

Land to the rear of London Road and east of Sugden Avenue, Wickford

Site location and description

A small area of former plotlands on the western side of Wickford located between the A129 and the River Crouch incorporating mainly horse paddocks and woodland. The area is enclosed on three sides by the rear boundaries of properties facing onto adjacent roads; Castledon Road to the east, London Road to the south and Sugden Avenue to the west. The River Crouch forms the northern boundary of the site and the site falls gently towards this. The site can be accessed via tracks through a number of properties on Castledon Road and London Road.

Vegetation covers approximately half the site and includes a belt of dense scrub along the corridor of the River Crouch, overgrown hedgerows, and several small blocks of woodland. There is little existing development in the area other than some stable blocks and a small area of sheds and industrial buildings in the centre of the site.

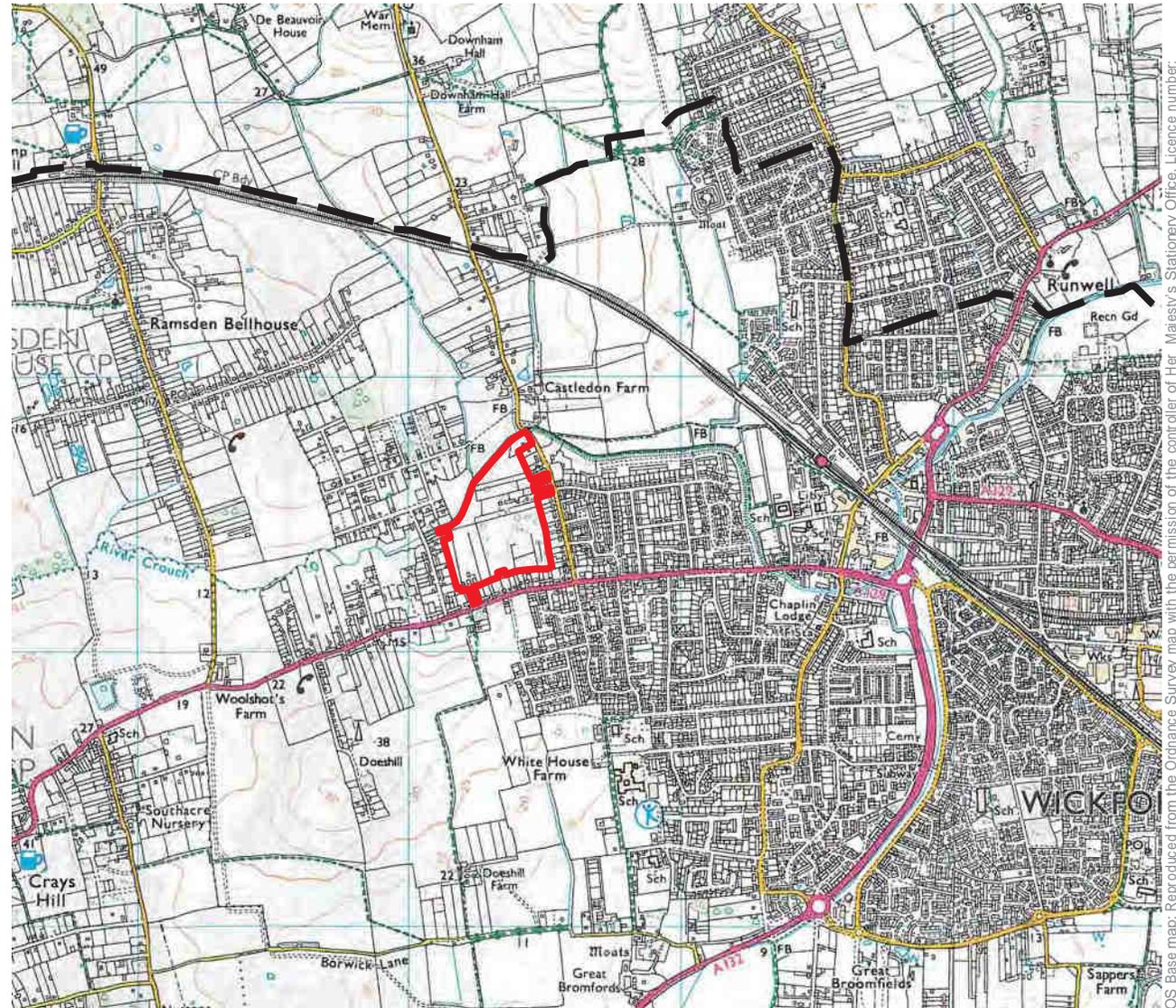


Figure 1: Site location

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Land to the rear of London Road and east of Sugden Avenue, Wickford

Landscape and visual context

Landscape character area

LCA 6 Ramsden Bellhouse and Wickford Settled Claylands – A settled farmland landscape on the northern slopes of the Upper Crouch Valley.

Local landscape features

- Vegetation along the River Crouch forms prominent feature
- 20th Century linear development in Ramsden Bellhouse and along Castledon Road and London Road
- 20th Century plotland development to the north of Sugden Avenue with mature vegetation (particularly oaks) and mix of individual detached houses/chalet bungalows, paddocks and overgrown / undeveloped plots around individual farms and properties
- River Crouch corridor

Visual context

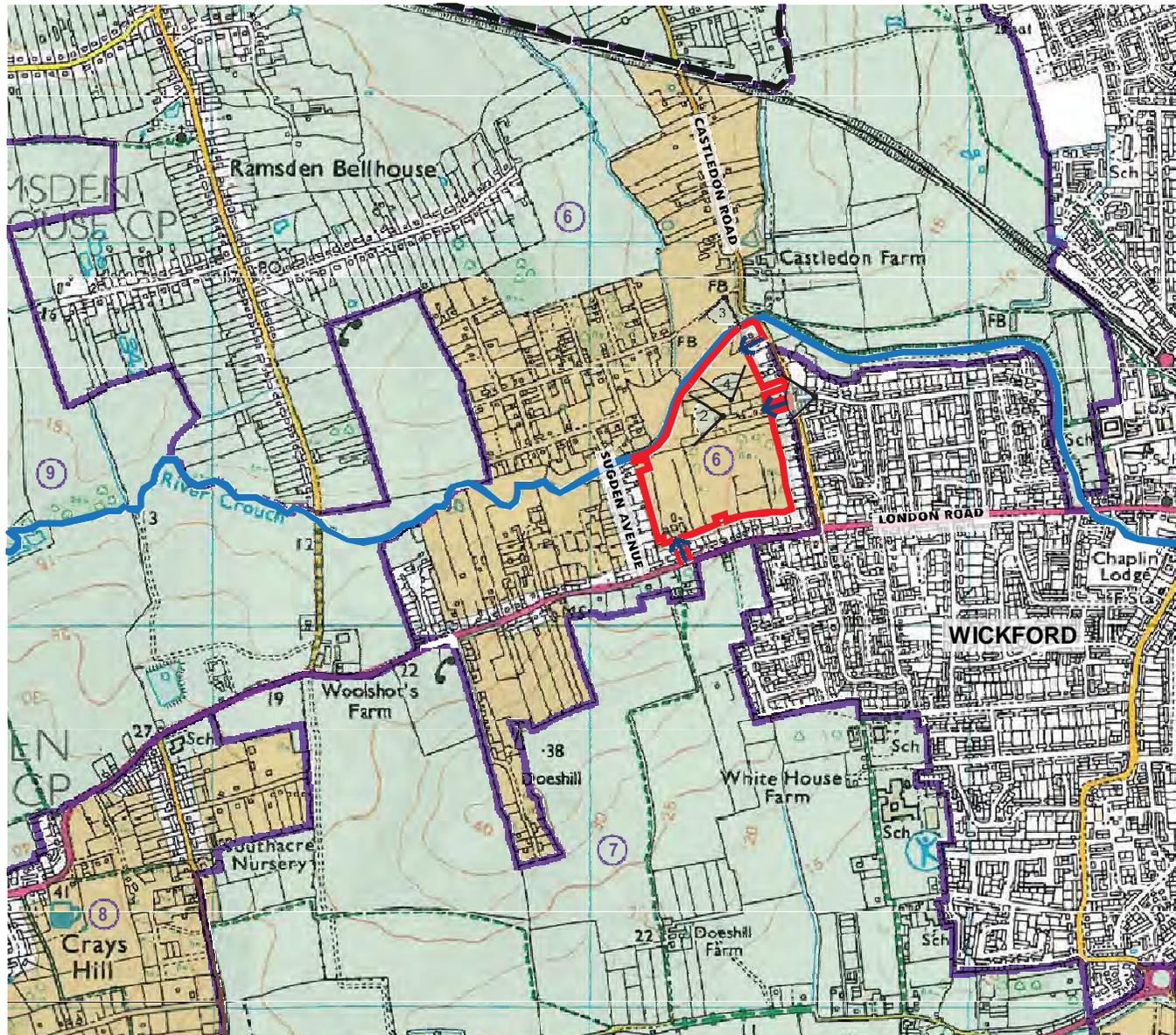
The site is enclosed on three sides by existing development along London Road, Castledon Road and Sugden Avenue and on the fourth side by a dense belt of vegetation along the River Crouch. Dense mature vegetation within the plotlands area to the north of Sugden Avenue and in the garden of properties along Castledon Road to the north of the site provide further enclosure. As a result, there are very few publically accessible viewpoints from which the site is visible. There are some views into the site from the surrounding properties (particularly from upper floor windows) although dense garden vegetation often provides some screening. There are no views across the surrounding area from within the site due to the presence of vegetation across the site.

Surrounding land uses

To the north, beyond the River Crouch, the site is bordered by agricultural land and paddocks, beyond which, to the north-west, is an enclosed area of plotlands with mature tree cover. The plotlands area connects to the south with a linear residential development Sugden Avenue which borders the western side of the site. To the east and south-west of the site is the existing urban area of west Wickford; an area of primarily mid-twentieth century detached and semi-detached residential dwellings. To the south, the site is bordered by linear development along London Road, and beyond this on land rising to the south, by agricultural land.

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Key

-  Site Boundary
-  Basildon Borough Boundary
-  Green Belt
-  Plotlands
-  Landscape Character Area
 - 6. Ramsden-Bellhouse and Wickford Settled Claylands
 - 7. Doeshill Farmlands
 - 8. Crays Hill Settled Claylands
 - 9. Upper Crouch Valley Farmlands
-  Key views towards site
-  Key watercourses
-  Photo location points

Figure 2: Landscape and visual context

Land to the rear of London Road and east of Sugden Avenue, Wickford

Mature vegetation
within site

Site entrance



Photo 1.1 - View west from Castleford Road

Mature vegetation in centre of site

Vegetation along River Crouch



Photo 1.2 - View west across site

Land to the rear of London Road and east of Sugden Avenue, Wickford

Mature oak trees
in centre of site



Boundary vegetation to
garden of 79 Castledon Road



Photo 1.3 - View south from north-east corner of site



Photo 1.4 - View north across site towards River Crouch

Land to the rear of London Road and east of Sugden Avenue, Wickford

Site analysis

Key site features and characteristics

- Blocks of mature woodland
- Scattered mature oak trees
- Mature vegetation along corridor of River Crouch
- Mature vegetation in adjacent private gardens overhanging the site
- Gentle slope across the site from south to north
- Double line of mature oak trees marking boundaries of narrow strip of land in north of site
- Enclosed and tranquil character
- Overgrown hedgerows marking boundaries of former plotland

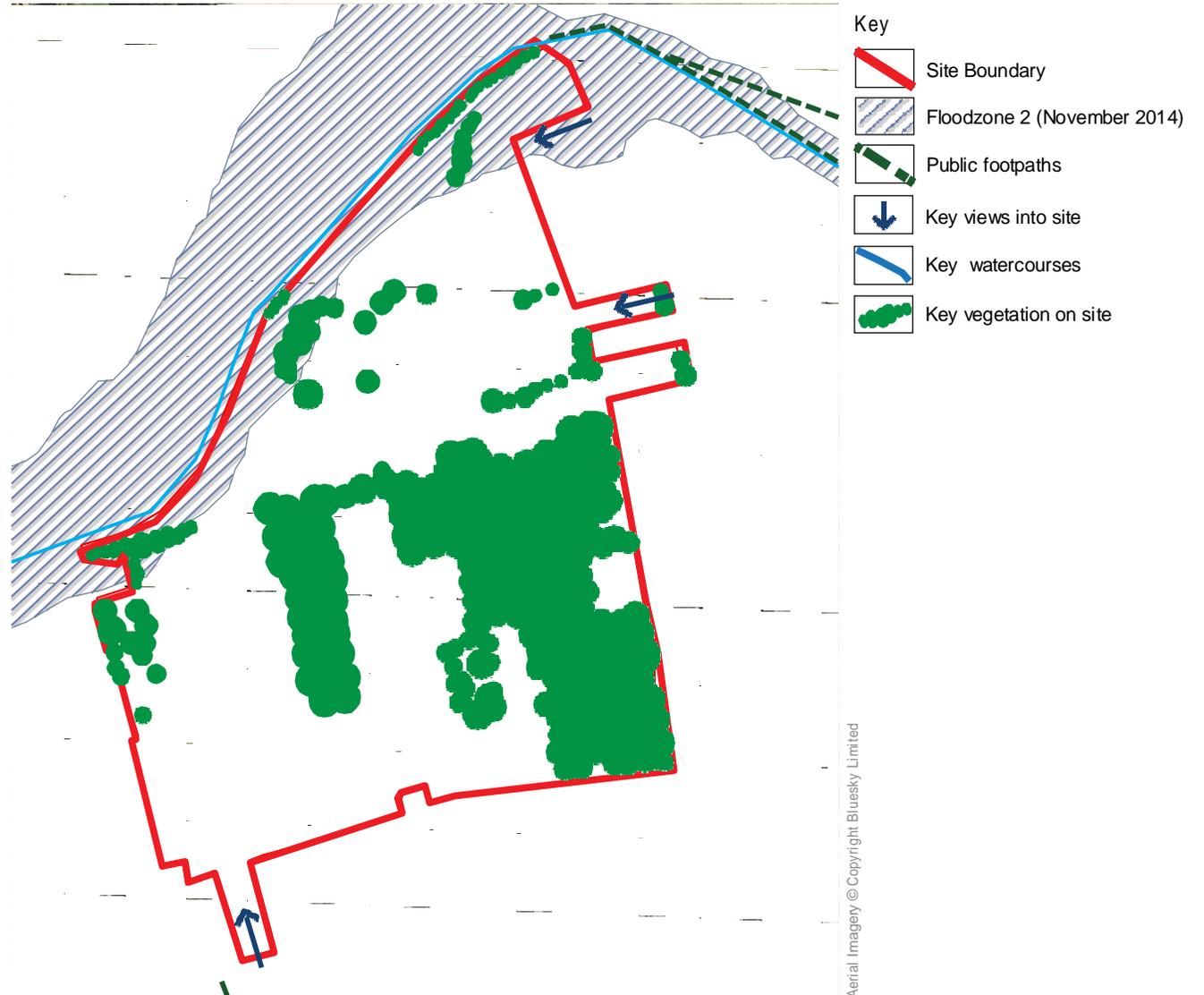


Figure 3: Site analysis

Land to the rear of London Road and east of Sugden Avenue, Wickford

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 1 is the same as Area 39 in the Green Belt Landscape Capacity Study.

Area 39 as a whole was assessed as having a Higher relative landscape capacity rating and therefore more able to accommodate development than other parts of the borough. This was particularly due to the enclosure of the site on three sides by existing urban development and the presence of mature vegetation within and around the site screening the site from public view.

Site sensitivity

Within the site, more sensitive areas are considered to be the northern edge adjacent to the River Crouch and the blocks of established mature woodland within the site. The northern edge of the site is both a river corridor and flood zone, and borders an area of open landscape while the woodlands are landscape features which contribute to the character of the local area and form a skyline feature in long distance views from the surrounding area.

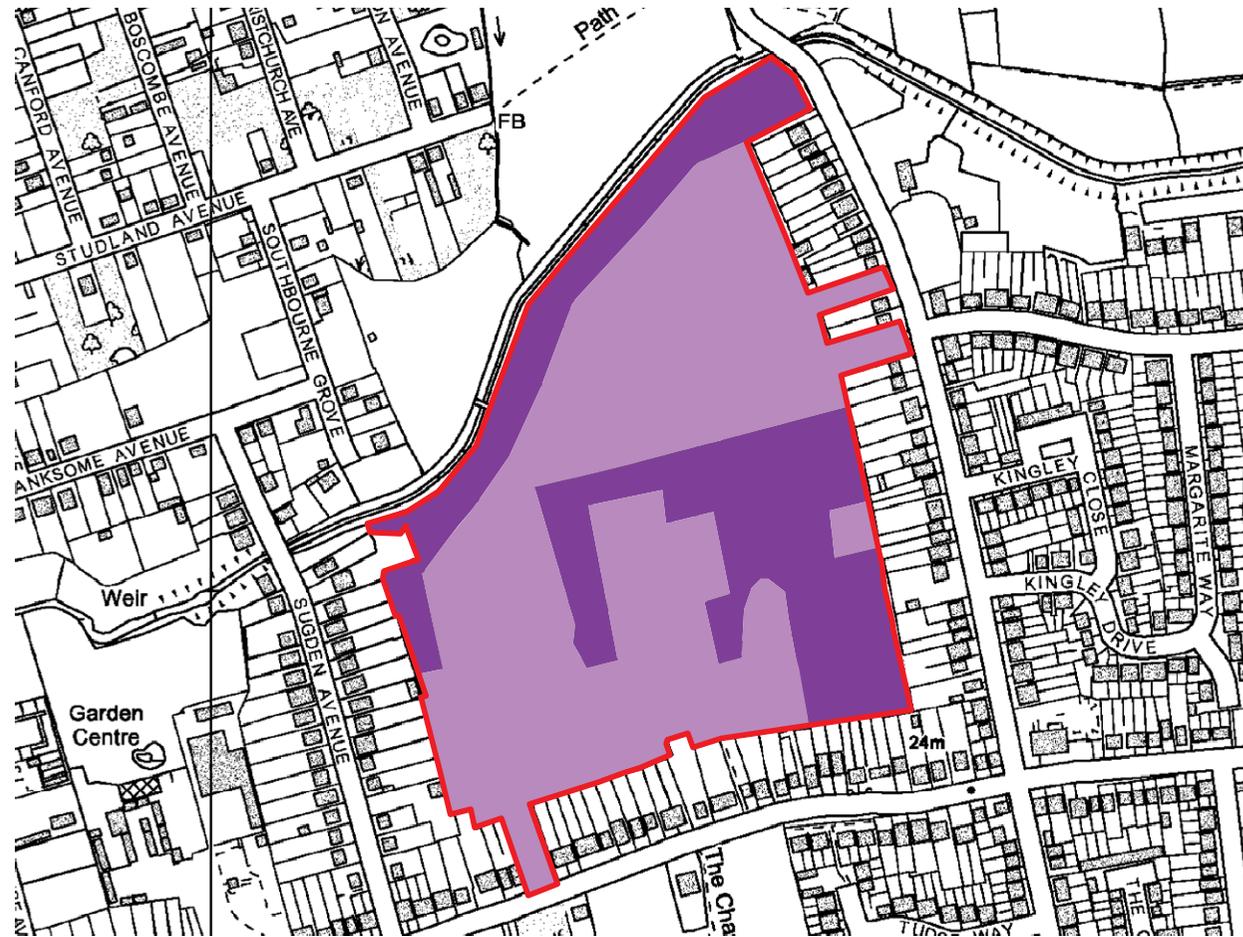


Figure 4: Landscape sensitivity

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Land to the rear of London Road and east of Sugden Avenue, Wickford

Recommendations

Key landscape areas to be protected/retained

Belt of land adjacent to the River Crouch (and within the flood zone) should be retained as undeveloped land. This area forms the river corridor and vegetation along the river banks perform an important role in screening the site from the open landscape area to the north. The area has the potential to be enhanced and developed as a green corridor with amenity functions. The two principal woodland blocks should also be retained as undeveloped areas and managed and enhanced as woodland blocks. These contribute to the character of the wooded setting of properties on Castledon Road and London Road.

Potential development areas

Other than the areas mentioned above, the remainder of the site has potential to be developed without causing significant adverse landscape and visual effects. The site is well screened from public view and is associated with the existing edge of Wickford. Development in this location which integrated the existing woodland blocks and the corridor of the River Crouch could form an appropriate extension to Wickford and a defensible new boundary to the Green Belt.

Qualities/features to be safeguarded

- Scattered mature oak trees
- Vegetation belt adjacent to the River Crouch
- Woodland blocks

Development guidelines

- 2 – 2.5 storey high
- Typical density 30-40dph
- Create development frontage to River Crouch green space
- Detached, semi-detached or short terraces
- Woodland blocks to be retained and integrated with the development

Opportunities for landscape mitigation

- Strengthen and enhance planting along River Crouch corridor to ensure strong edge to the Green Belt and enhance local biodiversity.

Potential for renewable energy production

Potential for small scale wind turbine within the development away from site edges where site is least sensitive and is screened by existing vegetation and dwellings.

Summary of development potential

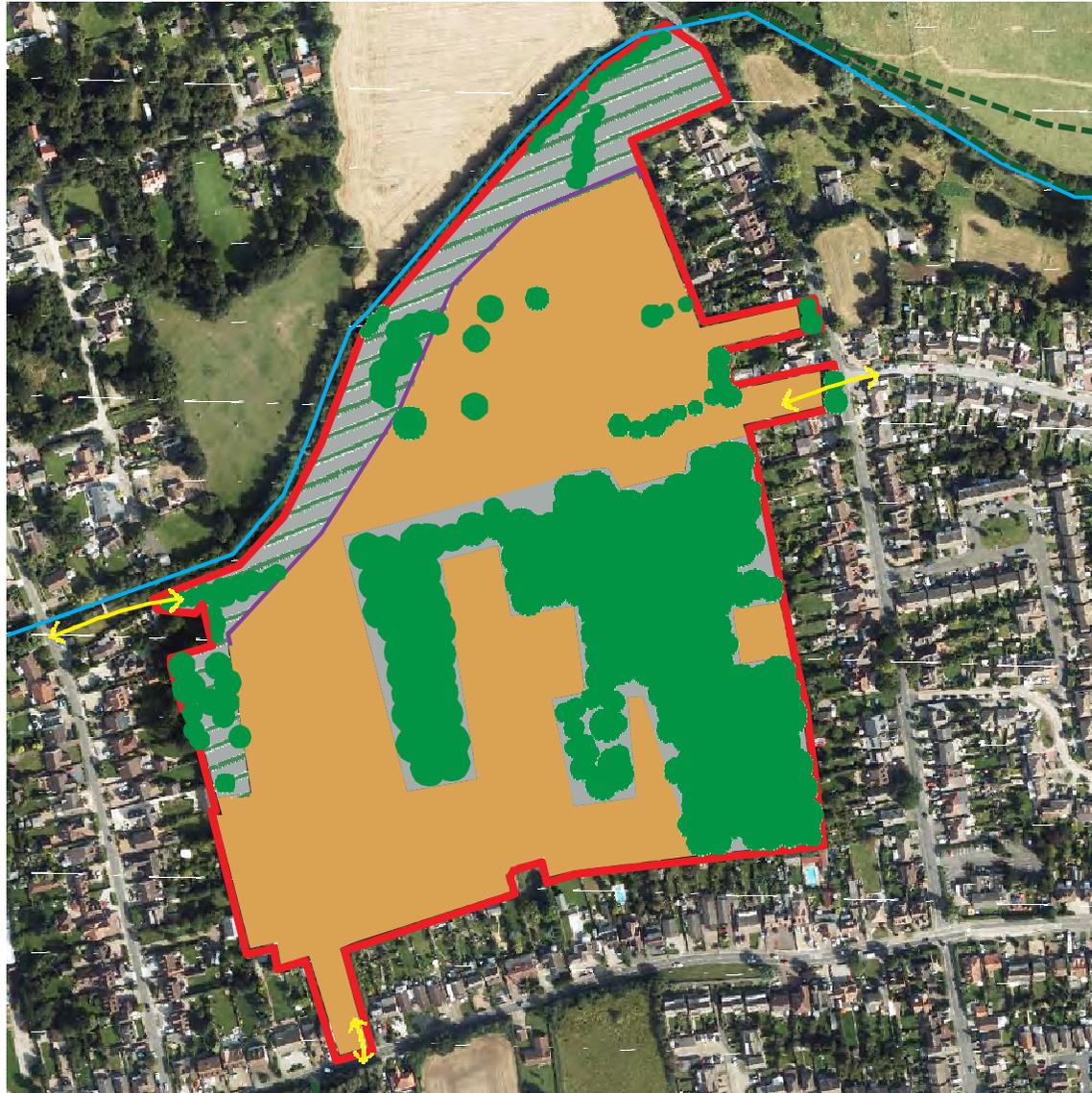
Total Site area: 13.6 ha

Area of site with development potential: 8.2 ha

Approximate number of dwellings at 35dph: 287

Note: Final area of developable land to be defined following detailed arboricultural survey, FRA and ecological surveys

Land to the rear of London Road and east of Sugden Avenue, Wickford



Key

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

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Figure 5: Development potential

100m 

Site location and description

The site is located on the north-western edge of Wickford adjacent to the border between Basildon Borough and Chelmsford City. The boundary between these administrative areas forms the northern boundary of the site. The eastern boundary is defined by the developed edge of Wickford and included within the site are two areas with recreation facilities. This includes a redundant allotment site, public open space with playground and playing fields and the site of The Wickford Centre (a former community centre) which has been closed down and is currently fenced off. The southern boundary is formed by the Southend to Shenfield/London Liverpool Street railway line which is mainly concealed by mature vegetation. The medieval, rectilinear field system edged with mature hedges with large oak trees on gently sloping land are key characteristics of this area. To the west of the site are pastoral fields bound by strong hedgerows. The north-west corner of the site forms the junction between five public rights of way. There are fine long distance views across the Crouch Valley from higher land to the west side of the area.

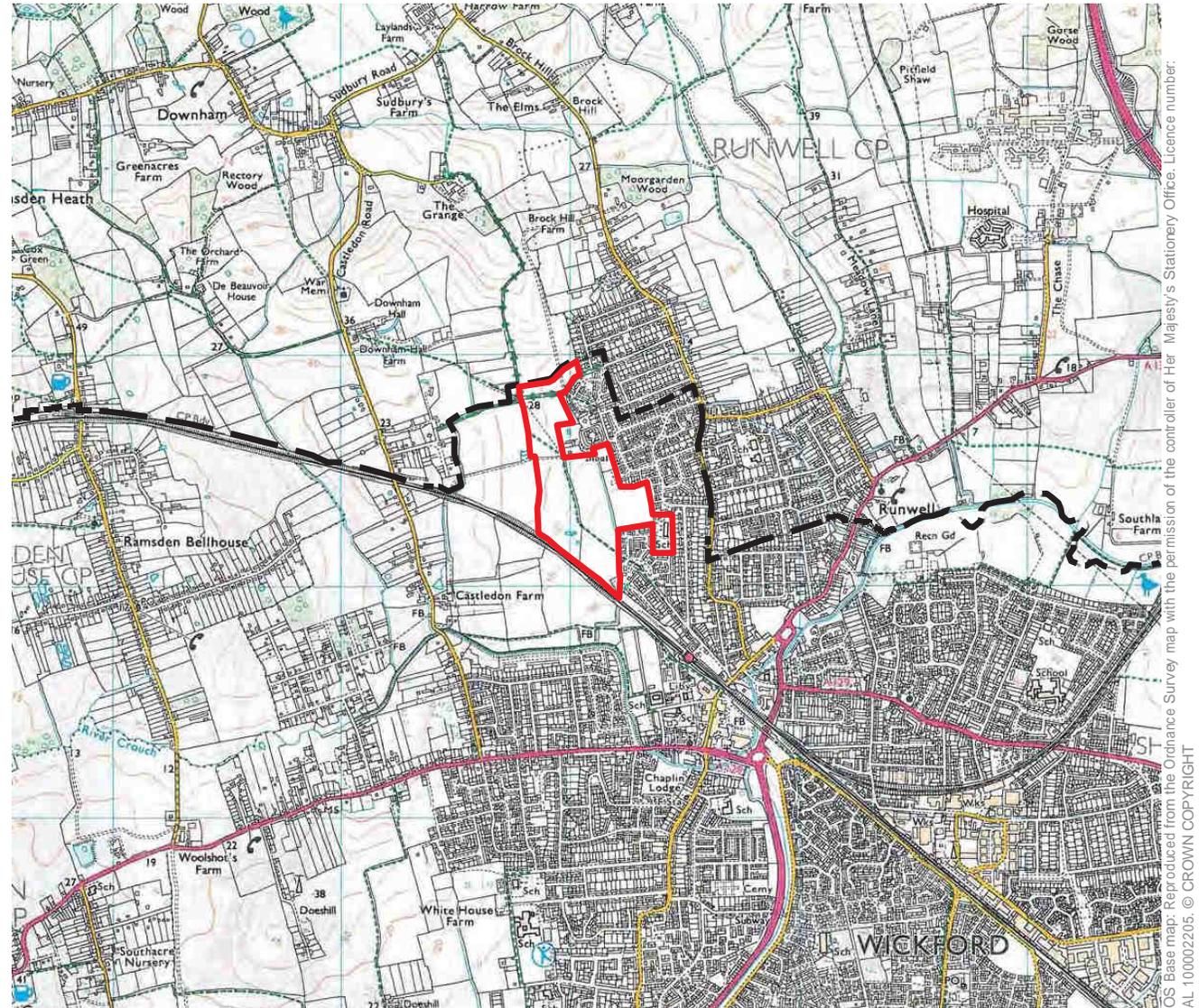


Figure 1: Site location

Landscape and visual context

Landscape character area

LCA 6 Ramsden Bellhouse and Wickford Settled Claylands – A settled farmland landscape on the northern slopes of the upper Crouch Valley.

Local landscape features

- Medium scale grass/grazed pastoral fields with intact hedgerows and occasional mature trees
- Views east to wooded hills at Thundersley and Hockley
- Church tower at All Saints, Rettendon
- Gently undulating topography falling towards the River Crouch
- Good public rights of way network providing access to the countryside from residential areas in Wickford and Ramsden Bellhouse
- Small field ponds
- Moated site at the former Berne/Barn Hall (now 21st century housing)
- Public open space accessed from Haslemere Road
- Vegetated cutting to the Southend to Shenfield/London Liverpool Street railway line

Visual context

Most of the site is open to view from the public footpath traveling north-west from Farnham Avenue, through the site to Downham Hall Farm and Castledon Road. A bridleway and byway open to all traffic (BOAT) also extend west from Downham Road. This track runs through the northern edge of the site, along a route partially enclosed with mature vegetation. Breaks at field gates and footpath openings allow views north and south. The local ridgeline extending

through the grazed field to the north prevents extended views between the site and the area beyond the borough boundary. The topography falls to the east towards the edge of Wickford which helps to visually contain parts of the site in the wider landscape. The more elevated western side of the site has an increased visibility in the wider landscape with views from the east. The western boundary hedge is visible within attractive views of St Margaret Church, Downham and the agricultural landscape on the north-facing side of slope from elevated parts of Castledon Road. The sloping pastoral fields frame the western edge of Wickford.

Residential properties on Portland View on the edge of Wickford overlook the public open space from the south. There are also views into the area of former allotment gardens from houses on Haslemere Road. Filtered views into the site can be obtained from the railway, increasing during winter months following leaf fall.

From within the site there are views east from the public footpath looking across built development in Wickford to the distant wooded hills at Thundersley and Hockley. All Saints Church, Rettendon set on the elevated Curry Hill is a feature on the skyline to the north-east. High voltage powerlines and pylons are prominent on the horizon. Views south and west are generally screened by the vegetated railway line and field boundaries to the top of the slope.

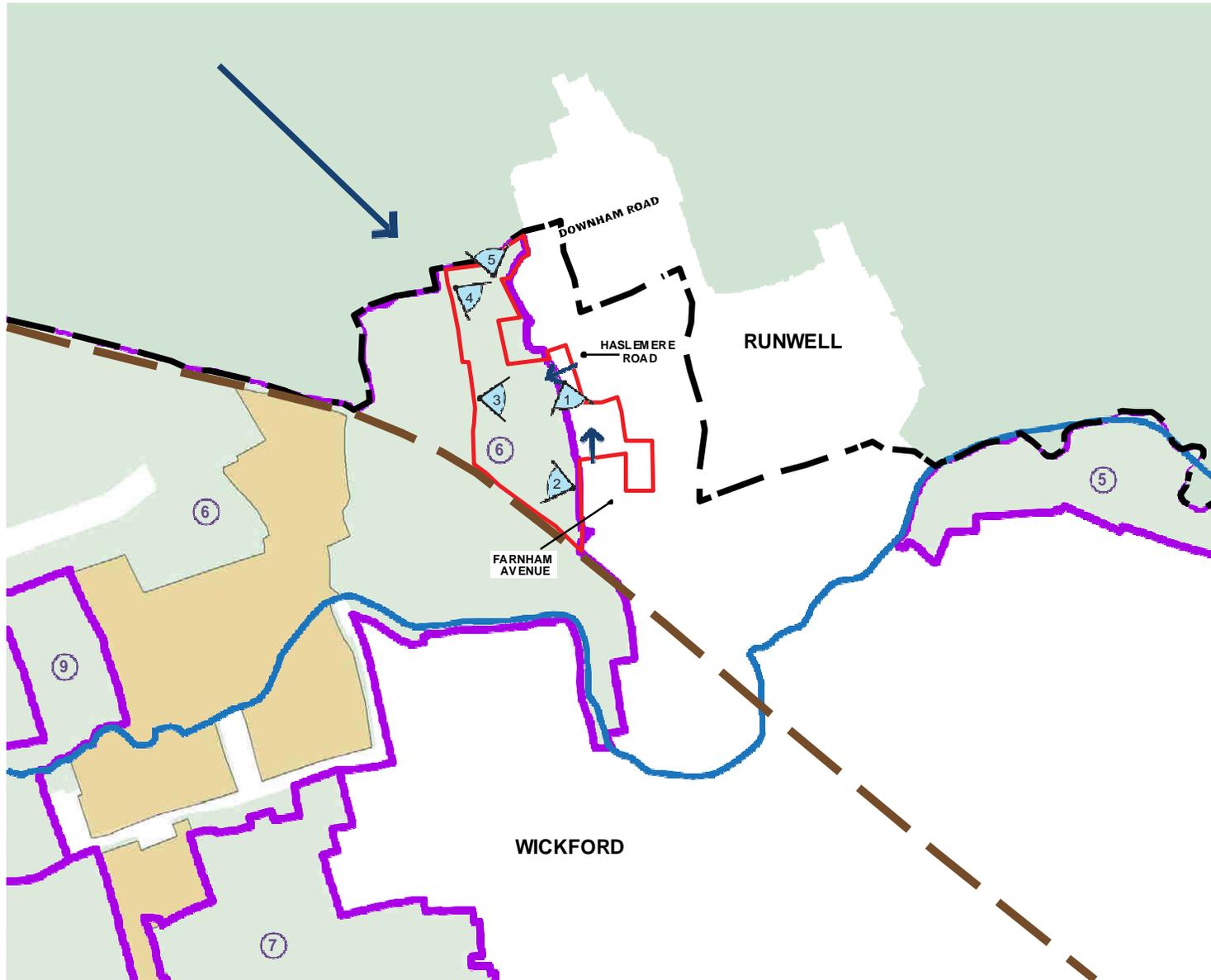
Surrounding land uses

To the north the site boundary follows the borough

boundary with no physical boundary within the grazed field that extends further to the north. Wooded agricultural landscape surrounds the site to the north with occasional clusters of settlement including Downham to the north-west. The Hanningfield Reservoir is located approximately 3km to the north. Agricultural landscape also surrounds the site to the west with attractive rural views available from public footpaths. Ramsden Bellhouse and Castledon Road Plotlands are located further west and comprise mainly twentieth century residential development on long linear plots.

The southern boundary is formed by the railway line. A triangular block of paddocks and pasture separate this from the north-western edge of Wickford. To the east the site abuts residential areas in Wickford including recent development at Farnham Avenue, Maple Lane and Oak Crescent.

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- Key**
-  Site Boundary
 -  Basildon Borough Boundary
 -  Green Belt
 -  Plotlands
 -  Landscape Character Area
5: Shotgate and North Wickford Urban Fringe
6: Ramsden-Bellhouse and Wickford Settled Claylands
7: Doeshill Farmlands
9: Upper Crouch Valley Farmlands
 -  Major transport corridor
 -  Key views towards site
 -  Key watercourses
 -  Photo location points

Figure 2: Landscape and visual context

Site 2

Land south and north of Barn Hall

Access to recreation ground
via Haslemere Road

Recent housing on
St Mary's Walk



Photo 2.1 - View south across recreation ground within site

Southend to Shenfield/London
Liverpool Street railway line

Barn Hall



Photo 2.2 - View looking west across site from public footpath

Land south and north of Barn Hall

All Saints Church, Rettendon

Housing in Wickford



Photo 2.3 - View from elevated western side of site looking east

Wooded hills
at Hockley

Barn Hall

Wooded hills at
Thundersley



Photo 2.4 - View from elevated western side of site on public footpath looking south-east



Photo 2.4 - View from BOAT within site looking north into Brentwood Borough

Site analysis

Key site features and characteristics

- Generally intact field boundary hedgerows with occasional mature trees
- Filtered views into site through partially fragmented trees and shrubs along railway cutting
- Public footpath travelling across the site north-west from Farnham Avenue and bridleway/BOAT travelling west from Downham Road. Both providing valuable opportunities for access to the countryside from residential areas in Wickford
- Recent residential development adjoining the site
- Public open space accessed from Haslemere Road with playground, car park and playing fields
- Redundant community facilities at the Wickford Centre and overgrown former allotment gardens
- Slope across the site from east with lower lying parts of the site contained in views by local ridge
- Small field ponds surrounded by dense shrubs
- Drainage channels feeding into balancing pond located adjacent to south-east corner of the site
- Views looking east from higher ground towards wooded hills at Thundersley and Hockley



Figure 3: Site Analysis

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 2 is the same as Area 42 in the Green Belt Landscape Capacity Study other than the western boundary which extends further west in Area 42 which includes two further pastoral fields running up to housing on Cumming Road. The site also includes additional areas to the east which fall outside of the Green Belt.

Area 42 as a whole was assessed as having a Medium relative landscape capacity rating. There was considered to be good scope to mitigate development within the Area on account of its visual containment and existing landscape structure. The close relationship between the Area and the existing urban built form also contributed to the score. Factors that reduced the relative capacity of Area 42 to accommodate development included the good rural character of the landscape, the presence of historical field patterns and the long distance views available throughout the Area.

Site sensitivity

The landscape sensitivity and capacity characteristics identified for Area 42 extend across most of Site 2 other than areas to the east. The public open space and site of the Wickford Centre included with the site is considered to be less sensitive. Parts of these areas are currently redundant and would form a logical extension to the existing built form. The grass field to the west of this is also considered to have lower sensitivity on account of its location on the lower slopes and its greater visual containment from the wider landscape. The recent residential development off Farnham Avenue increases the relationship the eastern side of the site has with the existing urban fabric forming a more direct association with the existing built edge of Wickford.

The western and northern sides of the site are considered to be of higher sensitivity due to their strong rural character, contribution to the character of the Ramsden Bellhouse and Wickford Settled clays LCA and more elevated open position.

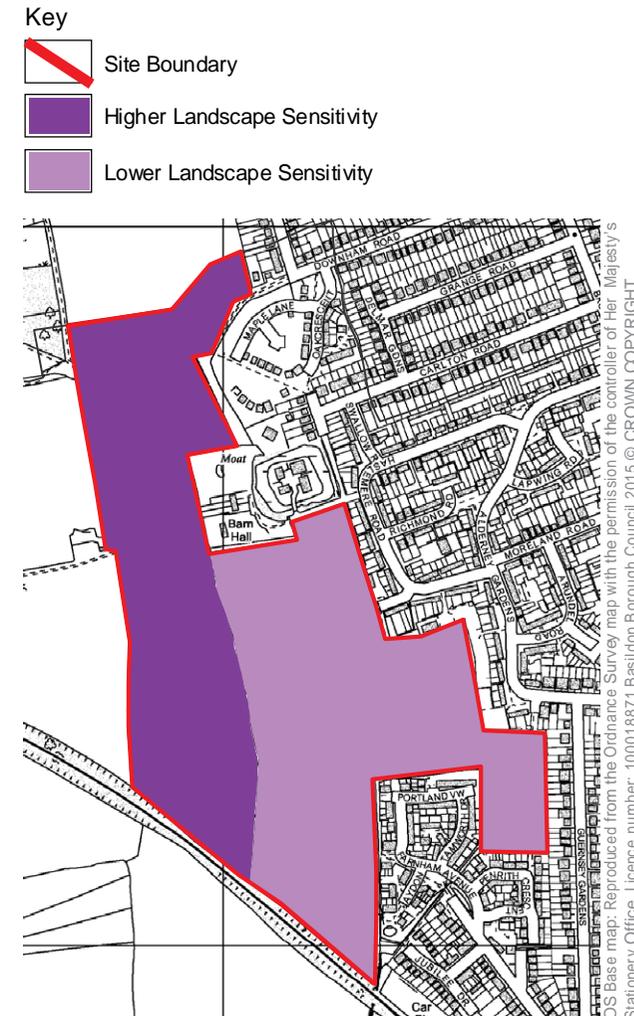


Figure 4: Landscape Sensitivity

Recommendations

Key landscape areas to be protected/retained

Area of landscape to the western side of Barn Hall should be retained as grass fields and grazed pastures. This area has a rural character more closely associated with the agricultural landscape to the north and west. The good network of public rights of way provide an important link to open countryside from built up areas of Wickford. Parts of this area are also more widely visible from the surrounding landscape with existing built development to this side of Wickford set beneath the 25m contour line. Development in this location would have significant adverse landscape and visual effects on the Ramsden-Bellhouse and Wickford Settled Claylands LCA.

The field to the south-west corner is not recommended for built development due to its closer association with the undeveloped pastoral landscape to the west. However, it is considered suitable for open landscape uses. The loss of existing community facilities if the east side of the site is developed could be compensated with improved facilities in this location such as public open space, allotment gardens and sports pitches.

Potential development areas

The eastern side of the site including the former Wickford Centre, the redundant allotment gardens, the public open space and the lower lying grass field to the west of Farnham Avenue have the potential to be developed without causing significant adverse landscape and visual effects. This part of the site is visually contained by surrounding landform and built development. Development in this location could form an appropriate extension to Wickford and provide a defined edge to the Green Belt.

Qualities/features to be safeguarded

- Structure provided by historic hedgerow pattern and intermittent mature trees
- Public footpath providing access to open countryside from residential areas
- Field ponds and associated vegetation

Development guidelines

- 2 – 2.5 storey high
- Typical density 30 - 40dph
- Detached, semi-detached or short terraces
- Create landscape buffer to railway line
- Green corridor through site to be created associated with public footpath route
- Connect with adjacent urban areas by utilising existing access points from Alderney Gardens and Haslemere Road

Opportunities for landscape mitigation

- Create an enhanced area of public open space in the south-western field providing good access connections with new and existing housing and improved community facilities
- Form green corridor associated with existing public footpath route preserving amenity value and access connections with wider countryside
- Potential for additional public right of way connection between Haslemere Road and existing public footpath to create additional opportunities for access to the countryside from existing and proposed area of residential development

Potential for renewable energy production

Potential for small scale wind turbine(s) to be incorporated on lower lying ground as an educational feature to the south of the open space. This area would be partly screened by planting to the railway line and proposed built development.

Summary of development potential

Total Site area: 25.5 ha

Area of site with development potential: 13.4 ha

Approximate number of dwellings at 35dph: 469



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

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Figure 5: Development Potential

100m 

Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford

Site location and description

The site is located on the western edge of Wickford and is predominantly an area of small to medium scale arable fields and meadow grassland dispersed with a range of existing residential development. Bell Farm, a Grade II Listed House is located adjacent to the northern boundary off the A129, London Road. There has also been 20th Century development including a row of shops and Plotland area with detached modern houses. This is the Ramsden View Road Plotlands, which lines the A129 and extends as a linear development along Ramsden View Road, Wickford. A public footpath extends south across farmland from London Road towards the A127 and the industrial edge of Basildon.

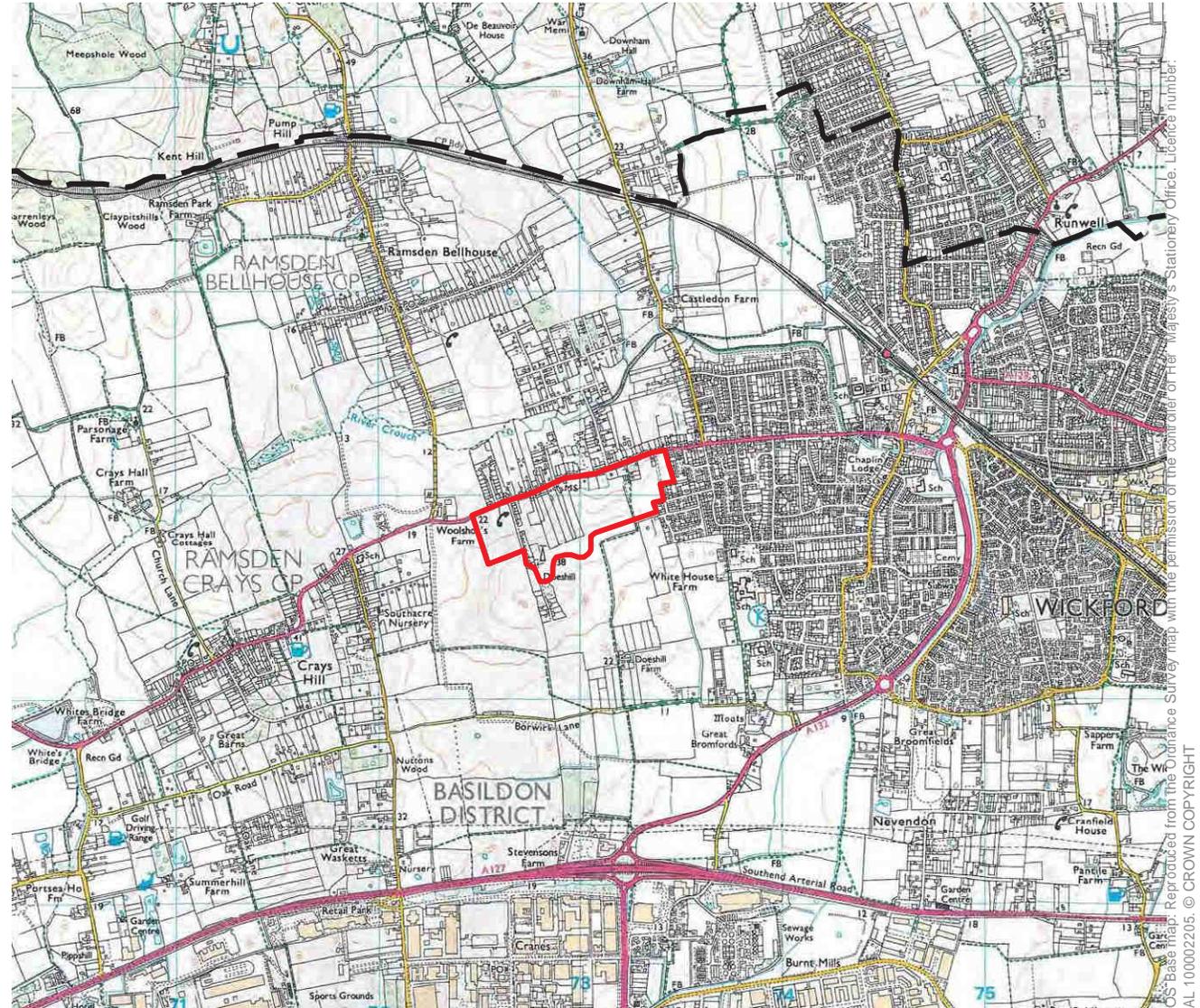


Figure 1: Site location

Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford

Landscape and visual context

Landscape character area

The site lies predominantly within LCA 7 Doeshill Farmlands - An area of sloping open farmland located north of Basildon and crossed by the historic Borwick Lane. The plotlands and residential properties along the northern edge of the site (to the south of London Road) fall within LCA 6 Ramsden-Bellhouse and Wickford Settled Claylands - A settled farmland landscape on the northern slopes of the upper Crouch Valley.

Local landscape features

- Lines of mature oak trees
- Recent tree belt plantations
- Long distance views across agricultural landscape
- St Margaret's Church in Downham and the spire of St Mary the Virgin Church in Ramsden Bellhouse
- Densely vegetated plotland developments
- Transmitter mast at Doeshill
- Network of public rights of way between A129 London Road to the north and A127 Southend Arterial Road to the south
- Fragmented roadside hedgerows e.g. along London Road
- River Crouch

Visual context

Much of the site is open to view, particularly from the public footpath which passes through the eastern side of the site. Residential properties on parts of Tudor Way, The Chase and London Road also have open views to parts of the site. Fragmented vegetation surrounding the western

field allows views in from London Road and Church Road. Land directly east of Ramsden View Road is less open to view due to the screening provided by vegetation within the Plotlands and wavy linear plantation blocks adjacent to the southern boundary. In the wider landscape the upper parts of the north facing slope of the site is particularly open to view. This includes open views from St Margaret's Church in Downham and public footpath route adjacent to it. Existing residential properties on the lower land are partially screened in these views by roadside vegetation along London Road and the Plotlands to the south of it.

From within the site there are attractive views north and north-west across wooded farmland from the elevated parts of the public footpath route and land adjacent The Chase. The views extend across the Crouch Valley into Chelmsford with churches in Downham and Ramsden Bellhouse forming notable features.

Surrounding land uses

The site is located on the fringe of the urban area of Wickford. To the north the site is bounded by the A129 London Road which comprises linear development of residential properties with some commercial units. To the north of this is an area of plotlands (Newhouse Farm and Castledon Road Plotlands) beyond which to the north of the River Crouch is the village of Ramsden Bellhouse and open agricultural landscape. The eastern boundary abuts existing residential development within Wickford.

To the south there is a large band of mixed arable and pastoral farmland with occasional scattered dwellings.

This agricultural landscape extends to the northern edge of Basildon enclosed by the A127. There is a network of public rights of way crossing the landscape and scattered individual farmsteads including Doeshill Farm and Great Bromfords. To the west, a large scale arable field separates the site from the settlement of Crays Hill.

Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford

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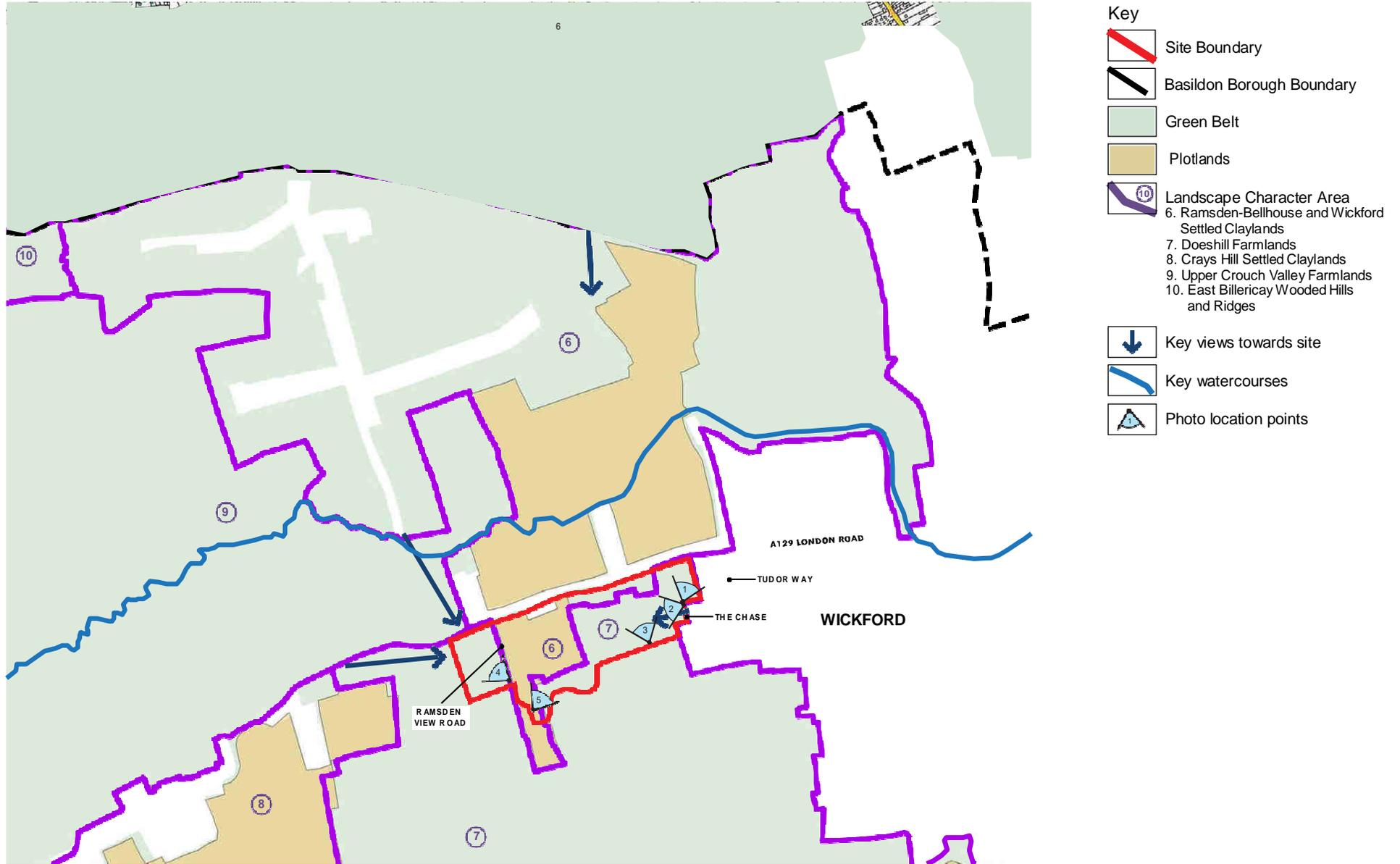


Figure 2: Landscape and visual context

Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford

St Margaret's Church, Downham

Houses on Tudor Way



Photo 3.1 - View from The Chase (trackway) looking north across the site

Northern site boundary

Public footpath

Roof of house on Oak Chase (off London Road)



Photo 3.2 - View from The Chase looking north-west across the site

Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford

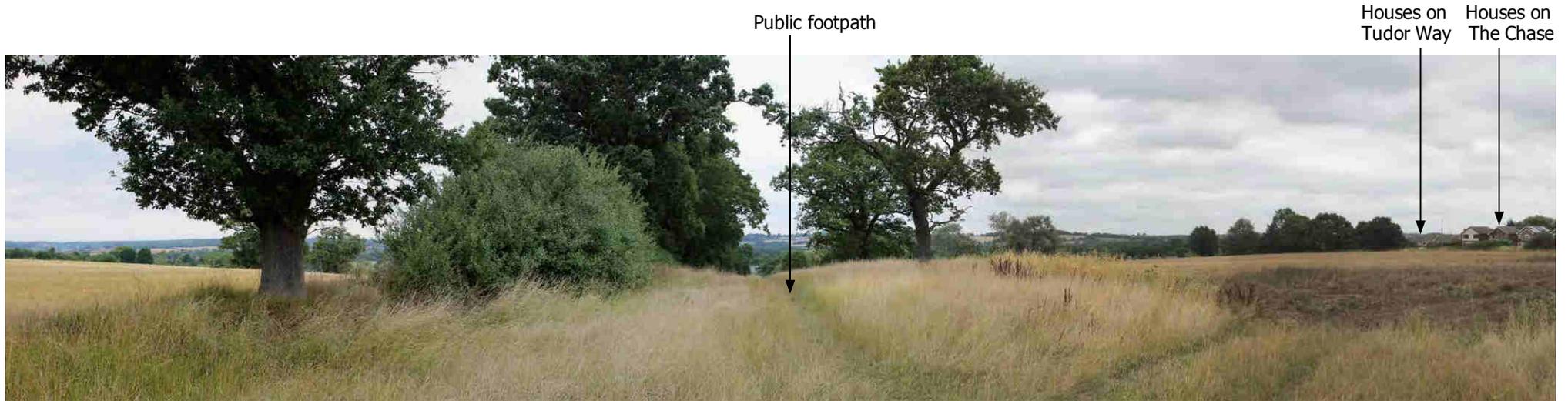


Photo 3.3 - View from public footpath crossing the site looking north



Photo 3.4 - View from Ramsden View Road looking north-west across the western within the site

Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford



Photo 3.5 - View of enclosed linear field to south-west of site

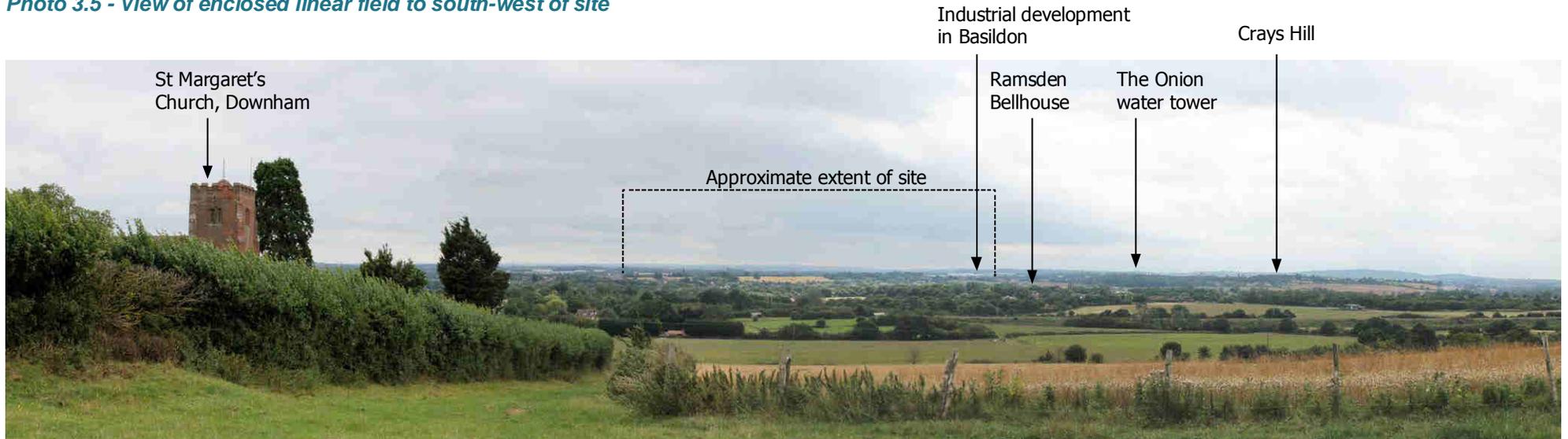


Photo 3.6 - View looking south towards the site from public footpath in Downham

Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford

Site analysis

Key site features and characteristics

- Mature vegetation within Ramsden View Road plotlands
- Lines of mature oak trees
- Roadside hedgerow along London Road (fragmented)
- Grade II Listed Bell Farmhouse
- Recent plantation blocks on the top of the slope adjacent to the southern boundary
- Long distance and open views across Upper Crouch Valley towards Chelmsford District and Billericay
- Open views of St Margaret’s Church in Downham
- Slope across the site from north to south to highest point at Doeshill
- Public footpath extending from London Road across the site and the agricultural landscape to the south
- The Chase (trackway) connecting with London Road
- Visibility of sloping fields in wider views from the north
- Open farmland provides separation between Crays Hill and Wickford
- Mast to the east of Ramsden View Road
- Exposed urban edge to Wickford to the east with open views from residential properties

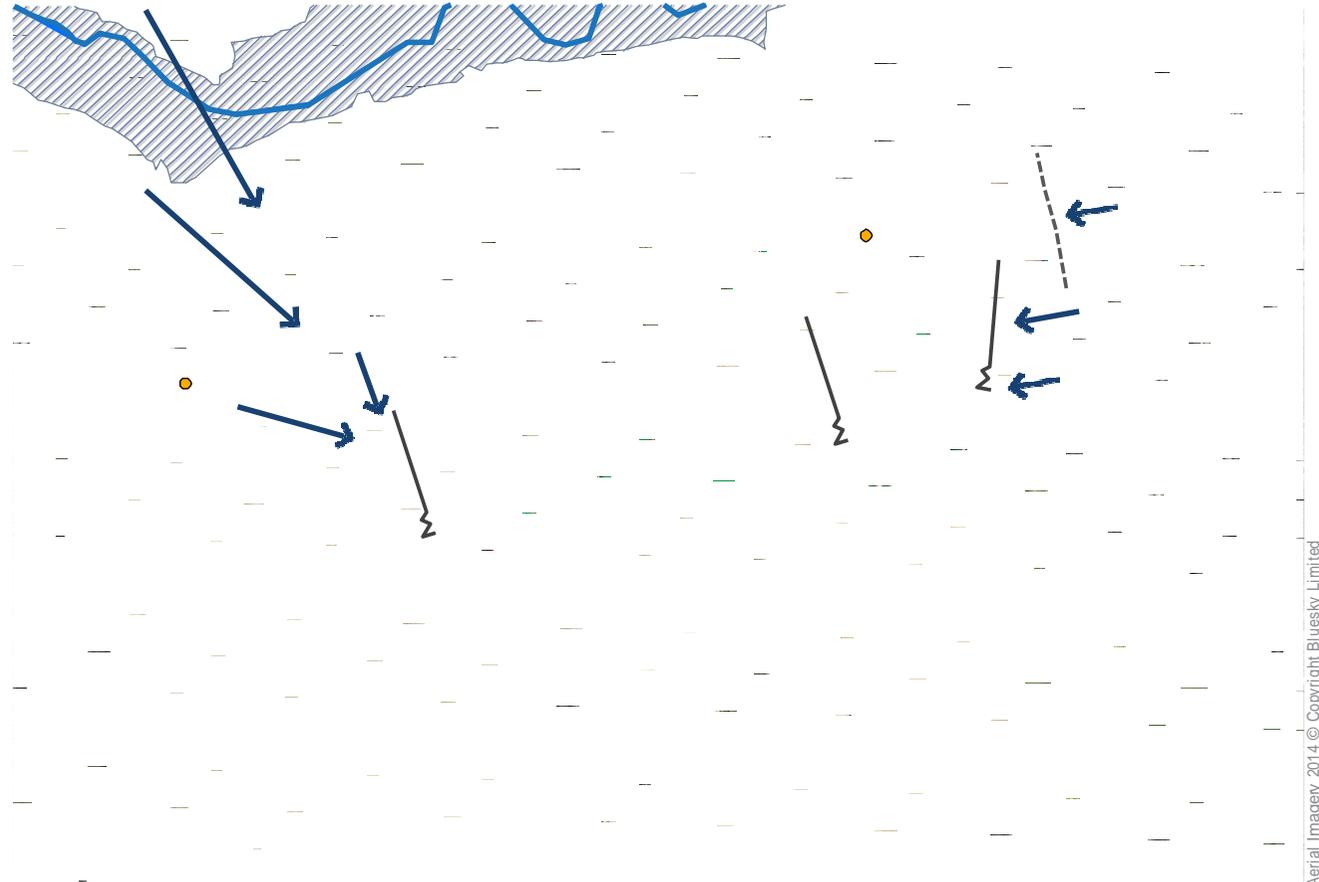


Figure 3: Site analysis

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

Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 3 is part of the wider Area 37 in the Green Belt Landscape Capacity Study. This Area extends further south to Borwick Lane and further west to Gardiners Lane North in Crays Hill.

Area 37 as a whole was assessed as having a No/Very Low relative landscape capacity rating. This was particularly due to the role the landscape plays in preventing coalescence between Wickford and Crays Hill. Further characteristics that contributed to the landscape sensitivity rating were the openness to public view, the availability of views to landmark features and the overall condition of the landscape.

Site sensitivity

Within Site 3 the sensitivity and capacity of the site to accommodate development varies considerably. The characteristics identified for the wider Area 37 relate in particular to the western side of Area 37 including the western side of Site 3. The higher ground in this area has a high sensitivity due to its visibility from the surrounding area and the role of the area in maintaining a sense of openness and perceived separation between Crays Hill and Wickford. The eastern edge of the site, where there is a direct association with the existing built edge of Wickford and the north-eastern edge where land is lower and less exposed are considered to be less sensitive. Existing housing and roadside vegetation screen views to this area from London Road and in wider views mature vegetation within Newhouse Farm and Castledon Road Plotlands contain views to the lower slopes. Although there are more

open views to the higher ground on the eastern edge, these are seen in context with the exposed urban edge to the east.

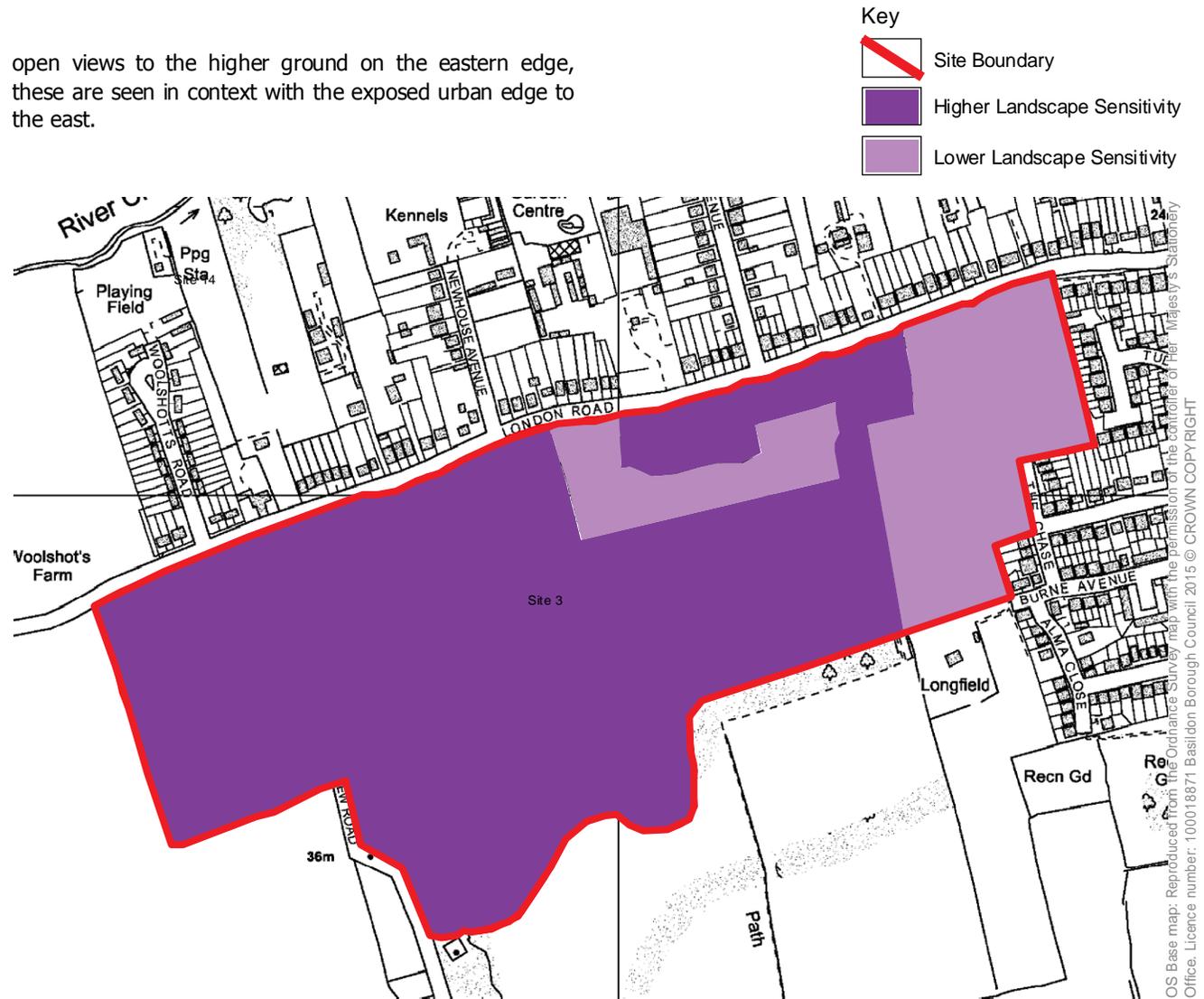


Figure 4: Landscape sensitivity

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Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford

Recommendations

Key landscape areas to be protected/retained

Most of the site should be retained in its current land use as an agricultural landscape with dwellings along London Road and within the well vegetated Ramsden View Road Plotlands. The higher land is widely visible from the surrounding landscape and the character of the western side of the site is more closely associated with the rural area to the south than the urban edge of Wickford to the east. Development on the western side of the site and on the higher central slopes would be highly visible from the agricultural landscape to the north and would have adverse effects on the open rural character of the Doeshill Farmlands LCA. Development of the western field would also compromise the separation between Crays Hill and Wickford.

Linear corridors of land corresponding with the public footpath route and The Chase should remain free from development but are considered suitable for open land uses such as public open space retaining visual and physical links to the open countryside to the north and west.

Potential development areas

The eastern side of the site between the public footpath and the western edge of Wickford has potential to be developed without causing significant adverse landscape and visual effects. A strip of land to the rear of properties on London Road is also considered appropriate for development on account of the screening provided to the lower slopes by established garden vegetation. These parts of the site are less visible from the rural landscape to the north and are associated with the existing built development in Wickford.

Development in this location could form an appropriate extension to Wickford and form a stronger edge to the Green Belt.

Qualities/features to be safeguarded

- Mature trees enclosing Oak Chase
- Mature oak trees adjacent to public footpath route
- Roadside hedgerow adjacent to London Road
- Views to St. Margaret's Church in Downham

Development guidelines

- 2 – 2.5 storey high
- Typical density 30-40dph
- Create development frontage along London Road forming continuation of existing development line
- Detached, semi-detached or short terraces
- Create landscape buffer running east-west to reduce the massing of built form in views from the wider landscape
- Retain linear belts of undeveloped land incorporating the public footpath and The Chase trackway in order to preserve views to Downham Church and the open countryside to the north and west

Opportunities for landscape mitigation

- Create new woodland belts to centre of site to reduce the massing of built development on the north facing slope and provide screening to existing and proposed development

- Provide break in development extending from The Chase to allow views to Downham Church and the rural landscape to the north
- Create green corridor associated with public footpath route and mature oak trees attenuating adverse effects on views and retaining a connection with the rural landscape to the west

Potential for renewable energy production

Potential for small scale wind turbine(s) incorporated within enclosed linear strip of arable land to the south-west (Ramsden View Road) where land is screened from open landscape to the north and south by the plantation belts and vegetation within plotlands.

Summary of development potential

Total Site area: 30.7 ha

Area of site with development potential: 5.6 ha

Approximate number of dwellings at 35dph: 196

Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford



Site location and description

A flat area of mixed landuse on the north-east edge of Shotgate, located south of the River Crouch and forming part of a wider landscape character area of the Crouch and Roach Farmlands which extends into the neighbouring Rochford District. The eastern side of the land area is clearly visible from the A130 which forms part of the eastern boundary. The River Crouch forms the northern boundary of the site other than in the north-western corner where the site boundary passes round the adjacent sewage treatment works. The railway line and edge of Wickford urban settlement form the boundary to the west. To the south the boundary follows the A129 and Southend Road before wrapping around the rear of a small plotland development on Oak Avenue and Enfield Road. These plotlands known as Wickford Lawns lie outside of the site boundary to the south-east corner.

Shot Farm is located in the south-east of the area and is accessed by a small private lane which also leads to the sewage works. The Farm dates back to the 16th Century but now has a substantial area of small containers/ storage units which form a prominent and unsightly feature in the landscape. The A130 and its embankments is also a prominent feature which cuts across the landscape.

The north-eastern side of the area is arable fields with an open, rural character. To the west of this, (west of Shot Farm) is an area of unmanaged landscape which contains self-seeded young trees and shrubs and is used informally for recreation. In the centre of the site are several large blocks of recent tree and shrub planting. These extend to the south of the site and enclose Bartlett Park a recently created training facility for Wickford Town Football Club.

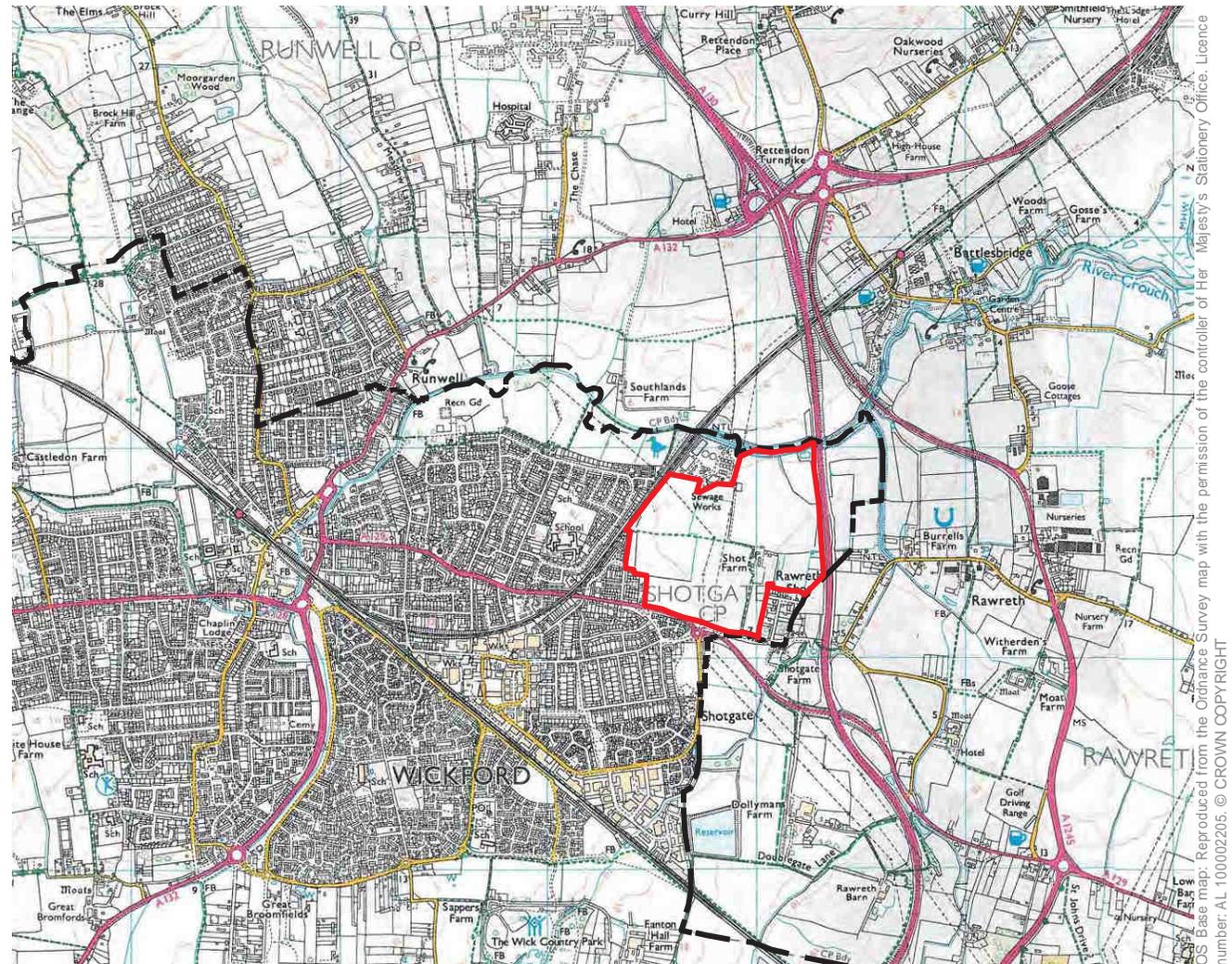


Figure 1: Site location

Landscape and visual context

Landscape character area

LCA 5 Shotgate and North Wickford Urban Fringe – A small area situated in the north-east corner of the Borough containing a variety of land-uses typical of urban fringe areas.

Local landscape features

- Rows of tree and shrub planting and establishing woodland blocks
- Large areas of grassland with scattered shrubs and scrub
- Mixture of urban fringe land-uses including: recreational land, arable farmland, plotlands and sewage treatment works
- High voltage power line and pylons
- River Crouch and associated riparian vegetation
- Distant views towards All Saints Church, Rettendon
- Public footpaths extending from Wickford urban fringe
- Shotgate Thickets Nature Reserve
- Bartlett Park clubhouse, car park and football pitches

Visual context

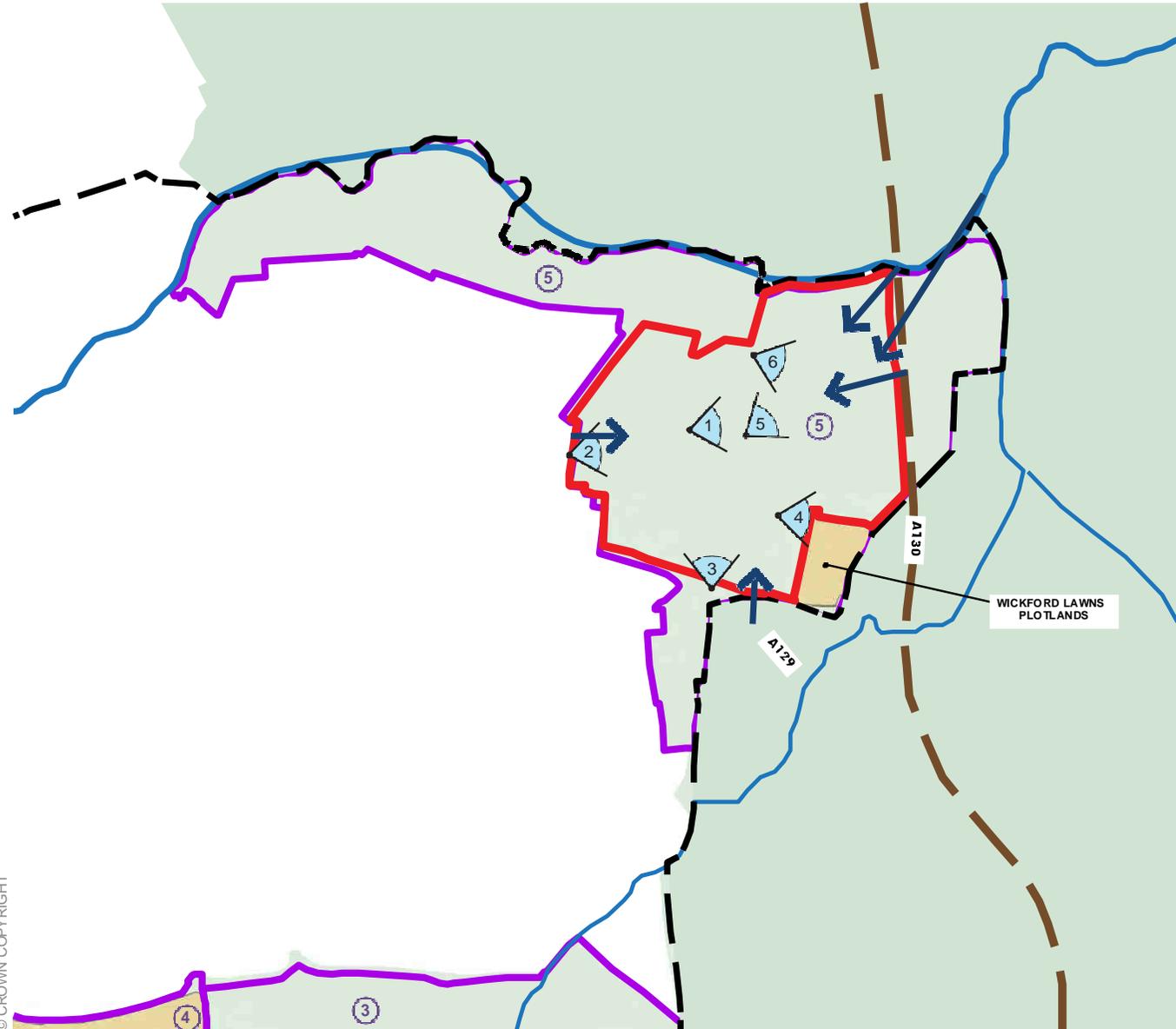
The eastern and north-eastern side of the site is exposed and open to view from the A130, which is elevated from the site, and from the public footpath which passes through the site. The public footpath connects with Alicia Walk, a residential street on the eastern edge of Shotgate, north-east Wickford. To the west, views from the public footpath are contained by plantation blocks and scattered areas of dense shrubs resulting in limited views to the wider landscape. Pylons are a dominant feature in views across the site.

There are filtered views into the site from Southend Road and the A129 through the roadside hedgerows. At the break in vegetation to the entrance of the football academy more distant views north can be obtained with the tower of All Saints Church in Rettendon seen on the horizon. Views from housing in Wickford Lawns Plotlands to the east and the residential streets to the west are largely screened by plantation blocks, mature trees and tall shrubs to garden boundaries.

Surrounding land uses

To the west and partly to the south, the site is bordered by Shotgate, an existing area of residential development on the north-east side of Wickford. To the north and east the agricultural landscape is dissected by the A130, A132 and the A1245 (Chelmsford Road). Small settlements also punctuate the landscape including Battlesbridge, Rawreth and Runwell. To both sides of the River Crouch, which abuts the northern boundary, are medium to large scale arable fields with clusters of smaller scale pastures. Directly north of the sewage works and the River Crouch is Shotgate Thickets Nature Reserve containing remnant oak woodland, two large ponds and rough grassland. The area of arable fields extends to the south of the site on the eastern edge of Wickford with scattered farmsteads including Shotgate Farm and Dollymans Farm. There are a number of ponds, streams and reservoirs across the landscape including North Benfleet Brook which travels south-west through The Wick Country Park.

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

Figure 2: Landscape and visual context

Land at Shot Farm, Southend Road, Wickford

Tree belts within site

Public footpath



Photo 4.1 - View from public footpath within site looking east

Alicia Walk

Trees/ shrubs within site



Photo 4.2 - View from Alicia Walk adjacent western site boundary, looking east

Land at Shot Farm, Southend Road, Wickford



Photo 4.3 - View from entrance to Bartlett Park football training facility looking north across the site



Photo 4.4 - View from public footpath/ access road to Shot Farm/ Sewage treatment works looking east



A130

Photo 4.5 - View from public footpath/ access road to sewage treatment works looking north-east



Shot Farm

Photo 4.6 - View from access road to sewage treatment works looking south-east

Site analysis

Key site features and characteristics

- Predominantly flat landform, very gently sloping north-east towards the River Crouch
- Rows of tree and shrub planting defining areas to the western side of the site and containing long distance views from within
- Open arable farmland to north-east corner
- Public footpath extending east from Alicia Walk and connecting to Southend Road via the access track to Shot Farm
- Roadside hedgerow to Southend Road
- Close associations with the urban edge of north-east Wickford/Shotgate
- Grade II Listed Buildings at Shot Farm generally hidden from view amongst lorries, storage containers and agricultural sheds
- Two high voltage powerlines with pylons cross the site
- Clear views into the site from the A130 and A1245
- Traffic movement on the A130
- River Crouch to northern boundary and associated flood zone, field ponds and drainage channels
- Bartlett Park club house and football training pitches

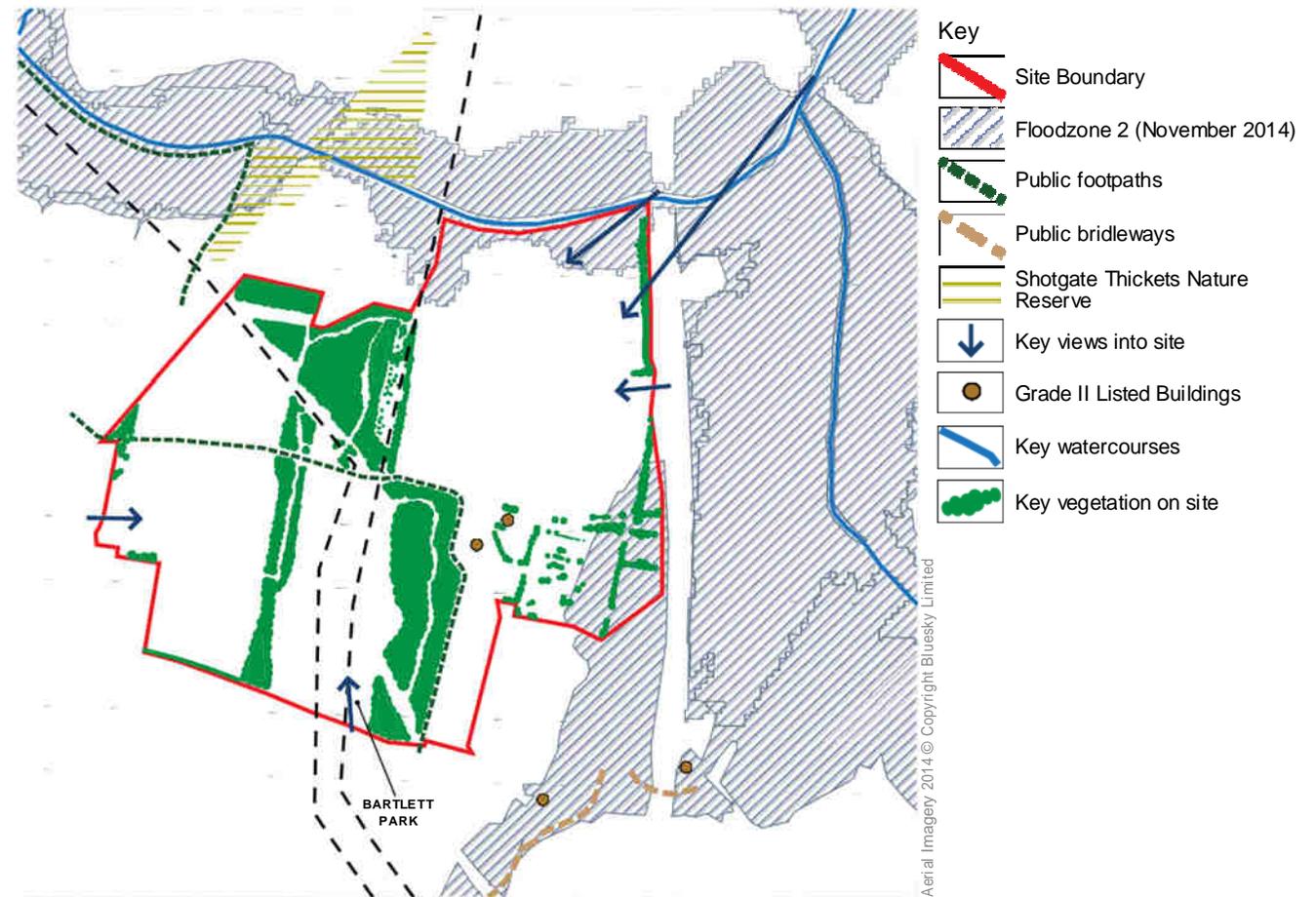


Figure 3: Site analysis

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 4 is largely the same as Area 44 in the Green Belt Landscape Capacity Study but excludes the sewage treatment works, agricultural land to the east of the A130 and land to the south of Southend Road.

Area 44 as a whole was assessed as having a Medium relative landscape capacity rating. Land previously included within Area 44 had elements of higher sensitivity including the land to the east of the A130 which retains the historic field pattern and is very open to view from the road.

Site sensitivity

Land within Site 4 that is considered to be of higher sensitivity is the open arable field to the north-east. This area has a more rural character that is less connected with the urban edge of Wickford. Land to the east is also very open to views from the public footpath and A130.

Land to the west of the site is considered to be less sensitive. The establishing rows of trees and shrubs and woodland blocks provide screening to views from the wider landscape providing more scope to mitigate the landscape and visual effects of any proposed development in this location. This area also has a direct association with the existing built edge of Shotgate and north-east Wickford.

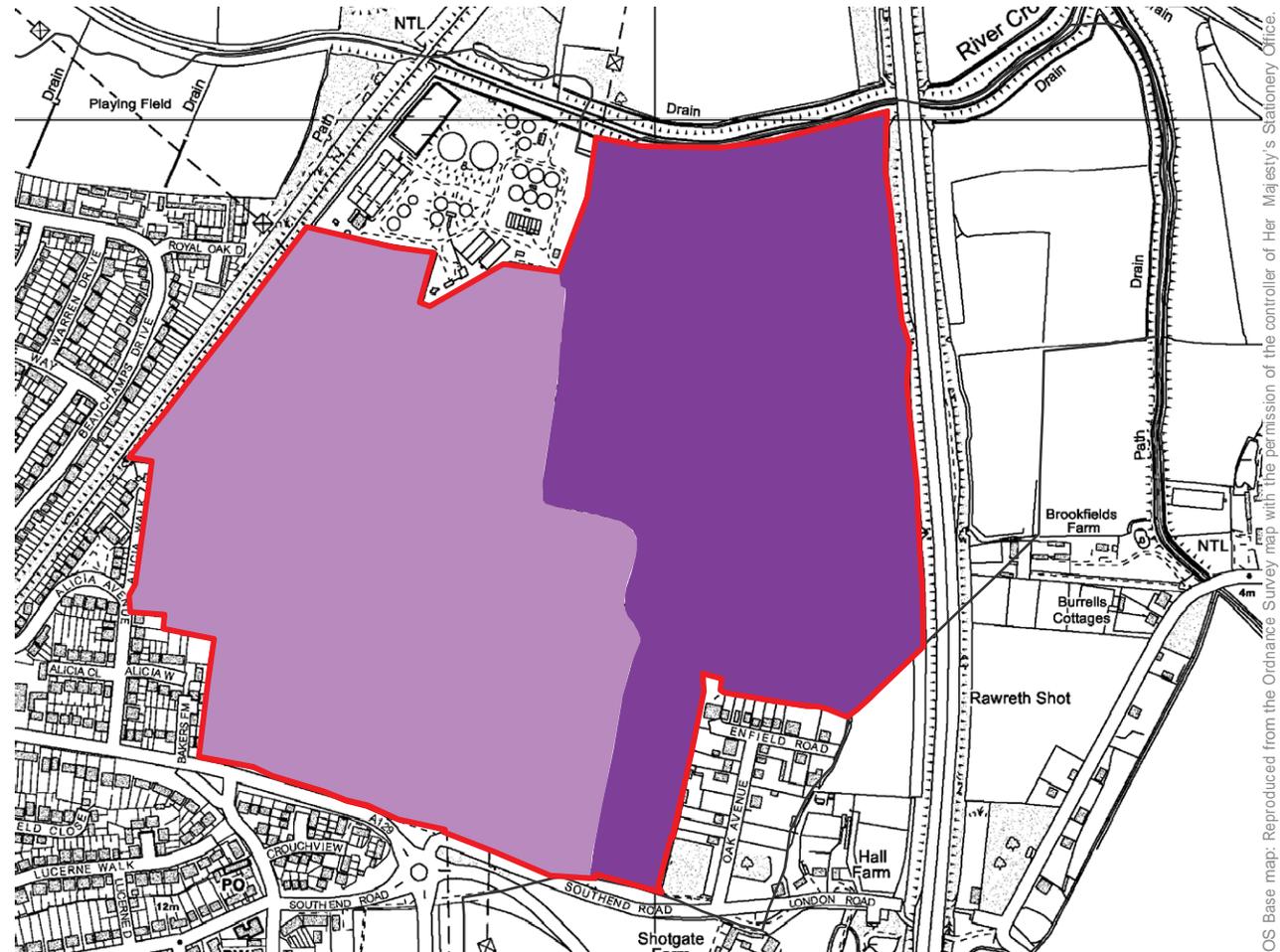


Figure 4: Landscape sensitivity

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Recommendations

Key landscape areas to be protected/retained

Area of landscape to the east of the public footpath route and access track to the sewage treatment works should be retained as agricultural landscape with existing built development at Shot Farm. This area is very open to view from the A130 and A1245. Its character relates more closely to the rural landscape between Wickford and Rayleigh and the River Crouch valley than with the urban edge of Wickford. Development in this location would be exposed in the wider landscape and be disconnected from the urban fabric of Wickford.

The football training facility is an appropriate open landscape use for the central part of the site. The surrounding landscape to the north of this is disrupted by electricity pylons. This area is not suitable for built development but does have the potential for open landscape uses.

Potential development areas

The western side of the site directly adjacent to Alicia Walk and Bakers Farm Close has potential to be developed without causing significant adverse landscape and visual effects. The establishing belts of vegetation provide a structure for potential development that would help to visually contain the area from the rural landscape to the north and east. Development in this location could form an appropriate extension to housing in Shotgate and north-east Wickford and by utilising the existing landscape structure form a well-defined edge to the Green Belt.

Qualities/features to be safeguarded

- Establishing rows of trees and shrubs and woodland blocks providing a landscape framework for new development
- Public footpath extending east from Alicia Walk and connecting with further public rights of way crossing the rural landscape to the east of Wickford
- New Wickford football academy
- Roadside hedgerow and tree adjacent to Southend Road

Development guidelines

- 2 – 2.5 storey high
- Typical density 30 - 40dph
- Create development frontage along Southend Road forming continuation of existing development line and to Alicia Walk facing the existing residential street
- Detached, semi-detached or short terraces
- Corridor of undeveloped land to be retained beneath electricity lines and pylons

Opportunities for landscape mitigation

- Create a green corridor through proposed development associated with the public footpath route connecting new and existing housing with the wider landscape
- Potential to provide further recreation facilities or public open space on land surrounding football training grounds

Potential for renewable energy production

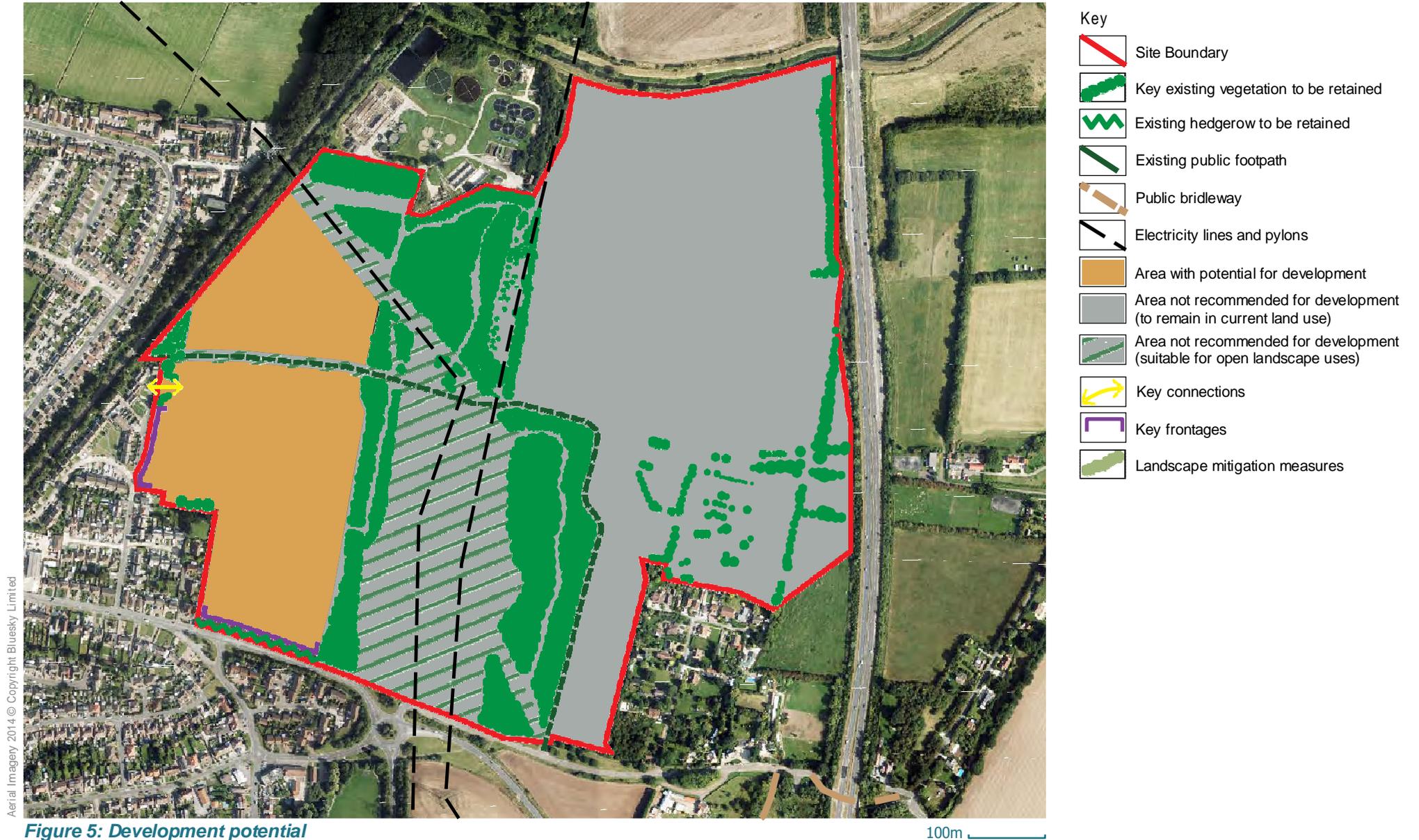
Potential for small scale wind turbine(s) or CHP plant to north-western corner of site adjacent to the sewage works within potential development area where there is good visual containment by existing tree belts.

Summary of development potential

Total Site area: 58.7 ha

Area of site with development potential: 11.5 ha

Approximate number of dwellings at 35dph: 402



Site location and description

Area of gently sloping, arable farmland to the west of Billericay. The land area comprises three relatively large scale fields. The southern field extends beyond the site boundary and part of the central field is divided to form a horse paddock. There is a small scale rough grass field associated with Curd Farm, agricultural buildings and farmhouses at Curd Farm and Kingmans Farm and a further residential property to the north. The southern boundary abuts the grounds of Elmshaws Farm. The western boundary is formed by sparse vegetation with fragmented hedgerows, occasional trees and a drainage ditch. Fragmented clipped hedgerows with occasional trees form the majority of field boundaries. Blunts Wall Road (an access road to adjacent playing fields and Blunts Wall Farm) borders the area to the north and Tye Common Road forms the eastern boundary. Residential properties facing the east side of Tye Common Road form a prominent built edge between Billericay and the farmland to the west. There are no existing designations within the site and no public access.

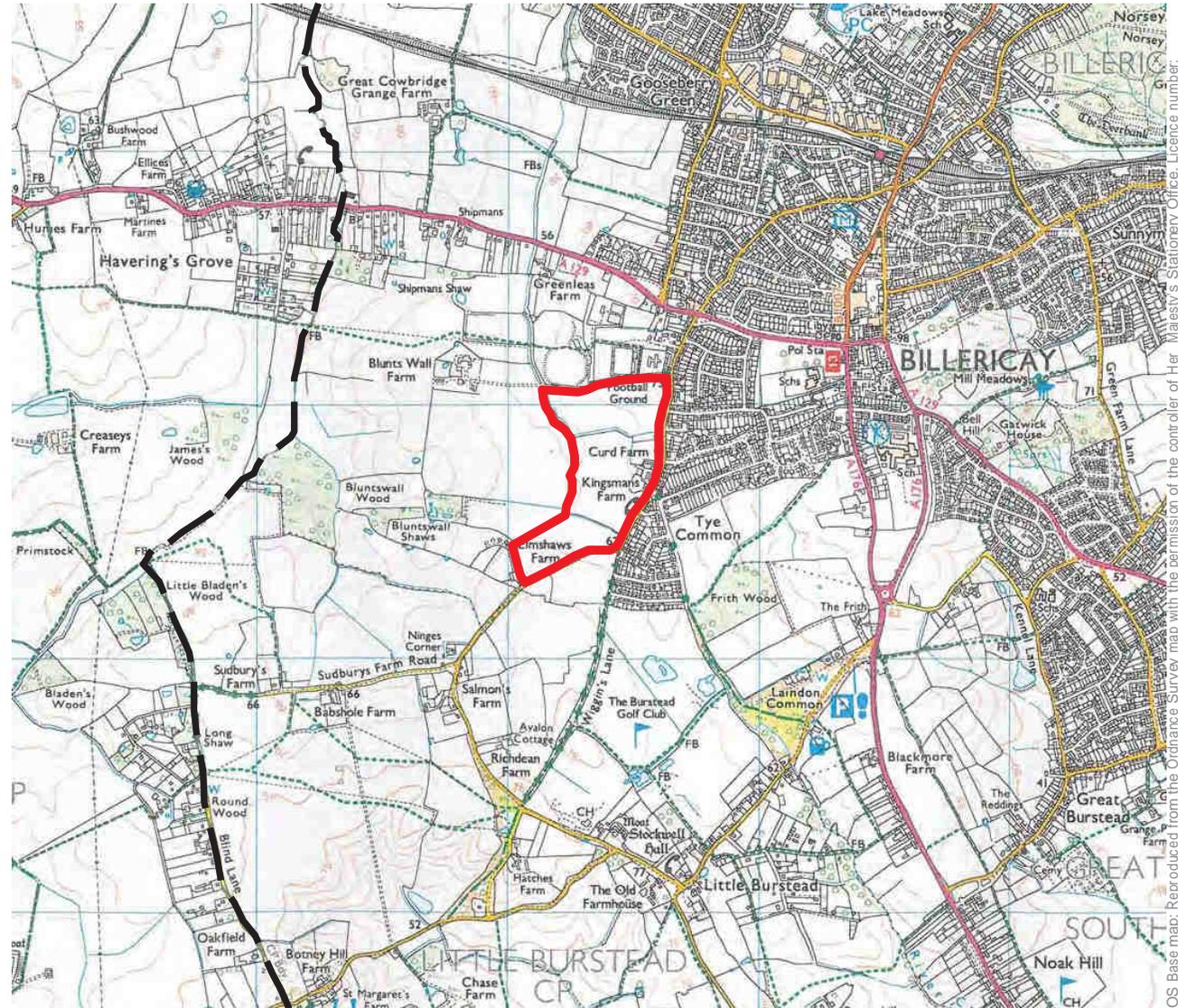


Figure 1: Site location

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Landscape and visual context

Landscape character area

LCA 11 West Billericay Wooded Farmlands – An area of wooded farmland to the north and west of Billericay and encompassing Little Burstead and Laindon Common.

Local landscape features

- Remnant historic irregular field patterns
- Open views across farmland to wooded skyline to the west
- Mature tree belts around individual farms and properties
- Occasional mature oak and ash trees
- Low clipped hedgerows and intermittent trees to roads e.g. Blunts Wall Road and Tye Common Road (fragmented in places with some larger open stretches)
- Small streams associated with the River Wid
- Drainage ditches following field boundaries
- Overhead power lines and floodlights within recreation grounds
- Tower blocks within Brentwood, Brentwood Cathedral spire and a distinctive tall poplar tree close to All Saints Church in Brentwood are all features on the horizon line in long distance views

Visual context

There are no public rights of way through the site but open views to parts can be obtained from adjacent roads. There are open views to the northern extent of the site from Blunts Wall Road and Farm and from the adjacent Tye Common Lane. Houses facing Tye Common Road to the east have views into the site from first and/or second floor

windows (dependant on height of roadside vegetation). Where there are breaks in the roadside hedgerow along Tye Common Road and from within the site there are more open views across the West Billericay Wooded Farmlands landscape. The wooded skyline in views to the west is occasional disrupted by tower blocks in Brentwood. The lower lying western side of the site has reduced views to the wider landscape. Views from the Tye Common Road to the southern extent of the site are generally screened by the continuous roadside hedgerow. Mature vegetation along Wiggins Lane provides further containment to the site in the wider landscape. Views from within the site looking south show this dense visual barrier which contains housing on First and Second Avenue. The landform rises to the south-western corner and Elmshaws Farmhouse is seen on the elevated land.

Fragmented boundary vegetation allows views into the site from the west. However, there are limited public rights of way or roads in close proximity and in the wider landscape views are largely contained by the presence of dense woodland blocks and intervening more elevated landform. From the public footpath to the southern side of Hutton Hall and All Saints Church, the southern field and a small number of houses facing Tye Common Road can partially be seen in very distant views. The urban edge of Billericay is also seen from the west partially interspersed with mature vegetation.

Surrounding land uses

To the north is an area containing recreation facilities and

a plant nursery including Billericay football club and cricket club. This area extends north to the A129 which connects Billericay and Brentwood. To the east is Tye Common, an area of existing residential development that forms the south-western extent of Billericay. With the exception of Burstead Golf Club, the surrounding landscape to the south and west is predominantly arable farmland, punctuated with dense blocks of woodland including Bluntswall Wood and Bluntswall Shaws.

Site 5

Land at Kingsmans Farm, Billericay

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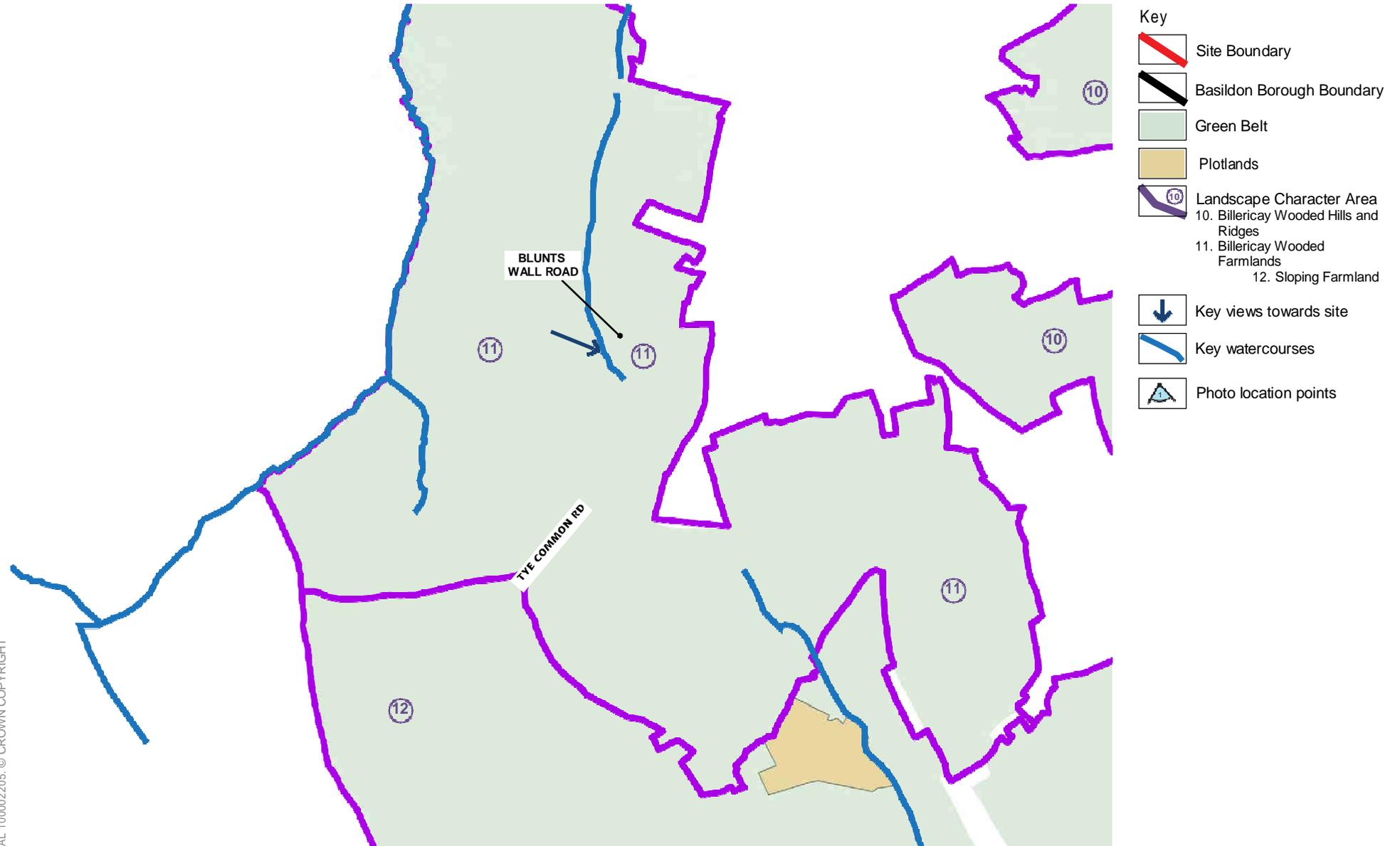


Figure 2: Landscape and visual context

Site 5

Land at Kingsmans Farm, Billericay



Photo 5.1 - View from Tye Common Road looking east towards Brentwood

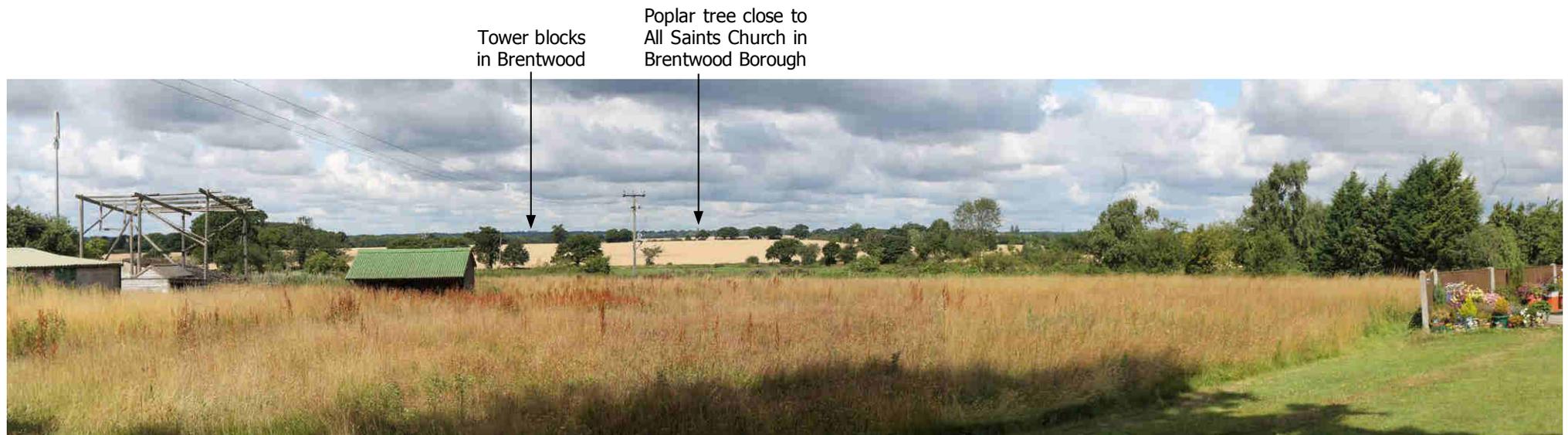


Photo 5.2 - View from Curd Farm (within the site) looking east towards Brentwood

Site 5

Land at Kingsmans Farm, Billericay

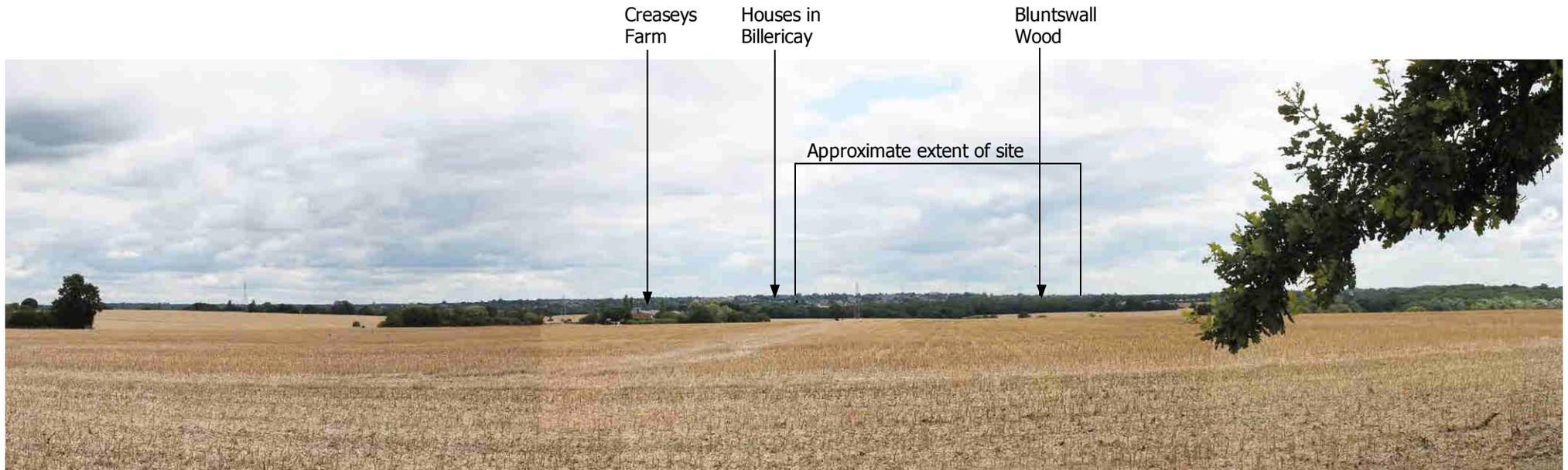


Photo 5.3 - View towards the site from public footpath in Hutton looking east



Photo 5.4 - View across southern field within site looking south-west

Site 5

Land at Kingsmans Farm, Billericay

Conifer trees enclosing Kingsmans Farmhouse

Tree belt along Wiggin's Lane



Photo 5.5 - View looking south across site

Approximate extent of site

Bluntswall Wood

James's Wood

Houses facing site on Tye Common Road

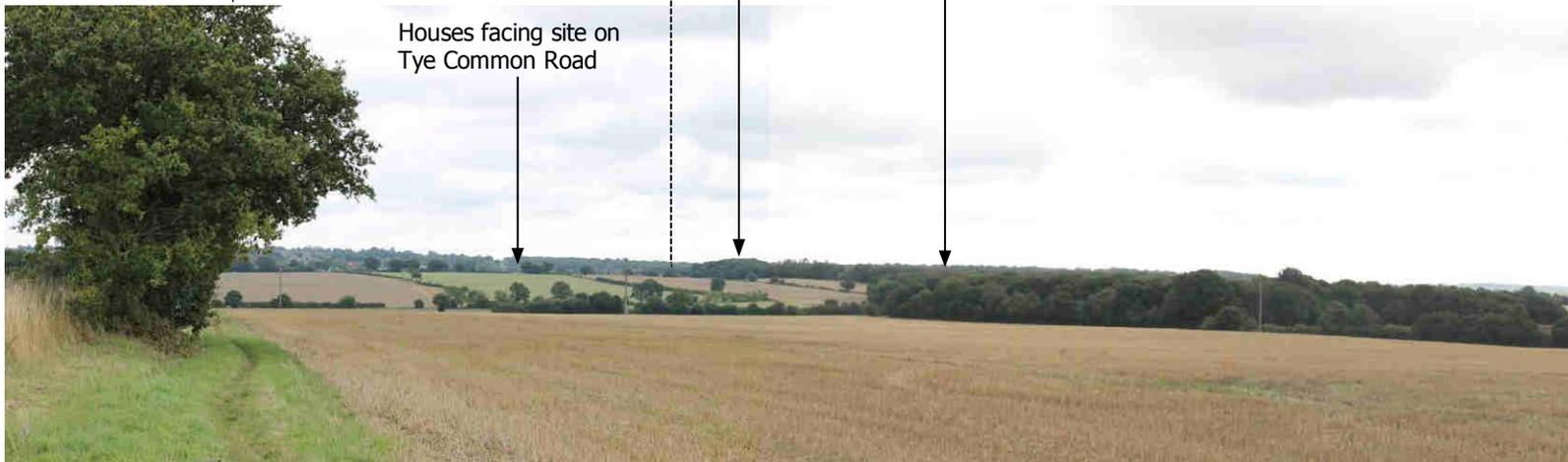


Photo 5.6 - View from public footpath near Havering's Grove looking south-east towards the site

Site analysis

Key site features and characteristics

- re vegetation, existing residential properties and agricultural buildings at Curd Farm and Kingmans Farm.
- distance views across the West Billericay Wooded Farmlands towards Brentwood
- ragmented field boundaries to the west
- oadside hedgerow to Blunt Wall Road and parts of Tye Common Road
- from residential properties facing Tye Common Road and from the road itself
- slope from east to west and rising again in the south-west corner
- rainage channels adjacent to field boundaries
- rong connections to the existing urban edge of Billericay
- lock of recreation facilities adjacent the site to the north
- cattered mature oak trees
- views from public footpaths

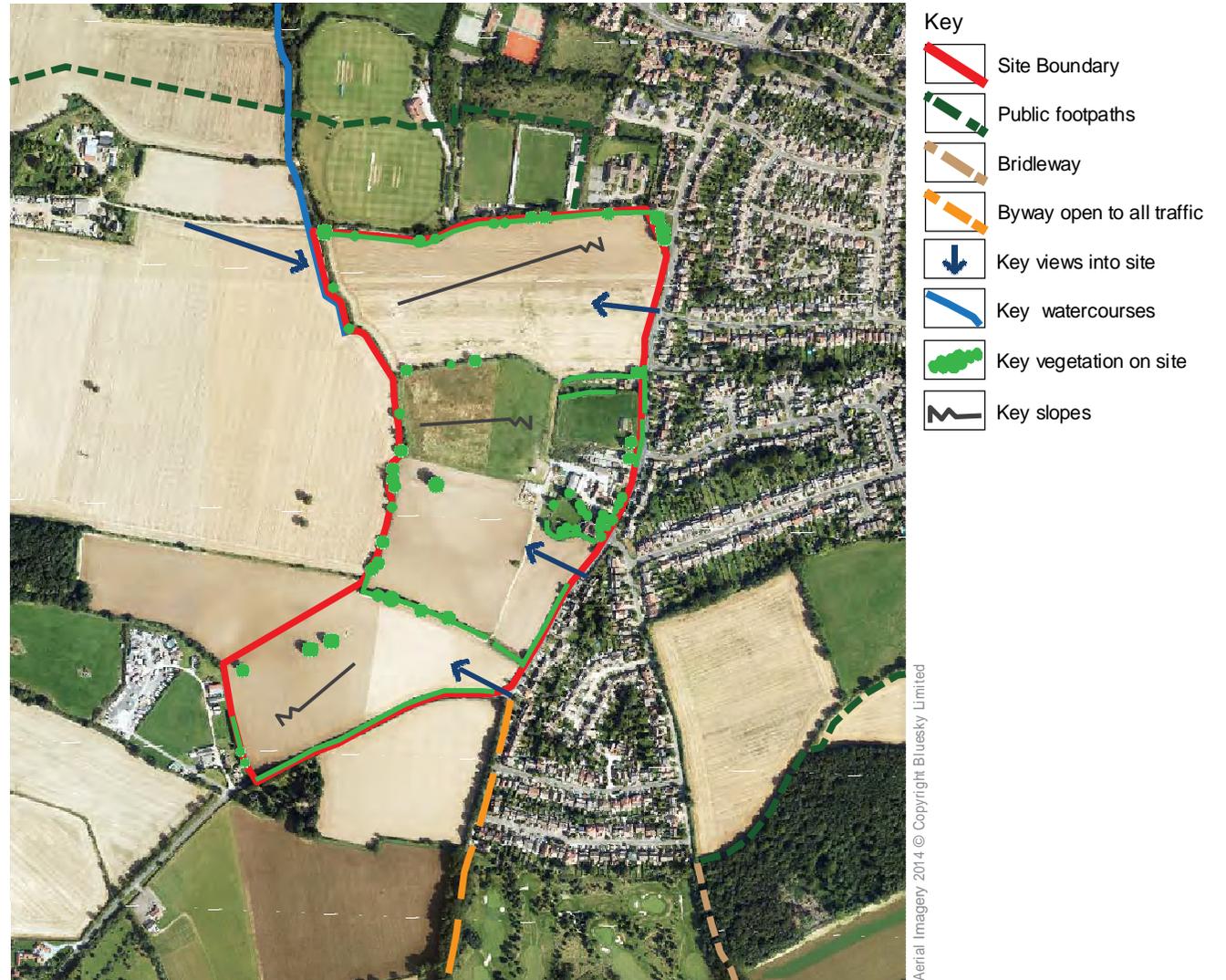


Figure 3: Site analysis

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 5 is the same as Area 9A in the Green Belt Landscape Capacity Study with an additional small section of Area 8 included to the south. This area was considered to have similar characteristics to 9A in the study.

Area 9A as a whole was assessed as having a Low relative landscape capacity rating. This was particularly due to the openness to public view from nearby roads, views from adjacent residential properties and the limited enclosure to the Area by boundary vegetation. However, it was considered that residential development could be appropriate providing sufficient mitigation measures were in place and the opportunity to improve the existing urban edge was taken.

Area 8 was assessed as having a No/Very Low relative landscape capacity rating. This was particularly due to the lack of relationship with the existing urban edge of Billericay and the effect on coalescence between Billericay and Havering's Grove. These characteristics generally relate more to the wider extent of Area 8 than the field included in Site 5.

Site sensitivity

Within Site 5, most of the site is considered to be of higher sensitivity due to its openness to public view in long distance views from the west and strong character and condition as an agricultural landscape. However, the eastern edge of the site is considered to be slightly less sensitive due to its association with the existing urban edge of Billericay (which

has the potential for improvement) and the presence of existing built development around Kingsman Farm and Curd Farm. This area provides the opportunity of creating an improved edge to Billericay and a stronger edge to the Green Belt.

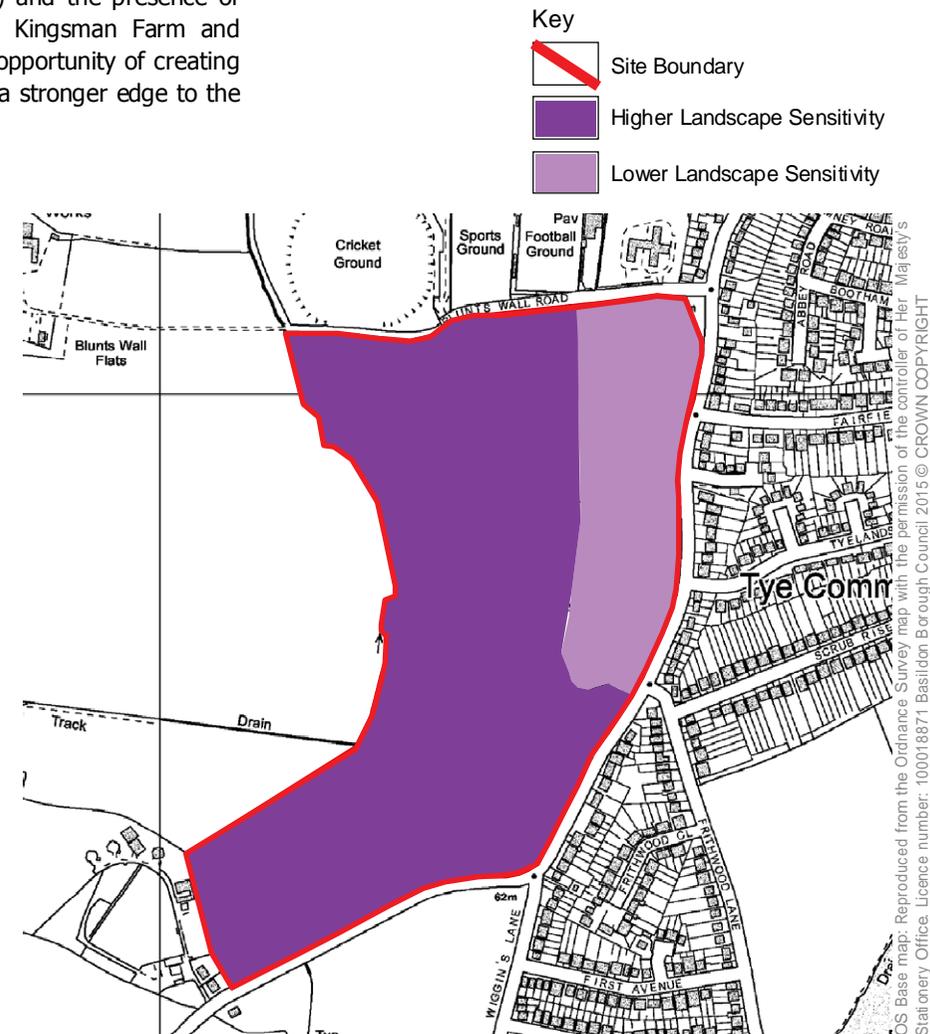


Figure 4: Landscape sensitivity

Recommendations

Key landscape areas to be protected/retained

Area of landscape to the south and west of Kingsmans/ Curd Farm should be retained as open agricultural land. This area is more closely associated with the rural area to the south and west than the urban edge of Billericay to the north and north-east. The land is elevated slightly from the lower ground surrounding Kingsmans Farm and development of this area would be partially visible from Tye Common Road and public footpaths to the north-west.

Potential development areas

The eastern edge of the site in line with the edge of agricultural buildings at Kingsmans Farm has the potential to be developed without causing significant adverse landscape and visual effects. Although this part of the site is partially visible from Tye Common Road and wider views from the west, it relates well to the existing urban edge of Billericay. Surrounding development to the east, recreation facilities to the north and mature tree belts and woodland blocks, provide some visual containment to the area and also provide a suitable context for proposed development. Development in this location could form an appropriate extension to Tye Common Road and, with mitigation planting, form a stronger edge to the Green Belt.

Qualities/features to be safeguarded

- re vegetation surrounding the residential property and mature trees at Curds Farm/ Kingsmans Farm.
- row and mature trees to Blunts Wall Road.
- clipped hedgerow to Tye Common Road where intact

- framework provided by surviving irregular field patterns
- across farmland to the west

Development guidelines

- – 2.5 storey high
- typical density 30-40dph
- semi-detached or short terraces
- reate development frontage along Tye Common Road sensitive to existing residential properties on the facing side of the road
- reate landscape buffer to western boundary of development area

Opportunities for landscape mitigation

- ey frontage along Tye Common Road, provide continual hedge treatment to frontage
- offer planting along the western fringe of development area to reinforce the characteristics of West Billericay Wooded Farmlands
- low for breaks in development that retain some open views across the wooded farmland to the west and reduce the massing of development on the edge of Billericay

Potential for renewable energy production

Due to the small scale of the potential development area and the open nature of surrounding countryside to the west, there is limited potential for renewable energy production in this location.

Summary of development potential

Total Site area: 26.4 ha

Area of site with development potential: 5.6 ha

Approximate number of dwellings at 35dph: 196

Site 5

Land at Kingsmans Farm, Billericay



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