

**Landscape Character and  
Green Belt  
Landscape Capacity Study**

for

**Basildon Borough Council**

**Volume Two  
Green Belt Landscape Capacity Study of  
Basildon Borough**

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The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Town Planners and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment & the Arboricultural Association.

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Volume 1: Landscape character assessment of Basildon Borough (separate document)

**Volume 2: Green Belt landscape capacity study of Basildon Borough**

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# **1 Introduction**

## **1.1 Introduction**

**1.1.1** In December 2012 The Landscape Partnership was commissioned by Basildon Borough Council (BBC) to undertake a landscape study of the Green Belt within the Borough. Part one of the commission comprised a landscape character assessment of the borough which included the identification and description of landscape character areas, gateways and key views within the Borough, (the results of which are published in a separate volume – Volume one). Part two of the commission comprised a landscape sensitivity and capacity assessment of the whole of the borough's Green Belt including the assessment of 73 separate Green Belt areas. This report presents the results of part two of the assessment.

**1.1.2** The reports were taken to public consultation during January to April 2014 as part of the Council's consultation on the Local Plan Core Strategy Revised Preferred Options. A number of comments were made in relation to the Landscape Character Assessment and the Landscape Sensitivity and Capacity Assessment. These comments were reviewed and a few of the areas re-visited. Following this, in December 2014 the studies were updated to reflect, where appropriate, comments made during the consultation period.

## **1.2 Purpose and scope**

**1.2.1** In February 2012, the Council carried out a consultation on their Core Strategy Preferred Options Report. In response to this consultation, the Council received some criticisms on the preliminary Green Belt methodology which was prepared as part of the evidence base for the Core Strategy. The criticisms described the Green Belt methodology as broad brush and simplistic, and some consultees felt that limited consideration had been given to the Borough's landscape.

**1.2.2** The Council decided to revise their Green Belt methodology and carry out a comprehensive Green Belt study. This landscape study was commissioned in order to inform and support the Green Belt study in addressing the landscape concerns raised through the Core Strategy consultation.

**1.2.3** The assessment has two key aims:

- a) To assess the landscape sensitivity of each area (or area) of Green Belt within the Borough and the relative landscape capacity of each of these for future development; and,
- b) To identify the special qualities of each area (or area) that should be safeguarded and in particular when considered in association with future planning and development options for the area.

**1.2.4** The scope of the assessment was limited to landscape sensitivity and landscape capacity and did not include other Green Belt issues including: land availability, sustainability, accessibility flood risk etc. which were assessed separately as part of the wider Green Belt study.

## 1.3 Methodology for landscape sensitivity and capacity assessment

**1.3.1** Using the boundaries set out in the Council's Green Belt study, an assessment was undertaken for each of the 73 Green Belt areas in the Borough (Figure 1 identifies the boundaries of each area). The assessment for each area comprised the following stages:

- Desk-top assessment of plans and aerial photographs;
- Site visit and assessment of site characteristics;
- Identification of Landscape Character Area(s) (LCA) in which the Green Belt area is located (Figure 2 identifies the LCA boundaries and further details of each LCA are provided in volume one).;
- Assessment of area against landscape sensitivity and capacity criteria;
- Identification and description of key features to be safeguarded;
- Description of relationship of site to adjacent areas; and
- Commentary on capacity of area for different land uses.

**1.3.2** The methodology used to assess the capacity of the Green Belt landscape to accommodate development, while respecting its character, is based on the guidance in Topic Paper 6 – 'Techniques and criteria for judging capacity and sensitivity' 2002. This paper forms part of the Countryside Agency and Scottish Heritage 'Landscape Character Assessment Guidance for England and Scotland'. Topic Paper 6 also reflects the thinking in the publication, 'Guidelines for Landscape and Visual Impact Assessment' 2013

### *Landscape sensitivity and capacity assessment*

**1.3.3** The methodology developed for this study adopts the following premise that:

*'Overall Landscape Sensitivity = Landscape Character Sensitivity + Visual Sensitivity'*

and that:

*'Overall Landscape Capacity = Overall Landscape Sensitivity + Landscape Value'*

**1.3.4** Figures 3 and 4 below identifies the meanings of these terms and the types of factors that were considered in each case for this assessment.

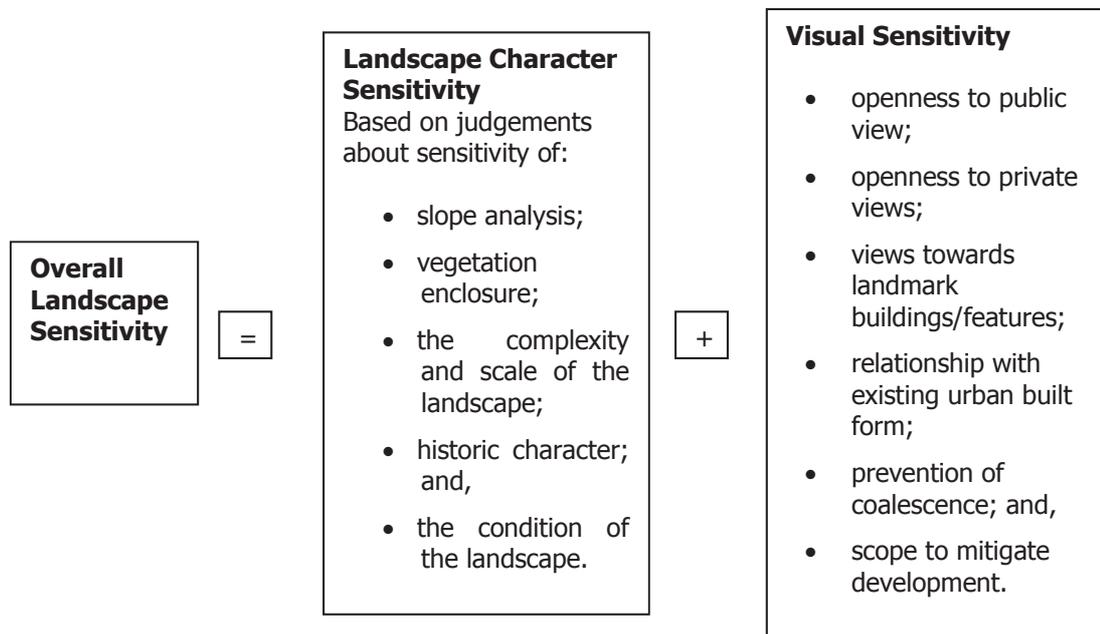


Figure 3: Summary of factors considered in judging landscape sensitivity

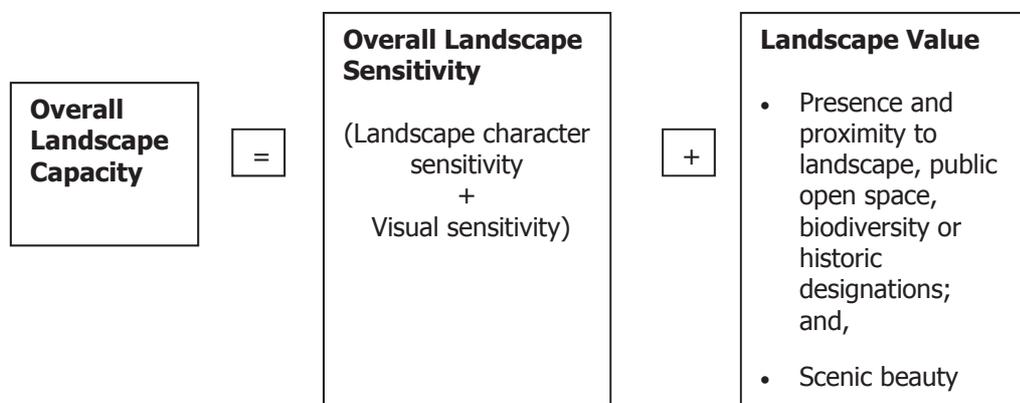


Figure 4: Summary of factors considered in judging landscape capacity

**1.3.5**

The criteria identified in Figure 1 above were selected to identify existing landscape features, potential landscape features and visual sensitivities, which together contribute to Overall Landscape Sensitivity. The criteria identified in Figure 4 above were selected to identify the features or attributes which contribute to the perceived value of the landscape. These criteria reflect both the national guidance in Topic Paper 6 and the particular circumstances for the Green Belt and rural landscapes around Basildon.

- 1.3.6** It is recognised that Topic Paper 6 makes reference to a wider range of factors within what is termed Landscape Character Sensitivity. However, in the context of this assessment it is assumed that these topics are covered elsewhere by the Borough Council e.g. nature conservation and cultural heritage features. It is considered that for the purpose of this assessment the main relevant existing landscape and visual factors are addressed in the above categories.
- 1.3.7** To effectively assess the landscape sensitivity and capacity of an area, an assumption is made as to the form that the potential development will take. For the purposes of this study it is assumed this will be for residential development of typically 2-3 storey buildings. Within the commentary for some areas, consideration was also given to the potential for industrial/commercial development and/or recreation development. However, for all areas the scored sensitivity and capacity assessment is based on the potential for residential development.
- 1.3.8** Criteria were identified as primary or secondary criteria with the primary criteria representing those criteria likely to be of relatively greater importance in their contribution to landscape sensitivity and the capacity of an area to accommodate development. They were also the criteria generally least capable of being changed (in the short or medium term).
- 1.3.9** Landscapes in which development would be potentially visually prominent are considered to be relatively more sensitive. 'Slope analysis', 'vegetation enclosure' and 'openness to public view' were therefore considered as primary criteria as each of them relate to the potential prominence of development within the landscape and the visibility of this by the public. Openness to public view is considered to be more important than openness to private view as a greater number of viewers are likely to experience the view.
- 1.3.10** 'Relationship with existing urban built form/ edge' was considered to be a primary criteria as the fit and legibility of new development with the existing urban context is important in successful integration and growth. Landscapes which are currently undeveloped are particularly sensitive to the introduction of new development while landscapes already associated with urban built form and containing a development edge can generally more easily accommodate additional development.
- 1.3.11** 'Prevention of merging/ coalescence' was considered a primary criteria as it relates to one of the key functions of the Green Belt. Landscapes which play a key role in maintaining separation between settlements are therefore considered to be particularly sensitive to development
- 1.3.12** 'Presence and proximity to landscape, public open space, biodiversity or historic designations' was also considered a primary criteria as it was considered that landscapes covered by a designation were particularly important and therefore least suitable for accommodating development.
- 1.3.13** Each area was assessed against all the primary and secondary criteria noted above, using a 5-point scale from A to E with A representing the most suitable for development and scoring 5 and E the least suitable and scoring 1. These assessments were guided by definitions/descriptions that have been devised for this particular study to reflect local characteristics. These definitions are contained in Table A below. The assessment for each area was completed following a desk-top assessment of relevant plans and aerial photographs and a site visit to view the area. The site visit was made from publicly accessible roads, public rights of way and public open spaces.
- 1.3.14** It should be noted that within each area there may be local variations in conditions, with some parts of the area more or less sensitive to development than others and/or of more or less value. However, the entry for each criteria reflects the overall situation for each land

area. Any particular spatial variations within the area for the criteria are noted in the commentary. In a few cases, where land areas have very differing characteristics within them e.g. major variations in topography, the area has been sub-divided (a and b) and each sub-area scored separately.

**1.3.15** The assessment resulted in an overall raw score for each area and the areas were grouped into one of the following four preliminary bands:

**25- 30 – No/very low capacity** – (Areas within the borough with highest landscape sensitivity and lowest capacity to accommodate development)

**31-37 – Low capacity** - (Areas within the borough with high landscape sensitivity and low capacity to accommodate development)

**38-44 – Medium capacity** - (Areas within the borough with moderate landscape sensitivity and moderate capacity to accommodate development)

**45-50 – Higher capacity** – (Areas within the borough with lowest landscape sensitivity and highest capacity to accommodate development)

**1.3.16** A secondary stage in the assessment of the criteria involved a review of the profile of criteria contributing to the score in the assessment. It was considered that the capacity rating derived from the raw numerical scores for each of the criteria had the potential to give misleading results if each factor was effectively given equal weight. In addition there may be some individual criteria, particularly in the 'E' category, where it is possible that development may be intrinsically incompatible. However, this could be 'hidden' in a high total numerical score for an area if other secondary criteria scored highly.

**1.3.17** The primary criteria are considered to be more important than the secondary criteria. To reflect this, a weighting was therefore applied to the primary criteria so for areas with at least one primary criteria scoring an E or 2 primary criteria scoring Ds, the banding derived from the raw scores was reduced by one band e.g. from medium to low.

**1.3.18** The final Overall Landscape Capacity rating for each Green Belt area is an indication of the general relative capacity of each area to accommodate development without adverse landscape impacts compared with the other areas in the borough. However, within each area there may be some local areas which are less sensitive and could accommodate development or more sensitive and therefore less able to accommodate development. A number of these local variations are included in the commentary for each area.

**Table A**

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

Criteria group	Criteria	Measurement of criteria	Comments
	Landscape Character Quality/ Condition <i>(secondary criterion)</i>	A= Area of weak character in a poor condition B= Area of weak character in a moderate condition or of a moderate character in a weak condition C= Area of weak character in a good condition or of a moderate character in a moderate condition or of a strong character in a poor condition D= Area of moderate character in a good condition or of a strong character in a moderate condition E= Area of strong character in a good condition	Considers quality of landscape management (e.g. evidence of hedgerow and woodland management, grassland management etc), strength and consistency of landscape character and condition of landscape elements. Considers importance of the area within the local landscape character area defined and described in volume 1.
<b>Visual Factors</b>	Openness to public View <i>(primary criterion)</i>	A= Area is well contained from public views B= Area is generally well contained from public views C= Area is partially contained from public views D= Area is moderately open to public views E= Area is very open to public views	Public views will include views from Roads, Rights of Way and public open space. The evaluation allows for summer and winter situations. The category will depend on the extent of the visibility from all the site perimeters and rights of way through site, as well as the number of likely viewers.
	Openness to private View <i>(secondary criterion)</i>	A= Area is well contained from private views B= Area is generally well contained from private views C= Area is partially contained from private views D= Area is moderately open to private views E= Area is very open to private views	This relates to private views from residential properties and non-public buildings and facilities. The evaluation considers summer and winter situations. The category will depend on the extent of the visibility from the site perimeters as well as the number of likely viewers.
	Views towards landmark buildings/ natural features <i>(secondary criterion)</i>	A= Area does not have or allow views towards any landmark buildings/ natural features B= Area has or allows few glimpsed views towards landmark buildings/ natural features C= Area has or allows partial views towards landmark buildings/ natural features D= Area has or allows moderately open views towards landmark buildings/ natural features E= Area has or allows very open views towards landmark buildings/ natural features	Buildings could include e.g. historic, church or modern landmarks in towns. Natural features can include views to e.g. major topographical features such as areas of prominent ground, major woodland or estuaries, marshes. The assessment also relates to the numbers of landmark buildings/extent of natural features visible from any given area.

Criteria group	Criteria	Measurement of criteria	Comments
	Relationship with existing urban built form/ edge <i>(primary criterion)</i>	<p>A= Location where built development will form a natural extension of an adjacent part of urban fabric</p> <p>B= Location where built development will form some close associations with the existing parts of urban fabric</p> <p>C= Location where built development will form some moderate associations with existing urban fabric</p> <p>D= Location where built development will only form some limited associations with the existing urban fabric due to major obstacles</p> <p>E= Location where development will be isolated from and not form any relationship with existing urban fabric</p>	
	Prevention of merging/ coalescence <i>(primary criterion)</i>	<p>A= Development would not compromise any separation</p> <p>B= Development would have slight impact on separation</p> <p>C= Development would have moderate impact on separation</p> <p>D= Development would significantly compromise separation</p> <p>E= Development would cause complete coalescence</p>	Considers the potential effect on merging or coalescence of settlements or parts of existing settlements if the whole Green Belt area were to be developed.
<b>Potential Landscape Features</b>	Scope to mitigate development <i>(secondary criterion)</i>	<p>A= Good scope to provide mitigation in the short to medium term in harmony with landscape pattern</p> <p>B= Good scope to provide mitigation in the medium term and in keeping with existing landscape pattern</p> <p>C= Moderate scope to provide mitigation in the medium term broadly in keeping with existing landscape pattern</p> <p>D= Limited scope to provide adequate mitigation in keeping with the existing landscape in the medium term</p> <p>E= Very limited scope to provide adequate mitigation in the medium to long term</p>	Considers whether landscape measures appropriate to the landscape pattern and character e.g. woodland planting could be introduced to mitigate the effects of development
<b>Landscape Value</b>	Landscape, Bio-diversity, historic and open space designations <i>(primary criterion)</i>	<p>A = No designations within area</p> <p>B= One small or partial designation within area</p> <p>C= One moderate sized or partial designations within area</p> <p>D= A number of designations within area</p> <p>E= Extensive designation/s within area</p>	In the absence of any comprehensive study on value in Basildon, designations and their extent have been used as a proxy for value. Designations include areas of public open space, Country Parks, SSSI,s, Ancient Woodland and School Playing Fields (based on the 1998 Local Plan), Local Wildlife Sites (identified by Essex Wildlife Trust) and Listed Buildings and Scheduled Monuments (identified on English Heritage , National Heritage List for England)

<b>Criteria group</b>	<b>Criteria</b>	<b>Measurement of criteria</b>	<b>Comments</b>
	Scenic Beauty	A= Area has no factors that contribute to scenic beauty B= Area has limited factors that contribute to scenic beauty C= Area has some factors that contribute to scenic beauty D= Area has many factors that contribute to scenic beauty E= Area has extensive factors that contribute to scenic beauty	Scenic beauty considers factors such as setting of place, the impact of landform (e.g. is it striking?), the level of visual interest/variety, aesthetic appeal and the presence of memorable views/features based on professional judgement, stakeholder input and Natural England guidance on Scenic Beauty.

## 2 Green Belt areas landscape sensitivity and capacity assessments

### 2.1A Area 1A (Southern Part)

#### 2.1.1 Location and description

A small area of undeveloped land adjacent to the Borough boundary, located south east of Outwood Common Road and Norsey Wood and north of the railway. The existing built edge of Billericay lies to the west with the residential development of The Mount. The eastern boundary is marked by the Borough boundary and a strong line of mature trees and woodland. The northern section of the area is on the plateau edge while the southern section slopes more steeply towards the railway. The land use is mainly grassland with some internal and perimeter tree groups.

#### 2.1.2 Landscape Character Area

LCA 10 East Billericay Wooded Hills and Ridges

#### 2.1.3 Qualities to be safeguarded

- Rural views from Outwood Common Road and adjacent relationship with Norsey Wood
- Mature tree groups, shelterbelts and hedgerows
- Long distance views to south and Langdon Hills

#### 2.1.4 Relationship with adjacent areas

- Forms part of the wider landscape character area extending around east of Billericay urban area
- Norsey Wood lies to the north west
- There is a close visual relationship with residential properties to the west which back onto the area at The Mount

#### 2.1.5 Capacity for different land uses

- *Residential* – Some limited opportunity particularly to the north west corner with possible access from The Mount
- *Commercial* – No opportunities for development due to prominence of site and lack of any other commercial development
- *Recreational* – Opportunities relate to informal recreation adjacent to Norsey Wood

**2.1.6 Capacity and sensitivity assessment**

1A.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	0	6	1	11
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view			√			
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence	√					
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	5	4	9	2	0	20
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	8	9	8	1	31
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	5	0	3	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		10	8	12	8	1	39

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating - Low** (reduced from medium rating due to presence of E score for primary criteria – Slope analysis)

## **2.1B Area 1B (Northern Part)**

### **2.1.7 Location and description**

A narrow area of land forming part of a much larger field located east of Outwood Common Road and Norsey Wood. The eastern boundary is marked by the Borough boundary but is not marked by any feature on the ground. The northern boundary is marked by Heath Road. The land use is arable mainly grassland with a clipped boundary hedge to Outwood Common Road.

### **2.1.8 Landscape Character Area**

LCA 10 East Billericay Wooded Hills and Ridges

### **2.1.9 Qualities to be safeguarded**

- Rural views from Outwood Common Road to the east out of the Borough
- Individual roadside trees and hedgerows
- Rural setting and approach to Norsey Wood

### **2.1.10 Relationship with adjacent areas**

- Forms part of the wider landscape character area extending around north east of Billericay urban area
- Norsey Wood lies to the west
- No awareness of Billericay's urban form

### **2.1.11 Capacity for different land uses**

- *Residential* – No opportunity due to strong sense of rural character and separation from town
- *Commercial* – No opportunities strong sense of rural character and separation from town
- *Recreational* – No opportunities on area apart from footpath link towards Tylde Hall Farm to east

**2.1.12 Capacity and sensitivity assessment**

1B.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	√					
	Vegetation enclosure				√		
	Complexity/ Scale		√				
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>16</b>
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features					√	
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence	√					
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development					√	
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>13</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>10</b>	<b>8</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>29</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>8</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>15</b>	<b>8</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>37</b>

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from low rating due to presence of two E score and one D score for primary criteria – relationship with existing built edge openness to public view and enclosure with vegetation)

## 2.2 Area 2

### 2.2.1 Location and description

An area of mature ancient woodland formerly a medieval deer park dating back to at least 1250 AD. Most of the area is designated as a Scheduled Monument/SSSI/Local Wildlife Site and Ancient Woodland. Public access to woodland includes a car park, visitor centre, and routes through woodland including rides and easy access pathways for mobility impaired. The area is bounded by Outwood Common Road to the east, the rear of residential properties along Norsey Road and Norsey Close to the north and west and the railway to the south. Break Egg Hill forms a small area of Plotlands development within the area to the south east.

### 2.2.2 Landscape Character Area

LCA 10 East Billericay Wooded Hills and Ridges

### 2.2.3 Qualities to be safeguarded

- Important green finger extending the wooded ridge to east into built areas of Billericay to the west
- Diverse mixed native woodland and understorey flora under active management including coppice rotation
- Management of pasture meadows to south west
- Woodbank and ditch earthworks to perimeter of Norsey Wood
- Bronze Age burial mounds and Roman and Iron Age settlement in Norsey Wood
- Balancing recreational access with biodiversity and historic environment objectives
- Protect from any peripheral encroachment from residential development and related activity

### 2.2.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending around east of Billericay urban area
- There is a close visual relationship with the surrounding residential properties, with the back gardens of many looking out onto the woodland

### 2.2.5 Capacity for different land uses

- *Residential* – No opportunity for further development due to designations and importance for recreation
- *Commercial* – No opportunities for development due to designations and importance for recreation
- *Recreational* – Opportunities relate to informal recreation and a focus on biodiversity and historic interest

**2.2.6 Capacity and sensitivity assessment**

02.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure	√					
	Complexity/ Scale					√	
	Historic Character					√	
	Condition					√	
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>9</b>
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view			√			
	Views towards landmark buildings/ features			√			
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>4</b>	<b>0</b>	<b>16</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>0</b>	<b>12</b>	<b>4</b>	<b>4</b>	<b>25</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic designations					√	
	Scenic Beauty					√	
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>0</b>	<b>12</b>	<b>4</b>	<b>6</b>	<b>27</b>

**Preliminary landscape capacity rating based on raw score – No or Very Low**

**Final relative landscape capacity rating – No/Very Low**

## 2.3 Area 3

### 2.3.1 Location and description

A small scale area of land to the north east of Billericay. Potash Road forms the south west boundary of the area and also with the urban area. The western boundary extends along Stock Road (B1007). The eastern boundary extends into Forty Acre Plantation to the Borough boundary. The land use comprises a mix of pasture, woodland, scrub and individual houses and outbuildings. The part of Forty Acre Plantation within the Borough is designated as a LoWS. To the north, just outside the Borough boundary there is also a rugby and tennis club.

### 2.3.2 Landscape Character Area

LCA 10 East Billericay Wooded Hills and Ridges

### 2.3.3 Qualities to be safeguarded

- Small scale pattern of land use
- Historic field patterns and boundaries
- Mature roadside trees and rural character of Potash Road
- Areas of woodland and meadows
- Forty Acre Plantation LoWs

### 2.3.4 Relationship with adjacent areas

- Forms part of the wider landscape character area extending around east of Billericay urban area, although enclosed character makes it feel separate
- Soft interface with Billericay urban area
- Small scale character extends to north into Chelmsford City area, but limited distant views

### 2.3.5 Capacity for different land uses

- *Residential* – Limited opportunities. Potential scope to absorb a few individual units or very small developments. However, the existing pattern and balance of rural character should not be affected.
- *Commercial* – No opportunities due to lack of existing commercial properties
- *Recreational* – No opportunities likely due to lack of access and small scale ownership areas

**2.3.6 Capacity and sensitivity assessment**

03.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	√					
	Vegetation enclosure	√					
	Complexity/ Scale					√	
	Historic Character					√	
	Condition				√		
	<b>Sub Total</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>14</b>
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view			√			
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	<b>0</b>	<b>12</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>21</b>
<b>Landscape Sensitivity (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>10</b>	<b>12</b>	<b>9</b>	<b>2</b>	<b>2</b>	<b>35</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations			√			
	Scenic Beauty				√		
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>5</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>10</b>	<b>12</b>	<b>12</b>	<b>4</b>	<b>2</b>	<b>40</b>

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Medium**

## 2.4 Area 4

### 2.4.1 Location and description

Area of paddocks, recreation and woodland to the north of Billericay urban area. Located north of Rosebay Avenue and Queen's Park Avenue and extending to the Basildon Borough Boundary. The land area comprises a golf course and country club, Country Park, small scale paddocks with scattered farms, dwellings and woodland.

### 2.4.2 Landscape Character Area

LCA 11 North West Billericay Wooded Farmland

### 2.4.3 Qualities to be safeguarded

- Historic coaxial field patterns and boundaries
- Local Wildlife Sites (LoWS) and Queen's Park Country Park
- Public rights of way across farmland and access to the Country Park
- Value of area for recreation – formal and informal
- Mature oak and birch woodland of North Nook and Queen's Park and hedgerows along field boundaries and adjacent roads.
- Views from plateau towards Brentwood to the west and Chelmsford to the north, with attractive views across Stock Brook Manor

### 2.4.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending south across wooded farmland around the north west of Billericay urban area
- Particularly enclosed from view around the country park with strong tree belts and mature woodland
- Views open up across the golf course from Queen's Park Avenue and adjacent residential areas
- Connected with public footpaths from Billericay

### 2.4.5 Capacity for different land uses

- *Residential* – No opportunity for large scale residential development. Possible opportunity for small scale residential development on the grass field north of Queen's Park Avenue between the Country Park woodland and Stock Brook Golf and Country Club.
- *Commercial* – No opportunities as commercial development is not part of the existing character.
- *Recreational* – Opportunities for extending public rights through areas of woodland and expanding the country park to the east. Formal activity well provided with Golf Course and Riding Stables.

**2.4.6 Capacity and sensitivity assessment**

04.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	8	0	6	0	14
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence	√					
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	5	12	3	2	0	22
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	20	3	8	0	36
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic designations				√		
	Scenic Beauty				√		
	<b>Sub Total</b>	0	0	0	4	0	4
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	20	3	12	0	40

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Low** (reduced from low rating due to presence of two D score for primary criteria – openness to public view and designations)

## 2.5 Area 5

### 2.5.1 Location and description

Area of arable farmland, pasture and recreation fields to the north west of Billericay urban area. The railway line forms its southern boundary. The north west boundary follows the path of the Moutnessing Brook and associated streams. There is limited existing development in the area apart from at Little Cowbridge Farm, Lawness Farm, Hannakin's Farm Community Centre and some telecommunications masts.

### 2.5.2 Landscape Character Area

LCA 11 West Billericay Wooded Farmland

### 2.5.3 Qualities to be safeguarded

- Historic coaxial field patterns and boundaries
- Small ponds and river corridor of Moutnessing Brook
- Mature tree belts and woodland adjacent the residential edge and abutting rear gardens
- Public rights of way across farmland with open views extending beyond
- Open Space associated with Hannakin's Farm Community Centre and recreation facilities

### 2.5.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending north and south across wooded farmland around the north west of Billericay urban area
- Railway line forms a prominent feature in views to the south from within Area 5 and also allows views across the wooded farmland
- Moutnessing Road dissects the area leading directly into Goosebury Green residential area
- Residential edge is predominantly enclosed from view with strong tree belts and mature woodland to rear gardens and alongside the recreation facilities.

### 2.5.5 Capacity for different land uses

- *Residential* – Possible opportunity for medium scale residential development as a continuation of Goosebury Green, in the fields north of the railway line. Tree belts would need to be strengthened to mitigate any development from countryside.
- *Commercial* – No opportunities as commercial development is not part of the existing character.
- *Recreational* – Opportunities for improving public rights of way within area including along river corridor and open space facilities at Hannakin's Farm Community Centre. Opportunity to improve the grass field and small woodland, directly adjacent to the Goosebury Green residential edge, indicated as Proposed Open Space on the Basildon Borough Local Plan as a recreation facility for existing residential areas as well as potential proposed residential develop

## 2.5.6 Capacity and sensitivity assessment

05.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	8	0	6	0	14
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	12	9	0	0	21
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	20	9	6	0	35
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations		√				
	Scenic Beauty			√			
	<b>Sub Total</b>	0	4	3	0	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	24	12	6	0	42

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Medium**

## 2.6 Area 6

### 2.6.1 Location and description

Area of arable farmland and pasture separated with low clipped hedgerows/mature hedgerow trees, located between Billericay and the small settlement of Havering's Grove on the boundary with Brentwood Borough. The railway line forms the northern boundary and London Road (A129) forms the southern boundary. The western boundary follows a stream associated with the Mountnessing Brook on the Basildon Borough boundary line and the eastern boundary formed by a brook, divides the area from the smaller scale fields of Area 7. Existing built development includes Great Cowbridge Grange Farm and associated outbuildings and nurseries. Round Wood lies to the north west of the area.

### 2.6.2 Landscape Character Area

LCA 11 West Billericay Wooded Farmland

### 2.6.3 Qualities to be safeguarded

- Historic coaxial field patterns and hedged boundaries
- Public rights of way across farmland
- Views from central plateau across wooded farmland
- Round Wood LoWS
- River corridor to west and stream to east
- Mature tree belt along railway corridor and hedgerow trees

### 2.6.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending north and south across wooded farmland around the north west of Billericay urban area
- Views into area from railway line and London Road.
- The fields provide separation between the settlements of Billericay and Havering's Grove
- Area is overlooked by residential properties south of London Road and within the settlement of Havering's Grove
- Railway line a prominent feature on the horizon
- A129 forms a connection between Billericay and Brentwood

### 2.6.5 Capacity for different land uses

- *Residential* – No opportunity for large scale residential development as may lead to coalescence with Havering's Grove.
- *Commercial* – No opportunities due to open rural location and would be prominent and cause coalescence with Havering's Grove.
- *Recreational* – No opportunities apart from continued use of rights of way

**2.6.6 Capacity and sensitivity assessment**

06.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	0	6	4	1	11
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view			√			
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	4	3	6	1	14
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	0	9	10	2	25
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic designations		√				
	Scenic Beauty			√			
	<b>Sub Total</b>	0	4	3	0	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	8	12	10	2	32

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from low rating due to presence of one E score for primary criterion – openness to public view)

## 2.7 Area 7

### 2.7.1 Location and Description

Area 7 consists of a series of small to medium irregular shaped arable fields and grazed pastures separated with fragmented low clipped hedgerows and occasional mature trees. Gently sloping area with no marked landforms. It is located to the west of Billericay with the railway line forming the northern boundary and London Road (A129) forming the southern. In the south east corner beyond the area boundary there is an area of residential development with a number of extensive mature rear gardens with numerous trees.

### 2.7.2 Landscape Character Area

LCA 11 - West Billericay Wooded Farmland

### 2.7.3 Qualities to be safeguarded

- Historic coaxial field patterns and hedged boundaries
- PROW running east west across farmland to Great Cowbridge Grange Farm
- Open views to west across wooded farmland character area e.g. from remaining gap in Mountnessing Road
- Mature trees lines along boundary to residential area and to foot of railway embankment

### 2.7.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending west, north and south across wooded farmland around the north west of Billericay urban area
- Views into area from railway line and London Road. Open to views from residential properties south of London Road and within Havering's Grove
- Elevated properties on Mountnessing Road overlook the area and have views across open countryside to the west
- Railway embankment a strong boundary and prominent feature of the area
- No strong gateway/sense of arrival on entrance to Billericay from the A129

### 2.7.5 Capacity for different land uses

- *Residential* – Opportunity for medium scale residential development in keeping with existing residential patterns in the fields to the west of properties off Mountnessing Road, running in line with the shelterbelt of trees north of Courtlands and Kenilworth Close. Further screening would need to be provided to rear gardens of Mountnessing Road.
- *Commercial* – No opportunities due to strong existing residential character and relationship with countryside
- *Recreational* – Opportunities for improving field boundaries and vegetation viewed from public rights of way. Open space buffer including planting and access could be provided to the west should residential development take place.

**2.7.6 Capacity and sensitivity assessment**

07.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>		0	0	12	2	0
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view				√		
	Views towards landmark buildings/ features	√					
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence			√			
	<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√		
	<b>Sub Total</b>	5	4	6	4	0	19
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	4	18	6	0	33
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	5	4	0	0	0	9
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		10	8	18	6	0	42

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Medium**

## 2.8 Area 8

### 2.8.1 Location and description

Area of gently sloping arable plateau farmland and grass fields to the west of Billericay. The Area extends to the Borough boundary to the west and follows part of Tye Common Road to the south east. Other boundaries are formed by fragmented clipped hedgerows and scattered trees on field boundaries shared with areas 9a/9b, 11 and 71. The northern boundary runs up to London Road (A129) encompassing the residential development and plant nursery. Other existing built development is limited to isolated Blunts Wall Farm and Elmshaws Farm. Two small areas of woodland in the south of the area were designated as Local Wildlife Sites in 2009.

### 2.8.2 Landscape Character Area

LCA 11 West Billericay Wooded Farmlands

### 2.8.3 Qualities to be safeguarded

- Coaxial rectilinear field pattern of Medieval or earlier origin – although noticeable boundary loss has taken place
- Series of small ponds, damp hollows and water channels along field boundaries
- Bluntswall Shaws LoWS containing Lowland Mixed Deciduous Woodland with varied understorey flora
- Long distance open views across farmland to wooded skyline to the west
- Mature tree belts along boundary to built development to the north

### 2.8.4 Relationship with adjacent areas

- Forms part of wider landscape character area of West Billericay Wooded Farmlands wrapping around the north west of the town
- The area is separated from the urban edge of Billericay by Areas 9a and 9b and shows similar characteristics to 9a
- Limited views into the area from roads but where they are available the fragmented vegetation within the area allows long distant views across open farmland
- Some residential properties to the north will overlook the area from first floor windows but boundary vegetation is relatively strong

### 2.8.5 Capacity for different land uses

- *Residential* – No opportunities for large scale development as the area is slightly isolated from the main part of Billericay and intrude on open views from the west. There could however be the opportunity to develop in the fields to the north, making associations with existing development in Havering's Grove and along London Road and utilising the strong tree belts on property boundaries

- *Commercial* – Limited opportunities unless it was small scale and linked to existing farms or existing commercial properties on London Road
- *Recreational* – Possible opportunities to extend the recreation facilities in area 9b west into the small scale fields north east of Blunts Wall Farm

**2.8.6 Capacity and sensitivity assessment**

08.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	0	9	4	0	13
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	8	6	4	0	18
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	15	8	0	31
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations			√			
	Scenic Beauty			√			
	<b>Sub Total</b>	0	0	6	0	0	6
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	8	21	8	0	37

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from low rating due to presence of two D score for primary criteria – relationship with existing urban form and effect on coalescence)

## 2.9 Area 9A (Southern part)

### 2.9.1 Location and description

Area of gently sloping, arable farmland to the west of Billericay. The land area comprises two large fields, a small amount of roadside residential properties and Kingsmans Farm. Fragmented clipped hedgerows with occasional trees form the field and area boundaries to the south and west. Blunts Wall Road borders the area to the north and Tye Common Road forms the eastern boundary. Residential properties east of Tye Common Road form a prominent built edge between Billericay and the farmland to the west. No existing designations on area and no public access.

### 2.9.2 Landscape Character Area

LCA 11 North West Billericay Wooded Farmland

### 2.9.3 Qualities to be safeguarded

- Historical irregular field patterns – although now remnant following field boundary loss in late 1960-1970's
- Planting associated with Kingsmans Farm and associated agricultural buildings
- Long distance open views across farmland to wooded skyline to the west

### 2.9.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending north, west and south across wooded farmland from Billericay urban area
- Poor field boundaries and limited vegetative enclosure allow very open views across the area from residential properties east of Tye Common Road
- Open views across area from public roads to the north and east
- Existing development north of the area includes Mayflower Community Hospital and further residential properties

### 2.9.5 Capacity for different land uses

- *Residential* – Opportunities to extend residential development from Tye Common Road to the west. Views into the area are very open from and to the west but there is an opportunity to create an open space buffer beyond new development to soften an already intrusive urban edge.
- *Commercial* – Limited opportunities unless small scale and linked to existing Kingsmans farm
- *Recreational* – Opportunities to provide either further formal recreation use or informal open space should new residential development be proposed. Scope for new public access routes.

**2.9.6 Capacity and sensitivity assessment**

09A		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure				√		
	Complexity/ Scale			√			
	Historic Character			√			
	Condition		√				
	<b>Sub Total</b>	0	4	9	2	0	15
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view					√	
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	8	3	4	1	16
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	12	6	1	31
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	5	4	0	0	0	9
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	16	12	6	1	40

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Low** (reduced from low rating due to presence of two D score for primary criteria – openness to public view and limited vegetation enclosure)

## 2.9 Area 9B (Northern part)

### 2.9.7 Location and description

Area of small scale, gently sloping pastures and sports fields to the west of Billericay. The Area boundaries follow the A129 to the north, Blunts Wall Road to the south and a built development edge to the east. The area is relatively well enclosed by tree belts and good quality hedgerows, but occasional gaps on the western field boundary and rising landform outside the area means the area is more open to views from the west. Land uses include a variety of formal sports facilities occupied by the town football, cricket and tennis clubs with associated club houses and car parks. No designations in area.

### 2.9.8 Landscape Character Area

LCA 11 North West Billericay Wooded Farmland

### 2.9.9 Qualities to be safeguarded

- Historic rectilinear field patterns still retained between mixed sports pitches and associated uses
- Strong tree belts and hedgerows enclosing the area and along field boundaries
- Local sports facilities
- Undeveloped gap to north of area adjacent to London Road

### 2.9.10 Relationship with adjacent areas

- Character influenced by proximity to urban area to north and east and distinct from wider wooded farmland to west and south
- Cricket pitch is more open to views from the west
- Some views across small scale fields are available from south west of the A129 with Greenleas Nursery buildings prominent in the centre of the Area
- Views from properties north of London Road are blocked by mature hedgerows and trees.

### 2.9.11 Capacity for different land uses

- Residential – Possible opportunities for small scale residential development in enclosed fields west of Heath Close and Western View. Further development west would start to impact on separation between Billericay and Havering's Grove and would only result from the loss of existing recreation facilities
- Commercial – No opportunities
- Recreational – Opportunities to improve existing sports facilities and connect spaces to form an increased formal recreation hub. Existing rights of way within the area and to west could also be improved.

**2.9.12 Capacity and sensitivity assessment**

09B		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character			√			
	Condition			√			
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>9</b>	<b>2</b>	<b>0</b>	<b>15</b>
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view		√				
	Views towards landmark buildings/ features	√					
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	<b>5</b>	<b>12</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>23</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>16</b>	<b>15</b>	<b>2</b>	<b>0</b>	<b>38</b>
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>8</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>10</b>	<b>16</b>	<b>18</b>	<b>2</b>	<b>0</b>	<b>46</b>

**Preliminary landscape capacity rating based on raw score – High**

**Final relative landscape capacity rating – High**

## 2.10 Area 10

### 2.10.1 Location and description

Area of largely sloping arable farmland west of Little Burstead with more prominent, undulating slopes in the south leading up to the highest point of Botney Hill. The southern boundary is marked by Botney Hill Road. The land reaches a plateau to the northern section. The area extends west to the Borough Boundary which runs along Blind Lane. Sudburys Farm Road forms the northern boundary and the eastern boundary follows the curving Tye Common Road which joins Billericay to Little Burstead. Much of the area is occupied by a single very large arable field where substantial boundary loss has taken place. A brook runs through middle of field. Some smaller grass fields and paddocks associated with farms remain on the east and southern sides. A triangle of land in the south east corner at Hatches Farm is more enclosed by vegetation with mature woodland within Little Burstead Common providing separation from the more open sloping farmland beyond.

### 2.10.2 Landscape Character Area

LCA 12 Burstead Sloping Farmland

### 2.10.3 Qualities to be safeguarded

- Relic medieval irregular field pattern
- Little Burstead Common LoWS containing varied habitats within Pedunculate Oak and Birch woodland, semi-improved tall grassland and a pond
- Setting of Little Burstead Conservation Area
- Number of public rights of way across open countryside
- Panoramic views from elevated ground at Botney Hill to the south towards Basildon including landmark buildings e.g. Ford Dunton and Langdon Hills
- Relatively peaceful and unaffected by built development

### 2.10.4 Relationship with adjacent areas

- Forms part of wider landscape character area of Burstead Sloping Farmland between plateau to north and Upper Crouch Valley to south
- Plotland style residential properties in Brentwood lie west of Blind Lane on the western boundary and have glimpsed views into the area through gaps in vegetation
- Roads to the north and south provide open views across the farmland, but the central plateau obscures complete views to the opposite sides

### 2.10.5 Capacity for different land uses

- *Residential* – No opportunity as the area is relatively isolated from existing development and the position on the ridge would make housing prominent in an otherwise open farmland landscape
- *Commercial* – No opportunities as development would be out of rural character

- *Recreational* – Opportunities relate to retention and enhancement of existing rights of way and some routes over very open arable fields with possible opportunities to re-establish and strengthen hedgerow boundaries

**2.10.6 Capacity and sensitivity assessment**

10.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	4	9	2	0	15
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	8	0	4	2	14
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	9	6	2	29
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations			√			
	Scenic Beauty			√			
	<b>Sub Total</b>	0	0	6	0	0	6
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	12	15	6	2	35

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from low rating due to presence of two E scores for primary criteria – relationship with existing urban form and openness to public view)

## 2.11 Area 11

### 2.11.1 Location and description

Area of gently sloping mixed plateau farmland, recreation and residential development to the south west of Billericay. The western boundary curves along Tye Common Road which connects Billericay to Little Burstead. Part of the Little Burstead Conservation Area falls within the area of land. The northern boundary abuts rear gardens of residential properties along Second Avenue, part of a triangle peninsular of residential development extending from the south west corner of Billericay. The east boundary is enclosed by mature woodland within Laindon Common. A large proportion of the area is taken up by The Burstead Golf Club which contains some of the original field patterns and well mature perimeter tree belts and younger tree planting between fairways. The western side is more open to view from the road and contains small scale arable fields divided by scattered trees and ditches. The residential properties within the area are of a traditional style and there are a number of Listed Buildings in the area including the Grade II listed Stockwell Hall, a 16th-17th century timber-framed and plastered house with the remains of a moat, as well as Coopers Cottages, a rare Essex survival of a Wealden House.

### 2.11.2 Landscape Character Area

LCA 11 West Billericay Wooded Farmlands

### 2.11.3 Qualities to be safeguarded

- Irregular field pattern of Medieval or earlier origin
- Mature tree lines providing good enclosure to the south east side and to residential properties within Little Burstead
- River Crouch headwaters and a series of associated springs within the golf course
- The Wilderness LoWS comprising woodland, a complex of ponds supporting a variety of aquatic and marginal species and a species rich hedgerow that connects to Laindon Common another LoWS that lies partly within the area
- Grade II and II\* Listed buildings including Salmons Farmhouse, Stockwell Hall and Coopers Cottages
- Public Rights of Way running through the golf course and alongside LoWS
- Little Burstead Golf club is a well maintained recreation facility that respects the historic field structure
- Little Burstead village

### 2.11.4 Relationship with adjacent areas

- Forms part of wider landscape character area of West Billericay Wooded Farmlands wrapping around the north west of the town
- The area lies on the boundary of character areas and the landform changes considerably to the south of the area with the Burstead Sloping Farmlands showing much more prominent slopes and undulations

- Properties on Second Avenue overlook the golf course with limited vegetation to rear garden boundaries
- Tye Common Road has open views across farmland on the western side of the area with a wooded skyline enclosing the golf course from view

#### **2.11.5 Capacity for different land uses**

- *Residential* – No opportunity for large scale development as it would intrude on the Little Burstead Conservation Area and affect the separation between Little Burstead and Billericay. Development would also result in the loss of recreation facilities. Possible opportunity for smaller scale development in the field to the west of Wiggins Lane, but this would result in more isolated development jutting out from the main urban area of Billericay.
- *Commercial* – No opportunities as development would be out of character and the historic landscape is sensitive to change
- *Recreational* – Opportunities mainly relate to retention and enhancement of existing rights of way with opportunities to strengthen historic field boundaries. Possible opportunities utilising the relatively flat land to the west for increasing recreation facilities in the area.

**2.11.6 Capacity and sensitivity assessment**

11.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	3	6	0	13
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features			√			
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	4	9	2	1	16
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	12	8	1	29
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations			√			
	Scenic Beauty				√		
	<b>Sub Total</b>	0	0	3	2	0	5
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	8	15	10	1	34

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from low rating due to presence of one E score and one D score for primary criteria – openness to public view and prevention of merging/coalescence)

## 2.12 Area 12A

### 2.12.1 Location and description

A triangular area of sloping land to the south of Billericay and Tye Common. The area comprises grassland fields with dividing and bordering hedges and trees and Firth Wood to the south. The area is enclosed on the north and western sides by existing residential development and Firth Wood to the south. The south east boundary follows a tree lined hedge and public footpath.

### 2.12.2 Landscape Character Area

LCA 11 West Billericay Wooded Farmland

### 2.12.3 Qualities to be safeguarded

- Internal and bordering pattern of hedges and hedgerow trees
- Firth Wood - an adjacent area of Ancient Woodland and Local Wildlife Site
- PROW by Firth Wood
- Strong vegetative edge to rear gardens of residential properties to the north and hedges to west on Frithwood Lane

### 2.12.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending to east, west and south
- Residential properties partially overlook fields to the west and north
- Bounded by Firth Wood to south
- View to sloping farmland in Area 12B to east

### 2.12.5 Capacity for different land uses

- *Residential* – Scope for development particular to west adjacent to existing development as it is relatively well contained with housing on two sides and woodland to a third boundary. Access would need to be verified and integration with existing houses on the west and north. Effect on land to east and south would need safeguarding and distant views from the north east of Area 12B to the wider countryside.
- *Commercial* – No opportunities as out of character
- *Recreational* – Opportunities to improve enclosed Public Rights of Way and potentially provide open space associated with potential development

**2.12.6 Capacity and sensitivity assessment**

12A		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character			√			
	Condition			√			
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>13</b>
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view			√			
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	<b>0</b>	<b>12</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>21</b>
<b>Landscape Sensitivity (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>0</b>	<b>16</b>	<b>15</b>	<b>2</b>	<b>1</b>	<b>34</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>8</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>16</b>	<b>18</b>	<b>2</b>	<b>1</b>	<b>42</b>

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Low** (reduced from medium rating due to presence of E score for primary criteria –slope analysis)

## 2.12 Area 12B

### 2.12.7 Location and description

Area of elevated land sloping from north east to the south west from built edge of Billericay. The area comprises several medium sized arable and meadow fields, common land, a few individual dwellings and mature woodland. The area is bordered to the northeast by existing residential development and to the north west by the grassland fields of Area 12A. The remaining western boundary and southern boundary follows the wooded edge of Firth Wood and Laindon Common. The A176 runs south from Billericay to Basildon on the eastern boundary. The ancient rectilinear field patterns e.g. to the south remain intact while some of the hedgerows along the irregular field boundaries have become fragmented. Modern development is limited to a small scattering of residential properties west of the A176 and to the north of Laindon Common.

### 2.12.8 Landscape Character Area

LCA 11 West Billericay Wooded Farmland

### 2.12.9 Qualities to be safeguarded

- Ancient rectilinear field patterns
- Internal pattern of hedges and hedgerow trees
- Firth Wood - an area of Ancient Woodland and Local Wildlife Site
- Laindon Common - a Local Wildlife Site managed by the Laindon Common Conservators
- Extensive views of countryside looking south west from the north east corner of the area on the pavement adjacent the A176 and where the PROW opens up
- Public rights of way through Laindon Common and across the sloping farmland
- Rural break and sense of separation between Little Burstead and Billericay

### 2.12.10 Relationship with adjacent areas

- Forms part of wider landscape character area extending to west and south
- Views from public footpath to grassland fields to north west and residential edge of Billericay beyond
- Overall forms an important green buffer between Billericay and Little Burstead

### 2.12.11 Capacity for different land uses

- *Residential* – Limited opportunities for development throughout area as building would significantly compromise the separation between Billericay and Little Burstead / Laindon Common. Distant views from the north east of area to wider countryside should be retained wherever possible.

- *Commercial* – No opportunities as out of character
- *Recreational* – Opportunities to improve Public Rights of Way and access to woodland

### 2.12.12 Capacity and sensitivity assessment

12B		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	0	6	1	11
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view			√			
	Views towards landmark buildings/ features			√			
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	0	9	6	0	15
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	9	12	1	26
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic designations				√		
	Scenic Beauty				√		
	<b>Sub Total</b>	0	0	0	4	0	4
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	4	9	16	1	30

**Preliminary landscape capacity rating based on raw score – No/very low capacity**

**Final relative landscape capacity rating – No/very low capacity**

## 2.13 Area 13

### 2.13.1 Location and description

Area of relatively flat, elevated landform located between south Billericay and Great Burstead. The area comprises a small field of grass and scrub in the north west corner and the school playing fields belonging to The Billericay School and Sports Centre which offers sports facilities for the public, as well as the school. There is a strong hedge around the grass field and a more fragmented hedge dividing the playing fields into two parts. The A176 forms the east and western (Laindon Road) boundaries, connecting Billericay to Noak Hill and a roundabout lies to the south. The northern part of the area extends to the school buildings which are visually prominent from certain locations.

### 2.13.2 Landscape Character Area

LCA 11 West Billericay Wooded Farmlands

### 2.13.3 Qualities to be safeguarded

- Dense tree belt and vegetation on the area's south, east and western boundaries which provide good visual enclosure from the A176 as does the elevated landform
- The playing fields are designated open space and a community resource

### 2.13.4 Relationship with adjacent areas

- The area formed part of a single field with Area 14 prior to the construction of the A176 road in the 1970's/80's. The two areas are now physically and visually separated by the link road and associated vegetation.
- Forms part of green space acting as part of the separation between Great Burstead, Little Burstead/Noak Hill and Billericay
- Limited views into and out of the area due to the strong tree belts along its boundaries
- Roadside residential properties off Laindon Road to the north have tall vegetation in rear gardens limiting private views into the area

### 2.13.5 Capacity for different land uses

- *Residential* – Limited opportunities for large scale residential development as the school playing fields are designated open space and development on them would result in the loss of recreation value. Development would result in a finger extending south from Billericay and could impact on separation between Billericay, Great Burstead and Little Burstead. Possible opportunity for a small development in the enclosed grass field south of existing residential properties off Laindon Road
- *Commercial* – No opportunities due to the designation of the area and the elevated landform would make larger scale development prominent
- *Recreational* – Opportunities to improve the school facilities as an important recreation resource for the town including the small field to the north west.

**2.13.6 Capacity and sensitivity assessment**

13.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale		√				
	Historic Character		√				
	Condition			√			
	<b>Sub Total</b>	<b>0</b>	<b>12</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>16</b>
<b>2a.Visual Factors</b>	Openness to public view	√					
	Openness to private view		√				
	Views towards landmark features	√					
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	√					
	<b>Sub Total</b>	<b>15</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>25</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>15</b>	<b>16</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>41</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations					√	
	Scenic Beauty		√				
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>15</b>	<b>20</b>	<b>9</b>	<b>0</b>	<b>2</b>	<b>46</b>

**Preliminary landscape capacity rating based on raw score – High**

**Final relative landscape capacity rating – Medium** (reduced from higher rating due to presence of two E scores for primary criteria – slope analysis and designations)

## 2.14 Area 14

### 2.14.1 Location and description

Area of sloping and undulating farmland located between East Billericay and Great Burstead. Land use appears to vary between arable to pasture. The A176 forms the western boundary and main approach to Billericay from Noak Hill. Kennel Lane forms the southern and eastern boundaries. The northern and north eastern boundaries are formed by existing development. The landform is gently sloping to the south and west. However, there is a localised valley feature to the centre and west. There are no designations in the area.

**2.14.2** Most of the existing housing adjacent to the site presents a prominent built visual edge e.g. Windmill Heights and Langham Crescent. A new area of development accessed off Bell Farm Close and Bell Hill Green now occupies the north west extension of the area (formerly the Billericay School Farm) and the built up area now extends to the south concurrent with the rear of Windmill Heights. There is a grouping of traditional individual dwellings to the south east of Kennel Lane. A single bungalow is located within the site to the south within well treed grounds.

### 2.14.3 Landscape Character Area

LCA 11 West Billericay Wooded Farmlands x

### 2.14.4 Qualities to be safeguarded

- Strong hedge to west along A176 provides good visual enclosure from road.
- Roadside nature reserve in verge along A176.
- Boundary hedges to east – intermittent and could be enhanced
- Distant views from the site over clay vale to south and east and to wooded Langdon Hills and ridge above Ramsden Bellhouse
- Elevated and prominent slopes of the site as seen from local and distant views. Built form generally set back from the plateau edge
- Contribution to rural break between Great Burstead/South Green and Billericay
- Narrow character of Kennel Lane

### 2.14.5 Relationship with adjacent areas

- The area formed part of a single field with area 13 prior to the construction of the A176 road in the 1960's/70's. The two areas are now physically and visually separated by the link road and associated vegetation.
- Views from south of area over vale towards Basildon as far as Langdon Hills
- Built form in area to north is a prominent influence. There is scope to improve the interface with the countryside.

**2.14.6 Capacity for different land uses**

- Residential – Low capacity. Limited opportunity for residential development due to prominent location and role site plays in separating Great Burstead, Noak Hill and Billericay. Area with relatively better potential is located adjacent to existing development e.g. to north. Interface to remainder of site could be improved by planting to south of existing dwellings or any future extension to provide permanent boundary to settlement.
- Commercial – Low capacity for commercial development due to visually sensitive location on sloping ground
- Recreational – Moderate /High capacity. Short length of footpath to east of poor condition. Scope for increased informal recreation and accessibility.

**2.14.7 Capacity and sensitivity assessment**

14.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure			√			
	Complexity/ Scale		√				
	Historic Character		√				
	Condition			√			
	<b>Sub Total</b>	0	8	6	0	1	15
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view				√		
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	0	6	8	0	14
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	12	8	1	29
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	5	0	3	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	8	15	8	1	37

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of one E score and two D scores for primary criteria – slope analysis, openness to public view and coalescence )

## 2.15 Area 15

### 2.15.1 Location and description

An area of sloping farmland to the west of the Great Burstead and South Green, comprising small to medium scale arable farmland and grass fields. Fragmented tree lines and hedgerows run along field boundaries. There is a pond network and an area of developing secondary woodland in the north east corner. The area is bounded by roads or residential development on all four sides with Noak Hill Road to the west, Kennel Lane to the north and east and Church Street to the south. Existing development within the area is limited to some scattered farms and there are no ecological designations.

### 2.15.2 Landscape Character Area

LCA 11 West Billericay Wooded Farmland

### 2.15.3 Qualities to be safeguarded

- Coaxial field patterns, medieval in origin despite some loss to field boundaries
- Mature and intact vegetation along field boundaries and on parts of the western side of Kennel Lane providing screening to residential development
- Separation between Great Burstead, South Green and Noak Hill.
- Open character adjacent to A176 and open views across farmland and wooded countryside
- Framed views of Grade I Listed St Mary Magdalene Church in Great Burstead
- Public rights of way across gently sloping farmland with views to the east and west

### 2.15.4 Relationship with adjacent areas

- Forms part of wider landscape character area of West Billericay Wooded Farmland
- The land provides a green screen to existing development in views from the west
- Very open views across the area from Noak Hill Road and the residential properties along it
- Properties along Kennel Lane also overlook the area with limited screening from low fragmented hedgerows

### 2.15.5 Capacity for different land uses

- *Residential* – No opportunity for large scale residential development as it would compromise the separation between Great Burstead, Noak Hill and South Green. Possible opportunity for small scale residential development in the arable fields on the lower

ground to the east, adjacent existing development on Church Street as this would retain the more open wooded skyline in views from the west.

- *Commercial* – No opportunities due to the impact on separation between settlements
- *Recreational* – Opportunities relate to enhancement of existing public rights of way, strengthening hedgerows and field boundaries

### 2.15.6 Capacity and sensitivity assessment

15.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	0	6	4	1	11
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view				√		
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	4	0	8	1	13
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	6	12	2	24
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	5	0	3	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	4	9	12	2	32

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of two E scores and one D score for primary criteria – slope analysis, prevention of coalescence and openness to public view)

**2.16 Area 16****2.16.1 Location and description**

A linear area of land to the west of Noak Hill Road (A176). It comprises a number of small rectilinear arable fields and grass fields in the northern half and rear gardens with a wooded edge belonging to properties on Noak Hill Road in the southern half. These form the ribbon development settlement of Noak Hill. The western boundary is formed by the vegetated course of the River Crouch. The northern boundary follows the path of Laindon Common Road till it meets the junction with Noak Hill Road.

**2.16.2 Landscape Character Area**

LCA 12 Burstead Sloping Farmland

**2.16.3 Qualities to be safeguarded**

- Remaining rectilinear field pattern in parts not impacted upon by residential development
- Dense vegetation along the areas perimeter and delineating residential properties and gardens
- Band of tree lines along the River Crouch forming a woodland corridor between Little Burstead and Noak Bridge belonging to the wider Little Burstead Woods LoWS
- Separation between Noak Hill, Little Burstead and Great Burstead
- Public Rights of Way along the lower valley slopes of the River Crouch
- The break in housing opposite the access road to Great Burstead allows for extended views across open farmland with wooded skylines on both east and west sides, including views towards St Mary the Virgin Church Little Burstead and St Mary Magdalene, Great Burstead

**2.16.4 Relationship with adjacent areas**

- Forms part of wider landscape character area of Burstead Sloping Farmland
- Residential properties within Noak Hill overlook the area and their gardens form part of the area
- Beyond the ribbon development there are some views to the wider countryside and here the existing development is generally well screened by vegetation

### **2.16.5 Capacity for different land uses**

- *Residential* – No opportunity for large scale development as it would compromise separation between Noak Hill and Great Burstead and Little Burstead and may result in the area becoming over developed. Possible opportunity for a small number of properties either side of Blackmore Farm in the northern part of the area running up to the boundary with the football club.
- *Commercial* – No opportunities due to the small scale of the area and the close proximity of existing houses and Little Burstead conservation area
- *Recreational* – Opportunities to extend Public footpath further north along the River Crouch to connect with other existing footpaths that provide access to local historic features such as Laindon Common, St Mary the Virgin Church and Little Burstead. Also possible opportunities to utilise the field east of the existing football pitch for further recreation use.

**2.16.6 Capacity and sensitivity assessment**

16.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale					√	
	Historic Character			√			
	Condition				√		
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>11</b>
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view					√	
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>14</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>0</b>	<b>8</b>	<b>9</b>	<b>4</b>	<b>4</b>	<b>25</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations			√			
	Scenic Beauty			√			
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>0</b>	<b>8</b>	<b>15</b>	<b>4</b>	<b>4</b>	<b>31</b>

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of two E scores for primary criteria – slope analysis and coalescence)

## 2.17 Area 17

### 2.17.1 Location and description

An area of sloping mixed farmland and low density Plotlands development. The western boundary is marked by Rectory Road, the southern boundary by the Dunton Brook and the eastern boundary by the River Crouch. The northern boundary runs up to Laindon Common Road in Little Burstead village. The area contains a number of medium scale arable fields, smaller scale pastures and a number of small to medium woodlands and tree groups. There is a strong network of mature hedges and containment by vegetation. Two areas of Plotlands occur at The Chase/Green Lane to the south and Broomhills Chase to the north; both include substantive areas of vegetation which conceals their presence in the wider landscape even in the winter months. Broomhills Farm occupies a location at the centre of the area.

### 2.17.2 Landscape Character Area

LCA 12 Burstead Sloping Farmland

### 2.17.3 Qualities to be safeguarded

- Rectilinear field system of ancient and possibly Saxon origin – locally broken by the diagonal course of the upper River Crouch
- Hedgerows following the historic field pattern throughout much of the area which provide good containment
- Areas of mature woodland cover and linear tree belts including LoWS adjacent to River Crouch
- Number of public rights of way across the areas running up the slopes
- Little Burstead village

### 2.17.4 Relationship with adjacent areas

- Forms part of wider landscape character area of Burstead Sloping Farmland between plateau to north and Upper Crouch Valley to south
- Area 69 to west is much more open in character. Area 16 to east is more enclosed and well vegetated restricting views to east.

### 2.17.5 Capacity for different land uses

- *Residential* – Opportunity for individual redevelopment or small scale schemes in existing Plotlands subject to retaining enclosed and well vegetated character. Very limited scope elsewhere.
- *Commercial* – No opportunities due to rural location and small/medium scale landscape with some residential use
- *Recreational* – Opportunities to manage and enhance existing rights of way

**2.17.6 Capacity and sensitivity assessment**

17.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	0	6	1	11
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view			√			
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	4	12	2	0	18
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	12	8	1	29
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations			√			
	Scenic Beauty			√			
	<b>Sub Total</b>	0	0	6	0	0	6
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	8	18	8	1	35

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of one E score and one D score for primary criteria – slope analysis and prevention of coalescence)

## 2.18 Area 18

### 2.18.1 Location and description

An area of sloping largely open arable farmland. The northern boundary is marked by Botney Hill Road at the highest ground around Botney Hill sloping down to Dunton Road in the south. The western boundary extends to the Borough boundary and the eastern boundary to an adjacent area of arable farmland. Isolated blocks of woodland are located to the corners of the area and a number of pasture fields to upper slopes to north west. St. Margret's Farm and Chase Farm on higher ground with some prominent modern farm buildings at Chase Farm. Field to the south boundary used for seasonal events.

### 2.18.2 Landscape Character Area

LCA 12 Burstead Sloping Farmland

### 2.18.3 Qualities to be safeguarded

- Rectilinear field system of ancient and possibly Saxon origin
- Four LoWS's including Botney Hill Wood, Gravelpit Wood, linear Green Lane and meadow
- Hedgerows following historic field pattern particularly between pasture fields to north west and along Green Lane
- Number of public rights of way across open countryside running north south up slopes
- Open views up to slopes from south to part wooded horizon
- Panoramic views from elevated ground to the south over area and towards Basildon including landmark buildings e.g. Ford Dunton and Langdon Hills
- Sense of relative isolation and tranquillity

### 2.18.4 Relationship with adjacent areas

- Forms part of wider landscape character area of Burstead Sloping Farmland between plateau to north and Upper Crouch Valley to south
- Area 69 to east very similar in character
- Views to west towards Brentwood Borough which has similar character although distant views contained by woodland blocks on higher ground

### 2.18.5 Capacity for different land uses

- *Residential* – No opportunity due to open isolated location.
- *Commercial* – No opportunities due to open isolated location
- *Recreational* – Opportunities relate to retention and enhancement of existing rights of way and some routes over very open arable fields together with some associated hedgerow restoration

**2.18.6 Capacity and sensitivity assessment**

18.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure				√		
	Complexity/ Scale			√			
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	0	3	6	1	10
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features					√	
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development					√	
	<b>Sub Total</b>	0	8	0	0	4	12
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	3	6	5	22
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations				√		
	Scenic Beauty			√			
	<b>Sub Total</b>	0	0	3	2	0	5
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	8	6	8	5	27

**Preliminary landscape capacity rating based on raw score – No/Very Low**

**Final relative landscape capacity rating – No/Very Low**

## 2.19 Area 19

### 2.19.1 Location and description

Area of gently sloping grazed farmland to north west of Basildon. The area comprises a series of small to medium scale rectilinear fields and a small area of plotland style development associated with the hamlet of Dunton Wayletts. The eastern boundary wraps around the long rear gardens of the residential properties fronting Brentwood Road. There are some open storage/commercial areas near the A127. The area is bordered to the south by the A127 and extends to the Basildon Borough Boundary to the west. There are no ecological designations in the area.

### 2.19.2 Landscape Character Area

LCA 13 Dunton Settled Claylands

### 2.19.3 Qualities to be safeguarded

- Grid-like, rectilinear field patterns, possibly from Middle Saxon origin
- Public bridleway across pastures to the south
- Strong hedgerows on the western side of Dunton Road opposite residential ribbon development.
- Small area of mature woodland that extends from the Local Wildlife Site at Gravelpit Wood east of the area (the part inside the area boundary is not designated)

### 2.19.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending south across open farmland to the west of the urban edge of Basildon.
- Fragmented tree lines and poor hedgerows surrounding forming field boundaries allow views across from the A127
- The area has poor pedestrian connections with the urban edge of Basildon as the A127/B148 junction forms a barrier

### 2.19.5 Capacity for different land uses

- *Residential* – Limited opportunity for residential development due to the presence of the A127 as a barrier and the relative isolation from the existing residential areas in Basildon and associated amenities.
- *Commercial* – Low capacity for commercial development directly north of the A127 utilising transport links, but again development would be relatively isolated and very open to view
- *Recreational* – Limited opportunity.

**2.19.6 Capacity and sensitivity assessment**

19.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure				√		
	Complexity/ Scale				√		
	Historic Character			√			
	Condition		√				
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>14</b>
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features			√			
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence	√					
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>19</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>8</b>	<b>12</b>	<b>8</b>	<b>0</b>	<b>33</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>10</b>	<b>12</b>	<b>12</b>	<b>8</b>	<b>0</b>	<b>42</b>

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of three D scores for primary criteria – Vegetation enclosure, openness to public view and relationship with urban built form)

## 2.20 Area 20

### 2.20.1 Location and description

Area of gently sloping arable farmland and sports fields north of Basildon. The narrow area is bounded by the A127 to the south and Dunton Road to the north. The land slopes up to the A127 where the traffic is locally prominent. It is bordered to the west by a junction with an overpass for the A127 and B148. It extends east to the rear gardens of properties on Kings Road in the neighbourhood of Steeple View. Existing development includes small sporadic clusters of residential properties and Steeple View Farm. Field boundaries are defined by fragmented low hedges, occasional mature trees and some denser tree belts to the west. Dunton Brook crosses the west of the area where it runs through the rear gardens of properties on Dunton Road before flowing east to meet the River Crouch. There are some sports pitches to the west of the area. There are no ecological designations in the area.

### 2.20.2 Landscape Character Area

LCA 9 Upper Crouch Valley Farmlands

### 2.20.3 Qualities to be safeguarded

- Views across open farmland to St Mary the Virgin Church in Little Burstead to the north
- Tree belts shielding the busy A127 road and junction to the west
- PROW running north from Steeple View Farm across farmland to Little Burstead
- Sense of separation of open land from Basildon created by A127

### 2.20.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending as a western finger from the farmland of the Upper Crouch Valley to the east
- Close to former small settlements of Dunton Wayletts and Broomhills Plotlands
- Extends to development at Noak Bridge to east
- Views across the area are extremely open from the A127 and Dunton Road with hedgerows often sat beyond a grass verge and ditch. There are limited hedgerow trees to centre and east.
- The A127 forms a strong barrier between the area and the urban edge of Basildon

### 2.20.5 Capacity for different land uses

- *Residential* – Opportunities for residential development are limited in this area without major change in character due to the openness of the area to the A127 and the barrier this forms to associations with existing built development. Possible opportunity to extend residential development slightly to the west of Kings Road towards Steeple View Farm.
- *Commercial* – Limited opportunities for commercial development due to the extensive open countryside north of the area. Any large scale built development would impact on

long distance views and the open countryside between Basildon and Little Burstead and Billericay.

- *Recreational* – Opportunities to improve/extend existing sports fields and for enhanced informal recreation from Steeple View

**2.20.6 Capacity and sensitivity assessment**

20.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character		√				
	Condition		√				
	<b>Sub Total</b>	0	8	9	0	0	17
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence	√					
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	5	4	3	4	1	17
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	12	12	4	1	34
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	5	4	0	0	0	9
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		10	16	12	4	1	43

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Low** (reduced from Low rating due to presence of one E score and one D score for primary criteria – openness to public view and relationship with built edge)

## 2.21 Area 21

### 2.21.1 Location and description

Area of farmland on the lower valley slopes of Dunton Brook, an associated tributary of the River Crouch. The area comprises 3 large scale arable fields, with a smaller arable field and disused nursery buildings to the east separated by a stream. The Area is bounded by Dunton Brook/River Crouch to the north, the A176 to the east, Dunton Road to the south and Rectory Road to the west. To the east the boundary runs up to the rear gardens of residential properties within the ribbon settlement of Noak Hill which adjoins Great Burstead and Little Burstead. Land in the north east corner adjacent housing provides a seasonally wet washland balancing pond, owned and managed by the Environment Agency. Existing built development is limited to Laidon Barn and Barn Farm on Dunton Road and a disused nursery. Electricity pylons running diagonally north east through the area have an intrusive impact on internal views. The residential development of Steeple View lies to the south. Green Lanes/The Chase Plotland lies adjacent to the north of the area.

### 2.21.2 Landscape Character Area

LCA 9 Upper Crouch Valley Farmland

### 2.21.3 Qualities to be safeguarded

- Dunton Brook/River Crouch corridor and associated wildlife
- Open views across open countryside to the north west from Dunton Road including landmark feature of St Mary the Virgin Church
- Important rural break and sense of separation between Steeple View/Basildon and Noak Hill/Little Burstead
- Two Public Rights of Way running across open farmland and crossing Dunton Brook
- Stretches of mature tree belts along Dunton Brook and the stream east of the largest field

### 2.21.4 Relationship with adjacent areas

- Forms part of wider landscape character area following the Crouch Valley from east to west between Billericay and Basildon
- Linear development of Noak Hill and more Plotlands development of The Chase lie north of the Area with the Brook forming separation
- Residential properties south of Dunton Road including Noak Bridge have very open views across the area with no screening roadside vegetation
- Limited sense of arrival or gateway to Basildon from Billericay on the A176
- Redundant glasshouses within old nursery are an intrusive feature within the landscape
- Roads on three sides, one through the middle and two public footpaths running across the fields make the area very open to public view

### **2.21.5 Capacity for different land uses**

- *Residential* – No opportunities for large scale development as this would compromise the separation between Basildon and Noak Hill. The area is important in providing open views east and west along the Crouch Valley
- *Commercial* – No opportunities for development as the land is valued as a green break between settlements and development would highly impact on overlooking residential properties.
- *Recreational* – Continued use for informal recreation. The Brook corridor could be improved as a wildlife corridor with extended rights of way. Use as formal sports would increase sub-urban influence between settlements and not recommended.

**2.21.6 Capacity and sensitivity assessment**

21.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure				√		
	Complexity/ Scale			√			
	Historic Character			√			
	Condition		√				
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>9</b>	<b>2</b>	<b>0</b>	<b>15</b>
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view				√		
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape</b>	Scope to mitigate the development					√	
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>10</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>0</b>	<b>4</b>	<b>12</b>	<b>6</b>	<b>3</b>	<b>25</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>8</b>	<b>12</b>	<b>6</b>	<b>3</b>	<b>34</b>

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of two E scores and one D score for primary criteria – openness to public view, coalescence and limited vegetation enclosure)

## 2.22 Area 22

### 2.22.1 Location and description

Area of farmland on the lower valley slopes of the Upper Crouch Valley. The area comprises a number of medium to large scale arable fields. There is a private airstrip close to Barleylands Road. The Area is bounded by River Crouch to the north, the Barleylands Road to the east, A176 to the west, with Wash Road and the built edge of Noak Bridge to the south. Existing built development is limited to Benson Farm and Watch House Farm to the south and the Barleylands Council Depot to the north east corner and the Forest Glade Football Club situated adjacent to the depot. Electricity pylons run through the areas from west to east and have an intrusive impact on internal views. Noak Bridge to the south marks the outer extent of Basildon and Noak Hill the closest visible form of development rising up towards Billericay and Great Burstead.

### 2.22.2 Landscape Character Area

LCA 9 Upper Crouch Valley Farmland

### 2.22.3 Qualities to be safeguarded

- River Crouch corridor and associated wildlife
- Rectilinear field system of ancient and possibly Saxon origin – has suffered from some boundary loss but still reasonably intact as units
- Hedgerows and trees following the historic field pattern
- Open views across open countryside to north, west and east from public roads
- Important open break and sense of separation between Noak Bridge/Basildon and Noak Hill/Great Burstead
- Number of public footpaths running across the arable farmland

### 2.22.4 Relationship with adjacent areas

- Forms part of wider landscape character area along Upper Crouch Valley from east to west between Billericay and Basildon. Open views to adjacent Areas 21 to west and 24 to east. Pylons runs through same areas
- Noak Bridge forms clear edge to Basildon to south
- Limited sense of arrival or gateway to Basildon from Billericay on the A176
- Open views across to Area 25 to north of River Crouch on sloping ground rising up to Great Burstead

### 2.22.5 Capacity for different land uses

- *Residential* – No opportunities for development as this would compromise the separation between Basildon and Noak Hill. The area provides part of a green corridor along the Crouch Valley

- *Commercial* – Very limited opportunities for development as the land forms a green break between settlements. Small scale opportunities limited to recycling centre if related activity and suitable for countryside location.
- *Recreational* – Continued use for informal recreation. The river corridor could be improved as a wildlife corridor with extended rights of way. Landform and land cover suitable for formal sports but would increase sub-urban influence between settlements

**2.22.6 Capacity and sensitivity assessment**

22.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure					√	
	Complexity/ Scale			√			
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	0	9	2	1	12
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view				√		
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	4	3	4	2	13
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	12	6	3	25
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	5	4	0	0	0	9
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	8	12	6	3	34

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of three E scores for primary criteria – openness to public view, coalescence and limited vegetation enclosure)

## 2.23 Area 23

### 2.23.1 Location and description

Area to the east of Eastfield Road, Noak Bridge comprising mainly small fields of pasture primarily used as horse paddocks. Area is mainly undeveloped but contains recent low density residential development along Eastfield Road (forming edge of the settlement of Noak Bridge) and small areas of development around Goodview Road to the south and Portsea House Farm to the north. Gap in housing along Eastfield Road allows views through to area beyond. Area is bounded to the north by Wash Road, to the east by a small stream lined by mature vegetation, to the south by the A127, and to the east by Eastfield Road. Block of mature mixed woodland adjacent to the A127 forms part of the Noak Bridge Nature Reserve, which is also a Local Wildlife Site.

### 2.23.2 Landscape Character Area

LCA 8 Crays Hill Settled Claylands

### 2.23.3 Qualities to be safeguarded

- Historic field pattern
- Field hedgerows and mature hedgerow trees
- Mature vegetation along stream
- Woodland block – Local Wildlife site
- Laindon Ponds House – Grade II listed seventeenth century (and later) house and associated moat
- Broad grass verge along southern edge of Wash Road
- Undeveloped frontage to A127

### 2.23.4 Relationship with adjacent areas

- Eastfield Road forms clearly defined edge to Noak Bridge
- Area performs significant role in separation between Noak Bridge and Crays Hill plotlands
- A127 forms strong boundary to urban edge of Basildon to the south
- Glimpsed views into the area from Wash Road and Eastfield Road

### 2.23.5 Capacity for different land uses

- *Residential* – Limited opportunity for small scale low density residential development on Goodview Road. No opportunities in remainder of area due to: historic character and condition of the landscape; importance of area in retaining separation between Noak Bridge and Crays Hill and designation of some of the area as LoWS.
- *Commercial* – No opportunities as scale and character of commercial development would be inappropriate to the area and the rural and residential character of adjoining areas
- *Recreational* – Opportunities for creation of public open space and playing fields which would allow openness and character of the landscape to be maintained.

**2.23.6 Capacity and sensitivity assessment**

23.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure		√				
	Complexity/ Scale			√			
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	6	4	0	14
<b>2a.Visual Factors</b>	Openness to public view		√				
	Openness to private view			√			
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	8	9	2	0	19
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	15	6	0	33
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations			√			
	Scenic Beauty			√			
	<b>Sub Total</b>	0	0	6	0	0	6
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	12	21	6	0	39

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Medium**

## 2.24 Area 24

### 2.24.1 Location and description

Area of open landscape to the south of Barleylands Farm comprising mainly of sports pitches and farmland used for events such as the annual county and garden shows. It also has a small camping and caravan site and some arable farmland on the west side. A large agricultural reservoir is located in the north east corner of the area adjacent to Whites Bridge Farm. Historic field pattern is evident throughout the area although there has been a significant loss of field hedgerows. Area is bounded by Barleylands Road to the west, tree-lined ditches to the north and east (tributaries of the River Crouch) and Wash Road to the south. There are frequent open views across the area from the adjacent roads and the public footpath which crosses through the middle of the area. The area is primarily undeveloped land other than Whites Farm and low density development along Wash Road.

### 2.24.2 Landscape Character Area

LCA 9 Upper Crouch Valley

### 2.24.3 Qualities to be safeguarded

- Historic field pattern
- Field hedgerows and mature hedgerow trees (where present and reinstatement of hedgerows where currently lost)
- Open views across the area from Wash Road, Barleylands Road, Southend Road and public footpath
- Mature vegetation along streams
- Daniels Farm – Grade II listed seventeenth century (and later) house
- Playing fields and recreational facilities

### 2.24.4 Relationship with adjacent areas

- Provides important playing pitch facilities for the Borough
- Affords significant open views across the Upper Crouch Valley (highly valued by local community)

### 2.24.5 Capacity for different land uses

- *Residential* – No major opportunities for development due to: open, rural character of landscape; openness to public view from surrounding roads; absence of vegetation screening the area; role of area in preventing merging/coalescence between Billericay and Basildon and role of area as public playing fields. Possible opportunity for limited small scale residential development at Willow Park on Wash Road within existing trees.
- *Commercial* – No opportunities for commercial development due to same reasons cited above.
- *Recreational* – Possible opportunities for small scale development associated with sports pitches (eg changing rooms) on edge of area.

**2.24.6 Capacity and sensitivity assessment**

24.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure				√		
	Complexity/ Scale		√				
	Historic Character			√			
	Condition			√			
	<b>Sub Total</b>	0	4	9	2	0	15
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features	√					
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	5	4	6	2	1	18
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	8	15	4	1	33
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	5	0	3	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		10	8	18	0	1	41

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E score and one D score for primary criteria – openness to public view and limited vegetation enclosure)

## 2.25 Area 25

### 2.25.1 Location and description

An area of sloping arable farmland with a few various isolated urban fringe uses to the perimeter. The western boundary is marked by the rear of the properties on Noak Hill, the northern boundary by Great Burstead and eastern boundary by Southend Road (A129). The southern boundary is formed by the vegetated course of the River Crouch. Most of the area is arable farmland with few or intermittent hedges. To the west there is a modest 9 hole golf course adjacent to Noak Hill while to the north is the cemetery associated with Great Burstead church and vegetated grounds of The Grange complex some of which are listed. To the south east is Barleylands Farm and Craft Village. This includes an agricultural museum, shops and children's activities. The location has a number of large buildings, substantial car park and hosts a range of events including an agricultural show and car boot sales.

### 2.25.2 Landscape Character Area

LCA 12 Burstead Sloping Farmland and LCA 9 Upper Crouch Valley Farmlands

### 2.25.3 Qualities to be safeguarded

- Rectilinear field system of ancient and possibly Saxon origin – has suffered from considerable boundary loss but still intact as units
- Hedgerows following the historic field pattern where still present mainly to perimeter and along River Crouch
- Number of public rights of way criss-crossing the area but lacking structure in arable fields
- The setting of Grade I St Mary Magdalene Church at Great Burstead and associated historic part of the original settlement and The Grange
- Views to Grade I St Mary Magdalene Church, Great Burstead
- Separation between Great Burstead and Noak Bridge

### 2.25.4 Relationship with adjacent areas

- Forms eastern part of wider landscape character area of Burstead Sloping Farmland
- Barleylands Farm complex forms part of the Upper Crouch Valley
- Strong visual links with open arable landscape to south with areas 22/24 and to east with area 72
- Built form of Great Burstead and Noak Hill mark north and west boundaries

### 2.25.5 Capacity for different land uses

- *Residential* – No opportunity due to open character and impact on separation between Noak Bridge and Noak Hill/Great Burstead.
- *Commercial* – Limited opportunities in association with existing Barleylands site activities where enhancing the utilitarian appearance of some structures
- *Recreational* – Opportunities to manage and enhance existing rights of way within area and extend along River Crouch. Continued use of Barleylands or a range of activities

**2.25.6 Capacity and sensitivity assessment**

25.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure				√		
	Complexity/ Scale		√				
	Historic Character			√			
	Condition		√				
	<b>Sub Total</b>	0	8	3	2	1	14
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view			√			
	Views towards landmark buildings/ features					√	
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	0	6	4	2	12
<b>Landscape Sensitivity (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	9	6	3	26
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	5	4	0	0	0	9
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	12	9	6	3	35

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of three E scores and two D scores for primary criteria – openness to public view, slope analysis, limited vegetation enclosure, prevention of merging/coalescence and vegetation enclosure)

## 2.26 Area 26

### 2.26.1 Location and description

An area of largely sloping arable farmland. The north west boundary follows Coxes Farm Road while the eastern and south west boundaries follow streams that flow into the River Crouch on the southern boundary. The field units are mainly medium in scale with a very good structure of mature hedges and trees. There are a few individual properties along Coxes Farm Road and two small commercial sites. There is also a sewage works to the north. There are no other roads or properties within the area.

### 2.26.2 Landscape Character Area

LCA 9 Upper Crouch Valley Farmlands & LCA 10 East Billericay Wooded Hills and Ridges (north west corner)

### 2.26.3 Qualities to be safeguarded

- Rectilinear field system of ancient and possibly Saxon origin
- Hedgerows and hedgerow trees following the historic field pattern which is generally good and provides local enclosure
- Intact rural character
- Linear hedgerow LoWS
- Public rights of way from Crays Hill to Great Burstead and Billericay
- Vegetated course of tributary streams leading to River Crouch
- Views to north towards wooded ridge around Ramsden Heath
- Elevated panoramic views at Briers Mount over Basildon

### 2.26.4 Relationship with adjacent areas

- Forms part of wider landscape character area of Upper Crouch Valley and edge of East Billericay Wooded Hills and Ridges
- Strong visual links with open arable landscape to south east including Areas 72 towards Crays Hill
- Open views to wooded ridge around Ramsden Heath to north

### 2.26.5 Capacity for different land uses

- *Residential* – No opportunity due to open character and impact on Upper Crouch Valley
- *Commercial* – No opportunity due to open character and impact on Upper Crouch Valley
- *Recreational* – Opportunities to manage and enhance existing rights of way within area and extend along River Crouch.

**2.26.6 Capacity and sensitivity assessment**

26.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	0	6	1	11
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	8	3	4	1	16
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	3	10	2	27
<b>3.Landscape Value</b>	Landscape, Biodiversity historic designations		√				
	Scenic Beauty			√			
	<b>Sub Total</b>	0	4	3	0	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	16	6	10	2	34

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of two E scores and one D score for primary criteria – slope analysis, relationship to urban edge and prevention of merging/coalescence)

## 2.27 Area 27

### 2.27.1 Location and description

Area of elevated and sloping mixed farmland located north east of South Green /Great Burstead. Outwood Farm Road forms the northern boundary and Southend Road (A129) the western boundary. Coxes Farm Road forms the southern and eastern boundaries. The northern boundary is also partially formed by existing residential development at Highfield Road and The Rowans, the former of which is the most visually prominent. Two local 'hills' to south east and north west and a third outside area to east at Browns Farm create a distinctive topographic character. The area comprises a mix of mainly small to medium scale fields and a number of established small holdings and individual houses set around the perimeter of the area. The field boundaries are largely intact with some erosion to the central arable fields. There are no designations in the area.

### 2.27.2 Landscape Character Area

LCA 10 East Billericay Wooded Hills and Ridges

### 2.27.3 Qualities to be safeguarded

- Irregular field pattern of medieval origin still largely intact
- Strong tree lined hedgerows to all fields boundaries provides good enclosure
- Established linear but piecemeal settlement pattern off Coxes Farm Road including some listed buildings and others within mature garden plots
- Area of regenerated scrub/woodland to north west on higher ground.
- Elevated area of undeveloped high ground beyond existing built limit of South Green /Billericay which is visible in views from across Upper Crouch Farmland to south east. Some slopes visually very prominent.

### 2.27.4 Relationship with adjacent areas

- Green linkages from countryside to east and north towards Mill Meadows nature reserve site to west and Billericay.
- Forms part of intact rural landscape similar in character to adjacent areas 26, 28 and 29

### 2.27.5 Capacity for different land uses

- *Residential* – Limited opportunity for residential development due to elevated and prominent slopes. Potential for limited individual/very small scale development in a few enclosed sites. Area of relative suitability for smaller scale development off Southend Road to west.
- *Commercial* – Low capacity for commercial development as only present through a few small open storage uses. Small to medium scale commercial units would create a prominent and unsympathetic impact on area.
- *Recreational* – Opportunity for informal recreational use as no public access currently available

**2.27.6 Capacity and sensitivity assessment**

27.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	4	3	4	1	12
<b>2a.Visual Factors</b>	Openness to public view		√				
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	12	3	4	0	19
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	16	6	8	1	31
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	5	0	3	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	16	9	8	1	39

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E score and two D scores for primary criteria – slope analysis, relationship with urban form and coalescence)

## 2.28 Area 28

### 2.28.1 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 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.

### 2.28.2 Landscape Character Area

LCA 10 East Billericay Wooded Hills and Ridges

### 2.28.3 Qualities to be safeguarded

- Irregular field pattern of medieval origin – identified as part of a rural landscape with high sensitivity to change. Field pattern to west largely intact. Smaller fields to north east enlarged from 1970's into single unit
- Strong tree lined hedgerows to most field boundaries provides good enclosure
- Area of woodland to north west to rear of Outwood Common Road
- Rural character of lanes
- Footpath through centre of area running north west – south east parallel to small stream that flows towards River Crouch
- Elevated ground and prominent slopes free from development - particularly to the north west
- Fine panoramic views from north east of area across well vegetated slopes and long distance to Langdon Hills

### 2.28.4 Relationship with adjacent areas

- Green linkages from countryside to east including wooded slopes in areas 26 and 31 towards Billericay and Mill Meadows nature reserve site to west
- Forms part of a green finger of land to adjacent residential areas and similar in character to adjacent areas 27 and 29

### 2.28.5 Capacity for different land uses

- *Residential* – Limited opportunity for residential development. Areas with relative potential located adjacent to area of existing development in lower lying areas to the west. However, development would erode the rural character and existing soft interface.
- *Commercial* – No capacity for commercial development as not present in the area

- *Recreational* – Some opportunity for formal sports on lower lying ground to the west. Increased informal recreational use would be of benefit particular to upper slopes to north east as they give fine views to south

**2.28.6 Capacity and sensitivity assessment**

28.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	8	0	6	0	14
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view				√		
	Views towards landmark features			√			
	Relationship with existing form/ edge		√				
	Prevention of merging/ c			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the de			√			
	<b>Sub Total</b>	0	4	12	2	0	18
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	12	8	0	32
<b>3.Landscape Value</b>	Landscape, Biodiversity, open space designations	√					
	Scenic Beauty				√		
	<b>Sub Total</b>	5	0	0	2	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	12	12	10	0	39

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Medium**

## 2.29 Area 29

### 2.29.1 Location and description

Area of sloping and undulating grazed farmland located between East Billericay and South Green. Green Farm Lane forms the western boundary and Outwood Common Road the southern and eastern boundary. The northern boundary is formed by existing development at Beverly Rise and The Rising. The area comprises a series of small to medium scale fields. Some of the existing housing adjacent to the site is prominent e.g. Green Farm Lane. However, vegetation adjacent to housing areas is generally in good condition. There are no designations in the area.

### 2.29.2 Landscape Character Area

LCA 10 East Billericay Wooded Hills and Ridges

### 2.29.3 Qualities to be safeguarded

- Irregular field pattern of medieval origin – identified as part of a rural landscape with high sensitivity to change
- Strong tree lined hedgerows to all fields boundaries provides good enclosure
- Elevated and prominent slopes free from development - particularly to the west as widely visibly from distant views and setting of Billericay

### 2.29.4 Relationship with adjacent areas

- Green linkages from countryside to east with Mill Meadows nature reserve site to west
- Forms part of a green finger of land to adjacent residential areas and similar in character to adjacent areas 27 and 28

### 2.29.5 Capacity for different land uses

- *Residential* – Limited opportunity for residential development. Areas with better potential are located adjacent to existing development in lower lying areas e.g. to south corner and to north east. However, even in these locations roofscapes may break skylines and become prominent.
- *Commercial* – Low capacity for commercial development as not present in area and even medium scale units would create a prominent impact on sloping ground where only smaller residential units present on adjacent area
- *Recreational* – Limited opportunity for formal sports due to sloping ground. Informal recreational use through new rights of way would be of benefit as no public access currently available and public have to use minor roads

**2.29.6 Capacity and sensitivity assessment**

29.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>6</b>	<b>1</b>	<b>11</b>
<b>2a.Visual Factors</b>	Openness to public view		√				
	Openness to private view				√		
	Views towards landmark buildings/ features	√					
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	<b>5</b>	<b>8</b>	<b>0</b>	<b>4</b>	<b>1</b>	<b>18</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>12</b>	<b>0</b>	<b>10</b>	<b>2</b>	<b>29</b>
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty				√		
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>7</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>10</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>2</b>	<b>36</b>

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of two E scores– slope analysis and coalescence)

## 2.30 Area 30

### 2.30.1 Location and description

Area of undulating ancient meadow systems and secondary woodland between south east Billericay and Great Burstead/South Green known as Mill Meadows. The area is surrounded to the north, south and west by residential development. The A129 runs along part of the western boundary and Greens Farm Lane lies to the east. Woodland, old hedgerows and ditches divide the area into smaller intimate spaces, views out of the area are limited by this tall vegetation. The boundaries are relatively well enclosed by vegetation but some areas are partly overlooked by private properties and more exposed to the A129. Most of the area (some 37 hectares) is designated as Mill Meadows Local Nature Reserve and contain a smaller section designated a SSSI (6.7hectares) based on its importance as neutral grassland. The site is managed by Basildon Borough Council and the Mill Meadows Society. The small area to the south west without designation appears to have similar qualities to the remainder. Built development in the area is limited. Gatwick House, a large Grade II listed house on elevated land overlooking meadows.

### 2.30.2 Landscape Character Area

LCA 10 East Billericay Wooded Hills and Ridges

### 2.30.3 Qualities to be safeguarded

- Important ancient meadows designated a SSSI for its unimproved neutral grassland that is in decline in the Essex landscape
- Local Nature Reserve and important informal recreation facility
- Public rights of way running through the centre of the meadows and a network of informal walking routes provide access to the meadows from residential areas
- Undulating landform providing enclosure and small scale areas of land rich in biodiversity
- Intact historic landscape pattern

### 2.30.4 Relationship with adjacent areas

- Forms part of a wider landscape character area wrapping the south and eastern side of Billericay in wooded hills and farmland
- Provides separation between residential areas of Billericay and South Green
- Glimpsed views across undulating farmland towards Crays Hill are allowed through gaps in vegetation
- Views from the A129 into the area are more open due to gaps in tree lines, boundary could be improved

### 2.30.5 Capacity for different land uses

- *Residential* – No opportunities for residential development due to its designations and its importance as an historic landscape system. Development would also result in further coalescence between Billericay and South Green.
- *Commercial* – No opportunities due to the ecological importance of the area

- *Recreational* – Management of Nature Reserve and SSSI to continue. Areas that are well enclosed by vegetation could be opened up in parts to allow extended views and improve the recreation value of walking routes.

**2.30.6 Capacity and sensitivity assessment**

30.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure		√				
	Complexity/ Scale					√	
	Historic Character					√	
	Condition					√	
	<b>Sub Total</b>	0	8	0	0	3	11
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view				√		
	Views towards landmark buildings/ features			√			
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	4	3	4	2	13
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	3	4	5	24
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations					√	
	Scenic Beauty					√	
	<b>Sub Total</b>	0	0	0	0	2	2
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	12	3	4	7	26

**Preliminary landscape capacity rating based on raw score – No/Very Low**

**Final relative landscape capacity rating – No/Very Low**

## 2.31 Area 31A (Southern part)

### 2.31.1 Location and description

An area of sloping arable farmland. The southern boundary follows the River Crouch. The remaining boundaries follow field boundaries and the northern boundary also marks a break in slope compared with the steeper Area 31B to the north. The field units are mainly medium in scale with a moderately good structure of mature hedges and trees. Land use is mainly arable but also with some pasture. A minor road Church Lane runs north south into the area from Crays Hill up to the former village church and Crays Hall Farm. The area has a remote and isolated character.

### 2.31.2 Landscape Character Area

LCA 9 Upper Crouch Valley Farmlands

### 2.31.3 Qualities to be safeguarded

- Rectilinear field system of ancient and possibly Saxon origin
- Hedgerows and hedgerow trees following the historic field pattern
- Intact rural character
- Linear LoWS to north of former church
- Public rights of way from Crays Hill to north and to wooded ridge
- Vegetated course of River Crouch and tributary streams
- Views to north towards wooded ridge around Ramsden Heath and Crays Hill to south

### 2.31.4 Relationship with adjacent areas

- Forms part of wider landscape character area of Upper Crouch Valley
- Visual and functional links landscape to west, south and east including Areas 26, 33 and 32
- Views to wooded ridge around Ramsden Heath to north and Area 31B

### 2.31.5 Capacity for different land uses

- *Residential* – No opportunity due to very rural character
- *Commercial* – No opportunity due to very rural character
- *Recreational* – Opportunities to manage and enhance existing rights of way within area and links to wooded ridge to north

**2.31.6 Capacity and sensitivity assessment**

31A		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	0	6	6	0	12
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	4	3	6	1	14
<b>Landscape Sensitivity (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	9	12	1	26
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations		√				
	Scenic Beauty				√		
	<b>Sub Total</b>	0	4	0	2	0	6
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	8	9	14	1	32

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of one E score and one D score– relationship with built form and prevention of coalescence)

## 2.31 Area 31B (Northern part)

### 2.31.7 Location of description

An area of sloping wooded arable farmland. The northern boundary extends to the borough boundary at the railway. The western boundary follows a stream and the southern boundary marks a break in slope compared with the more gently sloping Area 31A to the south. The field units are mainly medium to small in scale with a very good structure of mature hedges and trees. Land use is mix of arable and pasture and a large ancient woodland Barrenleys Wood and Moses Spring Wood extends over the borough boundary to Crays Wood. There are no roads through the area but it extends up to Outwood Farm Road at the north west corner (part of Area 28). The area has a remote and isolated character. The landscape is typical of the wooded hills in the adjacent part of Chelmsford City to the north.

### 2.31.8 Landscape Character Area

LCA 10 East Billericay Wooded Hills and Ridges

### 2.31.9 Qualities to be safeguarded

- Ancient irregular enclosure of medieval or earlier origin
- Hedgerows and hedgerow trees following the historic field pattern
- Barrenleys/Moses Spring ancient woodland designated as LoWS – improved management to protect from excessive paintballing activities needed
- Intact rural character
- PROW running east west adjacent to woodland
- Views from high ground over Crouch Valley to south
- Isolated and tranquil character

### 2.31.10 Relationship with adjacent areas

- Forms part of wider landscape character area of East Billericay Wooded Hills and Ridges
- Visual and functional links landscape to west area 28 and to east at part of area 32
- Functional links beyond railway to wooded ridge around Ramsden Heath to north

### 2.31.11 Capacity for different land uses

- *Residential* – No opportunity due to very rural and wooded character
- *Commercial* – No opportunity due to very rural and wooded character
- *Recreational* – Opportunities to manage and enhance existing rights of way within area and potential access to woodland, balanced against limiting impact on woodland from paintballing activities

**2.31.12 Capacity and sensitivity assessment**

31b.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character					√	
	Condition					√	
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>9</b>
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view	√					
	Views towards landmark buildings/ features					√	
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>14</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>4</b>	<b>3</b>	<b>6</b>	<b>5</b>	<b>23</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations					√	
	Scenic Beauty					√	
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>4</b>	<b>3</b>	<b>6</b>	<b>7</b>	<b>25</b>

**Preliminary landscape capacity rating based on raw score – No/Very Low**

**Final relative landscape capacity rating – No/Very Low**

## 2.32 Area 32

### 2.32.1 Location and description

A gently sloping area of arable land with a rural character located north of the River Crouch and to the west of the village of Ramsden Bellhouse. The area is bounded to the north by a railway line, the village of Ramsden Bellhouse to the east, the River Crouch to the south and it follows the parish boundary and a bridle path to the west. The area includes a large farmstead - Ramsden Park Farm and several large rectilinear fields mainly bordered with hedgerows and oak trees. There are a number of small water courses (tributaries of the River Crouch) running through the site.

**2.32.2** The Church of St Mary (dating to the 15th century) and the adjacent Ramsden Bellhouse Hall, (dating to the 16th Century) are located west of Church Lane. The Green Belt area also includes the back gardens belonging to the houses west of Ramsden Bellhouse (this includes the houses on Church Lane, Homestead Road and Ramsden Park Road.)

### 2.32.3 Landscape Character Area

LCA 6 Ramsden Bellhouse and Wickford Settled Clays

### 2.32.4 Qualities to be safeguarded

- Open, rural character with arable farming
- Open views across the Crouch valley from PROWs
- Mature hedgerows and hedgerow trees
- Mature trees (mainly ornamental species) in back gardens
- River Crouch and its tributaries
- Lake (adjacent to the River Crouch) surrounded by woodland
- Church of St Mary and Ramsden Bellhouse Hall, Grade II listed

### 2.32.5 Relationship with adjacent areas

- River Crouch makes clear boundary to the south
- Bridlepath running north-south and connecting Crays Hill with Ramsden Heath
- No views into the area from Church Lane due to houses lining the road
- Clear views from PROWs
- Views into the area from area 31 and Ramsden Heath, outside Borough boundary

### 2.32.6 Capacity for different land uses

- *Residential* – Limited opportunity for infill residential development around Ramsden Bellhouse with similar types of houses. Remainder of area is unsuitable for development due to strong historic character and condition of the landscape, scenic beauty and openness to private view.

- *Commercial* – No opportunities for commercial development. Large structures and commercial land uses would be inappropriate to character and scale of the landscape.
- *Recreational* – No significant opportunities for recreational development. Large structures would be inappropriate to character and scale of the landscape. Existing PROW network is good.

**2.32.7 Capacity and sensitivity assessment**

32.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale		√				
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	6	4	0	14
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view				√		
	Views towards landmark buildings/ features			√			
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	8	6	4	0	18
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	12	8	0	32
<b>3.Landscape Value</b>	Landscape, biodiversity, historic, open space designations		√				
	Scenic Beauty				√		
	<b>Sub Total</b>	0	4	0	2	0	6
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	16	12	10	0	38

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating – Medium**

## **2.33 Area 33**

### **2.33.1 Location and description**

Area of attractive open farmland landscape on the southern slopes of the Upper Crouch Valley. Area is bounded by the River Crouch to the north and west, Church Lane to the east and London Road/Crays Hill to the south. Large scale fields slope gently down towards the River Crouch. There has been some significant loss of field boundary hedgerows, but some remain intact. The area is primarily undeveloped land other than occasional development along London Road. Important long distance views across the valley to wooded hillsides in Chelmsford City particularly from London Road and Church Lane.

### **2.33.2 Landscape Character Area**

LCA 9 Upper Crouch Valley

### **2.33.3 Qualities to be safeguarded**

- Important open views across the area from Church Lane, London Road and PROWs
- Historic field pattern
- Field hedgerows and mature hedgerow trees (where present and reinstatement of hedgerows needed where currently lost)
- Mature vegetation along River Crouch
- Open landscape character
- Crays Hall Meadow Local Wildlife Site

### **2.33.4 Relationship with adjacent areas**

- Highly visible from surrounding area including some high points in adjacent areas in Chelmsford City to the north
- Important area of undeveloped land between built up areas of Crays Hill to the south and Ramsden Bellhouse to the north.
- Important contribution to sense of openness in the wider area between Wickford, Billericay and Basildon

### **2.33.5 Capacity for different land uses**

- Residential – No opportunities for development due to: open character of the landscape; prominence of sloping landform; openness to public view from the A129 and local public footpaths; separation of area from existing areas of built development and high scenic quality of the area.
- Commercial – No opportunities for same reasons cited above.
- Recreational – No opportunities as agricultural land use is important in local landscape character

**2.33.6 Capacity and sensitivity assessment**

33.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure					√	
	Complexity/ Scale		√				
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	0	4	2	10
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view				√		
	Views towards landmark buildings/ features					√	
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	0	0	6	3	9
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	0	10	5	19
<b>3.Landscape Value</b>	Landscape, biodiversity, open space designations		√				
	Scenic Beauty				√		
	<b>Sub Total</b>	0	4	0	2	0	6
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	8	0	12	5	25

**Preliminary landscape and capacity rating based on raw score – No/Very low capacity**

**Final relative landscape capacity rating - No/Very low capacity**

## 2.34 Area 34

### 2.34.1 Location and description

A substantial area of surviving plotland development and the village of Crays Hill on the southern slopes of a hill landform. Area incorporates commercial development and nurseries around Pipp's Hill and Hardings Elm Road, scattered historic farmsteads, mixed twentieth century residential development and a large Gypsy and Travellers site. Area is bounded to the south by the A127, to the east by Gardiners Lane North, to the west by fields east of Noak Bridge and by the built edge of Crays Hill (A129) along the northern edge. Area comprises of narrow lanes enclosed by hedgerows with a dense pattern of small fields, plotlands and small woodland blocks. Presence of frequent tall hedgerows, woodland areas and frequent scattered mature trees (mainly oak) within private plots and long lanes makes most of the area feel wooded.

### 2.34.2 Landscape Character Area

LCA 8 Crays Hill Settled Claylands

### 2.34.3 Qualities to be safeguarded

- Historic field pattern
- Twentieth century plotland layout
- Open views to the north from A129 across the Crouch Valley
- Great Wasketh/Wasketts Farmhouse (Grade II Listed) and its setting
- Nuttons Wood Local Wildlife Site (oak dominated wood of probable ancient origin)
- Mature oak trees (especially along Oak Lane)
- Crays Hill recreation ground and allotments – Public Open Space
- Field and roadside hedgerows (many in need of management and reinforcement planting)
- Undeveloped frontage to A127 (glimpsed views over fields from road)

### 2.34.4 Relationship with adjacent areas

- A127 forms strong boundary to urban edge of Basildon to the south
- Glimpsed views into the area from A127 (especially when vegetation not in leaf) but mainly screened by roadside hedgerow
- A127 forms barrier to movement to the south

### 2.34.5 Capacity for different land uses

- *Residential* – Opportunity for small scale low density infill residential development on limited plots along Oak Lane and adjacent roads and within Crays Hill village. No opportunities for medium or large scale development due to importance of: retaining existing vegetation; retaining rural, village character with low density development; and historic pattern of field boundaries and plotlands layout.

- *Commercial* – No opportunities. Scale and character of commercial development would be inappropriate to the rural scale and character of the area.
- *Recreational* – opportunities for creating permissive pedestrian routes along unadopted roads.

**2.34.6 Capacity and sensitivity assessment**

34.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition		√				
	<b>Sub Total</b>	0	8	3	4	0	15
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view			√			
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	0	12	9	0	0	21
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	20	12	4	0	36
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations			√			
	Scenic Beauty		√				
	<b>Sub Total</b>	0	4	3	0	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	24	15	4	0	43

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating - Medium**

## 2.35 Area 35

### 2.35.1 Location and description

An area of sloping arable farmland to the south of Borwick Lane located between Crays Hill and Wickford. The area boundaries are formed by the A127 to the south, A132 to the east, Gardiners Lane North creates the west boundary and Borwick Lane the northern. Field patterns are defined by medieval hedges with large oak trees, and roads within the area are lined with field ditches. Borwick Lane crosses the area forming a strong east-west route, but is closed to through traffic at its eastern end.

**2.35.2** Development in the area is scattered and comprises a few small groups of houses mainly located around the edge of the area. This includes Stevenson Farm, a new Dog's Trust Rehoming Centre (under construction), Great Bromfords and Woodland Lane. There is a line of electricity pylons running east- west and a second north-south which meet at the electricity transformer at the end of Woodland Lane.

**2.35.3** Located in the centre of the area is Noke Wood, a Local Wildlife Site. The woodland sustains various protected species and is a mix of recent mature vegetation and ancient woodland. There are three public footpaths that connect the site with the adjacent areas.

### 2.35.4 Landscape Character Area

LCA 7 Doeshill Farmlands

### 2.35.5 Qualities to be safeguarded

- Historic field pattern
- Noke Wood - Local Wildlife Site
- Open, rural character with arable farming
- Mature hedgerows and hedgerow trees
- Good Public Rights of Way connections
- Moat adjacent to Great Bromfords Farm
- Views from Borwick Lane, Gardiners Lane North and A132 towards Noke Wood

### 2.35.6 Relationship with adjacent areas

- Plays important role in separation between built up areas of North Basildon and Wickford
- A127 makes clear boundary to the south
- Good PROW connections to adjacent areas
- A127 forms movement barrier to the south
- Glimpsed view into the area from A127, specially when roadside planting not in leaf
- Clear view into area from A132, Gardiners Lane North and Borwick Lane

### 2.35.7 Capacity for different land uses

- *Residential* - No significant opportunities due to strong rural character of the area and importance of separating Basildon from Wickford. Capacity for development is low due to strong historic character, strong landscape condition, openness to public view from Borwick Lane and Gardiners Lane North, importance of views towards Noke Wood, separation from Basildon by A127, importance of area in preventing merging/coalescence between Basildon and Wickford and importance of scenic beauty.
- *Commercial* - No significant opportunities due to same reasons identified above.
- *Recreational* – Area already has suitable PROW network. No significant opportunities for recreational development due to same reasons identified above.

**2.35.8 Capacity and sensitivity assessment**

35.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character					√	
	Condition					√	
	<b>Sub Total</b>	0	4	6	0	2	12
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view			√			
	Views towards landmark features				√		
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	0	3	10	0	13
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	9	10	2	25
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations			√			
	Scenic Beauty				√		
	<b>Sub Total</b>	0	0	3	2	0	5
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	4	12	12	2	30

**Preliminary landscape and capacity rating based on raw score – No/Very low capacity**

**Final relative landscape capacity rating – No/Very low capacity**

## 2.36 Area 36

### 2.36.1 Location and description

A small area of farmland located between Basildon and Wickford bounded by the Old Nevendon Road to the north and the A127 to the south. The area includes an area of attenuation ponds (Nevendon Washlands), serving Basildon to the south and recently constructed to replace the Burnt Mills Washland on Courtauld Road, Basildon, which is now being redeveloped. The western part of the area (west of Old Nevendon Road) has been left unmanaged and is currently overgrown with scrub. There are a few 1940's detached houses with paddocks, on the north section of the A132 and aligning Old Nevendon Road, this includes Fore Riders, a grade II listed building. Two lines of pylons run across the site from west to east.

### 2.36.2 Landscape Character Area

LCA 7 Doeshill Farm

### 2.36.3 Qualities to be safeguarded

- Historic field pattern
- Mature vegetation/ hedgerow along A127 (requires management)
- Nevendon Washlands
- Nevendon Brook, tributary to the River Crouch
- Strong edge between the (North-east of Basildon and Wickford)
- PROW from Old Nevendon Road to western boundary
- Fore Riders, a small 16th Century timber framed house, located south of Old Nevendon Road (grade II listed)

### 2.36.4 Relationship with adjacent areas

- Plays key role in the separation between North-east of Basildon and Wickford
- Glimpsed views into the area from A127 and Old Nevendon Road (especially when vegetation not in leaf) but mainly screened by roadside hedgerow
- A127 forms barrier to movement to the south
- A132 Nevendon Road forms barrier for pedestrian movement west
- There is a single PROW connecting Old Nevendon Road to brook west of site. PROW is very difficult to locate and access

### 2.36.5 Capacity for different land uses

- *Residential* – No opportunities for development. The area plays a very key role in separating Basildon from Wickford and development in the area would seriously compromise this. In addition, the area is open to public view from the Old Nevendon Road and the A132 and the attenuation area plays an important role in strategic storm

water management for Basildon to the south and is therefore unsuitable for development.

- *Commercial* – No opportunities due to potential merging/coalescence between Basildon and Wickford and inappropriate to the scale and character of the area.
- *Recreational* – No opportunities for built recreational development due to reasons cited above. However, potential for change of use to public open space or playing fields and improvement to the PRow route.

**2.36.6 Capacity and sensitivity assessment**

36.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale		√				
	Historic Character			√			
	Condition		√				
	<b>Sub Total</b>	<b>0</b>	<b>8</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>17</b>
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view			√			
	Views towards landmark buildings/ features	√					
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>1</b>	<b>16</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>8</b>	<b>15</b>	<b>4</b>	<b>1</b>	<b>33</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations		√				
	Scenic Beauty			√			
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>7</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>12</b>	<b>18</b>	<b>4</b>	<b>1</b>	<b>40</b>

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E score and one D score for primary criteria – prevention of merging/coalescence and openness to public view)

## 2.37 Area 37

### 2.37.1 Location and description

There are a number of old farmsteads in the area, Bell Farm a grade II listed house is located on the north-west corner off the A129, Doeshill Farm sits in the centre of the site, Little Bromfords is surrounded by a moat and located in the east. There is a mixture of detached and semi-detached 16th to 18th Century houses that are scattered along Borwick Lane. There has also been 20th Century development; two Plotlands with the typical detached modern houses are located in the north of the area;

1. Newhouse Farm and Castledon Road Plotland off Sudgen Avenue and Castledon Road, Wickford
2. Ramsden View Road Plotlands, which lines the A129 and extends as a linear development along Ramsden View Road, Wickford.

**2.37.2** The area comprises a number of open spaces including a park west of Grange Primary School and a number of school playing fields including The Bromfords School and Castledon School in Wickford and Crays Hill Primary School to the west.

**2.37.3** There are two public footpaths that connect Doeshill Farm with the boundary roads and adjacent areas.

### 2.37.4 Landscape Character Area

LCA 7 Doeshill Farmlands

### 2.37.5 Qualities to be safeguarded

- Medieval field pattern
- Open, rural character with arable farming
- Long distance views throughout the area
- Mature hedgerows and large mature hedgerow trees
- Good Public Rights of Way connections
- Mature vegetation in gardens to private properties along London Road
- Broad grass verge adjacent to A129
- Mature vegetation in open space west of Grange Primary School
- School playing field open spaces
- Little Bromford's moats
- Bell House- Grade II listed Farmhouse

### 2.37.6 Relationship with adjacent areas

- Plays important role in separation between Crays Hill and Wickford
- Long-distance views into the site from Kent Hill (north of Ramsden Bellhouse) in Chelmsford Borough
- A129 makes clear boundary to the north

- Forms part of larger scale area with South Doeshill (area 35) and has clear connections to these
- Good PROW connections continue in adjacent areas
- Clear view into area from A129, Gardiners Lane North and Borwick Lane

### **2.37.7 Capacity for different land uses**

- *Residential* – Opportunity for small area of small scale low density residential development on the west side of The Chase and in south-east corner between Borwick Lane and Toppesfield Avenue. Remainder of the area unsuitable for development due to importance of area in preventing coalescence between Crays Hill and Wickford and strong character and condition of the landscape.
- *Commercial* – No opportunities for commercial areas, due to residential character of western edge of Wickford. Strong rural character and important role in separating Basildon, Crays Hill and Wickford
- *Recreational* – No significant opportunities the area has good PROW, bridle paths and public open space areas surrounding the schools east of the area

**2.37.8 Capacity and sensitivity assessment**

37.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale		√				
	Historic Character				√		
	Condition					√	
	<b>Sub Total</b>	0	4	6	2	1	13
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view			√			
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	0	9	4	1	14
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	15	6	2	27
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations			√			
	Scenic Beauty				√		
	<b>Sub Total</b>	0	0	3	2	0	5
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	4	18	8	2	32

**Preliminary landscape and capacity rating based on raw score - Low**

**Final relative landscape capacity rating – No/Very low capacity** (reduced from Low rating due to presence of one E score and one D score for primary criteria – openness to public view and prevention of merging/coalescence)

## 2.38 Area 38

### 2.38.1 Location and description

A mixed area including ribbon residential development, plotlands, arable farmland 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 A129/ London Road to the south, Church Road to the west, Sugden Avenue to the east and the meandering River Crouch to the north.

**2.38.2** New House Farm/Castledon Road plotlands has developed within the former field patterns belonging to Woolshot Farm, an 18th century grade II listed farmhouse located in the south-west corner of the area. Surrounding the farm is one large arable field bordered with ditches and some fragmented medieval hedgerow, this is very rural in character.

**2.38.3** The plotlands are predominantly post WWII detached houses with large gardens that have been built along the A129 and as linear developments from private roads including Woolshot Road and Newhouse Avenue.

### 2.38.4 Landscape Character Area

LCA 6 Ramsden Bellhouse and Wickford Settled Clays

### 2.38.5 Qualities to be safeguarded

- River Crouch
- Woolshot Farmhouse
- Open, rural character with arable farming (western area)
- Mature field hedgerows
- Mature recent ornamental vegetation in existing gardens and vacant plotlands

### 2.38.6 Relationship with adjacent areas

- Plays important role in separation between Ramsden Bellhouse and Wickford
- No PROW connections to adjacent areas
- A129 makes clear boundary to the south
- Long-distance views into the site from Doeshill (south) and Church Road (west of site)
- Rural character in west of site forms part of larger scale area with Northwest Ramsden Bellhouse (area 40)

### 2.38.7 Capacity for different land uses

- *Residential* – Opportunity for residential development to be in-filled within the existing plotlands area. Landscape mitigation measures required to ensure visual amenity of existing properties is not affected. Field adjacent to Church Road and surrounding Woolshot Farm is unsuitable for development due to important role in sense of separation between Ramsden Bellhouse and Wickford.
- *Commercial* – Scope for limited development along A129 or behind the existing garden centre. Elsewhere no opportunities due to rural character of the urban edge.

- *Recreational* – No significant opportunities although new PROW or small public open space could be developed adjacent to the River Crouch.

**2.38.8 Capacity and sensitivity assessment**

38		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure		√				
	Complexity/ Scale			√			
	Historic Character		√				
	Condition			√			
	<b>Sub Total</b>	0	8	9	0	0	17
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view				√		
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge	√					
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	5	8	3	4	0	20
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	16	12	4	0	37
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	5	4	0	0	0	9
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		10	20	12	4	0	46

Preliminary landscape and capacity rating based on raw score - **High**

Final relative landscape capacity rating - **High**

## 2.39 Area 39

### 2.39.1 Location and description

A small area of land on the western side of Wickford located between the A129 and the River Crouch incorporating residential development, horse paddocks and woodland. The area is bounded by the A129/ London Road to the south, Castledon Road to the west. Sugden Avenue (a small road with plotland style dwellings on either side) to the west and the meandering River Crouch to the north.

**2.39.2** The New House Farm/Castledon Road plotlands are predominantly post WWII detached houses with large gardens. The houses back on to large fields/paddocks enclosed with mature vegetation. A small area of industrial development is located on the northern side of the area adjacent to the A129.

### 2.39.3 Landscape Character Area

LCA 6 Ramsden Bellhouse and Wickford Settled Clays

### 2.39.4 Qualities to be safeguarded

- River Crouch and associated vegetation
- Mature vegetation in existing gardens and on undeveloped plotlands
- Woodland area

### 2.39.5 Relationship with adjacent areas

- No PROWs connection to adjacent sites
- Houses back to central space and make it difficult to access
- A129 makes clear boundary to the south
- River Crouch connects area to east and west

### 2.39.6 Capacity for different land uses

- *Residential* – Opportunity for some of vacant plots and paddocks to be infilled with small to medium scale residential development if existing framework of mature trees and woodland are retained to provide a woodland setting and screen views from surrounding existing residential properties.
- *Commercial* – Opportunity for limited commercial development adjacent to A129
- *Recreational* – Opportunity for PROWs along riverside and small open space/play areas.

**2.39.7 Capacity and sensitivity assessment**

39.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure		√				
	Complexity/ Scale			√			
	Historic Character		√				
	Condition			√			
	<b>Sub Total</b>	0	8	9	0	0	17
<b>2a.Visual Factors</b>	Openness to public view		√				
	Openness to private view			√			
	Views towards landmark buildings/ features	√					
	Relationship with existing urban built form/ edge	√					
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	10	12	3	0	0	25
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	10	20	12	0	0	42
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	5	4	0	0	0	9
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		15	24	12	0	0	51

**Preliminary landscape and capacity rating based on raw score - High****Final relative landscape capacity rating - High**

## 2.40 Area 40

### 2.40.1 Location and description

A gently sloping area located north of the River Crouch of mainly plotland development, fields of pasture and private gardens. The area is bounded to the north by a 19th Century railway line, Castledon Road to the east, the back of the plotlands at Ramsden Bellhouse to the west and the River Crouch to the south. A small stream flows north-south through the area towards the River Crouch.

**2.40.2** The centre of the area is formed of plotlands that have developed within the former field patterns. Surrounding the plotlands are fields (mainly pasture) enclosed with mature hedgerows and oak trees which retain the historic field patterns.

**2.40.3** The biggest area of plotlands is located in the centre of the area. This has developed in a grid-like pattern and incorporates a dense tree cover (mainly mature oak trees). The approach is from Sugden Avenue (off the A129/London Road). At the entrance to the plotlands the detached post WWII houses are close to the road and similar in style, but without being uniform. The character of the plotlands alters further north; the roads are not as well maintained, the houses are smaller and more scattered, some of the plots have not been developed and now have mature trees/ small woodlands growing on them. There is a second plotland located west of Castledon Road with two-storey houses with larger gardens being built along the road.

**2.40.4** The area also includes the rear gardens of properties on the east side of the village of Ramsden Bellhouse. These are unusually long and include some significant mature vegetation. A recreation ground is located south of the village.

### 2.40.5 Landscape Character Area

LCA 6 Ramsden Bellhouse and Wickford Settled Clays

### 2.40.6 Qualities to be safeguarded

- Open, rural character in northern area with arable and pastoral fields
- Mature oak trees within plotlands area
- Mature hedgerows and hedgerow trees
- Mature recent ornamental vegetation in existing gardens and undeveloped plotlands
- Open recreation ground and playground south of Ramsden Bellhouse
- River Crouch and its tributaries
- Orchard Avenue is a small meandering road and rural in character

### 2.40.7 Relationship with adjacent areas

- Plays important role in separation between Castledon Road and Ramsden Bellhouse
- New House Farm/Castledon Road plotlands join area 38 and 39 to Ramsden Bellhouse
- River Crouch makes clear boundary to the south
- The fields surrounded the plotlands are fragmented and not very well joined

- Glimpsed views of the area from Church Lane
- No PROWs connecting the area

#### **2.40.8 Capacity for different land uses**

- *Residential* – Opportunity for limited residential development of village character between Orchard Avenue and Church Road/Glebe Road if existing mature vegetation is retained as screening. Opportunity for small scale, low density residential development within vacant plots in New House Farm/Castledon Road Plotlands (if existing vegetation retained). Remainder of land area not suitable for development due to strategic importance of preventing coalescence between Wickford and Ramsden Bellhouse and rural character.
- *Commercial* – No opportunities due to rural character of the landscape and importance in retaining the sense of separation between Wickford and Ramsden Bellhouse
- *Recreational* – No major opportunities although small scale public open space could be integrated

**2.40.9 Capacity and sensitivity assessment**

40.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character			√			
	Condition			√			
	<b>Sub Total</b>	0	0	15	0	0	15
<b>2a.Visual Factors</b>	Openness to public view		√				
	Openness to private view			√			
	Views towards landmark buildings/ features	√					
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	5	4	9	0	1	19
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	4	24	0	1	34
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations		√				
	Scenic Beauty			√			
	<b>Sub Total</b>	0	4	3	0	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	8	27	0	1	41

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E score for primary criteria – prevention of merging/coalescence)

## 2.41 Area 41

### 2.41.1 Location and description

Area of sloping farmlands and public open space adjacent to the north-west urban edge of Wickford. The area is bounded to the north and east by the Southend to London Liverpool St railway, to the south by the River Crouch and to the west by Castledon Road. The south of the area includes Wickford Riverside Local Wildlife Site, an area of Public Open Space along the banks of the River Crouch, school playing fields and allotments. Principal land-uses are horse grazing and arable farmland. Area contains little built development other than low density ribbon development of large residential properties along Castledon Road. Mature hedgerow trees form significant landscape features. The area has a strong rural character providing attractive countryside views from the River Crouch open space and adjacent residential properties.

### 2.41.2 Landscape Character Area

LCA 6 Ramsden Bellhouse and Wickford Settled Claylands

### 2.41.3 Qualities to be safeguarded

- Mature hedgerow vegetation and trees (particularly mature oak trees close to River Crouch)
- River Crouch (partly canalised) forms natural boundary to built edge of Wickford
- River Crouch Public Open Space and LoWS
- Public footpaths with views of open countryside
- Views north over countryside from northern edge of Wickford (particularly from Riverside Walk and River Crouch Public Open Space)
- Tributary stream (to rear of properties on Castledon Road)
- Allotments
- Open character

### 2.41.4 Relationship with adjacent areas

- Plays role in separation between built up areas of Wickford and village development of Ramsden Bellhouse
- Forms part of larger scale landscape area to the north within Chelmsford City (South Essex Farmlands)

### 2.41.5 Capacity for different land uses

- *Residential* – Limited opportunity for small scale residential development on allotment site and infill of plots along Castledon Road if implemented with associated landscape mitigation measures (and alternative allotment provision). Area not suitable for large scale residential development due to strong historic character and condition of the landscape, openness to public and private view (especially from River Crouch public open space) and presence of open space and nature conservation designations.

- *Commercial* – No opportunities due to residential character of edge of Wickford. Large scale buildings would be inappropriate to countryside edge.
- *Recreational* – Opportunity to extend River Crouch park/ extension to allotment site/ creation of footpath route adjacent to railway line.

**2.41.6 Capacity and sensitivity assessment**

41.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	0	9	4	0	13
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view				√		
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	8	3	6	0	17
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	12	10	0	30
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic designations				√		
	Scenic Beauty				√		
	<b>Sub Total</b>	0	0	0	4	0	4
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	8	12	14	0	34

**Preliminary landscape and capacity rating based on raw score - Low**

**Final relative landscape capacity rating – No/Very low capacity** (reduced from Low rating due to presence of two D score for primary criteria – openness to public view and designations)

## 2.42 Area 42

### 2.42.1 Location and description

The land area 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 and western boundary of the site. The eastern boundary is a tributary to the River Crouch running north-south. The southern boundary is formed by a 19th Century railway line, which is 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. The area is surrounded by residential areas in Castledon Road (to the west) and northwest Wickford (to the east). There are fine long distance views across the Crouch Valley from higher land on the west side of the area.

### 2.42.2 Landscape Character Area

LCA 6 Ramsden Bellhouse and Wickford Settled clays

### 2.42.3 Qualities to be safeguarded

- Rural landscape character with historic field pattern
- Open landscape of arable field
- Public rights of way crossing the site including attractive green lane from Downham Road to Downham Hall Farm
- Long distance views throughout the site and into the site from Kent Hill
- Tributary to River Crouch and small field ponds
- Proposed Public Open space areas adjacent to built-up edge of Wickford
- Setting of moated site at Barn/Berne Hall Hall (adjacent to eastern edge of site)

### 2.42.4 Relationship with adjacent areas

- Plays role in separation between Castledon Road and North West Wickford
- Railway line forms movement barrier to the south
- Views into the area from Kent Hill and Downham Hall bridleway
- Good PROW routes through the area linking Wickford Town Centre to the open countryside
- Adjacent school playing fields create good transition from north-west Wickford development to arable farmland

### 2.42.5 Capacity for different land uses

- *Residential* – No opportunity for large scale residential development due to high quality, good condition of landscape and strength of historic landscape features. Possible opportunity for small scale low density residential development on the eastern side of the area on lower land adjacent to urban edge of Wickford (and existing developments currently under construction)

- *Commercial* – No opportunities due to residential character of edge of Wickford and large scale buildings would be inappropriate to countryside edge.
- *Recreational* – Opportunity for creation of good informal Public Open Space. Land is accessible from urban edge and has good links to the countryside beyond.

**2.42.6 Capacity and sensitivity assessment**

42.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	0	9	4	0	13
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view			√			
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	√					
	<b>Sub Total</b>	5	4	9	2	0	20
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	4	18	6	0	33
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations			√			
	Scenic Beauty				√		
	<b>Sub Total</b>	0	0	3	2	0	5
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	4	21	8	0	38

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating – Medium**

## 2.43 Area 43

### 2.43.1 Location and description

Area of public open space and playing fields (called Wickford Memorial Park) and a small nature reserve located on the northern edge of Wickford on land sloping gently towards the River Crouch. Historic field boundaries and hedgerow trees are retained within the layout of the park. This, together with mature vegetation along the River Crouch provides a strong sense of enclosure. A well-used and popular park which incorporates a range of open space facilities and attractive glimpsed views towards the tower of Runwell Church. With the exception of one field, the entire land area is designated as public open space or nature reserve. (The park extends slightly over the Borough boundary into Chelmsford which is the old course of the River Crouch, until it was straightened in the 1960's as part of the Wickford Flood Defence Scheme)

### 2.43.2 Landscape Character Area

LCA 5 Shotgate and North Wickford Urban Fringe

### 2.43.3 Qualities to be safeguarded

- Remnant hedgerows
- Public open space uses of land
- Views towards Runwell Church
- Shotgate Thickets Nature Reserve (Essex Wildlife Trust)
- Mature vegetation (including small woodland) adjacent to the River Crouch

### 2.43.4 Relationship with adjacent areas

- Important area of public open space for residents of Wickford and adjacent village of Runwell (in City of Chelmsford)
- Not clearly visible from surrounding areas due to enclosure by mature vegetation (particularly along the River Crouch)

### 2.43.5 Capacity for different land uses

- *Residential* – No opportunity for major residential development due to designation of most of area as public open space. Possible opportunity for small residential development on westernmost field (not designated as POS) which is accessed from Royal Oak Drive and well screened on two sides by mature vegetation. Development would require re-provision of sports pitch currently on field, consideration of flood risk and additional landscape structure planting to screen site from adjacent open space.
- *Commercial* – No opportunities due to residential character of adjoining area to the south and open space uses.
- *Recreational* – Potential for enhancements to public open space including improved linkages between park and playing fields, improved play facilities, hedgerow planting and management and improved edge treatment to River Crouch.

**2.43.6 Capacity and sensitivity assessment**

43.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character			√			
	Condition				√		
	<b>Sub Total</b>	0	4	6	4	0	14
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view				√		
	Views towards landmark features			√			
	Relationship with existing urban built form/ edge	√					
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	5	4	6	2	1	18
<b>Landscape Sensitivity (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	8	12	6	1	32
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations					√	
	Scenic Beauty					√	
	<b>Sub Total</b>	0	0	0	0	2	2
<b>Landscape Capacity Profile (1+2 &amp; 3)</b>		5	8	9	8	3	34

**Preliminary landscape and capacity rating based on raw score - Low**

**Final relative landscape capacity rating – No/very low capacity** (reduced from Low rating due to presence of two E scores for primary criteria – openness to public view and presence of designations)

## 2.44 Area 44

### 2.44.1 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 the wider landscape character area in the neighbouring Rochford District of the Crouch and Roach Farmlands. The eastern side of the land area is clearly visible from the A130. The river forms the northern boundary of the land area and the railway line and edge of Wickford urban settlement form the west. The eastern boundary of the land area is formed by the borough boundary although the landscape extends beyond this.

**2.44.2** Shot Farm is located in the centre of the area and is accessed by a small private lane which also leads to the sewage works on the north-west corner of the site. 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.

**2.44.3** The north-eastern side of the area is arable fields with medieval hedgerows and an open, rural character. The fields west of Shot Farm are currently unmanaged and self-seeded young trees and shrubs are establishing.

**2.44.4** The land area also includes a recreation ground and the small plotland development of Wickford Lawns forms a small hamlet style settlement separate from Shotgate and Wickford.

### 2.44.5 Landscape Character Area

LCA 5 Shotgate and North Wickford Urban Fringe

### 2.44.6 Qualities to be safeguarded

- Important views across farmland from elevated A130 towards Wickford and Rawreth
- Mature hedgerow creating field boundary
- Rural landscape character with historic field pattern
- Mature vegetation along railway line and in park west of Hodgson Way
- PROW from Wickford to Shot farm and Southend Road
- Public Open Space and playgrounds west of Hodgson Way
- Shot Farmhouse and adjacent barn and Shotgate Farm, all Grade II listed

### 2.44.7 Relationship with adjacent areas

- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Clear views into area at north section of A130 embankment (especially when vegetation not in leaf)
- A130 embankment forms barrier to movement to the east
- Small access road leads to Wickford Lawns Plotlands, sewage works and Shot farm
- Landscape is similar in character to adjacent areas in neighbouring authorities.

#### **2.44.8 Capacity for different land uses**

- *Residential* – Opportunities for medium or large scale development on western side of land area adjacent to existing urban edge. Area is partly screened from the surrounding area by existing vegetation and development would be possible without compromising the character of adjacent rural areas. East side of area unsuitable for development due to high visibility of area from the A130 and the open, undeveloped character of the landscape. However possible opportunity for small scale infill development in Wickford Lawn if appropriately screened.
- *Commercial* – No opportunities for commercial development due to scale and character of adjoining residential area to the west and arable landscape to the east.
- *Recreational* – Opportunities for sports fields and new public open space in association with Wickford Football Academy (currently under construction).

**2.44.9 Capacity and sensitivity assessment**

44.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character			√			
	Condition			√			
	<b>Sub Total</b>	0	0	15	0	0	15
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view				√		
	Views towards landmark buildings/ features			√			
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	4	9	4	0	17
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	24	4	0	32
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations		√				
	Scenic Beauty		√				
	<b>Sub Total</b>	0	8	0	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	12	24	4	0	40

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating - Medium**

## 2.45 Area 45

### 2.45.1 Location and description

Area of plotlands within the former estates of two farms - Great Broomfields and Cranfields (both of early post-medieval or medieval origin). Fairmead Plotlands were created pre 1920 with further plots added prior to 1938. Area now incorporates residential dwellings, small back-yard industrial sites, horse paddocks, a Travelling Showmen yard and limited area of arable farmland. Some plots are vacant and overgrown and landscape condition is generally poor. Area is bounded by the A127 to the south, Cranfield Park Road to the north and east and Nevendon Washlands to the west. Residential dwellings scattered throughout the area on linear plots accessed by mainly unadopted roads (some in poor condition eg Hovefields Drive). Existing development is not widely visible from surrounding public roads due to mature garden and boundary vegetation.

### 2.45.2 Landscape Character Area

LCA 4 North Benfleet and Nevendon Settled Claylands

### 2.45.3 Qualities to be safeguarded

- Historic field pattern
- Twentieth century plotland layout
- Open view to the south from Cranfield Park Road adjacent to Cranfield House
- World war II pill box
- Mature garden vegetation
- Mature roadside vegetation along Cranfield Park Road
- Field hedgerows (many in need of management and reinforcement planting)
- Strong edge along Cranfield Park Road between urban area of Wickford to the north and rural area of Nevendon to the south
- Rural landscape character

### 2.45.4 Relationship with adjacent areas

- Plays key role in separation between built up areas of Wickford and north-east Basildon
- Glimpsed views into the area from A127 (especially when vegetation not in leaf) but mainly screened by roadside hedgerow
- A127 forms barrier to movement to the south
- Poor accessibility by PROWs. No routes other than short section of footpath in south-east corner currently blocked at western end

### 2.45.5 Capacity for different land uses

- *Residential* – Opportunity for small scale low density residential development on some plots e.g. off Fairway, Meadow Way and The Chase. Development proposals should

ensure rural character, existing tree cover and overall low density of development of the area are maintained. Area is not suitable for large or medium scale development due to importance of retaining sense of separation between Wickford and Basildon.

- *Commercial* – No opportunities due to importance of maintaining area as a rural area providing separation between Wickford and Basildon.
- *Recreational* – Opportunities for creating permissive pedestrian routes along unadopted roads.

**2.45.6 Capacity and sensitivity assessment**

45.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	√					
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character				√		
	Condition		√				
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>16</b>
<b>2a.Visual Factors</b>	Openness to public view		√				
	Openness to private view		√				
	Views towards landmark buildings/ features	√					
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	<b>5</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>22</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>10</b>	<b>20</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>38</b>
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations		√				
	Scenic Beauty		√				
	<b>Sub Total</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>10</b>	<b>28</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>46</b>

**Preliminary landscape and capacity rating based on raw score - High**

**Final relative landscape capacity rating – Medium** (reduced from High rating due to presence of one E score for primary criteria – prevention of merging/coalescence)

## 2.46 Area 46

### 2.46.1 Location and description

Area of sloping farmlands associated with Fanton Hall Farm and part of The Wick Country Park. Area is bounded by the A127 to the south, public bridleway to the east, the Southend to London Liverpool St railway to the north and a small stream to the west. No public roads pass through the area and public access to the area is restricted to the country park and a public bridleway connecting Rushbottom Lane with Doublegate Lane. Views into the area from the A127 are mainly screened by roadside hedgerow. The area contains very little existing development other than a cluster of large scale agricultural buildings at Fanton Hall Farm which are screened from view by surrounding mature vegetation. There are also a small cluster of residential properties to the south along A127.

### 2.46.2 Landscape Character Area

LCA 3 Bowers Gifford and North Benfleet Farmlands

### 2.46.3 Qualities to be safeguarded

- Historic field pattern
- Public bridleway along Doublegate Lane and Rusbottom Lane
- The Wick Country Park
- Mature vegetation along A127 (requires management)
- Rural landscape character

### 2.46.4 Relationship with adjacent areas

- Plays role in separation between built up areas of Wickford and north-east Basildon
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Glimpsed views into the area from A127 (especially when vegetation not in leaf) but mainly screened by roadside hedgerow
- A127 forms barrier to movement to the south
- Poor accessibility by PROWs. Bridlepath poorly connected with surrounding area.

### 2.46.5 Capacity for different land uses

- *Residential* – Opportunity for medium scale residential development on land between railway line and Fanton Hall Farm. Development of this area would form natural extension to southern edge of Wickford and, with appropriate design and landscape structure planting, could be sufficiently screened from public view and would not compromise sense of separation between Wickford and Thundersley. Remainder of area is unsuitable for development due to: presence of Open Space designations, openness to public view from the A127, importance of maintaining separation between settlements and importance of maintaining rural character of the landscape.

- *Commercial* – Opportunity for limited commercial development on land between railway line and Fanton Hall Farm in association with Hurricane Way Industrial Estate.
- *Recreational* – Opportunity to extend country park to the south.

**2.46.6 Capacity and sensitivity assessment**

46.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character			√			
	Condition				√		
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>9</b>	<b>2</b>	<b>0</b>	<b>15</b>
<b>2a.Visual Factors</b>	Openness to public view		√				
	Openness to private view		√				
	Views towards landmark buildings/ features	√					
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	<b>5</b>	<b>8</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>21</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>12</b>	<b>15</b>	<b>4</b>	<b>0</b>	<b>36</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic designations			√			
	Scenic Beauty			√			
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>12</b>	<b>21</b>	<b>4</b>	<b>0</b>	<b>42</b>

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating - Medium**

## 2.47 Area 47

### 2.47.1 Location and description

Area of gently sloping farmlands mainly associated with Morbec Farm. The A130 and its embankments form the eastern boundary to the area and the A127 forms the southern boundary. The Southend to London Liverpool St railway passes through the northern corner of the area and a small triangle of land is included within the area to the north of this. Existing development in the south of the area is mainly well screened from the A127 by existing roadside trees and hedgerows but includes several clusters of buildings close to Morbec Farm eg Overdale boarding and racing kennels, and small scale industrial/commercial activities. Mature coniferous hedging around Morbec Farm forms prominent and inappropriate features in the landscape when viewed from the A130. Large arable field north of Morbec Farm forms principal land use in the area.

### 2.47.2 Landscape Character Areas

LCA 3 Bowers Gifford and North Benfleet Farmlands

### 2.47.3 Qualities to be safeguarded

- Mature vegetation eg along railway, bridleway and water course, around reservoir and along A127 (requires management)
- Rural landscape character
- Open landscape of arable field
- Possible monuments in area of land north of railway line (noted on OS maps and in name of adjacent road bridge - 'Monument Bridge')

### 2.47.4 Relationship with adjacent areas

- Plays role in separation between built up areas of Wickford and Thundersley
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Glimpsed views into the area from A127 (especially when vegetation not in leaf) but mainly screened by roadside hedgerow
- Clear views into the area from A130
- A127 forms barrier to movement to the south and A130 forms barrier to movement to the east

### 2.47.5 Capacity for different land uses

- Residential – Opportunity for limited infill residential development around Morbec Farm if implemented with associated landscape mitigation measures.
- Commercial – Opportunity for limited small scale commercial/industrial infill development around Morbec Farm if implemented with associated landscape mitigation measures.

- Recreational – Opportunity to improve public bridleway (including improved management of vegetation).

**2.47.6 Capacity and sensitivity assessment**

47.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character		√				
	Condition			√			
	<b>Sub Total</b>	0	8	9	0	0	17
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features			√			
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	4	6	4	1	15
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	15	4	1	32
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	5	0	3	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	12	18	4	1	40

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E score and two D scores for primary criteria – Relationship with existing urban built form/ edge, openness to public view and prevention of merging/coalescence)

## 2.48 Area 48

### 2.48.1 Location and description

Area of large arable fields within road interchange between the A127, A1245 and A130 and crossed by the Southend to London Liverpool St railway. Land forms part of a larger land area enclosed by these roads the rest of which is within Rochford District and known as Michelin's Farm. Character of the landscape is dominated by the road and rail corridors passing through and around the area and by the line of electricity pylons which pass through the area (and the large scale adjacent electricity sub-station). Arable farmland forms the principal landuse. Small area of commercial/industrial units adjacent to A127 (Annwood Lodge Business Park). Mature coniferous hedge (in poor condition) on south side of railway line.

### 2.48.2 Landscape Character Area

LCA 3 Bowers Gifford and North Benfleet farmlands

### 2.48.3 Qualities to be safeguarded

- Important views across open farmland from elevated A130 towards Wheatley Wood and wooded ridge of South Benfleet and Thundersley in the distance
- Field pattern and existing hedgerows
- Rural landscape character
- Open landscape of arable fields

### 2.48.4 Relationship with adjacent areas

- Plays role in separation between built up areas of Wickford and Thundersley
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Long distance views into the area from adjacent Castle Point Borough in the south east

### 2.48.5 Capacity for different land uses

- *Residential* – No opportunities due to: isolation of area from other urban and village areas; openness to public view from surrounding roads and longer distance views from Castle Point Borough; importance of area in strategic green corridor; and, role in separation between built up areas of Wickford and Thundersley.
- *Commercial* – Possible opportunity for limited small scale commercial/industrial development around Annwood Lodge Business Park if implemented with associated landscape mitigation measures.
- *Recreational* – No opportunities due to importance of retaining agricultural landscape character.

**2.48.6 Capacity and sensitivity assessment**

48.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character		√				
	Condition		√				
	<b>Sub Total</b>		0	8	9	0	0
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the dev			√			
	<b>Sub Total</b>	0	4	3	6	1	14
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	12	6	1	31
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	5	0	3	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	12	15	6	1	39

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E score and two D scores for primary criteria – Relationship with existing urban built form/ edge, openness to public view and prevention of merging/coalescence)

## 2.49 Area 49

### 2.49.1 Location and description

Area of large arable fields incorporating road interchange between the A127, A1245 and A130. Character of the landscape is dominated by the road corridors passing around the area and by the line of electricity pylons which pass through the area. Arable farmland forms the principal land use and is subdivided by mature hedgerows. Mature coniferous hedge (in poor condition) aligns the A1245 on the west side and new mix woodland has been planted along the A130. A small scrap yard/ wasteland sits in the corner of one field to the North West of the area. The generally open, undeveloped nature of the landscape allows views in all directions from the roads around the area over the surrounding countryside.

### 2.49.2 Landscape Character Area

LCA 3 Bowers Gifford and North Benfleet Farmlands

### 2.49.3 Qualities to be safeguarded

- Important views across open farmland from elevated A130 towards Wheatley Wood and wooded ridge of South Benfleet and Thundersley in the distance
- Field pattern and existing hedgerows
- Rural landscape character
- Open landscape of arable fields

### 2.49.4 Relationship with adjacent areas

- Plays role in separation between built up areas of Wickford and Thundersley
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Long distance views into the area from adjacent Castle Point Borough

### 2.49.5 Capacity for different land uses

- *Residential* – No opportunities due to: isolation of area from other urban and village areas; openness to public view from surrounding roads; importance of area in strategic green corridor; and, role in separation between built up areas of Wickford and Thundersley.
- *Commercial* – No opportunities due to same reasons cited above.
- *Recreational* – No opportunities due to importance of retaining agricultural landscape character.

**2.49.6 Capacity and sensitivity assessment**

49.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character		√				
	Condition			√			
	<b>Sub Total</b>	0	4	12	0	0	16
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features			√			
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	4	6	4	1	15
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	18	4	1	31
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	5	4	0	0	0	9
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	12	18	4	1	40

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating - Low** (reduced from Medium rating due to presence of one E score and two D score for primary criteria – relationship with existing urban built form/ edge, openness to public view and prevention of merging/coalescence)

## 2.50 Area 50

### 2.50.1 Location and description

Area on the eastern edge of the Borough, comprising gently sloping arable farmlands clearly visible from the A130 and from higher land in Castle Point to the east. The land forms part of an important green wedge between Basildon, Wickford and New Thundersley. Rushbottom Lane and the adjacent stream (a tributary from the River Crouch) makes a natural western boundary whilst the A127 forms the northern boundary of the site. The A130 and its embankments make the east and south boundary of the area.

**2.50.2** Existing development in the north-eastern corner of the land area is generally well screened but difficult to access from the A127. Development comprises a few scattered detached houses adjacent to the A127 and Bonville Farm which is now functioning as an Action Park, containing various outdoor pursuit activities such as an army assault course, motorsports, climbing walls and shooting. With the exception of Bonvilles Farm, the land has an open arable character and allows long distance, rural views particularly from the A130. The North Benfleet Hall fisheries is visible from the A130.

### 2.50.3 Landscape Character Area

LCA 3 Bowers Gifford and North Benfleet Farmlands

### 2.50.4 Qualities to be safeguarded

- Important views into the site across farmland from elevated A130
- Rural landscape character with historic field pattern
- Mature vegetation along field boundaries
- Open landscape of arable fields
- PROW from the Old Rectory to the Arterial Road
- Views out of the site towards wooded ridge of Thundersley and South Benfleet

### 2.50.5 Relationship with adjacent areas

- Plays important role in separation between built up areas of Thundersley and North Benfleet. This is particularly well perceived in views from high land in areas within Castle Point to the east
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Glimpsed views into the area from A127 (especially when vegetation not in leaf) but mainly screened by roadside hedgerow
- Provides private leisure facilities at North Benfleet Hall Fishery with Fishing Lake.
- A127 forms barrier to movement on the north as there is no pedestrian access
- Similar sloping arable farmland to the west at North Benfleet, can be read as one large area (in terms of character).

- PROW from North Benfleet to Bonvilles Farm and A127, includes footbridges however in poor condition. Second PROW running along stream at west boundary.

#### **2.50.6 Capacity for different land uses**

- *Residential* – No opportunity for large scale residential development due: to significance of area in strategic green corridor between Thundersley, Basildon and Wickford; openness to public view from the A130 and from elevated points in Castle Point to the west; and lack of association with existing residential areas.
- *Commercial* – Limited opportunity for small scale commercial development adjacent to junction between A127 and A130 within area currently developed. Elsewhere, no opportunities due to same reasons cited above.
- *Recreational* – Opportunity to improve visual quality of the Morbec Farm’s Action Park with strategic planting (tree belts and hedgerows of native species)

**2.50.7 Capacity and sensitivity assessment**

50.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale		√				
	Historic Character			√			
	Condition			√			
	<b>Sub Total</b>	0	4	12	0	0	16
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	4	3	6	1	14
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	15	6	1	30
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	5	0	3	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	8	18	6	1	38

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E score and two D scores for primary criteria – relationship with existing urban built form/ edge, openness to public view and prevention of merging/coalescence)

## 2.51 Area 51A (western part)

### 2.51.1 Location and description

Area of arable farmland incorporating the historic settlement of North Benfleet Hall and the eastern part of Bowers Gifford. The area is bounded by the A127 to the north, field boundaries and public footpath to the east and Pound Lane and the built edge of North Benfleet Plotland to the west. Existing development within the area includes part of North Benfleet Plotlands and the village of Bowers Gifford, a small hamlet centred around North Benfleet Church and hall and properties along Harrow Road and School Lane. The area has a strong rural character and forms part of an important swathe of open land which separates North Benfleet, Wickford and South Benfleet/Thundersley. Late twentieth century developments in the north of the area near the A127 comprising a large garden centre and the St Andrew's Healthcare centre are inappropriate to the scale and character of the area.

### 2.51.2 Landscape Character Area

LCA 3 Bowers Gifford and North Benfleet Farmlands

### 2.51.3 Qualities to be safeguarded

- Historic field pattern
- Views towards All Saint's Church, North Benfleet
- Open, rural character with arable farming
- All Saints church, North Benfleet (grade II\*)
- Mature hedgerows and hedgerow trees

### 2.51.4 Relationship with adjacent areas

- Contributes to sense of separation between built up areas of North Benfleet and South Benfleet/Thundersley
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Long-distance views into the area from high points in Castle Point Borough to the east (eg St Peter's Church Thundersley)

### 2.51.5 Capacity for different land uses

- *Residential* – Possible opportunity for narrow belt of small scale low density residential development adjacent to Pound Lane (between Clifton Road and Cat Tree Lane) if implemented with appropriate landscape measures to screen development in views from the east. Remainder of the area is unsuitable for development due to: significance of area in strategic green corridor between Thundersley, Basildon and Wickford; and importance of historic setting of All Saint's Church and hall.
- *Commercial* – No opportunities. Area is unsuitable for commercial development due to: scale and character of commercial development would be inappropriate to character of the rural landscape; and for same reasons cited above.

- *Recreational* – No opportunities. Area is unsuitable for recreational development due to: importance of retaining agricultural and historic character of the landscape and the setting for All Saint's Church.

**2.51.6 Capacity and sensitivity assessment**

51A.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure			√			
	Complexity/ Scale		√				
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	8	6	2	0	16
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	4	9	4	0	17
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	15	6	0	33
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations		√				
	Scenic Beauty			√			
	<b>Sub Total</b>	0	4	3	0	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	16	18	6	0	40

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating – Medium**

## Area 51b (eastern part)

### 2.51.7 Location and description

Area of undeveloped arable farmland extending from the A127 to the north and the B1464 to the south, Rushbottom Lane green lane PROW and the A130 form the boundary of the area to the east and a footpath/field boundaries and the eastern edge of the village of Bowers Gifford form the western boundary. The area contains no settlement other than a small group of houses on Harrow Lane at the northern end of the area. The area has a strong rural character and forms part of an important swathe of open land which separates North Benfleet, Wickford and South Benfleet/Thundersley. Sadlers Hall Farm located in the south-eastern corner of the area is a grade II listed house now used by small businesses.

### 2.51.8 Landscape Character Area

LCA 3 Bowers Gifford and North Benfleet Farmlands

### 2.51.9 Qualities to be safeguarded

- Historic field pattern
- Sadlers Hall Farm House- Grade II listed house.
- Open views from A130 including views towards North Benfleet church
- Open, rural character with arable farming
- Mature hedgerows and hedgerow trees
- Mature woodland block at eastern end of Page Road
- Rusbottom Lane green lane and PROW

### 2.51.10 Relationship with adjacent areas

- Contributes to sense of separation between built up areas of North Benfleet and South Benfleet/Thundersley particularly as experienced from the A130
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Long-distance views into the area from high points in Castle Point Borough to the east (eg St Peter's Church Thundersley)

### 2.51.11 Capacity for different land uses

*Residential* – No opportunities for development due to: significance of area in strategic green corridor between Thundersley, Basildon and Wickford; openness to public view of area from the A130 and from elevated points in Castle Point to the west; importance of historic setting of All Saint's Church, North Benfleet and hall and importance of historic character of the landscape.

*Commercial* – No opportunities. Area is unsuitable for commercial development as scale and character of commercial development would be inappropriate to character of the rural landscape; and for reasons cited above.

*Recreational* – No opportunities. Area is unsuitable for recreational development due to importance of retaining agricultural and historic character of the landscape and the setting for All Saint's Church, North Benfleet

**2.51.12 Capacity and sensitivity assessment**

51B		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure			√			
	Complexity/ Scale		√				
	Historic Character					√	
	Condition				√		
	<b>Sub Total</b>	0	8	3	2	1	14
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	4	3	6	1	14
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	6	8	2	28
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations		√				
	Scenic Beauty			√			
	<b>Sub Total</b>	0	4	3	0	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	16	9	8	2	35

**Preliminary landscape and capacity rating based on raw score - Low**

**Final relative landscape capacity rating – No/very low capacity** (reduced from Low rating due to presence of two D scores for primary criteria – relationship with existing urban built form/ edge, and prevention of merging/coalescence)

## 2.52 Area 52

### 2.52.1 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. Area 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 car sales centre and the Cranfield Park Avenue Gypsy/Travellers site adjacent to the A127. Landscape is in good condition with historic field pattern retained intact and strong network of mature hedgerows and occasional mature hedgerow trees.

### 2.52.2 Landscape Character Area

LCA 4 North Benfleet and Nevendon Settled Claylands

### 2.52.3 Qualities to be safeguarded

- Historic field pattern
- Bradfields Farm (Grade II Listed) and its agricultural landscape setting
- Lavender Cottage (Grade II Listed) and its setting
- Rural views eg from Burnt Mills Road public footpath and A127
- Open, rural character with arable farming
- Mature hedgerows and hedgerow trees

### 2.52.4 Relationship with adjacent areas

- Plays key role in sense of separation between built up areas of Basildon and Wickford and contributes to sense of separation between Basildon and built up areas of Castle Point
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Views into the area from the A127

### 2.52.5 Capacity for different land uses

- *Residential* – Low capacity due to: high quality and good condition of the landscape; openness to public view from adjoining roads and public footpaths; strength of historic landscape character; and role of site in contributing to sense of separation between Basildon and New Thundersley.
- *Commercial* – No opportunities due to: scale and character of commercial buildings would be inappropriate to character of landscape and for reasons cited above.
- *Recreational* – Opportunity for creation of new footpath connection from Burnt Mills Road to existing east-west footpath route.

**2.52.6 Capacity and sensitivity assessment**

52.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	√					
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character					√	
	Condition					√	
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>12</b>
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features			√			
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	<b>0</b>	<b>8</b>	<b>9</b>	<b>2</b>	<b>0</b>	<b>19</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>8</b>	<b>12</b>	<b>4</b>	<b>2</b>	<b>31</b>
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations			√			
	Scenic Beauty			√			
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>8</b>	<b>18</b>	<b>4</b>	<b>2</b>	<b>37</b>

**Preliminary landscape and capacity rating based on raw score - Low**

**Final relative landscape capacity rating - Low**

## 2.53 Area 53A (Northern Part)

### 2.53.1 Location and description

Mixed area of North Benfleet Plotlands, grazing lands and woodlands located on the eastern side of Pitsea. Area is bounded by Pound Lane to the east, Burnt Mills Road to the north, Homestead Road to the south and the urban edge of Pitsea to the west. Landscape is small scale with low density development mainly set within the historic field pattern. Existing development includes scattered farmsteads including two medieval moated sites (Tiffayne's Farmhouse (Grade II Listed) and Smilers Farm) and low density residential development most of which is twentieth century plotland development in the form of chalets and bungalows. 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. The historic field pattern is generally intact and mature hedgerows with mature hedgerow trees form a strong network across the area.

### 2.53.2 Landscape Character Area

LCA 4 North Benfleet and Nevendon Settled Claylands

### 2.53.3 Qualities to be safeguarded

- Historic field pattern
- Sense of separation between Basildon and South Benfleet especially when travelling along Burnt Mills Road
- Tiffaynes Farmhouse (Grade II Listed) and its setting
- Public footpath from Burnt Mills Lane to London Road forms important strategic north-south footpath route
- Formal public open spaces including Rushley Park and Eversley Recreation Ground
- Mature hedgerows, hedgerow trees and woodland blocks

### 2.53.4 Relationship with adjacent areas

- Contributes to sense of separation between built up areas of Pitsea/Basildon and built up areas in Castle Point (South Benfleet/ Thundersley)
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Provides walking/ leisure routes for local residents and dog walkers
- Provides a mixture of habitats in a small scale area for local wildlife and eco-system

### 2.53.5 Capacity for different land uses

- *Residential* – Opportunity for small to medium scale residential development within North Benfleet plotlands and to the north of Little Chalvedon Hall (between Osborne

Road and Homestead Road) if development incorporates open space and is appropriately screened with planting so quality and character of the landscape is maintained.

- *Commercial* – No opportunities due to scale and character of rural landscape
- *Recreational* – Opportunity for creation of new east-west footpath links to connect with existing north-south public footpath and provide connections between North Benfleet and areas of public open space on eastern edge of Pitsea/Basildon.

**2.53.6 Capacity and sensitivity assessment**

53A.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	4	6	4	0	14
<b>2a.Visual Factors</b>	Openness to public view		√				
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	0	16	6	0	0	22
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	20	12	4	0	36
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations				√		
	Scenic Beauty			√			
	<b>Sub Total</b>	0	0	3	2	0	5
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	20	15	6	0	41

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating – Medium**

## 2.53 Area 53B (Southern Part)

### 2.53.7 Location and description

Mixed area of arable farmland, plotland style development, grazing lands and public open space located on the eastern side of Pitsea. Area is bounded by Pound Lane to the east, Homestead Road to the north, London Road to the south and the urban edge of Pitsea to the west. Landscape is a mix of large scale arable field and smaller scale fields of pasture with some strips of low density development along Eversley Road, Ilfracombe Avenue and Victor Avenue most of which is twentieth century single storey development. Historic field pattern is intact on the western side and mature hedgerows are present across much of the area.

### 2.53.8 Landscape Character Area

LCA 4 North Benfleet and Nevendon Settled Claylands

### 2.53.9 Qualities to be safeguarded

- Open rural views north from London Road
- Historic field pattern
- Local sense of separation between Bowers Gifford and Pitsea and wider sense of separation between urban areas of Basildon and South Benfleet especially when travelling along London Road
- Public footpath from Burnt Mills Lane to London Road forms important strategic north-south footpath route
- Eversley Recreation Ground – formal public open space
- Mature hedgerows, hedgerow trees and woodland blocks

### 2.53.10 Relationship with adjacent areas

- Contributes to sense of separation between built up areas of Basildon and built up areas of Castle Point (South Benfleet/ Thundersley)
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Provides walking/ leisure routes for local residents and dog walkers
- Provides a mixture of habitats in a small scale area for local wildlife and eco-system

### 2.53.11 Capacity for different land uses

- *Residential* – Opportunity for limited small scale infill development between Eversley Road and Ilfracombe Road if implemented with appropriate landscape measures.
- *Commercial* – No opportunities due to scale and character of rural landscape
- *Recreational* – No major opportunities due to importance of arable agricultural landscape to local landscape character.

**2.53.12 Capacity and sensitivity assessment**

53B		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	4	6	4	0	14
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	0	12	3	4	0	19
<b>Landscape Sensitivity (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	16	9	8	0	33
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations				√		
	Scenic Beauty			√			
	<b>Sub Total</b>	0	0	3	2	0	5
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	16	12	10	0	38

**Preliminary landscape and capacity rating based on raw score - Medium**

**Final relative landscape capacity rating - Low** (reduced from Medium rating due to presence of three D scores for primary criteria – openness to public view, prevention of merging/coalescence and designations)

## 2.54 Area 54

### 2.54.1 Location and description

A narrow, linear area of mixed land uses located to the south of Bowers Gifford. It is enclosed by the A13 dual carriageway to the south and the B1464 / London road to the north. These roads merge and join the A130 at a large roundabout at Sadler's Farm at the eastern boundary of the borough. Church Road bisects the west side of the area and provides access from the B1464 to areas 55 and 56 located to the south. The eastern end of the area includes a small, enclosed Travellers site.

**2.54.2** The area comprises; St Margaret's Church of England School and associated playing fields (classified as Public Open Space), Gifford House care home, allotments, a Public House, some detached private houses and some small paddocks. A small stream runs along the western side of the allotment area. Development within the area is low density and the area retains a sense of openness which is important in contributing towards the sense of separation between Pitsea/Basildon and Thundersley/South Benfleet.

### 2.54.3 Landscape Character Area

LCA 3 Bowers Gifford and North Benfleet Farmlands and LCA 04 North Benfleet Farmlands

### 2.54.4 Qualities to be safeguarded

- School playing fields and more open fields associated with school
- Allotments
- Mature hedgerow vegetation
- Small stream running north-south
- Openness and sense of separation between Pitsea/Basildon and Thundersley/South Benfleet.

### 2.54.5 Relationship with adjacent areas

- Roads enclose the area and make natural boundary line
- Church Lane bisect the site to allow access to southern areas 51 and 53
- Small lane connects B1646 to Church Lane (through underpass at A13 location)
- No PROWs
- Glimpsed views into residential areas and allotments through mature boundary hedge
- Views from A13 northwards into the area

### 2.54.6 Capacity for different land uses

- *Residential* – No opportunities due to the importance of retaining openness and sense of separation between Pitsea/Basildon and Thundersley/South Benfleet.
- *Commercial* – No opportunities due to same reasons as above

- *Recreational* – No opportunities due to same reasons as above

### 2.54.7 Capacity and sensitivity assessment

54.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character		√				
	Condition		√				
	<b>Sub Total</b>		0	8	6	2	0
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view			√			
	Views towards landmark buildings/ features	√					
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	5	0	9	2	1	17
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	8	15	4	1	33
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations			√			
	Scenic Beauty		√				
	<b>Sub Total</b>	0	4	3	0	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	12	18	4	1	40

#### Preliminary landscape and capacity rating based on raw score - Medium

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E score and one D score for primary criteria – prevention of merging/coalescence and Relationship with existing urban built form/ edge)

## 2.55 Area 55

### 2.55.1 Location and description

Land area located to the south of Bowers Gifford and containing Pitsea Cemetery and Crematorium, Bowers Gifford Grasslands and arable farmland around Bowers Hall. The land slopes steeply to the south and there are fine views over the Bowers and Vange marshes towards the River Thames. The area is prominent in views towards Pitsea/Basildon from the marshes. Most of the area is designated as a Local Wildlife Site and is an area of lowland meadow (UK BAP Priority Habitat) with an area of scattered scrubs that becomes thicker further south. The north east corner contains a few scattered buildings that can be accessed through Brackendale Avenue, Mount Pitsea. There are also two large detached houses as well as the moated Bowers Hall on Church Lane.

### 2.55.2 Landscape Character Area

LCA 3 Bowers Gifford and North Benfleet Farmlands

### 2.55.3 Qualities to be safeguarded

- Bowers Gifford Grasslands Local Wildlife Site
- Public rights of way following the railway line and running north-south through the cemetery and fields
- Open views across the area and over the marshes to the south
- Long distance views from cemetery to Vange Marshes, Pitsea Landfill site, oil refineries and the new DP World London Gateway port in the distance
- Two Moats associated with Bowers Hall and the former Rectory (now cemetery)
- Rectilinear medieval field patterns and associated mature vegetation

### 2.55.4 Relationship with adjacent areas

- Part of wider strategic wildlife protected area, including South Essex Marshes and Wat Tyler Country Park
- Part of strategic green corridor linking Thames Estuary to the south with Crouch and Roach Farmland to the north-east
- Limited connections with Bowers Gifford village due to presence of A13
- Long distance views into area from Vange Marshes

### 2.55.5 Capacity for different land uses

- *Residential* – No opportunity for large or small scale residential development due to: prominence of area in views from the south and south-east; most of area is designated as LoWS; role of site in separation between Pitsea/Basildon and South Benfleet; sloping topography of the area and important historic landscape character.
- *Commercial* – No opportunities due to reasons cited above and commercial development would be inappropriate to the scale and character of the landscape.

- *Recreational* – Opportunities for improving public rights of way and pedestrian connections with southern edge of Vange.

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**2.55.6 Capacity and sensitivity assessment**

55.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure				√		
	Complexity/ Scale			√			
	Historic Character					√	
	Condition				√		
	<b>Sub Total</b>	0	0	3	4	2	9
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	4	3	8	0	15
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	6	12	2	24
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations				√		
	Scenic Beauty				√		
	<b>Sub Total</b>	0	0	0	4	0	4
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	4	6	16	2	28

**Preliminary landscape and capacity rating based on raw score - No/very low capacity**

**Final relative landscape capacity rating – No/very low capacity**

## 2.56 Area 56

### 2.56.1 Location and description

Area of sloping arable farmlands mainly associated with Bowers Hall Farm. The only building located in this area is St Margaret's Church, (grade II listed). There is a line of pylons running north- to south and an old pill box in the centre of the land area.

**2.56.2** The perimeter of the area is created by the A130 to the east, A13 to the north, Church Lane creates the western boundary and the London- Southend railway line the southern.

### 2.56.3 Landscape Character Area

LCA 3 Bowers Gifford and North Benfleet Farmlands

### 2.56.4 Qualities to be safeguarded

- Mid 14th Century St Margaret's Church
- Route of WWII General Headquarters defence line which includes a Pill box
- Rural landscape character with historic field pattern
- Mature vegetation along field boundaries
- Open landscape of arable fields
- Public rights of way following the railway line
- Views south over marshes

### 2.56.5 Relationship with adjacent areas

- Plays key role in separation between built up areas of South Benfleet and Basildon
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)
- Glimpsed views into the area from A130 (especially when vegetation not in leaf) but mainly screened by roadside hedgerow
- Clear views from A13

### 2.56.6 Capacity for different land uses

- *Residential* – No opportunities due to: role of site in separation between South Benfleet and Basildon and strategic north-south green corridor; prominence of area in views from the south and south-east; sloping topography of the area and important historic landscape character.
- *Commercial* – No opportunities due to same reasons cited above and commercial development would be inappropriate to the scale and character of the landscape.
- *Recreational* – No opportunities due to reason cited above and importance of agricultural land uses to local landscape character

**2.56.7 Capacity and sensitivity assessment**

56.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis				√		
	Vegetation enclosure			√			
	Complexity/ Scale		√				
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>13</b>
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>1</b>	<b>13</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>0</b>	<b>8</b>	<b>3</b>	<b>14</b>	<b>1</b>	<b>26</b>
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>8</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>8</b>	<b>6</b>	<b>14</b>	<b>1</b>	<b>34</b>

**Preliminary landscape and capacity rating based on raw score - Low**

**Final relative landscape capacity rating – No/very low** (reduced from Low rating due to presence of one E score and three D scores for primary criteria – prevention of merging/ coalescence, slope analysis, openness to public view and relationship with existing urban built form/ edge).

## 2.57 Area 57

### 2.57.1 Location and description

Large area comprising low-lying Bowers Marshes nature reserves (managed by the RSPB), and raised landfill site and the Wat Tyler Country Park. Most of the area is protected by designations (SSSI and LoWS) and the Bower Marshes form part of the Greater Thames Marshes Nature Improvement Area. The land area is located south of Pitsea and is bordered by a railway line to the north, East Haven Creek to the east and south and Pitsea Creek to the west.

**2.57.2** The area is primarily undeveloped other than scattered linear development along Pitsea Mount/Pitsea Hall Lane including small industrial units, a civic amenity site, a Network Rail Depot, the Essex Pony Sanctuary and a sewage treatment works.

**2.57.3** Wat Tyler Country Park also includes historic buildings (there are several weather-boarded and thatched cottages dating back to the 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> Century, many relocated from North Essex following the development of Stanstead Airport), a Heritage Centre and Green Centre. There is also a small marina to the south of the Park on part of Vange Creek. The Creek is part of a number of tributaries that lead to the Thames Estuary.

### 2.57.4 Landscape Character Area

LCA1 Bowers and Vange Marshlands and LCA2 Bowers and Vange Estuary Marshes

### 2.57.5 Qualities to be safeguarded

- SSSI and LoWS sites
- Wat Tyler Country Park, and remains of late 19th/ early 20th Century Nobel Explosives factory
- Historic field and drainage pattern
- Area south of Bowers Gifford contains raised earth wall, field system and drains from an early date.
- Public rights of way across marshes and farmland
- Open character
- Raised earth seawall adjacent to Vange Creek
- Long distance views to the south

### 2.57.6 Relationship with adjacent areas

- Forms part of wider landscape character area extending across to marsh areas to the south and west
- Views into area from railway line and A13
- Long distance views into area from Fobbing (to the south) and South Benfleet to the east.
- Views across the marshes (e.g. 360° views from Rookery farm)

- Views of Fobbing Marshes and Vange Marshes from Wat Tyler, as well as buildings of Basildon Hospital and edge of Vange to the north.
- Provides habitats for particular wildlife including wading birds and amphibians.
- Wat Tyler Park allows access for public to view wildlife.
- Marina at Wat Tyler Country Park provides boating access into the Thames Estuary

### **2.57.7 Capacity for different land uses**

- *Residential* – No opportunities due to presence of designations, open marshland character of the landscape, openness to public view and role in preventing merging/coalescence between Basildon and South Benfleet.
- *Commercial* – No opportunities due to same reasons cited above, but a need exists to improve visual quality of commercial activities along Pitsea Mount/Pitsea Hall Lane
- *Recreational* – Opportunities for improving public rights of way and pedestrian connections across marshes to southern edge of Vange

**2.57.8 Capacity and sensitivity assessment**

57.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis				√		
	Vegetation enclosure				√		
	Complexity/ Scale			√			
	Historic Character			√			
	Condition				√		
	<b>Sub Total</b>	0	0	6	6	0	12
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view			√			
	Views towards landmark buildings/ features					√	
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence					√	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	0	3	6	2	11
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	0	9	12	2	23
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations					√	
	Scenic Beauty					√	
	<b>Sub Total</b>	0	0	0	0	2	2
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	0	9	12	4	25

**Preliminary landscape and capacity rating based on raw score - No/very low capacity**

**Final relative landscape capacity rating - No/very low capacity**

## **2.58 Area 58**

### **2.58.1 Location and description**

Area of sloping land to the south of Basildon, dissected by the A13 and including knoll occupied by All Saints Church. The railway line follows the area's southern boundary and the western boundary is dominated by busy road junctions connecting the A13, A176 and the B1464. Brickfield Road separates the area from the residential development of Vange to the east and the B1464 forms the northern boundary. All Saints Church and graveyard is prominently positioned on the most elevated part of the area and is understood to have had a deserted medieval village around it. The rest of the area comprises small to medium sized grazed farmland divided by fragmented tree belts, and post and wire fencing. Modern development includes roadside housing off London Road (B1464) and a Premier Inn and Beefeater complex south of the A13, on its Five Bells junction. There are areas of woodland and scrub to the south east near the A13, which is set in a cutting with substantial road verges.

### **2.58.2 Landscape Character Area**

LCA 14 Langdon Hills

### **2.58.3 Qualities to be safeguarded**

- Remnant ancient rectilinear field pattern, possibly middle Saxon in origin
- All Saints Church is a landmark in the area, prominent in views from the west and a Listed Building.
- All Saints Grasslands Local Wildlife Site – area of grassland to the west of the graveyard
- Views from church towards the wooded ridges of the Langdon Hills to north and west
- Mature tree belts and hedgerows along field perimeters and London Road
- Mature woodland in the eastern corner of the area, to the north of the A13
- Wide wildflower verges on the northern side of the A13
- Public rights of way leading to All Saints Church, these footpaths allow open views across a large proportion of the area

### **2.58.4 Relationship with adjacent areas**

- Forms part of wider landscape character area extending north and north west across the Langdon Hills
- The area is heavily impacted upon by modern development, most noticeably from A13 and traffic noise and other busy roads
- Dense vegetation on verges forms strong visual barriers to views overlooking the elevated parts of the area from much of the A13, B1464 and the railway line

### **2.58.5 Capacity for different land uses**

- *Residential* – Potential opportunity for a small amount of residential properties extending the row off London Road into the pastures to the east or extending the Vange residential area to the west of Brickfield Drive. However in both of these locations space is limited as adverse impacts on the elevated landform and setting of the listed All Saints church should be avoided as this still retains a 'semi-rural' setting.
- *Commercial* – No opportunities on area north of A13 due to prominence in views of Langdon Hills. Localised scope on triangular area east of the Premier Inn between A13 and railway
- *Recreational* – No opportunities as busy roads and railway form barriers on all sides

**2.58.6 Capacity and sensitivity assessment**

58.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	4	3	4	1	12
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view		√				
	Views towards landmark buildings/ features					√	
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	8	6	2	1	17
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	12	9	6	2	29
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space and designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	5	0	3	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	12	12	12	2	37

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of one E score and one D score– slope analysis openness to public view )

## 2.59 Area 59

### 2.59.1 Location and description

Wooded ridge to the south of Basildon's urban edge. The elevated landform represents the easterly extent of the Langdon Hills. The area is surrounded on the north, east and south by residential development within the settlements of Vange and Kingswood. The western boundary follows the A176 and the south eastern boundary follows the B1464 until it meets the residential properties along Cashmere Way. The predominant land use is recreation. Basildon Golf Course occupies a large majority of the area on the highest ground with the remaining space comprising Vange Hill Nature Reserve, school playing fields and five grazed pastures on the visually more exposed south facing slopes. Existing development includes Tompkins Farm, Vange Primary School and Nursery, the former Basildon Zoo site and a large Homebase store in the south west corner.

### 2.59.2 Landscape Character Area

LCA 14 Langdon Hills

### 2.59.3 Qualities to be safeguarded

- Ancient rectilinear field pattern, possibly middle Saxon in origin visible to south west but more fragmented and concealed within recreation based areas
- Undeveloped skyline seen from the south hides the urban presence of Basildon
- Strong pattern of hedges associated with fields to south east and mature trees within the golf course and Vange Hill Nature Reserve
- Elevated panoramic views from A176
- Footpaths running east west over marshlands, towards DP World London Gateway Port and the Thames Estuary and also west to the Langdon Hills
- Wide meadow verges provide a good habitat and frame views across the area from the roads
- Golf course, playing fields and nature reserve are all designated open space
- Several areas of nature conservation interest including: Vange Hill and Golf Course pond Local Wildlife Site (LoWS), Vange Hill Local Nature Reserve, Tomkins Farm Meadow LoWS and Vange Hall pond
- Kingswood Hall wheat barn Listed Building
- Network of Public Rights of Way connecting residential areas to wooded recreation space and across pastures towards All Saints Church in Vange

### 2.59.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending west across the Langdon Hills
- Tall Poplars and mature vegetation enclose smaller areas within the recreation based areas space
- Constant traffic noise from the A176 and B1464

- First and second floor windows of surrounding residential properties will have views into the area in some areas, but there is strong tree belt cover to the perimeter of development
- The wooded ridge of the golf course is prominent in views towards the area from the west
- The Homebase development is an intrusive modern structure visible in key viewpoints in the winter months
- Elevated landform allows long distance views across to Pitsea, Thames Estuary and Kent
- Provides a visual break between developments in Vange and Kingswood, as well as from the traffic along Nethermayne.
- Public Footpaths are well used by local residents

#### **2.59.5 Capacity for different land uses**

- *Residential* – No opportunities due to the areas elevated position and its importance as a prominent wooded ridge within the skyline. Development would also be likely to reduce allocated open space in the area that has a significant landscape role
- *Commercial* – No opportunities as any large scale development would be prominent within the wooded skyline of the Langdon Hills.
- *Recreational* – Opportunities to support the management of the golf course, nature reserve and improve public rights of way, extending the recreational capacity of the space for surrounding residents.

**2.59.6 Capacity and sensitivity assessment**

59.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	0	6	1	11
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view			√			
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	0	9	6	0	15
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	9	12	1	26
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations				√		
	Scenic Beauty				√		
	<b>Sub Total</b>	0	0	0	4	0	4
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	4	9	16	1	30

**Preliminary landscape capacity rating based on raw score – No/Very Low**

**Final relative landscape capacity rating – No/Very Low**

## 2.60 Area 60

### 2.60.1 Location and description

Area of farmland to the south of Basildon, comprising medium sized arable fields and meadows, grazed pastures and paddocks and some plotland development off Bells Hill Road and Hawkesbury Bush Lane in the eastern corner. The area occupies a gently sloping, plateau edge landform with two areas of slightly higher ground to the south before the landform drops much more steeply outside the area to the south on the escarpment of the Langdon Hills. It is bordered by Dry Street to the north, the A176 to the east and One Tree Hill to the west. Dry Street Memorial Church sits at the corner of Dry Street and One Tree Hill overlooking land to the South and towards the A13. The southern boundary of the area follows the Borough boundary line. In addition to the Plotland development which is on steeper land to the south east there is Hawkesbury Manor, Dry Street Farm and the early 20th century Dry Street Memorial Church.

### 2.60.2 Landscape Character Area

LCA 14 Langdon Hills

### 2.60.3 Qualities to be safeguarded

- Largely intact ancient rectilinear field pattern, possibly middle Saxon in origin
- Basildon meadows - Two SSSIs containing Lowland Neutral grassland habitats
- Local Wildlife Sites (LoWs) correlating with the SSSIs in Basildon Meadows and an adjoining field to the west containing rich grassland, scrub and woodland habitats. A further LoWS lies in the south west corner near the entrance to One Tree Hill Country Park
- Extended views across rolling countryside and over the Thames Estuary to Kent from southern edge of area
- Undeveloped skyline looking from the south
- Small area of secondary woodland on former plotland and the remaining plotland development
- Hawkesbury Manor and Dry Street Farmhouse - Grade II Listed Buildings
- Good quality clipped hedgerows with mature trees along most field boundaries
- PROW running across open farmland through the centre of the area
- Martinhole Woods - Ancient Woodland

### 2.60.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending east and west across the south east ridge of the Langdon Hills
- Traffic noise from the A13 and A176 is dominant to the southern and eastern sides of the area
- The intrusive structures of Basildon and Thurrock University Hospital are a dominant built form in otherwise attractive views across rolling farmland

- Residential properties overlook Basildon Meadows SSSI and surrounding pastures

### **2.60.5 Capacity for different land uses**

- *Residential* – No opportunities for large scale residential development with the A176 and hospital forming a strong boundary to existing residential areas. Possible opportunity for small scale residential development along Bells Hill Road, infilling Plotland. Any larger scale development could be suited on plateau if set back from southern edge. However this would adversely affect the integrity of the Langdon Hills green corridor which links into areas 59 and 61.
- *Commercial* – No opportunities due to potential impacts on skyline from south and impacts on the integrity of the green wedge along the Langdon Hills
- *Recreational* – Opportunities to improve public rights of Way extending routes to One Tree Hill Country Park. Continued management of SSSIs and LoWS. Fields south of Dry Street could accommodate sports fields and formal sports if required but this would change the strong agricultural character.

**2.60.6 Capacity and sensitivity assessment**

60.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale			√			
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	3	4	1	12
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view			√			
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	0	6	8	0	14
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	9	12	1	26
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations				√		
	Scenic Beauty				√		
	<b>Sub Total</b>	0	0	0	4	0	4
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	4	9	16	1	30

**Preliminary landscape capacity rating based on raw score – No/Very Low**

**Final relative landscape capacity rating – No/Very Low**

## 2.61 Area 61

### 2.61.1 Location and description

An area of farmland and Plotland development on the southern side of the Langdon ridge. The boundaries of the area follow the borough boundary to the south, Dry Street to the north and One Tree Hill to the east. The land is made up of small and medium scale arable and grazed fields enclosed by mature tree belts and hedgerows and occupies a prominent position on the ridgeline edge. Narrow lanes lead to residential properties on the 20th century Plotlands. The elevated position of the land allows extensive views across the Thames Estuary to Kent. One Tree Hill Country Park lies just to the south east of the area beyond the Borough Boundary in Thurrock Borough, but some of the informal walking routes cross into parts of woodland along the southern boundary of the area.

### 2.61.2 Landscape Character Area

LCA 14 Langdon Hills

### 2.61.3 Qualities to be safeguarded

- Mix of curvilinear and rectilinear field patterns both medieval in origin
- Mature tree belts enclosing residential development and roads
- Existing Plotlands
- PROW running alongside the Plotlands from Dry Street and into the Thurrock
- Informal routes associated with the One Tree Hill and Langdon Hills Country Parks
- Wooded Langdon ridge is a distinctive landscape feature within external views and an important informal recreation facility
- Extensive views from the top of the ridge looking south across open farmland to the Thames Estuary, as far as Kent
- Local Wildlife Site to the south of the area , part of Northlands Wood
- Former Red Cow Inn and Wootten House – buildings of local interest

### 2.61.4 Relationship with adjacent areas

- Forms part of wider landscape character area following the wooded Langdon ridge around the south west of Basildon
- Open farmland to the south west of the area beyond the boundary line, making the ridge very prominent in external views
- Similar characteristics to surrounding areas 65, 62 and 63
- Existing residential properties are well enclosed by vegetation but have open views across farmland both within the area and beyond the Borough Boundary

### 2.61.5 Capacity for different land uses

- *Residential* – No opportunities for development due to the prominent ridgeline position of the land and the attractiveness of the Langdon Hills. Development would

also be isolated from the urban centre with current narrow streets unable to support large increases in traffic. Potential exceptions are for small-scale redevelopment within the area's Plotlands.

- *Commercial* – No opportunities for new development due to the prominent ridgeline position and rural character of the zone.
- *Recreational* – Opportunities relate to enhancing informal recreation with possibilities to extend the One Tree Hill Country Park to make better use of meadows with long distant open views across the Thames Estuary

**2.61.6 Capacity and sensitivity assessment**

61.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition					√	
	<b>Sub Total</b>	0	4	0	4	2	10
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view				√		
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescenc		√				
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	0	4	6	4	1	15
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	6	8	3	25
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations		√				
	Scenic Beauty				√		
	<b>Sub Total</b>	0	4	0	2	0	6
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	12	6	10	3	31

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of two E scores and one D score for primary criteria – slope analysis and relationship with urban edge)

## 2.62 Area 62

### 2.62.1 Location and description

An area of small scale grazed farmland and informal recreation with extensive woodland cover. Much of the woodland is secondary that has developed on former Plotlands throughout the area. The old Plotland tracks have been retained forming pathways through the woods. The Area is located to the south east of Basildon and forms part of a wider recreation facility that is the Langdon Hills Country Park. It also contains the Willow Park Nature Reserve, part of the wider Langdon Essex Wildlife Trust Nature Reserve and a highly popular Scout Camp. The area is of significant value due to the diverse woodland wildlife and flora, informal recreational use and scenic views.

The boundaries of the area follow Dry Street and the borough boundary to the south, the B1007 to the west, Lee Chapel Lane and existing residential development to the north and the urban edge of Basildon to the north east. Some 20th century Plotland development remains in use along Dry Street and connected roads. There are a small amount of residential properties scattered throughout the zone, nestled into woodland. Much of the area falls under ecological designations and Rose Cottage, Thatched Cottage and Westley Hall are Grade II Listed Buildings. The telecoms mast is the most noticeable distant landmark.

### 2.62.2 Landscape Character Area

LCA 14 Langdon Hills

### 2.62.3 Qualities to be safeguarded

- Curvilinear field patterns as a result of piecemeal assarting of woodland in the medieval period
- Secondary woodland on former Plotlands sites comprising diverse mixed woodland species and understorey flora and a number of earthworks
- Existing Plotlands
- Balance of recreation and wildlife objectives in the area
- Rough Piece Coronation Meadow
- Westley Heights Country Park LoWS and part of the Langdon Complex LoWS containing ancient woodland species, Lowland Mixed Deciduous Woodland, Meadows and Small Habitat Mosaics and important open spaces
- Remnant features of medieval deerpark within the Langdon Nature Reserve
- Westley Hall, Thatched Cottage and Rose Cottage Grade II Listed traditional timber framed buildings
- Extensive network of Public Footpaths, Bridleways and informal routes connecting to surrounding areas of Basildon including north-south bridleway (ancient routeway) linking One Tree Hill Road with green lane to the north
- Wooded Langdon ridge is a distinctive landscape feature within external views and an important informal recreation facility

- Extensive views south east across to Fobbing Marshes and north across the Langdon Hills and towards landmarks within Basildon Town Centre

#### **2.62.4 Relationship with adjacent areas**

- Forms part of wider landscape character area following the wooded Langdon ridge around the south west of Basildon
- Open farmland to the south west of the area beyond the boundary line, making the Langdon ridge very prominent in external views
- Well used facility by people in surrounding area and neighbouring Boroughs of Brentwood and Thurrock
- Similar characteristics to surrounding Areas 65, 61 and 63
- Some more open views into the area through breaks in roadside vegetation along Dry Street, the rest of the area is enclosed by mature tree belts
- Communications masts on top of the Westley Heights/ Crown Hill north of Dry Street make an intrusive form on external views of the Langdon Hills

#### **2.62.5 Capacity for different land uses**

- *Residential* – No opportunities for development due to designations, importance for recreation and the prominent ridgeline position
- *Commercial* – No opportunities for development due to designations, importance for recreation and the prominent ridgeline position
- *Recreational* – Opportunities relate to enhancing informal recreation and a focus on biodiversity and landscape management scheme including enhancement of footpaths along western edge

**2.62.6 Capacity and sensitivity assessment**

62.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure	√					
	Complexity/ Scale					√	
	Historic Character				√		
	Condition					√	
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>10</b>
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>6</b>	<b>1</b>	<b>14</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>4</b>	<b>3</b>	<b>8</b>	<b>4</b>	<b>24</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations					√	
	Scenic Beauty					√	
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>4</b>	<b>3</b>	<b>8</b>	<b>6</b>	<b>26</b>

**Preliminary landscape capacity rating based on raw score – No/Very Low**

**Final relative landscape capacity rating – No/Very Low**

## 2.63 Area 63

### 2.63.1 Location and description

Area of wooded grassland and recreation to the south of Basildon. The area lies on sloping and undulating land within Westley Heights. The B1007 forms the north west boundary and Lee Chapel Lane forms the south. The eastern boundary runs alongside the rear gardens of residential properties within Lee Chapel South. There is no existing development in the area, but a covered reservoir forms a raised landform in the north east corner. The area is enclosed by mature woodland and dense tree belts and comprises a domed landform of open space with rough grass and a recreation ground accessible from Gaynesford and Sporthams.

### 2.63.2 Landscape Character Area

LCA 14 Langdon Hills

### 2.63.3 Qualities to be safeguarded

- Irregular, curvilinear field patterns from the medieval period
- Public rights of way across open countryside and through woodland including north-south bridleway (ancient Neolithic routeway) and associated ancient banks reaching towards Dry Street
- Long Wood Ancient Woodland
- LoWS designation encompasses the majority of the area
- Open views across Basildon to Cray's Hill and wooded hills near Billericay on the skyline
- Recreation ground designated as Open Space
- Natural regeneration of woodland within rough grassland on domed landform of open space.
- Flower-rich verges to B1007
- Farmstead Pond of Lee Chapel Farm

### 2.63.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending south and west across wooded farmland around the east of Basildon urban area
- Good connections through the area leading from Lee Chapel South to Marks Hill and Willow Park Nature Reserve
- Despite the close proximity of the B1007 the area is relatively disconnected from the urban environment with good enclosure by vegetation.
- Long distance views north from raised open field looking across Basildon to Cray's Hill and Billericay with Grade I listed St Nicholas Church spire, Laindon and wooded hills providing features on the skyline
- Relatively untouched and bio-diverse landscape

### 2.63.5 Capacity for different land uses

- *Residential* – No opportunity for residential development. The reservoir, recreation ground and B1007 make connections to existing development very limited. High ground would make development prominent in the otherwise rolling treed landscape of the Langdon Hills.
- *Commercial* – No opportunities for commercial development due to designations
- *Recreational* – Opportunities to maintain and improve connections within open space from residential areas..

**2.63.6 Capacity and sensitivity assessment**

63.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis		√				
	Vegetation enclosure	√					
	Complexity/ Scale				√		
	Historic Character				√		
	Condition					√	
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>1</b>	<b>14</b>
<b>2a.Visual Factors</b>	Openness to public view				√		
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing form/ edge				√		
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>14</b>
<b>Landscape Sensitivity (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>8</b>	<b>0</b>	<b>14</b>	<b>1</b>	<b>28</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations					√	
	Scenic Beauty				√		
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>3</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>8</b>	<b>0</b>	<b>16</b>	<b>2</b>	<b>31</b>

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of three D scores for primary criteria – openness to public view, relationship with urban edge and coalescence)

## 2.64 Area 64

### 2.64.1 Location and description

An area of mature secondary woodland on former plotland to the south west of Laindon/Basildon. The area contains areas with Ancient Woodland indicator species and the majority of the area is designated a Local Wildlife Site. It is a section of the Langdon Nature Reserve known as Marks Hill. The area is bordered to the north by the railway line, by residential properties within Langdon Hills to the west and by the curving alignment of the B1007 to the south east. A small number of houses on Woodgrange Avenue are positioned in the southern tip of the area with a covered reservoir enclosed by trees nearby. The area is predominantly used for recreation with a number of bridleways running through, as well as former plotland tracks forming footpaths. The B1036 dissects the nature reserve to the north leaving a strip of woodland running adjacent to the railway line.

### 2.64.2 Landscape Character Area

LCA14 Langdon Hills

### 2.64.3 Qualities to be safeguarded

- Secondary woodland (including areas with Ancient Woodland indicator species) and understorey flora with successful woodland management schemes in place run by the Basildon Natural History Society including coppice rotation
- Valued recreation area with good network of paths and former plotland tracks
- Football pitch in the north west corner
- Attractive views across the Crouch Valley to the north from elevated points within the wood
- Managed wide verges either side of the busy B1007 and B1036 planted with wildflowers
- Part of the Langdon Complex Local Wildlife Site which forms an important wooded ridge on the sky line in external views
- A number of surviving earthworks of probable medieval origin including ancient earthbanks defining former parish boundary

### 2.64.4 Relationship with adjacent areas

- Forms part of wider landscape character area following the wooded Langdon ridge around the south west of Basildon
- The railway line, B1007 and B1036 run alongside and through the area but dense woodland limit views to the outer boundaries
- There is a close visual relationship with the surrounding residential properties many of which look out onto the woodland

### 2.64.5 Capacity for different land uses

- *Residential* – No opportunity for further development due to designations and importance for recreation
- *Commercial* – No opportunities for development due to designations and importance for recreation
- *Recreational* – Opportunities relate to management for informal recreation

**2.64.6 Capacity and sensitivity assessment**

64.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure	√					
	Complexity/ Scale					√	
	Historic Character				√		
	Condition					√	
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>10</b>
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>4</b>	<b>1</b>	<b>17</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>12</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>27</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations					√	
	Scenic Beauty					√	
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>12</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>29</b>

**Preliminary landscape capacity rating based on raw score – No/Very Low**

**Final relative landscape capacity rating – No/Very Low**

## 2.65 Area 65

### 2.65.1 Location and description

An area of ancient and secondary woodland and farmland located on a ridge around the south west corner of Basildon. It contains the Dunton Plotlands Nature Reserve and the Lincewood Nature Reserve, both of which are part of the wider Langdon Nature Reserve. The Area is bordered mainly by residential development to the north east and the borough boundary to the south west. Large areas of former plotland have succeeded to secondary woodland, while retaining the grid formation of the former tracks and passageways. The area opens up in the centre with arable fields with broken field boundaries. A PROW runs along the southern boundary of these fields with new plantations to the north and extensive open views to the south towards the Thames Estuary and Westley Heights. The formal Langdon Hills Recreation Ground occupies a square of land north of the Lincewood Nature Reserve. Existing built development is limited to some roadside properties and barns east of Lower Dunton Road.

### 2.65.2 Landscape Character Area

LCA 14 Langdon Hills

### 2.65.3 Qualities to be safeguarded

- Grid-like, rectilinear field pattern maybe Middle Saxon in origin now part eroded and part overlaid by subsequent development
- Ancient woodland (Lince Wood) and Secondary woodland on former plotland sites comprising diverse mixed woodland species and understorey flora
- Local Wildlife Sites and designated open space
- Extensive network of Public Footpaths, Bridleways and informal routes connecting to surrounding areas of Basildon
- Wooded Langdon ridge is a distinctive landscape feature within external views and an important informal recreation facility
- Preserved plotland layout and an original plotland dwelling now exists as The Haven Plotland Museum
- Ponds and streams to the east increasing biodiversity
- Extensive views to the south across the Thames estuary

### 2.65.4 Relationship with adjacent areas

- Forms part of wider landscape character area following the wooded Langdon ridge around the south west of Basildon
- Sections of the B1007 and the railway line have views into the area
- Many residential properties surrounding the area in Dunton Hills/Langdon Hills have aspects to wooded sections of the area but open views are limited to some properties surrounding the recreation ground
- Open farmland to the south west of the area beyond the boundary line, making the ridge very prominent in external views

### **2.65.5 Capacity for different land uses**

- *Residential* – Limited opportunities for development due to designations, importance for recreation and the prominent ridgeline position
- *Commercial* – No opportunities for development due to designations, importance for recreation and the prominent ridgeline position
- *Recreational* – Opportunities relate to continued informal recreation with a focus on biodiversity

**2.65.6 Capacity and sensitivity assessment**

65.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure		√				
	Complexity/ Scale					√	
	Historic Character				√		
	Condition					√	
	<b>Sub Total</b>	0	4	0	2	3	9
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view			√			
	Views towards landmark buildings/ features					√	
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence	√					
<b>2b.Potential Landscape Features</b>	Scope to mitigate the dev				√		
	<b>Sub Total</b>	5	0	6	2	2	15
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	4	6	4	5	24
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations					√	
	Scenic Beauty					√	
	<b>Sub Total</b>	0	0	0	0	2	2
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	4	6	4	7	26

**Preliminary landscape capacity rating based on raw score – No/Very Low**

**Final relative landscape capacity rating – No/Very Low**

## 2.66 Area 66

### 2.66.1 Location and description

Area of gently sloping open farmland located west of Laindon/Basildon. Land use is a mix of predominantly rectilinear grazed pastures and arable fields divided by fragmented hedgerows, and post and wire fencing. There are areas of semi-mature woodland to the south west adjacent to the Laindon West neighbourhood and some areas of young woodland. The B148 forms the eastern boundary separating the land area from the urban edge of Laindon/Basildon. A busy road junction lies to the north where the B148 meets the A127 and the railway line forms the southern boundary. The western boundary follows Lower Dunton Road which divides the area from the more historic side of Dunton village within Area 67. Built development comprises Dunton Park Residential Caravan Park occupying a large site in the south east corner and scattered roadside properties mainly to the north and agricultural barns, predominantly from the 20th century. There are no ecological designations in the area. Field boundaries are in decline resulting in the area looking in a poor condition.

### 2.66.2 Landscape Character Area

LCA 13 Dunton Settled Claylands

### 2.66.3 Qualities to be safeguarded

- Remnants of grid-like, rectilinear field patterns, possibly Middle Saxon in origin
- Woodlands areas to north and north east of the caravan park
- Small stretches of tall mature Hawthorn hedges with Elm and scattered single Oak trees
- Public rights of way to edge of pastures, though emerging woodland and running through the static caravan park

### 2.66.4 Relationship with adjacent areas

- Forms part of wider landscape character area of open farmland between the built edge of Laindon/ Basildon and the Borough boundary.
- The residential edge of Laindon/ Basildon and Southfields Industrial Estate are generally visually well contained by vegetation along the B148 and B1036
- Broken hedgerows and scattered trees form fragmented enclosure and field boundaries making the paddocks and fields open to views from roads on either side.
- The Ford Dunton Technical Centre is a prominent landmark in Basildon, visible from the northern part of the area (and much further afield)
- The busy transport links to the south and east highly reduce the tranquillity of the area with noise from traffic and trains evident throughout
- Views to Langdon Hills to south east and Burstead Sloping Farmland and adjacent areas in Brentwood to north

### 2.66.5 Capacity for different land uses

- *Residential* – Limited opportunities for residential development in the area due to the largely commercial development east of the B148 and the B1036 forming a barrier to associations with existing residential development in Basildon. The two fields between the B1036 and B148, although visually separated from residential development in Laindon West are relatively contained and could provide a site for residential development towards the Caravan Park. However, development in this area and area 67 could create scope for a potential co-ordinated western extension to Basildon
- *Commercial* – There are possible opportunities for commercial development with strong vehicular links, given the presence of the Ford Technical Centre and Southfields Industrial Estate in Laindon. Residential properties on Lower Dunton Road would need to be screened and given suitable offsets should large scale commercial development take place. Development in this area and area 67 could create scope for a potential co-ordinated western extension to Basildon
- *Recreational* – Land to the south east focused around the Caravan Park and rights of way provide opportunities for informal or formal sports activities

**2.66.6 Capacity and sensitivity assessment**

66.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character			√			
	Condition	√					
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>9</b>	<b>2</b>	<b>0</b>	<b>16</b>
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view			√			
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge			√			
	Prevention of merging/ coalescence	√					
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>18</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>10</b>	<b>4</b>	<b>15</b>	<b>4</b>	<b>1</b>	<b>34</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>15</b>	<b>8</b>	<b>15</b>	<b>4</b>	<b>1</b>	<b>43</b>

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E scores for primary criteria – openness to public view)

## 2.67 Area 67

### 2.67.1 Location and description

Area of predominantly open farmland located west of Laindon/ Basildon. The land slopes gently to the south, culminating with a low hillock south west of Dunton Hall. The land area's boundaries follow the railway line to the south, the A127 to the north, the Borough boundary to the west and Lower Dunton Road to the east. Land use is predominantly rectilinear grazed pastures and arable fields divided by fragmented hedgerows, tree lines without hedgerows or post and wire fencing. Field boundaries have been lost in parts and much of the land is in a poor condition. There are no ecological designations in the area. Modern development is limited to a small amount of sporadic roadside housing. Historic buildings include the medieval church and hall complex at Dunton Hall, Friern Manor and The Old Rectory, which occupied a medieval moated site. There is also a small private fishing lake in the northern part of the area.

### 2.67.2 Landscape Character Area

LCA 13 Dunton Settled Claylands

### 2.67.3 Qualities to be safeguarded

- Grid-like, rectilinear field patterns, possibly Middle Saxon in origin
- Medieval buildings including Dunton Hall and Church are a landmark in the local area
- PROW running north west from the Dunton Hall complex into the Brentwood Borough
- Small stretches of tall mature Hawthorn hedges with Elm and scattered single Oak trees
- Views up to the Brentwood Hills to the north and Langdon Hills to the south

### 2.67.4 Relationship with adjacent areas

- Forms part of wider landscape character area of open farmland between the built edge of Basildon and the Borough boundary
- Limited connections to the Laindon/ Basildon urban edge with two PROW links in the south of the area (through the static caravan park in area 66 to the east) and to the centre of the area
- Some open views into the area from the A127 and the railway line embankment
- Fragmented hedgerows and tree lines without hedgerows make the area open to views from external areas
- Lower Dunton Road connects to the B148 which runs through the centre of Basildon's urban core.
- The Ford Dunton Technical Centre is a prominent landmark in Basildon, visible from the northern part of the area (and much further afield)
- Views to Langdon Hills to south east and Burstead Sloping Farmland and adjacent areas in Brentwood to north
- Golf Course in the west

### **2.67.5 Capacity for different land uses**

- *Residential* – Limited opportunities - Residential development in this area would be isolated from the town and would be extremely open to view. However, the area as a whole is in relatively poor condition and development in this area and area 66 could create scope for a potential improvement as part of a co-ordinated western extension
- *Commercial* – Good transport links but any development would be isolated from the existing commercial development unless part of a larger coordinated western expansion
- *Recreational* – Limited opportunities apart from more extensive rights of way

**2.67.6 Capacity and sensitivity assessment**

67.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale				√		
	Historic Character				√		
	Condition	√					
	<b>Sub Total</b>	<b>5</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>15</b>
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence	√					
<b>2b.Potential Landscap Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>18</b>
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>10</b>	<b>4</b>	<b>12</b>	<b>6</b>	<b>1</b>	<b>33</b>
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty		√				
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>15</b>	<b>8</b>	<b>12</b>	<b>6</b>	<b>1</b>	<b>42</b>

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E score for primary criteria – relationship with urban form)

## 2.68 Area 68

### 2.68.1 Location and description

An area of Country Park and farmland incorporating the farmsteads of Sappers Farm and Bramble Lea Farm. The Wick Country Park is located in the centre and occupies approximately half of the land area. The south corner of the area includes a small area of plotlands around Cranfield Park Road. Two lines of pylons run across the south of the area from west to east.

**2.68.2** The land area is located adjacent to the southern edge of Wickford and is bounded by Salcott Crescent and Tresco Way on the north, Cranfield Park Road to the west and south-west and a small stream to the east and south-east.

### 2.68.3 Landscape Character Area

LCA 3 Bowers Gifford and Benfleet Farmlands

### 2.68.4 Qualities to be safeguarded

- The Wick Country Park LoWS and designated as public open space
- Home Farm Meadow LoWS (UK BAP Priority Habitats: Lowland Meadows)
- Belts of recent tree and shrub planting
- Mature vegetation along Salcott Crescent
- Public rights of way
- Field hedgerows
- Strong hedgerow edge at Cranfield Park Road, Salcott Crescent and Tresco Way

### 2.68.5 Relationship with adjacent areas

- Plays role in separation between Wickford and north-east Basildon
- Glimpsed views into area (especially when vegetation not in leaf) from all the boundary roads; Cranfield Park Road, Salcott Crescent and Tresco Way
- Good PROW accessibility throughout the site but not connected with adjoining sites
- The Wick Country Park extends into Greenbelt area 46.

### 2.68.6 Capacity for different land uses

- *Residential* – Opportunity for residential development on fields north of The Wick Country Park. Land forms natural extension to urban area of Wickford and development would not compromise effectiveness of strategic green corridors or separation between Wickford and Basildon. Development would require landscape mitigation measures to ensure no adverse impacts on the quality of the country park. No opportunities for development further south due to importance of maintaining rural landscape character of the area.

- *Commercial* – No opportunities. Commercial development would be out of scale and character with both the adjacent urban residential areas to the north and the open countryside to the south.
- *Recreational* – Opportunities to add PROW running along eastern stream. Possibility for expanding Wick Country Park along eastern stream.

**2.68.7 Capacity and sensitivity assessment**

68.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	√					
	Vegetation enclosure		√				
	Complexity/ Scale			√			
	Historic Character			√			
	Condition			√			
	<b>Sub Total</b>	<b>5</b>	<b>4</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>18</b>
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge		√				
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development		√				
	<b>Sub Total</b>	<b>0</b>	<b>16</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>22</b>
<b>Landscape Sensitivity (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	<b>5</b>	<b>20</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>40</b>
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations				√		
	Scenic Beauty		√				
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>6</b>
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		<b>5</b>	<b>24</b>	<b>15</b>	<b>2</b>	<b>0</b>	<b>46</b>

**Preliminary landscape and capacity rating based on raw score - High**

**Final relative landscape capacity rating - High**

## 2.69 Area 69

### 2.69.1 Location and description

An area of sloping largely open arable farmland. The northern boundary is marked by Botney Hill Road at the highest sloping down to Dunton brook in the south. The western boundary extends to the adjacent Area 18 and the eastern boundary up to Rectory Road. The southern part of the site includes one very large field while the northern section includes a number of more medium scaled fields with perimeter hedges over a more folded and undulating landform. St Marys Church is a prominent but isolated landmark feature in the landscape on the upper slopes. There is no woodland but mature hedges are present to the north and east. The area runs up to the edge of Little Burstead village and the village green to the north east. This part of the area includes Buller's Farm which has a number of agricultural outbuildings and smaller fields of pasture

### 2.69.2 Landscape Character Area

LCA 12 Burstead Sloping Farmland

### 2.69.3 Qualities to be safeguarded

- Rectilinear field system of ancient and possibly Saxon origin – but substantially eroded to the south
- Hedgerows following historic field pattern particularly to north west and along the roads
- Number of public rights of way across open countryside running from south west to north east up the slopes
- Open views up to slopes from south to part wooded horizon
- Panoramic views from elevated ground to the south over area and towards Basildon including landmark building e.g. Ford Technical Centre at Dunton and Communication Masts at Langdon Hills
- St Marys Church prominent landmark with attractive setting
- Little Burstead village and village green
- Sense of relative isolation and tranquillity

### 2.69.4 Relationship with adjacent areas

- Forms part of wider landscape character area of Burstead Sloping Farmland between plateau to north and Upper Crouch Valley to south
- Area 18 to west very similar in character. Area 17 to east is more enclosed and the fields are a smaller scale.
- View to south over Basildon, to Langdon Hills and to south east a notable feature from higher ground
- Views to west towards Brentwood Borough which has similar character although more distant views contained by woodland blocks on higher ground

### **2.69.5 Capacity for different land uses**

- *Residential* – No opportunity due to open isolated location.
- *Commercial* – No opportunities due to open isolated location.
- *Recreational* – Opportunities relate to retention and enhancement of existing rights of way and some routes over very open arable fields together with some associated hedgerow restoration.

**2.69.6 Capacity and sensitivity assessment**

69.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis					√	
	Vegetation enclosure				√		
	Complexity/ Scale		√				
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	0	6	1	11
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features					√	
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development					√	
	<b>Sub Total</b>	0	4	0	2	4	10
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	0	8	5	21
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty				√		
	<b>Sub Total</b>	5	0	0	2	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	8	0	10	5	28

**Preliminary landscape capacity rating based on raw score – No/Very Low**

**Final relative landscape capacity rating – No/Very Low**

## 2.70 Area 70

### 2.70.1 Location and description

Area of farmland on the lower valley slopes of Dunton Brook, a tributary of the River Crouch. The area comprises two large scale arable fields and a rough grass field to the west. Poles Wood, a Local Wildlife Site provides separation between the two larger fields. The Area is bounded by Dunton Brook to the north and west, Dunton Road to the south and Rectory Road to the east. Part of the land adjacent Dunton Brook has recently been developed as fishing lakes. Existing built development is limited to Carvers Farm and cottages to the west of the area.

### 2.70.2 Landscape Character Area

LCA 9 Upper Crouch Valley Farmland

### 2.70.3 Qualities to be safeguarded

- Dunton Brook corridor and associated wildlife
- Poles Wood Local Wildlife Site
- Remains of rectilinear ancient field pattern
- Extensive views across open countryside to the north towards Little Burstead and landmark feature of St Mary's Church
- Important rural break and sense of separation between Little Burstead and Basildon
- PROW running north across the area to St Mary's Church in Little Burstead
- Clipped hedgerows north of Dunton Road

### 2.70.4 Relationship with adjacent areas

- Forms part of wider landscape character area following the Crouch Valley from east to west between Billericay and Basildon
- The area is relatively isolated from built development with only a few isolated residential properties overlooking the area south of Dunton Road
- Low or fragmented hedgerows allow open views across the area to the south and east from Dunton Road and Rectory Road
- The A127 forms major separation from Basildon to this area and Area 20 to the south

### 2.70.5 Capacity for different land uses

- *Residential* – Very limited opportunities as development would be isolated from surrounding built development. The area forms part of the long open views to the north and provides a rural break between Basildon and Billericay.
- *Commercial* – No opportunities as development would be isolated and impact on open views to the north

- *Recreational* – Opportunities to improve the river corridor and provide rights of way alongside it. Woodland management programmes could be introduced to enhance Poles Wood.

**2.70.6 Capacity and sensitivity assessment**

70.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure			√			
	Complexity/ Scale			√			
	Historic Character			√			
	Condition			√			
	<b>Sub Total</b>	0	0	15	0	0	15
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features				√		
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development					√	
	<b>Sub Total</b>	0	4	3	2	3	12
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	18	2	3	27
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations		√				
	Scenic Beauty			√			
	<b>Sub Total</b>	0	4	3	0	0	7
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	8	21	2	3	34

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Low rating due to presence of two E scores for primary criteria – openness to public view and relationship with urban form)

## 2.71 Area 71

### 2.71.1 Location and description

Area gently sloping farmland and woodland on the western side of Billericay. The land is predominantly small irregular shaped arable fields divided by ditches, mature tree belts and scattered tree lines. The area extends west to the Borough Boundary. It is bordered by Sudbury Farm Road to the south and Tye Common Road to the south east. The north eastern boundary follows the angular path of a stream and extends around the northern side of Bluntswall Wood. Existing built development is limited to Sudbury's Farm and two large modern residential properties where Sudburys Farm Road meets Tye Common Road.

### 2.71.2 Landscape Character Area

LCA 12 West Billericay Wooded Farmland

### 2.71.3 Qualities to be safeguarded

- Irregular field pattern medieval or earlier in origin
- Bluntswall Wood Ancient Woodland and LoWS containing largely Hornbeam coppice with occasional Oak, Yew and Holly standards and ground flora
- Small part of Blind Lane, a green lane part of a wider woodland/lane complex within a LoWS in the Brentwood Borough
- PROW along Green Lanes and across open farmland
- Mature hedgerows and hedgerow trees defining some field boundaries
- Quiet, tranquil character relatively untouched by modern development

### 2.71.4 Relationship with adjacent areas

- Forms part of wider landscape character area of Wooded Farmlands extending around the western side of Billericay
- Similar in style to the farmland in Area 8 to the north east
- Character of the area extends into the Brentwood Borough but views out to the west are largely contained by Little Bladen's Wood
- More open views across wooded farmland are allowed to the north west from Public Rights of way and gaps in vegetation along from Sudbury Farm Road

### 2.71.5 Capacity for different land uses

- *Residential* – No opportunity as the area is relatively isolated from existing development and would intrude on the rural character of the farmland surrounding the western side of Billericay
- *Commercial* – No opportunities as development would be out of rural character and existing road networks would not support additional traffic
- *Recreational* – Opportunities relate to retention and enhancement of existing rights of way and Green Lanes

**2.71.6 Capacity and sensitivity assessment**

71.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure		√				
	Complexity/ Scale				√		
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	3	6	0	13
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge					√	
	Prevention of merging/ coalescence	√					
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development			√			
	<b>Sub Total</b>	5	8	6	0	1	20
<b>Landscape Sensitivity (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	5	12	9	6	1	33
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations			√			
	Scenic Beauty			√			
	<b>Sub Total</b>	0	0	6	0	0	6
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	12	15	6	1	39

**Preliminary landscape capacity rating based on raw score – Medium**

**Final relative landscape capacity rating – Low** (reduced from Medium rating due to presence of one E score for primary criteria – relationship with urban form)

## 2.72 Area 72

### 2.72.1 Location and description

An area of sloping arable farmland with a few various isolated commercial and urban fringe uses. The western boundary is marked by Southend Road (A129) and the southern boundary by a lagoon. The eastern boundary follows a stream which flows south to meet the River Crouch which follows the south east corner. The area extends up to Coxes Farm Road to the north at St Peter's Primary School. Most of the area is arable farmland with intermittent hedges and some more isolated hedgerow trees. Smaller fields of pasture are located to the north west. There are two commercial areas Guildprime Business centre on Southend Road and one in the centre of the area at Gurnards Farm. Both of these features are on prominent higher ground and unsympathetic in the open landscape. To the south there is an area of playing fields occupied by Intersports Football Club and adjacent Barleylands Garden Centre and Farm Shop.

### 2.72.2 Landscape Character Area

LCA 9 Upper Crouch Valley Farmlands

### 2.72.3 Qualities to be safeguarded

- Rectilinear field system of ancient and possibly Saxon origin – has suffered from some boundary loss but still intact as structure
- Hedgerows following the historic field pattern where still present
- Open rural character between Great Burstead and Crays Hill settlements
- Public rights of way leading through Guarnards Farm and along line of stream to north
- Views to Grade I listed St Mary Magdalene Church, Great Burstead to west
- Panoramic views to north towards wooded ridge
- Views from Southend Road over Basildon/Laindon

### 2.72.4 Relationship with adjacent areas

- Forms part of wider open landscape character area of Upper Crouch Valley
- Strong visual links with open arable landscape to west with Area 25 and Areas 26 and 33 to east and between built forms of Great Burstead and Crays Hill
- Open views to wooded ridge around Ramsden Heath to north

### 2.72.5 Capacity for different land uses

- *Residential* – Limited opportunity due to open character and impact on separation between Great Burstead and Crays Hill and Basildon. Only potential opportunity is opposite ribbon development along Southend Road, in the north west corner of the area near Great Burstead
- *Commercial* – Limited opportunities in association with existing commercial areas. Further expansion of these would be visually harmful and erode open gap between settlements

- *Recreational* – Opportunities to manage and enhance existing rights of way within area and extend along River Crouch. Continued use of playing fields. However, further expansion of playing fields less desirable as this would increase the urban fringe activities and erode the sense of separation

**2.72.6 Capacity and sensitivity assessment**

72.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis			√			
	Vegetation enclosure					√	
	Complexity/ Scale			√			
	Historic Character				√		
	Condition			√			
	<b>Sub Total</b>	0	0	9	2	1	12
<b>2a.Visual Factors</b>	Openness to public view					√	
	Openness to private view		√				
	Views towards landmark buildings/ features		√				
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence				√		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	8	0	6	1	15
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	8	9	8	2	27
<b>3.Landscape Value</b>	Landscape, Biodiversity, historic and open space designations	√					
	Scenic Beauty			√			
	<b>Sub Total</b>	5	0	3	0	0	8
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		5	8	12	8	2	35

**Preliminary landscape capacity rating based on raw score – Low**

**Final relative landscape capacity rating – No/Very Low** (reduced from Medium rating due to presence of two E scores for primary criteria – openness to public view and lack of vegetation enclosure)

## 2.73 Area 73

### 2.73.1 Location and description

Area of the Vange Marshes with tidal creeks and mudflats, grazing land and arable farmland. The area forms part of the Greater Thames Marshes Nature Improvement Area and most of it is protected as SSSI or LoWS. It is located to the north of the A13 and railway line, and bordered to the east by Vange Creek and to the south by Fobbing Marshes. There is limited existing development in the area other than Marsh Farm, Kierbeck Business Park and small area of plotlands around Brook Drive and Hertford Drive, called Crooked Brook.

### 2.73.2 Landscape Character Area

LCA 1 Vange and Bowers Marshes and LCA2 Bowers and Vange estuary Marshes

### 2.73.3 Qualities to be safeguarded

- Historic field and drainage pattern
- Public rights of way across marshes and farmland
- Open views across the marshes towards Fobbing and oil refineries at Coryton in the south and Basildon in the north
- Raised earth seawall adjacent to Vange Creek
- SSSI and LoWS sites
- Boat moorings on Vange Creek
- Tidal marshland habitats

### 2.73.4 Relationship with adjacent areas

- Forms part of wider landscape character area extending across Bowers marshes to the east
- Poor connections between area 73 and urban edge of Vange. (Footpath connections mainly blocked by A13).
- Views into area 73 from railway line and A13
- Long distance views into area 73 from Fobbing (to the south) and areas of Vange and south Basildon (to the north)

### 2.73.5 Capacity for different land uses

- *Residential* – No opportunity for large scale residential development due to: wildlife designations over most of the area; openness to public view; quality and attractiveness of the landscape and the absence of vegetation in the landscape that could screen development. Possible opportunity for small scale low density residential development as infill in Crooked Brook Plotlands around High Road and Brook Drive. However, development should retain rural and open character of the landscape. (Larger horse paddock not suitable for development as this would compromise rural undeveloped character of the High Road).
- *Commercial* – No opportunities due to same reasons cited above.

- *Recreational* – Opportunities for improving public rights of way and pedestrian connections with southern edge of Vange

**2.73.6 Capacity and sensitivity assessment**

73.		A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>						
<b>1.Existing Landscape Features</b>	Slope analysis				√		
	Vegetation enclosure			√			
	Complexity/ Scale		√				
	Historic Character				√		
	Condition				√		
	<b>Sub Total</b>	0	4	3	6	0	13
<b>2a.Visual Factors</b>	Openness to public view			√			
	Openness to private view			√			
	Views towards landmark buildings/ features					√	
	Relationship with existing urban built form/ edge				√		
	Prevention of merging/ coalescence			√			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development				√		
	<b>Sub Total</b>	0	0	9	4	1	14
<b>Landscape Sensitivity Profile (1+2)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1	0	4	12	10	2	27
<b>3.Landscape Value</b>	Landscape, biodiversity, historic and open space designations					√	
	Scenic Beauty					√	
	<b>Sub Total</b>	0	0	0	0	2	2
<b>Overall Capacity Profile (1+2 &amp; 3)</b>		0	4	12	10	4	29

**Preliminary landscape and capacity rating based on raw score – No/very low capacity**

**Final relative landscape capacity rating – No/very low capacity**

## 3 Summary and Conclusions

### 3.1 Summary of assessment of sensitivity and capacity criteria

**3.1.1** For each Green Belt area in the Borough, 13 criteria were assessed to identify the sensitivity and capacity of the landscape to accommodate new development. Paragraphs 3.1.2 to 3.1.14 below provide a summary of the overall relevance and importance of each of these criteria within the Borough. Local variations will exist from the overview so individual Green Belt Areas should be examined for any particular location. (Criteria which were measured as A or B were the most suited to accommodating development and those scoring D or E were the least suited.)

#### *Slope analysis*

**3.1.2** Much of the Borough's topography is not well-suited to accommodating development as a large proportion of the Green Belt areas are either flat estuary marshes (scored as D), lower valley slopes of the River Crouch (scored as C) or ridges and prominent slopes on valley sides with limited enclosure e.g. the Langdon Hills (scored as E). Development within these types of topography would generally be prominent in the wider area. However, there are parts of the Borough where the landform is less sensitive. These include the topography of the eastern side of the Borough around Wickford and Bowers Gifford and on the west around Dunton.

#### *Enclosure by vegetation*

**3.1.3** The estuary marshland and restored landfill areas in the south of the Borough are open landscapes with little mature vegetation to provide enclosure and screening of potential development sites. The Upper Crouch Valley is also relatively open with few woodland blocks or mature hedgerow trees. However, the north-west of the borough around Billericay and the south-west in the Langdon Hills area, have some substantial areas of mature vegetation and woodland blocks which create a more enclosed landscape which could assist in screening new development on some sites.

#### *Complexity/scale*

**3.1.4** Much of the landscape in the Borough is of medium scale and complexity (scored as C). This is generally considered to be of medium sensitivity. In other areas e.g. parts of the Upper Crouch Valley Farmlands and Burstead Sloping Farmland agricultural intensification has created some very large scale units. Smaller scale and more complex areas of the borough typically include those to the edges of settlements and where there is a relatively intact pattern of historic land cover e.g. around parts of Billericay and in the Langdon Hills.

#### *Historic character*

**3.1.5** The Borough has a well-preserved historic landscape character and contains a rich resource of historic features which are of high sensitivity. Many of the Green Belt areas are entirely of pre 18<sup>th</sup> century origin with numerous local historic features (scored as D or E). They contain intact field patterns of anglo-saxon or medieval in origin, and a number of historic churches and other Listed Buildings are located throughout the Borough.

#### *Landscape Character Quality/ Condition*

**3.1.6** The quality and condition of landscape character in the Borough is generally moderate or good. There are substantial areas of moderate character in a good condition or of a strong character in a moderate condition (scored as D), and of a moderate character in a moderate condition or of a strong character in a poor condition (scored as C). However there are also

some areas particularly along the A127 corridor where the quality and condition of the landscape has been degraded by roadside development, poor landscape management and piecemeal twentieth century development.

*Openness to public view*

- 3.1.7** The Borough has a good overall network of roads and public rights of way from which there are frequent open views across the Green Belt areas. This openness to public view increases the sensitivity of the landscape as new development in many areas (particularly the Upper Crouch Valley, Estuary Marshlands and Burstead Sloping Farmlands) would be highly visible from the surrounding areas.

*Openness to private view*

- 3.1.8** The Borough's Green Belt areas are generally less open to private views than they are to public views. This is due to the concentration of the majority of development within the three main settlements. Locations where urban areas have some open views over the countryside include areas to the west of Billericay, north from Noak Bridge and from residential properties on higher land in Pitsea and to the southern edge of Basildon over LCA2 Bowers and Vange Marshes and LCA1 – Pitseahall Island. There are also some long distance views from private properties on the higher ground in Castle Point towards Green Belt areas within LCA2 – Bowers and Vange Estuary Marshlands and LCA3 Rushbottom Farmlands.

*Views towards landmark buildings/natural features*

- 3.1.9** Many of the Green Belt areas in the Borough have no views towards any landmark buildings/natural features (scored as A) or only occasional glimpsed views (scored as B). However, from some areas there are partial or open views towards natural features in the surrounding area including: the wooded hills of Castle Point; across the Vange, Fobbing and Bowers Marshes; and, towards Kent Hill and adjacent high ground around Ramsden Heath and Downham to the north of the Borough. The wooded ridges at Landgdon Hills and around Billericay are the main natural features to the west of the borough. A few of the Green Belt areas also have views towards landmark buildings including: Rettendon, Little Burstead and Great Burstead churches. Some areas also have views to landmarks that are not sometimes considered as beautiful e.g. the Ford Dunton Building (adjacent to the A127) and the Langdon Hills telephone mast.

*Relationship with existing urban built form/ edge*

- 3.1.10** Approximately 60% of the Green Belt areas are located adjacent to the edge of an urban settlement and have a relationship with the existing urban areas. However, in some places, despite the proximity, this relationship is weak due to the presence of major roads (particularly the A13 and A127) which form a barrier between the urban edge and Green Belt area. In other places the existing urban edge is clearly defined by a strong field boundary line or woodland (e.g. the southern edge of Great Burstead and the northern edge of Billericay) or a local road (e.g. Gardiners Lane North (Crays Hill), Wash Road (Noak Bridge), and Kennel Lane (Billericay) and the adjacent Green Belt areas fall beyond the clearly defined urban edge.

*Prevention of merging/ coalescence*

- 3.1.11** Development within the Borough is well concentrated in the three main settlements (Basildon, Billericay and Wickford) and there is currently in most locations a clear sense of separation between these settlements. This is also the case in relation to adjacent authorities including those closest at Castle Point to the east. However, the distance between each of the settlements is small (e.g. 1km between Wickford and Basildon) and the potential for merging/coalescence is high if further development takes place. As a result, the importance

and sensitivity of a significant number of the Green Belt areas in preventing merging/coalescence is measured as high (scored as D/E). Areas which contribute less to preventing merging /coalescence include areas where the existing settlements are not so close e.g. areas between south-west Billericay and north-east Basildon and on the northern edge of Wickford.

*Scope to mitigate the development*

- 3.1.12** The southern part of the Borough (to the south of the A13) offers little potential to mitigate future development in sympathy with its existing character due to the open estuary marshlands character of the landscape. The introduction of woodland belts and tree and shrub planting to form screening elements would be inappropriate to the character of this landscape. Elsewhere in the Borough, landscape mitigation measures could be integrated which are more appropriate to the local landscape character and would assist in mitigating some new development. This may be by reinforcements of the historic field pattern or by the introduction of new woodland areas building on existing patterns.

*Landscape, public open space, bio-diversity, historic designations*

- 3.1.13** Many of the Green Belt areas are affected by wildlife, historic, or public open space designations. In most areas these only affect a small part of the Green Belt area and the remainder of the area is less valued. However, in areas within the Bowers and Vange marshes, extensive areas are covered by wildlife designations (SSSI/LoWS) and these are therefore considered to be of high value (E). Other areas with a high concentration of designations include the Langdon Hills and the east of Billericay.

*Scenic Beauty*

- 3.1.14** The Borough contains some substantial areas which are considered to be of moderate or high scenic beauty. Areas which are particularly valued for their scenic value include Green Belt areas in: the Bowers and Vange estuary marshlands; the Langdon Hills; and the East Billericay Wooded Hills and Ridges. Areas of lower scenic value include the A127 corridor and Dunton Settled Claylands.

## 3.2 Summary of opportunities for development within the Borough

**3.2.1** The relative capacity of the landscape to accommodate development for each of the Green Belt areas within the Borough is summarised on Figure 5.

**3.2.2** The rating as higher, medium, low or very low/ no capacity for an area indicates the general potential for development within the area. It is not an indication that the whole area could accommodate development or that the whole area would necessarily be unsuitable for development. For example, in areas with a low or very low capacity rating there may be small areas where the landscape sensitivity is locally lower and in which opportunities for development may be present. The commentary in section two for each individual Green Belt area identifies the sites within each area where these opportunities may be present from a landscape perspective. For these sites, further assessment is required to establish development potential including related issues relating to accessibility, ground conditions, land availability, flood risk etc. A summary of the results of the Green Belt assessment is provided below.

### *Areas with no capacity for development*

**3.2.3** The landscape assessment identified 41 Green Belt areas within the Borough with 'no/very low capacity for development'. These are the areas of the Borough which have been assessed as being of highest sensitivity and of having the lowest overall landscape capacity. It is considered that the introduction of new development in these areas is generally not possible without significant adverse landscape impacts.

**3.2.4** The areas identified as having 'no/very low capacity for development' are spread across the Borough but the largest groups are concentrated in the following parts of the Borough:

- South east of Basildon and the A13 including Pitseahall Island and the Bowers Marshes (areas 55, 56, 57 and 73). These areas have no capacity for development due to the importance of these areas in preventing coalescence between Castle Point and Basildon, the presence of wildlife designations; sloping topography (areas 55 and 56 only) openness to public view from surrounding roads and rights of way and the absence of significant blocks of mature vegetation which could screen new development;
- The Langdon Hills (areas 59 - 65). This area of landscape is a particularly attractive part of the Borough (with many features that contribute to its scenic beauty), it has a strong historic character, is visible from a large area, is well vegetated, has fine long distance views and is in overall good condition with parts of the area being designated for nature conservation and/or providing recreation opportunities. These features, together with the pronounced hilly topography of the area mean that new development in the area could not be accommodated without significant adverse landscape impacts;
- West of Little Burstead (areas 10, 11, 18 and 69 ). The landscape of this area is considered to have no capacity for development due to its relatively isolated location away from existing development and the strongly sloping topography which would make housing or commercial development very prominent in an otherwise open farmland landscape. It is also an area of high historic value with many Listed Buildings and the Little Burstead Conservation Area; and,

- The Upper Crouch Valley (e.g. areas 21, 25, 26, 31A, 31B and 33). The open undeveloped landscape of these areas are highly valued by local communities and perform an important role in maintaining a sense of separation between the three main settlements in the Borough (Basildon, Wickford and Billericay). In addition, the sloping topography increases the visibility of the landscape from surrounding roads and public rights of way (particularly the A129). It is considered that the introduction of new development in these areas would result in significant adverse landscape and visual impacts.

*Areas with low capacity for development*

- 3.2.5** A further 20 Green Belt areas were identified in the Borough with low capacity. These areas are generally of high landscape sensitivity and are generally unlikely to be able to accommodate development without adverse landscape and visual impacts. There may however be some small sites within these areas where local conditions are different and which could be suitable for small scale development. For example, the north-eastern edge of Basildon between the A127 and Dunton Road (area 20) was assessed as having a general low capacity but the eastern end of the area could accommodate some new residential development, forming a natural continuation to the existing residential area to the east without significant adverse landscape impacts.

*Areas with medium capacity for development*

- 3.2.6** Fourteen Green Belt areas have been identified with medium capacity for development. These are generally more suitable for accommodating development without significant adverse landscape and visual impacts (subject to appropriate design and mitigation measures). They are spread across the Borough but the main areas are summarised below:
- 3.2.7** On the western side of Billericay, three areas (areas 5, 7, and 13) have been identified with medium capacity for development and a further two areas on the eastern side of Billericay (areas 3 and 28). These include plots of land which are adjacent to existing developed areas of Billericay and moderately contained or of lower scenic value than other areas and/or are not covered by designations.
- 3.2.8** Around Wickford, two areas have been identified on the southern side (areas 45 and 46), one area on the eastern side (area 44) and one area on the north-west side (area 42) with medium capacity for development. These areas include sites adjacent to the existing urban edge and plots of undeveloped land within plotland areas (generally well screened by existing vegetation) in which new development could potentially be accommodated without adverse impacts on the wider landscape.
- 3.2.9** Two areas have been identified to the north of Bowers Gifford (51A and 53A) in which some development could be accommodated without compromising the sense of separation between Basildon and Benfleet whilst still maintaining the strategic north-south green corridor between Basildon and South Benfleet.
- 3.2.10** Further areas are identified to the south of Crays Hill (area 34), east of Noak Bridge (area 23) and west of Ramsden Bellhouse (area 32). These areas contain existing development and could potentially accommodate further development without adversely affecting local landscape character.

*Areas with higher capacity for development*

**3.2.11** The Green Belt assessment has identified four areas with higher landscape capacity in which it is likely that additional development could be accommodated without significant adverse landscape impacts (subject to appropriate design and mitigation measures). These areas are:

- Area 9B - Adjacent to western edge of Billericay
- Area 38 – On the west of Wickford adjacent to the London Road
- Area 39 – On the west of Wickford adjacent to the London Road
- Area 68 – Between Wick Country Park and the southern edge of Wickford

**3.2.12** Each of these areas is located adjacent to existing areas of development and in locations where it is considered that the new development could be introduced without significantly adversely affecting the landscape character or quality of the surrounding areas. The landscape quality is generally lower than in other parts of the Borough and the areas are not covered by environmental or historic designations. In particular, it is considered that some development in these areas would not significantly compromise the Green Belt role of preventing merging or coalescence between settlements and that with appropriate mitigation measures, development could be screened from surrounding viewpoints. Not all of each area will be suitable for development and further assessment will be required to identify the sites most suitable for development. Further details on the landscape sensitivity and capacity of each of these areas is provided in section 2.

### **3.3 Conclusions and recommendations**

**3.3.1** The assessment considered all areas of open landscape currently designated as Green Belt. All the areas assessed are sensitive areas from a planning perspective, where any development or release from Green Belt would need to be clearly justified in planning terms.

**3.3.2** In landscape terms the capacity of the landscape in the Borough to accommodate new development is reduced by a number of things:

- large areas of sloping topography on which new development would appear very prominent in the surrounding area;
- a rich and widespread occurrence of historic landscape features;
- widespread wildlife designations (extensive in some areas);
- widespread areas of landscape of high quality and good condition;
- presence of strong and well-defined edge between urban areas and surrounding Green Belt in many places;
- the desire to maintain a sense of separation between settlements and prevent coalescence
- dense network of roads and public rights of way affording frequent open views of undeveloped areas; and
- presence of a number of important strategic green links across the Borough.

**3.3.3** To date, development within the Borough has been well-contained within the three main settlements which has allowed a strong sense of separation between the settlements to be maintained and the preservation of a rich and diverse rural landscape in the intervening areas. This provides a valuable resource for the Borough and it is important that these qualities are preserved, maintained and where possible enhanced.

**3.3.4** It is considered that some new development could be accommodated within the Green Belt areas without compromising the overall quality and character of the landscape or the sense of separation between the existing settlements. These are summarised in section 3.2 above and further detailed information for each area is provided in Section 2.

**3.3.5** For the areas identified with capacity for development, further detailed assessment is required to assess their suitability for development and to identify specific plots together with their potential development capacity.

**3.3.6** Development of proposals for each plot should take account of the qualities to be safeguarded that have been identified for each area and the key issues surrounding the relationship with adjacent areas including areas that may fall outside the borough.

**3.3.7** Finally, it is recommended that additional measures are undertaken to improve the multi-functionality of the Green Belt areas in the Borough. These should include: improved accessibility with new or enhanced routes for pedestrians, horse-riders and cyclists; improvements to increase the biodiversity of the landscape; new hedgerow, woodland and tree planting; and measures to enhance the landscape setting of each of the main settlements in the Borough. Proposals should be developed for a programme of Green Belt enhancement works across the Borough.

## **Glossary**

BAP	Biodiversity Action Plan
BBC	Basildon Borough Council
LoWS	Local Wildlife Site
LCA	Landscape Character Area
POS	Public Open Space
PROW	Public Right of Way
SSSI	Site of Special Scientific Interest

## Appendices and Figures

## Appendix A - Area images

### Area 02



Footpath through Norsey Wood leading from visitor car park



Woodland management schemes in Norsey Wood

### Area 07



Rear of houses on Mountnessing Road



View across area and farmland to the west

### Area 08



Looking from east to west towards Blunts Wall Farm



View from Tye Common Road looking north west

**Area 09A**



Looking east across the Area from Tye Common Road

**Area 09B**



Looking north west across cricket pitch



Approach to tennis club off Blunts Wall Road

**Area 10**



View from Botney Hill Farm looking north

**Area 11**



From Tye Common Road looking south east



House in Little Burstead Village

**Area 12**



Laindon Common



View across fields in north west corner of area towards Billericay

**Area 13**



Playing fields belonging to The Billericay School



Dense tree belt providing visual enclosure from A176

**Area 14**



Residential properties on northern boundary



Looking west across area from gap in hedge on Kennel Lane

**Area 19**



Looking north east across grazed pasture adjacent Dunton Road

**Area 20**



Housing on the eastern boundary



View south across Area towards A127 and Ford Research site

**Area 21**



View from Dunton Road looking north



Disused nursery buildings in the east of Area

**Area 22**



Looking north across Area

**Area 23**



Typical view of Noak Bridge Estate



View north-east of paddocks from Eastfield Road.

**Area 24**



View east from Barleylands Road

**Area 25**



View north east towards St Mary Magdalene Church



From Noak Hill looking south east to Basildon urban centre

**Area 26**



View from Coxes Farm Road south east to Crays Hill



Looking east across area

**Area 27**



Looking north across area

**Area 28**



Panoramic view from north of the area looking across to the Langdon Hills

**Area 30**



Undulating grassland in Mill Meadows Local Nature Reserve



Secondary woodland in Mill Meadows Local Nature Reserve

### Area 31A



Looking north towards area

### Area 32



View south from Ramsden Bellhouse



View east towards Ramsden Bellhouse church

### Area 35



View south from Borwick Lane

**Area 36**



Views east from Old Nevendon Road



Views north from the A127

**Area 37**



View east from A129 to Ramsden View plotland



View north to Doeshill Farm from Borwick Lane

**Area 38**



Image of Alpha Garden Centre



View of area/ pond behind garden centre

**Area 39**



South-east of Woolshot Farm fields

**Area 40**



View of plotlands off Sugden Avenue



View north from Church Road

**Area 41**



View east of River Crouch from Riverside Walk



View north of River Crouch from Riverside Walk

**Area 42**



View north-west of arable fields from new development at Station Avenue



View south from Sudbery Bridal Path

**Area 43**



View east of Memorial Park from Whist Avenue car park



View west towards Runwell church tower

**Area 44**



View east from Alica walk



View south-west from A130 bridge over River Crouch

**Area 45**



View east across paddocks at end of Meadow Way

**Area 50**



View north from A130 onto fish ponds



View south of Action Park at Bonville Farm

**Area 51A**



View south towards North Benfleet church

**Area 52**



**Area 53B**



View east across area towards edge of Bowers Gifford

**Area 57**



**Area 58**



All Saints Church, Vange



View from edge of churchyard looking east

**Area 59**



Roadside verge under management scheme (R. Cole)  
(photograph provided by stakeholder)

**Area 60**



Arable fields near Hawkesbury Manor



Intrusive form of the Basildon Hospital

**Area 61**



Looking west along Dry Street

**Area 62**



Rose Cottage: Grade II Listed Building



Wooded slopes and pasture

**Area 63**



View overlooking Basildon to Cray's Hill and Billericay

**Area 64**



Gladstone Road in Marks Hill Nature Reserve (R. Cole)  
(photograph provided by stakeholder)

**Area 66**



Caravan park framed by woodland



Looking west across area from the B148

**Area 67**



Medieval church within Dunton Hall complex



Open grass paddocks

**Area 69**



View looking north west towards Chase Farm



St Marys Church in Little Burstead

**Area 72**



Looking north from Granites Chase towards Gurnard's Farm



Intersports Football Club pitches

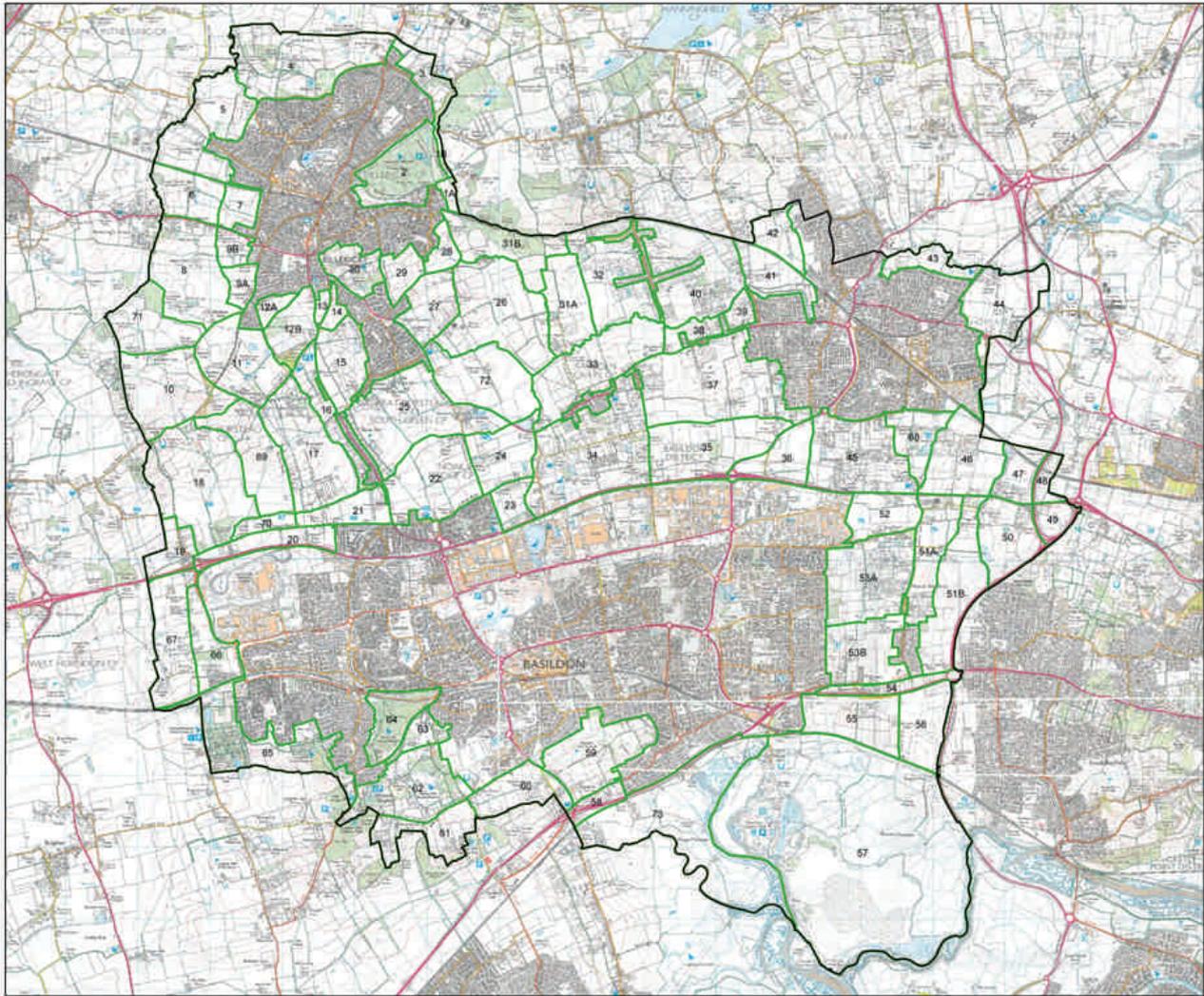
**Area 73**



View east across Pitsea creek towards the Vange marshes



View across marshes



**Key**

-  Basildon Borough Boundary
-  Green Belt Areas and Sub-areas

Project Basildon Landscape Study

Drawing Title Green Belt Areas

Drawing Number Figure 01

Scale 1:50,000 @ A1

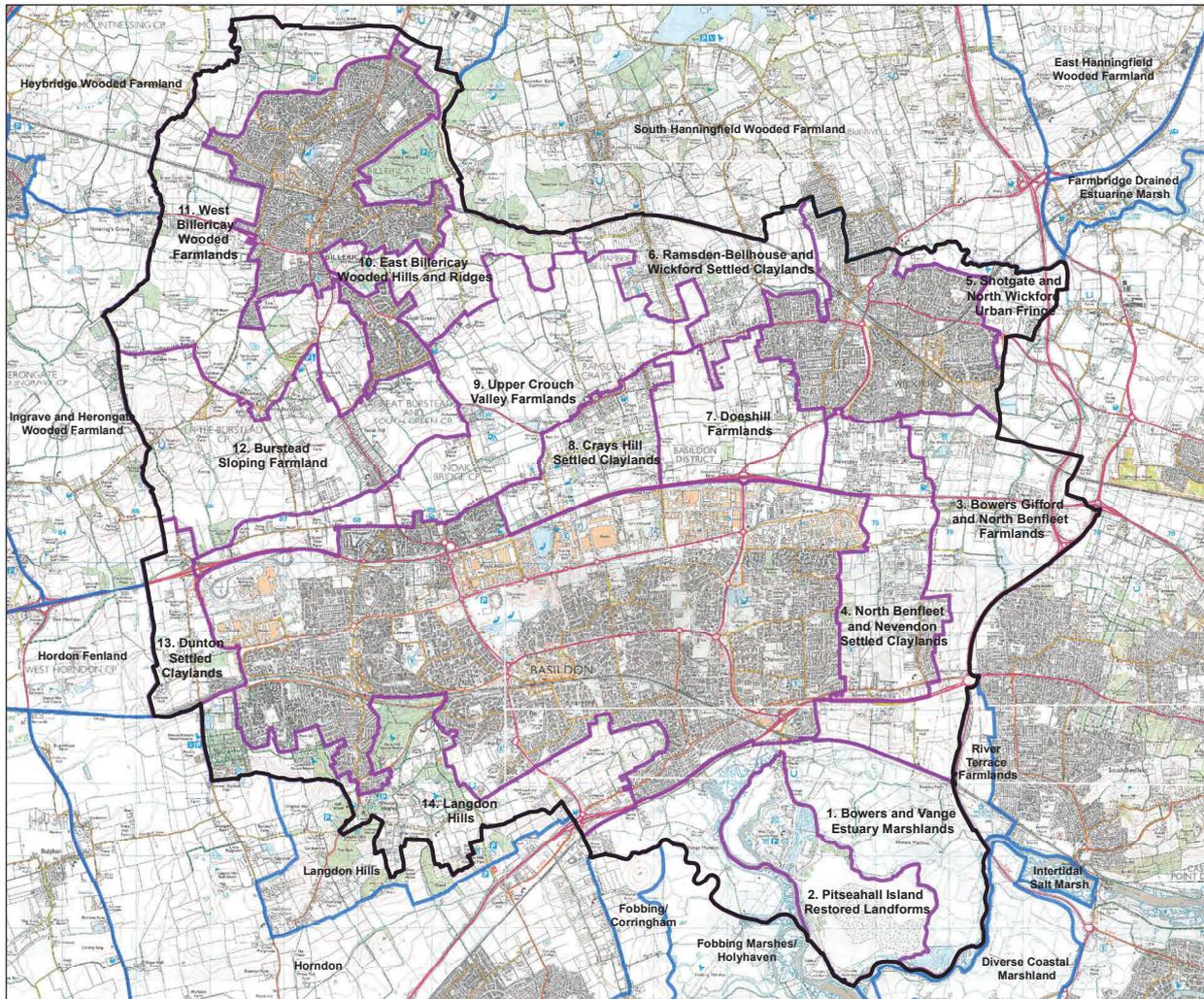
Date July 2013

Drawn IJ

Checked JB



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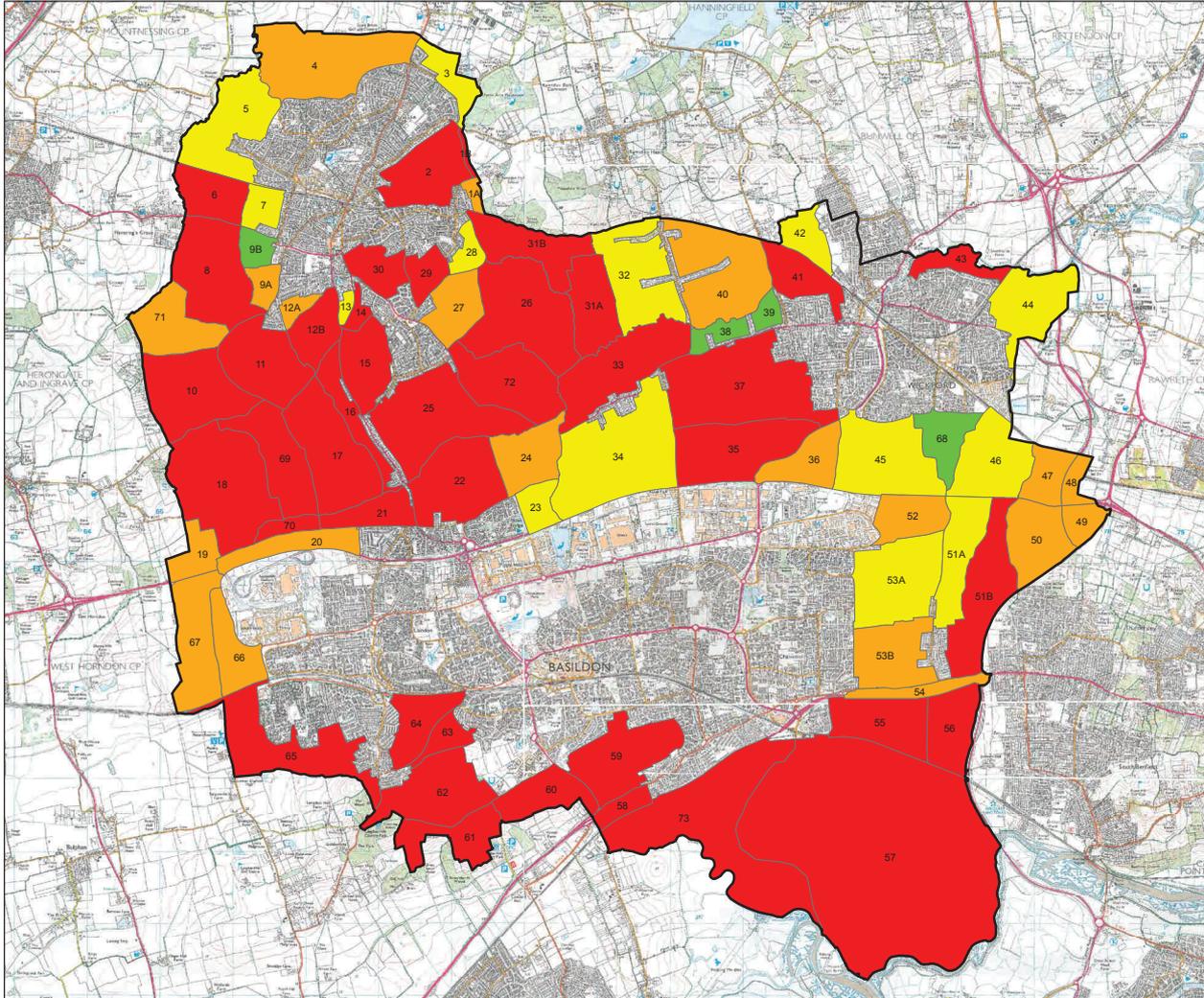
**Key**

-  Basildon Borough Boundary
-  Landscape Character Areas within Basildon Borough
-  Landscape Character Areas in adjacent authorities

Project	Basildon Landscape Study
Drawing Title	Landscape Character Areas
Drawing Number	Figure 02
Scale	1:50,000 @ A3
Date	April 2013
Drawn	IJ
Checked	JB



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**Key**

-  Basildon Borough Boundary
- Overall Relative Landscape Capacity**
-  Higher capacity
-  Medium capacity
-  Low capacity
-  No / Very low capacity

Project Basildon Landscape Study  
 Drawing Title Relative capacity of green belt areas to accommodate development  
 Drawing Number Figure 05  
 Scale 1:50,000 @ A1  
 Date July 2013  
 Drawn IJ  
 Checked JB



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