open fields immediately to the east but the overall feel of this parcel is that of open countryside.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The built up area of Wickford could not be classed as historic and the parcel doesn't contain any Ancient Woodland. Therefore the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 42 Overall Conclusions

- 42.2 The parcel is adjacent to the built up area of Wickford and Runwell and has a clearly defined urban/rural boundary. The parcel comprises fields which to the south are relatively flat but rise sharply northwards in the north and are more visible. As such the parcel contributes to both purpose 1 and 3.
- 42.3 The parcel partly contributes to purposes 2 as it forms part of the strategic gap between Wickford and Ramsden Bellhouse. The parcel does not contribute to purpose 4 as it is not near any settlements of historical importance and nor does it contain any Ancient Woodland.

43 GREEN BELT PARCEL 43

Parcel Description:

- 43.1 The north of the parcel is formed by the Borough boundary and a river. The railway line runs to the east of the parcel. There are also some electricity pylons that are dominant features running from the south east corner of the parcel diagonally across to the northern boundary. To the west and the south of the parcel is the built up settlement of Wickford (pic 1). To the east are sewerage works and open fields of Parcel 44. The parcel itself consists of a mixture of urban fringe land-uses including The Wickford Memorial Park (which includes a playground (pic 2), bowling green, basketball court and some footpath pitches (pic 3). The parcel is well used by the local residents for recreation. In the eastern half of the parcel are some privately owned football pitches and some open fields (pic 4) and on the eastern edge of the parcel lies a small woodland.



Picture 1 – Views along Rettendon View from the parcel



Picture 2 – Playground within The Wickford Memorial Park



Picture 3 – Public football pitches in Wickford Memorial Park to the west of the parcel

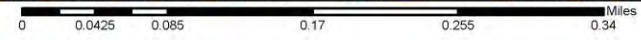
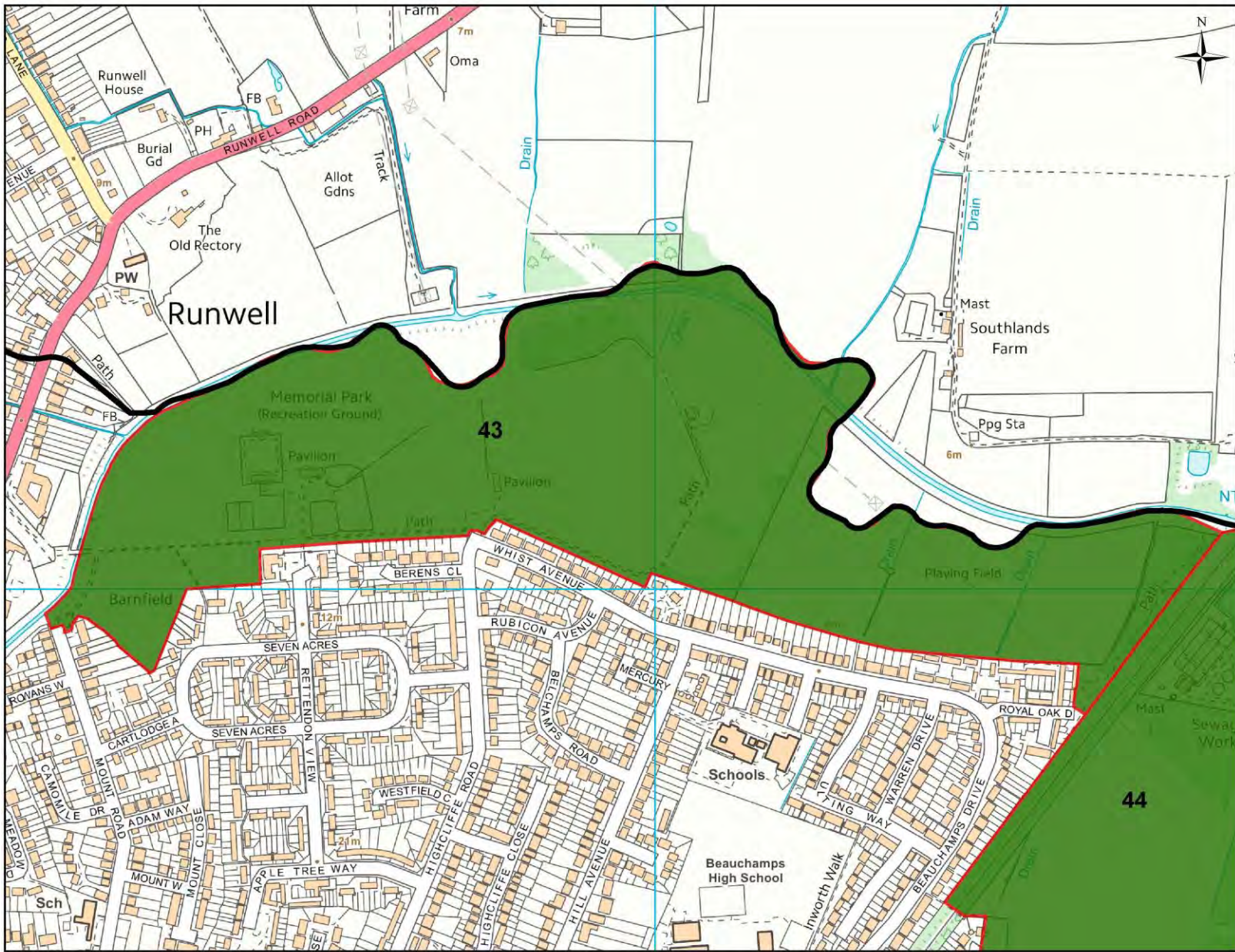


Picture 4 – Private football pitches to the east of the parcel

Green Belt Area 43

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 43 Assessments

Settlements

- Adjacent to Wickford to the south of the parcel
- Adjacent to Runwell in the north west of the parcel (within Chelmsford City)
- Battlesbridge is approx. 2km to the north east of the parcel (in Chelmsford City (north side of River Crouch) and Rochford District (south side of River Crouch)
- Rawreth is approx. 2.5km to the east of the parcel (within Rochford District)

Land Use

- Approx. 1/3 of the parcel is categorised as urban land
- Wickford Memorial Park and open space provision - Important for residents of Wickford and adjacent area of Runwell
- Woodland to the eastern edge of the parcel
- Shotgate Thickets Nature Reserve
- More than 60% of the parcel is used for recreational facilities

History

- Within HECA 6 and HECZ 6.3 – Modern development of Wickford Memorial Park has lost the historic landscape. However, potential for archaeological finds below ground as there has been a lack of development requiring ground work
- The parcel is sensitive to change

Natural Environment Designations

- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site
- Protected Species alert area are throughout the parcel

Landscape

- Within G3 South Essex Coastal Towns East of England Landscape Character Area
- LCA 5 Shotgate and North Wickford Urban Fringe
- Remnant hedgerows and mature vegetation adjacent to the River Crouch
- Views towards Runwell Church, in Chelmsford City
- Not clearly visible from surrounding areas due to enclosure by mature vegetation (particularly along the River Crouch)

Infrastructure

- Electricity pylons run through the parcel
- PRow runs throughout the parcel
- Railway line forms the eastern boundary of the parcel
- Adjacent to a sewerage works in the east in Parcel 44

Stage 3: Parcel 43 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the settlement of Wickford to the west and south. The urban/rural boundary is clearly defined and the parcel doesn't contain any residential development which could be classed as sprawl from Wickford. The parcel contains some recreational facilities but these are not classified as sprawl.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Wickford in the south and west, as well as to Runwell to the north west. Wickford and the settlement of Runwell are already physically joined together, although Wickford is in the borough of Basildon and Runwell is in the city of Chelmsford. Other nearby settlements are Rawreth to the east and Battlesbridge to the north east. They are not adjacent to the parcel, however if the whole parcel were to be released for development the distance between Wickford and these settlements would be reduced. Whilst the distance that would be reduced is small relative to the total distance between these settlements, it is still considered that this land partly contributes to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is predominantly playing fields and sports pitches which are considered appropriate uses in the countryside. As such it is not considered that this parcel has been subject to encroachment.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The built up area of Wickford could not be classed as historic. There are also no Conservation Areas or Ancient Woodlands nearby and as such the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 43 Overall Conclusions

- 43.2 The parcel is adjacent to the urban edge of Wickford and Runwell and contains no development which would be classed as sprawl. The urban/rural boundary is well defined and as a result the parcel contributes to purpose 1.
- 43.3 The parcel also contributes to purpose 3 as it is mainly used for sports and outdoor recreation which are considered to be appropriate countryside uses and therefore not encroachment.
- 43.4 The parcel doesn't contribute to purposes 2 and 4 as it is only near one large town and therefore unlikely to prevent towns merging. It is also not near any settlements of historical importance, nor does the parcel contain any Ancient Woodland.

44 GREEN BELT PARCEL 44

Parcel Description:

- 44.1 The parcel is to the north east of Wickford and gently slopes down towards the River Crouch at the northern boundary. Views into scrubland that lie to the west of the parcel can be seen from the surrounding properties (pic 1). The railway line forms part of the western boundary along with the edge of the settlement of Wickford. The Wickford sewerage works is into the north west of the parcel and pylons are a dominant feature running north-south across the entire parcel (pic 2). In the centre of the parcel is Shot Farm (pic 3), which consists of farm buildings and small scale industrial uses. The A130 dissects the parcel north to south along the eastern edge while the A129 crosses the parcel west to east in the south (pic 4). This separates some recreational facilities at Shotgate Recreation Ground within the south of the parcel from the majority of the parcel to the north. There is also a new football facility near the roundabout on the A129 but this is separated from the urban edge of Bakers Farm by open fields. Further east along the A129 within the parcel, is a small plotland area off Oak Avenue, called Wickford Lawns.



Picture 1 – Views to Wickford in the west across the parcel



Picture 2 – Views across the parcel





Picture 3 – Views north to Shot Farm, in the middle of the parcel

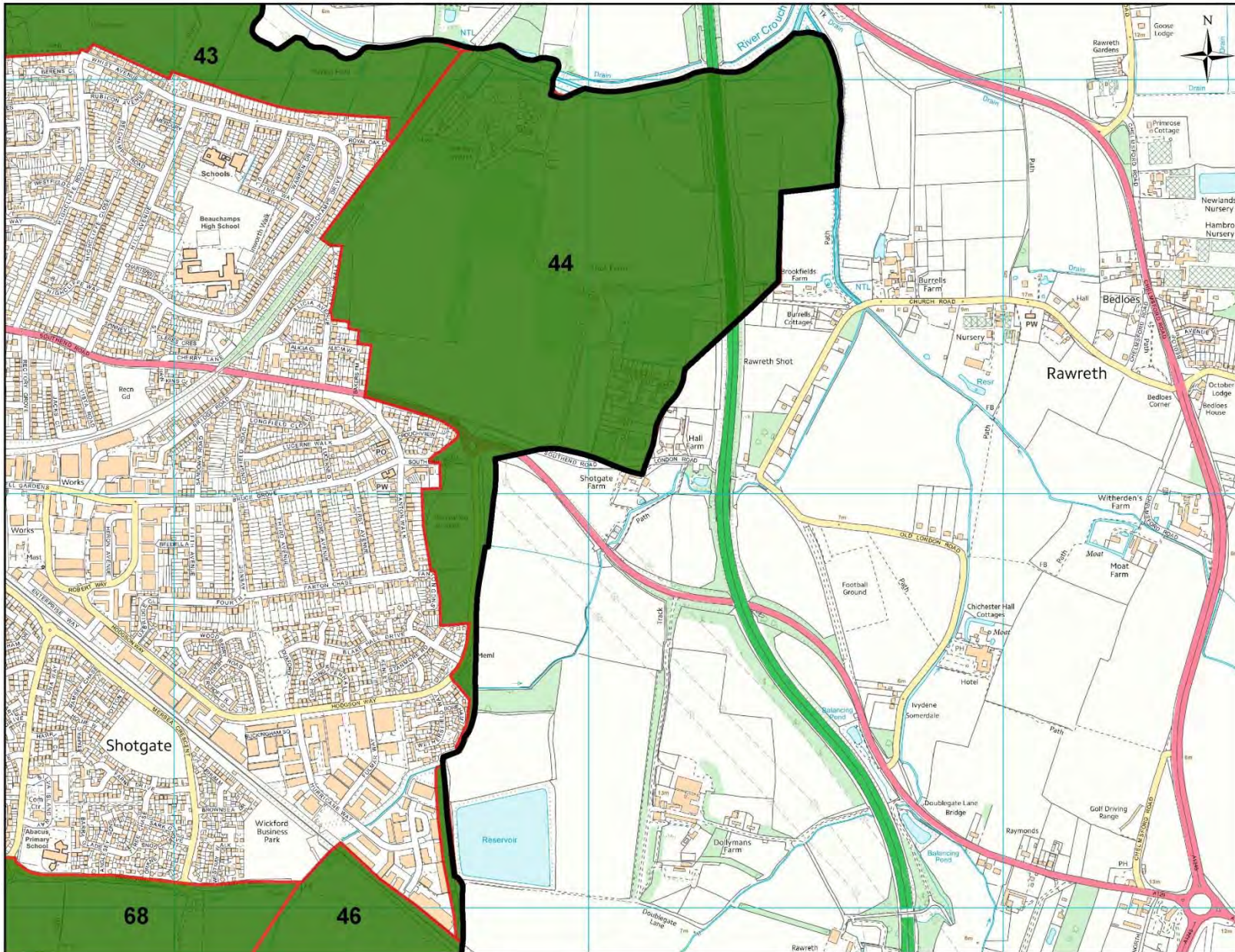


Picture 4 – Views across the A129 to the Shotgate Recreation Ground

Green Belt Area 44

Legend

-  Borough Boundary
-  Green Belt



Stage 2: Parcel 44 Assessments

Settlements

- Adjacent to Wickford to the west and Shotgate to the south of the parcel
- Wickford Lawns Plotland
- Rawreth is approx. 1.5km to the east of the parcel (in Rochford District)
- Runwell is approx. 1.6km in the north west of the parcel (in Chelmsford City)
- Battlesbridge is approx. 1.6km to the north east of the parcel (in Chelmsford City (north side of River Crouch) and Rochford District (south side of River Crouch)

Land Use

- Sewerage works to the north west corner
- Agricultural land through the parcel
- Farmstead and untidy light industrial within Shot Farm
- Balancing Pond to the north west corner
- Scrubland throughout the parcel
- Wickford Lawns Plotland - Residential development / vacant plots to the south east corner
- A130 runs through the eastern half of the parcel
- Grassland along the A130
- Football ground
- The parcel is of a mixed land use

History

- Within HECA 6 and HECZ 6.2 – Urban area with modern development since WWII has changed the character of the area and the area has limited sensitivity to change.
- Within HECA 7 and HECZ 7.1- Finds have identified that there was occupation in the prehistoric period. Surviving settlement comprises of Shot Farm but there is modern development within the parcel. Above and below land is sensitive to change.
- Anti-Tank Ditch across centre of site with Road Barrier and Pillbox
- Archaeological finds throughout the parcel
- Farmhouse and Barn at Short Farm are listed buildings

Natural Environment Designations

- PSAA to the south of the sewage works
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site
- Within the 2km buffer zone of the SSSI that is the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3)

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 5 Shotgate and North Wickford Urban Fringe
- Important views across farmland from elevated A130 towards Wickford and Rawreth
- Mature hedgerow creating field boundary
- Rural landscape character with historic field pattern
- Mature vegetation along railway line and in park west of Hodgson Way

- Part of strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east
- Clear views into parcel at north section of A130 and forms barrier to movement to the east
- Landscape is similar in character to adjacent areas in neighbouring authorities.

Infrastructure

- PRow from Wickford to Shot farm and Southend Road
- Electricity pylons run across the parcel
- Sewerage Works within the parcel
- Railway runs along the north western edge of parcel
- A130 cuts through eastern half of the parcel and A129 forms part of the southern boundary

Stage 3: Parcel 44 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the settlement of Wickford to the west and south west. There is a small plotland in the south east corner of the parcel, recreational provision and Shot Farm. The Plotland area comprises of residential development however this is detached from the urban area of Wickford and is not considered to be urban sprawl as defined by this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Wickford in the west and south west. Whilst there is a small plotland area to the south east of the parcel it is not a town and therefore not considered with regards to this purpose. The nearest settlements are Rawreth to the east and Battlesbridge to the north east. They are not adjacent to the parcel, however if the whole parcel were to be released for development, the distance between Wickford and these settlements would be considerably reduced. The A130 which acts as a physical barrier would continue to separate them.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel contains Shot Farm where light industry has sprawled, a small plotland, a sewerage works, formal and informal recreational facilities, major and minor roads and electricity pylons. The parcel has some scrubland and a few large fields but parts of the parcel have an industrialised feel to it. There is therefore a perception that some of the parcel has already been encroached upon but the presence of fields and scrublands means that parts of this parcel remain in the countryside.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The built up area of Wickford could not be classed as historic. If development took place in this parcel it is unlikely to risk the character of Wickford. Some of the landscape is historic with listed buildings within Shot Farm but these are not strongly associated with a settlement as defined by this purpose. There are no Conservation Areas or Ancient Woodlands nearby.	Parcel does not contribute to this purpose

Stage 4: Parcel 44 Overall Conclusions

- 44.2 The parcel has some modern development within it; including the A130 to the east and sewerage works to the north west and electricity pylons cutting through the parcel north and north west to south. There is light industry at Shot Farm which characterises some of the parcel, a new football ground to the south and the Wickford Lawns Plotland Area to the south east. The parcel does however also contain fields and scrubland and therefore it makes a partial contribution to purpose 3. There is a gap between Wickford and the plotland development such that it is not considered to be urban sprawl. The parcel therefore contributes to purpose 1.
- 44.3 The parcel also partly contributes to purpose 2 where it is adjacent to Wickford and forms part of the gap between Wickford and Rawreth and Battlesbridge. The A130 acts as a physical barrier preventing these settlement from merging and if the parcel were released from the Green Belt for development they would not merge. However the distance between them would be significantly reduced.
- 44.4 The parcel doesn't contribute to purpose 4 as the parcel is not nearby to a historic town nor contain any Ancient Woodland.

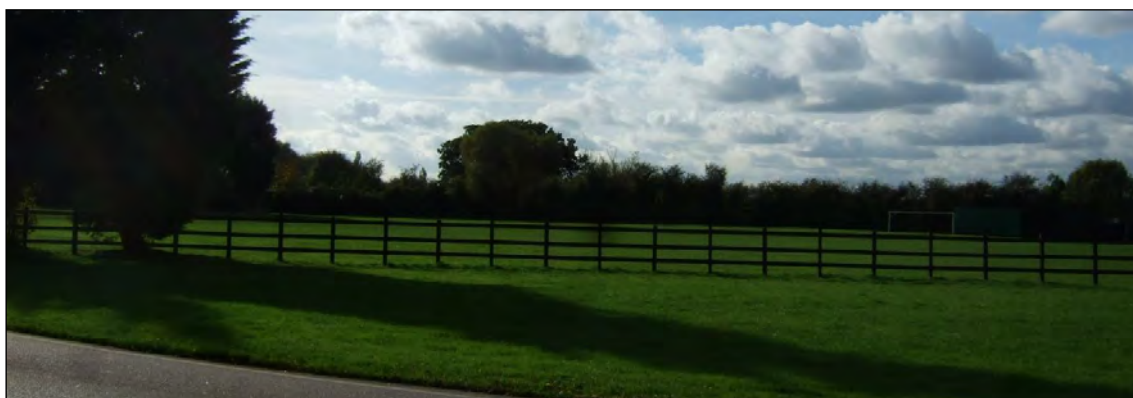
45 GREEN BELT PARCEL 45

Parcel Description:

- 45.1 The parcel is a reasonably large parcel with a mixture of land uses including housing, a few small vacant plots, caravans (pic 1), some light industry, open fields (pic 2), and community facilities, such as a pub and a playing field (pic 3). The plotlands settlement of Nevendon is situated in the middle of the Green Belt parcel and with its distinct geometric road pattern it is more urban than rural in character. The parcel extends from the built up area of Wickford southwards to the north to Basildon in the south west, which adds to the urbanised perception of this Green Belt parcel. To the west and east are large open flat fields and farmland (pic 4). Those in the east are limited to views from Cranfield Park Road which separates Parcel 45 and Parcel 68. The area to the south east is joined to a few houses situated within the Green Belt and to the south west is the Burnt Mills industrial estate in Basildon. There are main roads and pylons crossing the parcel and the railway runs along the north west corner.



Picture 1 – Mix of vacant plots and caravans within the parcel



Picture 2 – Playing field within the parcel



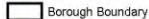
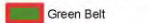
Picture 3 – Views south from Cranfield Park Road

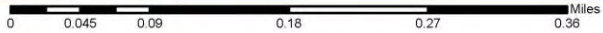
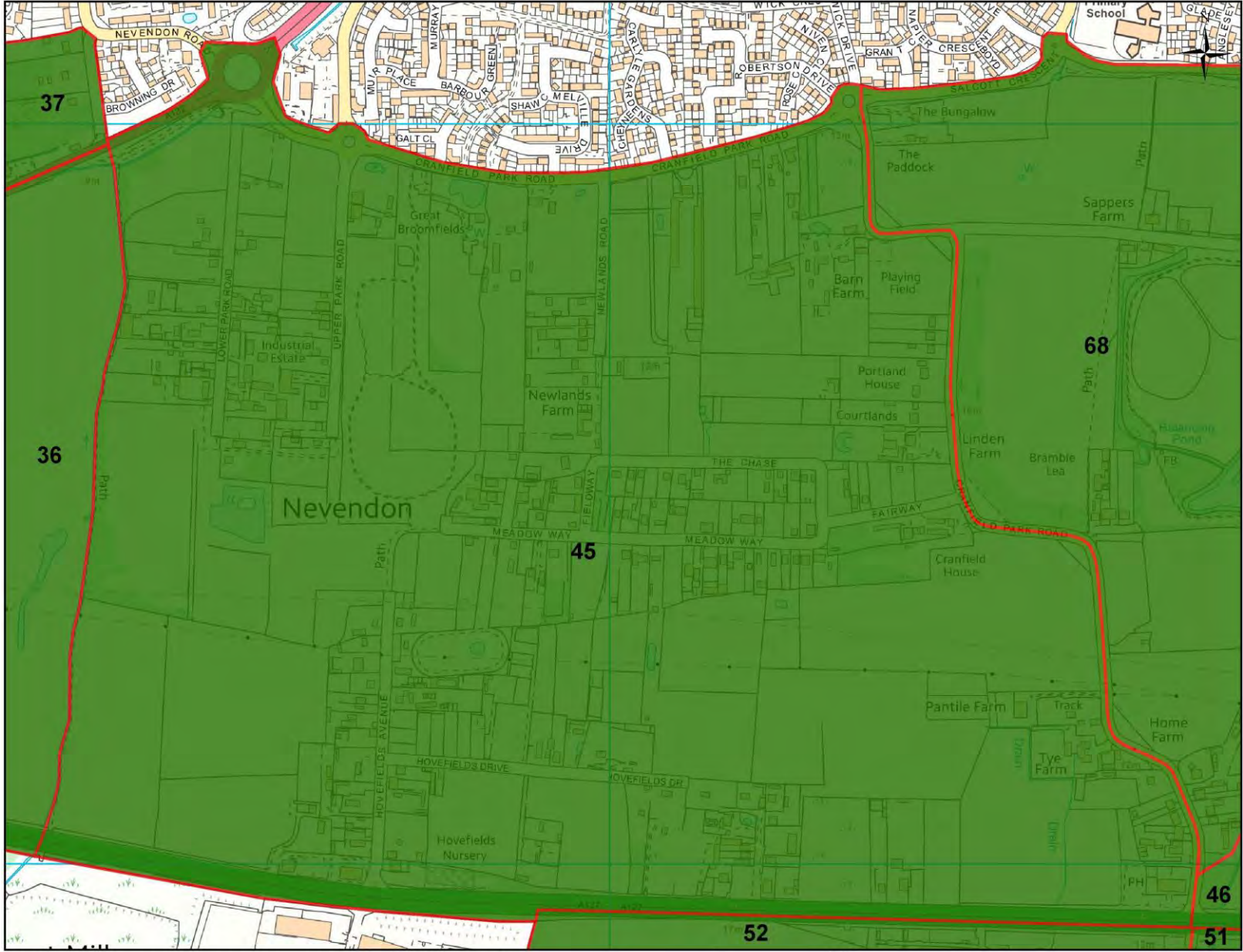


Pic 4 – Recreation ground south of Cranfield Park Road

Green Belt Area 45

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 45 Assessments

Settlements

- Nevendon Plotland is within the parcel
- Wickford urban area is immediately north of the parcel
- Burnt Mills Industrial Estate is on the southern side of the A127
- Felmores neighbourhood of Pitsea is located approximately 2km to the south west

Land Use

- Traditional orchard along Hovefield Avenue
- A small area of deciduous woodland to the north along Cranfield Park Road
- Econet natural and semi-natural woodland area along Cranfield Park Road
- Many residential properties in Plotland within the parcel
- Gypsy and Traveller sites to the north east of the parcel (Cranfield Park)
- Dick Turpin Public House along the north side of the A127 on southern boundary
- Boarding kennels along Cranfield Park Road
- More than 60% of the parcel is developed within the Green Belt

History

- Within HECA 5 and 10 and HECZ 5.4, 10.2 and 10.4
- HECZ 5.4 and 10.2 have medieval field patterns where archaeological investigation has revealed multi-period occupation including activity and burial sites
- The occupation has been identified as Mesolithic to the Iron Age with large scale excavations at Nevendon Washland to the west
- HECZ 10.4 covers the majority of the parcel where there is a general lack of archaeological evidence, however this does not mean there is a lack of archaeological deposits
- Grade II listed property – Great Broomfields along Cranfield Park Road
- The parcel is highly sensitive to change

Natural Environment Designations

- Two TPOs – TPO/13/87 at Broomfield Farm, Cranfield Park Road and TPO/06/82 at Whitecroft, Honiley Avenue
- Protected Species Alert Areas throughout the parcel
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site
- Within the buffer zones of LoWS and BAP Areas at the Wick Country Park (Ba54), Home Farm Meadow (Ba49) and Burnt Mill (Ba44)

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 4 – North Benfleet and Nevendon Settled Craylands
- Historic field pattern with mature roadside vegetation along Cranfield Park Road
- World War II pillbox
- Rural landscape character
- Predominantly Twentieth century plotland layout
- Plays key role in separation between built up areas of Wickford and north-east Basildon

- Glimpsed views into the parcel from A127 (especially when vegetation not in leaf) but mainly screened by roadside hedgerow

Infrastructure

- The Arterial Southend Road A127 forms the southern boundary and A132 forms the north west boundary
- Overhead power line running west-east through the parcel
- PRow running through the south west corner of the parcel

Stage 3: Parcel 45 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the urban area of Wickford to the north with Cranfield Park Road dividing the urban area from the Green Belt. Burnt Mills Industrial estate is to the south west of the parcel. The parcel contains a lot of different types of development; housing, Gypsy and Traveller accommodation, light industry and community facilities. These are all inappropriate developments in the countryside and the parcel therefore does not contribute to this purpose.	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to the town of Wickford in the north and the town of Basildon in the south which are both considered under this purpose. The parcel is a large piece of land and whilst there is sporadic development across the parcel, the density of development is not that which would be associated with Wickford and Basildon and so as such this parcel is preventing neighbouring towns from merging.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel contains a lot of different types of development including housing, Gypsy and Traveller accommodation, light industry, community facilities and electricity pylons. The parcel is reasonably densely populated with Plotland dwellings and although there are some open spaces/ fields, the parcel does not have a countryside feel. Most of the parcel contains some form of building, structure or land use that is not appropriate in the countryside and therefore it is concluded that this parcel has become encroached.	Parcel does not contribute to this purpose
4 – To preserve the setting and special character of historic towns	The parcel has some historic character within it, including Great Broomfields, which is a listed building as well as some historic field boundaries. However the surrounding urban areas are not considered historic and there are no Conservation Areas or Ancient Woodlands nearby. If development took place in this parcel it would not risk the setting or character of a historic town.	Parcel does not contribute to this purpose

Stage 4: Parcel 45 Overall Conclusions

- 45.2 The parcel plays an important role with regard the separation of Wickford and Basildon which should be maintained. If not, and the parcel were to be released for development there is a strong risk that these neighbouring towns would merge,

particularly as there is already significant development within the parcel. The parcel provides a strategic gap between Wickford and Basildon and as such contributes to purpose 2.

- 45.3 The parcel does not contribute to any of the other purposes. The parcel contains a considerable amount of development for a range of uses which is considered to be encroachment into the countryside and also to be sprawl and as such the parcel does not contribute to purposes 1 and 3. There are no historic towns nearby and the parcel does not contain any Ancient Woodland and such the parcel does not contribute to purpose 4.

46 GREEN BELT PARCEL 46

Parcel Description:

- 46.1 The railway runs across the northern boundary of the parcel and two brooks form the eastern and western boundaries (pic 1), with the A127 as the southern boundary. The Wick Country Park is situated on the western edge of the parcel (pic 2). There are pylons that run along the parcel, approximately one third of the area away from the southern boundary. There are long distance views to Rayleigh and the A130 in the south east and long distance views to Rayleigh and the substation in the north east (pic 3). To the north, views of the built up area of Wickford can be seen (pic 4). There is a rise in land from north to south and from west to east. Fanton Hall and its associated infrastructure is located in the middle of the parcel (pic 5). There are a few buildings located off the A127 at the south of the parcel.



Picture 1 – The brook forming the western boundary



Picture 2 – The Wick Country Park looking north-west



Picture 3 – Views across to Rayleigh, the A130 and the substation in the east



Picture 4 – Views across to Wickford in the north

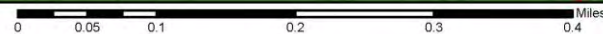
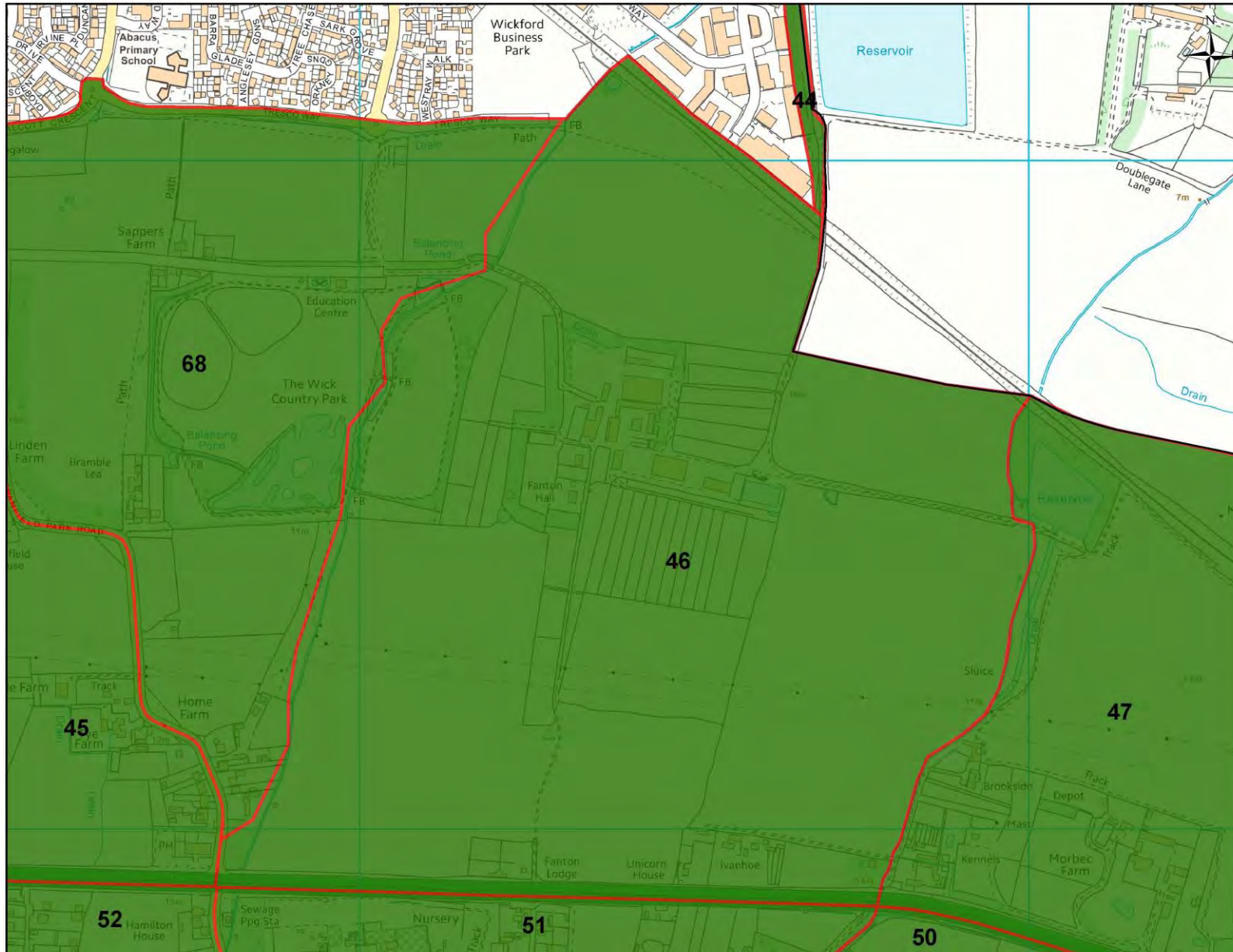


Picture 5 – Fanton Hall in the middle of the parcel

Green Belt Area 46

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 46 Assessments

Settlements

- Nevendon Plotland is directly adjacent to the parcel to the west
- Wickford is located just to the north of the parcel
- North Benfleet is situated approximately 1.6km to the south of the parcel
- Burnt Mill Industrial Estate is located 2.1km to the south west
- Rawreth (Rochford District) is situated 2.4km to the north east of the parcel

Land Use

- The Wick Country Park which is located predominantly within Green Belt Parcel 68 also covers a small part of the western side of this parcel
- A small number of residential properties run along the southern boundary of the parcel, north of the A127
- The remainder of the land is well used, Grade 3 agricultural land
- More than 60% of the parcel is natural land use

History

- Within HECA 10 and HECZ 10.2
- A large rural landscape on the urban edge and contains few known archaeological sites through lack of investigation rather than absence of archaeology.
- The geology largely consists of London Clay and excavations along the new A130 nearby have demonstrated settlement of the area from the Bronze Age onwards.
- Some modern development in the parcel is likely to have damaged or truncated archaeological deposits
- The settlement pattern and below ground archaeology are all highly sensitive to change
- One archaeological find area to the west, south of The Wick Country Park
- The parcel is highly sensitive to change

Natural Environment Designations

- The Wick Country Park is a designated Local Wildlife Site and BAP
- Protected Species Alert Areas throughout the parcel
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 3 Bowers Gifford and North Benfleet Farmlands
- Historic field pattern
- Mature vegetation along the A127
- Rural landscape character
- Plays role in separation between built up areas of Wickford and north-east Basildon
- Part of strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Glimpsed views into the parcel from A127 (especially when vegetation not in leaf) but mainly screened by roadside hedgerow

Infrastructure

- The Southend Arterial Road A127 forms the southern boundary
- Overhead lines run through the centre of the parcel from west to east
- PRow across the northern part of the parcel and along the eastern boundary
- Railway runs along the north eastern edge of parcel

Stage 3: Parcel 46 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	Wickford is located to the north/ north west of the parcel. The Wickford Business Park is located to the north and a residential part of Wickford is located to the north west. There are a few sporadic development and farmlands to the south/ south east and south west of the parcel. A significant light industrial development is within the middle of the parcel and there are a few buildings to the south. None of this development is however as a result of urban sprawl from Wickford and as such this parcel is contributing to purpose 1.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is only physically adjacent to Wickford and therefore the parcel does not prevent neighbouring towns from merging into one another. However, the parcel does play an important role in the strategic gap between Basildon and Wickford.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	Electricity pylons run through the parcel from west to east. The A127 forms the southern boundary of the parcel off which is some development into the parcel. There is a significant light industrial development located in the middle of the parcel. There are many fields and due to the topography and trees surrounding the fields in the centre of the parcel they are quite enclosed. There is a risk that a wide expanse of open countryside would be lost in this parcel if it was subject to development as it is mainly large open fields and farmland that add to the countryside character. In addition some open recreational space; part of the Wick Country Park sits within the north-west of the parcel. However, the presence of the light industrial area in such a prominent location is considered to form part of the character of the parcel, particularly in accumulation with the residential and industrial buildings along the southern boundary.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The area of Wickford that is adjacent to the parcel in the north west is relatively modern. There are no Conservation Areas or Ancient Woodlands nearby. As such the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 46 Overall Conclusions.

- 46.2 The parcel contributes to purpose 1. There has been some development within the parcel close to the urban/rural boundary but this is not directly associated with Wickford and therefore isn't considered to be urban sprawl, and as such purpose 1 is accorded with.

- 46.3 The parcel is only adjacent to the urban edge of Wickford and if it was released for development it would not result in the merging of settlements. However the parcel is located within an important strategic gap between Wickford and Basildon and as such partly contributes to purpose 2.
- 46.4 The parcel also partly contributes to purpose 3. There is a light industrial area to the east of the Wick Country Park, a dwelling to the south of the parcel and another light industrial area, which are all classed as encroachment. However much of the parcel is made up of open fields and contains part of the Wick Country Park.
- 46.5 The parcel doesn't contribute to purpose 4 as there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

47 GREEN BELT PARCEL 47

Parcel Description:

- 47.1 The parcel is a small rectangular shaped piece of land but with a curved boundary to the east formed by the A130 (pic 1), and to the west formed by a brook. The A127 forms the southern boundary and the Borough boundary with Rochford District forms the northern boundary. The railway cuts through the northern section of the parcel, with an agricultural reservoir in the north-west corner. Morbec Farm is to the south of the parcel, which has a large number of associated farm and light industry buildings. There are pylons that lay across the middle of the parcel to the north of Morbec Farm (pic 2) and the land rises slightly to the railway in the north.





Picture 1 – Views from the A130 looking west across the parcel

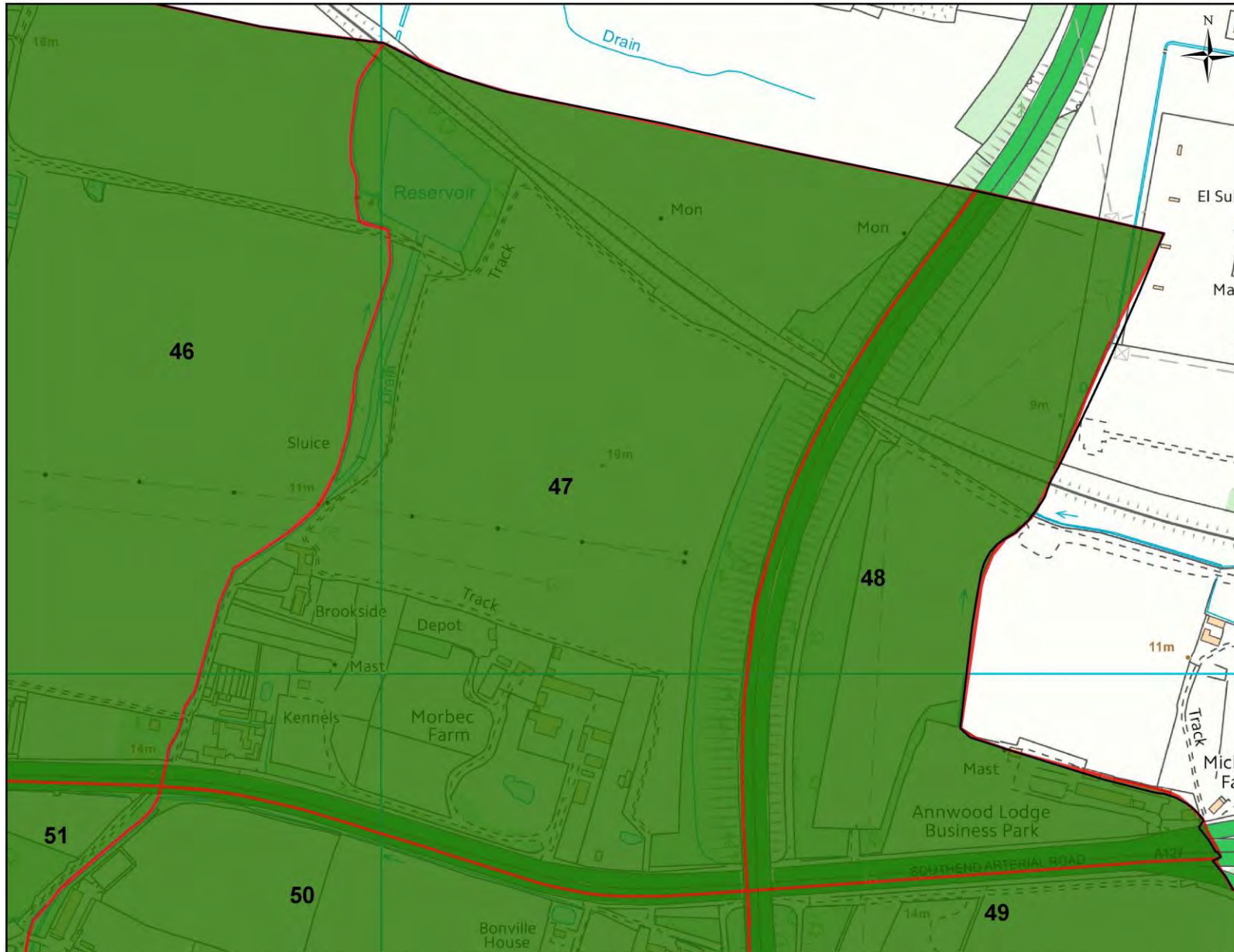


Picture 2 – Views across parcel to pylons and Morbec Farm in the south

Green Belt Area 47

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 47 Assessments

Settlements

- Shotgate is approximately 1.8km to the north west of the parcel
- North Benfleet is approximately 2.1km to the south west of the parcel
- Rawreth (Rochford District) is situated approximately 2.5km to the north
- Rayleigh (Rochford District) is located approximately 3km to the north east
- Thundersley (Castle Point Borough) is approximately 2.2km to the south east

Land Use

- Grade 3 agricultural field and reservoir to the north of the parcel
- Railway line across the parcel
- Strategic road network surrounds the parcel
- Residential and built development to the south of the parcel
- The parcel is of a mixed land use

History

- Within HECA 10 and HECZ 10.2
- A large rural landscape on the urban edge and contains few known archaeological sites through lack of investigation rather than absence of archaeology.
- The geology largely consists of London Clay and excavations along the new A130 have demonstrated settlement of the area from the Bronze Age onwards.
- Some modern development in the parcel is likely to have damaged or truncated archaeological deposits.
- The parcel is highly sensitive to change

Natural Environment Designations

- Protected species Alert Areas along the western boundary and to the south of the parcel within Morbec Farm
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 3 Bowers Gifford and North Benfleet Farmlands
- Rural, open landscape character
- Mature vegetation e.g. along railway, bridleway and water course, around reservoir and along A127 (requires management)
- Plays role in separation between built up areas of Wickford, Rawreth and Thundersley
- Part of strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Clear views in to the parcel from the A130 and glimpsed views in to the parcel from the A127

Infrastructure

- The Southend Arterial Road A127 forms the southern boundary

- The railway line runs through the northern part of the parcel
- A130 forms the eastern boundary
- PRow along the western boundary
- Overhead power lines running through the parcel up to the A130 where they cease to continue

Stage 3: Parcel 47 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to any settlements although it is in close proximity to Wickford in the north west and Rawreth, and Thundersley in the east. The parcel does contain some development within it including Morbec Farm and Morbec Cottage. Some of the development is untidy in nature but is not considered to be sprawl from a nearby built up area. As the parcel is not adjacent to a large built up urban area or ribbon development originating from such an area, it is not relevant to this purpose.	Parcel is not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	Although there is a small amount of development to the south of the parcel, it is not classed as a settlement. There are no settlements adjacent to the parcel and therefore the parcel would not cause neighbouring settlements to merge. Development of this parcel would not cause development to move towards Wickford or Thundersley and such this parcel does not contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is heavily constrained by infrastructure; the A130, the A127 both border the parcel, the former on an earth embankment. There is a railway across the northern half of the parcel, and pylons extend across the middle. Whilst there is a field and some farmland within the parcel, the amount of modern infrastructure within the parcel along with the light industrial development acts as encroachment which is considered significant enough to impact on the adherence to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are no surrounding towns or villages in the immediate parcel and the parcel does not contain any Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 47 Overall Conclusions.

- 47.2 The parcel is in quite an isolated location and it is not adjacent to any settlements. As such it is not relevant to purpose 1. Development of this parcel would also not contribute to the merging of two urban areas without the total development of a number of other parcels such that it is not considered that the parcel contributes to purpose 2.
- 47.3 The parcel is surrounded by and contains major infrastructure routes and the railway line, and there are clear views into the parcel from the road network. There are power lines running through the parcel and some development to the south,

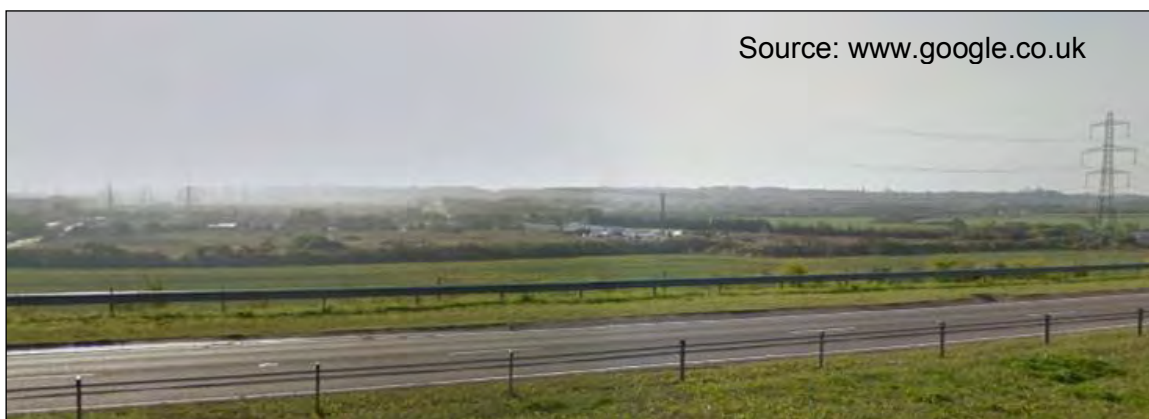
mainly two farms and a few residential properties which have affected its character. The modern infrastructure and development are seen as encroachment and results in the parcel partly contributing to purpose 3.

- 47.4 The parcel also doesn't contribute to purpose 4 because there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

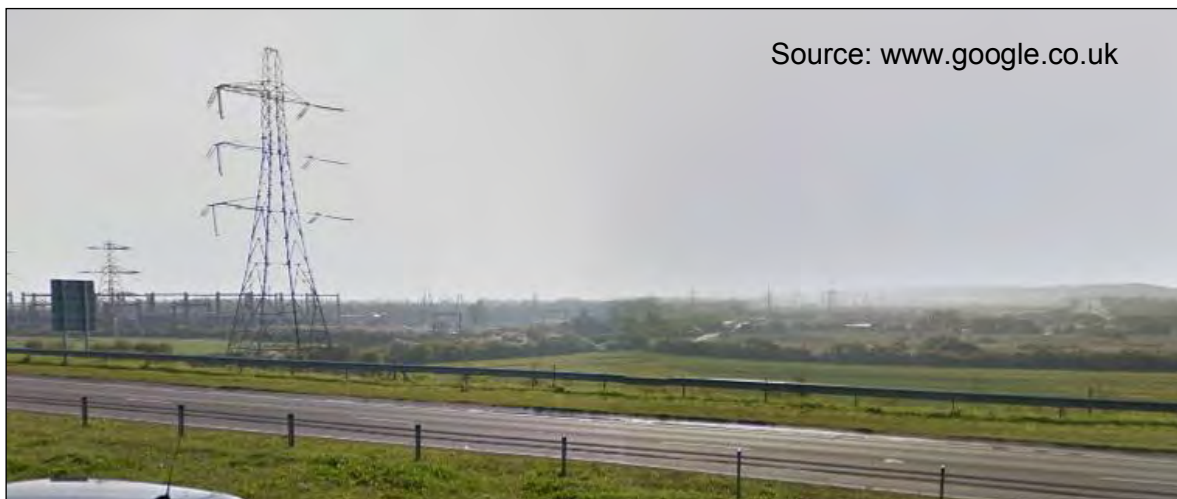
48 GREEN BELT PARCEL 48

Parcel Description:

- 48.1 The parcel is 'L' shaped with the A130 forming the western boundary (pic 1), the A127 forming the southern boundary and the borough boundary with Rochford District forming the eastern and northern boundaries. Immediately to the north east of the parcel is a large National Grid substation which can be viewed from the A130 (pic 2). From the sub-station there are high voltage pylons that cross the parcel from north to south. The parcel itself consists of fields and a small business area to the south east. There are strategic views across the middle of the parcel and the land has a slight slope to the south but further east the land is relatively flat. A railway runs through the northern half of the parcel.



Picture 1 – Views from A130 looking east towards the south of the parcel

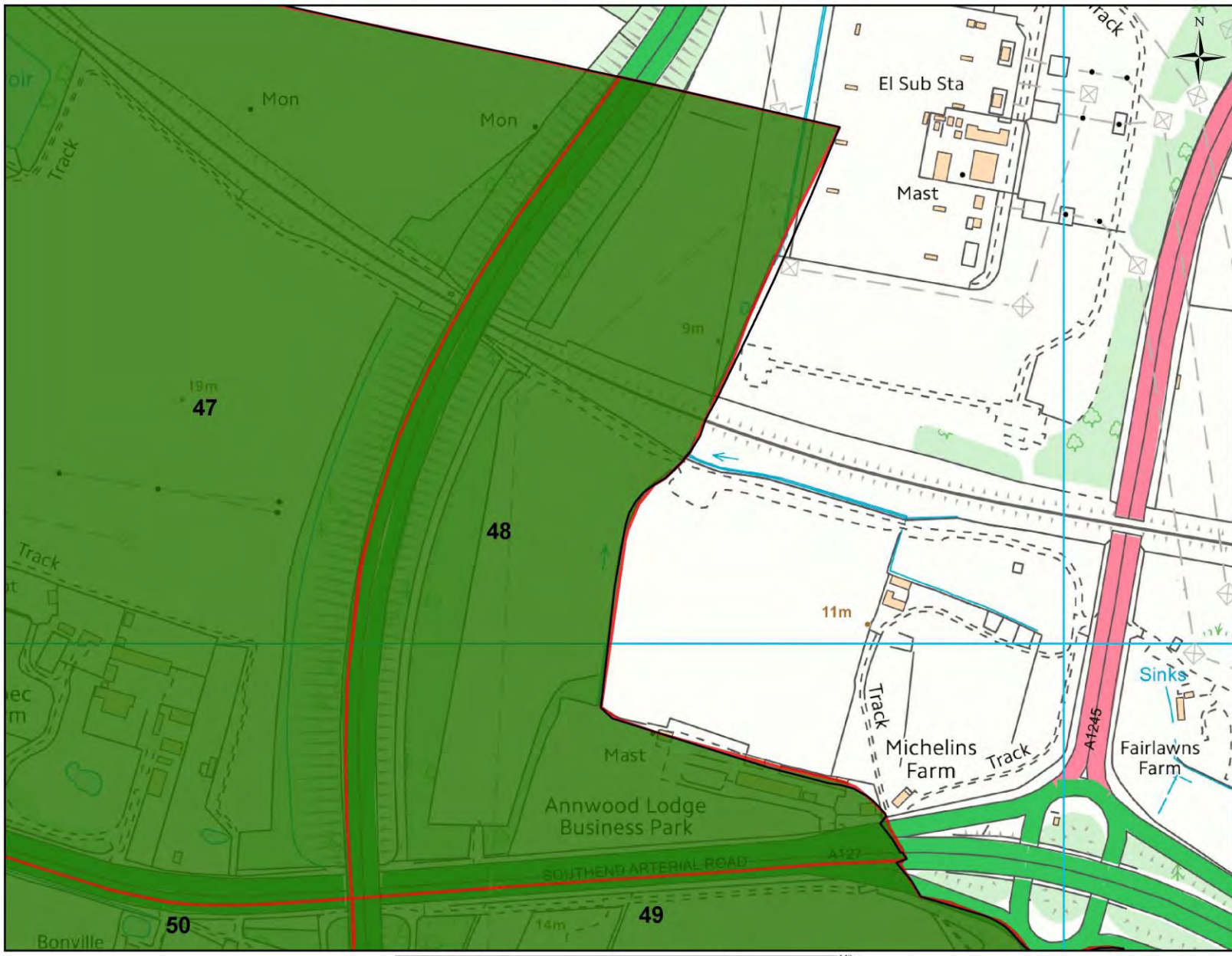


Picture 2 – Views from A130 looking east towards the north of the parcel

Green Belt Area 48

Legend

- Borough Boundary
- Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 48 Assessments

Settlements

- Wickford's Shotgate neighbourhood is approximately 2.1km to the north west of the parcel
- North Benfleet is approximately 2.7km to the south west of the parcel
- Rawreth (Rochford District) is situated approximately 2.1km to the north of the parcel
- Thundersley (Castle Point Borough) is approximately 1.9km south east of the parcel
- Rayleigh (Rochford District) is approximately 2.2km to the east

Land Use

- Annwood Lodge (south east of the parcel) is an employment area
- The remainder of the land is Grade 3 agricultural land
- The parcel is of mixed land use

History

- Within HECA 10 and HECZ 10.2
- A large rural landscape on the urban edge and contains few known archaeological sites through lack of investigation rather than absence of archaeology.
- The geology largely consists of London Clay and excavations along the new A130 have demonstrated settlement of the area from the Bronze Age onwards.
- Some modern development in the parcel is likely to have damaged or truncated archaeological deposits.
- Two archaeological find areas (one within the Annwood Lodge boundary and the other within the Rochford District next to the Basildon Borough boundary)
- The parcel is highly sensitive to change

Natural Environment Designations

- A PSAA along the western boundary of the parcel
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 3 Bowers Gifford and North Benfleet Farmlands
- Rural, open landscape character
- Important views across open farmland from elevated A130 towards Wheatley Wood and wooded ridge of South Benfleet and Thundersley in the distance
- Plays role in separation between built up areas of Wickford and Thundersley
- Part of strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)

Infrastructure

- A130 forms the western boundary
- The Southend Arterial Road A127 forms the southern boundary
- A railway line runs through the parcel from west to east

- Overhead power lines run along the western side of the parcel

Stage 3: Parcel 48 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to any settlements and is surrounded by major infrastructure routes. There is a small business development within the parcel but this is not associated with a nearby large built up area. As the parcel is not adjacent to a large built up urban area or ribbon development originating from such an area, it is not relevant to this purpose.	Parcel is not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	There are no settlements adjacent to the parcel and therefore the parcel would not cause neighbouring settlements to merge. Development of this parcel would not cause development to move towards Wickford or Thundersley and as such this parcel does not contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel can be viewed from most sides. There is a small business area to the south east, electricity pylons that cross the parcel and connect to the adjacent substation, and two major highways that surround the parcel. The parcel contains countryside but this is bisected by a railway line. As there is a business area already present and infrastructure running through it, this parcel does not constitute high value countryside but it is nonetheless broadly free of development. There would therefore be a loss of countryside if the parcel was to be developed.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are no settlements adjacent to the parcel. There is no Ancient Woodland or Conservation Areas in the parcel. As there is no settlements adjacent to the parcel, development in this parcel would not risk the character of a historic town.	Parcel does not contribute to this purpose

Stage 4: Parcel 48 Overall Conclusions

- 48.2 The parcel is in quite an isolated location and it is not adjacent to any settlements. It is therefore not relevant to purpose 1 and does not contribute to purpose 2.
- 48.3 The parcel is surrounded by and contains major infrastructure although there are clear views into the parcel from the road network. There are power lines running through the parcel and a railway line passes through the northern half. The parcel contains a Business Park which could be considered untidy development. These aspects count as encroachment but due to the sight lines and relative absence of significant built development relative to the location as a whole, the parcel is considered to be contributing to purpose 3.
- 48.4 The parcel doesn't contribute to purpose 4 because there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

49 GREEN BELT PARCEL 49

Parcel Description:

- 49.1 The parcel is an oval shape island of land surrounded by major infrastructure on all sides. The roundabout to the north east of the parcel links the A13 and the A127, and the roundabout to the south of the parcel links the A13 to the A130 (pic 1). The parcel is quite open and can be viewed from all three major roads. The parcel is made up of fields that are relatively flat, apart from a slight slope to the north-west. There are some pylons that run across the west of the parcel.

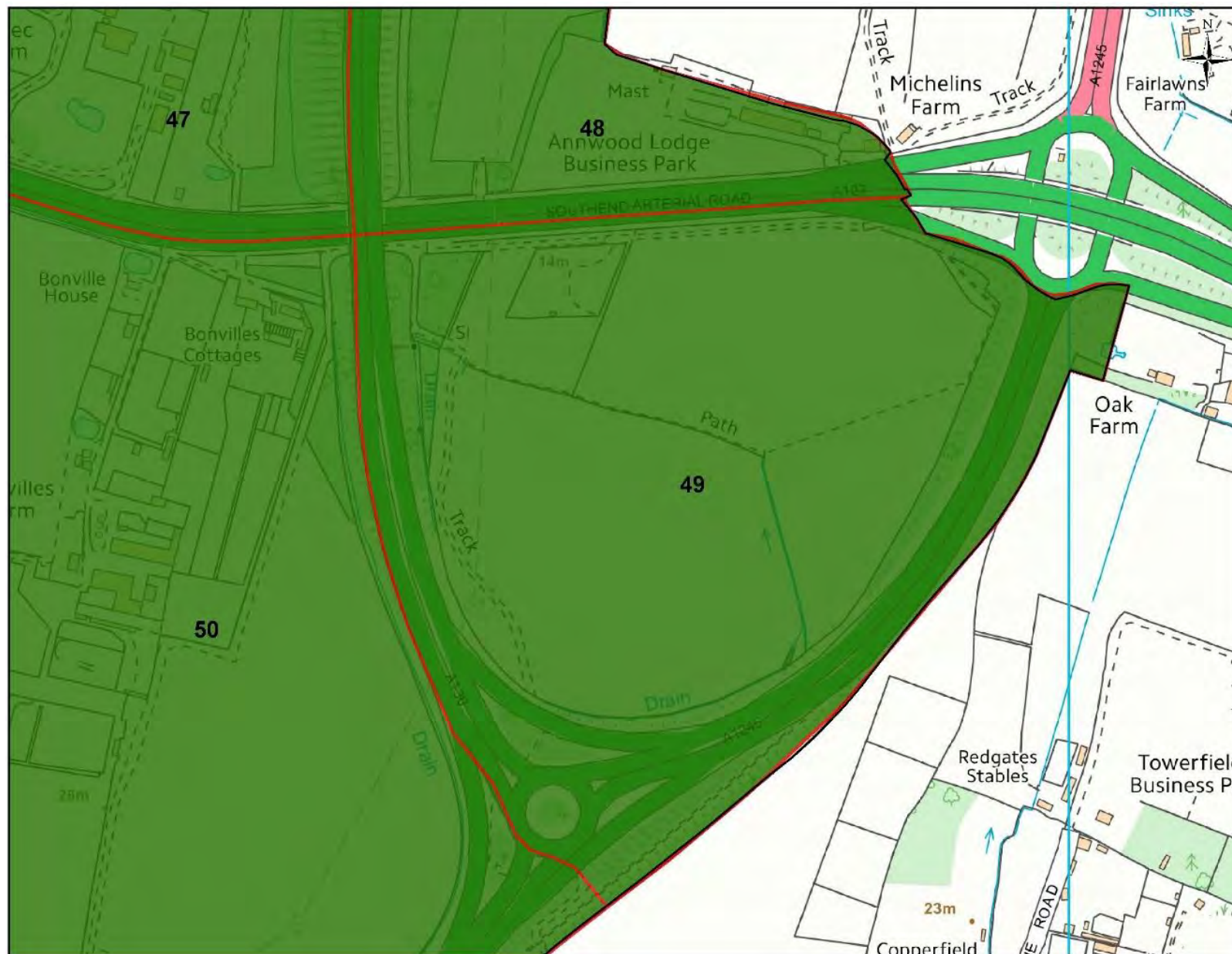


Picture 1 – Views from A130 looking north across the parcel

Green Belt Area 49

Legend

- Borough Boundary
- Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 49 Assessments

Settlements

- The Wickford neighbourhood of Shotgate is approximately 2.8km to the north west of the parcel
- North Benfleet is approximately 2.3km to the south west of the parcel
- Rawreth (Rochford District) is situated approximately 2.9km to the north of the parcel
- Thundersley (Castle Point Borough) is approximately 1.5km south east of the parcel
- Rayleigh (Rochford District) is approximately 2.2km to the east

Land Use

- The land is predominantly Grade 3 agricultural land
- There is some hard-standing within the north west corner
- The parcel is more than 60% natural land use

History

- Within HECA 10 and HECZ 10.2
- A large rural landscape on the urban edge and contains few known archaeological sites through lack of investigation rather than absence of archaeology.
- The geology largely consists of London Clay and excavations along the new A130 have demonstrated settlement of the area from the Bronze Age onwards.
- Some modern development in the parcel is likely to have damaged or truncated archaeological deposits.
- The parcel is highly sensitive to change

Natural Environment Designations

- A small Protected Species Alert Area along the western boundary of the parcel
- Within the 2km buffer zone of Thundersley Great Common (Castle Point Borough)
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 3 Bowers Gifford and North Benfleet Farmlands
- Rural, open landscape character
- Important views across open farmland from elevated A130 towards Wheatley Wood and wooded ridge of South Benfleet and Thundersley in the distance
- Plays role in separation between built up areas of Wickford and Thundersley
- Part of strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)

Infrastructure

- The Southend Arterial Road A127 forms the northern boundary
- A130 runs along the western boundary and links with the A129 via a roundabout which then runs along the eastern boundary
- PRow in the far north east corner

- Overhead power lines running along the western part of the parcel

Stage 3: Parcel 49 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to any settlements and is surrounded by major infrastructure routes. As the parcel is not adjacent to a large built up urban area or ribbon development originating from such an area, it is not relevant to this purpose.	Parcel is not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	There are no settlements adjacent to the parcel and therefore the parcel would not cause neighbouring settlements to merge. Development of this parcel would not cause development to move towards Wickford or Thundersley and as such this parcel does not contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is countryside and it is open and can be viewed from most of the strategic infrastructure that surrounds it. There is significant infrastructure development within the parcel relative to its size including some hard-standing in the north west corner. As such this parcel is assessed as partly contributing to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are no settlements adjacent to the parcel. There is no Ancient Woodland or Conservation Areas in the parcel. As there are no settlements of historic importance nearby the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 49 Overall Conclusions

- 49.2 The parcel is in quite an isolated location and it is not adjacent to any settlements and as such it is not relevant to purpose 1 and does not contribute to purpose 2.
- 49.3 The parcel is surrounded by and contains major infrastructure routes and there are clear views into the parcel from the road network. There are power lines running through the parcel and some hard-standing and storage containers to the north-west corner. However the parcel is mainly open countryside which is highly visible, especially on its western and northern sides. As there has been some degree of encroachment into the countryside at this location, the parcel partly contributes to purpose 3.
- 49.4 The parcel doesn't contribute to purpose 4 because there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

50 GREEN BELT PARCEL 50

Parcel Description:

- 50.1 The parcel is surrounded by major infrastructure, the A127 runs along the northern boundary, the A13 runs along the southern boundary and the A130 runs along the eastern boundary. Rushmoor Lane runs along the western boundary screening the parcel with heavy trees (pic 1). The land in the west is quite low but starts to rise to the south and to the east and then flattens out. The land then slopes down to the east and to the north. There are some views to South Benfleet and the A130. The land contains cultivated fields (pic 2) and grassland. Each field is lined with hedgerow and trees (pic 3). There is a fort and a farm within the north east of the parcel. There are some pylons to the south of the parcel (pic 4) and a reservoir to the south west.



Picture 1 – Looking south along Rushmoor Lane



Picture 2 – Sloped cultivated fields



Picture 3 – Tree-lined fields

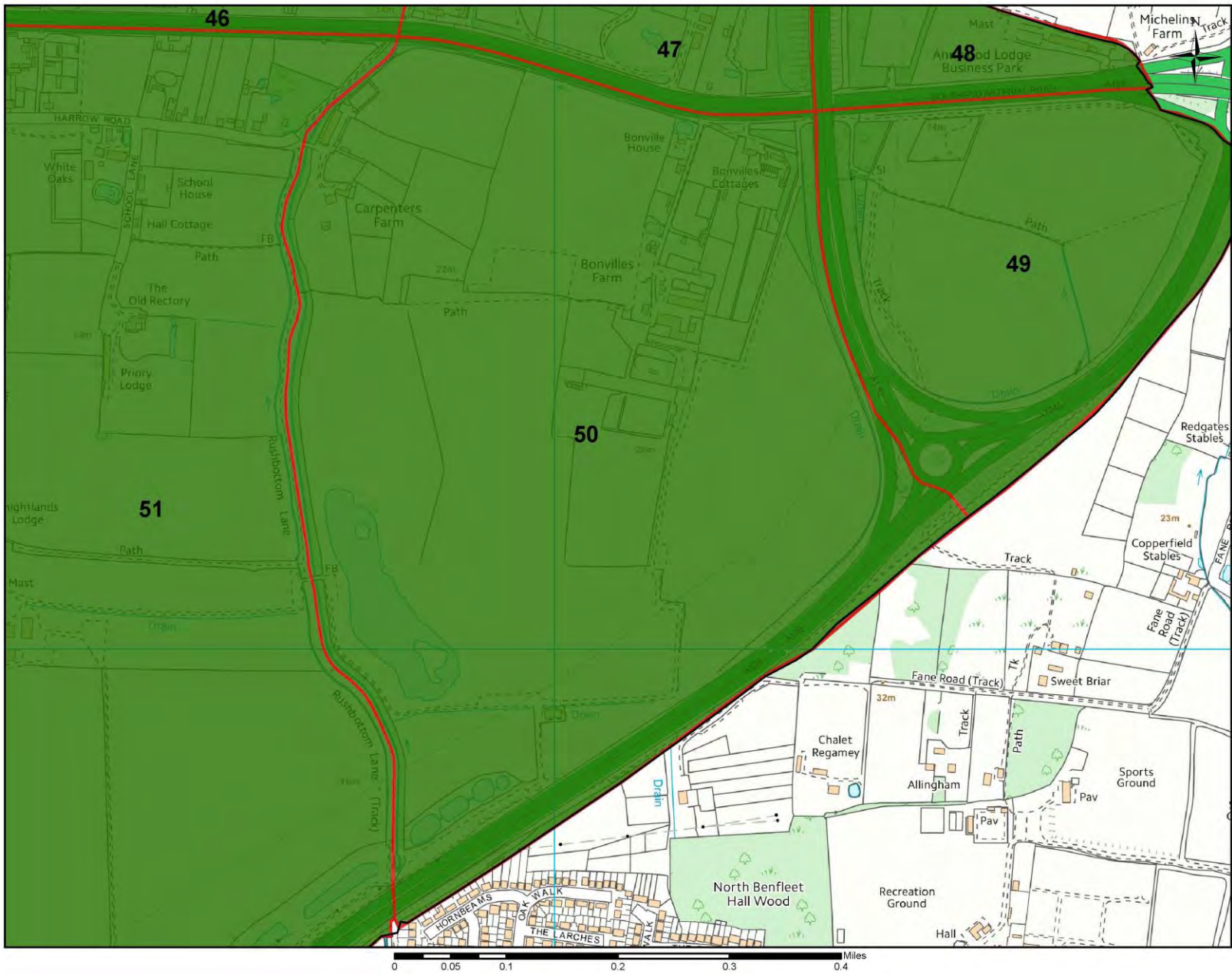


Picture 4 – Grassland looking out to pylons running along the south of the parcel

Green Belt Area 50

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 50 Assessments

Settlements

- New Thundersley (Castle Point Borough) is located directly south of the parcel on the opposite side of the A130
- Shotgate, Wickford sits approximately 2.2km north west of the parcel
- North Benfleet is situated approximately 1.5km west of the parcel
- Rawreth (Rochford District) is approximately 3km to the north of the parcel

Land Use

- The majority of the parcels consists of well used Grade 3 agricultural fields
- A former outdoor activity centre located quite centrally in the parcel.
- The parcel is more than 60% natural land use

History

- Within HECA 10 and HECZ 10.2
- A large rural landscape on the urban edge and contains few known archaeological sites through lack of investigation rather than absence of archaeology.
- The geology largely consists of London Clay and excavations along the new A130 have demonstrated settlement of the area from the Bronze Age onwards.
- Some modern development in the parcel is likely to have damaged or truncated archaeological deposits.
- The parcel is highly sensitive to change

Natural Environment Designations

- Along the stream to the west there are PSAA as well as two further sites within the centre of the parcel
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the 2km buffer zone for the SSSI site of Thundersley Great Common

Landscape

- Within G3 – South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 11 - Bowers Gifford and North Benfleet Farmlands
- Open rural landscape with historic field pattern
- Views out of the site towards wooded ridge of Thundersley and South Benfleet
- Plays an important role in separating Thundersley from Basildon
- Part of strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Mature vegetation along field boundaries

Infrastructure

- The A127 Arterial Road forms the northern boundary of the parcel
- The A130 runs along the eastern and south east boundaries
- Overhead power lines run parallel with the south east boundary of the parcel

- PRowS from North Benfleet to Bonvilles Farm and the A127 as well as along the stream on the western boundary

Stage 3: Parcel 50 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent in part to the built up town of South Benfleet to the south, separated by the A130. There are some sporadic developments in the west and north of the parcel but they are not considered to be sprawl from the nearest large built up area. The southern part of the parcel consists of fields and therefore does help to check sprawl.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to one settlement, which is South Benfleet to the south, so settlements could not merge together if this parcel in isolation was to be released from the Green Belt for development. The parcel does however form part of a strategic gap separating South Benfleet from Basildon and therefore makes a partial contribution to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There are electricity pylons running along the southern part of the parcel and the parcel is bounded on three sides by major roads. The northern side of the parcel contains sporadic development. The parcel is countryside in the south and some to the west. There are quite limited views into the parcel apart from along the A130 where the southern edge of the parcel can be viewed. There would be a risk that countryside would be lost if the parcel was to be developed. However there is some sporadic development in the parcel that means some of the countryside has already been encroached upon. As such it partly contributes to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The built up area of South Benfleet and the sporadic development that surrounds the parcel is not classified as historic. There are also no Ancient Woodlands or Conservation Areas in the parcel.	Parcel does not contribute to this purpose

Stage 4: Parcel 50 Overall Conclusions

- 50.2 The parcel is separated from the built up area of South Benfleet by the A130 which itself acts as a defined barrier between the parcel and the settlement. No development has crossed the A130 and as such the parcel contributes to purpose 1.
- 50.3 The parcel is adjacent to South Benfleet however it is some distance from another settlement and it would not result in the merging of settlements if it was released from the Green Belt for development in isolation. However it is situated in an important strategic gap separating Basildon and Wickford from South Benfleet and as a result it partly contributes to purpose 2.
- 50.4 There are electricity pylons running along the southern part of the parcel and the

parcel is bounded on three sides by major roads. The northern side of the parcel is dominated by sporadic development which is considered to be encroachment however the southern part of the parcel is open countryside. As such part of the parcel contributes to purpose 3.

- 50.5 The parcel doesn't contribute to purpose 4 because there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

51 GREEN BELT PARCEL 51

Parcel Description:

- 51.1 The parcel contains a lot of development, mainly houses, chalets and caravans. These developments are screened from the A127 by trees but there is also light industry and a garden centre in this location which can be accessed and seen from the A127. Further south there are some uncultivated fields and open grassland (pic 1). The land rises to the east, which can be seen through glimpses in the tree lined Pound Lane that runs most of the western boundary of the parcel. The tree line edge also hides an old farm building. To the south of this at the end of the public footpath is a farm building with a large pond (pic 2). Past the old farm building are some open fields that lay on low land and horses grazing. This parcel is screened from the surroundings, with very limited views in and out of the parcel (pic 3).
- 51.2 Travelling south off Pound Lane there is North Benfleet Hall, which is screened from the west but can be seen from the east (pic 4). Further down Pound Lane are some sporadic plots; some are vacant and either used for storage or are overgrown. There are glimpses up to higher ground at the end of the plotland roads. The south part of the parcel contains relatively flat fields with pylons running along the eastern edge of the parcel. There are some large ponds to the east and there are some limited views into the parcel from the A130, but in other places along the A130 the eastern side of the parcel can be seen. There are some strategic views to South Benfleet from the middle of the parcel (pic 5).



Picture 1 – Open grassland with a few scattered houses around the periphery



Picture 2 – Cultivated fields with farm buildings in the distance



Picture 3 – Low lying field heavily screened with limited views in and out



Picture 4 – Views to North Benfleet Hall

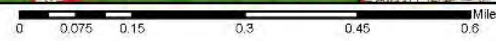
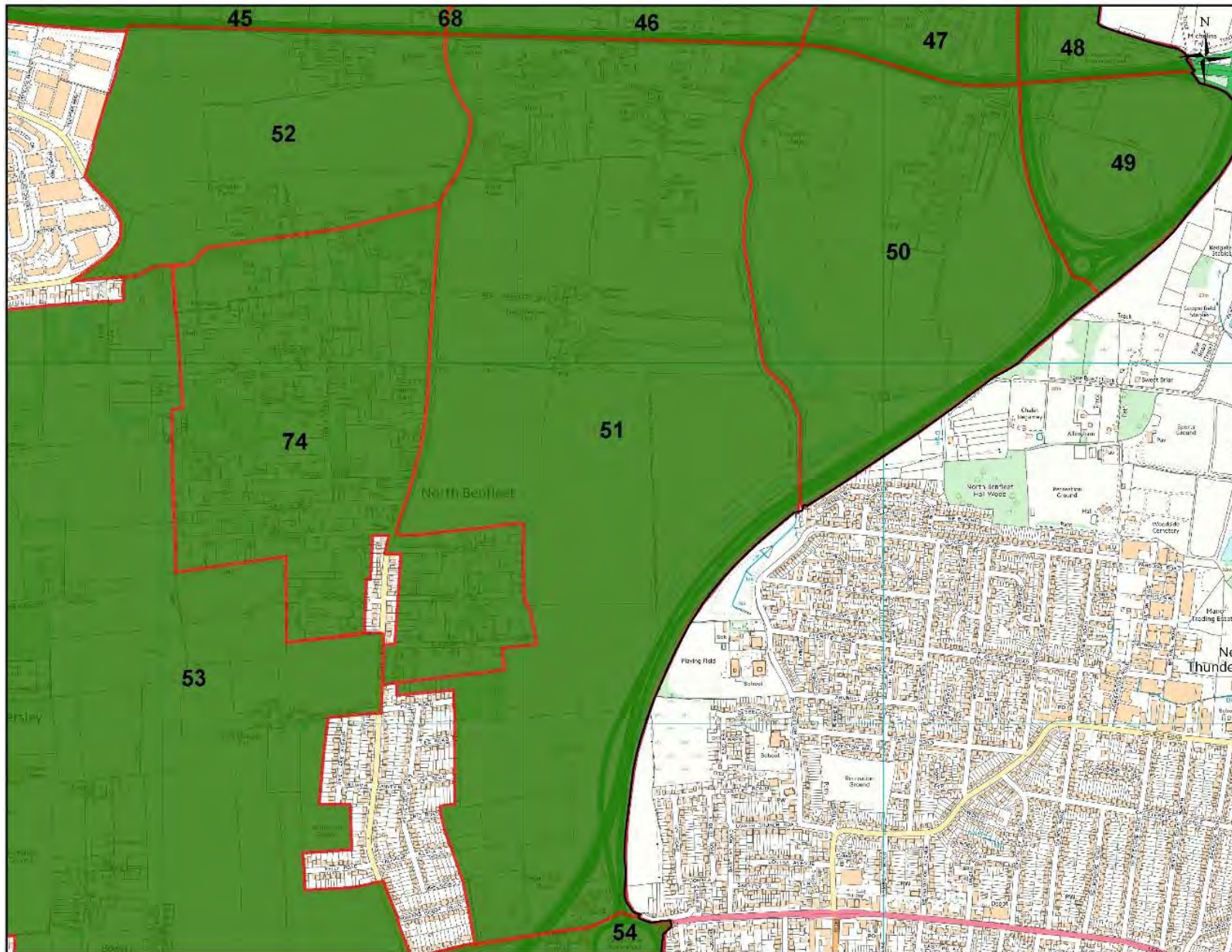


Picture 5 – Views to South Benfleet

Green Belt Area 51

Legend

- Borough Boundary
- Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018271. All rights reserved.

Stage 2: Parcel 51 Assessments

Settlements

- North Benfleet Plotland within the parcel
- Bowers Gifford abuts the parcel immediately to the west
- New Thundersley (Rochford District) is situated to the east of the parcel on the opposite side of the A130
- Burnt Mills industrial estate is situated approximately 1.7km to the west of the parcel
- Pitsea is located approximately 2km to the west of the parcel

Land Use

- Two traditional orchards are located within the plotland enclave to the west of the parcel
- The majority of the parcel consists of well used Grade 3 agricultural land
- A riding centre and garden centre are located to the north of the parcel
- Cluster of agricultural buildings are situated centrally in the parcel
- Small parcel of residential development within plotland area
- The parcel is of mixed land use

History

- Within HECA 10 and HECA10.2
- The Church of All Saints on North Benfleet Road is centrally located within the parcel and is Grade II* listed
- Sadlers Hall Farmhouse is on London Road and is Grade II listed
- A large rural landscape on the urban edge and contains few known archaeological sites through lack of investigation rather than absence of archaeology
- Two archaeological find areas located fairly centrally within the parcel
- The parcel contains a large number of World War II military sites forming part of the General Headquarters defence line including an anti-tank ditch and a range of pill boxes
- The geology largely consists of London Clay and excavations along the new A130 have demonstrated settlement of the area from the Bronze Age onwards
- Some modern development in the parcel is likely to have damaged or truncated archaeological deposit
- The parcel is highly sensitive to change

Natural Environment Designations

- A TPO has been designated to the west of the parcel east of Page Road and a further TPO is located to the north east of the parcel along Harrow Road
- Along the stream to the west there are Protected Species Alert Areas as well various further sites predominantly to the north of the parcel
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the 2km buffer zone of the SSSI at Pitsea Marsh

Landscape

- Within G3 – South Essex Coastal Towns of East of England Landscape Character Area
- Within LCA 3 Bowers Gifford and North Benfleet Farmlands

- Open, rural character with arable farming
- Views towards North Benfleet Church
- Plays a key role in separating North Benfleet and South Benfleet/Thundersley
- Long distance views in to the parcel from Castle Point Borough
- Proposed residential development in Castle Point on the eastern side of A130 places an increased significance on this parcel to remain absent of large scale development

Infrastructure

- A127 forms the northern boundary
- Pound lane runs along the western boundary
- London Road (B1464) forms the southern boundary
- The A130 runs along the south east boundary
- PRow through the northern part of the parcel with a further footpath running along the stream on the eastern boundary
- Overhead power lines

Stage 3: Parcel 51 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the small serviced settlement of Bowers Gifford to the south west and the town of South Benfleet to the south east. The parcel is large in size and there is development in the north of the parcel including a garden centre and residential dwellings but this is not associated as being sprawl from a nearby built up area.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel has a fundamental strategic role in separating the serviced settlement of Bowers Gifford and the town of South Benfleet. It is a large parcel of land and whilst there is sporadic development in parts of the parcel it plays a critical role in preventing these two neighbouring settlements from merging.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel includes some sporadic development include residential dwellings, light industry, farm buildings and community facilities. There is development in the north of the parcel including a garden centre and residential dwellings, and development around North Benfleet Hall in the broad centre. The parcel is however large in size and whilst there is some development within it there are several fields used for agriculture which are part of the countryside and at risk of being lost if the parcel were to be developed.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are three listed buildings in the parcel although they are not associated with historic settlements. Bowers Gifford and South Benfleet are the nearest settlements but they are not considered to be of historic importance. There are also no Ancient Woodlands in the parcel and as such the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 51 Overall Conclusions

- 51.3 Whilst there is some developed parts of the parcel, this development does not originate from a built up area and as such is not considered to be urban sprawl

relevant to the assessment under purpose 1. The parcel plays a fundamental role in the separation of Bowers Gifford and South Benfleet (in Castle Point Borough) and if the whole parcel were to be released for development there is a strong risk of these neighbouring settlements merging. As such the parcel contributes to purpose 2.

- 51.4 The parcel is adjacent to the built up area of Bowers Gifford and separated from South Benfleet by the A130. There is development within the parcel but this is largely concentrated in the north and due to the size of the parcel, much retains the characteristics of countryside. Therefore the parcel partly contributes to purpose 3.
- 51.5 The parcel doesn't contribute to purpose 4 because there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

52 GREEN BELT PARCEL 52

Parcel Description:

52.1 The parcel consists mostly of farmland, some which has been cultivated (pic 1) and some which was still growing crops (pic 2). There are some houses to the south east and some farm structures to the south (pic 3). To the north there is sporadic development consisting of caravans, chalets and apartments running alongside a brook and the public footpath that runs from east to west about three quarters into the parcel. There is an open plot next to the sporadic development (pic 4) and the A127 forms the northern boundary of the parcel. The noise from the A127 can be heard from the parcel and there are occasional glimpses of the road, particularly in the north west of the parcel. There are views out of the parcel to Burnt Mills Employment Area in the West (pic 5) and strategic views across the parcel from the south west (pic 6). There are some views in and out of the site from the east due to the slight rise in land to the west and the limited tree boundary along the eastern boundary.



Picture 1 – Cultivated fields



Picture 2 – Crops being worked in the fields



Picture 3 – Farm buildings with the parcel



Picture 4 – Open plot adjacent to sporadic development

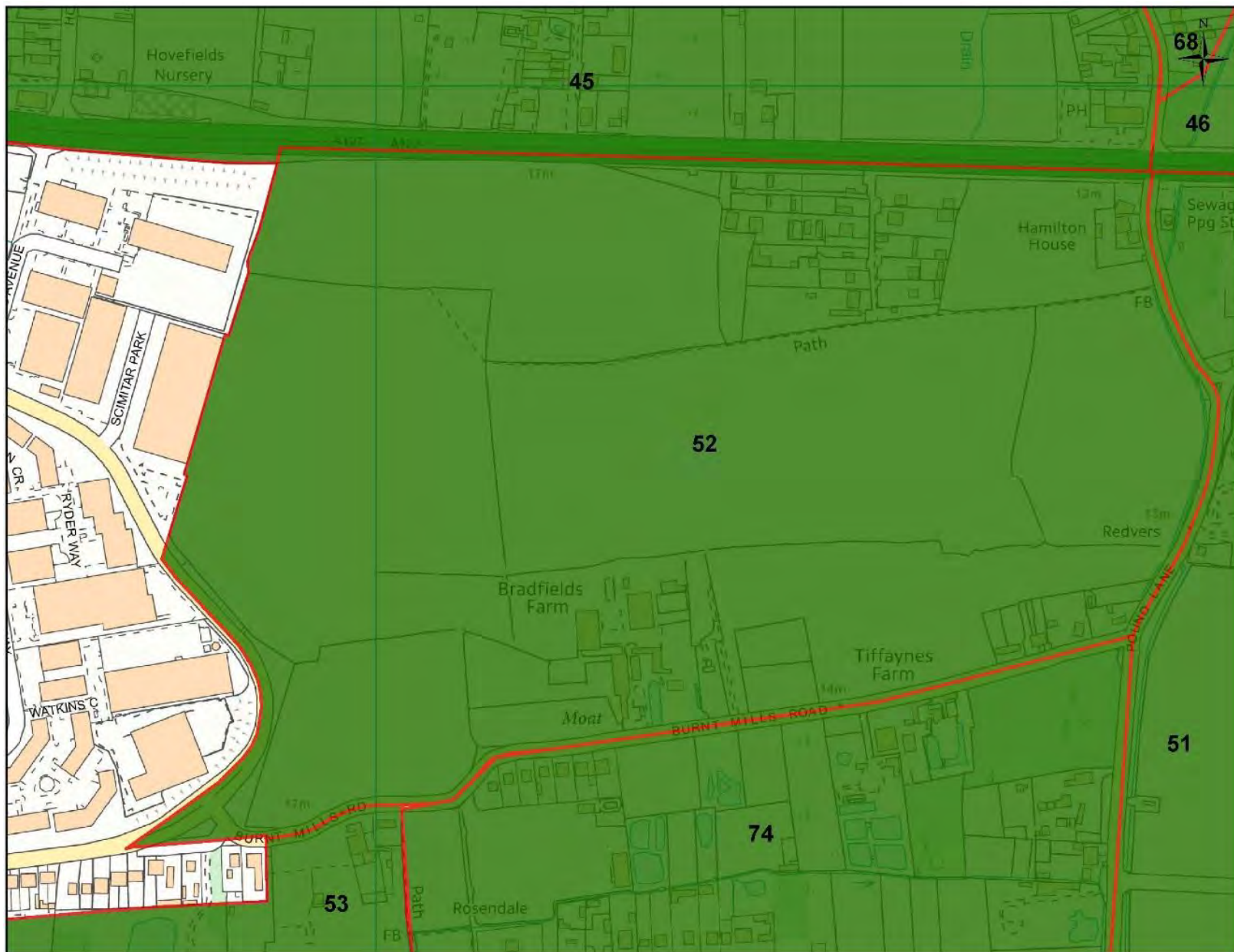


Picture 5 – Views to Burnt Mills Employment Area



Picture 6 – Views to the east of the Borough and beyond to South Benfleet

- Legend**
-  Borough Boundary
 -  Green Belt



This map contains data
 Licensed from Ordnance
 Survey with the permission
 of the Controller of Her Majesty's
 Stationary Office (© Crown
 Copyright and database rights
 2017 Ordnance Survey 100018871.
 All rights reserved.

Stage 2: Parcel 52 Assessments

Settlements

- Burnt Mills Industrial Estate is situated immediately to the west of the parcel
- North Benfleet plotland area is located immediately south
- Nevendon is located to the north of the parcel on the north side of the A127

Land Use

- Traditional orchard within Bradfields Farm
- Majority of the parcel consists of well used Grade 3 agricultural land
- To the north of the parcel is a Gypsy and Traveller site along Cranfield Park Avenue
- The parcel is more than 60% natural land use

History

- Within HECA 10 and HECA10.2 - Bradfields Farmhouse along Burnt Mills Road is a Grade II listed property as well as Cottage at junction with Burnt Mills Road
- An archaeological find area is located fairly centrally within the parcel
- A large rural landscape on the urban edge and contains few known archaeological sites through lack of investigation rather than absence of archaeology.
- The parcel contains a World War II pill box
- The geology largely consists of London Clay and excavations along the new A130 have demonstrated settlement of the area from the Bronze Age onwards.
- Some modern development in the parcel is likely to have damaged or truncated archaeological deposits.
- The parcel is highly sensitive to change

Natural Environment Designations

- A few small areas within the north east corner are designated as PSAAs
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 4 North Benfleet and Nevendon Settled Claylands
- Historic field pattern with open, rural character
- Rural views from Burnt Mills Road PRow
- Mature hedgerows
- Part of strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)

Infrastructure

- A127 runs along the northern boundary of the parcel
- Pound lane forms the eastern boundary
- Burnt Mills Road runs along the southern boundary
- PRow running through the site

Stage 3: Parcel 52 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the large built up area of Basildon to the west, and the more sporadic development of North Benfleet is to the south of the parcel. There is some sporadic development within the parcel to the north and also to the east. However it isn't classed as urban sprawl related to the adjacent urban area. The urban/rural boundary is defined by Courtauld Road and the edge of the employment area which are defensible. The parcel therefore contributes to this purpose	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to the urban edge of Basildon only. Development of this parcel would not result in a merge with a nearby town. However the parcel does form part of a strategic gap separating Basildon from South Benfleet and therefore partly contributes to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is surrounded by infrastructure to the north, east and south. The A127 is a major highway route. There are some dwellings in the north of the parcel and in the south east, and some farm buildings are located to the south. There are views into and out of the parcel and, whilst much of the parcel is assessed as countryside, there has been a degree of encroachment in the north and south east.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 52 Overall Conclusions

- 52.2 The parcel is adjacent to the large built up area of Basildon to the west. It is surrounded on all sides by roads and there is a clearly defined urban/rural boundary which results in this parcel contributing to purpose 1.
- 52.3 The parcel partly contributes to purpose 2. Whilst it is only adjacent to Basildon and unlikely to result in coalescence of neighbouring settlements if it was released for development in isolation, it does form part of a strategic gap separating Basildon from North Benfleet.
- 52.4 Whilst the majority of the parcel consists of countryside there is some sporadic development within the parcel which would be classed as encroachment. As a result the parcel partly contributes to purpose 3.
- 52.5 The parcel also doesn't contribute to purpose 4 because there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

53 GREEN BELT PARCEL 53

Parcel Description:

53.1 The northern boundary is formed by Burnt Mills Road, which links to Pound Lane to form the eastern boundary of the parcel. Along Burnt Mills Road and within Parcel 53 are a playschool, some houses and light industry (pic 1). Rushley Park sits behind a tree-lined edge to the north west of the parcel. Where development is not situated along Burnt Mills Road, there is a dense tree-lined edge with glimpses into some of the fields that lay within Parcel 53 (pic 2 and 3). In the middle of the parcel is a small amount of development constituting some houses and some vacant plots, whilst there is also some light industry in this parcel and some pastures for horse grazing (pic 4). The roads leading to the plots are uneven and enclosed (pic 5). There are limited views into the fields from the plotland area. The fields themselves are tree-lined and provide some glimpses to Pitsea through the trees to the west. The built up settlement of Bowers Gifford is adjacent to the south east of the parcel with London Road forming the southern boundary. There are some houses running northwards into the parcel from London Road, and a strategic view across the Borough when standing in the middle of the southern part of the parcel (pic 6).



Picture 1 – Houses and mix of use development along Burnt Mills Road



Picture 2 – Tree-lined fields within the parcel



Picture 3 – Cultivated fields within the parcel



Picture 4 – Pastures within the parcel used for horse grazing





Picture 5 – View along a plotland road

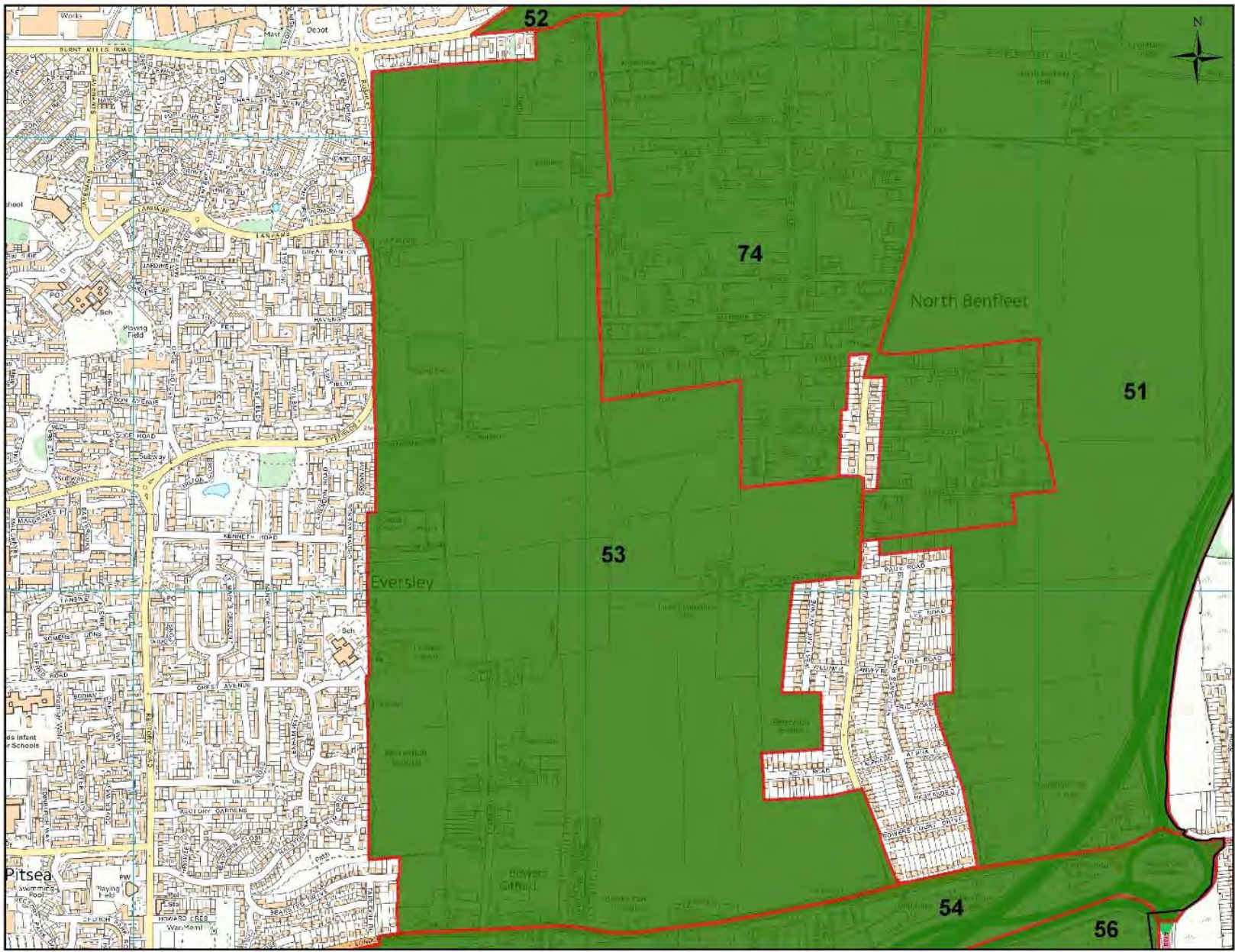


Picture 6 – Strategic views to Thurrock and beyond from the south of the parcel

Green Belt Area 53

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 53 Assessments

Settlements

- North Benfleet is situated immediately east of the parcel
- Bowers Gifford is located within the south part of the parcel
- Eversley and Felmores abut the parcel to the west
- Burnt Mill abuts the parcel to the north west
- Nevendon is located approximately 1.5km to the north of the parcel

Land Use

- Deciduous woodland situated to the east of Crown Avenue in Eversley
- Econet Area of natural and semi natural woodland to the east of Crown Avenue, Eversley
- Traditional orchards are situated in the north east corner of the parcel
- Grade 3 agricultural land particularly to the south
- One third of the parcel is covered by plotland developments, particularly within the north east part of the parcel. These contain a lot residential development, vacant, overgrown and derelict plots.
- Various recreational uses to the west of the parcel including a recreation ground, leisure centre and football ground
- The parcel is of mixed land use

History

- Within HECA 10 and HECZ 10.1 and encompasses a remnant of pre-World War II plotland developments at North Benfleet
- Earlier settlement of the zone is represented by a number of moated sites and the historic settlement of Bowers Gifford
- There are few known archaeological sites, which reflects lack of investigation rather than known absence of archaeology
- One archaeological find area encompasses Tiffaynes Farm to the north east of the parcel
- One listed property is within the parcel which is Tiffaynes Farmhouse which is Grade II listed
- The character of the plotland and moated sites, and the parcel as a whole, is sensitive to change
- There is also good archaeological potential for multi-period sites

Natural Environment Designations

- PSAAs throughout the parcel, mainly focused to the north and on abandoned plotland sites
- There are TPO areas along Osborne Road, Barclay Road, London Road and Trenham Avenue
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the 2km buffer zone of the Pitsea Marsh SSSI

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA4 - North Benfleet and Nevendon Settled Claylands

- Sense of separation between Basildon and North Benfleet
- Open rural views north from London Road
- Part of a strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)

Infrastructure

- Pound Lane runs along the eastern boundary
- London Road (B1464) runs along the southern boundary
- PRow running through the centre of the are from north to south

Stage 3: Parcel 53 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to Pitsea, Basildon to the west and the smaller serviced settlement of Bowers Gifford to the east. The urban/rural boundaries are defined by the boundary line of dwellings. There is sporadic residential development and light industrial development within the parcel to the north and to the south. The middle of the parcel is however empty fields. The development in this parcel is predominantly contained within close proximity to the western and southern boundary. There are residential properties within the parcel, particularly along the southern boundary which constitute sprawl from a built up area but much of the boundary does contain further sprawl.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel has a strategic role in separating the serviced settlement of Bowers Gifford and the town of Basildon. It is a large parcel of land and whilst there is sporadic development, the parcel prevents these two neighbouring urban settlements from merging.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel contains sporadic development along the eastern boundary and more concentrated development along the southern boundary which includes housing and light industry. The middle of the parcel is however open field and cultivated land that is used for recreational facilities or horse grazing. The fields are well hidden and defined clearly by the trees that border them. There are open views across the parcel from the south eastern edge of the parcel and there is a risk that countryside could be lost if development were to occur. Existing development is not considered to be sufficient to impact against this purpose due the size of the parcel relative to the amount of inappropriate development present.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are some listed buildings within the parcel and it has some historic settlement patterns in its land form. However the settlements nearby are not considered to be historic settlements and the parcel does not contain any Ancient Woodland. As such this parcel does not contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 53 Overall Conclusions

- 53.2 The parcel plays a strategic role in the separation of Pitsea, Basildon and Bowers Gifford. If the whole parcel were to be development there is a risk of these neighbouring settlements merging or being perceived as merging, particularly as there is already development within the parcel. The parcel contributes to purpose 2.
- 53.3 The parcel contributes to purpose 3. The parcel contains sporadic development including housing and light industry which has encroached upon the countryside in the east and south. However this isn't considered to be of such a scale to impact on the assessment against this purpose due to the size of the parcel.
- 53.4 The parcel partly contributes to purpose 1 as whilst the eastern edge effectively checks against sprawl, there is ribbon development along the southern boundary. There are no settlements of historic importance nearby and as such the parcel does not contribute to purpose 4.

54 GREEN BELT PARCEL 54

Area Description:

54.1 Area 54 is a long thin piece of land situated between two major roads, the A13 and London Road. At the end of the strip of land to the east is Saddlers Farm Roundabout, a strategic piece of infrastructure that links the A13 and London Road (westwards), the A130 (northwards and southwards), and the A13, London Road (eastwards). Throughout Parcel 54, there is a lot of built up development consisting of houses, a public house and a care home (pic 1). The rest of the parcel is generally vacant unused land which rises towards Saddlers Farm Roundabout in the east. There are tree-lined boundaries to the A13 and London Road, but as the parcel is on a high point there are strategic views to the south west. In places where development is located within Parcel 54, the views are very limited. When driving along the A13 there are views up into Parcel 54, as the land is on a slight slope. Furthermore, there is a high point on the A13 just past the western edge of Parcel 54, where views across the entire Borough and beyond can be seen. Church Road runs north to south across the middle of the parcel leading into Parcel 55 and 56 (pic 2).





Picture 1 – Gifford House Care Home in the parcel

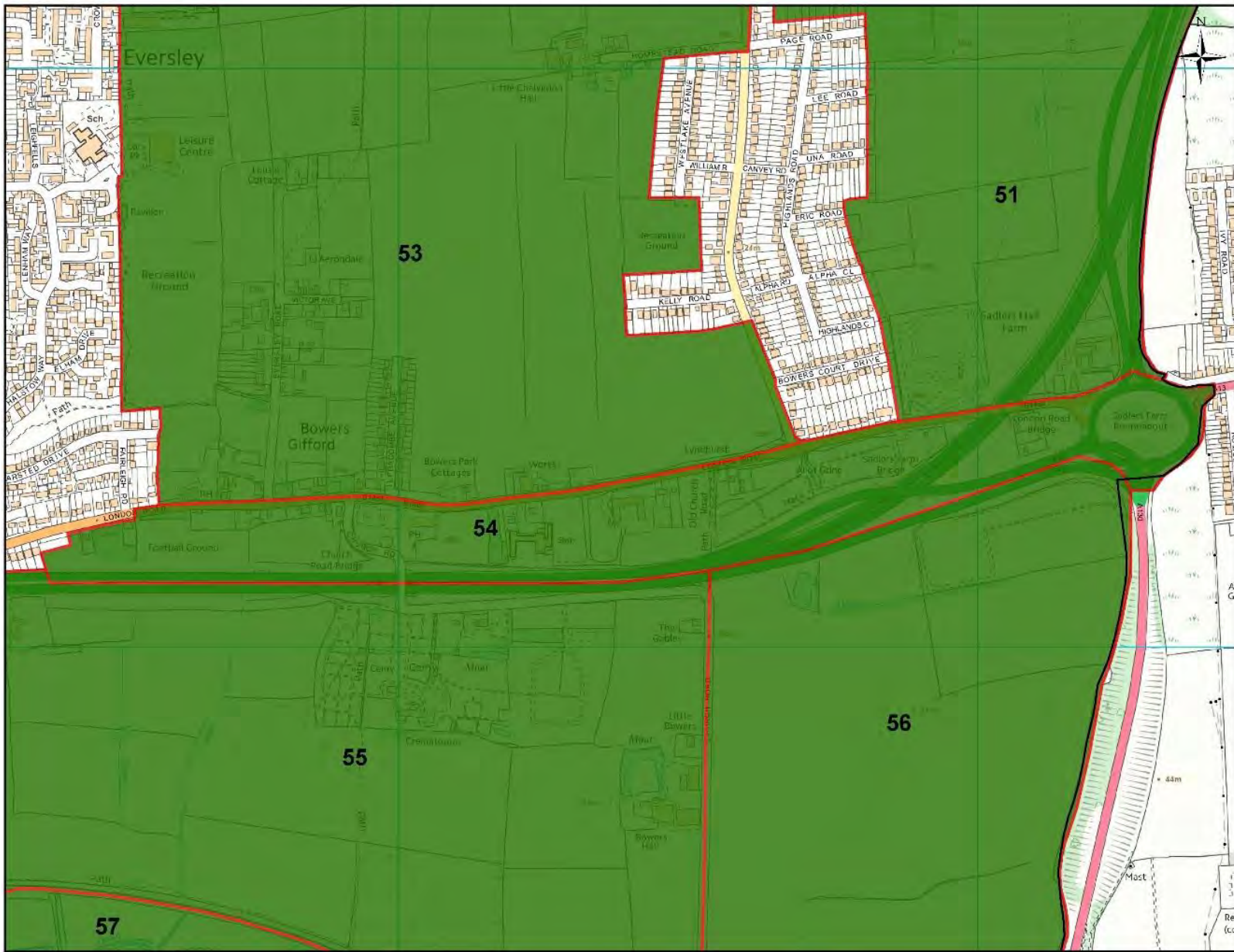


Picture 2 – Looking across Church Road from London Road into the parcel

Green Belt Area 54

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 54 Assessments

Settlements

- Bowers Gifford and North Benfleet are situated adjacent to the parcel on the north side of London Road
- Pitsea, Basildon is situated immediately to the west of the parcel
- Tarpots (Castle Point Borough) is located approximately 1km to the east of the parcel
- New Thundersley is situated approximately 1km to the north east of the parcel

Land Use

- A traditional orchard situated to the east of the parcel
- A mixture of uses within the thin stretch of land to the north of the A13 include:
 - A public house (The Gun)
 - St Margret Church of England Primary School
 - Allotment gardens
 - Recreational ground
 - Residential care home
 - Residential properties
- More than 60% of the parcel is a mixture of development and man-made recreational uses

History

- Within HECA 10 and HECZ 10.1 and encompasses a remnant of pre-World War II plotland developments at North Benfleet
- Earlier settlement of the zone is represented by a number of moated sites and the historic settlement of Bowers Gifford
- There are few known archaeological sites, which reflects lack of investigation rather than known absence of archaeology
- The character of the plotland and moated sites are sensitive to change
- There is also good archaeological potential for multi-period sites

Natural Environment Designations

- Approximately 50% of the parcel is designated as protected species alert areas
- Two TPO areas to the south of London Road at Gifford House and Ivy Cottage
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the buffer zone for the LoWS and BAP Area at Bowers Gifford Grass (Ba45)
- Within the 2km buffer zone of the Pitsea Marsh SSSI site

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 3 – Bowers Gifford and North Benfleet Farmlands and LCA 04 – North Benfleet farmlands
- Open fields associated with the school
- Allotments
- Small stream running north to south
- Openness and sense of separation between Basildon and South Benfleet
- Glimpse views in to residential areas and allotments through mature hedgerows

Infrastructure

- The A13 runs along the southern boundary of the parcel
- London Road (B1464) forms the northern boundary
- Overhead power lines run through the east of the parcel

Stage 3: Parcel 54 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to Pitsea which forms part of the urban area of Basildon in the west, the small serviced settlement of Bowers Gifford to the north and the major settlement of South Benfleet to the east. The parcel contains development including housing, a public house and a care home along London Road which takes the form of ribbon development. Although development is relatively sporadic with undeveloped parcels of land in between, the ratio between built development and open land is such that it is considered that the parcel fails to check against urban sprawl.	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	Whilst there is development and services within this parcel it performs a fundamental role in maintaining the separation of settlements. Further development in this parcel would lead to the merging of Pitsea, Basildon with Bowers Gifford and Bowers Gifford with South Benfleet.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is development within the majority of this parcel. In the east is Sadlers Farm Roundabout, whilst moving westwards there is a Gypsy and Traveller site, a number of allotment gardens, a small number of dwellings, a care home, a school, a public house and finally further residential dwellings. The A13 slip road to the A130 also cuts through the eastern portion of the site. Therefore it isn't perceived as contributing to the open countryside or safeguarding the wider countryside from encroachment.	Parcel does not contribute to this purpose
4 – To preserve the setting and special character of historic towns	There are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland so the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 54 Overall Conclusions

- 54.2 The parcel contributes to purpose 2. It is adjacent to three settlements - Basildon, Bowers Gifford and South Benfleet and performs a strategic role in maintaining the separation of these settlements.
- 54.3 The parcel contains ribbon development along London Road which extends from the built up area of Basildon. Although there are small parcels of undeveloped land, these are not considered sufficient to assess the site as contributing to purpose 1. The parcel doesn't contribute to purpose 3 because again the amount of development and infrastructure which have encroached upon the parcel gives the perception that it is not countryside.

54.4 The parcel also doesn't contribute to purpose 4 because there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

55 GREEN BELT PARCEL 55

Parcel Description:

55.1 The parcel is adjacent to the built up town of Pitsea to the west (pic 1) and the A13 runs along the northern boundary of the parcel. There is an embankment along the northern edge of the parcel to support the A13. The parcel contains a lot of open fields, cultivated land (pic 2) and scrubland, most of which are separated by tree lined boundaries. There are a few houses in the far north-west corner and down the eastern boundary off Church Road. There is a cemetery in the middle to the north and the railway runs along the southern boundary of the parcel (pic 3). There are views to Pitsea as the parcel sits on a ridge and the land rises to the north to give the perception you are in a valley when you are on the public footpath that also runs along the southern edge of the parcel. St Margaret's church (in Parcel 56) can be seen across the parcel, along with pylons (pic 4). From the northern edge of the parcel you can see panoramic views south over Bowers Marshes towards Thurrock. Parts of the parcel are scrubland (pic 5).



Picture 1 – Views from the parcel looking west towards Pitsea and the A13 to the north



Picture 2 – Looking across cultivated fields to the east



Picture 3 – Views across railway from the parcel looking south



Picture 4 – St Margaret's Church and pylons to the east of the parcel

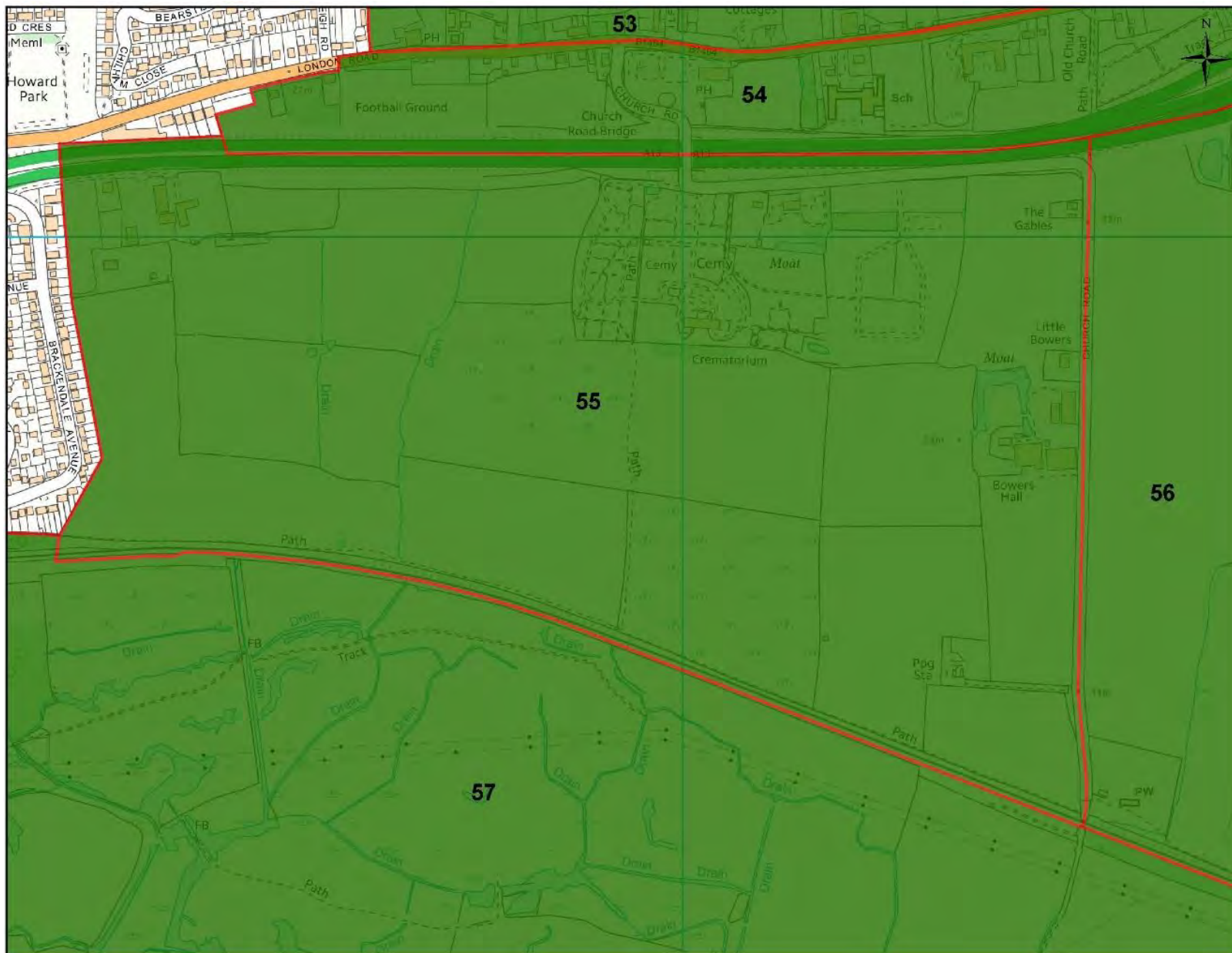


Picture 5 –Scrubland

Green Belt Area 55

Legend

- Borough Boundary
- Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (© Crown Copyright and database rights 2017 Ordnance Survey 100016871. All rights reserved.

Stage 2: Parcel 55 Assessments

Settlements

- Pitsea is situated immediately west of the parcel
- Bowers Gifford is situated approximately 1km to the north
- North Benfleet is approximately 1.85km to the north east of the parcel
- Vange is approximately 2km to the west
- Tarpots (Castle point Borough) is located approximately 1.5km to the east of the parcel
- New Thundersley is situated approximately 2km to the north east of the parcel

Land Use

- Approximately 50% of the parcel is classed as Coastline land to the south and east
- Crematorium and cemetery in the north of the parcel
- Grade 3 agricultural fields within the parcel
- The parcel is more than 60% natural land use

History

- Within HECA 10 and HECZ 10.3 which comprises farmland adjoining the Bowers and Pitsea Marshes.
- Excavations along the new A130 have demonstrated settlement of the area from the Bronze Age onwards.
- Three archaeological find areas to the east of the parcel and two medieval moated sites and farms as well as Bowers Hall/Church complex
- The World War II General Headquarters defence line runs through the eastern part of the parcel
- The historic landscape, building and potential below ground archaeology are all sensitive to change
- The parcel is highly sensitive to change

Natural Environment Designations

- The majority of the parcel is designated as a BAP Area as well as a LoWS and PSAA
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within a Nature Improvement Area (NIA) of the Greater Thames Marsh
- Within the 2km buffer zone of the Pitsea Marsh SSSI

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 3 – Bowers Gifford and North Benfleet Farmlands
- Open views across the parcel and over the marshes to the south
- Rectilinear medieval field pattern and associated mature vegetation
- Part of a wider strategic wildlife protected area, including South Essex Marshes and Wat Tyler Country Park
- Part of strategic green corridor linking Thames Estuary to the south

Infrastructure

- PRoW running through the site from north to south and a further footpath running along the southern boundary

- The A13 forms the northern boundary of the parcel and the railway line also forms the southern boundary

Stage 3: Parcel 55 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to Pitsea in the west and north west which forms part of the large urban area of Basildon. The urban/rural boundary is clearly defined by the rear boundary of residential properties. The A13 runs along the northern boundary of the parcel and a railway runs along the southern boundary. There are agricultural buildings in the parcel, a few houses in the north west and along the eastern edge, a war shelter in the middle, a crematorium and there is infrastructure on the northern, eastern and southern boundaries of the parcel. Whilst the houses in the north west and the east are classed as sprawl, the majority of the parcel consists of fields and therefore taking the parcel as a whole, it is considered to contribute to this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	Pitsea which is part of Basildon is the only built up town adjacent to the parcel. However it is situated in the rural break between the urban edge of Pitsea and South Benfleet (Castle Point Borough) which are both considered under this purpose. Development of the parcel in isolation would not result in the merging of these settlements, but Parcel 55 along with Parcel 56 represent a strategic gap between the two urban areas. As such the Parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	10.4 The parcel provides a key strategic route of open countryside connected to the Wat Tyler Country Park and RSPB marshland reserve. There are some houses, a cemetery and some agricultural buildings within the parcel. The parcel contains a lot of tree lined fields and farmland, which are quite open in nature. The parcel can be seen from the A13, which also contributes to the parcel's openness. Although there is some development in the parcel which isn't compatible with the countryside and it is surrounded by infrastructure, agricultural fields and scrubland are the main features in the parcel. The parcel is therefore contributing to safeguarding the countryside from encroachment.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	Whilst there are some areas of ancient interest, such as the war shelter and the cemetery there are no Conservation Areas or Ancient Woodland nearby and the nearby settlement is not designated as historic. Therefore this parcel does not contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 55 Overall Conclusions

- 55.2 The parcel is adjacent to the built up area of Pitsea which forms part of the Basildon urban area and it has a strong rural/urban boundary with a minor amount of urban sprawl relative to the size of the parcel. As such the parcel contributes to purpose 1.

- 55.3 The parcel partly contributes to purpose 2 where it is adjacent to Pitsea, Basildon and is located within a rural break between Pitsea and South Benfleet (Castle Point Borough). While development in this parcel wouldn't lead to the merging of these neighbouring settlements it may lead to the perception of the settlements merging, whilst the parcel forms a strategic gap between Pitsea and South Benfleet in conjunction with Parcel 56.
- 55.4 The parcel provides a key strategic route of open countryside connected to the Wat Tyler Country Park and RSPB marshland reserve. The presence of some development to the north/north west of the parcel is not considered significant enough to warrant impact on performance under purpose 3.
- 55.5 The parcel does not contribute to purpose 4 as there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

56 GREEN BELT PARCEL 56

Parcel Description:

- 56.1 There is a churchyard to the south west of the parcel (pic 1) at the bottom of Church Road that runs down the western edge of the parcel (pic 2). The A13 runs along the entire northern boundary of the parcel joining onto the strategic roundabout at Saddlers Farm (pic 3). The A130 runs slightly away from the eastern boundary of the parcel and the southern boundary is formed from a railway. There are pylons that run through the parcel, which is a mixture of fields and cultivated land (pic 4). The north east of the parcel is used for a circus on occasions. There are glimpses into the parcel from all boundaries but the parcel can be seen in full from the A13. The parcel has different terrains and topography throughout.



Picture 1 – St Margaret’s Church cemetery



Picture 2 – Views looking south down Church Road across to Thurrock



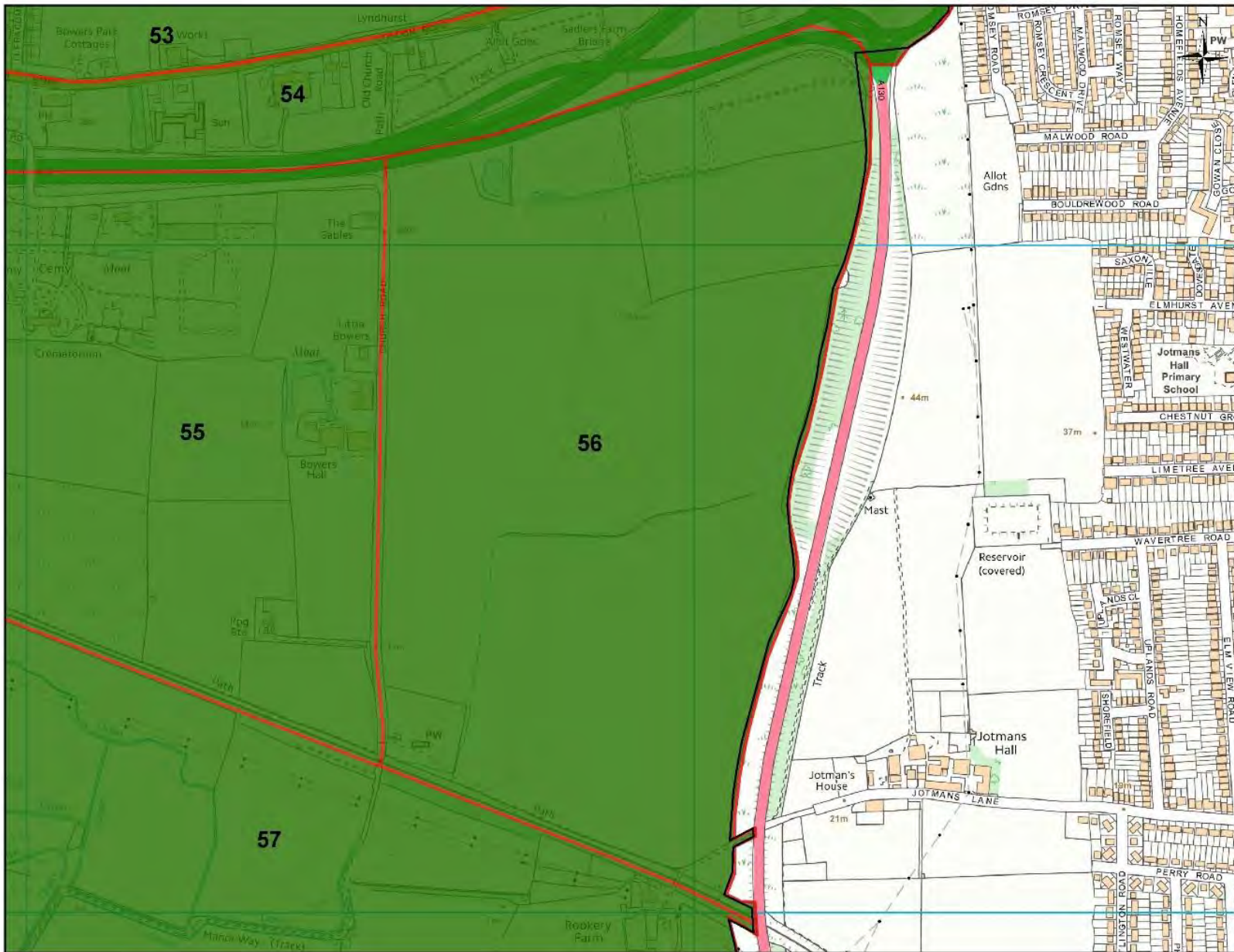
Picture 3 – Junction of the A13 and A130



Picture 4 – Pylons across the parcel

Green Belt Area 56

- Legend**
-  Borough Boundary
 -  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100019871. All rights reserved.

Stage 2: Parcel 56 Assessments

Settlements

- Bowers Gifford is located approximately 500m to the north of the parcel
- Pitsea is approximately 2km to the north west
- Eversley is approximately 1.7km to the north west
- South Benfleet (Castle Point Borough) is situated approximately 1km to the east

Land Use

- St Margaret's Church and cemetery is located within the south west corner of the parcel
- The remainder of the parcel is well used Grade 3 agricultural land
- More than 60% of the parcel is natural land use

History

- Within HECA 10 and HECZ 10.3 which comprises farmland adjoining the Bowers and Pitsea Marshes.
- Excavations along the new A130 have demonstrated settlement of the area from the Bronze Age onwards.
- One archaeological find area covering St Margaret's Church and cemetery which is also a Grade II* listed building
- The World War II General Headquarters defence line runs through the centre of the parcel
- The historic landscape, building and potential below ground archaeology are all sensitive to change
- The parcel is highly sensitive to change

Natural Environment Designations

- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the 2km buffer zone of Pitsea Marsh SSSI
- Within the Greater Thames Marsh NIA
- Protected Species Alert Area within the boundaries of St Margaret's Church

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 3 Bowers Gifford and North Benfleet Farmlands
- Rural landscape character and historic field pattern
- Views south over the marshes
- Plays key role between built up areas of South Benfleet and Basildon
- Part of strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Clear views from A13
- Glimpse views in to the parcel from the A130

Infrastructure

- PRoW running through the site from east to west running along the southern boundary and linking to the marshlands over the railway line

- The A13 forms the northern boundary of the parcel and the railway line also forms the southern boundary
- The A130 runs along the eastern boundary
- Overhead power lines run through the parcel

Stage 3: Parcel 56 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to any settlements. It is close to the built up town of South Benfleet to the east and Bowers Gifford to the north. Apart from a church there is no development within the parcel. As the parcel is not adjacent to a large built up urban area or ribbon development originating from such an area, it is not relevant to this purpose.	Parcel is not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel isn't adjacent to a town. However it is situated in the rural break between Pitsea which forms part of Basildon and South Benfleet (Castle Point Borough) which are both considered under this purpose. Development within the parcel in isolation won't result in these towns physically merging however it is likely to lead to the perception of the settlements merging. Parcel 56 forms the strategic gap between these towns in conjunction with Parcel 55.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is predominantly fields and cultivated land with a church in the south west corner. From the A13 there are views across the entire parcel. The parcel is mainly countryside and has a rural feel.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel contains a WWII defence line and moated sites. However in the context of this purpose the parcel is not near any town or village of historic importance and the parcel does not contain any Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 56 Overall Conclusions

- 56.2 The parcel partly contributes to purpose 2 as it is located within the rural break between Pitsea and South Benfleet (Castle Point Borough). While development in this parcel in isolation wouldn't lead to the merging of these neighbouring settlements, it may lead to the perception of the settlements merging. Parcel 56 forms the strategic gap between Pitsea and South Benfleet in conjunction with Parcel 55.
- 56.3 The parcel is made up predominantly of fields and cultivated land and therefore contributes to purpose 3.
- 56.4 The parcel is not adjacent to a built up area and, whilst South Benfleet and Pitsea are nearby, there is no evidence of sprawl extending into the parcel. As such it is not relevant to purpose 1. The parcel also does not contribute to purpose 4 as there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

57 GREEN BELT PARCEL 57

Parcel Description:

- 57.1 The parcel consists of mainly marshland with reservoirs through the parcel. There are areas of grassland, scrubland and some paddocks (pic 1). The Wat Tyler Country Park is located to the west of the parcel, which consists of some built development and car parks, and contributes to the wildlife that is in the parcel. The parcel is largely isolated with limited public access other than the country park. Further to the north of Wat Tyler Country Park is some light industry.
- 57.2 A railway forms the northern boundary (pic 2), the A130 forms part of the eastern boundary, the Vange Creek forms the western boundary and the Borough boundary forms the southern boundary of the parcel. The parcel is used for recreational purposes, including horse riding and dog walking. There are a lot of trees throughout the parcel and the land rises to the south and the east. From the northern edge of the parcel there are strategic views across the parcel to Thurrock and the London Gateway Port at Shellhaven in the south and towards Basildon and South Benfleet in the north. There are also views to the A130 in the east and Pitsea to the west (pic 3), and the Wat Tyler Country Park from the northern edge.



Picture 1 – Views across the parcel looking to the east



Picture 2 – Views across the marshland to Thurrock and pylons throughout the parcel

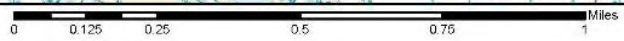
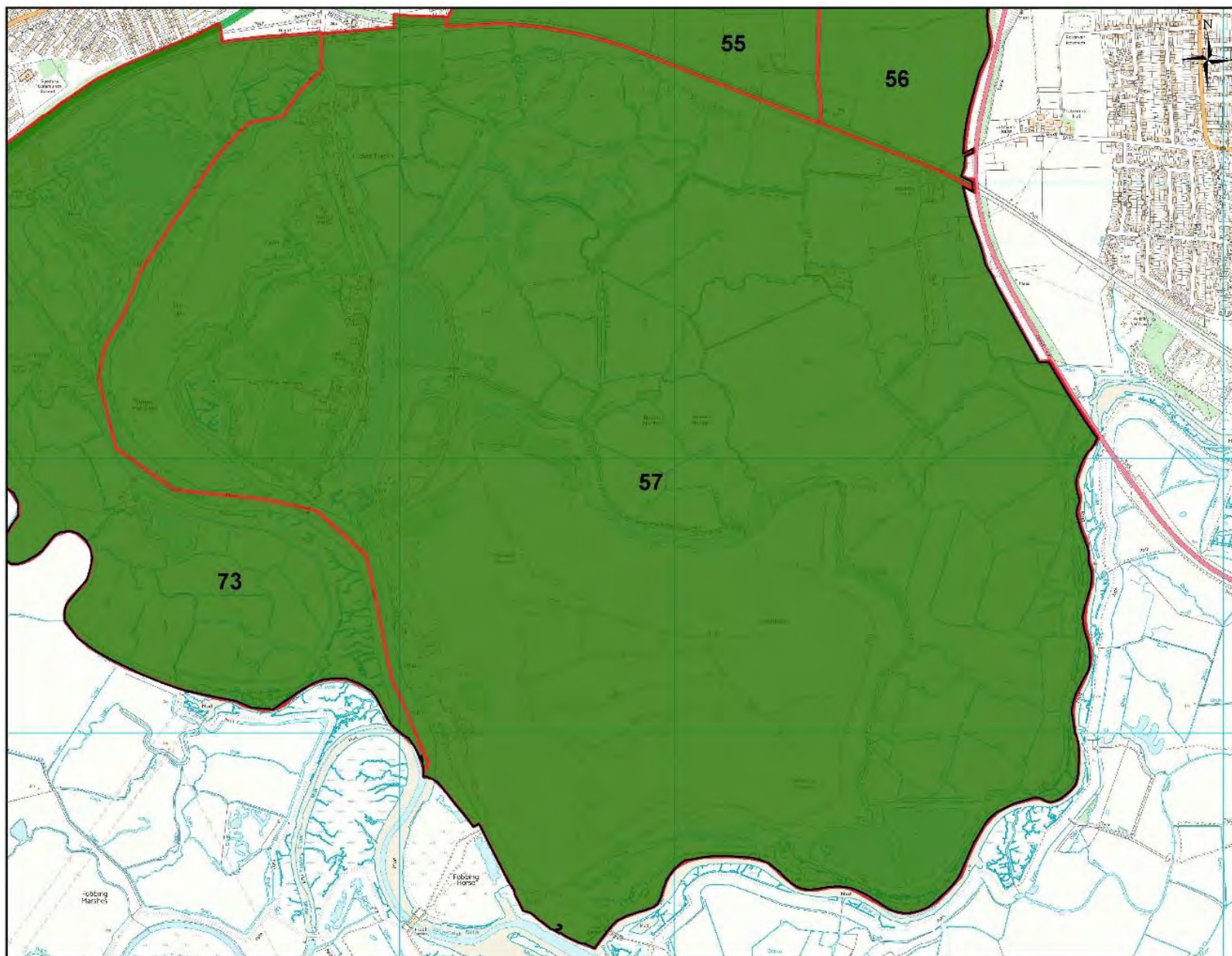


Picture 3 – View across the parcel looking east to Pitsea

Green Belt Area 57

Legend

-  Borough Boundary
-  Green Belt



This map contains data
licensed from Ordnance
Survey with the permission
of the Controller of Her Majesty's
Stationary Office (C) Crown
Copyright and database rights
2017 Ordnance Survey 100018871.
All rights reserved.

Stage 2: Parcel 57 Assessments

Settlements

- Pitsea town centre is approximately 400m north of the parcel
- Vange is located approximately 1.5km to the north west
- Hope's Green (Castle Point Borough) is situated approximately 1km north east of the parcel

Land Use

- Wat Tyler country Park is located within the western part of the parcel
- Tilbury Sewage Treatment Works is located to the north of Wat Tyler Country Park
- Coastal Floodplain grazing marsh covering the north east of the parcel
- Coastline land covering the entire parcel
- Deciduous woodland across Wat Tyler Country Park and a small area to the north
- Econet semi natural woodland across Wat Tyler Country Park
- Econet Grassland across Pitsea Marshes
- Lowland Dry Acid Grassland across Pitsea Marshes
- Mire Bog Fen land across the north east of the parcel
- Econet Natural Woodland covering Wat Tyler Country Park and an area to the north
- Dry Acid Grassland covering Pitsea Marshes
- Mudflats running along Vange and Pitsea Creek
- Purple Moor Grass and Rush Pasture to the east of Wat Tyler Country Park
- Reedbeds running through Pitsea Marshes and to the east of Wat Tyler Country Park as well as an area to the east within the Bowers Marshes
- Salt Marsh running along Pitsea and Vange Creek
- More than 60% of the parcel is natural land use

History

- The parcel lies within HECA 12 and HECZ 12.3 as well as HECA 13, HECZ 13.1 and HECZ 13.2
- HECZ 12.3 (the eastern half of the parcel) – Relatively undisturbed landscape of marshland which has maintained much of its integrity due to lack of development. There is archaeological potential of multi-period marshland exploitation as well as Palaeo-environmental deposits.
- HECZ 13.1 (north west quarter) – This has a high potential for military and industrial remains which could be sensitive to change. The parcel was home to a cordite and explosives factory which is now Wat Tyler Country Park
- HECZ 13.2 (south west quarter) - This is an extensive landfill site to the south of Wat Tyler Country Park and Bowers Marsh. There is little archaeological potential due to the extraction industry
- Several archaeological find areas throughout the parcel as well as the presence of pill boxes, seawall, anti-glider ditches and the WWII anti-tank ditch
- The southern part of the parcel is considered to have limited sensitivity to change whilst the remainder of the parcel is highly sensitive to change

Natural Environment Designations

- SSSIs to the west of the parcel covering Wat Tyler Country Park
- BAP Areas and LoWS covering the majority of the parcel
- PSAA through the parcel

- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the 5km buffer zone of the Thames Estuary and Marshes SPA and Ramsar site
- Within the Greater Thames Marsh NIA

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA1 Bowers and Vange Marshlands
- Historic field and drainage pattern
- Raised earth seawall adjacent to Vange Creek
- Long distance views to the south and forms part of the wider landscape character area extending across the marsh areas to the south and west

Infrastructure

- The railway line forms the northern boundary
- The A130 runs along the north east boundary
- Overhead power lines through the parcel
- PRow running along the northern boundary as well as two within Bowers Marshes
- Gas pipeline running through the northern part of the parcel

Stage 3: Parcel 57 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to Pitsea which forms part of the Basildon urban area. It is separated from Pitsea by the railway line which is a strong and defensible boundary. The parcel is quite close to South Benfleet in the east. The western side of the parcel comprises the Wat Tyler Country Park, some light industry and paddocks. The light industry does not appear as an extension to the urban area and Wat Tyler Country Park is a community/recreational facility and is therefore not classed as sprawl. The parcel covers a large expanse of open space and marshland which are natural uses and therefore the parcel contributes to this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is only immediately adjacent to Pitsea which forms part of the town of Basildon. The built up area of South Benfleet is to the east and if this parcel was released for development and built out it would lead to the perception of merging. However, any development would have to be of significant magnitude to result in urban coalescence, whilst the A130 and the railway as well as some pastures also separate South Benfleet from Parcel 57.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	Minor roads are located within the parcel which is bordered to the north by the railway line and by the A130 in the east. There are electricity pylons running through the parcel. The western side of the parcel has Wat Tyler Country Park, some light industry and some houses with paddocks located in it. The parcel consists mostly of marshland / countryside. Parts of the parcel are designated as a SSSI and a LoWS. Whilst there is some built up development in the parcel as well as	Parcel contributes to this purpose

	infrastructure, the vast majority of the parcel displays characteristics of the countryside.	
4 – To preserve the setting and special character of historic towns	The built up settlement of Pitsea (to the north of Parcel 57) is modern in character and therefore would not be classed as historic, although there are a few historic buildings in the parcel. As there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland, the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 57 Overall Conclusions

- 57.3 The parcel is adjacent to the built up area of Pitsea which forms part of the Basildon urban area. It has a strong defensible rural/urban boundary with the railway line and there is no evidence of urban sprawl. Therefore the parcel contributes to purpose 1.
- 57.4 The parcel partly contributes to purpose 2 as it is adjacent to Pitsea, Basildon and part of the parcel forms the majority of the rural break between Pitsea and South Benfleet (Castle Point Borough). The parcel is separated from South Benfleet by the A130 and rural pastures in Castle Point Borough and development would have to be of significant magnitude for coalescence to occur. Therefore the parcel partly contributes preventing neighbouring towns from merging.
- 57.5 The parcel consists mostly of marshland which is open in view and considered to be countryside. Parts of the parcel are designated as a SSSI and a LoWS and whilst there is some built up development and infrastructure in the parcel, the majority of the parcel retains the characteristics of the countryside. As a result the parcel contributes to purpose 3.
- 57.6 The parcel does not contribute to purpose 4 as there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

58 GREEN BELT PARCEL 58

Parcel Description:

- 58.1 The parcel is a small area of land that is on a ridge (pic 1), mainly filled with infrastructure, the A13 and connecting roundabouts. The west edge is the Borough boundary, on the northern edge there is a farm and a school, the eastern boundary is the built up area of Basildon (pic 2) and the south is the South Essex Marshes and farmland. There are some properties within the parcel itself, as well as All Saints Church which is an important landmark (pic 3). The remainder of the parcel consists of fields that are covered by tree screening. The land tilts downwards to the south (pic 4), which provides southern views to the marshland at various glimpses. To the south west is a Premier Inn hotel.



Picture 1 – Views across the parcel looking to the east



Picture 2 – Views to Basildon in the east





Picture 3 – Views to the east to the church

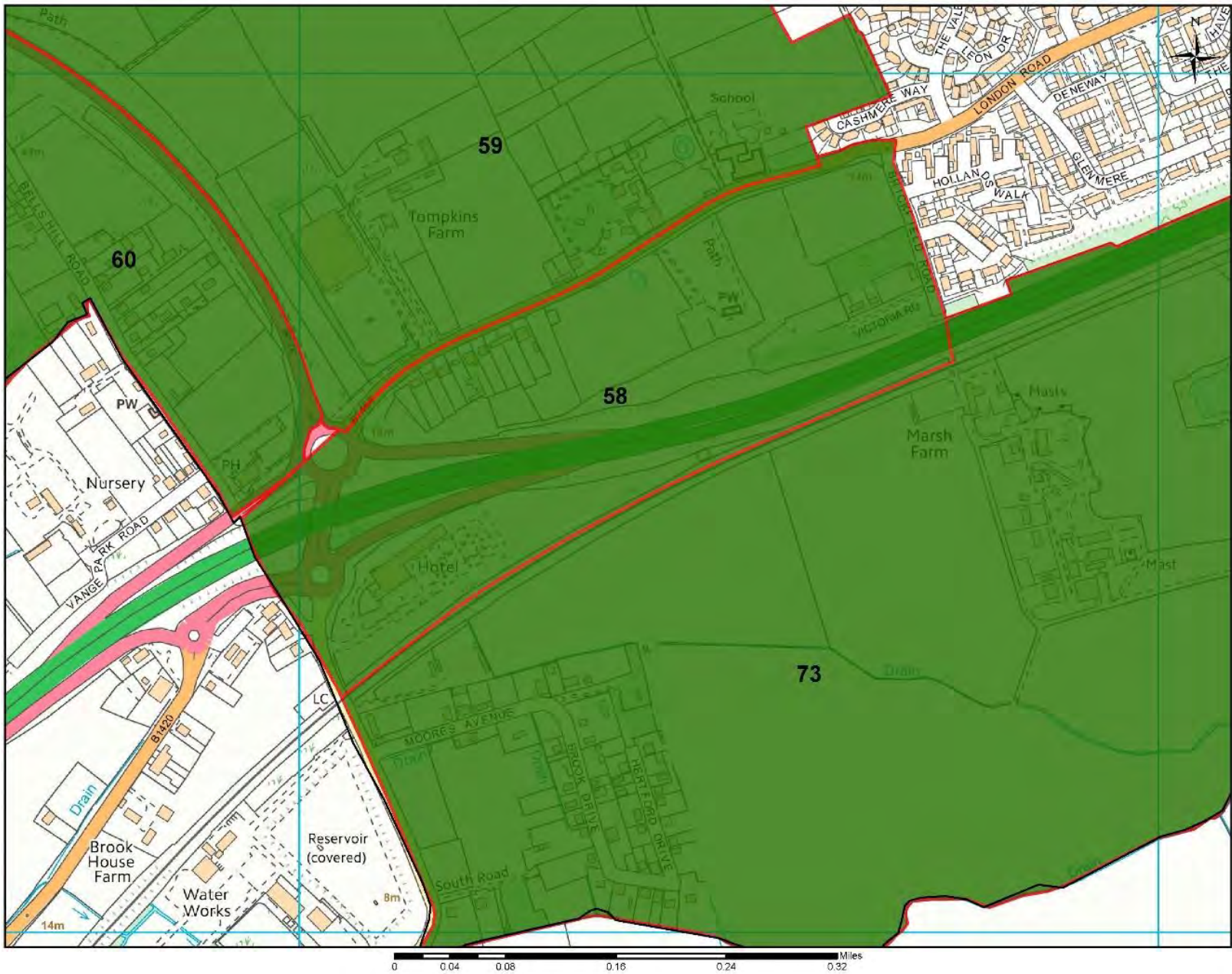


Picture 4 – Views to the south across the marshland and beyond

Green Belt Area 58

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office. (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 58 Assessments

Settlements

- Vange is immediately east of the parcel
- Kingswood is situated approximately 1.3km to the north
- Fobbing (Thurrock Borough) is located approximately 2.5km to the south

Land Use

- A hotel is situated in the south west corner of the parcel on the south side of the A13
- Residential properties are located within the north west corner between London Road and the A13
- The remainder of the parcel is made up of grazing/scrub land
- The parcel has the same proportion of development as natural land uses

History

- Within HECA 11, HECZ 11.2 and HECZ 11.3 which has a varied and complex character and morphology reflecting the complex history of human interaction within the area
- There is archaeological potential with surviving multi-period below ground deposits
- There is evidence of medieval and post medieval exploitation and earlier prehistoric sites including earthworks
- The landscape, below ground deposits and military buildings are sensitive to development and change
- All Saints Church is a Grade II listed building
- The parcel is highly sensitive to change

Natural Environment Designations

- PSAAs throughout the parcel
- All Saints Grassland BAP Area and LoWS (Ba34) situated centrally within the parcel
- Within the 5km buffer zones of the Thames Estuary and Marshes Ramsar site and SPA
- Within the buffer zones of several SSSIs
- Within the Greater Thames Marshes NIA

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 14 Langdon Hills
- Remnant ancient rectilinear field pattern
- Mature tree belts along the field perimeters and London Road
- Wide flower verges on the northern side of the A13
- Heavily impacted upon by modern development

Infrastructure

- London Road forms the northern boundary
- The A13 forms the majority of the southern boundary of the parcel
- The railway line also runs alongside the south side of the A13
- Major gas and oil pipelines running through the parcel

Stage 3: Parcel 58 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The eastern boundary is adjacent to the built up area of Basildon. The parcel has some properties within it, a church and major infrastructure. There is also a hotel to the south west. The properties are an extension of the built up area to the east and therefore would be classed as sprawl from a large built up area. There are however parts of the parcel that are undeveloped and as such this parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The area of Basildon to the east is the only connection Parcel 58 has to the urban area. The rest of the immediate surrounding parcel is open fields although the parcel is situated between the towns of Basildon and Stanford-le-Hope which are less than 3km apart. As such this parcel partly contributes to preventing neighbouring towns from merging.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel has some properties within it, a church and a lot of major infrastructure. There is also a hotel to the south west. The dominance of infrastructure and limited amount of fields means this parcel has been encroached. However, the residential and hotel development is largely contained within the western portion of the parcel with the central and eastern parcel being largely open field. As such, this parcel has been partly successful in safeguarding the countryside from encroachment although it is recognised that the actual physical amount of countryside is low and its quality is compromised by existing infrastructure. There is also however a clear break between this parcel and Basildon to the east.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The town that surrounds the parcel is a new town and is not historic. Although there are military structures that are of historic interest and a listed building, All Saints Church, within the parcel, they do not form part of a historic settlement and the parcel does not contain any Ancient Woodland.	Parcel does not contribute to this purpose

Stage 4: Parcel 58 Overall Conclusions

- 58.2 The parcel is adjacent to the large built up area of Basildon in the east and, whilst there is land still undeveloped, there are some instances of sprawl along London Road. As a result the parcel partly contributes to purpose 1. This undeveloped land also results in the parcel partly contributing to purpose 3. As the parcel is situated between the towns of Basildon and Stanford-le-Hope which are less than 3km apart, and adjoins Basildon itself, it is considered to be partly contributing to purpose 2.
- 58.3 Whilst there are buildings and structures of historical importance within the parcel, it is not near a historic settlement and the parcel does not contain any Ancient Woodland. As such the parcel does not contribute to purpose 4.

59 GREEN BELT PARCEL 59

Parcel Description:

- 59.1 The parcel is situated near the urban settlement of Basildon. The area of Kingswood is to the north (pic 1) and Pitsea is to the east (pic 2). The parcel is on higher ground and has strong strategic views towards the Thames Estuary and over to Kent in the south and in the east (pic 3). Currently the parcel is Basildon Golf Course and so consists of large open swaths of green land with foliage and trees lined boundaries. To the south west of the parcel is Tomkins Farm (pic 4) which is also home to a car yard and paddocks. A primary school is located to the south east of the parcel and further to the south outside Parcel 59 are the A13 and the South Essex Marshes. The south of the parcel dips in topography and is on lower ground providing views up to the trees and limited views to the golf course.



Picture 1 – Views to Kingswood and beyond to the south/east of the parcel



Picture 2 – Views across the parcel towards Pitsea in the east



Picture 3 – Views to Thurrock and Kent to the south from the Golf Course



Picture 4 – Views from the Golf Course to Tomkins Farm

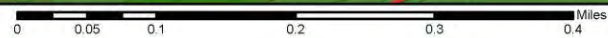
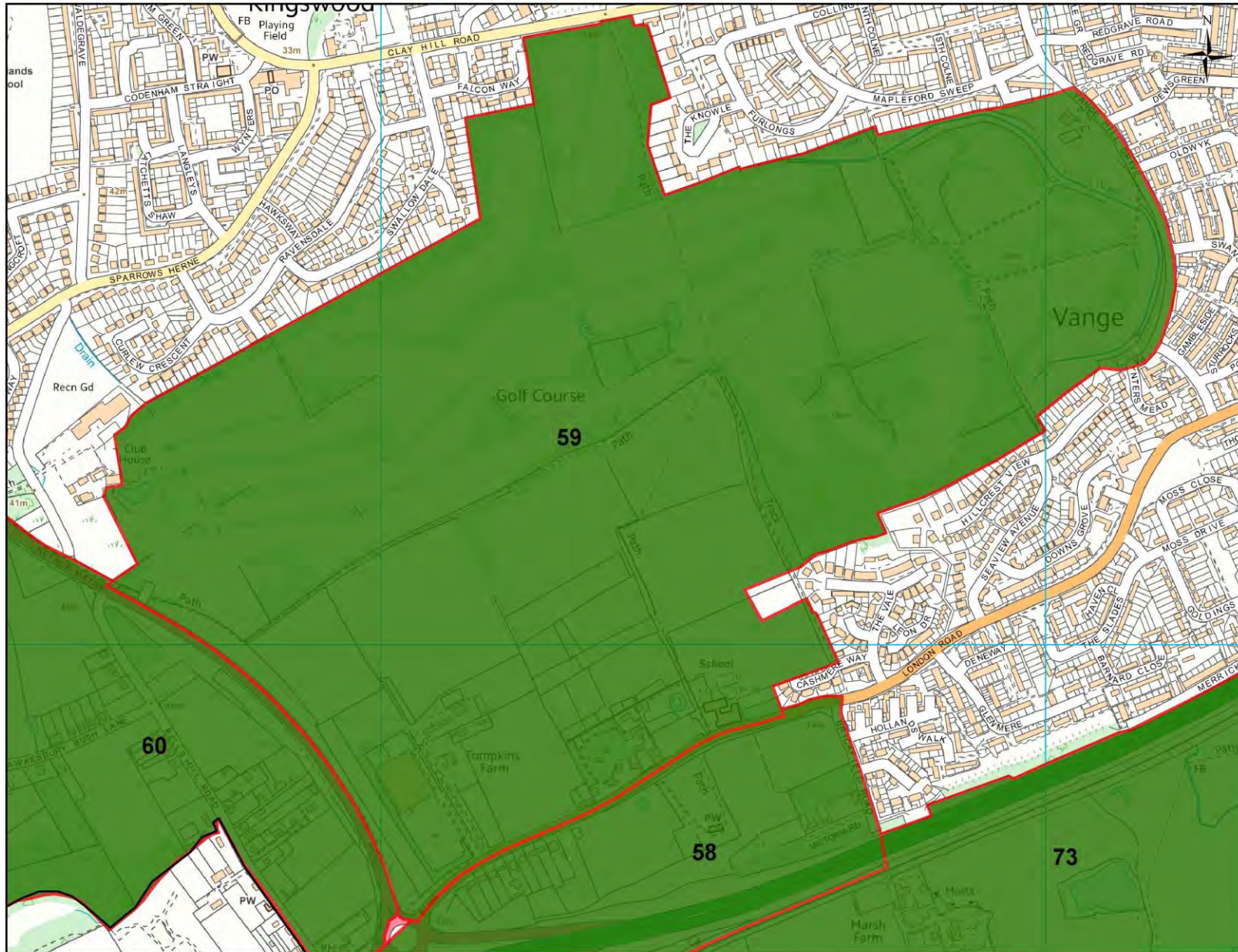


Picture 5 – Views to Tomkins Farms from London Road

Green Belt Area 59

Legend

- Borough Boundary
- Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 59 Assessments

Settlements

- Kingswood abuts the parcel to the north
- Vange sits adjacent the parcel to the east
- Lee Chapel South is approximately 1.7km to the north west
- Corringham (Thurrock Borough) is approximately 3.1km to the south west

Land Use

- Deciduous Woodland to the east of the parcel, north of Vange
- Econet Natural and Semi Natural Woodland to the east
- Econet Grassland to the west, north of Tompkins Farm
- Basildon Golf Course occupies the majority of the parcel, particularly to the north
- Vange Nature Reserve is situated to the east between the main areas of the settlement's development
- Farmsteads and Ancillary Buildings
- Homebase / commercial building
- Vange Primary School is within the parcel to the south east
- Former Basildon Zoo
- Industrial/ storage units
- More than 60% of the parcel consists of manmade recreational uses

History

- Within HECA 11 and HECZ 11.2 where some plotland development took place in the 20th century with a number of secondary woodlands on the former plotlands
- High archaeological potential in most areas with surviving multi-period deposits which are highly sensitive to change

Natural Environment Designations

- The northern and eastern parts of the parcel are designated as a LoWS
- The eastern part is also designated as a LNR and a BAP Area
- The southern and eastern parts of the parcel are designated as a PSAAs
- Within the 5km buffer zone of the Thames Estuary and Marshes SPA and Ramsar site
- TPOs to the east of Nethermayne, Basildon Zoo and south of the golf course

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 14 Langdon Hills
- Undeveloped skyline seen from the south contains the urban presence of Basildon
- Strong pattern of hedges associated with fields to the south east and mature trees within the golf course and Vange Nature Reserve
- Wide meadow verges
- Elevated panoramic views from the A176
- Ancient rectilinear field pattern, possibly middle Saxon in origin visible to south west but more fragmented and concealed within recreation based areas
- Lowing lying land well screened to the South of the site along London Road

Infrastructure

- Network of small roads within Kingswood to the north and Vange to the east
- A176 forms the western boundary
- Major gas and oil pipelines running through the parcel
- PRoW throughout the parcel linking Nethermayne with the Golf Course and Nature Reserve

Stage 3: Parcel 59 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is immediately adjacent to the built up area of Basildon and the majority is a golf course which is considered appropriate development in the countryside. The golf course forms the north and east of the parcel. There is a farm and associated outbuildings, as well as a school to the south of the parcel. There are also some commercial properties along London Road in the south, which impacts on its character and is considered to be sprawl from the built up area. The remaining land within the parcel does help check sprawl and the existing built development is minor compared to the size of the parcel and the total length of the urban / Green Belt boundary. As such this parcel contributes to this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is only adjacent to the large urban area of Basildon and therefore its development would not result in the merging of neighbouring towns. As such it does not contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is a farm and associated outbuildings, as well as a school, to the south of the parcel. There is also an oil pipeline that runs across the parcel which is noticeable due to the white fences that indicate where the oil pipeline runs. However the parcel also contains some large open swaths of countryside and much of the parcel comprises a Local Nature Reserve LoWS and a golf course. On the highest point to the east of the parcel, due to the tree belts much of the parcel is enclosed. The north west of the parcel is also enclosed countryside due to the golf course. Although the parcel to the south along London Road has some development which has encroached upon the countryside, the predominant land uses are either rural or otherwise considered appropriate for the countryside.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The town that surrounds the parcel is Basildon new town. As it has been built in the 1950's and 1960's and represents standard design of this type, it cannot be classed as historic, and the parcel does not contain any Ancient Woodland. The parcel therefore does not contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 59 Overall Conclusions

- 59.2 The parcel is adjacent to the large built up area of Basildon and there is some existing development to the south of the parcel along London Road which is

classed as both sprawl and encroachment into the countryside. The rest of the parcel contains large open swaths of countryside of which part is a Local Nature Reserve, LoWS and a golf course. As such the parcel contributes to purposes 1 and 3.

- 59.3 The parcel doesn't contribute to purposes 2 and 4. The parcel is not near two neighbouring towns such that it contributes to preventing them from merging, and as it is not near a historic settlement and the parcel does not contain any Ancient Woodland, it does not contribute to purpose 4.

60 GREEN BELT PARCEL 60

Parcel Description:

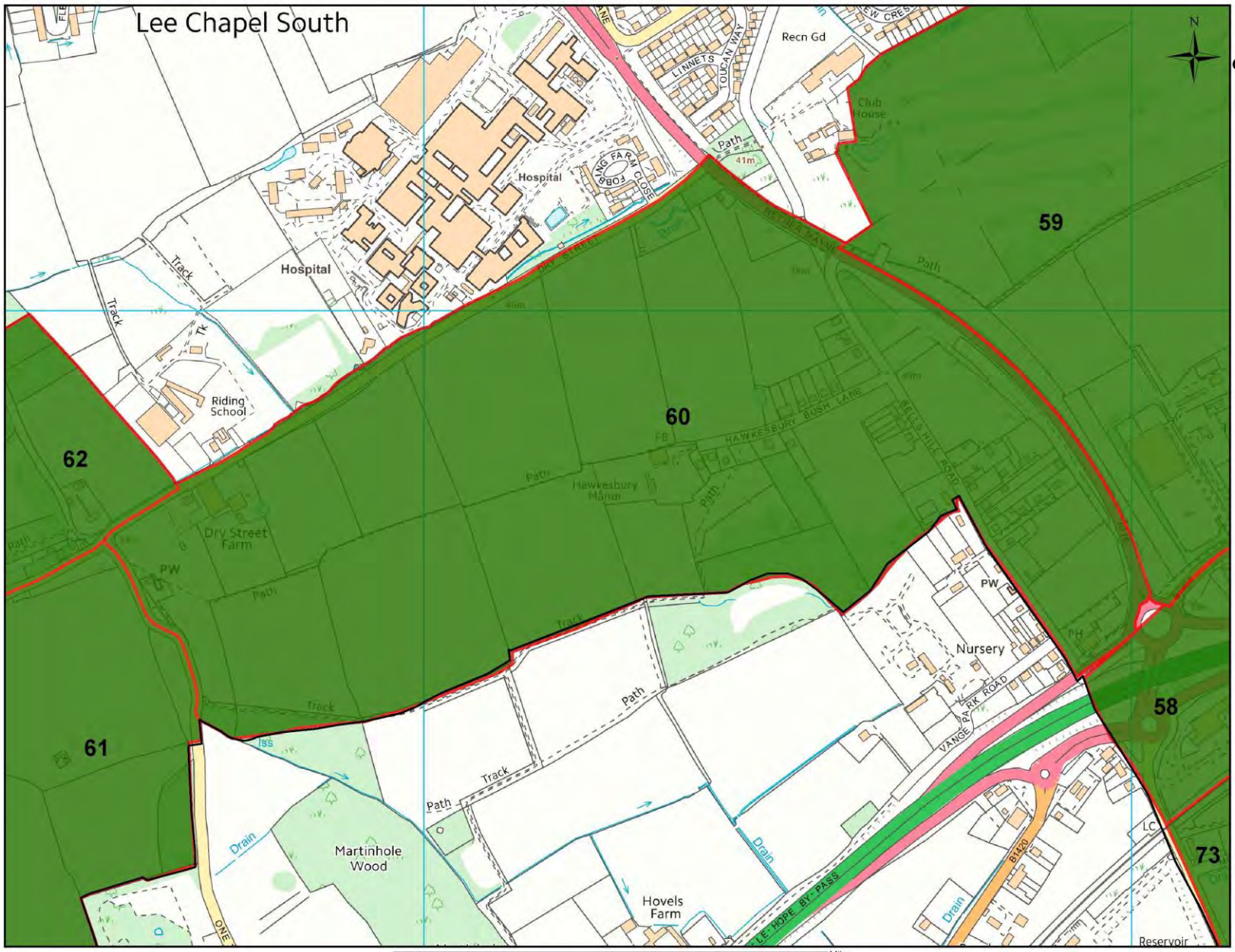
- 60.1 The parcel is situated to the south of Basildon Hospital (pic 1) and the built up area of Lee Chapel South (pic 2). St Lukes Hospice is located slightly further north and Basildon Golf Course is to the east. The A13 is to the south of the parcel, and the southern boundary of Parcel 60 forms the Borough boundary with Thurrock Borough. To the south east corner of the parcel there is the sporadic Plotland development of Bells Hill. The A176 (Nethermayne) forms the eastern boundary of the parcel.



Picture 1 – Views across the parcel to Basildon Hospital in the north



Picture 2 – Views across the parcel towards Lee Chapel South and Basildon Town Centre in the north east



Stage 2: Parcel 60 Assessments

Settlements

- The urban town of Basildon is directly adjacent the parcel to the north
- Corringham (in the borough of Thurrock) is approximately 3.5km to the south of the parcel
- Approximately 2km south of the north of the parcel and 500m to the south of the parcel is the Crooked Brook Plotland near Fobbing
- Access into the parcel is from the A176 and the A13

Land Use

- Approximately 0.5ha of the south west corner is occupied by an Ancient Woodland (Martinhole Woods)
- Grassland along the eastern and western boundaries of the parcel
- Econet areas of semi-natural woodland to the south west corner of the parcel
- Deciduous woodland within the south east corner of the parcel
- Bells Hill Plotland area to the south east which has abandoned/vacant plots
- The majority of the site consists of Grade 3 agricultural land
- More than 60% of the parcel is natural land use

History

- Within HECA 11 and HECZ 11.2, it has a varied topography and there is evidence of medieval and post medieval exploitation.
- Few archaeological sites which reflects low levels of development rather than absence of archaeology.
- Landscape and below ground deposits are sensitive to development and there is a high potential of surviving multi-period deposits. There is potential for protection and promotion of the historic landscape
- Dry Street Farmhouse is a Grade II listed building within the parcel
- Hawkesbury Manor is a Grade II listed building within the parcel
- Five Bells Inn is a Grade II listed building within the parcel
- The parcel is highly sensitive to change

Natural Environment Designation

- Two areas west of Bells Hills Road designated as SSSIs
- Two areas east of the site and others to the north, west and east (outside Parcel) designated as LoWS
- PSAAs are either side of Bells Hill Road and to the east of One Tree Hill
- BAP Areas east and west of Bells Hill Road
- TPOs along Hawkesbury Bush Lane, Land rear of Bells Hill Road and The Nook, Bells Hill Road.
- Within the 5km buffer zone of the Thames Estuary and Marshes SPA and Ramsar site

Landscape

- Within G3 - South Essex Coastal Town of East of England Landscape Character Area
- Within LCA 14 Langdon Hills
- Extended views across rolling countryside and over the Thames Estuary from the southern edge

- Undeveloped skyline looking from the south
- Traffic noise from A13 and A176 is dominant to the southern and eastern sides
- Intact ancient rectilinear field pattern, possibly Saxon in origin
- Good quality clipped hedgerows with mature trees along most field boundaries

Infrastructure

- A176 forms eastern boundary of parcel
- PRow from One Tree Hill to Hawkesbury Bush Lane

Stage 3: Parcel 60 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is immediately adjacent to the built up area of Basildon, in particular, Basildon Hospital. Most of the parcel is open fields. However, there are some properties clustered in the south east corner of the parcel which are part of the Bells Hill Plotland. They are positioned along a road but are detached from the urban area and not considered to be sprawl from Basildon. The urban/rural boundary is defined by Dry Street and the A176 and no development has crossed these.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	Parcel 60 is only connected to the built up settlement of Basildon in the north, along Dry Street and along a small part of the eastern boundary. The Bells Hill Plotland area to the south east of Parcel 60 does not adjoin the urban edge of Basildon and is not considered as a separate town for this purpose. The parcel is however situated between the towns of Basildon and Stanford-le-Hope which are less than 3km apart and forms part of the strategic gap between the two. As such this parcel does partly contribute to preventing the coalescence of these towns	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The centre and western parts of the parcel are open fields with the northern boundary providing a clear definitive boundary to the built form that lies to the north. However, there are residential properties in the Plotland in the south east corner of the parcel which encroach upon the countryside. The parcel contains open fields, which have tree lined boundaries. There are long distance views to the River Thames and Kent from the highest parts across the middle of the parcel. The views into the parcel are reasonably limited due to this topography and natural screening. There is a risk that countryside would be lost if the parcel was to be developed however the parcel only partly contributes to this purpose due to the presence of development along much of the eastern boundary which in part extends outwards towards the centre.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The town that surrounds the parcel is Basildon and is not classified as historic. Part of an Ancient Woodland is to the south western corner of the parcel and although this does not form part of or influence the character or setting of a historic settlement directly, it is an important historic element within the parcel.	Parcel partly contributes to this purpose

Stage 4: Parcel 60 Overall Conclusions

- 60.2 The parcel contributes to purpose 1 as it is adjacent to the large built up area of Basildon, the hospital and A176 which form a strong urban/rural boundary and there is no evidence of sprawl entering the parcel across this boundary.
- 60.3 The parcel partly contributes to purpose 3 as there are instances of development in the Bells Hill Plotland that have encroached upon the countryside within the parcel. The rest of the parcel comprises open fields with long distance views to the River Thames and Kent from the highest parts of the parcel.
- 60.4 The parcel partly contributes to purpose 2 as it forms part of a strategic gap between Basildon and Stanford-le-Hope. The Ancient Woodland in the south west corner is not part of the setting of an urban area but is an important feature so this parcel partly contributes to purpose 4.

61 GREEN BELT PARCEL 61

Parcel Description:

- 61.1 This parcel is shaped like an upside down 'U'. The southern and western edges are formed by the Borough boundary, the northern edge is a mixture of fields with Laindon Country Park to the far north. To the east are open fields and Dry Street Farm. The parcel of land itself consists of the sporadic Northlands Plotland development to the west (pic 1), with Northlands Farm adjacent (pic 2), and large open fields to the east. There are some long distance views over to the River Thames and Kent to the south from the ridge that runs through the middle of Parcel 61 (pic 3).



Picture 1 – View across Northlands Farm from the plotland area



Picture 2 – Northlands Farm

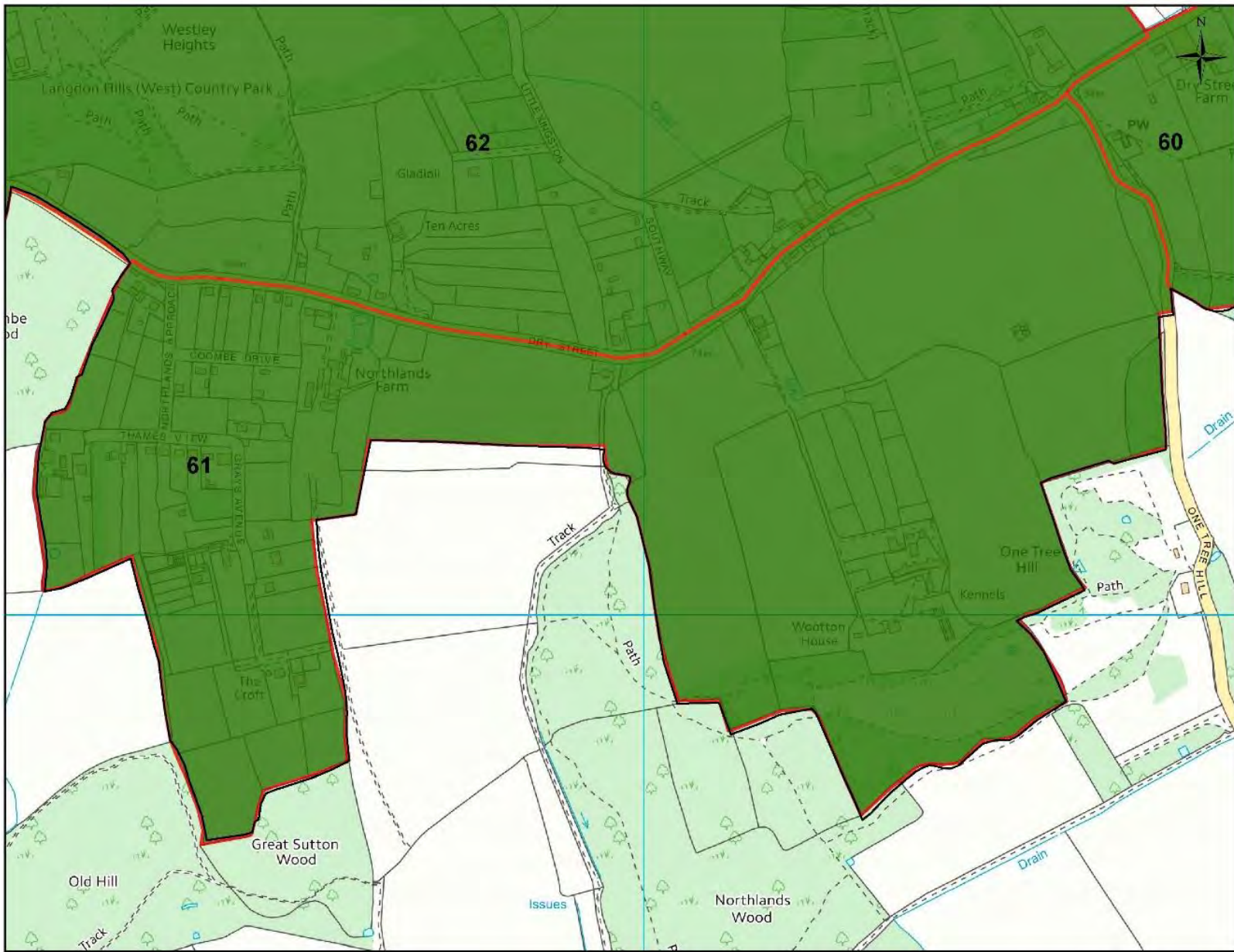


Picture 3 – Views to the River Thames from the parcel

Green Belt Area 61

Legend

- Borough Boundary
- Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 61 Assessments

Settlements

- Northlands Plotland area within Parcel 61 to the west of Northlands Farm
- Great Berry approximately 2km to the north west of the parcel
- Lee Chapel South is approximately 1.7km to the north east of the parcel
- Corringham (in the Borough of Thurrock) is approximately 2km to the south
- Crooked Brook, Fobbing Plotland are approximately 2km to the south east of the parcel

Land Use

- The parcel is directly adjacent to three Ancient Woodlands (Coombe Wood, Great Sutton Wood and Northlands Wood) which are all situated along the southern boundary of the parcel and Borough
- Deciduous woodland to the south
- Econet areas of semi-natural woodland along the western, northern and southern boundaries of the parcel
- Econet grasslands to the west
- Traditional orchard within the north east corner of the parcel
- Plotland area to the west which has abandoned/vacant plots
- The majority of the parcel mainly consists of well used Grade 3 Agricultural land
- Part of the parcel south of Dry Street forms part of Langdon Hills Country Park
- More than 60% of the parcel is natural land use

History

- Within HECA 11 and HECZ 11.1 and 11.2, it has a varied topography and there is evidence of medieval and post medieval exploitation
- Few archaeological sites which reflects low levels of development rather than absence of archaeology
- High archaeological potential
- Landscape and below ground deposits highly sensitive to development and there is a high potential of surviving multi-period deposits
- There is potential for protection and promotion of the historic landscape.
- Two Grade II listed properties situated on the north side of Dry Street, opposite the parcel

Natural Environment Designations

- Far north east corner of the site is a part of the wider LoWS of the Langdon Complex
- Kennels Wood is a LoWS situated to the south of the site
- Northlands Wood extends along the southern boundary of the site and is a Country Park
- There are PSAAs throughout the site
- Within 2km buffer zone of SSSI adjacent to the eastern boundary on the parcel
- Within the 5km buffer zone of the Thames Estuary and Marshes SPA and Ramsar site
- TPOs along Thames View and Grays Avenue, Langdon Hills

Landscape

- Within G3 – South Essex Coastal Towns of East of England Landscape Character Area
- Within LCA 14 Langdon Hills

- Mix of curvilinear and rectilinear field patterns both medieval in origin
- Wooded Langdon ridge is a distinctive landscape feature with external views and an important recreational facility
- Extensive views to the Thames Estuary
- Existing residential properties are well enclosed by vegetation but have open views across farmland beyond the Borough boundary

Infrastructure

- PRow running alongside the Plotlands from Dry Street and into Thurrock Borough
- Dry Street forms the northern boundary of this parcel

Stage 3: Parcel 61 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to any main settlements but is close to the urban area of Basildon. There is an area of Plotland to the west of this parcel which accounts for approximately a third of the entire parcel. There are also properties along Dry Street which borders the urban area. None of these originate from a large built up area however. As the parcel is not adjacent to a large built up urban area or ribbon development originating from such an area, it is not relevant to this purpose.	Parcel is not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is not adjacent to any settlement. However, the parcel is situated between the towns of Basildon and Stanford-le-Hope which are less than 3km apart and forms part of the strategic gap between the two. As such, keeping this parcel free of development assists in maintaining a strategic gap between these two towns.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is an area of Plotland in the west of this parcel which accounts for approximately a third of the entire parcel. The northern edge of the parcel is formed by a road and the Plotland area consists of many roads, some of which are un-surfaced. The parcel contains some large open fields. There are some long distance views from the ridgeline in the middle of the fields and limited views into the parcel due to screening. Due to the presence of the Plotland development, the parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel is not adjacent to any settlement, nor does it contain any Ancient Woodland. It therefore does not contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 61 Overall Conclusions

- 61.2 The parcel partly contributes to purpose 2 as the parcel is situated between the towns of Basildon and Stanford-le-Hope which are less than 3km apart and forms part of the strategic gap between the two. As such, keeping this parcel free of development assists in maintaining a strategic gap between these two towns.
- 61.3 The parcel also partly contributes to purpose 3. The parcel is close to the large built up area of Basildon. It contains Plotland development which covers approximately a third of the parcel and which is considered to be encroachment of the

countryside. The parcel does however help to safeguard the large open fields and long distance views from the parcel.

- 61.4 The parcel is not adjacent to a large built up urban area, nor does it contain any development from an urban area. As such it is not relevant to purpose 1.
- 61.5 The parcel doesn't contribute to purpose 4 as it is not near a historic settlement, nor does it contain Ancient Woodland.

62 GREEN BELT PARCEL 62

Parcel Description:

62.1 The parcel is to the south of the main town of Basildon. Basildon Hospital and St Lukes Hospice are to the east of the parcel and Northlands Plotland area and One Tree Hill is to the south. To the west of the parcel is the boundary with the Borough of Thurrock and the Borough of Brentwood. Within the Borough this part includes the Westley Heights telecommunications mast and a water tower, both local landmarks, the Westley Heights Country Park (pic 1) and the Crown Public House. In addition the parcel includes the Langdon Hills Country Park and Essex Wildlife Trust Nature Reserves. Kingston Hill and Little Kingston Road run along the eastern edge of the Country Park. There are many narrow roads in the parcel, which are mostly tree lined (pic 2) and there are a lot of Public Rights of Way and bridleways throughout. The eastern part of the parcel consists of woodland and some open fields. There are isolated houses scattered throughout and some are well screened by trees (pic 3). The parcel is rich in biodiversity (pic 4) with most areas of the parcel designated as Local Wildlife Sites. There are long distance views overlooking the Thames Estuary and beyond from the highest points in the parcel (pic 5).



Picture 1 - Langdon Hills Country Park



Picture 2 – Narrow country roads within the parcel



Picture 3 – Well screened isolated dwellings scattered throughout the parcel



Picture 4 – Open fields with horses grazing

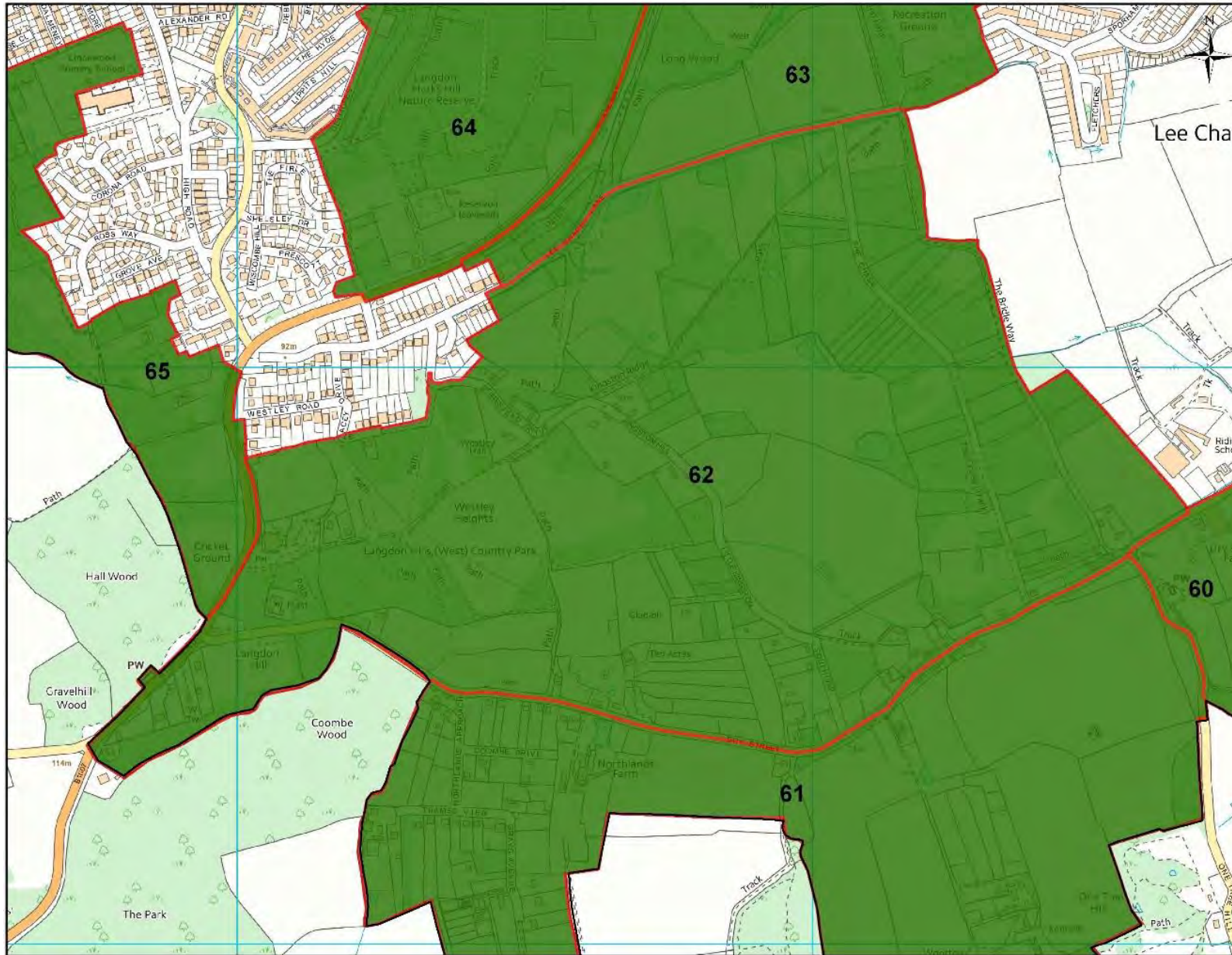


Picture 5 – Long distance views to Thames Estuary and beyond

Green Belt Area 62

Legend

- Borough Boundary
- Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100019871. All rights reserved.

Stage 2: Parcel 62 Assessments

Settlements

- Great Berry neighbourhood is adjacent the parcel to the north west
- Lee Chapel South neighbourhood is adjacent the parcel to the north east
- Corringham (in the borough of Thurrock) is approximately 3.5km to the south of the parcel

Land Use

- Coombe Wood is an Ancient Woodland which lies adjacent to the south west boundary and part of the woodland lies within Parcel 62
- Econet grasslands cover the majority of the eastern half of the parcel
- Several deciduous woodlands throughout the parcel
- Econet semi natural and natural woodlands throughout the parcel
- Lowland meadows to the east of the parcel
- Westley Heights Country Park, owned and managed by Essex County Council and including public conveniences, play area and a ranger house is situated to the east of the parcel, north of Dry Street
- Stormants Way Plotland area to the east which has vacant, but wooded plots,
- An area to the north of Dry Street to the east of Parcel 62 is a nature reserve owned and managed by Essex Wildlife Trust
- More than 60% of the parcel is natural land use

History

- Within HECA 11 and HECZ 11.1 and 11.2, it has a varied topography and there is evidence of medieval and post medieval exploitation
- Few archaeological sites which reflects low levels of development rather than absence of archaeology
- High archaeological potential
- Landscape and below ground deposits highly sensitive to development and there is a high potential of surviving multi-period deposits
- There is potential for protection and promotion of the historic landscape
- Three Grade II listed properties within the parcel and two Grade II listed properties adjacent to the parcel
- Two archaeological find areas – Westley Heights and Hall Wood
- The parcel is highly sensitive to change

Natural Environment Designations

- Four BAP Areas throughout the site, notably Coombe Wood
- Five LoWS in or adjacent to parcel – Dry Street Pastures, Coombe Wood Extension, Westley Heights, Langdon Complex and Kennels Wood
- Four main TPO areas at Lee Chapel Lane, Green Lane, Dry Street/High Road and Stormants Way, Langdon Hills. Other TPOs are dotted around the parcel sporadically
- PSAA covers the majority of the site
- Westley Heights Country Park is situated to the south west of the parcel

Landscape

- Within G3 – South Essex Coastal Towns of East of England Landscape Character Area

- Secondary woodland on former plotland with diverse woodland species
- Wooded Langdon Ridge is a distinctive landscape feature with external views and serves as an important informal recreation facility
- Communications mast on top of Crown Hill is an intrusive feature on external views of the Langdon Hills
- Extensive views south east across to Fobbing Marshes and north across Langdon Hills towards Basildon Town Centre

Infrastructure

- Extensive network of public footpaths, bridleways throughout the parcel
- The two main roads which serve the parcel are Dry Street (south), High Road (west)
- B1007 runs along part of the western boundary of parcel

Stage 3: Parcel 62 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is in close proximity to the main town of Basildon in the north and the Great Berry neighbourhood (Basildon) is adjacent to the parcel in the north west. There are a few scattered dwellings throughout the parcel, mainly concentrated in the west and along Kingston Hill and Little Kingston Road. There are dwellings along Homestead Drive and Stacey Drive immediately adjacent to the urban edge which are assessed as sprawl from a built up area. The rest of the urban edge is clearly defined and as such the parcel partly contributes to checking urban sprawl.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is situated between the towns of Basildon and Stanford-le-Hope which are less than 3km apart and forms part of the strategic gap between the two. As such this parcel contributes to preventing the coalescence of these towns.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is predominantly woodland and open fields, which have been safeguarded from encroachment from Basildon. There are however dwellings throughout the parcel, mainly along Kingston Hill and Little Kingston Road, largely concentrated in the west. Part of the Northlands Plotland is within the parcel to the south and Stormants Way Plotland is also within the parcel. However there is also a large part of the parcel that has remained untouched and provides recreational use in the form of a country park and green space. As such the parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel is rich in archaeology and has some historical features throughout. The built form in the parcel is not of a historic nature and there are no Conservation Areas nearby. However, there is an Ancient Woodland within the parcel in the south west which could be impacted if large scale development took place in this parcel. As such this parcel partly contributes to this purpose.	Parcel partly contributes to this purpose

Stage 4: Parcel 62 Overall Conclusions

62.2 The presence of development within the parcel in the Northlands Plotland and

Stormants Way Plotland constitutes encroachment of the countryside although the parcel is very rural in its character and appearance and there are also prominent views into and out of the parcel. As a result the parcel partly contributes to purpose 3. The parcel also partly contributes to purpose 1 due to the presence of dwellings within the parcel that are immediately adjacent to the urban edge and therefore classed as urban sprawl from a large built up area. The rest of the parcel consists of green space and a country park and assists in preventing further sprawl.

62.3 The parcel partly contributes to purpose 2 as the parcel is situated between the towns of Basildon and Stanford-le-Hope which are less than 3km apart and forms part of the strategic gap between the two. As such, keeping this parcel free from development does assist in preventing the coalescence of these towns.

62.4 The parcel also partly contributes to purpose 4 as there is an Ancient Woodland within the parcel which could be impacted if large scale development took place in this parcel.

63 GREEN BELT PARCEL 63

Parcel Description:

- 63.1 A scalene triangle shaped parcel sloping to the west, which encompasses Long Wood Ancient Woodland (pic 1), a Recreation area (pic 2), a covered reservoir and a few fields. The boundaries to the parcel are formed by Staneway to the north (pic 3), Parcel 62 to the south and the residential area of Lee Chapel South to the east (pic 4). The parcel has some connections to the Nature Reserves in the adjacent Green Belt parcels.



Picture 1 - Views into parcel at the Long Wood Ancient Woodland from Staneway



Picture 2 - Views from Leysings into the Gaynesford Recreation Ground



Picture 3 – Views from Staneway into the parcel towards residential development

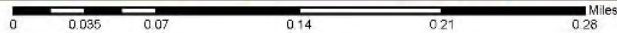


Picture 4 – Views into the Ancient Woodland within the parcel on the right with Lee Chapel South to the left

Green Belt Area 63

Legend

- Borough Boundary
- Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown. Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 63 Assessments

Settlements

- Lee Chapel South neighbourhood, Basildon is situated directly adjacent the parcel to the east
- Great Berry neighbourhood is situated directly adjacent to the west of the parcel
- Lee Chapel North neighbourhood is approximately 1.2km north of the parcel
- Basildon town centre is approximately 2km to the north east of the parcel

Land Use

- Ancient Woodland to the west of the parcel (Long Wood)
- Econet areas of semi natural and natural woodland forming the majority of the boundaries of the parcel.
- Lowland Meadows throughout the parcel
- Econet grasslands throughout the parcel
- To the far east of the parcel is an area of amenity green space
- To the north of the parcel is a covered reservoir
- More than 60% of the parcel is natural land use

History

- Within HECA 11 and HECZ 11.1, it has a varied topography and there is evidence of medieval and post medieval exploitation
- Few archaeological sites which reflects low levels of development rather than absence of archaeology and therefore there could be high archaeological potential
- Landscape and below ground deposits highly sensitive to development and change
- There is potential for protection, promotion and interpretation of the historic landscape

Natural Environment Designations

- Long Wood Ancient Woodland is covered by a TPO as are a few trees along Green Lane, Lee Chapel South
- Long Wood Washland is located fairly central within the parcel
- The parcel in its entirety, apart from the reservoir, is a LoWS and the majority of the parcel is a BAP Area
- The entire parcel is a Protected Species Alert Area
- A watercourse with weirs runs diagonally through the parcel

Landscape

- Within G3 – South Essex Coastal Towns of the East of England Landscape Character Area
- Within LCA 14 – Langdon Hills
- Irregular, curvilinear field patterns from the medieval period
- Open views across Basildon and to Crays Hill and Wooded Hills near Billericay
- Good connections through the parcel leading from Lee Chapel South to Marks Hill and Willow Nature Park Nature Reserve
- Varied topography throughout parcel
- Relatively untouched and bio-diverse landscape
- Relatively disconnected from the urban environment with wide verges with trees and meadow providing adequate enclosure

Infrastructure

- PRow running around all boundaries of the parcel
- Staneway is a B road which forms the north west boundary

Stage 3: Parcel 63 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is in close proximity to the main town of Basildon in the north and Great Berry (Basildon) is adjacent to the parcel in the west. In addition, Lee Chapel South (Basildon) is also adjacent to the parcel to the east. The parcel itself is countryside with high ecological land uses. It is a mixture of meadows, woodlands, grasslands and a reservoir, and provides recreational use for the nearby settlements. The urban/rural boundary is well defined by the boundary of residential properties and there is no sprawl within the parcel. As such this parcel contributes to this purpose.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to two distinct parts of the broader Basildon urban settlement. As these urban areas are part of the same settlement, development of the parcel would not result in neighbouring towns merging.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is predominantly meadows, grassland, green space and woodland, which have been safeguarded from encroachment from Basildon. The parcel forms a green wedge separating two distinct parts of the broader Basildon settlement.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel is rich in archaeology and has some historical features throughout. There is an Ancient Woodland within the eastern part of the parcel which could be impacted if large scale development took place in this parcel and which is an important historic element within the parcel.	Parcel partly contributes to this purpose

Stage 4: Parcel 63 Overall Conclusions

- 63.2 The parcel contributes to purposes 1 and 3. The parcel provides a green wedge between two different neighbourhoods within the Basildon urban area. The majority of the parcel is within a nature conservation area consisting of meadows, grassland, green space and woodland. The parcel contains no development which could be classed as sprawl or encroachment into the countryside. Furthermore, the urban/rural boundary is well defined by the boundary of residential properties.
- 63.3 The parcel is assessed as partly contributing to purpose 4 as it contains an Ancient Woodland which is an important historic element within the parcel.
- 63.4 The parcel doesn't contribute to purpose 2 as it is not near two neighbouring towns and therefore its development would not result in two towns merging.

64 GREEN BELT PARCEL 64

Parcel Description:

- 64.1 A large parcel encompassing Essex Wildlife Trust's Marks Hill Nature Reserve (pic 1), as well as a playing field to the north and a covered reservoir to the south. The parcel is heavily tree lined and there are limited views into the parcel from the surrounding roads that encircle and bisect it (pic 2). Mandeville Way runs east to west across the northern half of the parcel (pic 3). Staneway forms the south eastern boundary to the parcel and the eastern edge of the Langdon Hills neighbourhood abuts the parcel to the west. Laindon and Lee Chapel North is situated directly north of the parcel on the other side of the railway line and Lee Chapel South abuts the parcel to the east. From the south corner of the parcel, there are some glimpses through the houses and trees to the urban area of Basildon in the distance.



Picture 1 – Marks Hill Nature Reserve



Picture 2 – Limited views into the parcel due to its heavily tree-lined character




Picture 3 – Views from Mandeville Way into the parcel

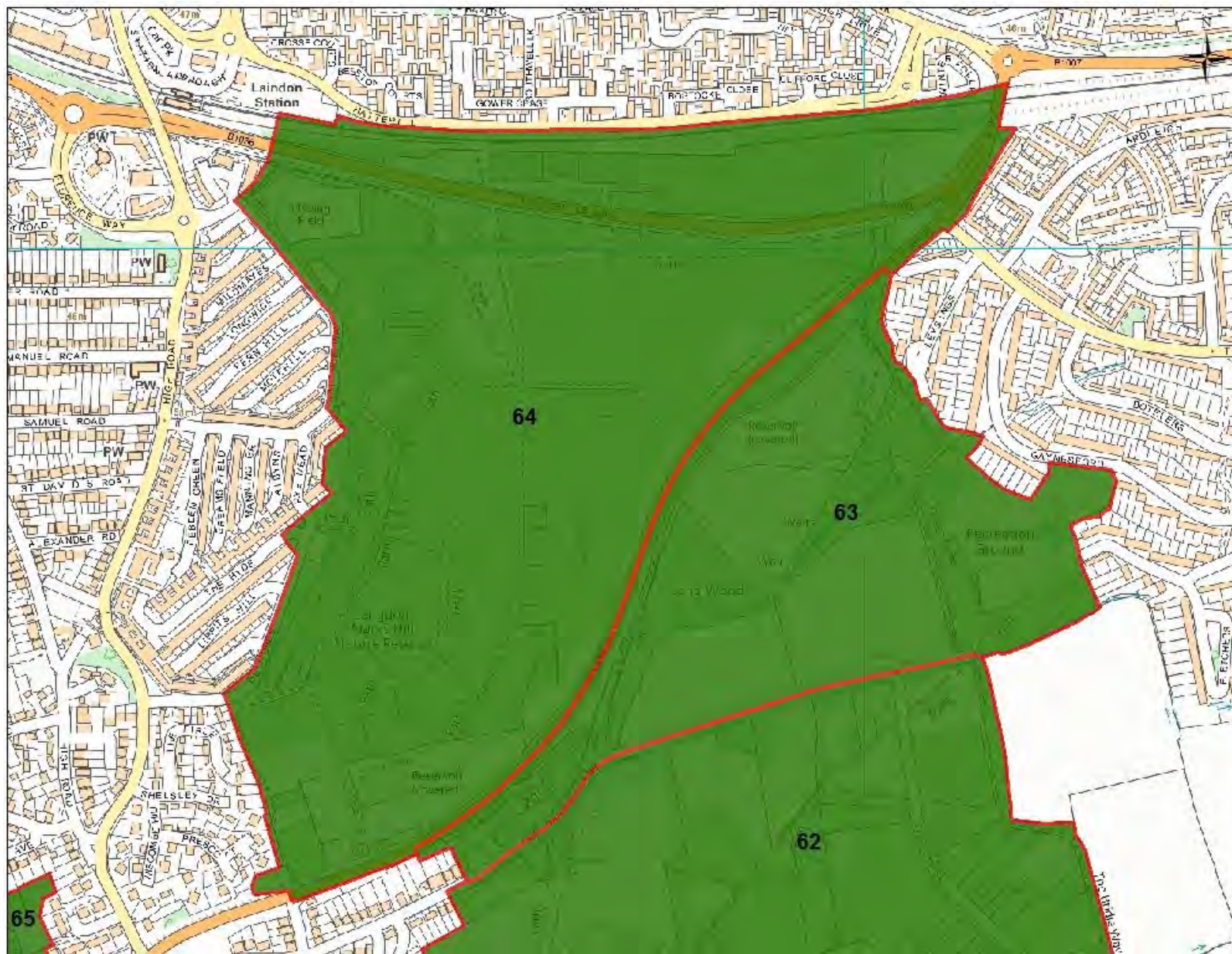


Picture 4 - Views across to Basildon between houses and trees from the south east corner of the parcel

Green Belt Area 64

Legend

-  Borough Boundary
-  Green Belt



The map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database right 2011 Ordnance Survey 100105111. All rights reserved.

Stage 2: Parcel 64 Assessments

Settlements

- Langdon Hills neighbourhood abuts the parcel to the west
- Laindon/ Lee Chapel North neighbourhoods sit directly north of the parcel on the other side of the railway line
- Lee Chapel South neighbourhood abuts the parcel to the east
- Basildon town centre is approximately 2km to the north east of the parcel

Land Use

- The majority of the parcel is Lowland Meadow
- Econet areas of semi natural and natural woodland throughout the parcel
- Econet Grasslands along the majority of the parcel's boundaries
- Deciduous woodland throughout the parcel
- Playing field to the north west corner
- Covered reservoir to the south
- More than 60% of the parcel is natural land use

History

- Within HECA 11 and HECZ 11.1, it has a varied topography and there is evidence of medieval and post medieval exploitation
- Few archaeological sites which reflects low levels of development rather than absence of archaeology.
- High archaeological potential
- Landscape and below ground deposits highly sensitive to development and change
- There is potential for protection, promotion and interpretation of the historic landscape

Natural Environment Designations

- The entire parcel is a PSAA
- The majority of the parcel is also part of the Langdon Complex LoWS
- The parcel is also within the buffer of BAP Areas to the east
- Part of the woodland to the north is protected by a TPO as are a few scattered trees closely located to the playing field
- Marks Hill Nature Reserve covers the majority of the parcel

Landscape

- Within G3 – South Essex Coastal Towns of East of England Landscape Character Area
- Within LCA 14 Langdon Hills
- Secondary woodland and understorey flora with successful woodland management schemes in place
- Valued recreation with good network of paths and former plotland roads
- Attractive views across the Crouch Valley to the north from elevated points
- Surviving earthworks of probable medieval origin including boundary banks
- Close visual relationship with surrounding residential properties

Infrastructure

- PRow running through the parcel
- The railway line runs along the northern boundary of the parcel
- Minor estate roads to the west and B roads along the northern and eastern boundaries

Stage 3: Parcel 64 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is in close proximity to the main town of Basildon in the north. Langdon Hills (Basildon) is adjacent to the parcel in the north, and Lee Chapel South (Basildon) and Laindon/Lee Chapel North are adjacent to the parcel to the east and west respectively. The parcel itself is countryside forming the Marks Hill Nature Reserve. The urban/rural boundary is clearly defined by the railway line to the north, Staneway to the east and the boundary of residential properties to the west and there is no sprawl within the parcel.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to three neighbourhoods, all of which form part of the larger urban settlement of Basildon. Development of this parcel would therefore not prevent neighbouring towns from merging.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is predominantly meadows, grassland, green space and woodland. The parcel forms a green wedge separating three nearby neighbourhoods. There are views across the Crouch Valley to the north from elevated ground within the parcel. As such it is considered to contribute to this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel is rich in archaeology and has some historical features throughout. There is an Ancient Woodland close to the parcel, which could be impacted if large scale development took place in this parcel. However, the main town of Basildon is not of a historic nature, there are no Conservation Areas or Ancient Woodland in the parcel itself and as a result the parcel doesn't preserve the setting or character of a historic settlement.	Parcel does not contribute to this purpose

Stage 4: Parcel 64 Overall Conclusions

- 64.2 The parcel contributes to purposes 1 and 3. The parcel provides a green wedge along with Parcel 63 between Langdon Hills and Lee Chapel South both within the Basildon urban area, and the parcel is predominantly a nature reserve. It consists of meadows, grassland, green space and woodland and contains no development which could be classed as sprawl or encroachment into the countryside. Furthermore, the urban/rural boundary is clearly defined by residential properties and transport infrastructure.
- 64.3 The parcel doesn't contribute to purposes 2 and 4. The parcel is not near two neighbouring towns in order to contribute to preventing them from merging. It is adjacent only to the Basildon urban area and, whilst there are features of historical importance within and near the parcel, Basildon is not a historic settlement and

there is no Ancient Woodland within the parcel.

65 GREEN BELT PARCEL 65

Parcel Description:

65.1 The parcel predominantly forms part of the Langdon Hills Country Park, which is to the south east of the parcel and the Langdon Hills Nature Reserve, which is across the majority of the rest of the parcel. There is a visitor centre to the west and two parking areas, one next to the visitor centre and one within the adjacent Parcel 62 to the south east corner, off the B1007 (pic 1). There are several dwellings along Wheaton Avenue and Egerton Drive within the parcel. The parcel is densely wooded (pic 2) and the properties are well screened from the parcel as is the recreation ground to the north of the parcel (pic 3), adjacent to the urban settlement of Basildon. There are some school playing fields to the east of the parcel, which is part of the built up area of Basildon, and a cricket ground to the south east corner. In the west of the parcel is Dunton Poultry Farm with several tracks and plots. Much of the west consists of abandoned plotlands To the far west and to the south are the Borough of Thurrock and the Borough of Brentwood, which can be seen in the distance (pic 4) due to the varied topography across the parcel (pic 5).



Picture 1 - Looking out from parcel to The Crown Harvester and the Mast on High Road (B1007)



Picture 2 - Footpaths through woodland



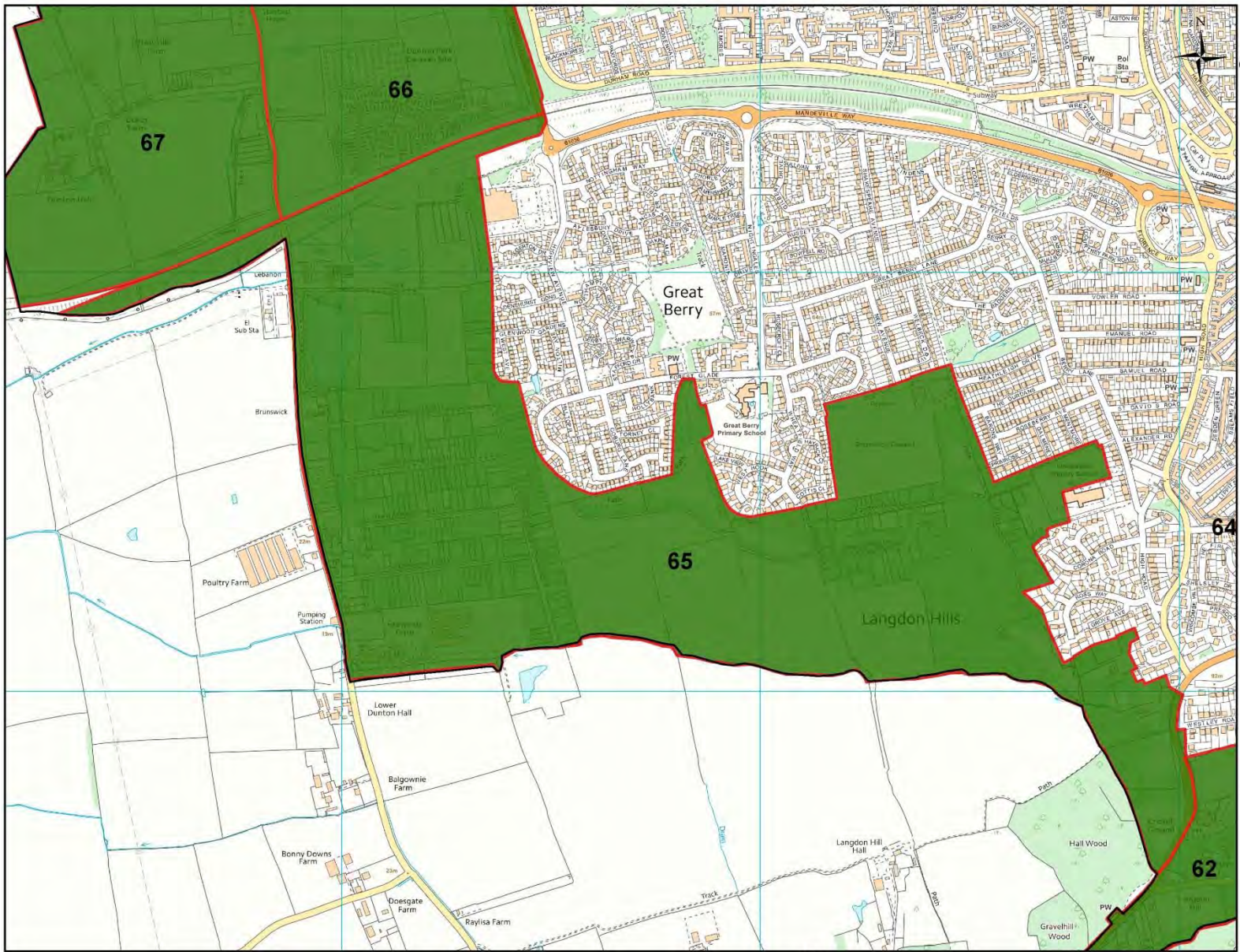
Picture 3 – Langdon Hills recreation Ground and view towards Basildon



Picture 4 - Open fields within the parcel and looking out to Brentwood across the parcel



Picture 5 - Varied topography and mix of terrain in the parcel



Green Belt Area 65

- Legend
- Borough Boundary
 - Green Belt

This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 65 Assessments

Settlements

- Great Berry neighbourhood abuts the parcel to the north
- Langdon Hills neighbourhood sits directly adjacent to the parcel to the north east
- Bulphan village (Thurrock Borough Council) is approximately 2.5km to the south west
- Horndon on the Hill village (Thurrock Borough Council) is approximately 3.5km directly south of the parcel

Land Use

- The parcel is covered by Lowland Meadows
- There is an Ancient Woodland to the south of the site and a further Ancient Woodland just outside of the Borough boundary to the south called Hall Wood.
- There is deciduous woodland throughout
- Econet Natural and Semi Natural Woodland also covers the majority of the parcel
- Econet Grasslands cover the majority of the parcel's boundaries
- Langdon Hills Recreational Ground to the north
- Grade 3 agricultural land
- Nature Reserve as well as part of the Langdon Hills Country park
- Cricket Ground, recreation ground and school playing fields all within the parcel
- Dunton Poultry Farm and associated ancillary buildings
- More than 60% of the parcel is natural land use

History

- The parcel falls predominantly within historic areas HECA 8 and 8.1 which have good potential for discovering archaeological deposits as well as there being potential to use the surviving elements of the historic landscape and settlement pattern to enhance the appreciation of the historic landscape in conjunction with the Haven Plotlands Museum
- The rural landscape is highly sensitive to change
- There is also an archaeological find area located to the north of the parcel, immediately south of Great Berry neighbourhood
- Historic Areas 9 and 9.7 form a small part of Green Belt Parcel 65. This parcel is to the east incorporating Lincewood Junior and Infant School and this part is considered to have limited sensitivity and amenity value due to the modern development unless linking the former Plotlands and settlement pattern to other zones. There is also low potential for archaeological finds due to the modern development.

Natural Environment Designations

- The majority of the parcel is a LoWS
- To the east of the parcel within Langdon Hills there is a BAP Area
- Throughout the parcel there are PSAAs
- There are two TPOs; one along Berry Lane in Langdon Hills and the other along Mandeville Way, north of Tesco Supermarket.

Landscape

- Within G3 – South Essex Coastal Towns of East of England Landscape Character Area
- Within LCA 14 Langdon Hills

- Grid-like rectilinear field pattern which is now partly eroded and overlaid with development
- Wooded Langdon ridge is a distinctive feature within external views and an important recreational facility
- Preserved plotland layout and an original plotland dwelling within The Haven Plotland Museum
- Ponds and streams throughout and associated biodiversity
- Open farmland to the south west of the parcel beyond the boundary line making the ridge very prominent in external views

Infrastructure

- Extensive network of footpaths and bridleways connecting surrounding areas of Basildon
- A railway line runs along the northern boundary of the parcel
- B1007 runs along part of the eastern boundary of the parcel

Stage 3: Parcel 65 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel contains a mixture of different uses. The majority of the parcel is a Nature Reserve and also some of the parcel is part of the Langdon Hills Country park. There is a Cricket Ground, recreation ground and school playing fields all within the parcel. Dunton Poultry Farm and associated ancillary buildings are located within the parcel. There are several dwellings along Lower Dunton Road within the parcel. However, these are not considered to be sprawl from Basildon and there is a clear definitive boundary to the urban area of Basildon which surrounds the parcel to the north and east. Therefore, the parcel checks urban sprawl.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is less than 3km from Stanford-le-Hope in Thurrock and forms part of the strategic gap between the two. As such this parcel contributes to preventing the coalescence of these towns	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The majority of the parcel is Langdon Hills Nature Reserve and part is the Langdon Hills Country Park, both of which form important countryside providing established recreational facilities. There are other uses within the parcel, including residential dwellings, a cricket ground, a poultry farm, a school playing field and a recreational ground of which the dwellings are not considered appropriate uses within the Green Belt. Much of the west of the parcel is given over to abandoned plotlands which have an associated museum. These are not considered to be inappropriate development in the countryside as the land is reclaimed by nature. The amount of inappropriate development is not considered to characterise the parcel.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel is rich in archaeology and has some historical features throughout. There is an Ancient Woodland within the parcel which could be impacted if large scale development took place in this parcel. The parcel	Parcel contributes to this purpose

	contains historic plotlands which have been abandoned, with an associated museum. This parcel is therefore considered to have a strong role in promoting local modern history relevant to the parcel.	
--	---	--

Stage 4: Parcel 65 Overall Conclusions

- 65.2 The parcel contributes to purpose 1. The majority of the parcel is a Nature Reserve and whilst there is a mixture of different uses there is no evidence of urban sprawl from the nearest built up area of Basildon. Furthermore, the urban/rural boundary is clearly defined.
- 65.3 The parcel contributes to purpose 3. It is very rural in its character and appearance and there are also prominent views into and out of the parcel. The majority of the parcel is a Nature Reserve and provides an important recreational facility to the nearby settlements, offering the opportunity to access the wider countryside to the south and north of the parcel. The parcel also has varied topography, is largely woodland and has distinctive landscape and historical features with prominent views into and out of the parcel. The amount of development that has taken place in the parcel which is considered inappropriate in the countryside is minor compared to the parcel as a whole.
- 65.4 The parcel also contributes to purpose 4. The parcel contains historic plotlands which have been abandoned, with an associated museum. This parcel is therefore considered to have a strong role in promoting local modern history relevant to the parcel.
- 65.5 The parcel partly contributes to purpose 2 as it is less than 3km from Stanford-le-Hope in Thurrock and forms part of the strategic gap between the two. As such, keeping this parcel free of further development contributes to preventing the coalescence of these towns

66 GREEN BELT PARCEL 66

Parcel Description:



- 66.1 The parcel is to the west of the built up area of Basildon, in particular the Ford Dunton Technical Centre, the Southfields Industrial Area and the residential area of Laindon West. To the south is the railway line and to the east are fields and farmland, as well as a rural north-south road. To the north is some major east-west infrastructure; the A127. In the parcel itself are some farms and associated farm buildings, a small ribbon development of Dunton Village and a large mobile home park. There are also some pylons and telegraph poles that run through the parcel. The land gently rises from the middle of the parcel to the south and there are open fields and lower ground from the middle of the parcel to the north, which provide long distance views to Brentwood Borough (pic 1).

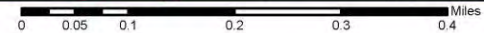
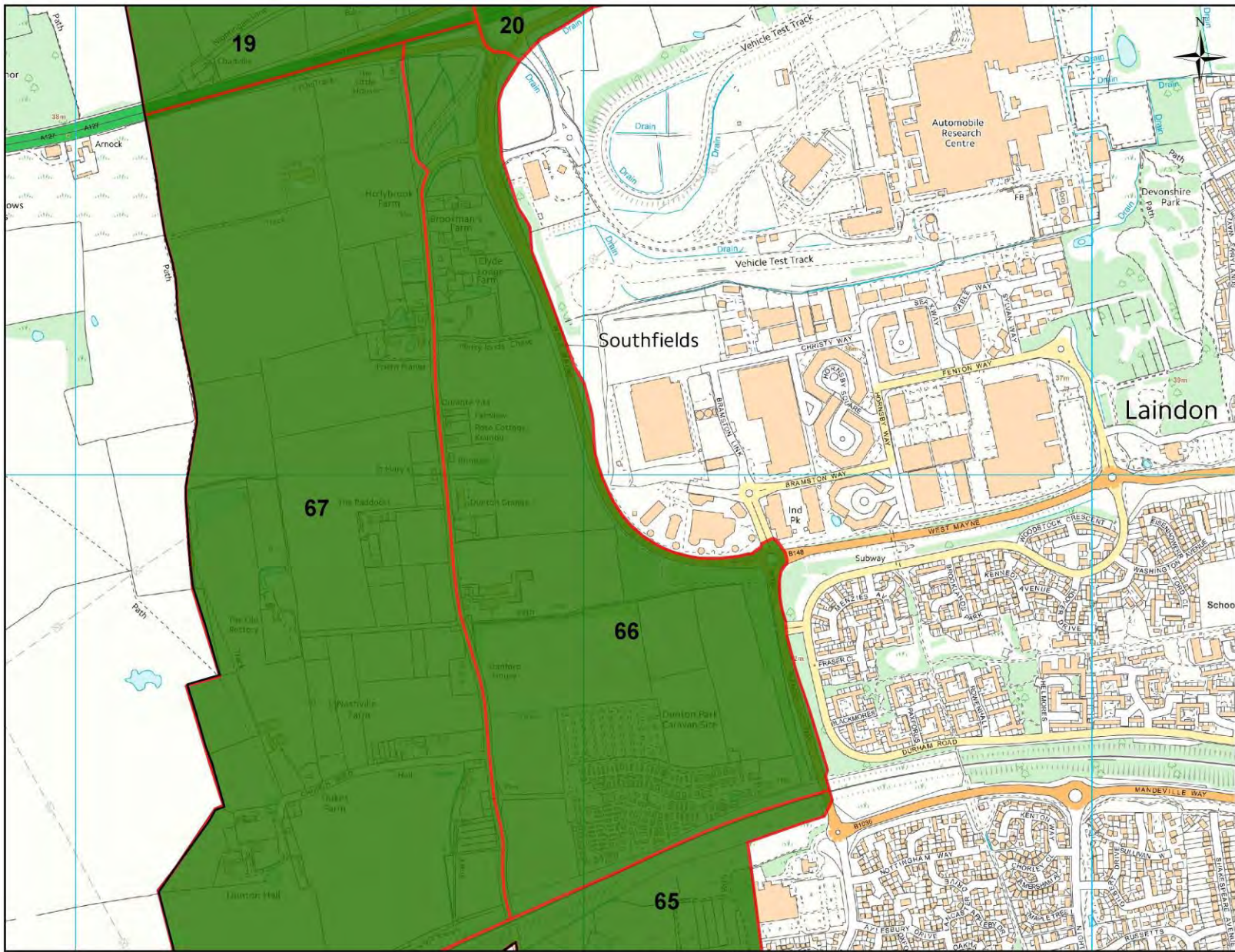


Picture 1 – Views across to Brentwood in the south west

Green Belt Area 66

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 66 Assessments

Settlements

- The unserviced settlement of Dunton Village is within the parcel
- Immediately east lies Southfields Industrial Estate as well as the Ford Dunton Technical Centre
- Laindon neighbourhood is approximately 1.5km east of the parcel
- Great Berry neighbourhood sits approximately 1km to the south
- Great Burstead village is approximately 2.5km to the north east
- West Horndon (within the Brentwood Borough) is situated approximately 3km to the west of the parcel

Land Use

- Econet semi natural and natural woodland along the southern boundary abutting the railway line
- Deciduous woodland also along the southern boundary alongside the railway line
- Grade 3 agricultural land
- Dunton Park Caravan Park to the south of the parcel
- Residential properties and vacant plots to the north of the parcel and along Lower Dunton Road
- The parcel has the same proportion of development as natural land uses

History

- The parcel is within historic areas HECA 8 and 8.1 which have good potential for discovering archaeological deposits as well as there being potential to use the surviving elements of the historic landscape and settlement pattern to enhance the appreciation of the historic landscape
- The parcel is sensitive to change

Natural Environment Designations

- There are numerous PSAA's within the parcel
- An area TPO covers the north of the parcel, including Ford Dunton Technical centre. There is a further TPO to the south of the parcel along Lower Dunton Road
- Within the buffer zone of a BAP Area (Ba47) to the east and Langdon Complex LoWS (Ba21) to the south

Landscape

- Within G3 – South Essex Coastal Towns of East of England Landscape Character Area
- Within LCA 13 – Dunton Settled Claylands
- Remnants of rectilinear field patterns of possible Middle Saxon origin
- The busy transport links to the south and east highly reduce tranquillity of the parcel
- The residential edge of Basildon and Southfield Industrial estate is visually well contained by vegetation along the B148 and B1036
- Forms part of the wider landscape character area of open farmland between built edge of Basildon and the Borough boundary

Infrastructure

- PRow to the edge of the pastures through the static caravan park
- The railway line runs along the southern boundary
- The A127 Southend Arterial Road runs east-west, just to the north of the parcel's northern boundary with a large grade separate junction joining on to the local B roads to the south (West Mayne and Mandeville Way)
- Overhead power lines run through the site

Stage 3: Parcel 66 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The built up area of Basildon is adjacent to the parcel in the east, in addition to the employment area of Ford Technical Centre and Southfields Industrial Estate. A private residential mobile home park is located within the parcel to the south and there is Dunton Village in the west and sporadic development along Lower Dunton Road, including farm buildings. There are also woodlands in the parcel along with some fields which have not been subject to urban sprawl.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to the town of Basildon in the east and Dunton Village is in the west. However, Dunton is not a town or large settlement and therefore not considered under this purpose. The nearest large settlement is West Horndon which is in Brentwood Borough. This is a considerable distance and if this parcel was released from the Green Belt for development it would not lead to or be perceived as causing the two settlements to merge. As such this parcel is not considered to contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is residential development along Lower Dunton Road and Dunton Park (a mobile home site) within the parcel which constitutes encroachment. These are visible from the footpaths and roads within and surrounding the parcel. The parcel does contain a number of fields in agricultural use and farm buildings which are appropriate countryside uses. As such the parcel is considered to partly contribute to this purpose.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	The area of Basildon that is adjacent to the parcel in the south east contains quite modern employment development and therefore cannot be described as historic. There are no Conservation Areas or Ancient Woodlands nearby. As there are no settlements of historic importance nearby the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 66 Overall Conclusions

- 66.2 The parcel partly contributes to purposes 1 and 3. Whilst the parcel contains a number of fields in agricultural use there is residential development along Lower Dunton Road and Dunton Park which are perceived as sprawl from a large built up

urban area and which also constitutes encroachment.

- 66.3 The parcel doesn't contribute to purpose 2. The parcel is not near two neighbouring towns in order to contribute to preventing them from merging. It is adjacent only to the Basildon urban area with West Horndon being a considerable distance away. The parcel also doesn't contribute to purpose 4 because Basildon is not a historic, there are no other historic settlements nearby and nor does the parcel contain Ancient Woodland.

67 GREEN BELT PARCEL 67

Parcel Description:

67.1 The parcel is a large rectangular shaped parcel of land, to the east is Dunton and some ribbon development along Lower Dunton Road forming Dunton Village, and to the far-east is the built up area of Basildon. To the south is the railway line and to the west is a golf course with some wooded areas (pic 1) and long views towards Brentwood Borough in the north. To the north is the east-west route of the A127 with some open fields beyond. The parcel itself has some pylons running through it and Dunton Hall is located to the south. There are associated buildings to the farmland (pic 2) and there are long distance views towards Kent and the River Thames to the south (pic 3). There are some residential buildings scattered sporadically within the parcel that are screened by trees. The land rises into the middle of the parcel to the Friern Manor Hotel, where there are open fields leading to a private fishing lake in the north (pic 4).



Picture 1 – Views across the Golf Course to Brentwood in the south west



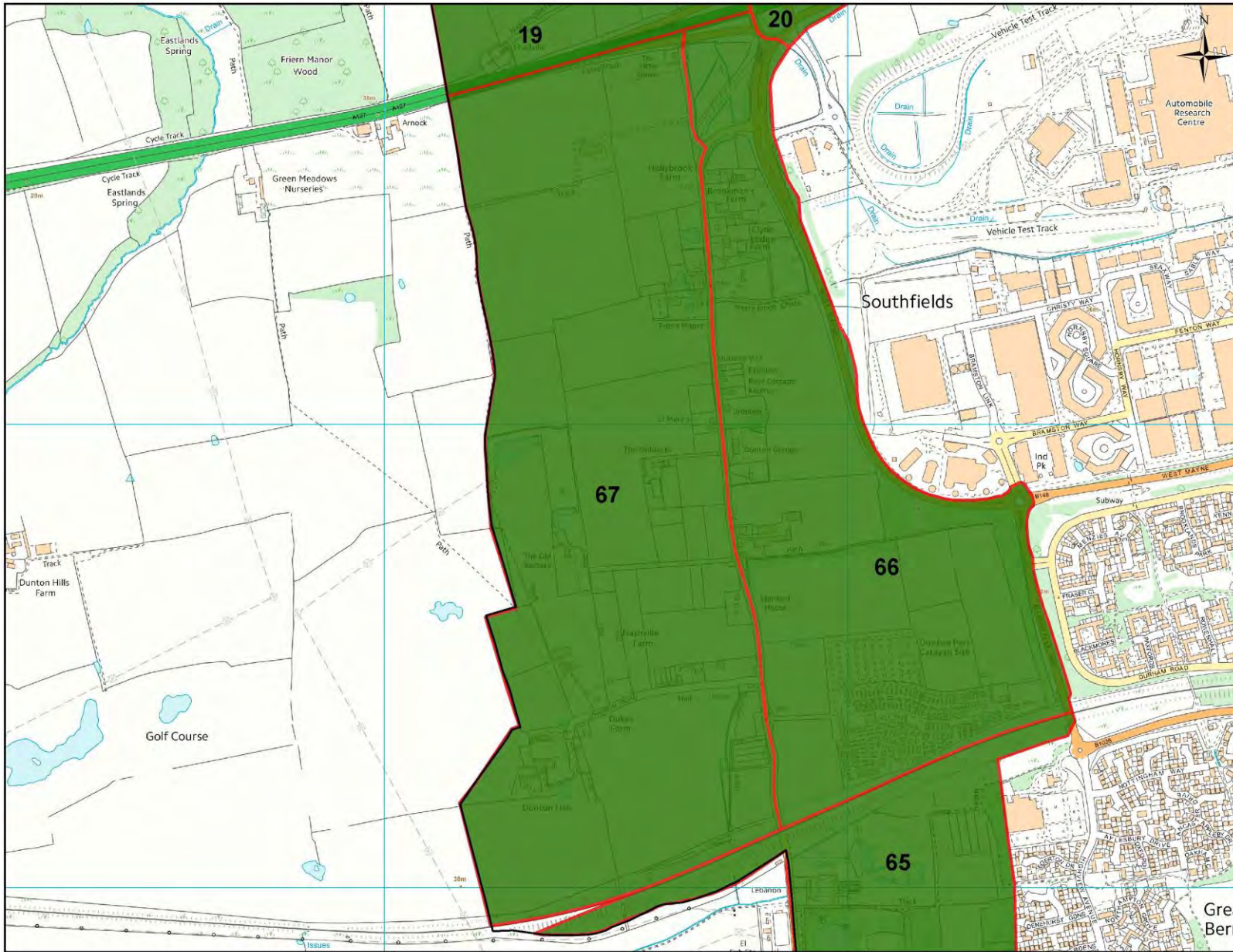
Picture 2 – Farm Buildings in the parcel



Picture 3 – Views across farmland to the long distance views in the south





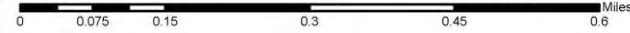
Picture 4 - Fishing lake to the north of the parcel



Green Belt Area 67

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 67 Assessments

Settlements

- Dunton Village is within the parcel
- West Horndon (Brentwood Borough) is approximately 3km to the west of the parcel
- Bulphan village (Thurrock Borough) is approximately 3km to the south west
- Laindon is 1.5km to the west which incorporated Southfields Industrial Estate
- Great Berry neighbourhood of Basildon is 1.5km to the south east

Land Use

- Deciduous woodland along the southern boundary abutting the railway line
- Econet semi natural and natural woodland along the southern boundary abutting the railway line
- The majority of the parcel consists of well used Grade 3 Agricultural Fields
- More than 60% of the parcel is natural land uses

History

- The parcel is within historic areas HECA 8 and 8.1 which have good potential for discovering archaeological deposits as well as there being potential to use the surviving elements of the historic landscape and settlement pattern to enhance the appreciation of the historic landscape
- The rural landscape is also highly sensitive to change
- St Mary the Virgin Church and Dunton Hall along Church Road within the parcel are Grade II listed buildings
- Two areas of archaeological finds to the south west of the parcel

Environment

- A few fairly small areas dotted throughout the parcel are designated as PSAAs

Landscape

- Within D2 - Brentwood Hills East of England Landscape Character Area
- Within LCA 13 Dunton Settled Claylands
- Grid-like rectilinear field patterns, possibly Middle Saxon in origin
- Medieval buildings including Dunton Hall church which is a local landmark
- Views up to Brentwood Hills to the north and Langdon Hills to the south
- Limited connections to the Basildon urban edge
- Open views in to the parcel from the A127 and railway embankment
- Forms part of the wider landscape area of open farmland between the built up area of Basildon and the borough boundary

Infrastructure

- PRoW running north west from Dunton Hall complex to the Brentwood borough
- Lower Dunton Road runs along the eastern boundary of the parcel
- The A127 forms the northern boundary of the parcel
- Overhead power lines run through the site
- The railway line runs along the south of the boundary

Stage 3: Parcel 67 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The village of Dunton is within the parcel along Lower Dunton Road. Some farm buildings, the Old Rectory, Dunton Hall, Friern Manor Hotel and some sporadic housing are all located within the parcel. Dunton Village is however an unserviced settlement and therefore not considered in this Review. As the parcel is not adjacent to a large built up urban area or ribbon development originating from such an area, it is not relevant to this purpose.	Parcel is not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Basildon in the far east and the village of Dunton is partly within the parcel. As Basildon is the only settlement in this parcel under the settlement hierarchy, the parcel does not prevent neighbouring towns from merging together.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The village of Dunton is within the parcel along Lower Dunton Road. The Old Rectory, Dunton Hall, Friern Manor Hotel and some sporadic housing development are also located within the parcel. Some of the buildings are visible from the footpaths and roads within and surrounding the parcel. The parcel has some large fields that are well screened by foliage and some agricultural buildings. There are some views into and out of the parcel but overall the parcel provides a perception of enclosed countryside. Due to the sporadic nature of development, and the fact that much of the development are larger halls and agricultural development, the countryside is not perceived to have been encroached to such a degree that this is a defining characteristic.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are some listed buildings within the parcel and the landscape is strong in historic character, however the parcel is not adjacent to any historic towns. The area of Basildon that is to the far east takes the form of modern employment and residential development. There are no Conservation Areas or Ancient Woodlands nearby.	Parcel does not contribute to this purpose

Stage 4: Parcel 67 Overall Conclusions

- 67.2 The parcel is not relevant to purpose 1 as it is not adjacent to a large built up urban area, nor does it contain any development from an urban area.
- 67.3 The village of Dunton is within the parcel along Lower Dunton Road which results in there being development within the parcel, however it is not considered an urban area for the purposes of this assessment. The Old Rectory, Dunton Hall, Friern Manor Hotel and some sporadic housing are considered to have encroached upon the countryside but not to such a degree as to impact on this purpose. The rest of the parcel consists of fields which result in this parcel contributing to purpose 3.
- 67.4 The parcel doesn't contribute to purpose 2. The parcel is not near two neighbouring towns in order to contribute to preventing them from merging. It is adjacent only to the Basildon urban area with West Horndon being a considerable distance away.

The parcel also doesn't contribute to purpose 4 because Basildon is not a historic settlement and the parcel does not contain Ancient Woodland.

68 GREEN BELT PARCEL 68

Parcel Description:

68.1 The parcel is triangular in shape. The built up area of Wickford is located along the northern boundary (pic 1). The parcel is split from Parcel 46 to the east by the North Benfleet Brook, a tributary of the River Crouch. This goes through the Wick Country Park that occupies the middle of Parcel 68 (pic 2). Sappers Farm is directly to the north of the Country Park and Home Farm is nestled to the south. The western boundary is formed by Cranfield Park Road and beyond there are fields and a densely populated Plotland; the Fairmead Plotland. Parcel 68 is predominately made up of open fields that are relatively flat (pic 3 and 4). There are a lot of trees within the parcel that provide natural screening limiting the views in and out of the parcel. In the northern part of the parcel the land falls away to the north and to the east and provides long distance views to Rayleigh in the north-east.



Picture 1 – Open field to the north of the parcel, with The Wick estate in the distance



Picture 2 – The Wick Country Park





Picture 3 – Looking north-east from The Wick Country Park towards Rayleigh

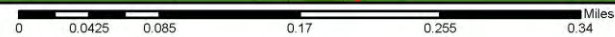
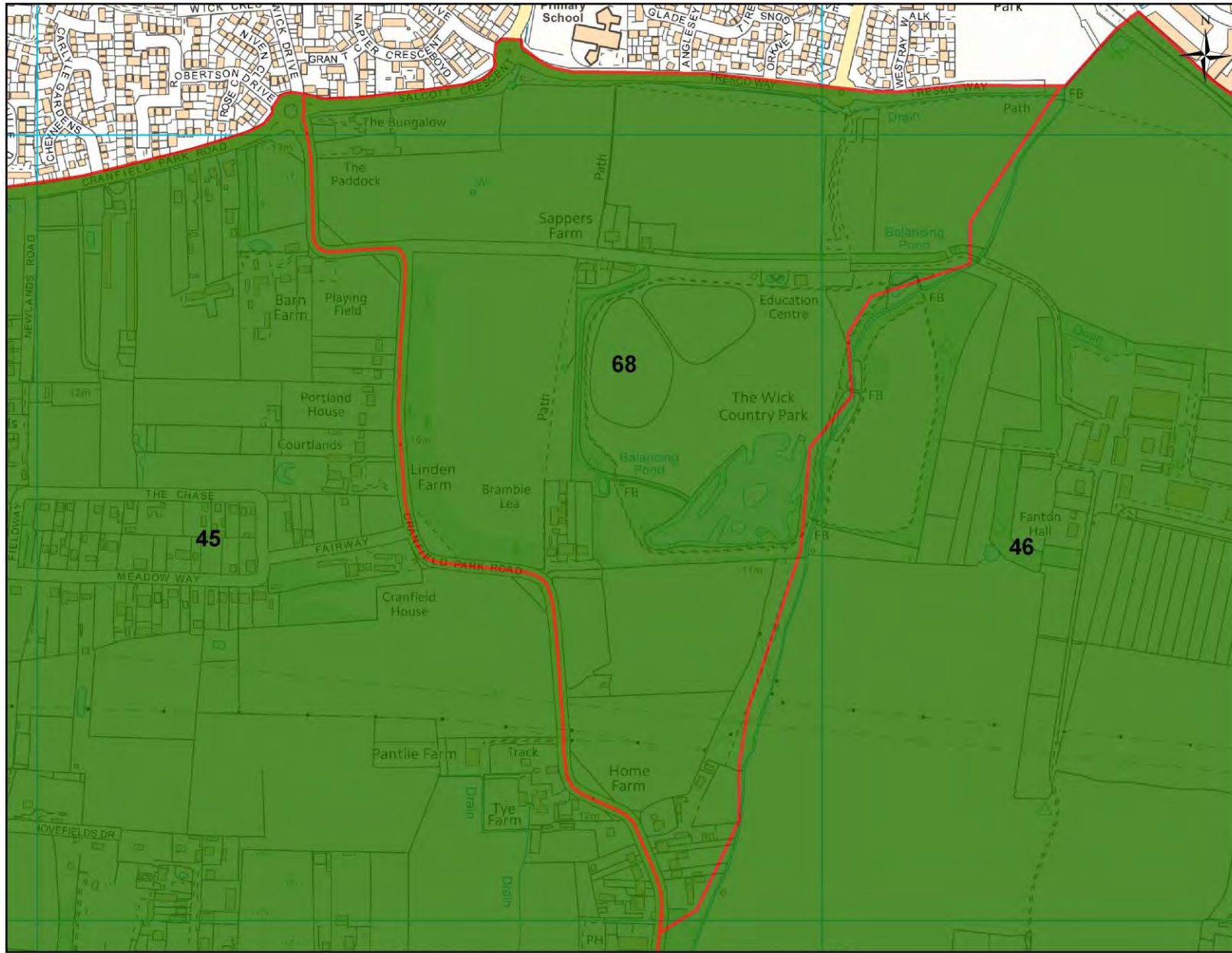


Picture 4 – Field in the north of the parcel looking east towards Fanton Hall Farm

Green Belt Area 68

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 68 Assessments

Settlements

- Fairmead Plotland directly abuts the parcel to the west
- Wickford town abuts the parcel to the north
- North Benfleet is approximately 1.5km to the south of the parcel
- Burnt Mills Industrial estate is situated approximately 1.5km to the south west
- Thundersley (Castle Point Borough) is situated approximately 3km to the south east of the parcel
- Rawreth village (Rochford District) sits approximately 3km to the north east of the parcel

Land Use

- Econet semi and natural woodland occupies the farthest north west corner of the parcel
- Grade 3 agricultural land covers approximately two thirds of the parcel
- The Wick Country Park covers the remainder of the land and is situated fairly centrally within the parcel
- More than 60% of the parcel is natural land use

History

- Within HECA 10 and HECZ 10.2 A large rural landscape on the urban edge and contains few known archaeological sites through lack of investigation rather than absence of archaeology.
- The geology largely consists of London Clay and excavations along the new A130 have demonstrated settlement of the area from the Bronze Age onwards. Some modern development in the parcel is likely to have damaged or truncated archaeological deposits. However there are areas of open ground where archaeology can be anticipated to have survived and can be promoted and enhanced.
- The settlement pattern and below ground archaeology is highly sensitive to change

Natural Environment Designations

- BAP Area to the south east of the parcel
- LoWS encompassing The Wick Country Park and the south east part of the parcel
- The majority of the parcel is a PSAA
- Within the 5km buffer zone of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SAC, SPA and Ramsar site

Landscape

- Within G3 - South Essex Coastal Towns of England Landscape Character Area
- Within LCA 3 Bowers Gifford and Benfleet Farmlands
- Parcel characterised by mature vegetation and hedgerows
- The parcel forms a separation between Wickford and north east Basildon
- Glimpsed views into the parcel from all boundary roads (Cranfield Park Road, Salcott Crescent and Tresco Way)

Infrastructure

- There is a PRow network throughout the parcel but they do not connect to other parcels
- Overhead power lines run through the southern part of the parcel

Stage 3: Parcel 68 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the urban area of Wickford to the north with Salcott Crescent and Tresco Way forming the urban/rural boundary. The southern part of the parcel contains some development and forms part of the Fairmead Plotland but the majority of the parcel is farmland. As the development to the south of the parcel has not spread from the built up area of Wickford in the north it would not be classed as sprawl, however there are a couple of dwellings adjacent to the urban area which could be perceived as sprawl. However, these are not considered to be so prevalent as to define the parcel.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	There are a few farms within the parcel but they are not classed as a settlement. The only settlement the parcel is adjacent to is the built up town of Wickford. Basildon is in relatively close proximity to the parcel. If the whole parcel was released from the Green Belt for development it would not result in the towns merging, however if it were developed in combination with Parcel 45 these two settlements would merge. Consequently, the parcel partly contributes to this purpose.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There are a few farms within the parcel and development to the south of the parcel which forms part of the Fairmead Plotland. There are also electricity pylons that cross the parcel to the south from east to west. Due to the nature of the parcel including its tree-lined fields, the parcel would be described as predominantly countryside despite the development within it. There are some long distance views towards Rayleigh to the north-east and Langdon Hills to the south-west, but the topography and foliage within the parcel means that the parcel feels quite enclosed. There are also a number of open fields within this parcel which provide recreational opportunities for the residents nearby.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The settlement of Wickford which is adjacent to the parcel in the north west is quite modern and therefore cannot be described as historic. There are no Conservation Areas or Ancient Woodlands nearby. As such the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 68 Overall Conclusions

68.2 The parcel is predominantly countryside made up of fields and the Wick Country Park which is an important recreational use. Although there is development to the south of the parcel and a couple of dwellings directly adjacent to the large built up parcel of Wickford which would be classed as sprawl and encroachment upon the countryside, this is not considered to amount to sufficient development to define this parcel. As such the parcel contributes to purposes 1 and 3.

- 68.3 The parcel also partly contributes to purpose 2. Whilst it is only adjacent to the town of Wickford it is in relatively close proximity to the town of Basildon. If the whole parcel was developed in isolation it wouldn't result in the two towns merging however, if it was developed alongside Parcel 45 there is a strong risk of coalescence occurring.
- 68.4 The parcel doesn't contribute to purpose 4 because Wickford is not a historic settlement, there are no Ancient Woodlands and there are no other historic settlements nearby.

69 GREEN BELT PARCEL 69

Parcel Description:

- 69.1 The parcel is rural in character and consists of wide open fields that have a very steep topography (pic 1). Looking south from the parcel, there are long distance views to the industrial areas of Basildon, in particular the Ford Technical Centre (pic 2). Looking north across the open fields in the parcel, there are views to tree-lined ridges (pic 3) and to St Mary the Virgin Church (pic 4). St Mary the Virgin Church sits on a plateau and from this location within the parcel there are long strategic views across most of the Borough. To the east of the parcel is a line of Plotland development situated along Rectory Road, which is also relatively steep in its terrain. To the south of the parcel are several woodlands and buildings along the east-west Dunton Road; beyond is the urban area of Basildon to the south. To the west of the parcel is open farmland, which is of similar character to the parcel itself and to the north is the village of Little Burstead. Bullers Farm, as part of Little Burstead, sits in the north east corner of the parcel.



Picture 1 – Views across the open fields in the parcel



Picture 2 – Views across the parcel to the south to Basildon




Picture 3 – Tree-lined ridges and varied topography in the north

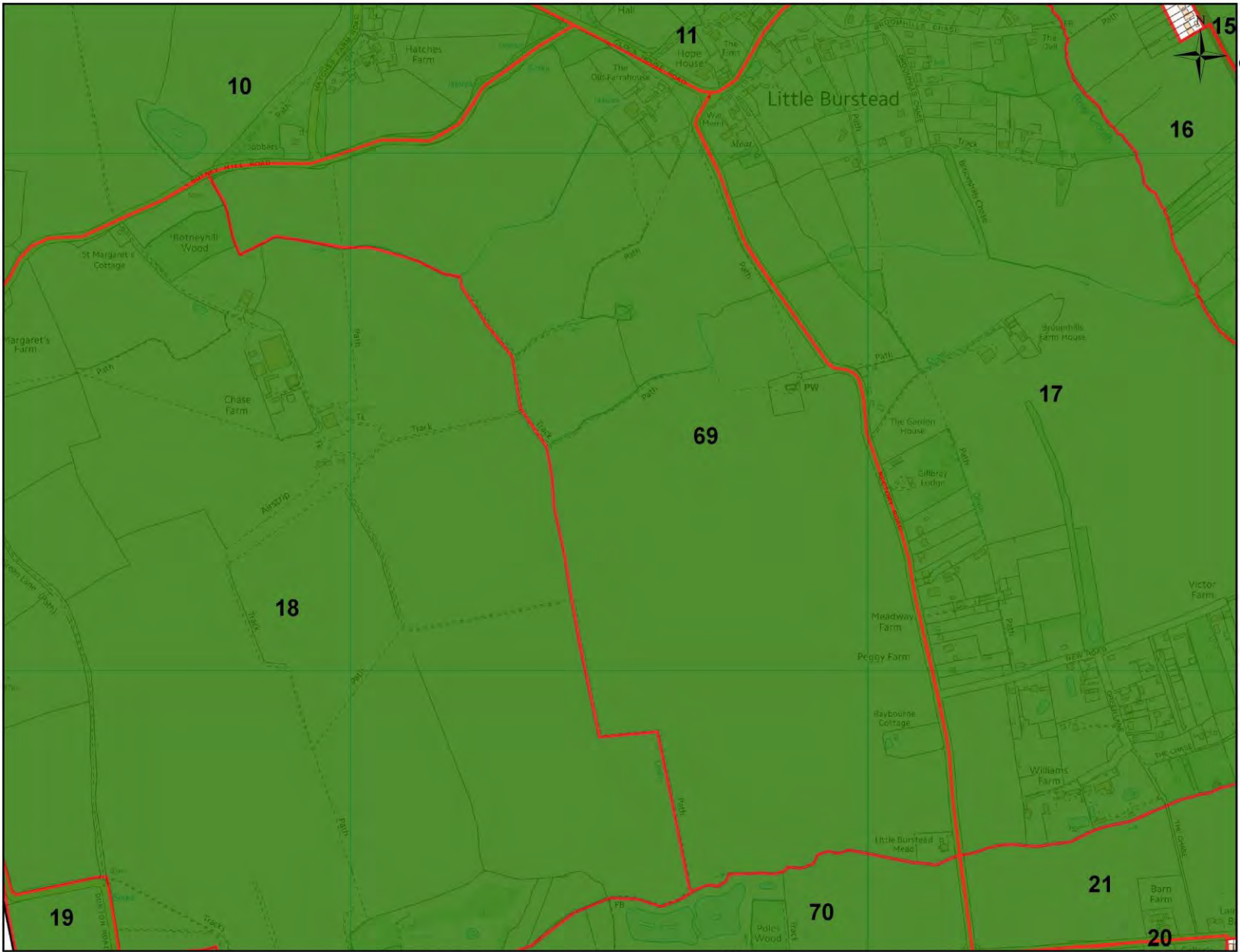


Picture 4 – Views towards St Mary the Virgin Church

Green Belt Area 69

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 69 Assessments

Settlements

- The un-serviced village of Little Burstead is located immediately adjacent the north east of the parcel
- Noak Hill ribbon development is situated approximately 1.5km east of the parcel
- Billericay town sits approximately 2.5km to the north east of the parcel
- Steeple View neighbourhood (Basildon) is located approximately 1.5km to the south east
- Laindon sits approximately 1.7km directly south of the parcel
- Herongate village (Brentwood Borough) is situated approximately 3km to the west of the parcel

Land Use

- Traditional orchard to the north east of the parcel
- Grade 3 agricultural fields cover the majority of the parcel
- More than 60% of the parcel is natural land use

History

- Within HECA 1 and HECZ 1.2 and is predominantly rural in character and the low levels of recorded archaeology reflect a lack of work rather than a lack of archaeology
- The lack of extensive development has reduced opportunities for archaeological finds, however there is high potential for archaeological remains
- The parcel is highly sensitive to change
- Two Grade II listed buildings situated on Rectory Road including St Mary the Virgin Church and Raybourne Cottage with St Mary the Virgin Church being a focal point
- One archaeology find area to the east encompassing St Mary the Virgin Church
- Part of the Little Burstead Conservation Area lies within the north east part of the parcel

Natural Environment Designations

- PSAAs along the streams running along the western boundary of the parcel
- An area TPO covers the entire parcel
- Within the buffer zones of LoWS and BAP Areas to the north west and south

Landscape

- Within D2 – Brentwood Hills of the East of England Landscape Character Area
- Within LCA 12 Burstead Sloping Farmland
- Rectilinear field system of ancient and possibly Saxon origin which is substantially eroded to the south
- Hedgerows following historic field patterns
- Open views up to slopes from the south to the wooded horizon
- Panoramic views from elevated ground to the south over the parcel and towards Basildon and Langdon Hills
- St Mary the Virgin Church is a prominent landmark

Infrastructure

- PRoW across the open countryside running from south west to north east up the slopes

- Botney Hill Road and Rectory Road forming the northern and eastern boundaries with Rectory Road being the main road between Basildon and Little Burstead

Stage 3: Parcel 69 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to a large built up area. It does contain development including Buller's Farm, St Mary the Virgin Church and a couple of cottages, but these are not associated with the nearest large built up parcel and therefore isn't considered to be urban sprawl. As the parcel is not adjacent to a large built up urban area or ribbon development originating from such an area, it is not relevant to this purpose.	Parcel is not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	Little Burstead is within the parcel however it is not considered as a large settlement for this purpose. There are no large settlement nearby. Consequently, the parcel does not prevent neighbouring towns from merging.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel consists of large expanses of open fields and provides access to the wider countryside to the west and north. The parcel has a few buildings within it including agricultural buildings. There are open views up to slopes from the south to the wooded horizon and panoramic views from elevated ground to the south over the parcel and towards Basildon and Langdon Hills. As such the parcel contributes to this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	Little Burstead is a Conservation Area and is partly located within parcel to the north-east. There are several listed buildings within Little Burstead and it is a historic village. The parcel provides special character and setting to Little Burstead and to St Mary the Virgin Church and there could be a detrimental impact if development were allowed in this parcel. Therefore the parcel contributes to this purpose.	Parcel contributes to this purpose

Stage 4: Parcel 69 Overall Conclusions

- 69.2 The parcel consists of large expanses of open fields and provides access to the wider countryside to the west and north. The parcel has a rural character with open long distance views across the countryside to the distant wooded skyline. Whilst the parcel has some agricultural buildings within it these are associated with rural activities and not considered to be encroachment. Overall the parcel is considered important to the safeguarding of the countryside and contributes to purpose 3.
- 69.3 The parcel also provides special character and setting to Little Burstead which is a historic village that has been designated as a Conservation Area. As a result the parcel contributes to purpose 4.
- 69.4 The parcel does not contribute to the other purposes as it isn't adjacent to an existing large settlement to prevent urban sprawl or near two settlements such that it contributes towards preventing merging.

70 GREEN BELT PARCEL 70

Parcel Description:

- 70.1 The parcel is a small long thin parcel of land. To the south is the Dunton Road (pic 1), and beyond this past some small fields and limited development, is the A127. The Ford Research and Engineering Centre and the built up area of Laindon is to the South East. To the north of the parcel is large open space which rises northwards. To the south east of the parcel is the built up area of Noak Bridge and to the west are large open spaces and some woodland. The parcel itself is fairly open in its nature with views to the surrounding open countryside, apart from a small part of the parcel which is Poles Wood. There are some buildings within the parcel, some of which are slightly dilapidated (pic 2). Behind the dwellings, there are views to the open countryside, which are varied in topography and have tree-lined ridges. There are also some reservoirs within the parcel (pic 3).



Picture 1 – Views looking east along Dunton Road into the parcel on the left



Picture 2 – Views across the parcel to the south to Basildon



Picture 3 – Views from parcel to the reservoir and varied topography beyond

Green Belt Area 70

Legend

- Borough Boundary
- Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 70 Assessments

Settlements

- Ribbon development along Dunton Road to the south west corner of the parcel
- Steeple View is situated approximately 1km to the south east
- Laindon is approximately 1.2km to the south
- Little Burstead is situated approximately 1.7km to the north east
- Southfield Industrial Estate is also situated approximately 1km to the south including the Ford Technical Centre

Land Use

- Grade 3 agricultural land to the east of the parcel
- Reservoir situated centrally within the parcel
- Poles Wood is located quite centrally
- Carvers Farm is situated to the west of the parcel with surrounding scrubland
- Car boot sales operate regularly from the central parcel of land which is in connection with Chase Farm, Little Burstead
- More than 60% of the parcel is of natural land use

History

- Within HECA 1 and HECZ 1.2 which is predominantly rural in character which still retains its historical landscape features relating to the rural environment
- The low levels of recorded archaeology reflect a lack of work rather than a lack of archaeology
- High potential for surviving below ground deposits
- The parcel is sensitive to change

Natural Environment Designation

- Poles Wood is designated as a LoWS and a BAP Area
- Land associated with Carvers Farm and Poles Wood are designated as PSAAs

Landscape

- Within LCA 9 – Upper Crouch Valley Farmland of East of England Landscape Character Area
- Within D2 – Brentwood Hills
- Dunton Brook Corridor and associated wildlife
- Important rural break and sense of separation between Little Burstead and Basildon
- Extensive views across open countryside to the north towards Little Burstead and landmark feature of St Mary the Virgin Church
- The parcel is relatively isolated from built development with only a few isolated residential properties overlooking the parcel south of Dunton Road
- Low or fragmented hedgerows allow open views across the parcel to the south and east from Dunton Road and Rectory Road

Infrastructure

- PRoW runs along Carver's Farm from North to South

Stage 3: Parcel 70 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to any large built up areas. There are buildings associated with agriculture within the parcel and whilst they are quite prominent in their form, agricultural buildings are appropriate development in Green Belt locations. The parcel mainly consists of woodland and agricultural land. As the parcel is not adjacent to a large built up urban area or ribbon development originating from such an area, it is not relevant to this purpose.	Parcel not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel provides a rural break between Billericay and Basildon. However, the parcel is not adjacent to any town and there is no risk that settlements would merge if this parcel of land was released for development. Development of this parcel is also not considered to add to any perception of merge with Noak Hill as it wouldn't bring the settlement boundary of Basildon appreciably closer. As such it doesn't contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is bordered by Dunton Road to the south and Rectory Road to the east. There are reservoirs and buildings associated with agriculture within the parcel but it mainly consists of woodland and agricultural land. The majority of the parcel is open countryside that provides access to the wider countryside to the east, north and west. There is varied topography in the parcel and only a small amount of screening.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel is not close to any settlements and there are no listed buildings or Ancient Woodlands within the parcel. As such the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 70 Overall Conclusions

- 70.2 The parcel forms an important rural break between settlements and offers some long distance views to the north, across to St Mary the Virgin Church in Little Burstead. Poles Wood is located in the centre of the parcel alongside a reservoir and the majority of the parcel is open countryside consisting of agricultural land and associated buildings. As such the parcel contributes to purpose 3.
- 70.3 The parcel doesn't contribute to the other purposes or it is not relevant as it isn't adjacent to an existing large settlement to prevent urban sprawl or the merging of towns, and there is no historic settlement or Ancient Woodland nearby.

71 GREEN BELT PARCEL 71

Parcel Description:

- 71.1 Parcel 71 is an L-shaped parcel of land situated to the north west of Little Burstead with long distance views to the borough of Brentwood from the north west of the site (pic 1). The southern boundary of the land is defined by Sudbury's Farm Road (pic 2), which can be described as a country lane surrounded by open agricultural fields and lined with small pockets of agricultural buildings and farm houses. The western boundary is defined by Blind Lane which abuts a wooded parcel called 'Little Bladen's Wood' and the far south eastern boundary of the site is formed by Tye Common Road.
- 71.2 To the most northern part of the site is Ancient Woodland known as 'Bluntswall Wood' (pic 3); however Parcel 71 predominantly consists of open arable fields (pic 4) with the exception of a small parcel used to graze horses north east of Sudbury's Farm. There is also a public footpath running between the farm buildings and north through the immediate fields leading to Bluntswall Wood from Sudbury's Farm.



Picture 1 – Views across the parcel to Brentwood in the west



Picture 2 – Looking east along Sudbury Farm Lane with the parcel on the left



Picture 3 - Views to Bluntswall Ancient Woodland

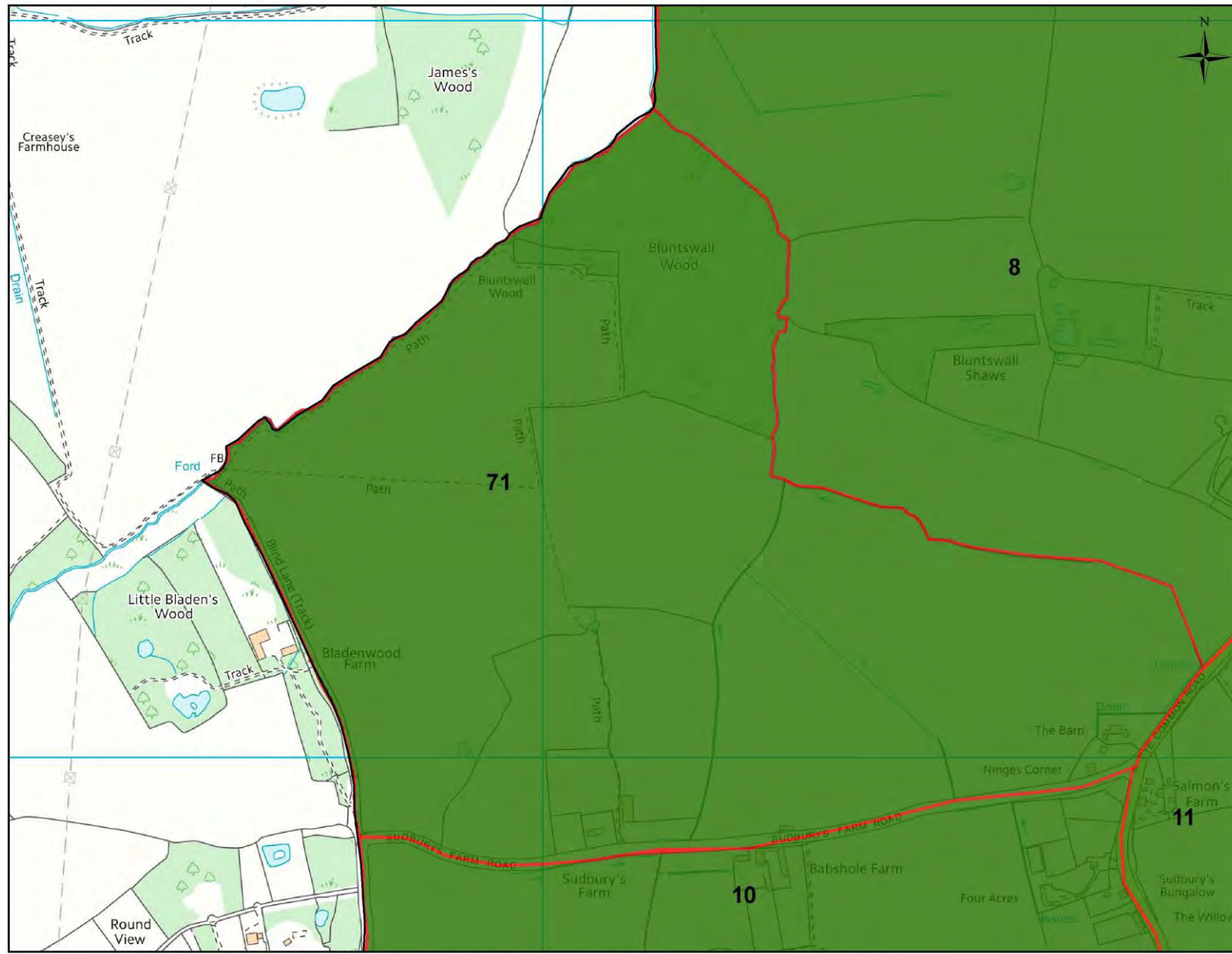


Picture 4 – Views across the arable land in the parcel

Green Belt Area 71

Legend

- Borough Boundary
- Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 71 Assessments

Settlements

- Billericay is situated approximately 2km to the north east
- Little Burstead is approximately 1.7km to the south east
- Hutton (Brentwood Borough) is located approximately 2.7km to the north west
- Services
- Ingrave (Brentwood Borough) is situated approximately 2.7km to the south west

Land Use

- Bluntswall Wood is an Ancient Woodland situated within the northern part of the parcel
- Deciduous Woodland within the northern part of the parcel
- Econet Natural and Semi Natural Woodland also located within the northern part of the parcel
- The remainder of the parcel is well used Grade 3 agricultural land
- More than 60% of the parcel is of natural land use

History

- Within HECA 1 and HECZ 1.3 which is predominantly rural in character which still retains its historical landscape features relating to the rural environment
- The low levels of recorded archaeology reflect a lack of work rather than a lack of archaeology
- Good potential for surviving below ground archaeological deposits
- Sudbury's Farmhouse is a listed building within the parcel
- The parcel is sensitive to change

Natural Environment Designations

- Bluntswall Wood is designated as a BAP Area, PSAA as well as a LoWS and is protected with a TPO

Landscape

- Within D2 - Brentwood Hills of East of England Landscape Character Area
- Within LCA 11 - West Billericay Woodland Farmland
- Irregular field pattern, medieval or earlier in origin
- Small part of Blind Lane is a green lane which is within a LoWS in the Brentwood parcel
- Tranquil character relatively untouched by development
- Views out to the west are largely contained by Little Bladen's Wood
- More open views across wooded farmland are allowed to the north west from PRow and gaps in vegetation along from Sudbury Farm Road

Infrastructure

- PRow running west from Brentwood through the parcel to Sudbury's Farm Road

Stage 3: Parcel 71 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is not adjacent to a large built up area. Development consists of agricultural buildings that are sporadically positioned along the lane and not associated with a large built up area. As these are used for agricultural purposes, they are considered to be appropriate forms of development within the Green Belt. As the parcel is not adjacent to a large built up urban area or ribbon development originating from such an area, it is not relevant to this purpose.	Parcel is not relevant to this purpose
2 – To prevent neighbouring towns from merging into one another	There are only farm buildings situated sporadically along the southern boundary of the site, with no areas of densely developed land. The parcel is not adjacent to or near a town, and does not prevent any towns from merging. As such it does not contribute to this purpose.	Parcel does not contribute to this purpose
3 – To assist in safeguarding the countryside from encroachment	There are farm buildings and associated buildings along the boundaries of the parcel, where three of the six boundary lines are formed by roads (Blind Lane, Sudbury's Farm Road and Tye Common Road), however most of the parcel is made up of open and arable farm land. The parcel is open farm land and has minimal development and therefore the parcel is open countryside. There is a risk that countryside would be lost if this parcel was released for development as it is largely made up of farm land as well as an Ancient Woodland. The parcel is quite isolated and rural in character; it also forms part of the wider landscape providing long distance open views for those using the public footpaths within the close vicinity.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	Within the parcel to the north is Ancient Woodland known as Bluntswall Wood which is an important historic element within the parcel.	Parcel partly contributes to this purpose

Stage 4: Parcel 71 Overall Conclusions

- 71.3 The parcel contributes to purpose 3. The parcel is not adjacent to any built up urban area and is very rural in its nature and form. It is rich in biodiversity and ecology and consists mainly of open farmland with the presence of an ancient woodland in the north.
- 71.4 The parcel partly contributes to purpose 4 as it contains Ancient Woodland which is an important historic element within the parcel.
- 71.5 The parcel doesn't contribute to the other purposes. It isn't adjacent to an existing large settlement to have an impact on urban sprawl or preventing the merging of towns.

72 GREEN BELT PARCEL 72

Parcel Description:

72.1 The parcel is adjacent to Billericay to the north-west (pic 1). The River Crouch forms the eastern edge of the parcel. Within the centre of the parcel is Gurnard's Farm and surrounding agricultural land. Guildprime Business Centre is to the west of the parcel and the A129 sits to the far west and forms the western edge of the parcel. St Peter's RC Primary School sits within the northern corner of the parcel. The parcel is varied in its topography, sloping northwards towards Billericay (pic 2) and there are views across to Crays Hill in the south east (pic 3).



Picture 1 – Western edge of the parcel along A129, Southend Road. Billericay is on the right and Guildprime Business Centre is the building in the distance





Picture 2 – Varied topography in the parcel

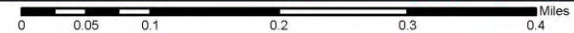


Picture 3 - Views to Crays Hill in the east

Green Belt Area 72

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 72 Assessments

Settlements

- South of the parcel is the plotland settlement known as Crays Hill
- South Green, Billericay is situated to the north west of the parcel on the west side of the Southend Road (A129)
- Noak Bridge is located approximately 1.7km to the south west of the parcel
- Ramsden Bellhouse is situated approximately 2.4km to the north east

Land Use

- A primary school is located to the north of the parcel
- Guildprime Business Centre is located within the parcel to the west
- Small parcel of the land to the south west is used for recreational purposes such as football
- The remainder of the land is primary well used, Grade 3 agricultural land with Gurnard's Farm located centrally within it
- More than 60% of the parcel is of natural land use

History

- Within HECA 5 and HECZ 5.3 which consists of a section of the Crouch valley which is dissected by a series of small tributary streams
- Historic elements survive with high potential of below ground deposits particularly relating to the historically dispersed settlement pattern
- The parcel is highly sensitive to change

Natural Environment Designations

- PSAAs throughout the parcel

Landscape

- Within D2 – Brentwood Hills of East of England Landscape Character Area
- Within LCA 9 – Upper Crouch Valley Farmlands
- Rectilinear field system of ancient and possibly Saxon origin – has suffered from some boundary loss but still intact as a structure
- Open rural character between Great Burstead and Crays Hill settlements
- Views to Great Burstead Church to the West
- Panoramic views north towards wooded ridge
- Forms part of the wider open landscape character area of the Upper Crouch Valley

Infrastructure

- Southend Road (A129) runs along the western and south western boundaries
- Coxes Farm Road forms the northern boundary
- Major oil pipeline runs through the eastern part of the parcel from north to south
- PRoW leading through Gurnard's Farm and along stream to north

Stage 3: Parcel 72 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to Billericay to the north west corner. There is some development within the parcel; a farmstead which is acceptable development within the Green Belt, and a primary school and business centre close to Billericay. The rest of the parcel is mainly open countryside and is quite rural in nature and character. Southend Road forms the urban/rural boundary and whilst there has been development off this road into this parcel which would be classed as sprawl from a large built up area, in the context of the parcel as a whole, the amount of development is assessed as not being characteristic.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Billericay and in close proximity to Crays Hill. If this parcel was released for development it wouldn't lead to the physical coalescence of these settlements. However the parcel provides a sense of separation and a rural break between them and there would be a strong perception that they have merged given the current distance between them. This parcel in conjunction with Parcel 33 provides the full strategic gap between these two settlements.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel is predominantly countryside in the form of open farmland although there is some development within the parcel such as the primary school and business centre which are considered to have encroached upon the countryside. However the parcel provides access to the wider countryside and the rest of the parcel is isolated in its nature and character. The parcel forms part of a rural break between Billericay and Crays Hill offering a picturesque landscape in parts and long distance views across to the wider countryside. The quantum of development in the parcel is not considered to impact on this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel is adjacent to Billericay in the north west, which in this location is of a modern design. The Conservation Area of Great Burstead, which contains some listed buildings is nearby however the parcel is unlikely to impact the character or setting of this designation. The parcel itself retains a historical landscape in character and form but as it is not preserving a historic town or contain any Ancient Woodland, it does not contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 72 Overall Conclusions

- 72.2 The parcel is in close proximity to the settlements of Billericay and Crays Hill. Whilst large scale development in this parcel wouldn't result in the physical coalescence of these settlements, it would lead to the strong perception that they had merged given the current distance between them and as a result the parcel partly contributes to purpose 2.
- 72.3 The parcel contributes to purposes 1 and 3. The parcel is predominantly open

farmland and is important to the wider open and rural character of the Upper Crouch Valley. There is some development within the parcel including a primary school and business park which are considered to have encroached upon this part of the countryside and this is also classed as sprawl from Billericay given that it is located just across the border. However, in the context of the parcel as a whole, the amount of development is considered to be minor so that the parcel is assessed as contributing to these purposes.

- 72.4 Whilst there are features of historical importance within the parcel, it is not near a historic settlement or an Ancient Woodland in order to influence its character or setting in accordance within purpose 4. Therefore it doesn't contribute to this purpose.

73 GREEN BELT PARCEL 73

Parcel Description:

73.1 The parcel consists of mainly flat, low-lying marshland with reservoirs through the parcel. There are areas of grassland and scrubland (pic 1). There are some isolated farm structures to the north-west / west of the parcel (pic 2). Pylons run along the south of the parcel and there are strategic views across the marshlands out to Thurrock and the London Gateway Port at Shellhaven. The A13 screens the parcel from the built up area of Pitsea to the north (pic 3). However, from the north east of the parcel there are some views to Pitsea. The east of the parcel is formed by the Vange Creek which has a ridge alongside it. The western boundary of the parcel is formed by a river that also forms the Borough Boundary. Beyond this are views to Fobbing (pic 4).



Picture 1 – Scrubland and grassland in the parcel



Picture 2 – Vange Wharf sitting to the north of the parcel, screened by foliage





Picture 3 – Views from the parcel to the A13

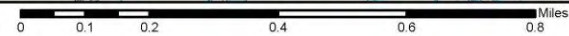
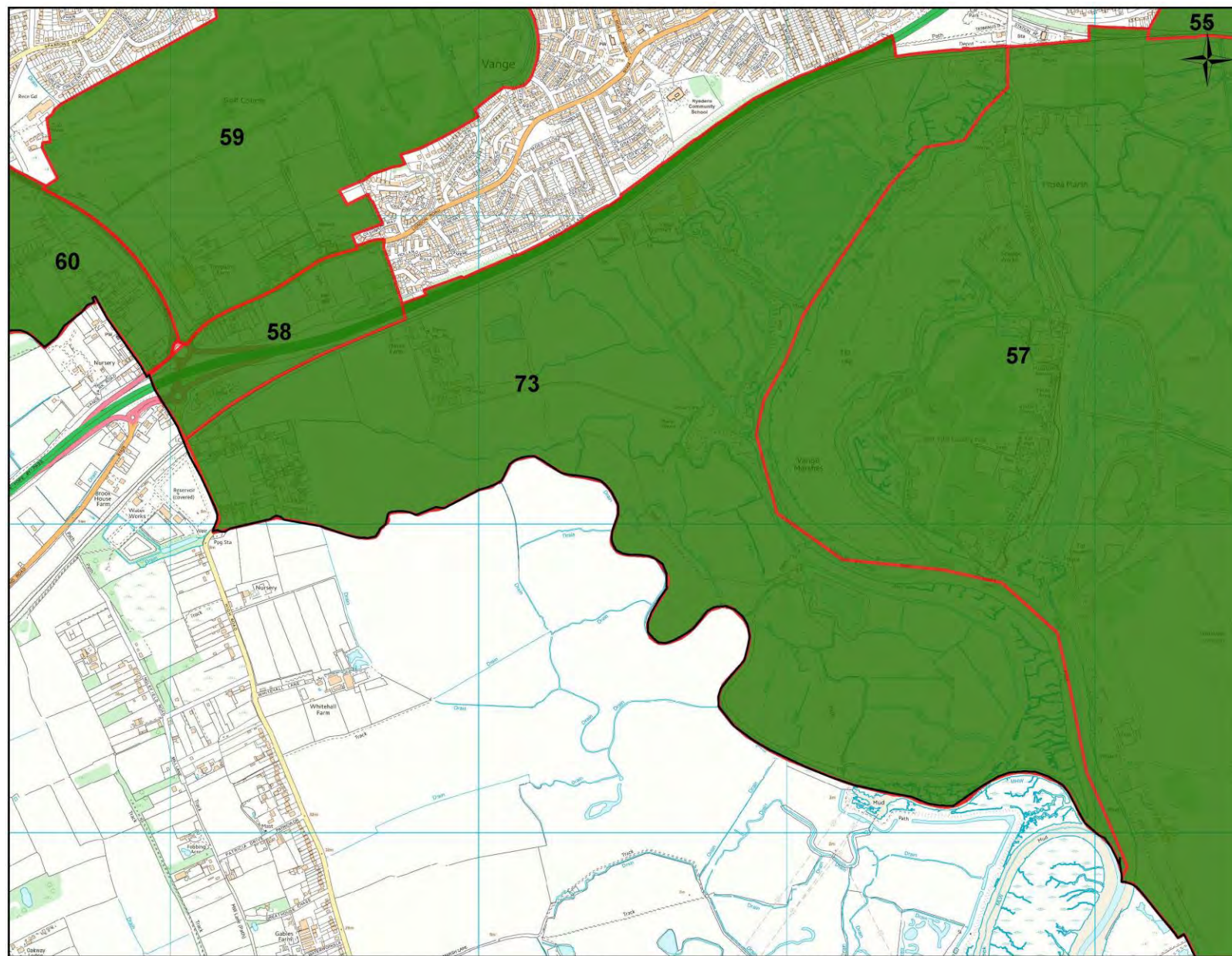


Picture 4 – Views across the parcel to Fobbing

Green Belt Area 73

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 73 Assessments

Settlements

- Vange is situated to the north west on the opposite side of the railway line
- Pitsea town centre is located 800m to the north of the parcel
- Fobbing (Thurrock Borough) is located 1.9km to the south west of the parcel

Land Use

- Coastal Floodplain Grazing Marsh land covering the eastern half of the parcel
- Coastline Land also covering the eastern half of the parcel
- Econet Grassland covering part of the north east
- Mire Bog Fen land towards the eastern half of the parcel
- Mudflats and salt marsh running along Vange Marshes
- Farmsteads and ancillary buildings
- Residential development in Fobbing plotlands to the west of the parcel
- More than 60% of the parcel is of natural land use

History

- HECA 11 and HECZ 11.3 – Varied topography that rises steeply to Westley Heights
- Evidence of Medieval and Post Medieval exploitation and earlier prehistoric sites including earthworks
- Good potential for below ground deposits with historic landscape patterns and military buildings which are sensitive to change
- HECA 12, HECZ 12.1 and 12.2 – Former historic grazing marsh, creek and inter-tidal mud lies on the northern bank of the Thames
- These zones have potential for evidence of multi-period land use and occupation as well as Palaeo-environmental deposits and are sensitive to change
- Three archaeological find areas within the parcel
- Pitsea Hall is Grade II listed property situated within the north east corner of the parcel
- The parcel is highly sensitive to change

Natural Environment Designations

- Vange and Fobbing Marshes (eastern part of the parcel) are designated as a SSSI, BAP Area, LoWS and PSAA
- Within the Greater Thames Marsh NIA
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the 5km buffer zone of the Thames Estuary and Marshes SPA and Ramsar site
- TPO within the north east corner of the land at Pitsea Hall

Landscape

- Within G3 – South Essex Coastal Town of East of England Landscape Character Area
- Within LCA 1 Vange and Bowers Marshes
- Historic field and drainage patterns
- Open views across the marshes towards Fobbing and Shell Haven to the south
- Raised earth seawall adjacent to Vange Creek
- Tidal marshland habitats
- Boat moorings along Vange Creek

- Forms part of wider landscape character area extending across Bowers marshes to the east

Infrastructure

- Railway line runs along the northern boundary of the parcel
- The A13 also forms the northern boundary of the parcel
- Overhead lines run through the southern part of the parcel
- Major gas and oil pipelines running through the parcel
- PRoW through Vange Marshlands

Stage 3: Parcel 4 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The built up area of Pitsea, Basildon is adjacent to the parcel to the north. The majority of the built up area is screened from Parcel 73 and vice versa due to the prominence of the A13 that runs along the northern boundary of the parcel. The parcel contains some farmland and associated buildings, Plotland development and a business park which is adjacent to the urban area and could constitute sprawl from a large built up area to the west. However, this amount of development is minor when considered in the context of what is a large parcel. As such, it is considered that this parcel is contributing to purpose 1.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is only adjacent to Pitsea. Whilst the Crooked Brook Plotland is in the west, it is not considered to be a town in the context of this purpose. The parcel is however situated between the towns of Basildon and Stanford-le-Hope which are less than 3km apart and forms part of the strategic gap. As such this parcel does help prevent the coalescence of these towns	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The A13 is to the north of the parcel and there are some buildings within the parcel. There are also some pylons to the south of the parcel. The parcel can be viewed from the north west and there are strategic views across the parcel. Whilst there has been some encroachment through the Crooked Brook Plotland development and the business park the vast majority of the parcel is marshland and countryside and as such is considered to contribute to this purpose.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	The parcel has some pre-medieval earthworks within it which are of historic interest. The built up settlement of Pitsea to the north of the parcel is modern in character and therefore would not be classed as historic. There are no Conservation Areas or Ancient Woodland nearby. The distance and the modern character of Pitsea, the existing farmland in the parcel, the nearby train station and the major infrastructure that surrounds the parcel means that this parcel does not preserve the character or setting of an historic settlement and therefore does not contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 73 Overall Conclusions

- 73.2 The parcel contributes to purposes 1 and 3. There are instances of encroachment to the north of the parcel in the form of the Crooked Brook Plotland and the business park. The business park is located adjacent to the urban area and accessed via the A13 and could be classed as sprawl. However, a vast amount of the parcel is mainly marshland and countryside and it is this which is assessed as defining the parcel.
- 73.3 The parcel partly contributes to purpose 2 as it is situated between the towns of Basildon and Stanford-le-Hope which are less than 3km apart.
- 73.4 Whilst there are features of historical importance within the parcel, it is not near a historic settlement or Ancient Woodland in order to influence its character or setting in accordance within purpose 4. Therefore it doesn't contribute to this purpose.

74 GREEN BELT PARCEL 74

Parcel Description:

- 74.1 Parcel 74 is to the immediate north of the serviced settlement of Bowers Gifford and in close proximity to Basildon which lies to the west. This plotland area sits to the north of the A13 and south of the A127 and is surrounded by large open areas of countryside (pic 1). There are a number of residential dwellings located within the plotland which comprise of a mixture of modern bungalows and chalets (pic 2), although there are also a few large residential dwellings (pic 3). Some of these dwellings have a variety of outbuildings associated with them such as garages, stables and sheds normally associated with farm buildings. The development within this plotland is set out relatively sporadically along narrow roads, some of which are surfaced and some are unsurfaced country roads (pic 4). There are also a number of developments associated with light industry within the parcel (pic 5). There are empty plots within the parcel, some of which are overgrown and others which are used as storage.
- 74.2 The parcel contains a single Public Right of Way that runs in close proximity and broadly parallel to the western boundary. Much of the parcel provides habitat for protected species and there are wooded areas subject to Tree Protection Orders, including in the north east, south east and south west..



Picture 1 – Views to parcels adjacent to the plotland area viewed from Clarence Road



Picture 2 – Views along Windsor Road



Picture 3 - Views towards the West from end of Clarence Road



Picture 4 – Views along Carlton Road

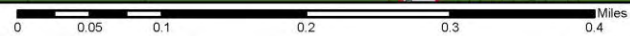
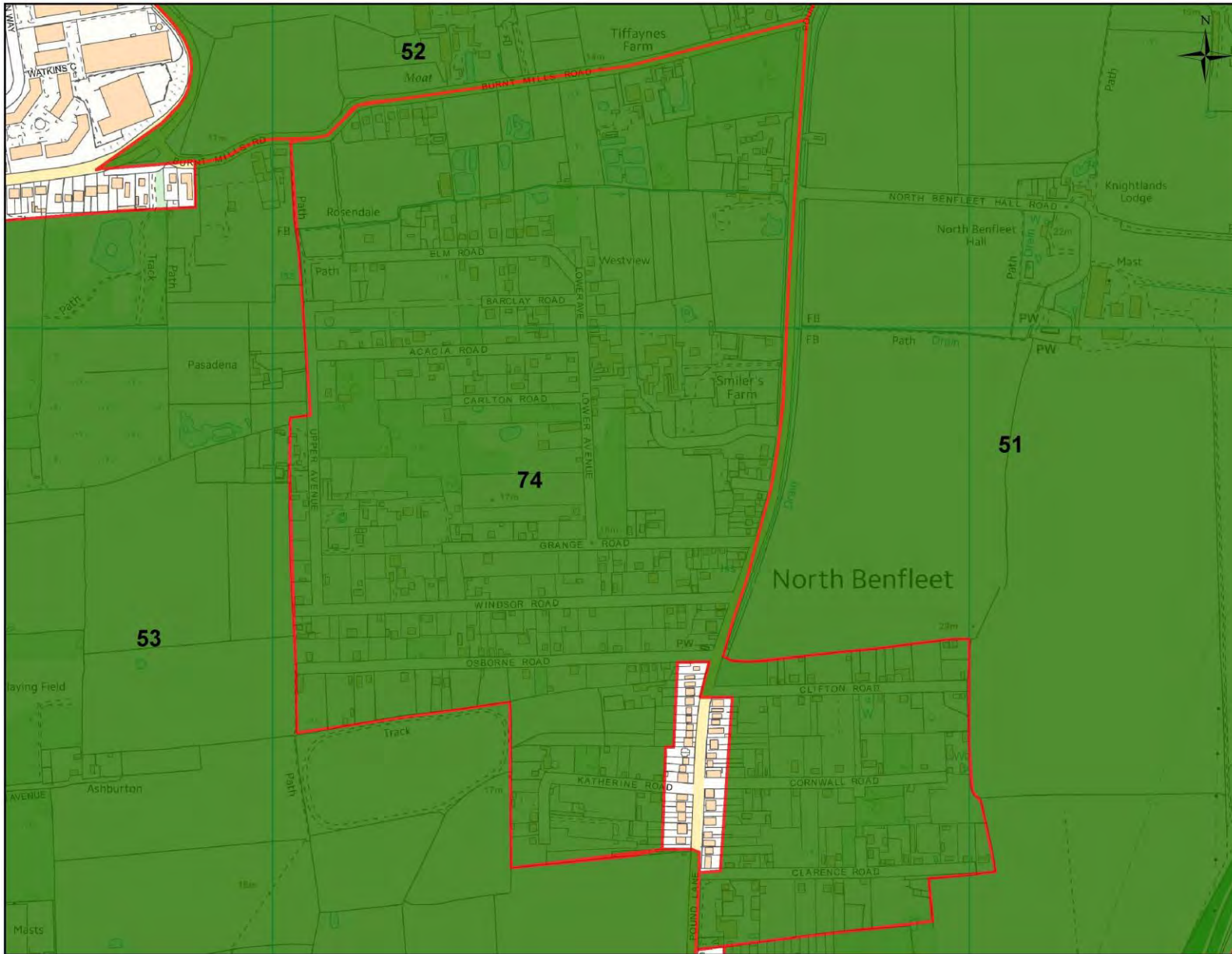


Picture 5 – Commercial activities at the intersection of Pound Lane and Clarence Road

Green Belt Area 74

Legend

-  Borough Boundary
-  Green Belt



This map contains data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright and database rights 2017 Ordnance Survey 100018871. All rights reserved.

Stage 2: Parcel 74 Assessments

Settlements

- The northern extent of the village of Bowers Gifford is surrounded by this parcel whilst the southern portion of Bowers Gifford is immediately adjacent to the southern boundary.
- South Benfleet is located approximately 400m to the east across from the A1245.
- Basildon is located approximately 500m to the west.
- Wickford is located approximately 1,65km to the north, beyond the A127

Land Use

- Plotland settlements comprising grid of narrow linear plots located off main through roads
- Housing associated with North Benfleet plotlands is the majority land use
- Light industry
- Vacant plots and grassland
- Wooded parcels to the north east, south east, west
- More than 60% of the parcel is development

History

- Within HECA 10 and HECZ 10.1 and comprises of pre-World War II plotland developments at North Benfleet
- Earlier settlement of the zone is represented by a number of moated sites in the north east
- There are few known archaeological sites, which reflects a lack of investigation rather than known absence of archaeology
- One archaeological find area encompasses Tiffaynes Farm in the north east of the parcel
- One listed property is within the parcel which is Tiffaynes Farmhouse which is Grade II listed
- The character of the plotland and moated sites are sensitive to change
- There is also good archaeological potential for multi-period sites

Natural Environment Designations

- PSAAs throughout the parcel on the abandoned plots within the plotlands
- There are TPO areas along Osborne Road and Barclay Road and in the North East corner of the parcel.
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the 2km buffer zone of the Pitsea Marsh SSSI

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA4 - North Benfleet and Nevendon Settled Claylands

- Parcel is between Basildon and North Benfleet but is dominated by plotland development such that it no longer performs the role of countryside
- Open rural views looking out of the parcel from the eastern and western boundary although the outskirts of Basildon are approximately 0.5km to the west.
- Views to the south are of Bowers Gifford and open field whilst land to the immediate north contains a farm and a small number of residential dwellings beyond which is open field.
- Part of a strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)

Infrastructure

- Pound Lane runs along the Eastern boundary of the parcel
- Burnt Mills Road runs along the northern boundary
- The parcel contains a single Public Right of Way that runs in close proximity and broadly parallel to the western boundary.
- Plotland roads mainly unadopted and unsurfaced

Stage 3: Parcel 74 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel comprises of North Benfleet Plotland which takes the form of a grid of narrow linear plots located off main through roads The parcel is of mixed development including housing and light industry. The parcel is adjacent to Bowers Gifford and there is no urban/rural break between the settlement boundary and this Green Belt. As such it is not considered that this parcel has the ability of checking urban sprawl as it is already developed.	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Bowers Gifford, part of which wraps around and part is to the immediate south. The full extent of the parcel already contains low density housing but further development would increase urban character and give the perception that Bowers Gifford itself is merging with Basildon.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	Most of the parcel contains some form of building or land use that is not appropriate in the countryside and therefore it is concluded that this parcel has been encroached.	Parcel does not contribute to this purpose
4 – To preserve the setting and special character of historic towns	The parcel has some historic character within it but the surrounding urban areas are not considered historic and there are no Conservation Areas or Ancient Woodlands nearby. If development took place in this parcel it would not risk the setting or character of a historic town.	Parcel does not contribute to this purpose

Stage 4: Parcel 74 Overall Conclusions

- 74.3 The parcel plays a role with regard to the separation of Basildon and Bowers Gifford. If the parcel were to be released for further development there is a risk that there would be a greater sense of merging. The parcel therefore contributes to maintaining a sense of a gap between Basildon and Bowers Gifford and as such partly contributes to purpose 2.

74.4 The parcel does not contribute to any of the other purposes. The parcel contains a considerable amount of development for a range of uses which has encroached upon the countryside and is considered to be sprawl. There are also no historic towns nearby or Ancient Woodland which the parcel could act to preserve.

APPENDIX F – SUMMARY OF CONSULTATION RESPONSES TO THE GREEN BELT STUDY 2013

Consultation responses to the *Local Plan Core Strategy Revised Preferred Options Report (2013)* that relate to the *Green Belt Study (2013)*.

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
Disagrees with the Landscape Studies' assessments or methodology/ recommends changes to the Landscape Studies	385	Local Wildlife Group	Identified errors within the assessment stage relating to ancient woodland for the nature reserve at Marks Hill Wood and Area 64 and the location of the Scout Camp should be Area 64 not 62.	Marks Hill Wood and the area of woodland to the northern end of Area 64 have not been designated as an Ancient Woodland by Natural England which maintains the Ancient Woodland Inventory database. The Scout Camp is located in Area 62 and this will be corrected within the study.
Disagrees with the Landscape Studies' assessments or methodology/ recommends changes to the Landscape Studies	901	Resident	The Landscape Studies' assessment methodology did not consider views from public footpaths.	The Landscape Study does include views from both public and private footpaths and definitive public rights of way (PRoW) are protected through legislation. The recommendations from some areas in the Landscape Study, which filter through to the Green Belt Study state that PRoW could be improved.
Green Belt study is a crude assessment and does not account for small deliverable	1235	Resident	The Green Belt Study only gives a general indication of those Green Belt sub-areas that have the potential to accommodate new housing development. It is felt that the exercise does not take into account smaller	The Green Belt Study is a strategic document which considers the strategic context and role the Green Belt areas play in accordance with the NPPF guidance. It is not the purpose of the study to assess individual parcels of land. The Green Belt Study is one of many evidence based documents that will inform the Local Plan and the allocation of sites.

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
sites. Evidence has misguided methodologies and inaccurate assessments.			individual sites within a particular sub-area to deliver housing without significant detrimental impact on the character of the wider Green Belt.	The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green Belt Study focuses solely on whether the areas meet the purposes of Green Belt designation which is informed in part by Stage 2. The tiers of development and protection are no longer used in the main conclusions. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence.
Evidence base and subsequent policies fail to meet the requirements of NPPF paragraph 75 – Protect and enhance public rights of way	1648	Resident	<p>The local plan evidence base and subsequent policies fail to meet the requirements of NPPF paragraph 75 - protect and enhance public rights of way.</p> <p>The evidence base fails to identify and recognise important footpaths around Billericay used by the community. The footpaths of Mountnessing Road to the south of the railway line is a key public footpath and is missing from the evidence base for</p>	<p>The public rights of way that are identified in the Landscape Studies and the Green Belt Study are only those legally designated as part of the County's network of public rights of way which comprises footpaths, bridleways and byways.</p> <p>There is a definitive public rights of way (PRoW) crossing east west within Green Belt Area 7 and it was listed as a 'Quality to be Safeguarded' within the Landscape Study Volume Two and it was also referenced in the assessment of Area 7 within the Green Belt Study. It is also shown on the map for SHLAA Site SS0161.</p>

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
			SHLAA Dec 13 SS0161.	
Inaccuracies in the Green Belt Study/ recommends changes to the Green Belt Study + Disagrees with the Landscape Studies' assessments or methodology/ recommends changes to the Landscape Studies	2069	Resident	Identified errors within the assessment stage for Area 28, most of this site is within the buffer zone of 2 SSSI's not 1 as stated. There are 2 footpaths crossing the site not 1 as stated. No mention is made of sewage overflowing into the stream and rat infestation. The evidence base says there are no relevant planning applications, there are 17 refused applications.	<p>Area 28 is within the 2km buffer zones for both Mill Meadows SSSI and Norsey Wood SSSI. The study will be updated accordingly.</p> <p>The public rights of way (PRoW) that were identified in the Landscape Studies and the Green Belt Study were only those legally designated as part of the County's network of public rights of way which comprises footpaths, bridleways and byways.</p> <p>Based on Essex County Council's database there is only one footpath designated as a definitive PRoW crossing Green Belt Area 28.</p> <p>The stages for the Green Belt Study have been amended. The Green Belt Study focuses solely on whether the areas contribute to the purposes of Green Belt designation. Planning History has been removed from Stage 2.</p>
Inaccuracies in the Green Belt Study/ recommends changes to the	2504	Agent/Developer	The Green Belt Study (October 2013) methodology reviews the Green Belt within the Borough based on large parcels of land that do not necessarily reflect the	<p>The Council is preparing a single Local Plan which will include site allocations.</p> <p>The Green Belt Study is a strategic document which considers the strategic context and role the Green Belt</p>

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
Green Belt Study			local characteristics of smaller sites that may be able to accommodate growth.	areas play in accordance with the NPPF guidance. It is not the purpose of the study to assess individual parcels of land. The Green Belt Study is one of many evidence based documents that will inform the Local Plan and the allocation of sites.
Inaccuracies in the Green Belt Study/ recommends changes to the Green Belt Study	3484	Resident	<p>The grading of the Green Belt within the Study is inconsistent between areas.</p> <p>Too much Green Belt has already been lost, it is the Council's duty to protect these areas left.</p> <p>The methodology used for grading the Green Belt for purposes 1 to 5 is not acceptable. The incorrect grading has falsified the suitability of these pieces of land.</p> <p>The Green Belt Study contradicts statements within the Core Strategy relating to the protection of the Green Belt.</p>	<p>The Green Belt Study assesses whether the areas contribute to the Green Belt purposes. It is one of many evidence based documents that will inform the Local Plan. It is not the role of the Green Belt Study to allocate land for development or set the boundaries for development. That is the role of the Local Plan.</p> <p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments. Also the study now focuses solely on whether areas contribute to the purposes of Green Belt designation and not their development potential.</p> <p>A borough boundary is not a settlement boundary and therefore was not considered to be one within the criteria for assessing the purposes. The Council, is required, like every other Local Planning Authority, to look strategically beyond its own boundaries when preparing its Local Plan. The Duty to Cooperate is also in place and this ensures that the Council works</p>

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
				<p>collaboratively with neighbouring authorities to identify sustainable locations for development. The National Planning Policy Framework does not allow for coalescence of neighbouring towns and Local Planning Authorities must also adhere to this.</p> <p>The Council is in the process of preparing a single Local Plan which will replace the 2007 Local Plan Saved Policies. Earlier stages in the development of the Local Plan include draft versions of the Core Strategy. The Core Strategy Preferred Options 2012 was superseded by the Core Strategy Revised Preferred Options Report 2013 as it was found to follow an unsound approach and was not in conformity with the National Planning Policy Framework. The Revised Preferred Option Report and the consultation comments received on Revised Preferred Options Report will help inform the next draft of the single Local Plan.</p>
Inaccuracies in the Green Belt Study/ recommends changes to the Green Belt Study	3620	Resident	The impact of the Council's proposed strategy on the village of Dunton has not been properly assessed. The report contains inaccurate statements relating to Dunton in relation to its settlement status.	<p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. To improve clarity Appendix D and chapter 5 have been amended to state specifically which settlements the purposes relate to.</p> <p>Dunton is an unserved settlement within the Borough's</p>

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
			<p>The coalescence of Dunton with Laindon should be avoided and the consequent loss of Dunton's identity as a separate village.</p> <p>The assessment in the Green Belt Study of sub-area 67's Green Belt purpose does not recognise the function the land serves in separating Dunton from Laindon.</p> <p>Inaccuracies in the Green Belt Study relating to reference of St Mary the Virgin Church, Little Burstead and Area 19.</p>	<p>Settlement Hierarchy (2015).</p> <p>Basildon, following New Town status, incorporated the existing settlements of Laindon, Langdon Hills, Vange and Pitsea into one urban conurbation. Therefore there is no distinction between Laindon and Basildon within the assessments of Area 67 and 68.</p> <p>The Green Belt Study is a strategic document that assesses whether areas contribute to the purposes. It is one of many evidence based documents that will inform the Local Plan and the locations for development. It is not the role of the Green Belt Study to allocate land for development or set the boundaries for development. That is the role of the Local Plan.</p> <p>The Core Strategy Revised Preferred Options Report (2013) was the last stage in the preparation of the Local Plan and the strategic locations for growth that were identified in the plan were informed by a comprehensive set of evidence base and not solely the Green Belt Study.</p> <p>References to St Mary the Virgin, Little Burstead in the Green Belt Study will be amended accordingly.</p>
Inaccuracies in the Green Belt	4210 &	Resident	The Green Belt Study methodology for the eight Green	The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
Study/ recommends changes to the Green Belt Study + Disagrees with the Landscape Studies' assessments or methodology/ recommends changes to the Landscape Studies	4211		<p>Belt sub-area stage two categories should not have been treated as being of equal significance and given equal weighting. No account has been taken of those areas with the most risks of surface water flooding.</p> <p>All sub-areas of Green Belt are assumed to meet the purpose of assisting urban regeneration by encouraging recycling of derelict and other urban land. Therefore they all achieve at least one purpose of the Green Belt and should all be retained.</p> <p>There are inaccuracies and errors within the assessments and their methodologies.</p>	<p>identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green Belt Study focuses on whether the areas meet the purposes of Green Belt designation which is informed in part by Stage 2. Therefore the tiers of development and protection are no longer used in the main conclusions. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence.</p> <p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments.</p> <p>The numbering of categories in Stage 2 will be amended and a consistency check carried out.</p>
Green Belt sub-areas with Protected Species Alert Areas should not be given the	4212	Resident	Green Belt sub-areas with Protected Species Alert Areas should not be given the lowest level of Protection – as they are in the Natural Environmental Designation evaluations. The	The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green Belt Study focuses on whether the areas contribute to the purposes of Green Belt designation which is

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
lowest level of Protection.			<p>buffer zones of Ramsar sites should not have been ignored.</p> <p>The flood risk in sub-areas 4, 5, 7, 12, 19, 21, 22, 23, 24, 25, 27, 28, 32, 34, 36, 38, 39, 40, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 58, 60, 61, 66, 67 and 68 requires Flooding Exceptions testing or no development.</p>	<p>informed in part by Stage 2. Therefore the tiers of development and protection are no longer used in the main conclusions. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence.</p> <p>The Green Belt Study is a strategic document that assesses whether areas contribute to the purposes. It is one of many evidence based documents that will inform the Local Plan and the locations for development. It is not the role of the Green Belt Study to allocate land for development or set the boundaries for development. That is the role of the Local Plan.</p> <p>The Flood Risk Sequential Test is a separate piece of evidence which is applied to potential sites identified through the Local Plan process.</p>
Inaccuracies in the Green Belt Study/ recommends changes to the Green Belt Study	4925	Resident	<p>Inconstancies in relation to the Green Belt grading. Many of these areas should be marked as Protection rather than Development, purely based on the points of urban sprawl and joining settlements.</p>	<p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments.</p> <p>The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green</p>

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
				Belt Study focuses solely on whether the areas contribute to the purposes of Green Belt designation which is informed in part by Stage 2. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence.
Inaccuracies in the Green Belt Study/ recommends changes to the Green Belt Study	5122	Resident	The Green Belt Study is aimed at finding development land and uses a methodology focused on this and rather than protecting the Green Belt.	<p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments.</p> <p>The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green Belt Study focuses solely on whether the areas contribute to the purposes of Green Belt designation which is informed in part by Stage 2. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence.</p>
Inaccuracies in the Green Belt Study/	5154	Resident	The grading of the Green Belt within the Study is inconsistent between areas.	The Green Belt Study assesses whether the areas contribute to the Green Belt purposes. It is one of many evidence based documents that will inform the Local

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
recommends changes to the Green Belt Study			<p>Too much Green Belt has already been lost, it is the Council's duty to protect these areas left.</p> <p>The methodology used for grading the Green Belt for purposes 1 to 5 is not acceptable. The incorrect grading has falsified the suitability of these pieces of land.</p>	<p>Plan. It is not the role of the Green Belt Study to allocate land for development or set the boundaries for development. That is the role of the Local Plan.</p> <p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments.</p> <p>A borough boundary is not a settlement boundary and therefore was not considered to be one within the criteria for assessing the purposes. The Council, is required, like every other Local Planning Authority, to look strategically beyond its own boundaries when preparing its Local Plan. The Duty to Cooperate is also in place and this ensures that the Council works collaboratively with neighbouring authorities to identify sustainable locations for development. The National Planning Policy Framework does not allow for coalescence of neighbouring towns and Local Planning Authorities must also adhere to this.</p>
Inaccuracies in the Green Belt Study/ recommends	5313	Agent/Developer	Basildon Borough Council needs to consider an increase in the supply and delivery of housing for the Borough by releasing Green	The Green Belt Study is a strategic document that assesses whether areas contribute to the purposes. It is one of many evidence based documents that will inform the Local Plan and the locations for development. It is

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
changes to the Green Belt Study + Disagrees with the Landscape Studies' assessments or methodology/ recommends changes to the Landscape Studies			<p>Belt land. Areas 46 and 68 should no longer be considered as Green Belt. In order to fully preserve the strategic gap between Wickford and Basildon, Areas 36 and 45 should be afforded Protection Tier status PT1, or at the very least PT2.</p> <p>There are inconsistencies in the Assessments related to other studies like the Spatial Options Topic Paper.</p>	<p>not the role of the Green Belt Study to allocate land for development or set the boundaries for development. That is the role of the Local Plan.</p> <p>The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green Belt Study focuses on whether the areas contribute to the purposes of Green Belt designation which is informed in part by Stage 2. Therefore the tiers of development and protection are no longer used in the main conclusions. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence</p>
Inaccuracies in the Green Belt Study/ recommends changes to the Green Belt Study + Disagrees with the Landscape Studies' assessments or	5458	Agent/Developer	Agree with the essential conclusions in the Green Belt and Landscape studies in respect of Area 42 being suitable for development in both Green Belt and Landscape terms, but disagree with certain specific elements of the methodology.	<p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments. This has resulted in changes to the area assessments in Appendix E.</p> <p>Site assessments were carried out for each area as a whole and the conclusions and scoring reflects this.</p> <p>The description of area 42 is based on both desktop</p>

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
methodology/ recommends changes to the Landscape Studies				<p>assessments and site visits. The Area Description has been amended and now reads: <i>"The area rises to the north with a steeper gradient beyond the Area (pic 2). At the area's highest point there are long distance views to Chelmsford in the north (pic 3) and to Wickford to the south east."</i></p> <p>The caption for picture 3 clarifies what the photograph is showing and does not state that it is specifically a view of the area.</p> <p>The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green Belt Study focuses on whether the areas contribute to the purposes of Green Belt designation which is informed in part by Stage 2. Therefore the tiers of development and protection are no longer used in the main conclusions. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence.</p>
Landscape features should not restrict development in	5478	Agent/Developer	The Green Belt assessment methodology is not supported.	The Green Belt Study is a strategic document that assesses whether areas contribute to the purposes. It is one of many evidence based documents that will inform the Local Plan and the locations for development. It is

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
all cases				<p>not the role of the Green Belt Study to allocate land for development or set the boundaries for development. That is the role of the Local Plan.</p> <p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments.</p> <p>The Core Strategy Revised Preferred Options Report (2013) was the last stage in the preparation of the Local Plan and the strategic locations for growth that were identified in the plan were informed by a comprehensive set of evidence base and not solely the Green Belt Study.</p>
Disagrees with the Landscape Studies' assessments or methodology/ recommends changes to the Landscape Studies	5486	Agent/Developer	<p>The Green Belt assessment methodology is not supported and there are inaccuracies within the assessment.</p> <p>The method of identifying Green Belt areas is broad-brush and not landscape-led. This allows for contrasting landscape and visual characteristics to occur within the</p>	<p>The Green Belt Study is a strategic document that assesses whether areas contribute to the purposes. It is one of many evidence based documents that will inform the Local Plan and the locations for development. It is not the role of the Green Belt Study to allocate land for development or set the boundaries for development. That is the role of the Local Plan.</p> <p>The Core Strategy Revised Preferred Options Report (2013) was the last stage in the preparation of the Local</p>

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
			<p>same Green Belt area, as is considered to be the case for Area 58 and 59.</p> <p>Sub-areas of 58 and 59 should be reduced in size then they would have a higher capacity to accommodate development without adverse impact than the more expansive areas considered in the Evidence Base.</p>	<p>Plan and the strategic locations for growth that were identified in the plan were informed by a comprehensive set of evidence base and not solely the Green Belt Study.</p> <p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments.</p> <p>The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green Belt Study focuses solely on whether the areas contribute to the purposes of Green Belt designation which is informed in part by Stage 2. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence.</p>
Inaccuracies in the Green Belt Study/ recommends changes to the	5558	Agent/Developer	The Local Plan Core Strategy's evidence base is thorough and well set out.	Noted.

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
Green Belt Study				
Green Belt study is a crude assessment and does not account for small deliverable sites. Evidence has misguided methodologies and inaccurate assessments.	5728	Agent/Developer	The methodology used for the Green Belt Study 2013 is inaccurate in relation to the area for PAD14.	<p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments.</p> <p>Please see Appendix E which contains the revised assessments</p>
Inaccuracies in the Green Belt Study/ recommends changes to the Green Belt Study + Disagrees with the Landscape Studies' assessments or	6300	Agent/Developer	Identified inaccuracies within the assessment including to sub-areas 12 and 14.	<p>The Green Belt Study is a strategic document that assesses whether areas contribute to the purposes. It is one of many evidence based documents that will inform the Local Plan and the locations for development. It is not the role of the Green Belt Study to allocate land for development or set the boundaries for development. That is the role of the Local Plan.</p> <p>The Core Strategy Revised Preferred Options Report (2013) was the last stage in the preparation of the Local Plan and the strategic locations for growth that were identified in the plan were informed by a comprehensive</p>

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
methodology/ recommends changes to the Landscape Studies				<p>set of evidence base and not solely the Green Belt Study.</p> <p>The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green Belt Study focuses solely on whether the areas contribute to the purposes of Green Belt designation which is informed in part by Stage 2. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence.</p> <p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments.</p>
Much more objective and rational approach is required to identify land in the Green Belt	6562	Local Wildlife Group	Much of the evidence in the Green Belt Study seems to be aimed at finding development land whatever the cost, a more objective and rational approach is required.	The Green Belt Study has been reviewed and amended. The study now focuses solely on whether the areas contribute to the purposes of Green Belt designation and not their development potential.

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
than the approach used in the Green Belt Study				
Inaccuracies in the Green Belt Study/ recommends changes to the Green Belt Study	6307 & 6310	Agent/Developer	<p>Support the recommendations from the Green Belt Assessment - October 2013 relating to sub-area 7, however do not support the findings relating to sub-area 9 and feels there are inaccuracies in the methodology used to generate the findings for sub-areas 7 and 9,</p> <p>Identified errors in relation to sub-area 7 in the Green Belt assessment. Identified inconsistencies with the details relating to transport within the Core Strategy Spatial Options Topic Paper (December 2013) not being consistent with national policy.</p>	<p>The Green Belt Study is a strategic document that assesses whether areas contribute to the purposes. It is one of many evidence based documents that will inform the Local Plan and the locations for development. It is not the role of the Green Belt Study to allocate land for development or set the boundaries for development. That is the role of the Local Plan.</p> <p>The Core Strategy Revised Preferred Options Report (2013) was the last stage in the preparation of the Local Plan and the strategic locations for growth that were identified in the plan were informed by a comprehensive set of evidence base and not solely the Green Belt Study.</p> <p>The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green Belt Study focuses solely on whether the areas contribute to the purposes of Green Belt designation which is informed in part by Stage 2. The tiers of development and protection are no longer used in the</p>

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
				<p>main conclusions. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence.</p> <p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the assessments. This has led to changes to the area assessments in Appendix E.</p>
Evidence regarding conservation of highly sensitive landscape is not supported as the scoring does not recognise local variation within areas	5726	Agent/Developer	The Council have incorrectly recorded the assessment of land at Mill Meadows contribution to Green Belt purpose. Disagree with the methodology. The study considers non-Green Belt issues when identifying areas for protection which isn't a sound approach or in line with the NPPF. Assessment is not comparative with those for PADCs13 and 14.	<p>The stages for the Green Belt Study have been amended. Stage 3 which measured the constraints identified in Stage 2 for each area has been removed and no longer informs the final conclusions. The Green Belt Study focuses solely on whether the areas contribute to the purposes of Green Belt designation which is informed in part by Stage 2. The tiers of development and protection are no longer used in the main conclusions. The scoring of constraints was considered to be outside the scope of this study and is dealt with sufficiently by other evidence.</p> <p>The assessment criteria for the Green Belt purposes are set out in Appendix D of the Green Belt Study and chapter 5 (Methodology) of the study. They have been reviewed and amended to improve clarity over the</p>

Core Strategy Revised Preferred Options Consultation Summary	Comment ID	Consultee	Summary of Comments	Basildon Borough Council's Response and Actions
				assessments. This has led to changes to the area assessments in Appendix E.