

Land between Outwood Farm Road and Sunnymede, Billericay

Site location and description

Area of sloping and undulating arable farmland located south-east of Billericay. Outwood Farm Road marks the southern and eastern boundaries. The western boundary is formed by Outwood Common Road and the north-west boundary by the existing built limit of Billericay. The area comprises three medium to large scale fields and an area of woodland. Some of the existing housing adjacent to the site is prominent most notably the units that rise up the slope in Balmoral Close. Other housing is more visually contained and vegetation adjacent to housing areas is generally in good condition. There are two individual houses within the site to the east on higher ground off Outwood Farm Road. The lower lying and gently sloping land to the west and along the stream is more enclosed from the wider landscape. The most elevated and prominent ground is to the north-east. There are no designations in the area.

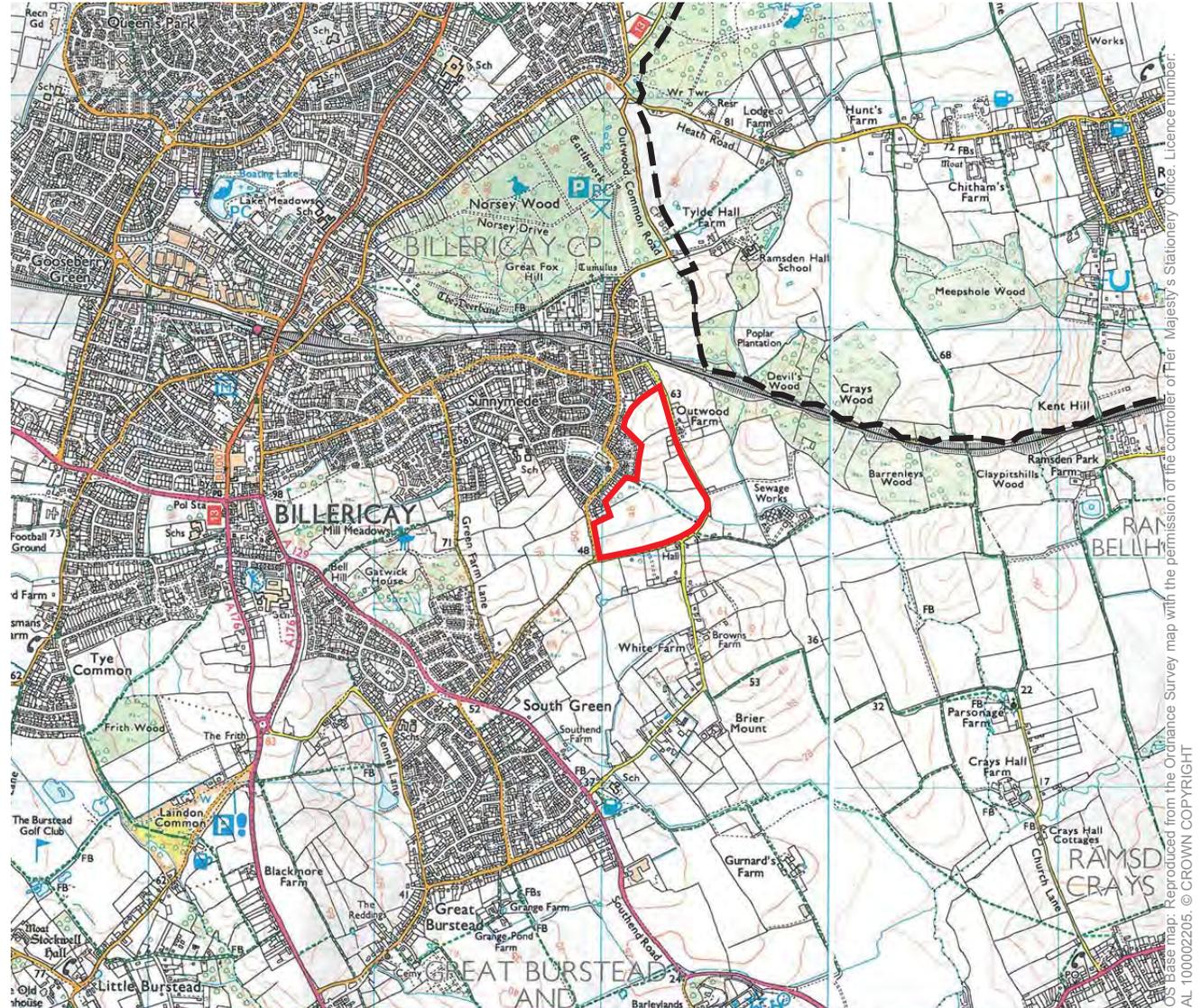


Figure 1: Site location

Land between Outwood Farm Road and Sunnymede, Billericay

Landscape and visual context

Landscape character area

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

Local landscape features

- Roadside hedgerows with trees e.g. along Outwood Farm Road
- Mature woodland blocks including Ancient and Semi-natural Woodland at Devil's Wood, Crays Wood and Norsey Wood
- Irregular field pattern of medieval origin defined by fragmented hedgerows and intermittent mature oak trees
- Quiet rural lanes including Outwood Farm Road and Coxes Farm Road
- Sloping and undulating topography with long distance views from elevated land
- Small tributary stream associated with the River Crouch
- Southend to London Liverpool Street train line set within well vegetated cutting

Visual context

Most of the site is open to view from the public footpath running through the centre of the site adjacent to the central stream, leading south-east from Sunnymede residential area. Field boundary hedgerows filter views to the north of the site from the path, but gaps in vegetation allow some views to the elevated land. Continuous roadside hedgerows to Outwood Farm Road and Outwood Common Road generally prevent views into the site from

road users. During winter months filtered views would be available in part where hedgerow vegetation is thinner. The western side of the site is visually contained by residential development. The block of woodland to the rear of houses on Outwood Common Road screens views of the site from these properties. To the north of this, houses on Balmoral Close, have open views across the site. From adjacent streets to the north and north-west of the site, there are framed views of the elevated northern field between the intervening residential properties. There are also partial views of the site on approach from Coxes Farm Road and Outwood Common Road. In longer distance views back towards the site, the elevated land is part of the rural setting to southern Billericay formed by a finger of undeveloped open landscape. This can be seen in views north from the northern edge of Basildon and local roads north of Crays Hill/ south of Ramsden Bellhouse.

Views out from within the site to the southern side are generally contained by tall hedgerows to the peripheries. There are long distance views available from the north-east corner looking south towards the Langdon Hills.

Surrounding land uses

To the north and north-west the site is bordered by Sunnymede – an existing area of residential development. St John the Divine Church is located within this, opposite the public footpath access to the site. The Southend to Billericay railway line dissects Billericay to the north of the site. The track runs through a relatively large area of Ancient Woodland formed by Devil's Wood, Barrenleys

Wood and Crays Wood. A band of mixed farmland wraps around the site to the south, south-west and east. This is an undulating, well wooded landscape that provides separation to the residential areas of Sunnymede and South Green within Billericay. There is a sewage treatment works in close proximity to the east of the site which can partially be seen from the public footpath.

There are scattered roadside residential properties facing the site from Outwood Farm Road. These are generally large modern houses with extensive mature gardens. Outwood Farm is located to the north-east of the site. The two residential properties within the site are located to the east of this. These elevated properties have long distance views to the south and across the East Billericay Wooded Hills and Ridges.

Land between Outwood Farm Road and Sunnymede, Billericay

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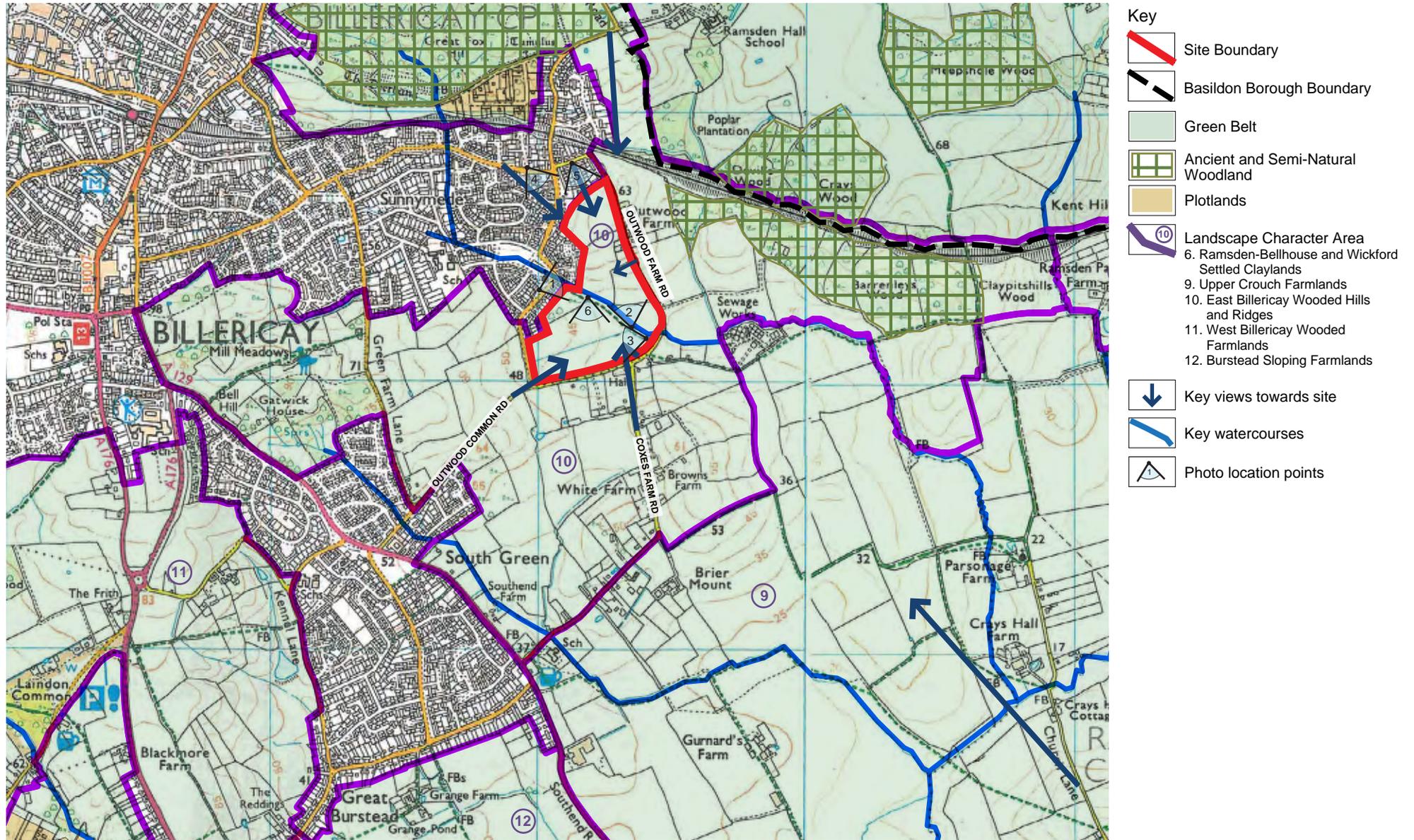


Figure 2: Landscape and visual context

Land between Outwood Farm Road and Sunnymede, Billericay

St. John the Divine
Church Centre, Billericay

Outwood Common Road

Woodland block
within site

Houses adjacent site boundary
on Outwood Common Road



Photo 11.1 - View north-east towards the site from pavement adjacent Outwood Common Road

Houses on
Balmoral Close

House within
site boundary

Roadside vegetation alongside
Outwood Farm Road



Photo 11.2 - View north-west from public footpath within site

Land between Outwood Farm Road and Sunnymede, Billericay



Photo 11.3 - View west across southern field from public footpath within site



Photo 11.4 - View from junction between Hillway/Glenside looking south-east towards the site

Land between Outwood Farm Road and Sunnymede, Billericay

Elevated northern field within site



Photo 11.5 - View from entrance to Outwood Farm Close looking south towards site

Roadside vegetation alongside Outwood Farm Road

Woodland block within site



Photo 11.6 - View from public footpath within site looking south-west

Land between Outwood Farm Road and Sunnymede, Billericay

Site analysis

Key site features and characteristics

- Triangular block of woodland to the rear of residential properties on Outwood Common Road
- Public footpath crossing the site leading south-east from Outwood Common Road and continuing across the agricultural landscape to the east
- Stream adjacent to public footpath route which flows into the River Crouch
- Roadside hedgerow (fragmented) and trees alongside Outwood Farm Road and the stretch of Outwood Common Road adjacent to the site boundary
- Open views to and from houses on Balmoral Close
- Fragmented hedgerows and scattered mature oak trees defining internal field boundaries
- Undulating landform, noticeably elevated to the north-east corner providing long distance views to the south
- Lower south-western side of the site more visually contained from the wider landscape
- Elevated northern field seen between housing from adjacent residential streets

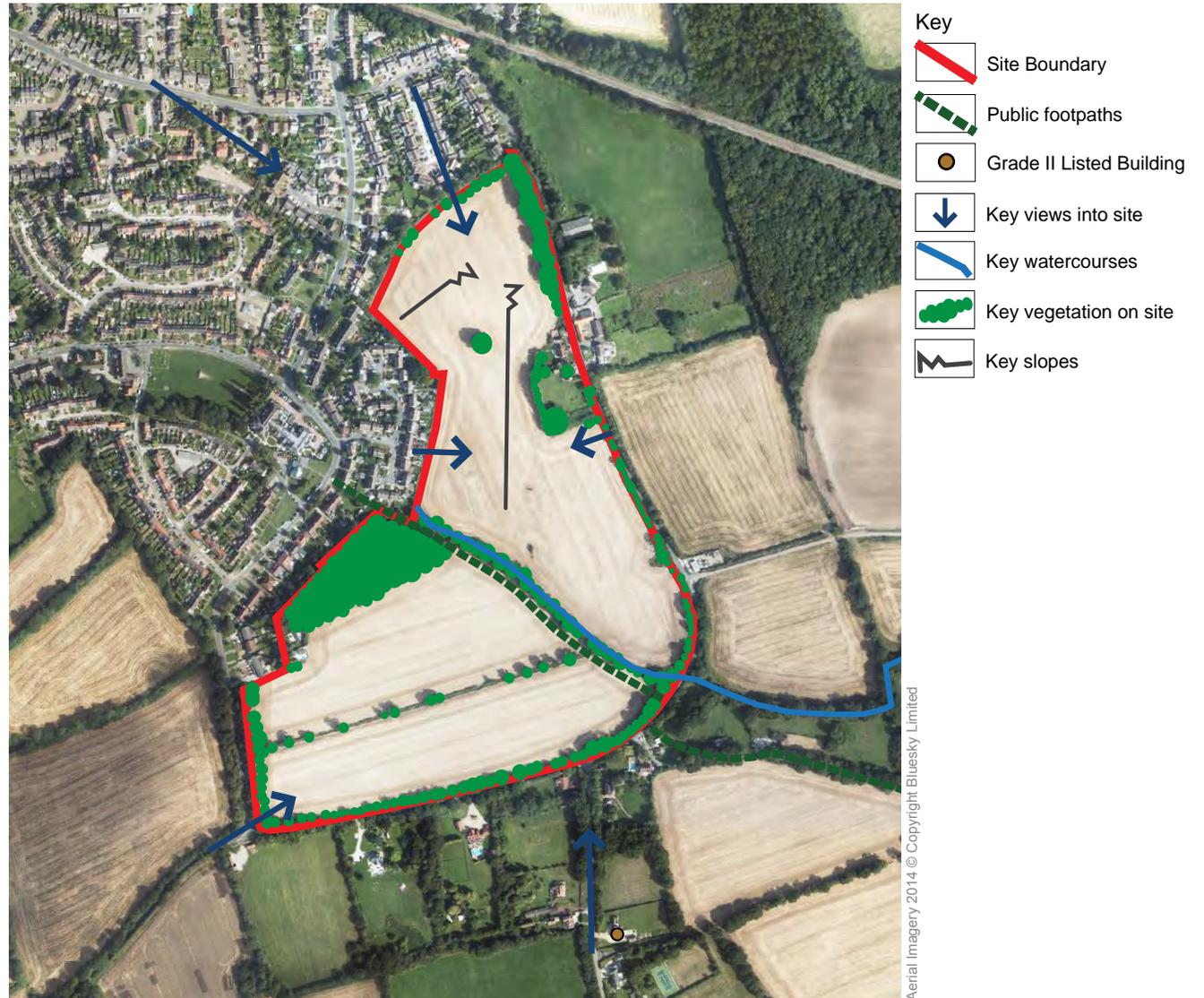


Figure 3: Site analysis

Land between Outwood Farm Road and Sunnymede, Billericay

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 11 is the same as Area 28 in the Green Belt Landscape Capacity Study. Overall, the area was assessed as having a Medium relative landscape capacity rating.

Site sensitivity

The areas of highest sensitivity comprise the higher land on the north side of the site and the areas adjacent to Outwood Farm Road. The area to the north, although directly associated with the adjacent residential areas, is widely open to views from private properties and the surrounding landscape. The elevated nature of the landform makes it more prominent in the wider landscape and the land is elevated above existing areas of residential development that are already relatively exposed on the urban edge. Other lower areas of land, around the perimeter of the site adjacent to Outwood Farm Road are also sensitive due to the importance of this area in forming part of a wedge of green land which extends into Billericay between Sunnymede and South Green.

The field in the south of the site, to the south of the existing woodland is of slightly lower landscape sensitivity due to its enclosure to the north by the woodland and its setback from Outwood Farm Road and greater distance from South Green.

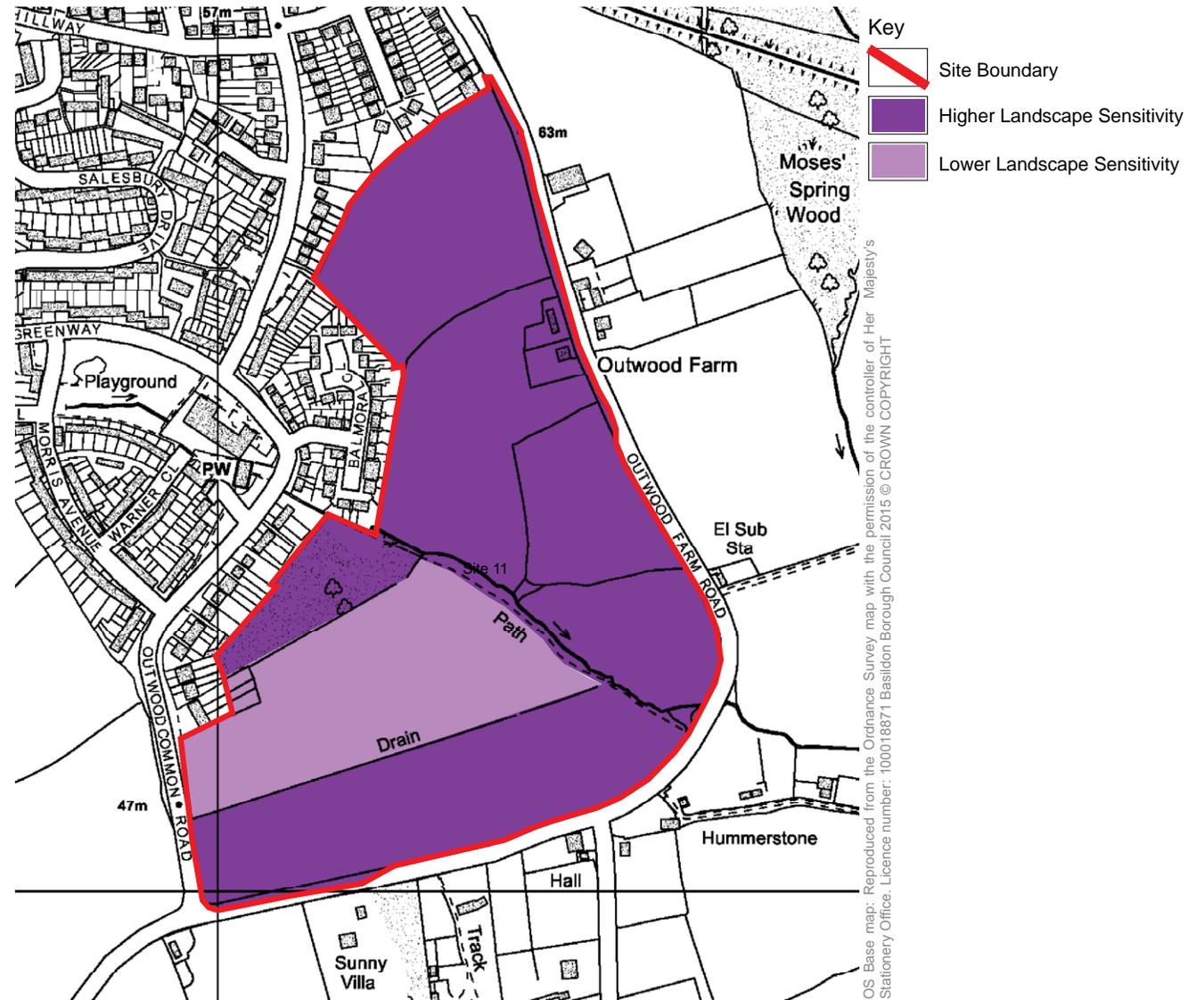


Figure 4: Landscape sensitivity

Land between Outwood Farm Road and Sunnymede, Billericay

Recommendations

Key landscape areas to be protected/retained

The site is part of an important green wedge extending east from Mill Meadows between Billericay and South Green (and including Site 6) and connecting with the open rural landscape of the Upper Crouch Valley to the east. The site should be retained as an area of undulating agricultural landscape which forms part of the wider landscape character area and provides the landscape setting for the east side of Billericay.

Potential development areas

No part of Site 11 is considered to have the potential to be developed without causing significant adverse landscape and visual effects on the East Billericay Wooded Hills and Ridges LCA. Development in Site 11 would erode the strong rural character of Outwood Farm Road and affect the integrity of the important green wedge. Development in the north of the site, despite its good connections with the existing development edge, would be elevated above the existing housing and be prominent in views back to the town from the wider landscape to the south. Development in the south of the site would result in the incursion of a sensitive and high quality rural landscape and would weaken the strategic green wedge. It would also not link in with existing settlement patterns due to the block of woodland which contains the existing settlement edge and forms a barrier between this and the site.

Qualities/features to be safeguarded

- Scattered mature trees
- Green wedge of undeveloped land
- Rural character of Outwood Farm Road
- Block of woodland containing the existing settlement edge

Development guidelines

- N/A

Opportunities for landscape mitigation

- N/A

Potential for renewable energy production

Limited potential for renewable energy production due to the need to preserve the rural, undeveloped character of the landscape.

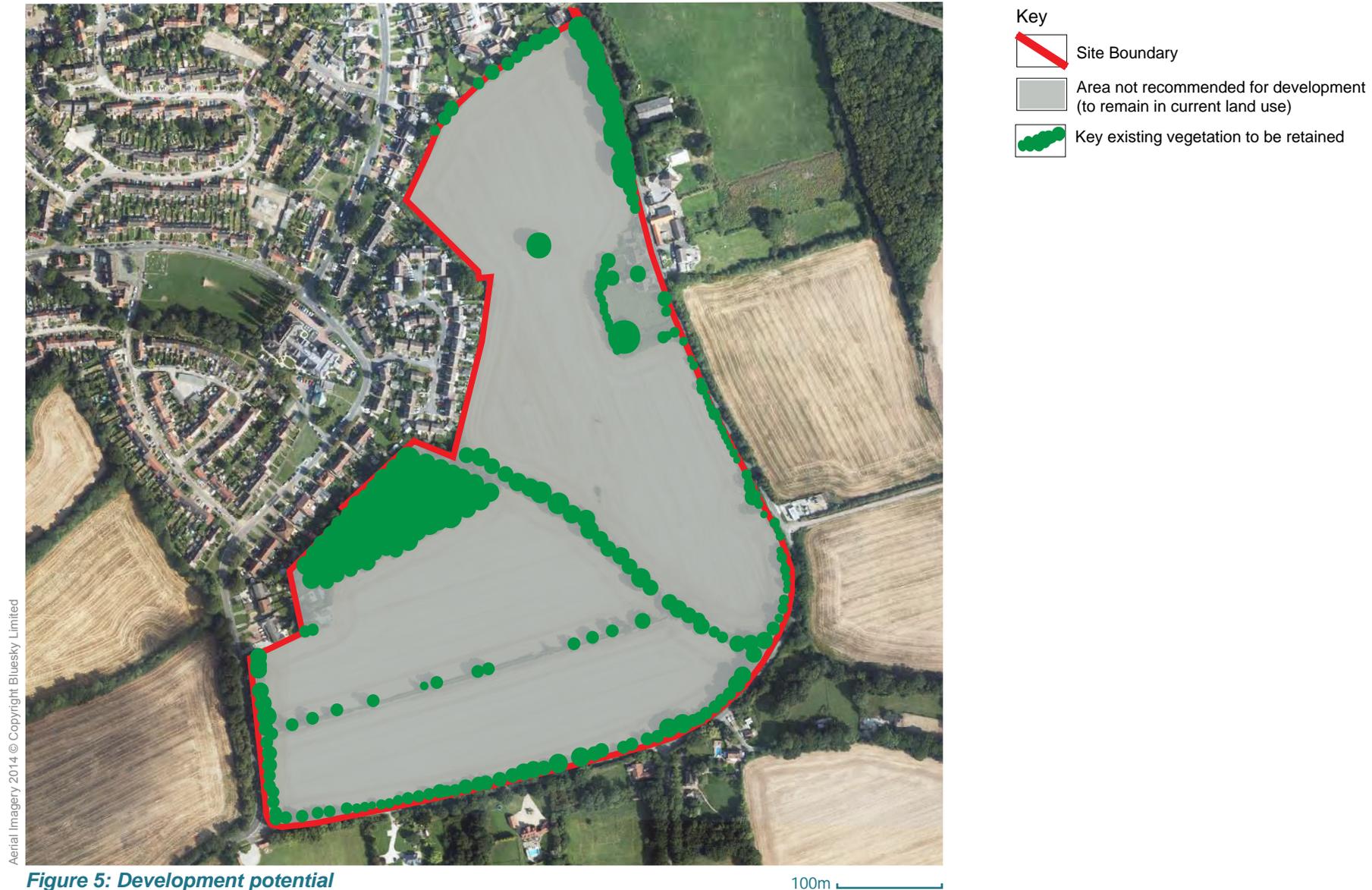
Summary of development potential

Total Site area: 20.3 ha

Area of site with development potential: 0 ha

Approximate number of dwellings at 35dph: 0

Land between Outwood Farm Road and Sunnymede, Billericay



Land east of Tyefields, south of Burnt Mills Road, Basildon

Site location and description

Mixed area of grazing lands, meadow, recreation, arable farmland and woodlands located on the eastern side of Felmore (Basildon). The site is bounded by North Benfleet Plotlands to the east, Burnt Mills Road to the north and the urban edge of Felmore to the west. Homestead Road forms part of the southern boundary which extends along an irregular line of field boundary hedgerows. Landscape is small scale with limited built development mainly set within the historic field pattern. Existing development includes scattered farmsteads and a row of twentieth century houses and bungalows to Burnt Mills Road. The historic field pattern is generally intact and mature hedgerows with mature hedgerow trees form a strong network across the area. To the south-west of the site are recreational facilities within Eversley Leisure Centre and Bowers & Pitsea Football Club. Lilliput Village Childrens Nursery is located to the north-eastern corner with associated play area and adjoining community facilities.

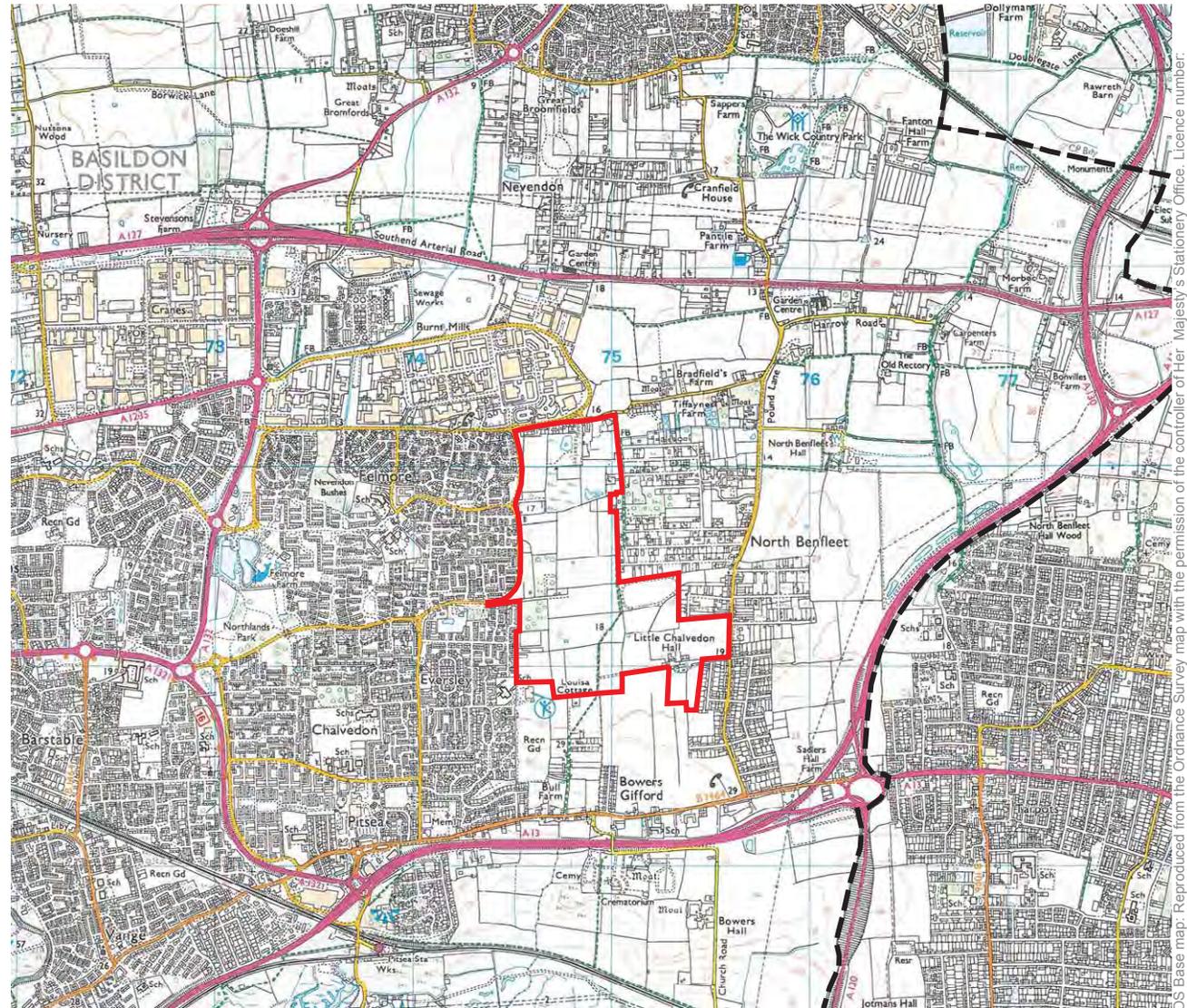


Figure 1: Site location

Land east of Tyefields, south of Burnt Mills Road, Basildon

Landscape and visual context

Landscape character area

LCA 4 North Benfleet and Nevendon Claylands - a flat area of dispersed settlement, (mainly 20th Century plotlands) and small grazing fields separating the north-east of Basildon, from the south-west of Wickford.

Local landscape features

- Roadside hedgerows e.g. along Tyefields and Rushley
- Woodland blocks and generally intact field boundary hedgerows with occasional mature trees
- Historic field pattern
- Mature garden vegetation and woodland blocks enclosing the North Benfleet Plotlands
- Public footpath extending north-south between Burnt Mills Road and London Road
- Formal recreation facilities and informal open space
- Scattered ponds
- Strategic green corridor connecting Thames estuary marshes with open countryside to the north-east

Visual context

Views of the site from surrounding roads are generally prevented by vegetation to its peripheries. This includes views from Rushley and Tyefields. There are occasional views from Burnt Mills Road corresponding with breaks in built development. The topography rises beyond the site boundary to the south providing partial views to the small scale fields and wooded landscape from parts of London Road, Ilfracombe Avenue and Eversley Road recreation ground. The public footpath extending south from Burnt Mills Road provides more open views to parts of the site.

The northern stretch of the path is enclosed by hedgerows. The path runs along Upper Avenue within the North Benfleet Plotlands before extending into the site itself where there are local views of the patchwork of farmland and open space.

There are limited long distance views out from within the site due to the generally flat topography and the presence of consistent field boundary hedgerows and woodland blocks.

Surrounding land uses

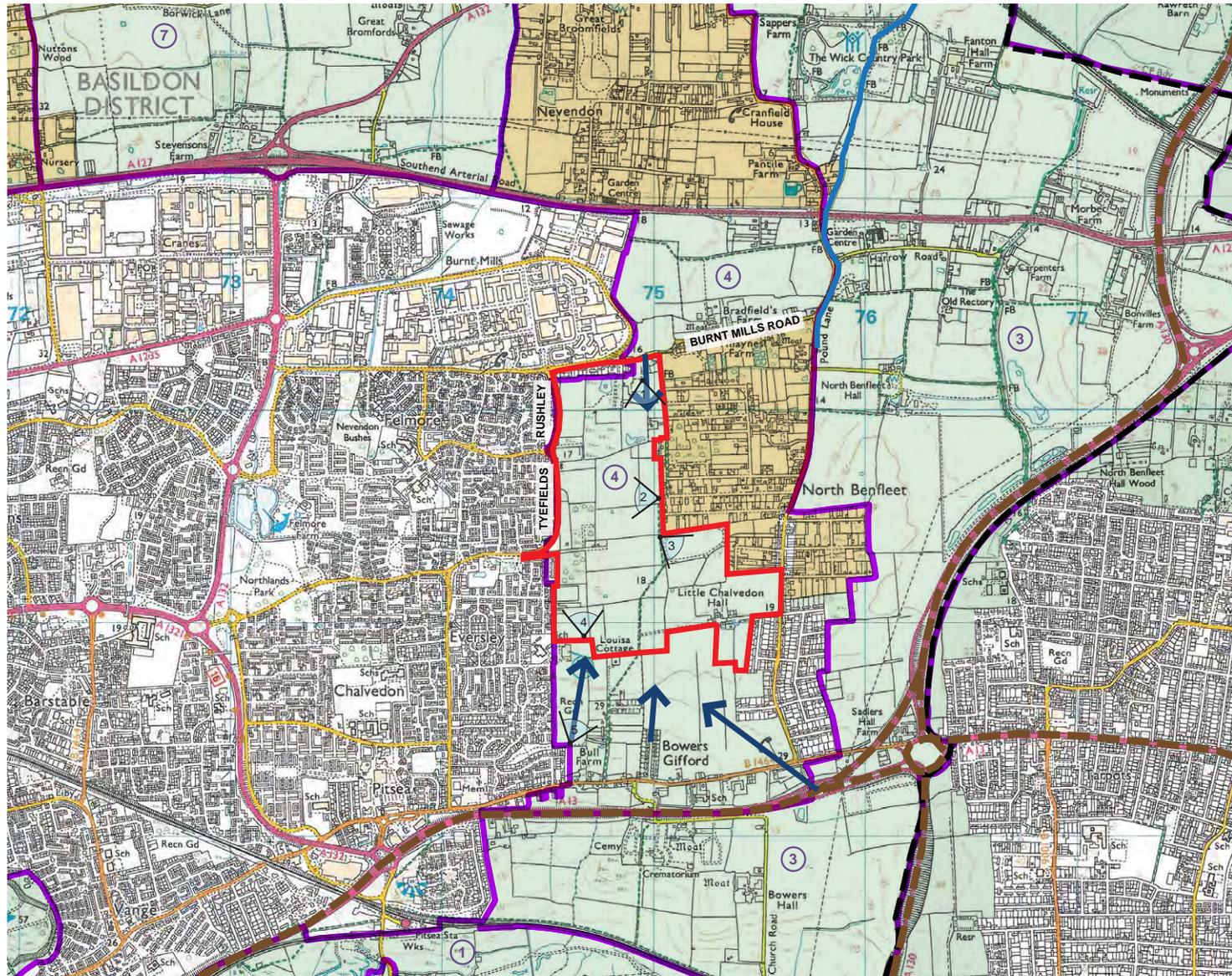
To the north the site is bordered by Burnt Mills Road. Beyond this lies the eastern extent of Burnt Mills Industrial Estate and a stretch of larger scale arable fields surrounding the historical Bradfield's Farm. London Road and the A13 pass to the south of the site. North Benfleet Plotlands are located to the east of the site and residential streets within Bowers Gifford. The plotlands follow a geometric layout of roads (unadopted) and the area contains substantial areas of mature vegetation comprising a mix of woodland areas, mature garden vegetation and self-seeded trees and shrubs. Together this vegetation creates significant areas of tree cover within the plotlands area and provides substantial screening of the plotland buildings when viewed from the surrounding area. To the south-east is the village of Bowers Gifford which has a significantly different character to the North Benfleet Plotlands. The settlement is higher density, more urban in character and substantially less tree cover.

To the west of the site are substantial areas of existing

residential development on the eastern edge of Basildon. This includes Felmore, Eversley and Pitsea. The Eversley Leisure Centre including gym facilities and playing fields are located to the south-west of the site. To the east of this are small scale grass paddocks, a large scale arable field and residential properties on Ilfracombe Avenue, Eversley Road and Victor Avenue.

The site and land to the east contributes to the sense of separation between built up areas of Basildon and SouthBenfleet/Thundersley within Castle Point.

Land east of Tyefields, south of Burnt Mills Road, Basildon



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

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Figure 2: Landscape and visual context

Site 12

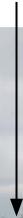
Land east of Tyefields, south of Burnt Mills Road, Basildon

Field boundary
vegetation within site



Photo 12.1 - View south from north-eastern field within site

Field boundary
hedgerow within site



Roof of Pasadena,
residential property
within site



Photo 12.2 - View from public footpath on eastern boundary of site looking west

Land east of Tyefields, south of Burnt Mills Road, Basildon

House within North
Benfleet Plotlands



Photo 12.3 - View south-east of field directly south of North Benfleet Plotlands

Children's play
area within site

Masts within Bowers and
Pitsea football ground



Photo 12.4 - View north from within Eversley Recreation Ground

Land east of Tyefields, south of Burnt Mills Road, Basildon



Photo 12.3 - View north towards the site from within Eversley Recreation Ground

Site analysis

Key site features and characteristics

- Mature vegetation surrounding areas of open space and recreation
- Intact hedgerows (some overgrown and poorly managed) defining the historic rectilinear field pattern
- Public footpath extending south between Burnt Mills Road and London Road
- Good visual containment from the wider landscape
- Generally flat site with topography rising beyond the southern boundary
- Roadside hedgerows along Rushley, Tyefields and Pound Lane
- Neighbouring North Benfleet Plotlands
- Scattered ponds
- Informal and formal recreation facilities including Bowers and Pitsea Football Club and part of Eversley recreation ground
- Masts at Bowers and Pitsea Football Club

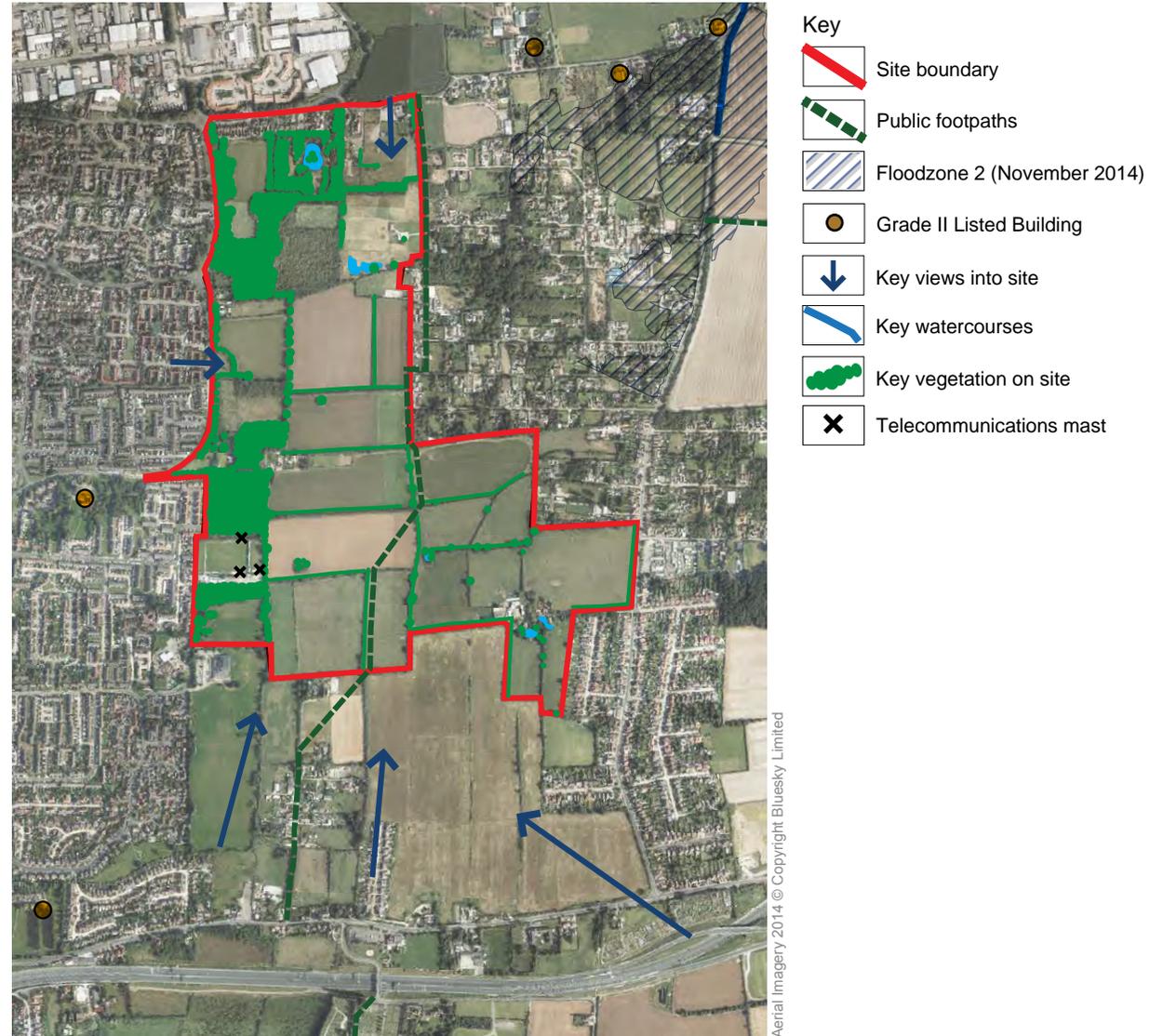


Figure 3: Site analysis

Land east of Tyefields, south of Burnt Mills Road, Basildon

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 12 is in part the same as Area 53A in the Green Belt Landscape Capacity Study. Area 53A extends further east to include the North Benfleet Plotlands. The southern boundary of Site 12 extends further south to include fields surrounding Little Chalvedon Hall which are included in Area 53B in the Green Belt Landscape Capacity Study.

Area 53A as a whole was assessed as having a Medium landscape capacity rating. The area is generally well enclosed from public/private views and the existing structure of vegetation presents relatively good scope to provide mitigation for proposed development.

Site sensitivity

Characteristics of high sensitivity included within the site are the retained historic character of the landscape and the presence of open space designations. The area forms part of an important strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east. Most of the site contributes to this strategic landscape function and is of higher sensitivity. An area of lower sensitivity exists on the eastern side of the site to the south of the North Benfleet Plotlands. The well vegetated plotlands provide some visual enclosure to this area and there is a direct association with development here and to the south in Bowers Gifford. This area is outside of the strong band of recreation and agricultural land to the eastern edge of Basildon and is set on lower ground, enclosed from the open rural landscape to the south-west of Little Chalvedon Hall.

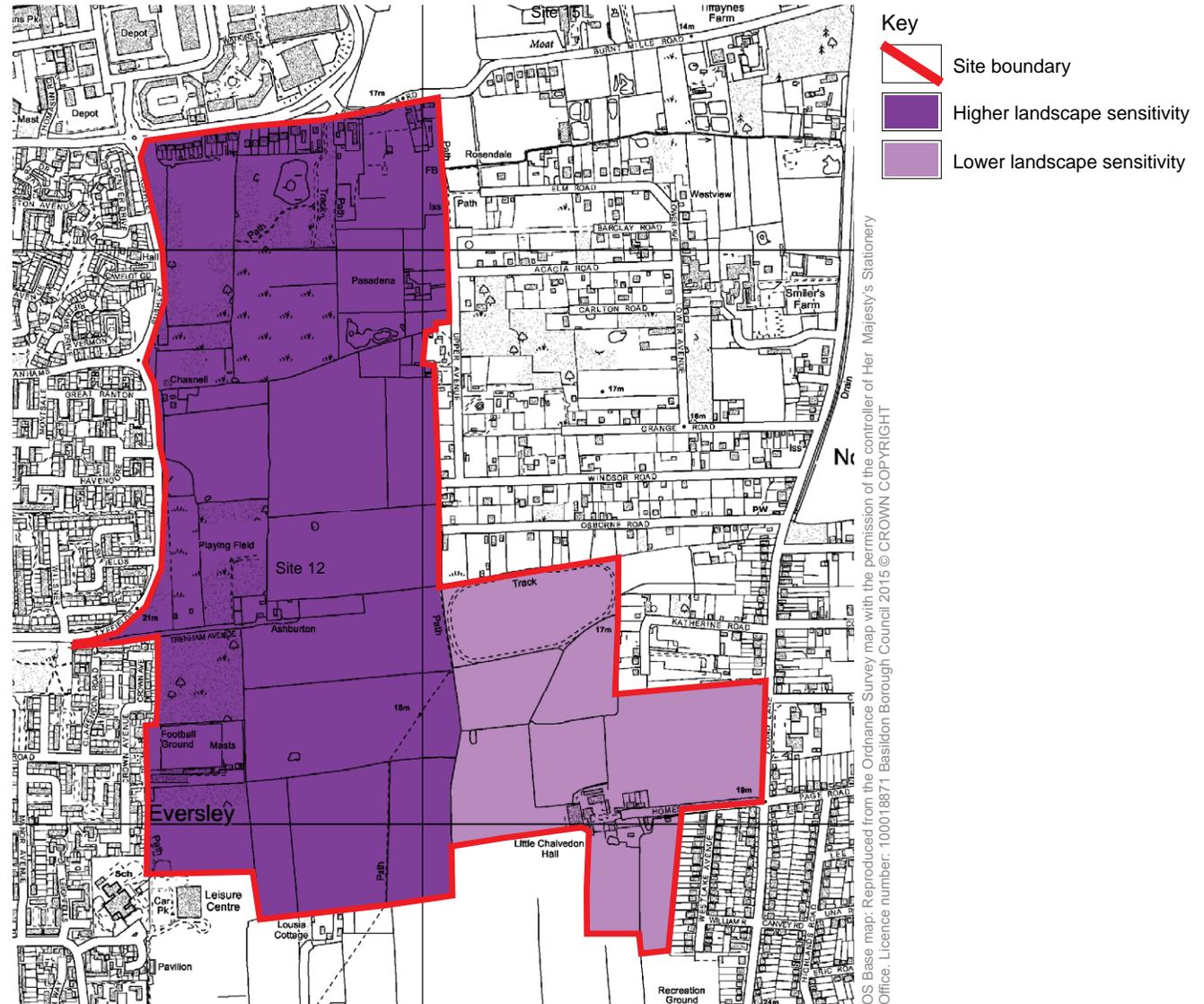


Figure 4: Landscape sensitivity

Recommendations

Key landscape areas to be protected/retained

There is a well defined edge of residential development to the east of Basildon which should be retained. Small pockets of woodland and informal open space should also be retained with the area to the west of the public footpath to be preserved as part of an important, undeveloped strategic green corridor. This area is not considered appropriate for built development. However, there is the potential for open landscape uses such as enhanced open space and footpath connections, recreation facilities and allotment gardens.

Potential development areas

The eastern end of the site to the north of Little Chalvedon Hall and the two small fields to the south have the potential to be developed without causing significant adverse landscape and visual effects on the North Benfleet and Nevendon Settled Claylands. Development in this location would also preserve the integrity of the strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east. The area is connected to the existing urban fabric and has a good landscape framework as a base for successful mitigation measures.

Qualities/features to be safeguarded

- Structure provided by field hedgerows
- Individual mature trees
- Field ponds to the south of Little Chalvedon Hall
- Separate distinctive characters of North Benfleet Plotlands and Bowers Gifford Village
- Roadside hedgerow adjacent to Pound Lane

Development guidelines

- 2 – 2.5 storey high
- Typical density 15-20dph in northern area adjacent to plotlands and 30-40dph in southern area adjacent to Bowers Gifford
- Create development frontage along Pound Lane forming continuation of existing development line
- Detached, semi-detached or short terraces in southern area and larger single properties in northern area
- Create landscape buffer to western boundary providing separation between built development and open corridor of landscape to the west
- Provide small area of open space associated with ponds

Opportunities for landscape mitigation

- Strengthen vegetation to western boundary providing a well defined edge to built development
- Opportunity to enhance the strategic green corridor to the west with enhanced formal/informal recreation facilities and improved footpath connections running east-west from edge of Basildon and North Benfleet
- Small area of open space integrated into built development in association with pond area

Potential for renewable energy production

Potential for small scale wind turbine(s) or CHP plant on northern edge of development area where site edge is least sensitive and partly screened by existing development and vegetation.

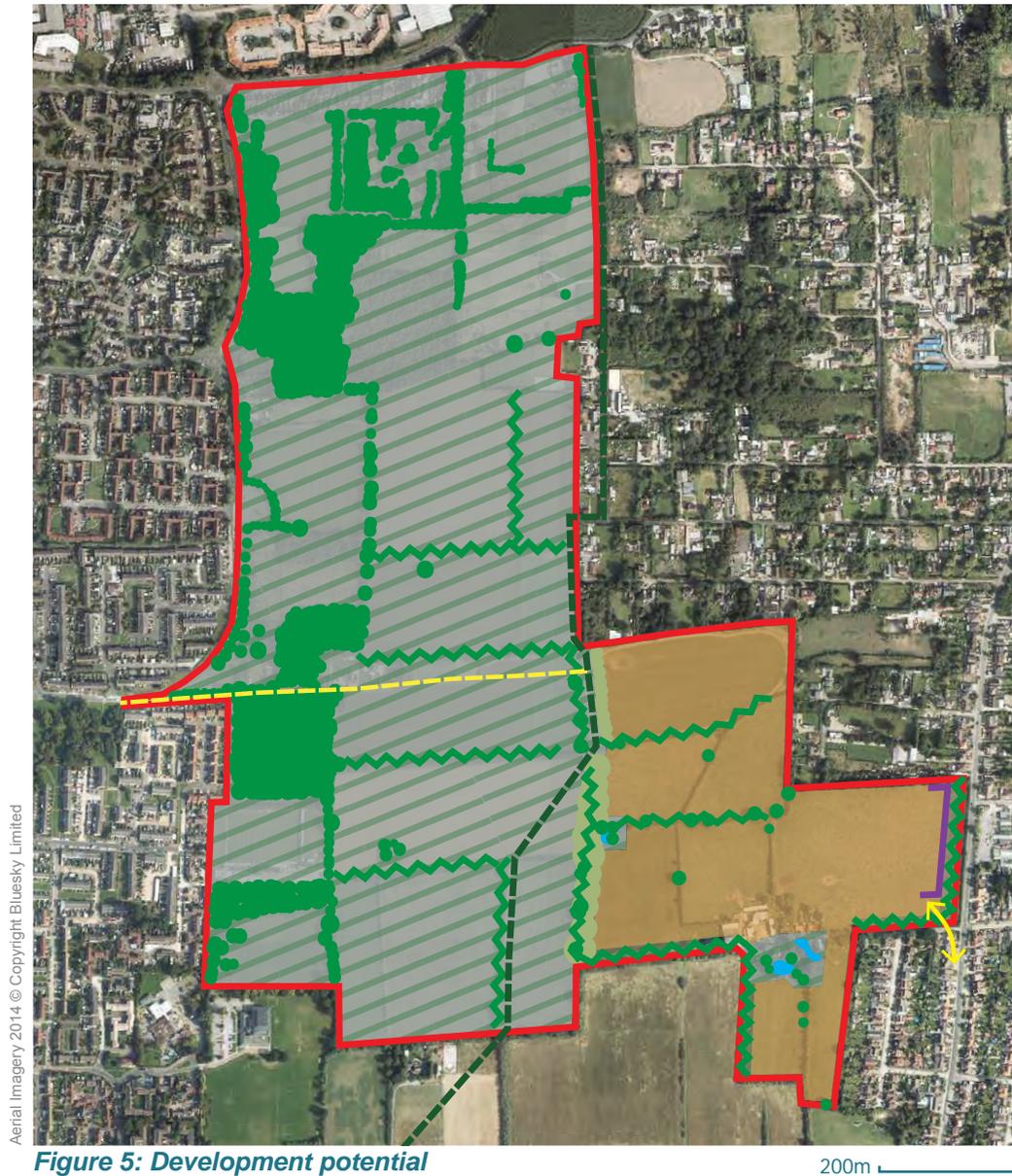
Summary of development potential

Total Site area: 91 ha

Area of site with development potential: 20.2 ha

Approximate number of dwellings at 30dph: 606

Land east of Tyefields, south of Burnt Mills Road, Basildon



Key

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

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Figure 5: Development potential

200m

Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford

Site location and description

Mixed area of arable farmland, low density residential development, grazing lands and public open space located on the eastern side of Basildon (Eversley). Area is bounded by Pound Lane and built development in Bowers Gifford to the east, field boundaries to the north, London Road/B1464 to the south and the urban edge of Eversley to the west. Landscape is a mix of large scale arable field and smaller scale paddocks with some strips of low density development along Eversley Road, Ilfracombe Avenue and Victor Avenue most of which contains twentieth century single storey dwellings. Historic field pattern is intact on the western side and mature hedgerows are present across much of the area.

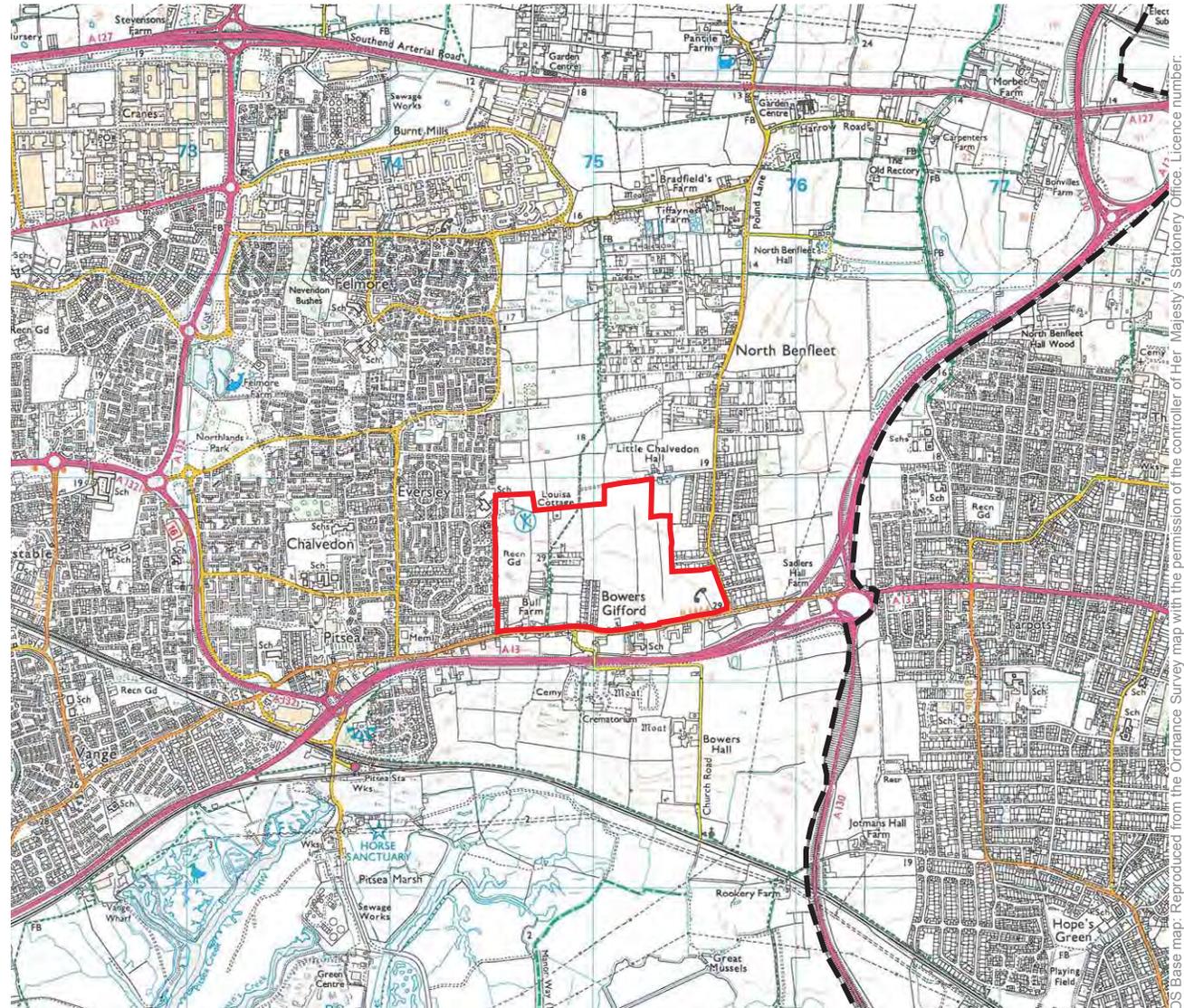


Figure 1: Site location

Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford

Landscape and visual context

Landscape character area

LCA 4 North Benfleet and Nevendon Settled Claylands - Flat area of dispersed settlement, (mainly 20th Century plotlands) and small grazing fields separating the north-east of Pitsea, from the south-west of Wickford and incorporating the settlements around Nevendon, North Benfleet and Bowers Gifford.

Local landscape features

- Medium to small scale fields separated by rectilinear hedgerow boundaries and woodland blocks
- Recreational grounds including Rushley Park, woods, open green space and educational grounds form a north-south linear feature located at eastern boundary with Eversley
- Strategic public footpath route running north-south from Burnt Mills Road to London Road
- Long distance panoramic rural views
- Plotland development enclosed by mature vegetation
- High voltage powerline and pylons
- Towers of St. Margaret Church in Downham and All Saints Church in Rettendon
- Masts at Bowers and Pitsea Football Club

Visual context

The site varies in its visibility from the surrounding landscape. The large eastern field is visible from gaps in vegetation along London Road and from the A130/A13 slip road. The raised western side of the site is also partly visible from the A13. There are views of the site through breaks in development from London Road and from the

public footpath extending north along Eversley Road and across farmland beyond the site boundary. Scattered residential properties along London Road and to the east of Pound Lane overlook parts of the site. Distant views of the elevated open fields can be obtained from the elevated open countryside to the north-west of Wickford. Other parts of the site are more visually contained with strong hedgerows and tree belts enclosing the small scale fields to the west and the screening provided by adjoining areas of built development. The lower lying north side of the site has reduced visibility in the wider landscape on account of the raised landform to the south and the cumulative effect of intact hedgerow field boundaries to the small scale fields to the north.

From within the site there are attractive long distance views north from the open eastern field across to the elevated farmland to the north of Wickford. These views are also available from the elevated southern end of Eversley recreation ground, where churches in Downham and Rettendon are seen as distant features on the horizon. Looking south from here, there are open views across Pitsea marshes towards Shellhaven and the Thames estuary in the distance.

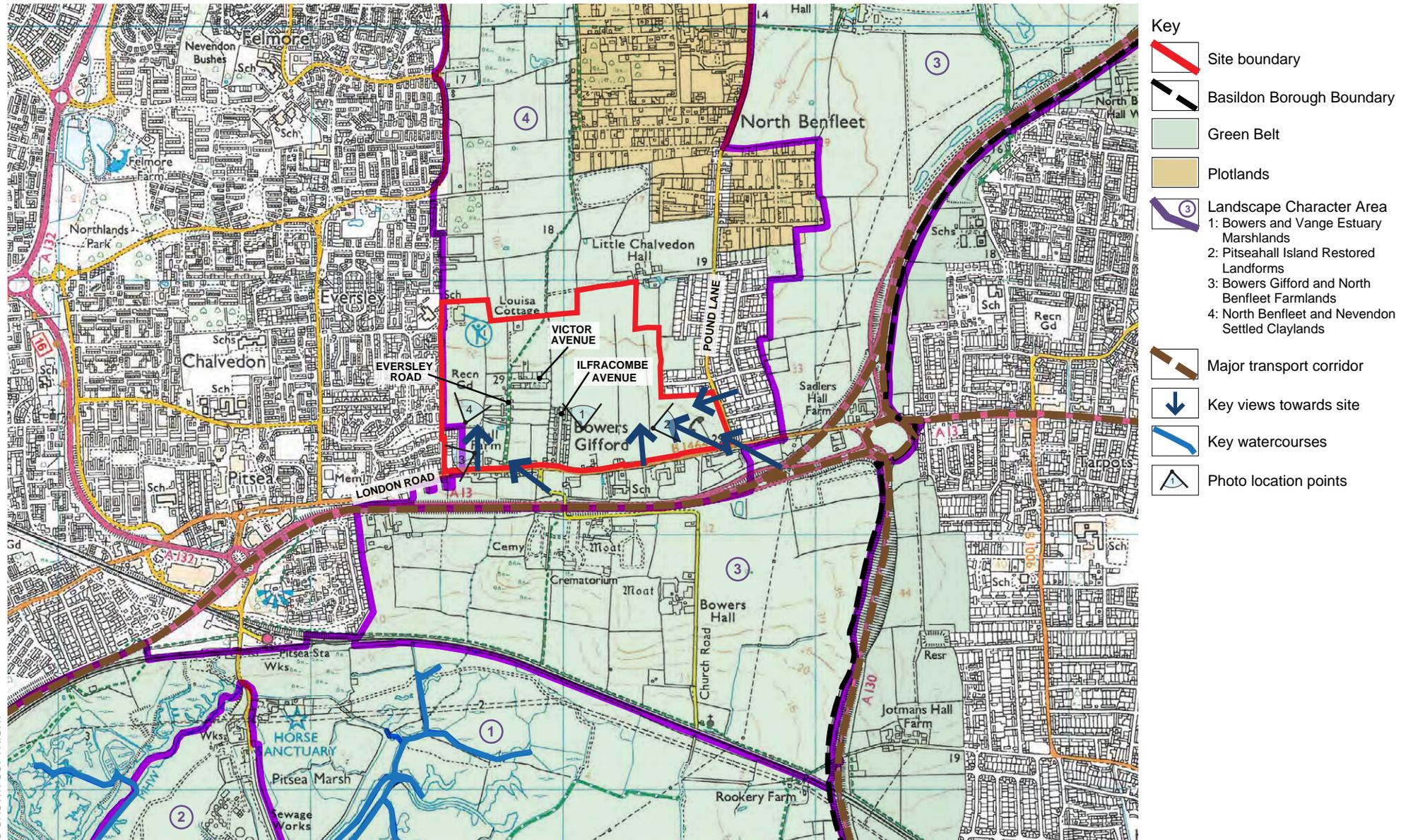
Surrounding land uses

To the south the site is bordered by London Road/ B1464 with a narrow strip of mixed built development located between this road and the A13 to the south of it. This includes scattered residential properties, a primary school, pub, care home and area of allotment gardens. To the

west, the site is bordered by Pitsea – an extensive area of existing residential development to the eastern edge of Basildon. There is further residential development to the east within Bowers Gifford. Further east of this is a strip of arable farmland and the A130 which separates Bowers Gifford in Basildon Borough from South Benfleet and New Thundersley in Castle Point Borough. To the north are a series of small scale arable fields, paddocks and rough grass, with a linear belt of formal and informal recreational facilities to the western side. Throughout the area are intact hedgerows and blocks of mature woodland. To the eastern side of this strip is an enclosed area of plotlands with mature tree cover (North Benfleet Plotlands). The wider area, including the site forms part of an important strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east.

Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford

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- Key**
- Site boundary
 - Basildon Borough Boundary
 - Green Belt
 - Plotlands
 - Landscape Character Area
 - 1: Bowers and Vange Estuary Marshlands
 - 2: Pitseahall Island Restored Landforms
 - 3: Bowers Gifford and North Benfleet Farmlands
 - 4: North Benfleet and Nevendon Settled Claylands
 - Major transport corridor
 - Key views towards site
 - Key watercourses
 - Photo location points

Figure 2: Landscape and visual context

Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford

Houses on Ilfracombe Avenue within site

Warehouse within Burnt Mills Industrial Estate

Mature vegetation enclosing North Benfleet Plotlands

Houses in Bowers Gifford



Photo 13.1 - View north across large scale field to east site

Houses in Bowers Gifford

Over bridge on A13

Gifford House Care Home on London Road

Van on London Road



Photo 13.2 - View east towards Bowers Gifford from within site

Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford



Photo 13.3 - View east from within the site to the rear of The Bull Public House car park



Photo 13.4 - View north from most elevated point in Eversley Recreation Ground within the site

Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford

Site analysis

Key site features and characteristics

- Mature trees and shrub belts enclosing fields and Eversley Leisure Centre
- Existing low density residential development along Eversley Road and Victor Avenue and higher density along Ilfracombe Avenue (all unmade roads)
- Open large scale eastern field with remnant linear hedgerow/ shrub blocks
- Slope across the site from south to north with slightly elevated ridge line to south
- Public footpath travelling north from London Road forms important strategic north-south route
- Long distance views north across Wickford towards the South Hanningfield Wooded Farmlands
- Sense of separation between Pitsea, Bowers Gifford and built up areas of Castle Point
- Views towards the site from local roads
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east

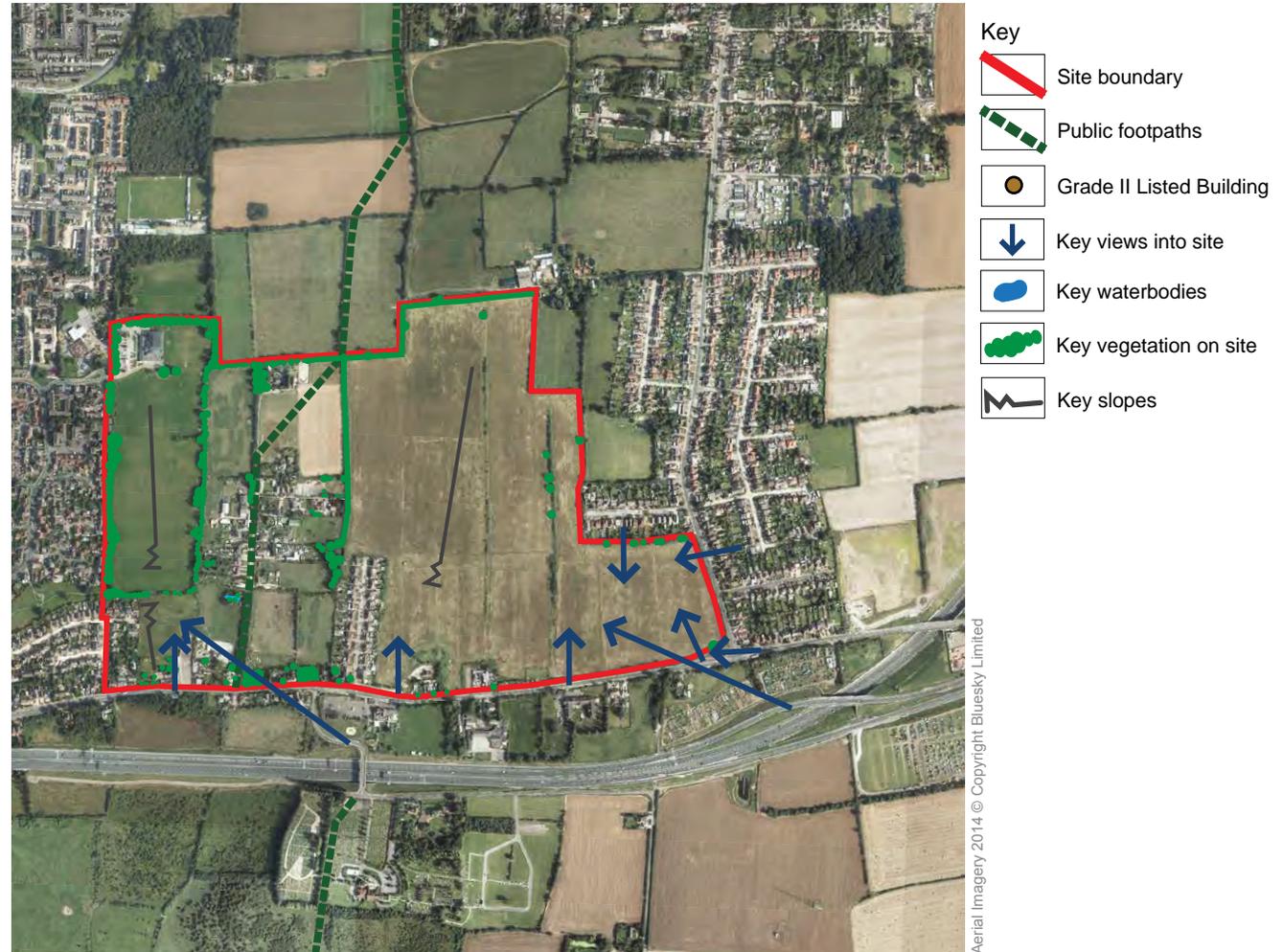


Figure 3: Site analysis

Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 13 is the same as Area 53B in the Green Belt Landscape Capacity Study other than the northern boundary which extends further north in Area 53B to include the rest of Eversley recreation grounds and the small scale fields north of Little Chalvedon Hall. Area 53B as a whole was assessed as having a Low relative landscape capacity rating. This was particularly due to the openness to public view of the area from London Road and the public footpath crossing the site. The role the area plays in retaining separation between built up areas of Castle Point and Basildon was also a key factor as was the presence of formal recreation facilities.

Site sensitivity

The characteristics identified above for Area 53B extend across most of the site. However, in landscape and visual terms, the western side of the site is considered to be less sensitive. This area is less open to public view due to the presence of hedgerows and tree belts surrounding the small scale fields and sports pitches. It also has a direct association with the existing built edge of Pitsea/ Basildon and its character is influenced by the existing presence of urbanising features. However, the central ridge of higher ground within this area is of higher sensitivity due to its visibility from the wider area. The eastern side of the site is also more sensitive due to its openness to public view and importance in creating a sense of separation between the urban areas to the east and west.

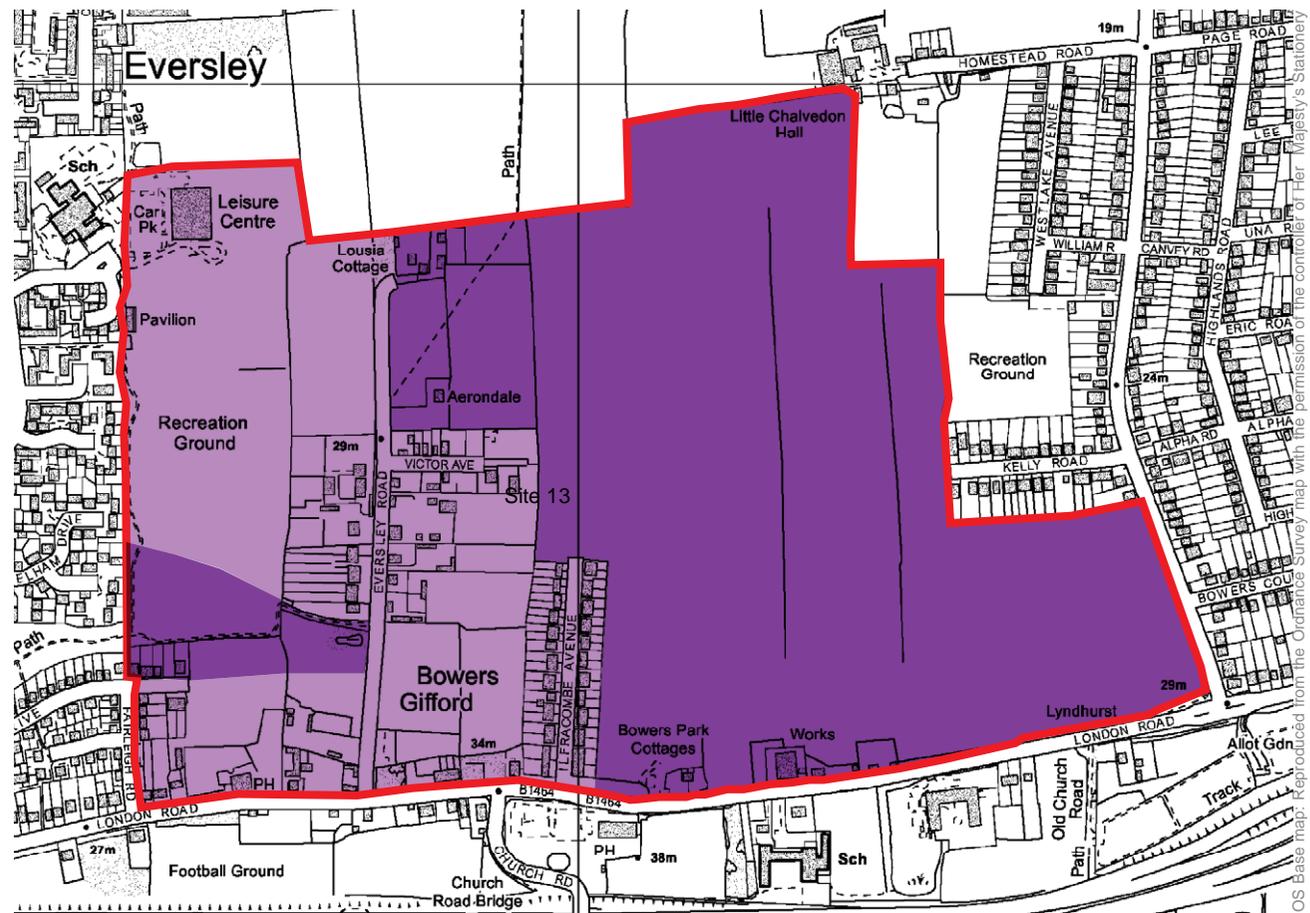
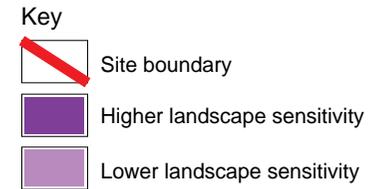


Figure 4: Landscape sensitivity

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Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford

Recommendations

Key landscape areas to be protected/retained

The large scale open field to the east of Ilfracombe Avenue should be retained as agricultural landscape with the existing occasional dwellings. This area is more widely visible from the surrounding landscape and it's character is more closely associated with the rural band of landscape to the north and south than with the urban edge of Pitsea/Basildon to the west. Development in this location would result in the fragmentation of the important strategic green corridor connecting the Thames estuary marshes with open farmland to the north-east. It would also greatly reduce the sense of separation between the built up areas Basildon and Castle Point. The small scale fields to the north-east of Eversley Road should also be retained in order to preserve the rural character of the public footpath route extending north-south between London Road and Burnt Mills Road.

Potential development areas

The western end of the site between Ilfracombe Avenue and the edge of Pitsea/ Basildon has potential to be developed without causing significant adverse landscape and visual effects. Development in this location presents the opportunity to improve the edge of development fronting on to London Road. Aside from the highest parts, the area is less visible from the rural landscape to the north and is associated with the existing edge of Pitsea. A stronger and more attractive edge to the Green Belt could be provided through additional development and appropriate landscape mitigation measures. It should be noted that any loss of recreation facilities should be compensated with alternative facilities within the local area.

Qualities/features to be safeguarded

- Tree and shrub belts enclosing Eversley recreation ground
- Individual mature trees and hedgerow to east of Eversley Road
- Public footpath extending north from London Road along Eversley Road
- Field pond to the west of Eversley Road

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 to north-east continuing enclosure patterns of recreation ground
- Corridor of undeveloped land to be retained along ridge line to keep development below the skyline and allow for some long distance views
- Create east-west footpath to connect with existing north-south public right of way

Opportunities for landscape mitigation

- Continue and extend band of open space from the west preserving long distance views to the north and south and including pond area within space
- Strengthen and extend landscape buffer along north-eastern edge of proposed development area to create a strong edge between development and agricultural land to mitigate visual effects on public footpath

- Where recreational facilities are lost they should be provided in the locality – potential for new recreation facilities in nearby fields to the north-east

Potential for renewable energy production

Potential for small scale wind turbine(s) on north-western edge of site where site is least sensitive and partly screened by existing roadside vegetation.

Summary of development potential

Total Site area: 60.8 ha

Area of site with development potential: 18.3 ha

Approximate number of dwellings at 35dph: 640

Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford



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

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Figure 5: Development potential

100m 

Land West Wickford, west of Sugden Avenue and North of London Road

Site location and description

A mixed area including the former New House Farm/ Castledon Road plotlands, arable farmland, children's playground and a large garden centre with associated small business and retail units. The area is located to the west of Wickford and is bounded by the rear gardens of properties on Sugden Avenue to the east and the A129/London Road to the south, Church Road to the west and the meandering River Crouch to the north. The plotlands area has developed within the former field patterns belonging to Woolshot Farm, an 18th century Grade II Listed farmhouse located adjacent to the south-west corner of the area. Surrounding the farm is one large arable field bordered with ditches and some fragmented medieval hedgerow which is very rural in character.

The plotlands area comprises several large detached post WWII properties with large grounds and scattered outbuildings. This area is set back from the London Road and slopes gently north towards the River Crouch. The site can be accessed from Newhouse Avenue and via a number of properties on London Road.

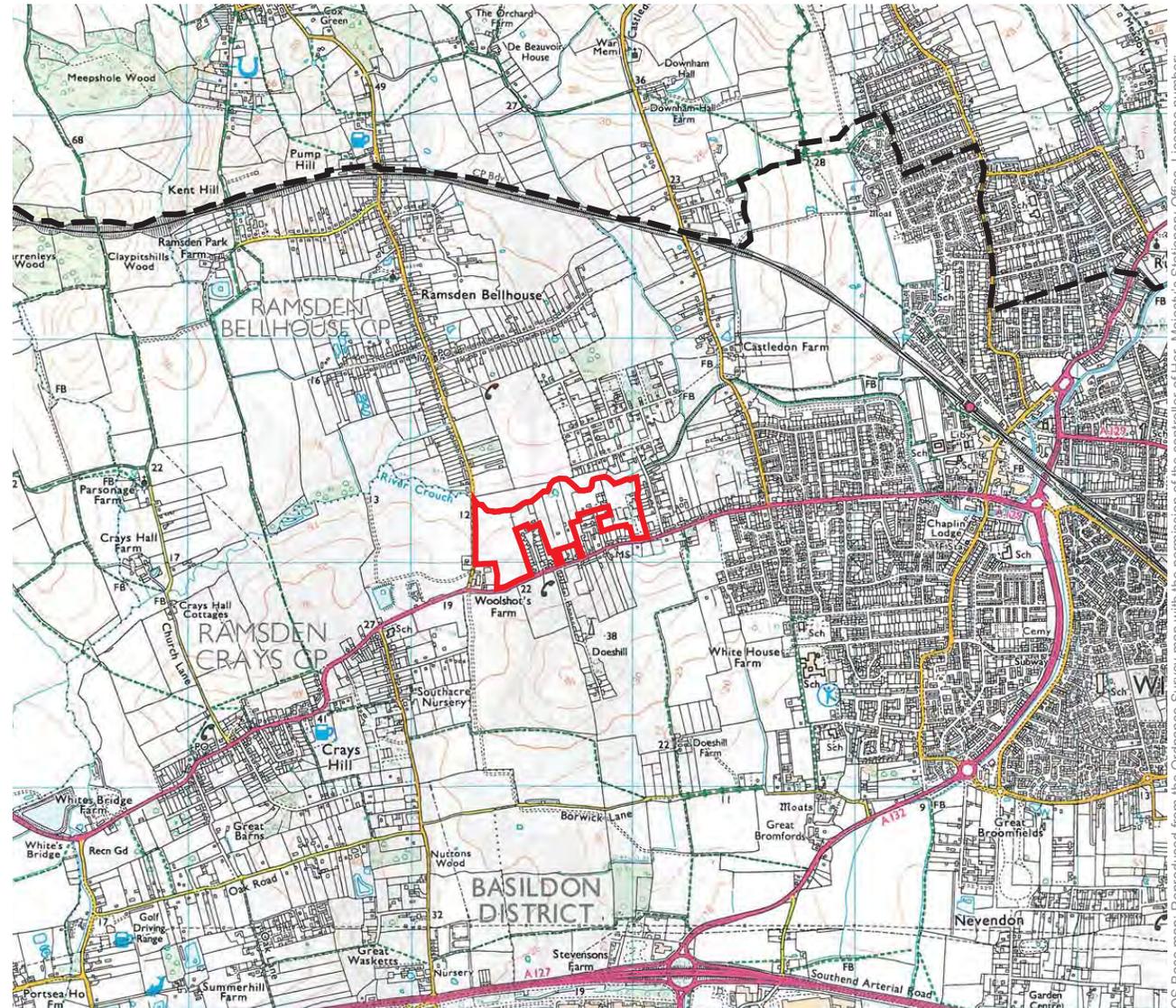


Figure 1: Site location

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Land West Wickford, west of Sugden Avenue and North of London Road

Landscape and visual context

Landscape character area

The majority of the site falls within LCA 6 Ramsden Bellhouse and Wickford Settled Claylands – A settled farmland landscape on the northern slopes of the Upper Crouch Valley. However, the western corner is located within LCA 9 Upper Crouch Valley Farmlands - A low lying area of predominantly agricultural farmland centered on the upper reaches of the River Crouch.

Local landscape features

- Vegetation along the River Crouch forms linear landscape feature
- 20th Century linear development in Ramsden Bellhouse and along Castledon Road and London Road
- 20th Century plotland development to the north of Sugden Road 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 arable land at the western end of the site is open to public view from the adjacent London Road and Church Road and from properties on the southern edge of Ramsden Bellhouse and western side of Woolshots Road. There are also long distance views out of this part of the site towards the Upper Crouch valley.

This contrasts with the central and eastern end of the site which is enclosed on all sides by mature vegetation along the River Crouch and existing development and gardens of

properties facing onto the adjacent roads; Woolshots Road, London Road and Sugden Avenue. Mature vegetation along boundaries within the site together with dense mature vegetation within the plotlands area to the north of Sugden Avenue provide further enclosure. As a result, there are very few publically accessible viewpoints from which the central and eastern half of the site is visible and no views out over the surrounding area from this part of the site. There are some views into the site from the surrounding properties (particularly from upper floor windows) although dense garden vegetation often provides some screening.

Surrounding land uses

The site is located on the edge of the urban area of Wickford. To the north-west, beyond the River Crouch, the site is bordered by agricultural land and paddocks, beyond which, is the linear settlement of Ramsden Bellhouse. To the north-east 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 eastern side of the site. To the south, the site is bordered by linear development (mainly mid twentieth century) along London Road, and beyond this on land rising to the south, by the agricultural land of Doeshill.

Land West Wickford, west of Sugden Avenue and North of London Road

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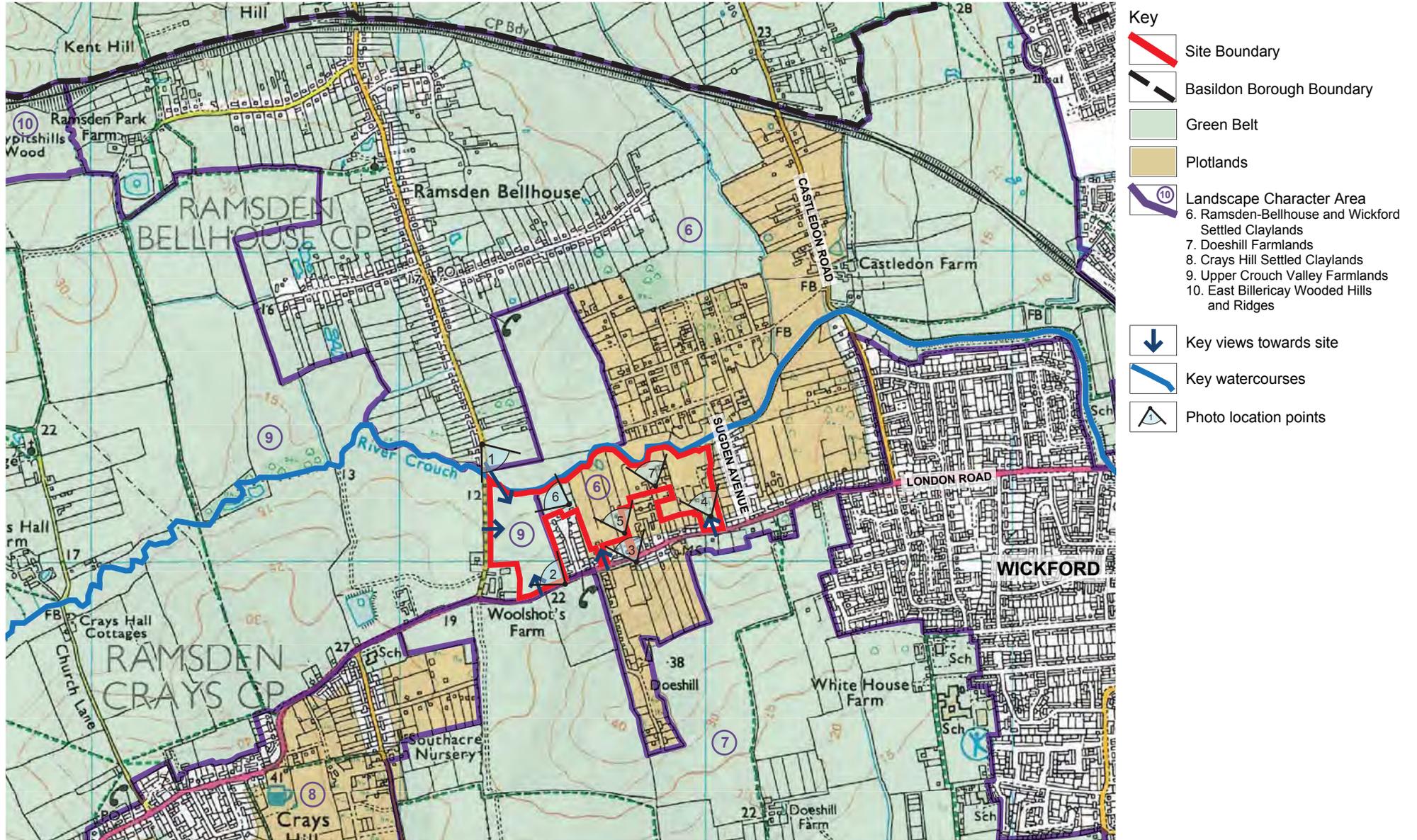


Figure 2: Landscape and visual context

Land West Wickford, west of Sugden Avenue and North of London Road



Photo 14.1 - View south-east from Church Road



Photo 14.2 - View north-west across site from London Road

Land West Wickford, west of Sugden Avenue and North of London Road



Photo 14.3- View north across London Road towards site



Photo 14.4 - View north from access road to garden centre within site

Land West Wickford, west of Sugden Avenue and North of London Road

Residential property in
Castledon Road Plotlands



Photo 14.1 - View north across site



Photo 14.6 - View north-west across playground within site

Land West Wickford, west of Sugden Avenue and North of London Road

Vegetation along
River Crouch



Photo 14.7 - View north across London Road towards site

Land West Wickford, west of Sugden Avenue and North of London Road

Site analysis

Key site features and characteristics

- River Crouch flows along edge of site
- 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
- Two large ornamental ponds
- Extensive areas of mown grass
- Enclosed and tranquil character
- Tree lines and overgrown hedgerows marking boundaries of former plotlands

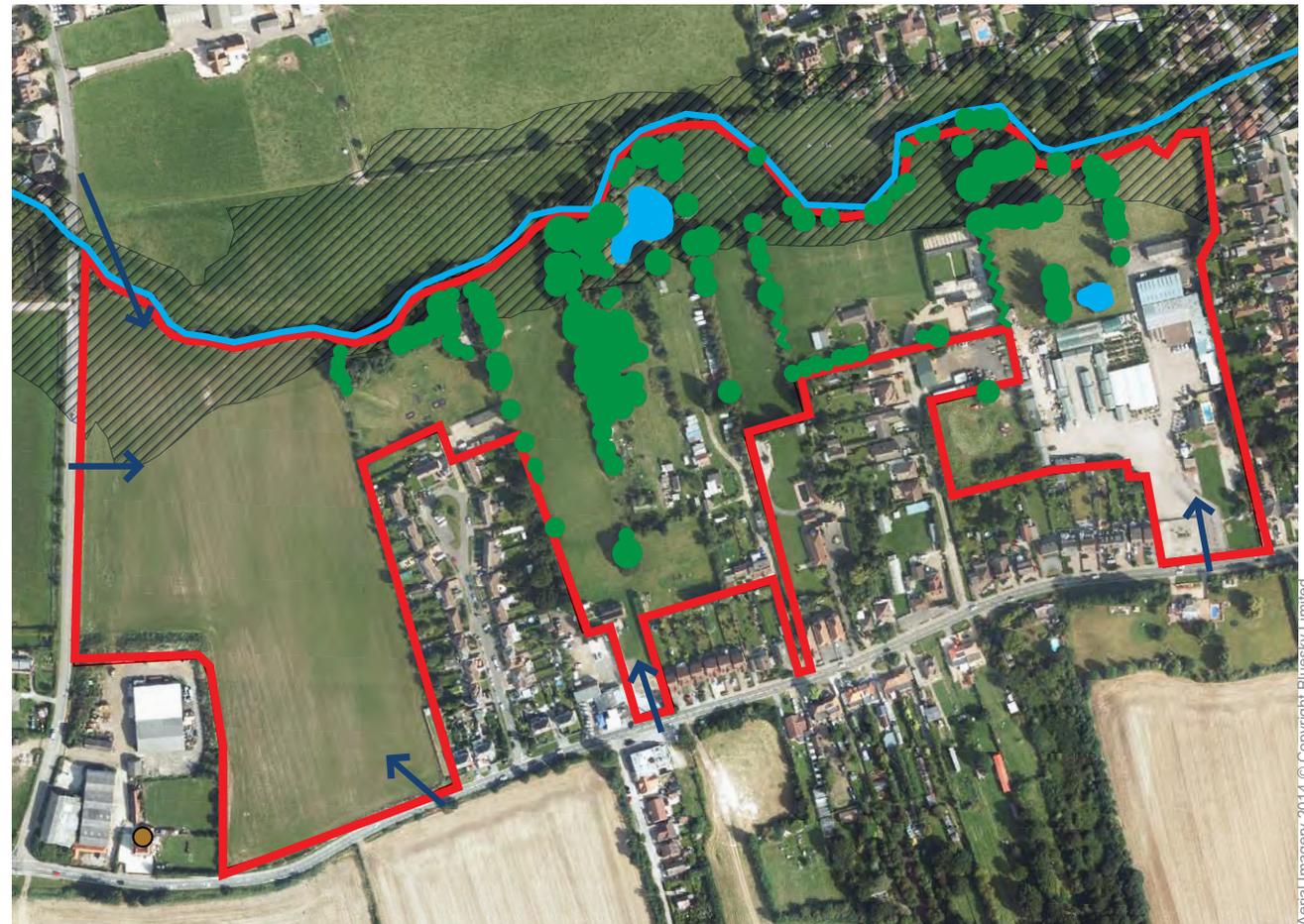


Figure 3: Site analysis

Key

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

Land West Wickford, west of Sugden Avenue and North of London Road

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 14 is the same as Area 38 in the Green Belt Landscape Capacity Study.

Area 38 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, the more sensitive areas are considered to be the area of arable landscape at the western end of the site and the northern edge adjacent to the River Crouch. The western end forms part of the Upper Crouch Valley Farmlands LCA – an important area of undeveloped arable landscape which provides a rural edge to Basildon, Billericay and Wickford. It is more open and exposed to public view than other parts of the site. The northern edge of the site is both a river corridor and borders an area of open landscape to the north and is potentially therefore more sensitive than other more enclosed parts of the site.

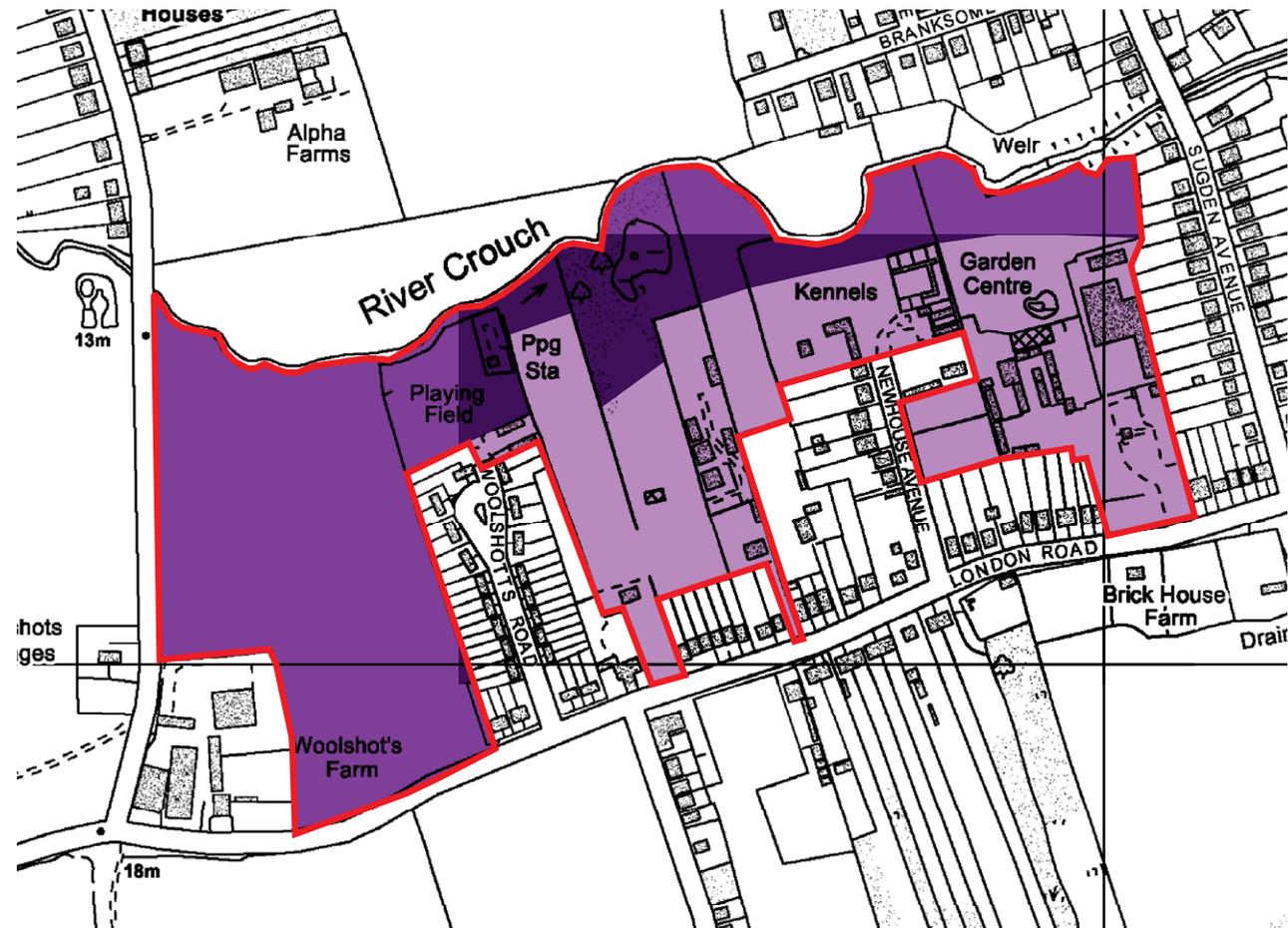


Figure 4: Landscape sensitivity

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Land West Wickford, west of Sugden Avenue and North of London Road

Recommendations

Key landscape areas to be protected/retained

Western area of arable landscape should be retained as undeveloped land in arable use. This area of land is associated with the arable landscape to the west of the Upper Crouch Valley and forms part of the setting to the Listed Woolshot's Farm. Woolshots Road forms a clear edge to the Green Belt and any further development to the west of this would compromise the landscape character of the Upper Crouch Valley. The belt of land adjacent to the River Crouch (and within the flood zone) should also be retained as undeveloped land but could be considered as open land with amenity uses. This area forms the river corridor and vegetation along the river banks perform an important role in screening the site from Ramsden Bellhouse and the open landscape area to the north.

Potential development areas

Other than the areas mentioned above, the remainder of the site has potential to be developed without causing significant adverse effects on landscape character or local views. The site is well screened from public view and is associated with the existing edge of Wickford. Development in this location which integrated much of the existing vegetation 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
- Ornamental ponds

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

Opportunities for landscape mitigation

- Strengthen and enhance planting along River Crouch corridor to ensure strong edge to the Green Belt and enhance local biodiversity.
- Planting belt along western edge of developed area to screen new built edge from surrounding arable landscape.

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.

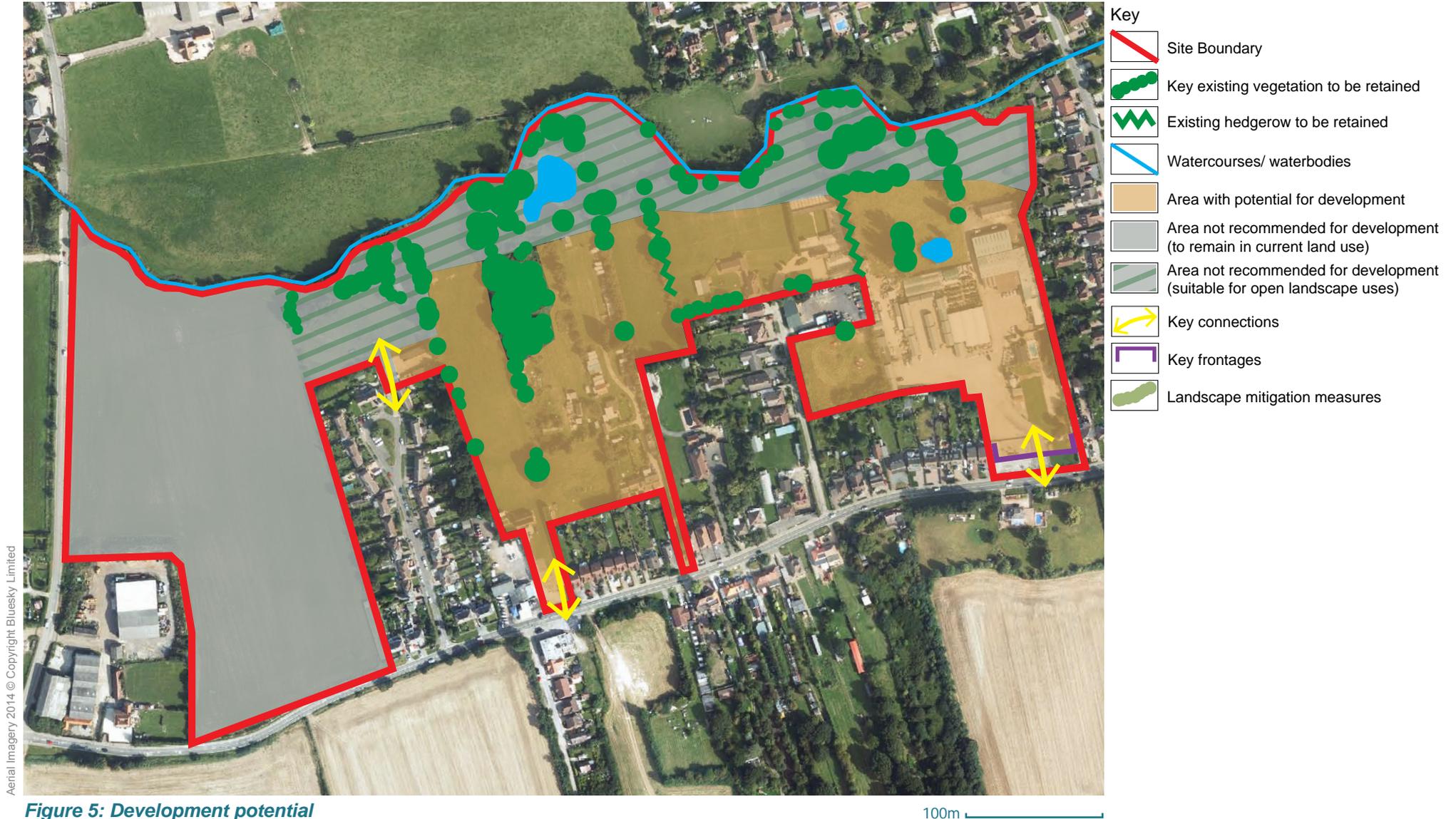
Summary of development potential

Total Site area: 17.2 ha

Area of site with development potential: 7.1 ha

Approximate number of dwellings at 35dph: 248

Land West Wickford, west of Sugden Avenue and North of London Road



Land at Bradfields Farm, Burnt Mills Road, North Benfleet

Site location and description

Area of small/medium scale arable farmland and grazing land to the north-east of Basildon, bordered by the A127 to the north and Burnt Mills Road to the south. The northern boundary steps in to the rear of the Cranfield Park Avenue Gypsy/Travellers site adjacent to the A127. The site contains little built development other than the historic farmstead of Bradfields Farm (Grade II Listed), a small cluster of houses at the corner of Burnt Mills Road and Pound Lane (including Lavender Cottage – Grade II Listed), Hamilton House and a car sales centre. The landscape is in good condition with historic field pattern retained intact and strong network of mature hedgerows and occasional mature hedgerow trees.

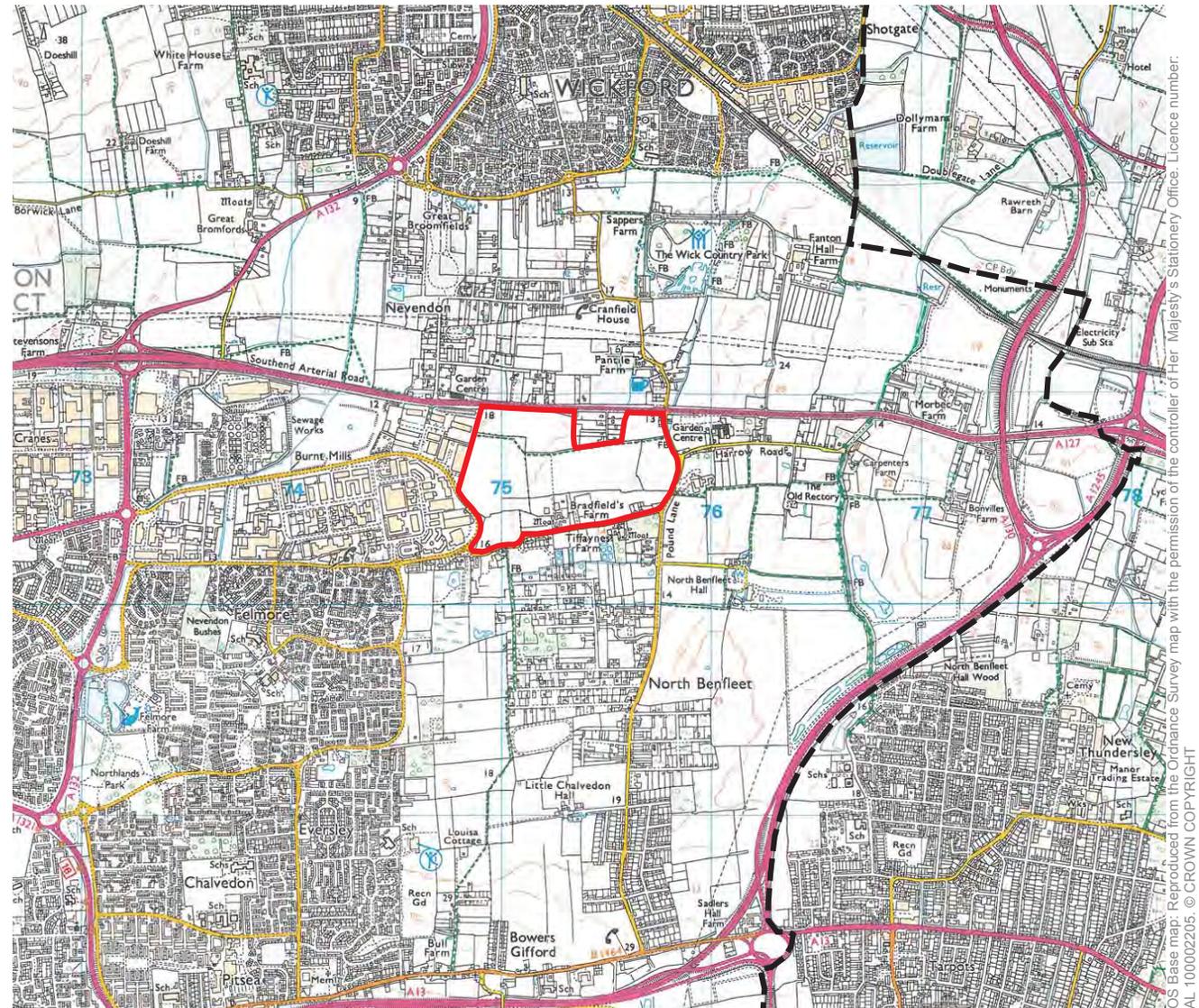


Figure 1: Site location

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Land at Bradfields Farm, Burnt Mills Road, North Benfleet

Landscape and visual context

Landscape character area

LCA 4 North Benfleet and Nevendon Claylands - a flat area of dispersed settlement, (mainly 20th Century plotlands) and small grazing fields separating the north-east of Pitsea, from the south-west of Wickford.

Local landscape features

- Largely intact low, clipped hedgerows to field boundaries with occasional mature trees
- Historic field pattern
- Tower of All Saints Church in North Benfleet
- Open, rural character with arable farming
- Lines of mature poplar trees
- Historic farmsteads
- Network of public footpaths offering rural views
- Enclosed areas of Plotlands with mature tree cover
- Field ponds, drainage channels and tributary streams associated with the River Crouch

Visual context

The public footpath crossing the site from Pound Lane travelling west to the edge of Burnt Mills Industrial Estate provides open views of most of the site. Breaks in roadside vegetation also allow views towards the site from parts of the A127 and Burnt Mills Road. In the wider landscape there are views towards the site looking north-west from the public footpaths extending north and south from the North Benfleet Hall Road. The rural views encompass the open countryside providing separation between Basildon and Wickford. To the north and south of the site, mature vegetation within North Benfleet Plotlands and Fairmead Plotlands provides screening.

From within the site large scale buildings in Burnt Mills Industrial Estate are seen above the hedgerows in views looking west. In views to the south-east the tower of All Saints Church is seen amongst mature trees. St Andrews Healthcare Centre is a large scale modern building, prominent in the largely rural views east.

Surrounding land uses

To the north the site is bordered by the A127 connecting Basildon with Southend to the south-east. Cranfield Park Avenue Gypsy/Travellers site is located to the south of the A127 and not included within the site boundary. Adjacent the road is the Fairmead Plotlands. To the north-east is an area of arable farmland framing the south-eastern edge of Wickford, with The Wick Country Park located to the centre. To the west, the site is bordered by Burnt Mills Industrial Estate, part of a wider band of industrial development to the northern edge of Basildon. The southern boundary is formed by Burnt Mills Road which has detached residential properties facing it from within the North Benfleet Plotlands. The Plotlands are contained by mature vegetation and include small scale paddocks, blocks of woodland and ponds. Tiffayne's Farm is located to the south-east which includes a moated site and Grade II Listed farmhouse.

To the east beyond Pound Lane are further medium scale arable fields and smaller scale paddocks dispersed with a small amount of residential properties along Harrow Road and School Lane. There are also twentieth century developments to the east of the site near the A127 comprising a large garden centre and the St Andrew's Healthcare centre. The large scale and nature of these

buildings are perceived as inappropriate to the scale and character of the rural area. The site and the wider landscape form part of an important strategic corridor connecting the Thames Estuary with open countryside to the north-east.

Land at Bradfields Farm, Burnt Mills Road, North Benfleet

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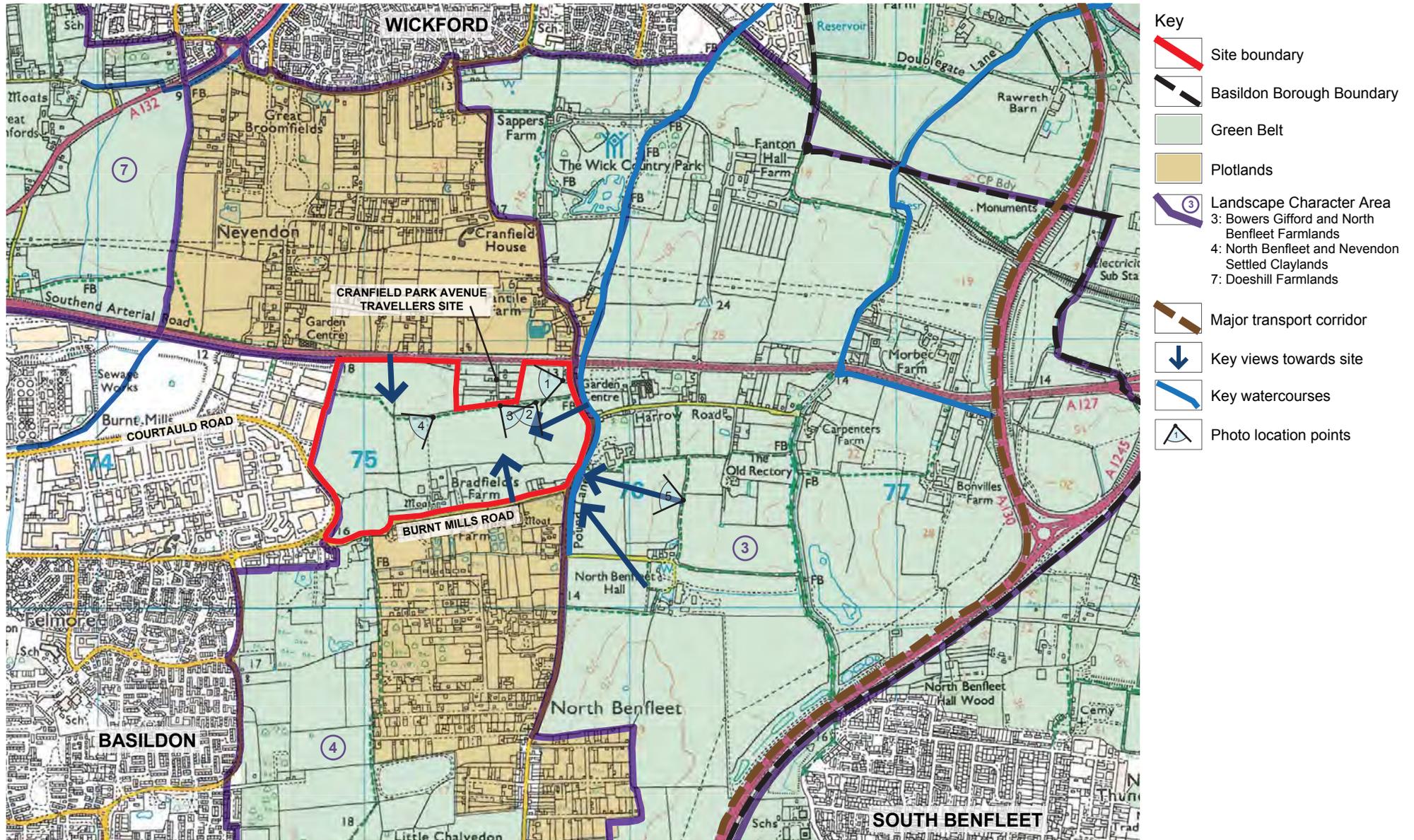


Figure 2: Landscape and visual context

Land at Bradfields Farm, Burnt Mills Road, North Benfleet



Photo 15.1 - View west from within site across north-eastern field



Photo 15.2 - View south-west from public footpath within site

Land at Bradfields Farm, Burnt Mills Road, North Benfleet



Photo 15.3 - View south-east from public footpath within site



Photo 15.4 - View south-west from public footpath within site

Land at Bradfields Farm, Burnt Mills Road, North Benfleet

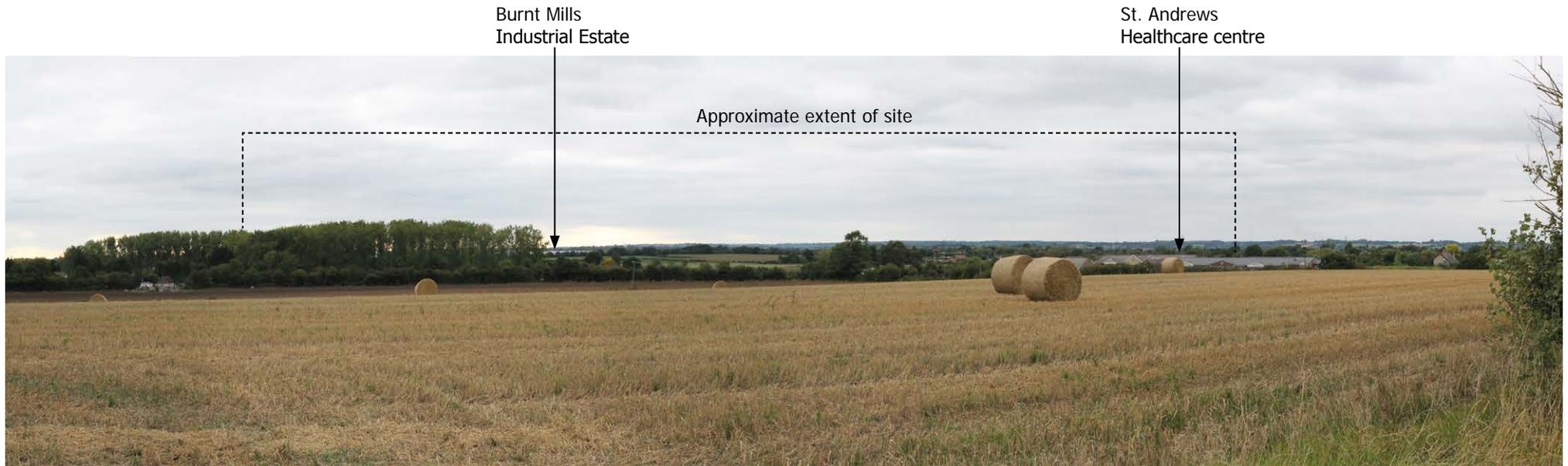


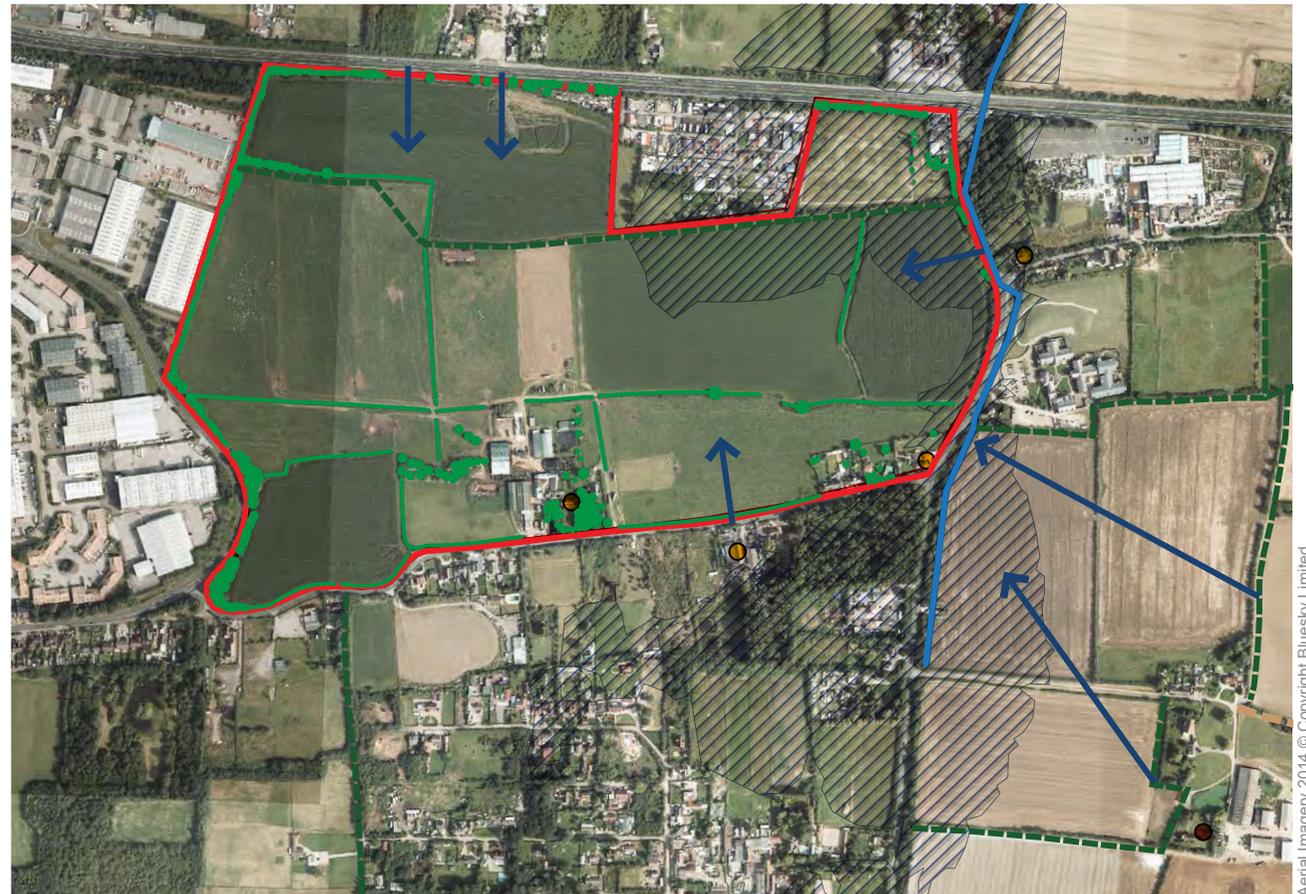
Photo 15.5 - View north-west towards the site from public footpath to the north of North Benfleet Hall Road

Land at Bradfields Farm, Burnt Mills Road, North Benfleet

Site analysis

Key site features and characteristics

- Low clipped hedgerows to internal field pattern with occasional mature trees
- Roadside hedgerows to Burnt Mills Road and Pound Lane (fragmented)
- North Benfleet Brook and associated flood zone
- Bradfields Farmhouse and the Cottage at junction with Burnt Mills Road are both Listed Buildings (Grade II)
- Traffic noise and movements from the A127
- Low lying, generally flat site
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east
- Site and surrounding arable landscape important in retaining the sense of separation between Basildon, Wickford, South Benfleet and Rayleigh
- Rural views from within the site and towards the site from local public footpaths
- Views to large scale buildings within Burnt Mills Industrial Estate



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Figure 3: Site analysis

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

Land at Bradfields Farm, Burnt Mills Road, North Benfleet

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 15 is the same as Area 52 in the Green Belt Landscape Capacity Study aside from the omission of the Cranfield Park Avenue Gypsy/Travellers site adjacent to the A127.

Area 52 as a whole was assessed as having a Low relative landscape capacity rating. This was particularly due to the good condition of the landscape and the survival of its historic character. The openness to view from public footpaths and local roads also increased the sensitivity to proposed development.

Site sensitivity

The characteristics identified above for Area 52 extend across most of the site. However, the western edge of the site is considered to be slightly less sensitive due to the urbanising influence of the large scale buildings in Burnt Mills Industrial Estate. This area also has a direct association with the existing edge of Basildon. Further to the east and adjacent to Burnt Mills Road this association reduces and the landscape is more rural in character and plays an important role in providing the setting for the Listed Bradfields Farmhouse.

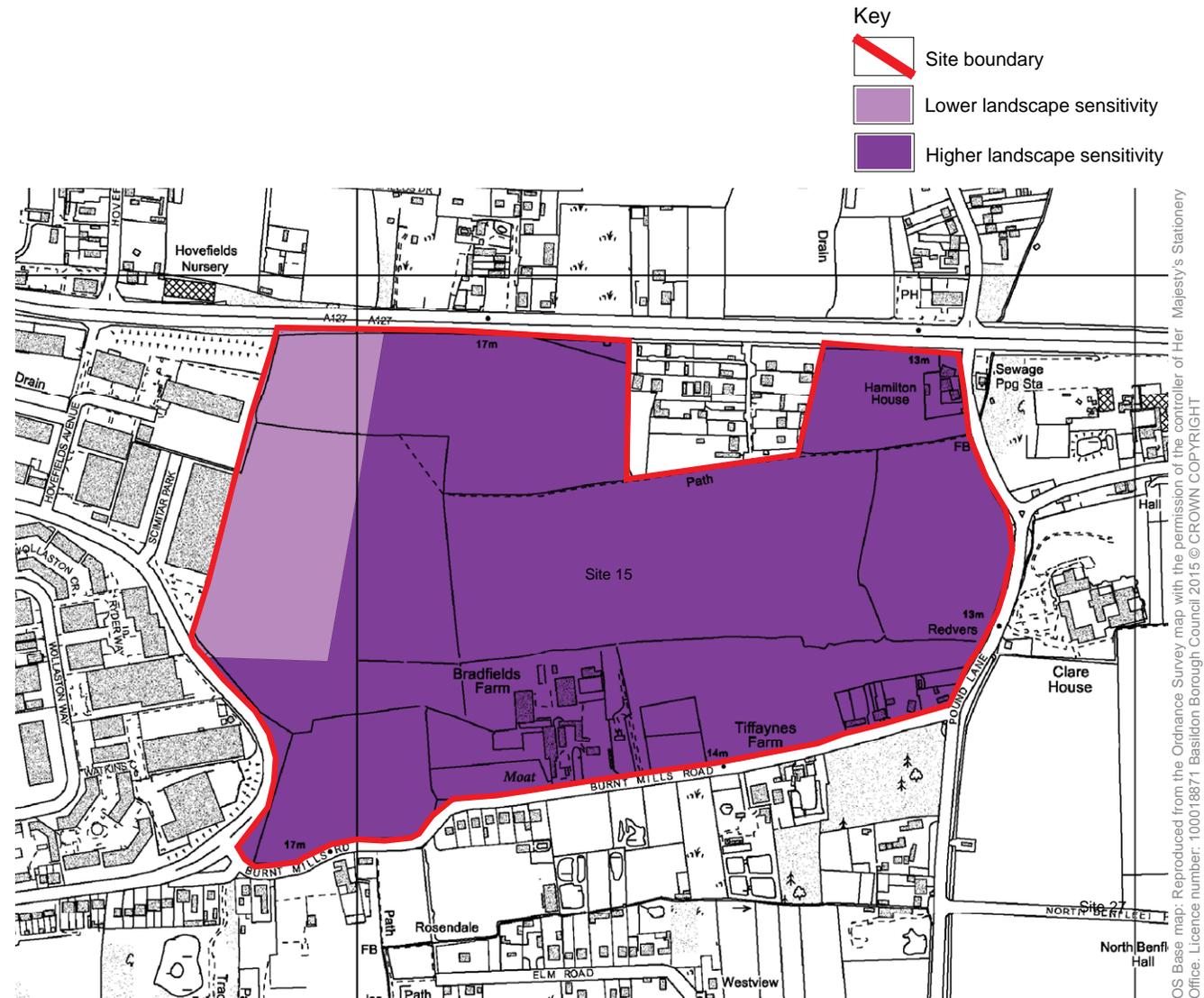


Figure 4: Landscape sensitivity

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Land at Bradfields Farm, Burnt Mills Road, North Benfleet

Recommendations

Key landscape areas to be protected/retained

The majority of the site should be retained as agricultural landscape with existing occasional dwellings along Burnt Mills Road. This area is visible in rural views from the surrounding landscape and is part of an important strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east. Development in this location would result in the loss of an area of historic landscape in good condition causing significant adverse landscape and visual effects. It would also begin to compromise the sense of separation between Basildon, Wickford and South Benfleet and the setting of Bradfields Farm.

Potential development areas

A small strip to the western end of the site adjacent Burnt Mills Industrial has potential capacity to be developed without causing significant adverse landscape and visual effects provided sufficient planting mitigation measures were provided to ensure the character of the wider landscape and the setting of Bradfields Farm were not affected. Development in this location could form a stronger edge to the Green Belt and provide enhancements to reduce the urbanising influence of the industrial estate on the wider rural landscape.

Qualities/features to be safeguarded

- Tree belt adjacent Courtauld Road
- Tree belt adjacent to A127
- Internal field boundary hedgerows
- Public footpath extending from Pound Lane to edge of Burnt Mills Industrial Estate

- Agricultural setting of Bradfields Farm

Development guidelines

- Employment development not larger in scale than existing buildings in Burnt Mills Industrial Estate
- Create landscape buffer to A127

Opportunities for landscape mitigation

- Create new woodland belts to eastern boundary to form strong western edge of development.
- Continue tree belt planting to A127 to provide a buffer between development and road

Potential for renewable energy production

Potential for small scale wind turbine(s) or CHP plant on south-western edge of site where site edge is least sensitive and partly screened by existing development.

Summary of development potential

Total Site area: 50.4 ha

Area of site with development potential: 5.2 ha

Land at Bradfields Farm, Burnt Mills Road, North Benfleet

