

# Basildon Green Belt Study

## Final Report

### Basildon Borough Council

#### Final Report

Prepared by LUC

December 2023



Version	Status	Prepared	Checked	Approved	Date
1	Draft Final Report	J Allen H Briggs	J Allen	S Young	25.08.2023
2	Final Report	J Allen H Briggs	J Allen	J Allen	22/12/2023



## Land Use Consultants Limited

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Basildon Green Belt Study

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# Chapter 1

## Introduction

**1.1** LUC has been commissioned by Basildon Borough Council (BBC) to undertake an independent assessment of the 'harm' of releasing land from the Green Belt to accommodate potential development needs. This Green Belt assessment will form part of the evidence base for the Council's new Local Plan and will inform the process of identifying and proposing sites for allocation.

**1.2** This report sets out the context and methodology and findings of the study.

## Study aims and scope

**1.3** The overall purpose of the study is to undertake an independent, robust and transparent assessment of the potential harm of releasing Green Belt land within Basildon Borough in line with national policy, guidance and case law.

**1.4** The National Planning Policy Framework (NPPF) states in Paragraphs 144 and 145 that Green Belt boundaries may be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans **[See reference 1]**.

**1.5** Legal case law, as established in *Calverton Parish Council v Greater Nottingham Councils & others* (2015), indicates that planning judgments setting out the 'exceptional circumstances' for the amendment of Green Belt boundaries require consideration of the 'nature and extent of harm' to the Green Belt and 'the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent'.

**1.6** This study assesses all of the Green Belt land within Basildon Borough, identifies which land if released for development will cause greater or lower harm to the Green Belt purposes and through doing so how harm to the Green Belt purposes might be minimised spatially in Basildon's Green Belt land.

**1.7** This study cannot in isolation identify land that is suitable for development, or to set out the exceptional circumstances for releasing land from the Green Belt. That will require the consideration of other evidence beyond the scope of this study. The study outputs will be used alongside wider Local Plan evidence to inform decisions regarding the relative merits of meeting the Council's development needs in different locations.

## Method statement consultation

**1.8** Local Planning Authorities have a duty to cooperate **[See reference 2]** with neighbouring authorities, and with other prescribed bodies, on strategic matters that cross administrative boundaries. Paragraph 20 of the NPPF sets out the strategic topics for which Local Plan strategic policies should be prepared, including population and economic growth and associated development and infrastructure and facilities, climate change and the conservation and enhancement of the natural, built, and historic environment. All these topics either have a direct or indirect link to land designated as Green Belt or other local countryside designations. Consequently, a method statement was prepared for consultation with the stakeholders with whom the Authorities have a duty to cooperate. These include:

- Historic England;
- Natural England;
- Environment Agency; and
- Relevant neighbouring local planning authorities (that is those that border the Borough) include Brentwood, Castle Point, Chelmsford, Rochford, and Thurrock Councils, as well as Essex County Council.



**1.9** The method statement consultation provided an opportunity for the Councils' duty to cooperate partners to review and comment on the proposed approach to the study, prior to the assessment being undertaken.

**1.10** Consultation comments were reviewed and summarised in a consultation log for discussion with Basildon Council. The consultation log was then used to update methodology for the study where appropriate before any assessment work was finalised. A summary of the consultation log, including details of how the methodology was updated in the light of the comments is included in Appendix A of this report.

## Report authors

**1.11** This report has been prepared by LUC on behalf of BBC. LUC has completed Green Belt studies at a range of scales for over 50 English local planning authorities in the past ten years, including several planning authorities in the Metropolitan Green Belt.

## Report structure

**1.12** The remainder of this report is structured as follows:

- Chapter 2 sets out the study context, including a description of the Borough's Green Belt and the wider Metropolitan Green Belt, a summary of national and local Green Belt policy and previous local Green Belt studies.
- Chapter 3 outlines the methodology used to undertake the assessment of Green Belt harm.
- Chapter 4 summarises the assessment findings.
- Chapter 5 summarises the next steps to be considered by Basildon Borough Council if they decide to make alterations to the Green Belt boundaries.

**1.13** The main body of the report is supported by supplementary appendices, including:

- Appendix A contains the consultation log recording the consultation comments and responses on the study method statement in the Spring of 2023.
- Appendix B contains some potential minor Green Belt boundary amendments to realign the existing Green Belt boundary to follow readily recognisable and permanent boundaries.
- Appendix C contains an assessment of the plotlands washed over by the Green Belt designations to consider whether there is potential, in Green Belt terms, to inset any of them within the Green Belt.
- Appendix D contains the individual Green Belt assessment proforma – one for each Green Belt parcel defined through the assessment process. Each assessment proforma includes maps and sets out the potential harm to the Green Belt if the parcel of land was developed. The harm of releasing site options that fall wholly or partially within each parcel are also reported.

# Chapter 2

## Context

**2.1** This chapter sets out the study context, including a description of the Borough's Green Belt and the wider Metropolitan Green Belt, a summary of national and local Green Belt policy and previous local Green Belt studies.

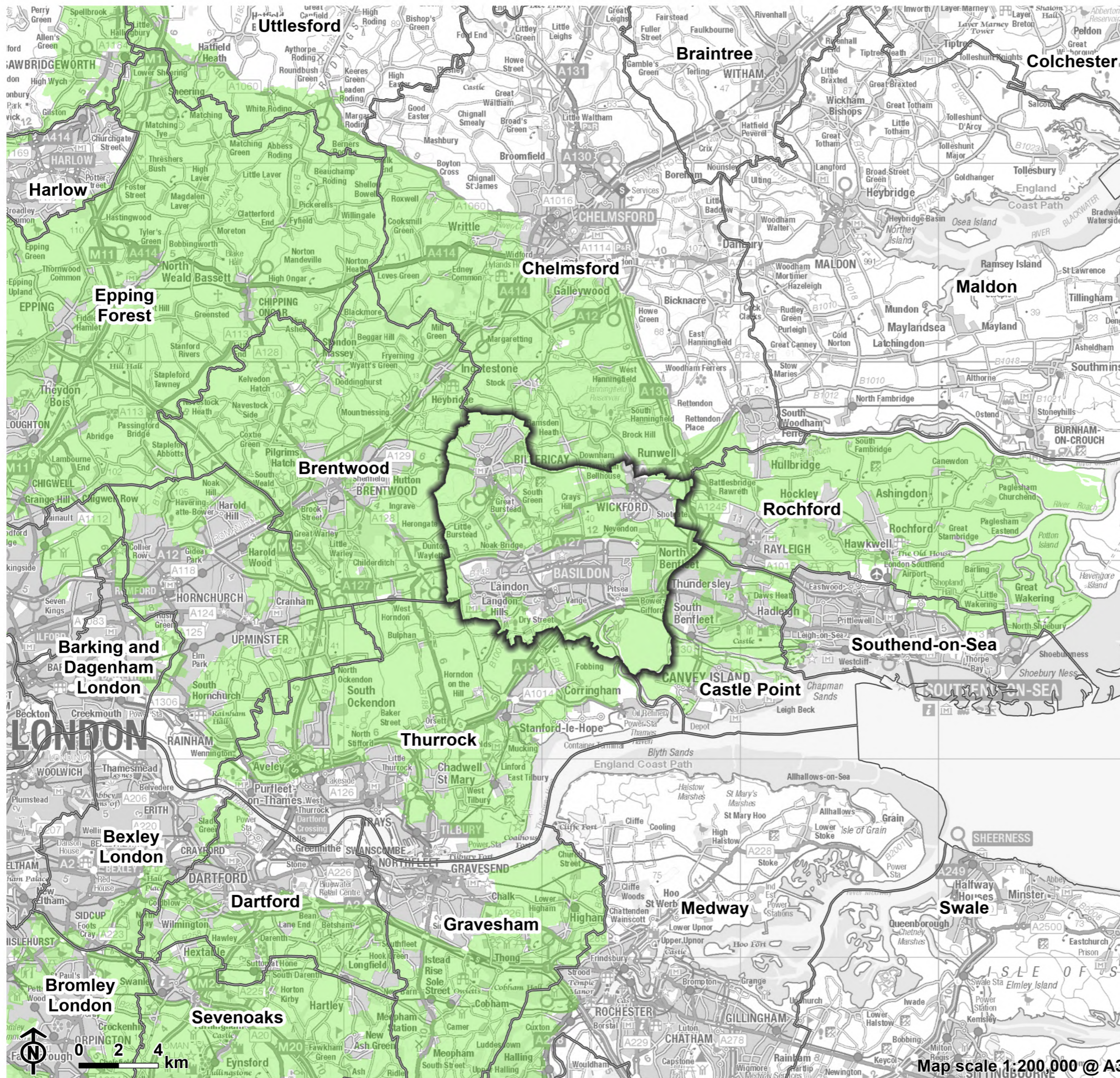
### Basildon Borough's Green Belt

**2.2** Basildon Borough is located to the east of Greater London in Essex County and covers approximately 110,000 hectares (ha). It forms part of the wider Metropolitan Green Belt (see Figure 2.1).

**2.3** A total of 6,950ha of Basildon Borough is designated as Green Belt. This represents approximately 63% of the total area of the Borough. The Borough boundary is generally drawn tightly around the existing urban edges of the Borough's settlements.

**2.4** Notable land uses within the Green Belt include large areas of marshland flowing into the Thames estuary, country parks and agricultural fields punctuated by small villages and 'plotlands' development. The plotlands were originally small plots of land sold in the first half of the 20<sup>th</sup> century to people who built weekend cottages, holiday bungalows or smallholdings, often to escape London. Those that remain represent the largest areas of development within the Borough's Green Belt.

Figure 2.1: Basildon Borough's Green Belt



- Basildon District
- Neighbouring Local Authority boundary
- Green Belt

## The Metropolitan Green Belt

**2.5** The Green Belt land within Basildon Borough forms part of the Metropolitan Green Belt. The principle of maintaining a ring of open country around London can be traced back to the 16<sup>th</sup> century when, by royal proclamation, Elizabeth I forbade any building on new sites within three miles of the city gates of London. This was motivated by public health reasons, to prevent the spread of the plague, and to ensure a constant supply of food for the metropolis.

**2.6** The importance of these considerations was later recognised by Ebenezer Howard, a pioneer of British town planning, in his book of 1898 *Tomorrow: a Peaceful Path to Real Reform* in which he referred to “an attractive setting within the town could develop and which would maintain, close at hand, the fresh delights of the countryside- field, hedgerow and woodland”.

**2.7** The only mechanism available at the time to realise this vision, however, was the acquisition of land by public authorities. The most active agency in this field was the City of London Corporation whose programme of acquisition, initiated in 1878, included Hampstead Heath, Epping Forest and Kenley Common.

**2.8** The Metropolitan Green Belt as a standalone concept was first suggested by Raymond Unwin in 1933 as a ‘green girdle’. In 1935 the London County Council put forward a scheme ‘to provide a reserve supply of public open spaces and of recreational areas and to establish a Green Belt or girdle of open space lands, not necessarily continuous, but as readily accessible from the completely urbanised area of London as practicable’. This arrangement was formalised by the 1938 Green Belt (London and Home Counties) Act, under which 14,400ha of land around London were purchased by the London County Council and adjacent counties, either individually or jointly.

**2.9** During the Second World War, the newly formed Ministry of Town and Country Planning commissioned Professor Patrick Abercrombie to prepare an advisory plan for the future growth of Greater London. The Ministry gave its

formal approval of Abercrombie's Green Belt proposals and the 1947 Town and Country Planning Act enabled local authorities to protect Green Belt land without acquiring it.

**2.10** In 1955 the Government established (through Circular 42/55) the three main functions of the Green Belt as:

- Checking growth of large built-up areas;
- Preventing neighbouring settlements from merging; and
- Preserving the special character of towns.

**2.11** Emphasis upon the strict control of development and the presumption against building in the Green Belt except in special circumstances was set out through further Government Green Belt guidance in 1962. The essential characteristic of Green Belts as permanent with boundaries only to be altered in exceptional circumstances was established through Circular 14/84.

**2.12** The Greater London Development Plan, approved in 1976, defined the full extent of the London Metropolitan Green Belt. It stated that 'The Green Belt gives definition to the built-up area as a whole, limits urban sprawl and provides an area where open recreational activities can take place. At the same time it plays an important role in the retention of areas of attractive landscape on London's fringes'.

**2.13** In January 1988 PPG (Planning Policy Guidance Note) 2, Green Belts (subsequently replaced in 1995 and further amended in 2001) explicitly extended the original purposes of the Green Belt to add:

- To safeguard the surrounding countryside from further encroachment; and
- To assist in urban regeneration (subsequently replaced in 1995 and further amended in 2001).

**2.14** PPG2 was replaced through the publication of the National Planning Policy Framework (NPPF) in March 2012, revised and re-published in July 2018, February 2019, July 2021, and this document currently provides national Green

Belt policy. However, the Government have consulted on further indicative changes to the NPPF published in December 2022, and further changes are planned alongside a new Levelling-up and Regeneration Act in late 2024.

## Green Belt policy

### National Green Belt policy

**2.15** Government policy on the Green Belt is set out in Chapter 13 of the adopted National Planning Policy Framework (NPPF) **[See reference 3]** 'Protecting Green Belt Land'.

**2.16** Paragraph 142 of the NPPF states that 'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.

**2.17** This is elaborated in NPPF paragraph 143, which states that Green Belts serve five purposes, as set out below:

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

**2.18** The NPPF emphasises in paragraphs 144 and 145 that local planning authorities should establish and, if justified, only alter Green Belt boundaries through the preparation of their Local Plans. Paragraph 145 goes on to say that ‘once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process. Strategic policies should establish the need for any changes to Green Belt boundaries having regard to their intended permanence in the long term, so they can endure beyond the plan period’ [\[See reference 4\]](#).

**2.19** When defining Green Belt boundaries NPPF paragraph 148 states local planning authorities should:

- Demonstrate consistency with Local Plan strategy, most notably achieving sustainable development;
- Not include land which it is unnecessary to keep permanently open;
- Safeguard enough non-Green Belt land to meet development needs beyond the plan period; and
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

**2.20** Current planning guidance makes it clear that the Green Belt is a strategic planning policy constraint designed primarily to prevent the spread of built development and the coalescence of urban areas. The NPPF goes on to state “local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land” (paragraph 150).

**2.21** It is important to note, however, that these positive roles should be sought for the Green Belt once designated. The lack of a positive role, or the poor condition of Green Belt land, does not necessarily undermine its fundamental



role to prevent urban sprawl by keeping land permanently open. Openness is not synonymous with landscape character or quality.

**2.22** Paragraphs 152 and 153 state that ‘inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances... ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations’.

**2.23** New buildings are inappropriate in the Green Belt. There are exceptions to this which are set out in two closed lists. The first is in paragraph 154 which sets out the following exceptions:

- “buildings for agriculture and forestry;
- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages;
- limited affordable housing for local community needs under policies set out in the development plan; and
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and

contribute to meeting an identified affordable housing need within the area of the local planning authority.”

**2.24** Paragraph 155 sets out other forms of development that are not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These are:

- “mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction;
- material changes in the use of land (such as changes of use for outdoor sport or recreation or for cemeteries or burial grounds); and
- development, including buildings brought forward under a Community Right to Build Order or Neighbourhood Development Order.”

## Planning Practice Guidance

**2.25** The NPPF’s Green Belt policies are supplemented by Planning Practice Guidance (PPG). The guidance sets out some of the factors that should be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations borne out by specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects **[See reference 5]**. Other circumstances which have the potential to affect judgements on the impact of development on openness include:

- The duration of development and its remediability to the original or to an equivalent (or improved) state of, openness; and

- The degree of activity likely to be generated by development, such as traffic generation.

**2.26** The guidance also elaborates on paragraph 150 of the NPPF which requires local planning authorities to set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. The guidance endorses the preparation of supporting landscape, biodiversity, or recreational need evidence to identify appropriate compensatory improvements, including:

- “new or enhanced green infrastructure;
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity, habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced, or existing recreational and playing field provision.”

**2.27** Finally, the guidance offers some suggested considerations for securing the delivery of identified compensatory improvements – the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance through planning conditions, section 106 obligations and/or the Community Infrastructure Levy.

## Local Green Belt policy

**2.28** In October 2018, Basildon Borough Council’s Regeneration Committee approved the publication of a Compliance Review of the Borough’s Saved Local

Plan Policies with the Revised National Planning Policy Framework (NPPF) (July 2018). The review assessed the level of consistency of the 54 Saved Policies, that make up the Borough's statutory Development Plan, with the NPPF. Saved policy BAS GB1 (The Definition of the Green Belt) was found to be compliant. The policy outlines the detailed boundaries of the Green Belt in the Borough defined through the adoption of the Basildon District Local Plan (1998).

## Most recent Basildon Green Belt studies

**2.29** Basildon Council undertook a review of Green Belt land within the Borough in 2016 and 2017, to inform the preparation of a new Local Plan, determining permanent Green Belt boundaries that can endure for the long term and setting the framework for Green Belt and settlement policy.

**2.30** The purpose of the review was to enable the Council to understand how the Borough's Green Belt land contributes to the fundamental aim, characteristics, and purposes of the Green Belt. The assessment was undertaken in four stages: Stage 1 – Identifying the assessment areas; Stage 2 – Carrying out the assessments; Stage 3 – Identifying the contribution to Green Belt purposes; and Stage 4 – Drawing out the conclusions. The main stage of the review was the assessment of the contribution of each of the parcels defined in Stage 1 against the first four purposes of the Green Belt.

**2.31** With regard to NPPF Green Belt Purpose 1: To check the unrestricted sprawl of large built-up areas – the study identified the following as large built up areas:

- The major urban area of Basildon;
- The large towns of Billericay and Wickford;
- The serviced settlements of Bowers Gifford;
- Crays Hill and Ramsden Bellhouse; and
- The un-serviced settlement of Noak Hill.

**2.32** These settlements, along with others outside of the administrative boundary were also defined as 'neighbouring towns' for the assessment of Purpose 2: To prevent neighbouring towns merging into one another.

**2.33** With regard to Purpose 4: To preserve the setting and special character of historic towns, the Borough has no nationally recognised 'historic towns'. Therefore, designations such as Conservation Areas, Ancient Woodlands, Scheduled Monuments and Listed Buildings were considered as offering 'special character'.

**2.34** All Green Belt was considered to contribute equally to Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

**2.35** The method involved splitting the Borough's Green Belt into specific parcels, with rivers, railways and roads being used as the defining features. This process resulted in 73 parcels, which were further refined into 75 parcels. Of the 75 Green Belt parcels, 58 parcels were found to make a full contribution to at least one purpose of the Green Belt, 16 were found to make a partial contribution to at least one purpose and a single parcel was found to be making 'no contribution' to any purposes.

## **Local Green Belt studies**

### **Brentwood Borough**

**2.36** Brentwood Borough Council undertook a Green Belt study in three parts in support of the preparation of the recently adopted Local Plan.

**2.37** Part 1 set out the policy and geographical context of the Study. Part 2 assessed the contribution of Green Belt parcels to the five Green Belt purposes. For the purpose of assessing Green Belt Purpose 1 and 2 the following

settlements were defined as both large built-up areas and neighbouring towns: Brentwood, Pilgrims Hatch, Shenfield/Hutton, West Horndon and Ingatestone. In addition, the following 'significant villages' were also defined as large built-up areas and neighbouring towns: Doddinghurst/Hook End, Wyatt's Green, Blackmore, Mountnessing, Stondon Massey, Ingrave, Herongate and Kelvedon Hatch. Similarly, historic components of the above settlements defined as large built-up areas and neighbouring towns were considered in relation to Purpose 4. Green Belt Purpose 5 was not assessed. Part 3 assessed specific site options.

**2.38** Brentwood Council's adopted Local Plan allocates land directly to the west of Basildon for the construction of a new garden village at Dunton Hills. The village will represent a new settlement of 1,650 dwellings and associated employment land up to 2033, with the potential for an additional 2,250 homes beyond the plan period. The area has been released from and inset within the Green Belt to the west of Basildon town, in the east of Brentwood borough.

## Castle Point Borough

**2.39** Castle Point Borough Council has undertaken several Green Belt assessments which informed the preparation of their now withdrawn new Local Plan. This initially included a Green Belt Functions Assessment(2010), Green Belt Landscape Assessment (2010) and a Green Belt Boundaries Review all of which were subsequently replaced by a Green Belt Review Part 1 and Part 2 (2018) and an update to Part 2 in 2019.

**2.40** The Green Belt Review Part 1 assessed the contribution of parcels of Green Belt land to the Green Belt purposes. With regards to Purpose 1, the settlements of Canvey Island, Daws Heath, Hadleigh, South Benfleet and Thundersley were defined as large built-up areas. Similarly, the same settlements were defined as neighbouring towns in the assessment of Purpose 2. No historic towns relevant to the assessment of Purpose 4 were identified in the Borough. All Green Belt land was considered to perform equally against Purpose 5 and therefore no detailed assessment was undertaken for Purpose 5.

**2.41** The Green Belt Review Part 2 and updated Part 2 assessed the Green Belt harm of releasing site options from the Green Belt. Each site assessment considered the harm of releasing the site, its impact on the remaining Green Belt, potential alternative Green Belt boundaries and opportunities to mitigate Green Belt harm.

## Chelmsford City Council

**2.42** Chelmsford City Council has not undertaken a review of their Green Belt.

**2.43** Current protection for Green Belt is set out in Policy S1 which identifies the protection of the Green Belt as a strategic priority. Policy S1 is supplemented by Policy S11 which also protects the openness and permanence of the designation and looks for opportunities to support the beneficial uses of the Green Belt.

## Rochford District

**2.44** LUC completed a joint Green Belt study between Rochford District and Southend-on-Sea Borough Councils in early 2020.

**2.45** The study was undertaken in two stages. Stage 1 identified strategic variations in the 'contribution' of land to the five Green Belt purposes. In addition, Stage 1 identified areas of potential for realignment of the Green Belt boundary along alternative permanent and readily recognisable physical features, or just to resolve digital mapping errors. The Stage 1 study also assessed the potential for the Councils to designate new Green Belt land.

**2.46** The study acknowledged the Green Belt within Rochford and Southend forms part of the Metropolitan Green Belt surrounding Greater London but also represents clear eastwards extension to the main body of the Metropolitan Green Belt. Consequently, for the purposes of assessing Green Belt Purpose 1,

both Greater London and Southend-on-Sea were defined as large built-up areas. The following settlements were defined as neighbouring towns for the purpose of assessing Green Belt Purpose 2: Basildon, Canvey Island, Hadleigh (including Thundersley), Hawkwell merged with Hockley, Rayleigh, Rochford merged with Ashingdon, South Benfleet, Southend-on-Sea (including Leigh-on-Sea, Chalkwell, Westcliff, Prittlewell, Southchurch, Thorpe Bay and Shoeburyness), South Woodham Ferrers and Wickford.

**2.47** The neighbouring merged towns of Ashingdon and Rochford, Rayleigh and Southend-on-Sea were all found to have historic cores and special characteristics relevant to Green Belt Purpose 4; however, none of these elements were found to have a notable relationship with the Green Belt. Therefore, no Green Belt land was found to contribute to Purpose 4.

**2.48** All Green Belt land within the Study area is considered to make a Strong contribution to Green Belt Purpose 5.

**2.49** Stage 2 involved a more detailed assessment of the potential ‘harm’ of releasing sites/parcels of land from the Green Belt. This study assessed specific promoted sites identified by Rochford and Southend-on-Sea Councils, in addition to areas that made the weakest contribution to the Green Belt purposes as identified in the Stage 1 strategic assessment.

## Thurrock

**2.50** Thurrock Council are in the process of preparing a new Local Plan. The Council prepared a Stage 1 Green Belt Study to support the preparation of the new Local Plan in 2019.

**2.51** The Part 1 Study assessed the contribution of Green Belt land to the Green Belt purposes and considered the implications of the proposed route of the proposed Lower Thames Crossing National Strategic Infrastructure Project.



**2.52** For the purpose of assessing Green Belt Purpose 1 the following settlements were defined as large built-up areas: Basildon, Brentwood, Corringham merged with Stanford-le-Hope, Coryton merged with London Gateway, South Benfleet merged with Thundersley, Thurrock (including Chadwell St Mary, Chafford Hundred, Grays/Stifford Clays, Lakeside/West Thurrock, Little Thurrock/Socketts Heath, Purfleet, South Stifford and Tilbury) and Upminster merged with Hornchurch and Rainham.

**2.53** For the purpose of assessing Green Belt Purpose 2 the following settlements were defined as neighbouring towns: Aveley, Canvey Island, Chadwell St Mary, South Ockendon, Stanford-le-Hope merged with Corringham and Tilbury. In addition the following constituent settlements were combined to represent one contiguous large town: Chafford Hundred, Grays/Stifford Clays, Lakeside/West Thurrock, Little Thurrock/Socketts Heath, Purfleet and South Stifford.

**2.54** No historic towns were identified for the assessment of Green Belt Purpose 4. Green Belt Purpose 5 was not assessed in the Study in any detail.

**2.55** A Stage 2 Study assessing specific site options and alternative Green Belt boundaries will be undertaken later if required.

## Chapter 3

# Methodology

**3.1** This chapter outlines the methodology used to undertake the assessment of Green Belt harm.

**3.2** There is no defined approach set out in National Planning Policy or National Planning Practice Guidance (NPPG) as to how Green Belt assessments should be undertaken. The approach set out in this report is based on LUC's extensive experience of undertaking Green Belt assessments for over 50 local authorities and has been informed by relevant case law and Inspectors' decisions.

**3.3** The relevant policy, guidance and case law that has informed the methodology is referenced where appropriate.

## Assessment process

**3.4** The assessment of harm to the Green Belt purposes has principally been a desktop study based on the use of detailed mapping, aerial views and 'street view' photography but visits will be made to inform the general understanding of the spatial relationship between the settlements and countryside, and to assist with some specific judgements on parcels.

## Identifying variations and defining parcels

**3.5** The assessment provides a parcel-by-parcel analysis of variations in harm to the Green Belt purposes that would result from the release of land for development.

**3.6** It is assumed that any release of Green Belt land would be as an extension to the existing large built-up area or an existing 'inset' settlement, or would be associated with the inseting of a 'washed-over' settlement of sufficient size and development density to be considered to make no significant contribution to Green Belt openness.

- Inset is the term used to refer to non-Green Belt land which is surrounded by Green Belt land usually because it is developed or intended for development.
- Washed-over is the term used to refer to land which, although it may contain some development, is still designated as Green Belt land.

**3.7** Using this assumption, the assessment considers the progressive harm of releasing Green Belt land with increasing distance out from an inset settlement (or washed-over but developed area). Working out from these settlements, variations in harm to the Green Belt purposes are identified using a systematic analysis.

**3.8** None of the washed-over settlements in Basildon were considered to have no openness and were therefore not parcelled and assessed. Instead, they have been included within other parcels emanating out from existing inset settlements edges, or 'outer areas' as appropriate.

**3.9** Variations in harm are represented by the identification of parcels, for each of which a rating is given for harm to each of the NPPF Green Belt purposes.

**3.10** A scale of four harm ratings is used:

- Very high;
- High;
- Moderate; and
- Low/No.

**3.11** It should be noted that there are no absolute definitions associated with these stated levels of Green Belt harm. The ratings provide a means of relative comparison, and whilst it is clearly desirable to minimise harm levels, it may be that in some instances a parcel associated with a Very High level of Green Belt harm may still, taking other factors into consideration, represent the most sustainable and suitable option for allocation.

**3.12** Parcels are defined around all inset settlement edges, up to the point where it is judged that the release of land would result in 'Very High' harm to one or more of the Green Belt purposes. Other than in instances where a 'Very High' level of harm is identified immediately adjacent to a settlement edge, areas where this rating applies are termed 'outer areas', reflecting their lack of relationship with any inset settlement. 'Outer areas' are typically larger than other parcels and are grouped together in the assessment outputs.

**3.13** Separate analysis will be required to assess the harm associated with the release of specific development sites if reasonable Green Belt site options are identified through the plan-making process.

### Level of detail

**3.14** In identifying variations, a guideline minimum parcel size of 10ha has been applied. The one notable exception will be areas found to be lacking in openness to some degree. Areas of moderate, low or no openness have been considered to be defined and parcelled to a minimum parcel size of 2ha to highlight in more detail land that has already be compromised by urbanising influences. However, parcels containing areas of limited openness are generally larger than 2ha to include open land in between the inset urban edge and the washed over development lacking openness. However, parcels of 2ha can exist where development lies directly adjacent to the inset urban area and their release would not compromise existing strong Green Belt boundaries.

**3.15** Although parcels have not be defined below 10ha in area, consideration will be given to the harm that would result from the release of specific

development sites within each parcel at a later stage in the plan-making process. When this assessment is undertaken, separate ratings will be provided for any sites where the harm is assessed as lower than for the parcel as a whole.

**3.16** All analysis has been carried out without any consideration of specific development proposals, but with the assumption that openness would be lost if land were to be released. This approach provides a 'level playing field', in cases where there are different levels of detail and certainty associated with different site proposals. It is assumed that the type of development on released land will be similar (i.e. in terms of storeys and type) to that in the adjacent inset area.

## Excluded areas

**3.17** The assessment covers all Green Belt land within Basildon except land that is subject to the following 'absolute constraints' to development:

- Special Areas of Conservation (SAC);
- Special Protection Areas (SPA);
- RAMSAR sites;
- Sites of Special Scientific Interest (SSSI);
- National nature reserves;
- Local nature reserves;
- Ancient Woodland;
- Flood Zone 3b (the functional floodplain);
- Scheduled Monuments;
- Registered Parks and Gardens;
- Open access land (CROW Act);
- Cemeteries; and

- Reservoirs.

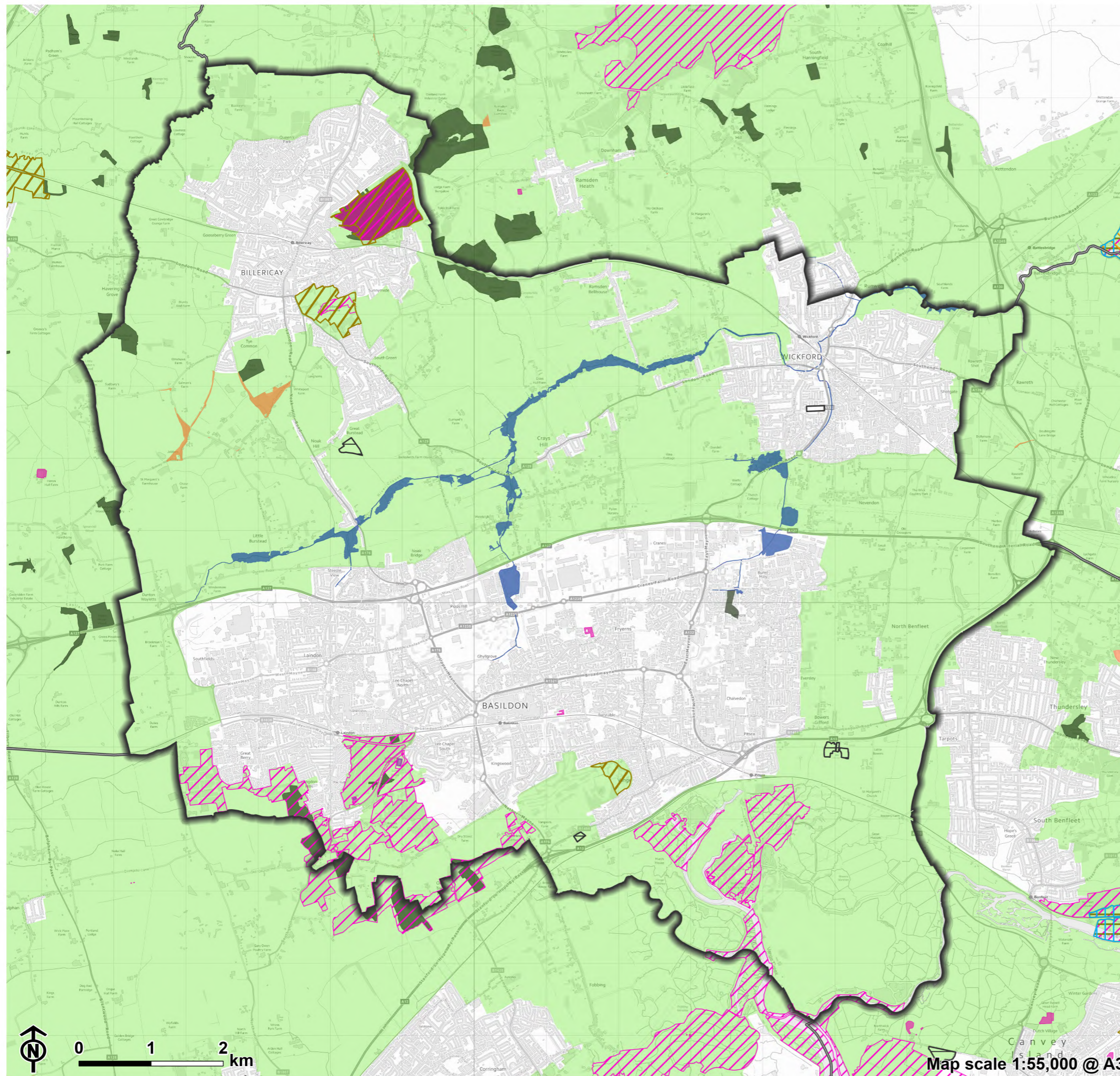
## Exclusion of constrained land

The Inspector's Letter (M Middleton) to Welwyn Hatfield Borough Council (December 2017) noted that there is no need to assess land that is unlikely to ever be developed:

"There are of course sites, which for other purposes are unlikely to ever be developed. I would include the statutory conservation sites, land potentially at risk of flooding, and the major heritage assets in this category but the final choice should be a rational value judgement on the importance of the protection. It nevertheless seems pointless to me to carry out a detailed Green Belt assessment for such sites however they are defined."

For this reason, this study does not assess the harm of releasing land where development would not be permitted – i.e. land subject to an absolute constraint.

Figure 3.1: Absolute Constraints



- Basildon District
- Neighbouring Local Authority boundary
- Green Belt
- Absolute Constraints**
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Reservoir
- Local Nature Reserve
- Ancient Woodland
- Flood Zone 3b
- Scheduled Monument
- Open access land
- Cemetery

**3.18** These absolute constraints have been agreed with Basildon Borough Council and are mapped on Figure 3.1. Assessment parcels have generally been drawn to exclude land subject to these absolute constraints, but in some instances, to avoid creating overly complex parcel shapes, parcels may partially include some areas of absolute constraint.

**3.19** The assessment does not include Green Belt land in neighbouring authorities but does consider how adjacent Green Belt land within neighbouring authorities affects the Green Belt performance of land within Basildon Borough, and how the release of Green Belt in Basildon might harm adjacent Green Belt land in neighbouring authorities.

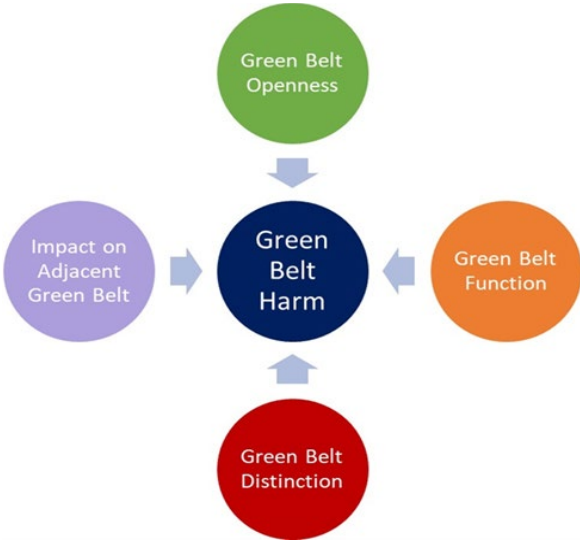
**3.20** There are other designations within the study area that represent important constraints to development, such as Listed Buildings, Conservation Areas, Local Nature Reserves and Geological Sites and Flood Zone 3a. In the interest of being as comprehensive as possible, they have not been excluded from assessment either because of their limited extent or the fact that adverse effects on them might be more avoidable or mitigatable. This is not to say that development in these locations is appropriate and will not be excluded from further consideration at a later stage in the plan-making process when site options are considered in more detail.

## **Assessment factors informing Green Belt harm**

**3.21** Four factors have been used to assess the harm of releasing Green Belt land, as set out in the diagram below:



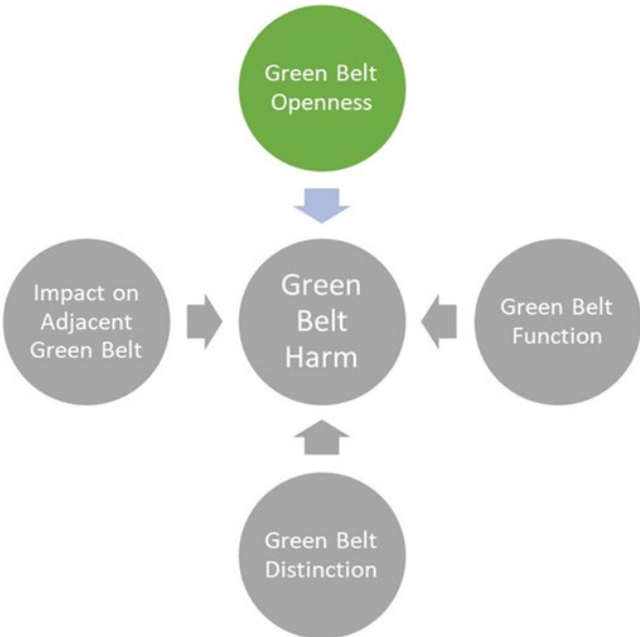
Figure 3.2: Assessment factors informing Green Belt harm



3.22 These four factors are considered in more detail in the paragraphs below.

### Green Belt openness

Figure 3.3: Green Belt openness



**3.23** The NPPF identifies openness as an ‘essential characteristic’ of Green Belt land, rather than a function or purpose. Land that is fully developed cannot, therefore, contribute to the purposes of the Green Belt, but land which still retains some openness may do so.

**3.24** The overall level of harm depends on the combination of the four identified factors, but release of Green Belt with greater openness generally result in higher harm, whilst release of Green Belt with lower openness results in lower harm. The extent, scale, form, density, and location of any ‘inappropriate development’ are taken into consideration.

**3.25** The green box below sets out some explanation to understand the definition of openness, as arguments over this have informed case law. At this strategic-scale of analysis, it is typically the case that small-scale variations in openness will not be relevant, but there are some larger washed-over settlements [See reference 6], or areas of development in fragile gaps between settlements, that may have more of an impact on the Green Belt’s function.

## Openness

The Court of Appeal decision in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404 included, at paragraph 20, reference to openness in relation to appropriate development:

“Implicit in the policy in paragraph 89 of the NPPF is a recognition that agriculture and forestry can only be carried on, and buildings for those activities will have to be constructed, in the countryside, including countryside in the Green Belt. Of course, as a matter of fact, the construction of such buildings in the Green Belt will reduce the amount of Green Belt land without built development upon it. But under NPPF policy, the physical presence of such buildings in the Green Belt is not, in itself, regarded as harmful to the openness of the Green Belt or to the purposes of including land in the Green Belt. This is not a matter of planning

judgment. It is simply a matter of policy. Where the development proposed is an agricultural building, neither its status as appropriate development nor the deemed absence of harm to the openness of the Green Belt and to the purposes of including land in the Green Belt depends on the judgment of the decision-maker. Both are inherent in the policy.” – Neutral Citation Number: [2016] EWCA Civ 404

Samuel Smith Old Brewery (Tadcaster) and Oxton Farm v North Yorkshire County Council and Darrington Quarries Ltd (2018) involved a challenge to a planning permission for a 6 hectare quarry extension in the Green Belt. Although paragraph 90 of the 2012 NPPF states that “mineral extraction” is not “inappropriate development” in the Green Belt, it was found that the Council failed to consider visual impacts when considering whether the proposal would “preserve the openness of the Green Belt” as required in paragraph 90 of the 2012 NPPF. Lord Justice Lindblom found that the council had limited its consideration of the effects of the proposed development on the openness of the Green Belt to spatial impact and nothing more, despite the fact that, on the council’s own assessment of the likely effects of the development on the landscape, visual impact on openness was “quite obviously” relevant to its effect on the openness of the Green Belt. This judgement was subsequently overturned in the Supreme Court (on the application of Samuel Smith Old Brewery (Tadcaster) and others) (Respondents) v North Yorkshire County Council (Appellant) [2020] UKSC 3. Contrary to Samuel Smith Old Brewery (Tadcaster) and Oxton Farm v North Yorkshire County Council and Darrington Quarries Ltd (2018), where visual impact was found not to be an obligatory consideration when assessing Green Belt. It was found that in “a proper reading of the NPPF in its proper historic context, visual quality of landscape is not in itself an essential part of openness for which the Green Belt is protected.” “The concept of “openness” in paragraph 90 of the NPPF is a broad policy concept which is the counterpart of urban sprawl and is linked to the purposes to be served by the Green Belt. Openness is not necessarily a

statement about the visual qualities of the land, nor does it imply freedom from all forms of development.”

**3.26** The above case law makes it clear that Green Belt openness relates to a lack of ‘inappropriate development’ rather than to visual openness; thus, both undeveloped land which is screened from view by landscape elements (e.g. tree cover) and development which is not considered ‘inappropriate’, are still ‘open’ in Green Belt terms.

## Absence of urban influence and visual impact

As noted by the Inspector at the Welwyn Hatfield Borough Council Local Plan Examination (2017), openness is not concerned with the character of the landscape, but instead relates to the “absence of built development and other dominant urban influences”. – Examination Document Reference EX38.

Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016) was an appeal heard in the High Court relating to a previous appeal judgement in which a refusal for planning permission in the Green Belt by East Dorset District Council was upheld. The High Court appeal was dismissed, but the judgement concluded that:

“Openness is open-textured, and a number of factors are capable of being relevant when it comes to applying it to the particular facts of a specific case. Prominent among these are factors relevant to how built up the Green Belt is now and how built up it would be if redevelopment occurs... and factors relevant to the visual impact on the aspect of openness which the Green Belt presents.

The question of visual impact is implicitly part of the concept of ‘openness of the Green Belt’ as a matter of the natural meaning of the language used in para. 89 of the NPPF... There is an important visual dimension to checking ‘the unrestricted sprawl of large built-up areas’ and the merging of neighbouring towns... openness of aspect is a characteristic quality of the countryside, and ‘safeguarding the countryside from encroachment’ includes preservation of that quality of openness. The preservation of ‘the setting... of historic towns’ obviously refers in a material way to their visual setting, for instance when seen from a distance across open fields.” – Neutral Citation Number: [2016] EWCA Civ 466.

**3.27** The visual impact of urban influence on openness is considered as part of the assessment of Green Belt land’s relationship with urban and open land set out below. The influence of inappropriate development on spatial openness depends on the extent, scale, form, density and location of the inappropriate development. While any inappropriate development can be considered to diminish openness, a strategic study focussed on drawing out high-level strategic variations in contribution to the Green Belt purposes can only recognise the influence of notably large pockets of inappropriate development, such as large and or densely compact villages washed-over by the Green Belt designation.

### Appropriate development

Appropriate development within the Green Belt cannot, according to case law [**See reference 7**], be considered to have an urbanising influence and therefore harm Green Belt purposes. For the purposes of this study therefore, development deemed to be ‘appropriate’ within the Green Belt (as defined in the closed lists within paragraphs 154 and 155 of the NPPF) is not considered to constitute an urban land use, or an urban influence in the countryside. However, what is deemed to be appropriate development in the NPPF has to be carefully considered, as developments such as the

provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments are only considered appropriate as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Caution is therefore exercised in the application of what is defined as an appropriate use. It is not possible within a strategic Green Belt study to review each form of development within the Green Belt and ascertain whether it was permitted as appropriate development or not, unless it is clear cut. For example, buildings for agriculture and forestry are deemed to be appropriate development regardless of whether they preserve openness, or conflict with Green Belt purposes in this regard. For other land uses such as outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, a considered view is taken on the extent to which the proposed land use has affected Green Belt purposes, for example by affecting openness, or encroaching on the perception of countryside i.e. the sense of distinction between the urban area and countryside. This is of relevance to the assessment approach for all the Green Belt purposes.

The NPPF's Green Belt policies are supplemented by additional planning practice guidance that sets out some of the factors that can be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations born out through specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects. Other circumstances which have the potential to affect judgements on the impact of development on openness include the duration of development and its remediability to the equivalent, or an improved state of, openness, and the

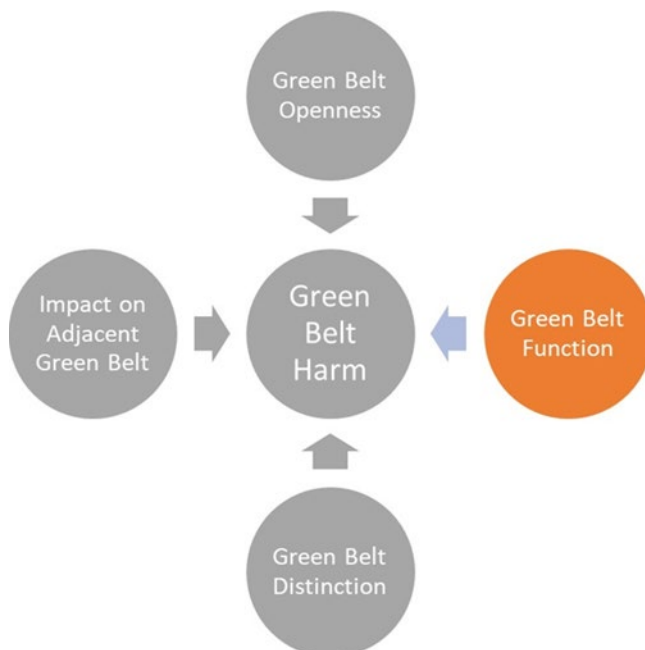
degree of activity likely to be generated by development, such as traffic  
[See reference 8].

**3.28** In some cases, land on the fringe of an inset settlement, outside of the Green Belt, may not currently be developed. Unless the development of such land is constrained by other factors or designations the assumption is made that it will be developed, and that it therefore cannot be considered 'open'.

**3.29** The consideration of openness does not extend to the consideration of the urbanising influence of development that lies outside of the assessment parcel. This is considered separately, when looking at the relationship between urban and open land (see section on Green Belt distinction below).

## Green Belt function

**Figure 3.4: Green Belt function**



**3.30** Each Green Belt purpose targets a different aspect of the relationship between urban areas and Green Belt land. The applicability of each of the Green Belt purposes to any given area of land depends on the nature of the urban area with which that land is associated.

**3.31** The definitions necessary to determine the relevance of each Green Belt purpose in any given location are set below. For Purpose 1 (preventing the sprawl of large built-up areas) we define which settlements make up the 'large built-up area'; for Purpose 2 (preventing the coalescence of towns) we define which settlements are 'towns'; for Purpose 3 (safeguarding the countryside from encroachment) we define 'countryside'; and for Purpose 4 (preserving the setting and special character of historic towns) we define which settlements constitute 'historic towns'.

## **Purpose 1: Preventing the sprawl of large built-up areas**

**3.32** Green Belt Purpose 1 aims "to check the unrestricted sprawl of large built-up areas". It is possible to argue that all land within the Green Belt prevents the unrestricted sprawl of large built-up areas, because that is its principal purpose as a strategic planning designation. However, the study requires the definition of variations in the extent to which land performs this purpose. This requires an area-based assessment against this strategic purpose.

**3.33** For the purpose of this study, it is necessary to define what constitutes a 'large built-up area' within and near Basildon Borough, and what is meant by the term 'sprawl'.

**3.34** There is no definition provided in the NPPF for a large built-up area. Green Belt studies in different locations have ranged from considering the large built-up area as just the principal settlement around which the Green Belt was defined to considering all inset settlement to be large built-up areas.



**3.35** Basildon Borough's previous Green Belt Study undertaken in 2016 and 2017 defined Basildon, Billericay, Wickford, the serviced settlements of Bowers Gifford, Crays Hill and Ramsden Bellhouse and the un-serviced settlement of Noak Hill as 'large built-up areas'; however, only Basildon is acknowledged as a 'major urban area' in the Boroughs Settlement Hierarchy Update (2015) [See reference 9]. Similarly, the neighbouring authority areas of Brentwood, Castle Point and Thurrock broadly define a wide range of settlements as large built-up areas despite several settlements being more commonly described as villages.

**3.36** The neighbouring Green Belt study in Rochford and Southend-on-Sea takes a more focussed approach to the definition of large built-up areas, defining Southend-on-Sea and Greater London as large built-up areas. The reasoning for this more focussed definition was that the Green Belt within Rochford and Southend-on-Sea forms part of the Metropolitan Green Belt surrounding Greater London, preventing the sprawl of the city, but that the Green Belt within Rochford and Southend-on-Sea represents a clear eastwards extension to the main body of the Metropolitan Green Belt. Surrounding Southend-on-Sea, this eastwards extension to the Metropolitan Green Belt was interpreted as being clearly designed to prevent the sprawl of Southend-on-Sea as well as the merging of the settlements in the wider area.

**3.37** Considering the definitions for large built-up areas in the round, it is considered appropriate to define both Greater London and Southend-on-Sea as large built-up areas for the reasons set out above and in the Joint Rochford and Southend-on-Sea Green Belt Study. Basildon is a similar size and density to Southend-on-Sea and the largest urban link in between Southend-on-Sea and Greater London. For this reason, Basildon is also defined as a large built-up area.

**3.38** Hadleigh (including Thundersley with which it is merged) to the east in Castle Point District is contiguous with the large built-up area of Southend-on-Sea and Rayleigh, but is considered to be a distinct town in Castle Point District's Local Plan. For this reason, and given their relatively smaller size, these merged settlements are not defined as part of the large built-up area of Southend-on-Sea or large built-up areas in their own right. Similarly, to the west, Brentwood merged with Pilgrims Hatch, Shenfield and Hutton are

considered too distinct from Greater London to be considered part of the conurbation's large built-up area and too small in their own right to be defined as distinct large built-up areas.

**3.39** Thurrock including merged Chafford Hundred, Grays, Purfleet and Tilbury are part of the large built-up area of Greater London. Although separated from Dartford and Gravesend by the River Thames, they are strategically linked by the Dartford Crossing and there is no open land separating these settlements from Greater London. Dartford and Gravesend are merged with the urban areas of the London Borough of Bexley to the west.

**3.40** All remaining settlements previously defined as large built-up areas in Basildon and neighbouring authorities are too distinct and small to be defined as large built-up areas in this study. However, several of these settlements do constitute 'towns' in relation to Green Belt Purpose 2. These settlements are named in the next section.

**3.41** Whilst definitions of 'sprawl' vary, the implication of the terminology is that planned development may not contravene this purpose. However, in assessing the impact of releasing land in the context of a Green Belt study, no assumptions about the form of possible future development can be made, so the role an area of land plays is dependent on its relationship with a large built-up area.

**3.42** Land that, if developed, would clearly constitute an extension of a large built-up area makes the strongest contribution to preventing its sprawl. However, it is recognised that a smaller inset settlement area close to a large built-up area can have a relationship with it such that expansion of the latter, particularly if it narrows the gap between the two, can also be considered detrimental to this purpose.

**3.43** The greater the distance from a large built-up area, the lower the likelihood Green Belt land is likely to fulfil the function of Purpose 1. However, Purpose 1 is to some degree relevant to any expansion of a large built-up area, however far that extends.

## Purpose 2: Preventing the coalescence of towns

**3.44** Green Belt Purpose 2 aims “to prevent neighbouring towns merging into one another”. The concept of what constitutes a ‘town’ has been widely interpreted in different Green Belt studies, ranging from settlements classified as towns in Local Plan settlement hierarchies to all urban areas inset from the Green Belt regardless of size.

**3.45** Regardless of whether a particular settlement is large enough to realistically be considered a town, it is acknowledged that smaller settlements may lie in between larger ones, such that loss of separation between them may in turn have a significant impact on the overall separation between larger ‘towns’.

**3.46** The concept of ‘merging’ is clearer but assessing the extent to which land between towns contributes to preventing this is less so. However, it is generally acknowledged that the role open land plays in preventing the merging of towns is more than a product of the size of the gap between them. Assessments therefore usually consider both the physical and visual role that intervening Green Belt land plays in preventing the merging of settlements.

**3.47** Both built and natural landscape elements can act to either decrease or increase perceived separation. For example, intervisibility, a direct connecting road or rail link or a shared landform may decrease perceived separation, whereas a separating feature such as a woodland block or hill may increase the perception of separation.

**3.48** This study identifies that land that is juxtaposed between towns has a Purpose 2 function, and the stronger the relationship between the towns – i.e. the more fragile the gap, the stronger this function. Physical proximity is the initial consideration; however, where settlements are very close, a judgement is made as to whether their proximity is such that the remaining open land does not play a critical role in maintaining a distinction between the two towns, i.e. that the characteristics of the open land relate more to the towns’ areas

themselves than to the open land in between. Where this is the case, the impact of release of land for development on Purpose 2 may be reduced.

**3.49** Basildon Borough's Settlement Hierarchy Review (2015) [See reference 10] identifies the existing settlement hierarchy in the Borough. Basildon is defined as the only 'major urban area' and Billericay and Wickford the only 'large towns'. Therefore, these three settlements within the Borough are defined as 'towns' in Green Belt terms. Four other settlements in the Borough were defined as Green Belt towns in the previous Green Belt Study (2016-2017): the serviced settlements of Bowers Gifford, Crays Hill and Ramsden Bellhouse and the un-serviced settlement of Noak Hill. None of these settlements are considered towns in the Borough's settlement hierarchy and as villages are considerably smaller than the other settlements. Therefore, they are not defined as Green Belt towns in this study.

**3.50** Applying a similar approach to the Borough's neighbouring authorities, the following relevant neighbouring settlements are defined as Green Belt towns in this study:

- Brentwood merged with Pilgrims Hatch, Shenfield, and Hutton in Brentwood District;
- Canvey Island and South Benfleet merged with Benfleet in Castle Point District;
- Chelmsford and South Woodham Ferrers in Chelmsford District;
- Rayleigh in Rochford District;
- Romford merged with Hornchurch and Upminster in the London Borough of Havering; and
- Stanford-le-Hope merged with Corringham in Thurrock.

**3.51** Regardless of whether a particular settlement is large enough to realistically be considered a town, it is acknowledged that smaller settlements may lie in between larger ones, such that loss of separation between them may in turn have a significant impact on the overall separation between larger towns.

**3.52** The notable smaller settlements that fall within and near gaps between towns within and in the immediate vicinity of the study area include:

- Crays Hill, Bowers Gifford, Great and Little Burstead, Dunton Wayletts, Nevendon, Noak Hill, North Benfleet, and Ramsden Bellhouse in Basildon Borough [**See reference 11**];
- Dunton Hills Garden Village and West Horndon in Brentwood District;
- Ramsden Heath and Stock in Chelmsford District; and
- Battlesbridge and Rawreth in Rochford District.

**3.53** The concept of ‘merging’ is clear but assessing the extent to which land between towns contributes to preventing this is less so. However, it is generally acknowledged that the role open land plays in preventing the merging of towns is more than a product of the size of the gap between them. Assessments therefore usually consider both the physical and visual role that intervening Green Belt land plays in preventing the merging of settlements.

**3.54** Both built and natural landscape elements can act to either decrease or increase perceived separation. For example, intervisibility, a direct connecting road or rail link or a shared landform may decrease perceived separation, whereas a separating feature such as a woodland block or hill may increase the perception of separation.

**3.55** This study identifies that land that lies between towns contributes to this purpose, and the stronger the relationship between the towns (i.e. the more fragile the gap) the stronger the potential contribution to this purpose.

**3.56** Physical proximity is the initial consideration; however, where settlements are very close, a judgement is made as to whether their proximity is such that the remaining open land does not play a critical role in maintaining a distinction between the two towns, i.e. that the characteristics of the open land relate more to the towns’ areas themselves than to the open land in between. Where this is the case, the impact of release of land for development on Purpose 2 may be reduced.

**3.57** The size of the towns in question also forms part of the consideration of the Green Belt's role in maintaining separation.

## **Purpose 3: Preventing encroachment on the countryside**

**3.58** Green Belt Purpose 3 aims “to assist in safeguarding the countryside from encroachment”. An assessment of Purpose 3 requires consideration of the extent to which land constitutes ‘countryside’ on the basis of its usage.

**3.59** Some open land may, through its usage, have a stronger relationship with the adjacent urban area and, as a result, not be considered ‘countryside’ to the same degree as other open land. Equally, some land may be largely contained by urban development but may nonetheless retain, as a result of its usage and its size, a countryside character.

**3.60** Development that is rural in form may often not be considered to detract from countryside character. The presence of urban development within an assessment parcel will clearly have an impact on the degree to which land is countryside, but it will also have an impact on other Green Belt purposes. Therefore, consideration of this factor is considered separately in the assessment process (see factor 3 definition relating to ‘distinction’ below).

**3.61** It is important for the purposes of the assessment not to stray into assessing landscape character, sensitivity, or value; whilst Green Belt land may be valuable in these respects it is not a requirement or purpose of the designation to provide such qualities. Therefore, the condition of land has not been taken into consideration: any Green Belt land found to be in poor condition may perform well in its fundamental role of preventing encroachment by keeping land permanently open.

## Purpose 4: Preserving the setting and special character of historic towns

**3.62** Green Belt Purpose 4 is “to preserve the setting and special character of historic towns”. This purpose makes specific reference to ‘historic towns’, not to individual historical assets or smaller settlements such as villages and hamlets.

**3.63** An extract from Hansard in 1988 clarifies which historic settlements in England were considered ‘historic towns’ in the context of the Green Belt purposes. The Secretary of State for the Environment clarified in answer to a parliamentary question that the purpose of preserving the special character of historic towns is especially relevant to the Green Belts of York, Chester, Bath, Oxford, and Cambridge [[See reference 12](#)]. Durham has since been added to this list.

**3.64** It has been LUC’s experience through consultation with Historic England on several Green Belt studies, that Historic England do not consider the list on towns quoted in Parliament to necessarily be exclusive, so this assessment takes the approach of identifying settlements classed as towns and considering whether any have settings or special character to which land within the Green Belt contributes.

**3.65** Clearly there are historic aspects to towns and smaller settlements within the study area, but the important aspect in terms of contribution to this purpose is that there needs to be a significant relationship between Green Belt land and historic aspects of a settlement’s setting, such that some degree of special character results. Many towns have designated conservation areas, but these are commonly focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character.

**3.66** Drawing on the definition of Green Belt towns explored in the section relating to Green Belt Purpose 2 above, Basildon Borough contains three settlements large enough to be considered towns in Green Belt terms: Basildon

New Town, Billericay, and Wickford; however, the Green Belt surrounding these settlements is not considered to contribute to their setting or special character. The reasons for this are explored for each town in turn below drawing on the Borough's Historic Environment Characterisation Report [\[See reference 13\]](#) and four Conservation Area Appraisals where appropriate.

**3.67** Basildon New Town was developed in the middle of the 20<sup>th</sup> century. The historic assets that sit within it date back to before the construction of the town and therefore have limited influence over its townscape character. For example, Church Hill in Laindon is a small open area of fields and woodland on the north-western side of Basildon, containing the church/hall complex of Laindon Hall and St. Nicholas Church. The hill has commanding views to the south and would have provided a natural focus for settlement in earlier periods [\[See reference 14\]](#), but today is surrounded by kilometres of modern development in almost every direction associated with the new town.

**3.68** There is one conservation area within Basildon New Town at Noak Bridge. Noak Bridge is a neighbourhood village, planned in the 1970s as a suburban extension to the new town. The suburb has no notable historic features. It is instead conserved for its unique character as a successfully planned and designed suburban village [\[See reference 15\]](#).

**3.69** Billericay contains the Borough's largest conservation area which retains much of its historic street pattern and fabric, although modern development has taken place. The southern portion of the historic core was occupied by the Romans, although it is thought it was a sprawling village at this time and subsequently reverted back farmland and scatter farmsteads typical in the Borough. The surrounding countryside designated as Green Belt is comprised of irregular fields and woodland, together with the nationally important medieval deer park of Norsey Wood [\[See reference 16\]](#). However, these rural historic features contribute little to the settlement's setting and special character as a town.

**3.70** Billericay stands at around 90 metres (300 feet) above sea level, overlooking the valleys of the Rivers Crouch and Thames, the views now much



obscured by modern housing development [See reference 17] and mature trees at the road edge. Consequently, the historic town of Billericay is not considered to have a strong relationship with the open countryside designated as Green Belt.

**3.71** Wickford's historic core is very small having been a sparse and highly dispersed rural settlement. Like the other two towns, it is the settlement's modern urban expansion that has increased its size to the point that merits its definition as a town and little now survives of its original historic character, with few significant concentrations of listed buildings and conservation areas [See reference 18].

**3.72** In addition to Billericay's historic core and Noak Bridge on the edge of Basildon New Town, there are two other conservation areas in the Borough marking the historic settlements of Great and Little Burstead. However, both settlements are too small to be considered towns.

**3.73** Considering the above, this study considers all Green Belt land within Basildon Borough does not preserve the setting and special character of historic towns.

### **Purpose 5: Assisting in urban regeneration by encouraging the recycling of derelict and other urban land**

**3.74** Green Belt Purpose 5 is "to Assist in Urban Regeneration by Encouraging the Recycling of Derelict and Other Urban Land". Most Green Belt studies do not assess individual Green Belt land parcels against Purpose 5, and either do not rate them or rate them all equally, on the grounds that it is difficult to support arguments that the release of one parcel of Green Belt land has a greater impact on encouraging re-use of urban land than another.

**3.75** The PAS guidance states ‘...it must be the case that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. If Green Belt achieves this purpose, all Green Belt does to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose’. In other words, it is highly unlikely that development pressures operate at a sufficiently localised level to draw out meaningful judgements on the relative impact of discrete parcels of Green Belt land on Purpose 5 **[See reference 19]**.

**3.76** The Inspector’s report (D Smith) to the London Borough of Redbridge (January 2018) notes that with regards to Purpose 5 “this purpose applies to most land” but that “it does not form a particularly useful means of evaluating sites” **[See reference 20]**.

**3.77** The Housing and Planning Act (May 2016) received Royal Assent and the Town and Country Planning Regulations were subsequently updated. Regulation 3 of the Town and Country Planning Regulations (2017) requires local planning authorities in England to prepare, maintain and publish a ‘Brownfield Land Register’ of previously developed (brownfield) land appropriate for residential development. In addition, the NPPF requires that local planning authorities prepare an assessment of land which is suitable, available, and achievable for housing and economic development. Together, these evidence bases provide an accurate and up-to-date area of available brownfield land within individual settlements, which can be used to calculate the proportion of available brownfield land relative to the size of each settlement.

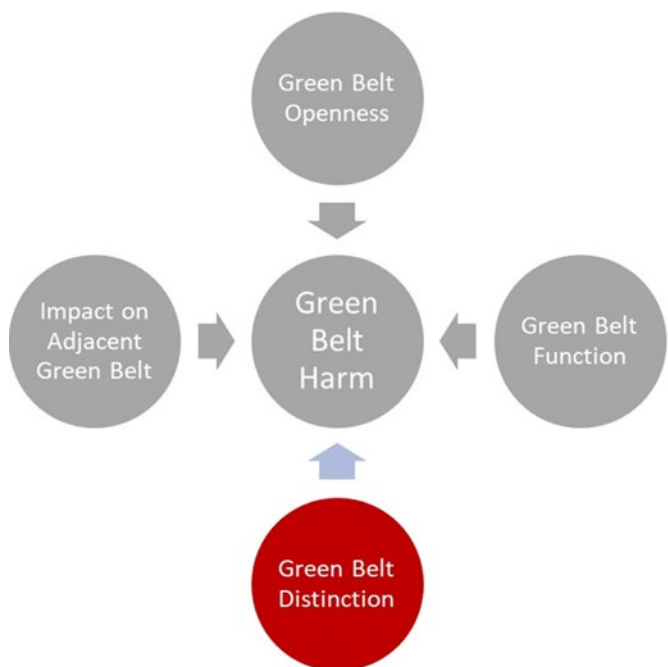
**3.78** Using these evidence bases to inform meaningful judgements on the relative contribution of discrete parcels of land to Purpose 5 is dependent on the scale and form of the settlements within and around which Green Belt is defined. For example, it is harder to draw out differences in contribution between parcels around conurbations containing merged settlements.

**3.79** In the absence of any clear guidance on what percentage of brownfield land enables the Green Belt to play a stronger, or more limited, role in

encouraging urban regeneration, a uniform level of harm to Purpose 5 has been applied to all areas of Green Belt.

## Relationship between urban areas and open land (distinction)

**Figure 3.5: Relationship between urban areas and open land (distinction)**



**3.80** The extent to which land can be considered to relate to an urban area or to the wider countryside – referred to as the degree of ‘distinction’ from the urban area – is the third factor we consider in our Green Belt assessments. Land that is related more strongly to urbanising development typically makes a weaker contribution to most of the Green Belt purposes:

- For Purpose 1: Expansion of a large built-up area into land that lacks strong distinction from the existing settlement is less likely to be perceived as sprawl than expansion into an area that is less influenced by existing urban development.

- For Purpose 2: Expansion into land that lacks strong distinction from a town is likely to have less perceived impact on separation from a neighbouring town.
- For Purpose 3: Expansion into land that lacks strong distinction from a settlement is likely to have less perceived encroaching impact on the countryside. The PAS guidance [See reference 21] recognises this, stating that, when considering release of land, “The most useful approach is to look at the difference between urban fringe – land under the influence of the urban area – and open countryside, and to favour the latter in determining which land to try and keep open, taking into account the types of edges and boundaries that can be achieved”. The second part of this quote, the consideration of the boundaries that can be achieved, is addressed separately below.

**3.81** Unlike Purposes 1-3, the contribution land makes to Green Belt Purpose 4, and the harm that would result from its release, does not increase as the relationship between Green Belt land and an urban area weakens. It may be the case that land which has a stronger association with a historic town will play a stronger role in contributing to its setting and special character.

**3.82** The extent to which Green Belt land relates to an urban area and to the wider countryside (i.e. the degree of distinction from the urban area) is influenced by the:

- Strength and consistency of boundary features between Green Belt land and the urban edge(s);
- Nature of landform and/or land cover within Green Belt land, or between the Green Belt land and the urban edge(s); and
- Scale, location and visibility of urban development or other urbanising influences.

**3.83** The strongest distinction occurs where there are boundary features which provide visual separation and impede physical movement, and which are consistent over a considerable distance. If a physical feature occupies a wide area, rather than just being a linear barrier, then distinction is strengthened

further. A sizeable area of woodland, for example, will create very strong distinction from an urban area, as long as it is not overly surrounded by development. A motorway or river may not necessarily be a strong visual barrier (although associated vegetation and earthworks often mean that they sometimes will be), but it is likely to be a physical barrier that covers a considerable distance.

**3.84** Residential gardens are an example of a weak boundary. If open Green Belt beyond them retains a relatively strong relationship with the wider countryside, then distinction will not be weak, and could still be strong if there is a strong landform feature, such as a hillside or valley. However, a lack of relationship with the wider countryside, for example because of a degree of containment by urban edges or by washed-over urbanising development within the Green Belt, weakens distinction.

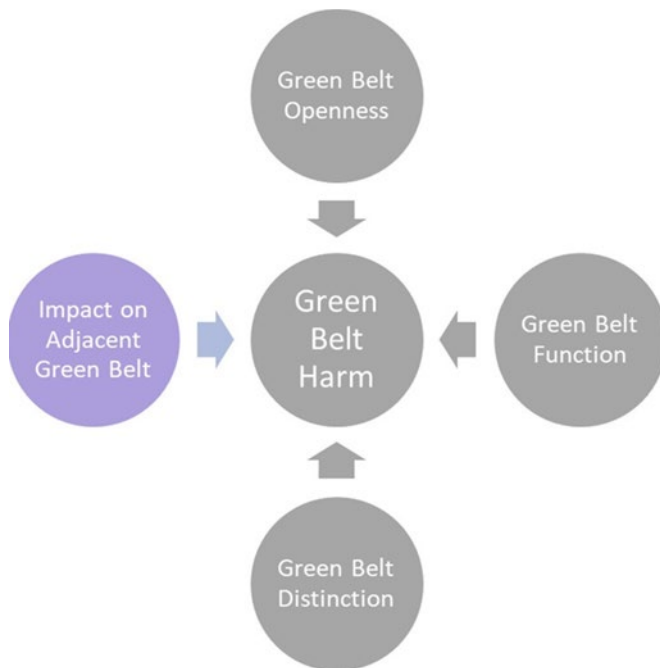
**3.85** Regardless of the strength of boundary features and the nature of landform or land cover, distinction will increase with distance from urban influences. The stronger the visual and physical relationship with the wider Green Belt, the shorter the transition away from urban influence. Similarly, the cumulative impact of multiple minor boundary features can be as equally significant as a single strong boundary feature.

**3.86** As noted previously, the absence of visual openness does not diminish openness in Green Belt terms. However, it is accepted that there is a visual dimension to the perception of openness (this is indicated in the NPPG), and this can have a bearing on the distinction between built-up areas and countryside.

**3.87** Caution is used when considering views, recognising that seasonal variations and boundary maintenance regimes can have a significant impact. The scenic quality of views is not relevant to Green Belt assessments.

## Impact on the adjacent Green Belt

**Figure 3.6: Impact of the adjacent Green Belt**



**3.88** Having considered the openness and function of the Green Belt and its relationship with the urban area, we then consider how the release of Green Belt land would affect the remaining Green Belt. There are two aspects to this:

- How release of land would affect the relationship of adjacent Green Belt land with the urban area (that is, its distinction from the expanded urban area); and
- How release of land would affect the function of the Green Belt.

**3.89** It should be noted that the analysis of impact on remaining Green Belt considers the impact on land beyond Basildon Borough's Green Belt boundaries where relevant.

**3.90** The assumption is made that any land which is released will be developed, but in practice there may be scope to mitigate harm to some degree by retaining a level of openness, or by strengthening boundaries.

## Impact on distinction of adjacent Green Belt

**3.91** The release of land may have an adverse impact on the remaining Green Belt by increasing urbanising influence on it (that is, reducing its distinction). This can occur simply by bringing land closer to the urban edge than it currently is, so it is typically the case that there would be a knock-on weakening of the distinction of remaining Green Belt land, were land to be released.

**3.92** Factors that affect this are the same elements that are considered when determining how distinct land is from the urban area: the strength and consistency of boundaries, the nature of landform and land cover, and the extent of any urbanising influences:

- If a new Green Belt boundary would be a strong physical feature, then urbanising impact on land beyond could be lower.
- If a new Green Belt boundary would be a weaker, and/or an inconsistent physical feature, then urbanising impact on land beyond could be greater.
- If the Green Belt land that would be adjacent to the expanded settlement has strong landform or land cover distinction, then urbanising impact on it could be lower.
- If the area that would be released is partially contained by existing urban edges, or by urbanising influences within the Green Belt, then urbanising impact on land beyond could be lower.

## Impact on Green Belt function

**3.93** Regarding Purpose 1, it is possible that the release of land could reduce separation between a large built-up area and a smaller settlement such that the

smaller settlement is perceived to have become more strongly associated with, or a part of, the large built-up area. This adds to the harm caused by the loss of contribution from releasing the Green Belt land, and by any weakening of the distinction of adjacent Green Belt land.

**3.94** Regarding Purpose 2, regardless of whether it would weaken the distinction of adjacent Green Belt land, a significant reduction in the size of a gap between towns constitutes a weakening of the Green Belt's function in maintaining their separation. What constitutes a 'significant' reduction in a settlement gap depends on the robustness of the current gap, and on whether the release of land would also cause the loss of important landscape features that strengthen current separation. For example, the presence of a sizeable area of woodland between two towns, screening views, would make a gap more resilient than would be the case if the towns were visible from each other.

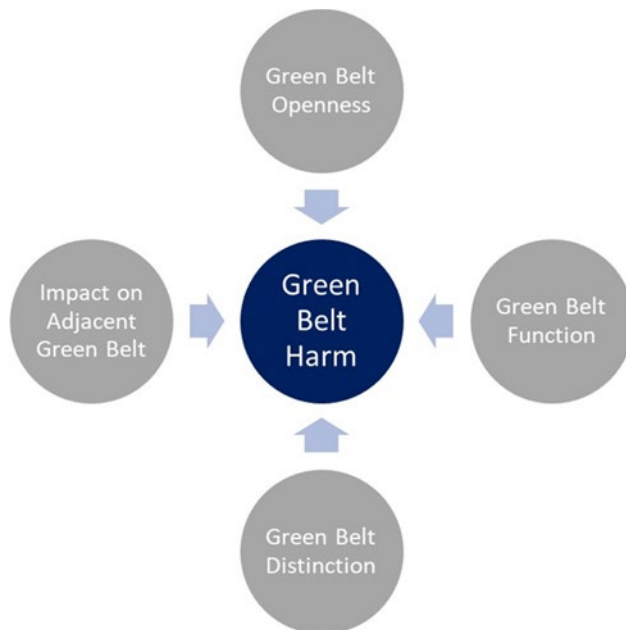
**3.95** With regard to Purpose 3, the countryside function of adjacent retained Green Belt land is rarely affected. The release of an area does not change the use of adjacent land and thus prevent it from being considered countryside. However, release of land can result in adjacent retained Green Belt land becoming contained to the extent that it is too isolated from the wider Green Belt to be considered part of the countryside.

**3.96** With regard to Purpose 4, the release of land could affect the relationship between other Green Belt land and a historic town, diminishing the role of that other land in contributing to a historic town's setting and special character. The principal example of this would be visually affecting important views from or to a historic town.



## Determining harm of release

**Figure 3.7: Determining harm of release**



**3.97** The assessment of the four factors described above were then combined to give a rating for harm to each of the first four Green Belt purposes that would result from release of a Green Belt land parcel.

**3.98** A four-point harm rating scale has been used: 'Low/No', 'Moderate', 'High' and 'Very High'.

**3.99** Where release of land within a parcel result in a high level of harm to multiple Green Belt purposes, it may typically be assumed that this would constitute higher overall harm than the release of land within a parcel that would cause high harm to only one purpose. At the top end of the harm scale, however, there may be instances where a very high harm rating against a single purpose could be significant enough to match or outweigh another parcel's very high harm ratings against two or more purposes.

**3.100** The boxes below provide benchmark examples of how the different assessment elements combine to give harm ratings, but there are many different combinations for each of the rating levels. Professional judgement has been used in each individual case to consider how much weight to attach to each contributing element. Clear and detailed justification is provided for all ratings given in relation to how the overall judgement of Green Belt harm has been made.

**3.101** It should be noted that the effect on the harm ratings of any weakening of the distinction of adjacent Green Belt land is dependent on the role of that adjacent land. A weakening of distinction around a single Green Belt parcel will not serve to increase any harm ratings above those which would result from the release of the Green Belt parcel and the adjacent Green Belt land in question (i.e. a larger area). This is due to the fact that releasing more Green Belt land will generally always be more harmful than more discrete pockets of release. However, if the adjacent Green Belt land performs the Green Belt purposes more strongly than the parcel being assessed, the harm of their combined release would be equal to or greater than the harm of releasing the more harmful adjacent Green Belt land.

**3.102** The examples assume that a parcel performs some function in relation to the Green Belt purpose. Where this is not the case, there is no harm to the purpose. Although 'low' and 'no' harm are reported together in the mapping outputs as 'low/no' harm, the assessment text makes it clear if a parcel performs no function.

## Benchmark harm ratings for Purpose 1

### Very high harm

- Land is open and adjacent to a large built-up area and has strong distinction from it. Its release would weaken the distinction of adjacent Green Belt land, replacing a stronger, consistent boundary with a weaker one.

- Land is open and adjacent to a large built-up area and has strong distinction from it. Its release would result in a smaller settlement becoming joined to the large built-up area, such that the former would now be perceived as part of the latter.

### High harm

- Land is open and adjacent to a large built-up area. It has strong distinction from it, and its release would weaken the distinction of adjacent Green Belt land.
- Land is open and adjacent to a large built-up area. It has only weak distinction from it, but its release would weaken the distinction of adjacent Green Belt land, replacing a stronger, consistent boundary with a weaker one.

### Moderate harm

- Land is open and adjacent to a large built-up area and has strong distinction from it. However, it has strong boundary features so its release would have only a minor impact on adjacent Green Belt land.
- Land is open and adjacent to a large built-up area. It has only weak distinction from it, but its release would weaken the distinction of adjacent Green Belt land.
- Land is open. It is close to a large built-up area and has strong distinction from it but has a stronger relationship with a smaller settlement. Its release would weaken the distinction of adjacent Green Belt land.

### Low/No harm

- Land is open and adjacent to a large built-up area but has weak distinction from it. Its release would have only a minor impact on the distinction of adjacent Green Belt land.

- Land is open but is largely contained by the large built-up area. It has strong enough boundaries and covers a large enough area to have strong distinction from the large built-up area, but its release would have only minor impact on adjacent Green Belt land.

## Benchmark harm ratings for Purpose 2

### Very high harm

- Land is open and lies in a very narrow but clear gap between towns, and its release would weaken the distinction of any remaining land in that gap.
- Land is open and lies in a narrow gap between towns. It has strong distinction from the urban edge and its release would significantly narrow the gap.

### High harm

- Land is open and lies in a narrow gap between towns. It has strong distinction from the urban edge. Its release would not significantly reduce the size of the gap, but it would weaken the distinction of adjacent Green Belt land.
- Land is partially developed and has only moderate distinction from the adjacent town, but it lies in a narrow gap between towns and its release would weaken the distinction of the remaining land in that gap.

### Moderate harm

- Land is open and has strong distinction from the adjacent town. It lies in a relative wide gap between towns, but its release would weaken the distinction of adjacent Green Belt land.
- Land is open and has very strong distinction from the adjacent town. It lies in a relative wide gap between towns, and its release would have only a minor impact on the distinction of adjacent Green Belt land.

- Land lies in a narrow gap between towns but is partially developed, and its release would have only a minor impact on the distinction of adjacent Green Belt land.

### Low/No harm

- Land is open and has very strong distinction from the urban edge, but it lies in a wide gap between towns and its release would have only a minor impact on the distinction of adjacent Green Belt land.
- Land lies in a narrow gap between towns but is mostly developed and its release would have only a minor impact on adjacent Green Belt land.

## Benchmark harm ratings for Purpose 3

### Very high harm

- Land is open countryside which has very strong distinction from any urban area. Its release would weaken adjacent Green Belt land.
- Land is open countryside which has strong distinction from the urban edge. Its release would weaken the distinction of adjacent Green Belt land, replacing a stronger, consistent boundary with a weaker one.

### High harm

- Land is open countryside which has strong distinction from any urban area. Its release would weaken the distinction of adjacent Green Belt land.
- Land is open countryside which has very strong distinction from any urban area. However, it has strong boundary features so its release would have only a minor impact on the distinction of adjacent Green Belt land.

## Moderate harm

- Land is open countryside which has moderate distinction from the urban edge. Its release would weaken the distinction of adjacent Green Belt land.
- Land is open countryside which has strong distinction from the urban edge. Its release would not weaken the distinction of adjacent Green Belt land.

## Low/No harm

- Land is open countryside with some distinction from the urban area, but its release would have only minor impact on the distinction of adjacent Green Belt land.
- Land is mostly open and has strong distinction from the urban edge, but it has uses which associate it with the urban area. Its release would have only minor impact on the distinction of adjacent Green Belt land.

## Benchmark harm ratings for Purpose 4

### Very high harm

- Land plays a significant role in the setting or special character of a historic town, and its release would also weaken the contribution of other land to this purpose.

### High harm

- Land plays a significant role in the setting or special character of a historic town. Its release would not significantly affect the contribution of other land to this purpose.
- Land plays some role in the setting or special character of a historic town, and its release would also weaken the contribution of other land to this purpose.

## Moderate harm

- Land plays some role in the setting or special character of a historic town. Its release would not significantly affect the contribution of other land to this purpose.
- Land plays a minor role in the setting or special character of a historic town, but its release would also weaken the contribution of other land to this purpose.

## Low/No harm

- Land plays a minor role in the setting or special character of a historic town. Its release would not significantly affect the contribution of other land to this purpose.

## Assessment outputs

### 3.103 Each parcel assessment includes:

- An aerial view showing the parcel boundary and location;
- An OS map showing the parcel boundary and any absolute constraints;
- The size of the parcel (excluding any constrained land that will not be rated for harm);
- A description section with bullet point text to summarise information relevant to the harm assessment;
- The harm ratings assigned for each Green Belt purpose; and
- For each Green Belt purpose, bullet point text identifying the key factors that justify the assigned harm rating, with an entry for each of the relevant factors explained above:
  - Function of the parcel in relation to the Green Belt purpose;
  - Openness;

- Relationship with the urban area (distinction); and
- Impact of release on adjacent Green Belt land.

**3.104** The study project manager carefully reviews all the assessments to ensure consistency in judgements and the study project director undertakes an additional overview consistency check prior to the finalising of the study report.

## Assessment of plotlands or other areas washed over by the Green Belt

**3.105** A review of the existing Green Belt settlements in the Borough washed-over by the designation has considered the extent to which they contribute to the openness of the Green Belt and whether there is any justification in terms of their openness (or lack of) to inset them.

**3.106** The Borough's Plotlands Study (2017) [See reference 22] and Settlement Hierarchy (2015) [See reference 23] have been reviewed to identify the settlements currently washed-over by the Green Belt designation. 15 settlements are washed-over by the Green Belt, including 13 plotlands:

- Bells Hill Road Plotland
- Break Egg Hill Plotland
- Broomhills Chase Plotland
- Crays Hill Plotland
- Dunton Wayletts Hamlet
- Fairmead Plotland
- Fobbing Plotland
- Green Lane Plotland
- Little Burstead Village



- Newhouse Farm & Castledon Road Plotland
- Northlands Plotland
- North Benfleet Plotland
- Ramdens View Road Plotland
- Stormont Way Plotland
- Wickford Lawn Plotland

**3.107** Figure 3.8 shows the location and rough extent of each washed-over settlement. Little Burstead Village and Broomhills Chase Plotlands are directly adjacent to one another and have therefore been assessed together.

**3.108** Paragraph 149 of the NPPF states ‘If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt’.

**3.109** The first step of the assessment was to undertake an assessment of the openness of each washed-over settlement to conclude whether openness is affected in these locations. This considered:

- The general character of the settlement in terms of its location, setting, topography, settlement form and density of built development; and
- The extent of open space within the settlement, i.e. the amount, form, and character of open space within the settlement and its relationship with the surrounding Green Belt.

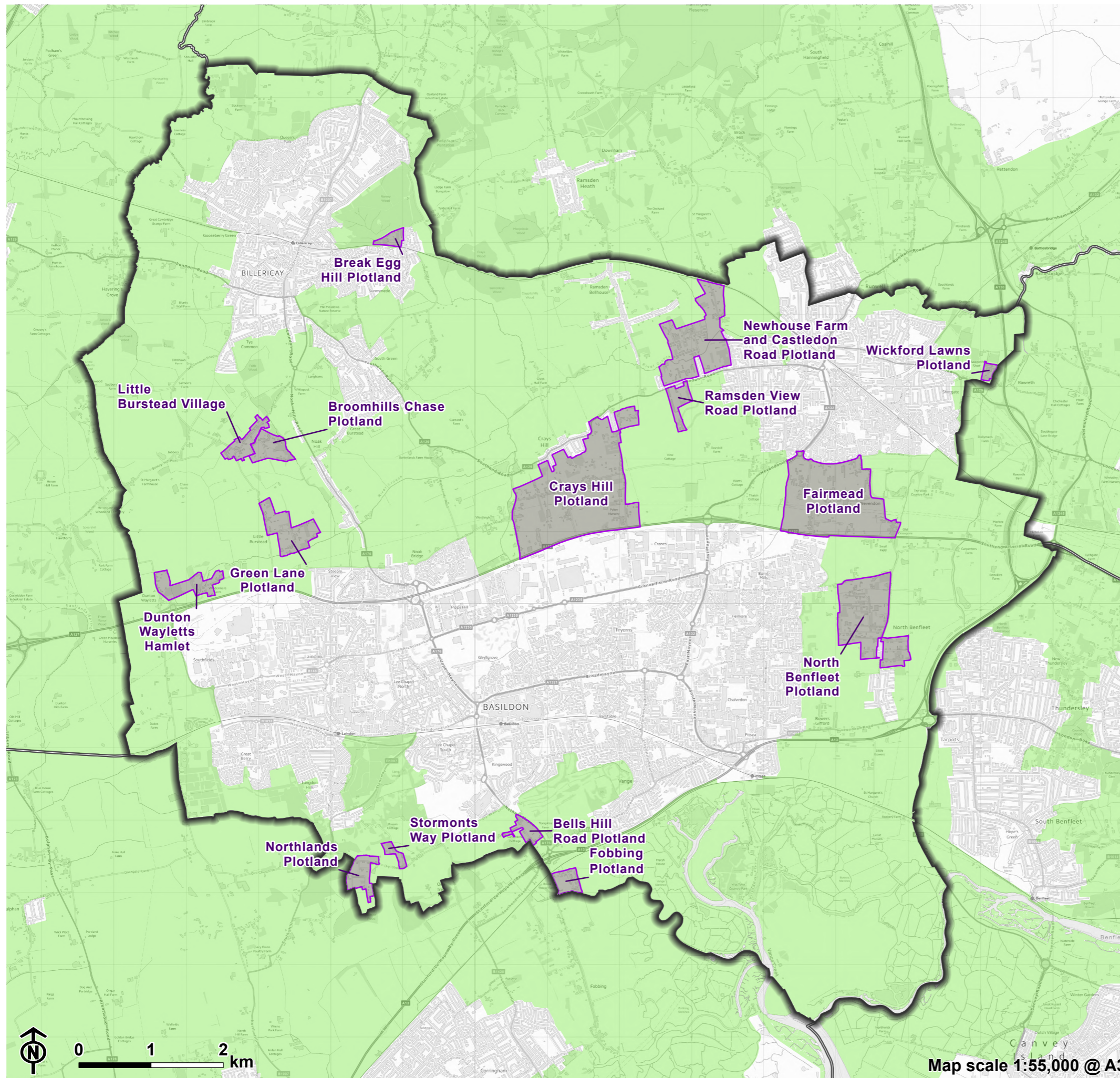
**3.110** Consideration was given to parcelling areas of development affecting openness equal to or exceeding 2ha. However, upon closer inspection of the extent and location of these areas it was concluded that it would be inappropriate in Green Belt terms to inset any of these areas in isolation given

their irregular shapes and the need to define clear, readily recognisable and permanent alternative Green Belt boundaries. However, the washed-over settlements have been included within other parcels emanating out from inset settlements edges or 'outer areas' as appropriate.

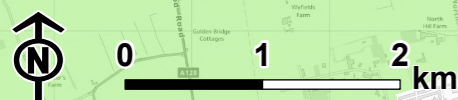
## Minor boundary adjustment recommendations

**3.111** The alignment of the edge of the Borough's existing Green Belt boundaries have been checked to ensure their boundaries follow readily recognisable and permanent features on the ground, in accordance with the NPPF. Where this is not the case, recommendations have been made on the appropriate realignment of the Green Belt boundaries along readily recognisable and permanent features on the ground.

Figure 3.8: Washed-Over Settlements



- Basildon District
- Neighbouring Local Authority boundary
- Washed-over settlement
- Green Belt



Map scale 1:55,000 @ A3

# Chapter 4

## Findings

### Green Belt harm assessment findings

**4.1** This chapter summarises the findings of the Green Belt harm assessment, washed-over settlement assessment and existing boundary review. Figure 4.1 shows the parcels into which the study area has been divided and their references.

**4.2** Parcels are grouped around individual inset settlements. In some cases, a parcel lies adjacent to more than one inset settlement/suburb, in which case it has been assigned a code relating to either one or the other but with commentary reflecting its relationship with both. Parcel reference numbers are preceded by a letter-based settlement code, as listed in Table 4.1 below. Areas remote from any inset settlement – termed Outer Areas – have been assigned an ‘OA’ code. These are typically much larger than the parcels defined around settlements/suburbs.

**4.3** Figures 4.2-4.4 map the ratings for the harm of releasing Green Belt land out from the urban edges within and bordering Basildon Borough’s Green Belt, with Figure 4.5 combining these to show the highest harm rating across the Green Belt purposes.

**Table 4.1: Settlement and parcel reference codes**

Code	Settlement
BA (DW-NB)	Basildon – Dunton Wayletts and Noak Bridge
BA-E	Basildon East

Code	Settlement
BA-SE	Basildon South East
BA-W	Basildon West
BI	Billericay
CH	Crays Hill
GL	Greater and Little Burstead
NB	North Benfleet
RB	Ramsden Bellhouse
W	Wickford
OA	Opportunity Areas

4.4 Table 4.2 below lists the defined assessment parcels and their ratings for harm to each Green Belt purpose.

Table 4.2: Harm ratings by parcel

Settlement	Parcel	Purpose 1 Harm Rating	Purpose 2 Harm Rating	Purpose 3 Harm Rating	Highest Harm Rating
Billericay	BI1	Low/No	Low/No	Low/No	Low/No
Billericay	BI2	Low/No	Low/No	High	High
Billericay	BI3	Low/No	Low/No	Moderate	Moderate
Billericay	BI4	Low/No	Low/No	High	High
Billericay	BI5	Low/No	Low/No	High	High
Billericay	BI6	Low/No	Low/No	Moderate	Moderate
Billericay	BI7	Low/No	Low/No	Low/No	Low/No
Billericay	BI8	Low/No	Low/No	Moderate	Moderate
Billericay	BI9	Low/No	Moderate	High	High
Billericay	BI10	Low/No	High	Very High	Very High
Billericay	BI11	Low/No	Moderate	High	High
Billericay	BI12	Low/No	Low/No	Moderate	Moderate
Billericay	BI13	Low/No	Low/No	Moderate	Moderate

**Chapter 4** Findings

Settlement	Parcel	Purpose 1 Harm Rating	Purpose 2 Harm Rating	Purpose 3 Harm Rating	Highest Harm Rating
Billericay	BI14	Low/No	Low/No	High	High
Billericay	BI15	Low/No	Low/No	Moderate	Moderate
Billericay	BI16	Low/No	Low/No	Moderate	Moderate
Billericay	BI17	Low/No	Moderate	High	High
Billericay	BI18	Moderate	Moderate	High	High
Billericay	BI19	Low/No	Moderate	Moderate	Moderate
Billericay	BI20	Moderate	High	High	High
Billericay	BI21	Low/No	Low/No	Moderate	Moderate
Billericay	BI22	Low/No	High	High	High
Billericay	BI23	Low/No	Low/No	Low/No	Low/No
Billericay	BI24	Low/No	Moderate	Moderate	Moderate
Billericay	BI25	Low/No	High	High	High
Billericay	BI26	Low/No	Moderate	High	High
Billericay	BI27	Low/No	Moderate	High	High
Billericay	BI28	Low/No	Moderate	Moderate	Moderate
Billericay	BI29	Low/No	Moderate	Moderate	Moderate

**Chapter 4** Findings

Settlement	Parcel	Purpose 1 Harm Rating	Purpose 2 Harm Rating	Purpose 3 Harm Rating	Highest Harm Rating
Billericay	BI30	Low/No	High	High	High
Billericay	BI31	Low/No	Low/No	Moderate	Moderate
Billericay	BI32	Low/No	Moderate	High	High
Great Burstead and Little Burstead	GL1	Low/No	High	High	High
Great Burstead and Little Burstead	GL2	Low/No	High	High	High
Great Burstead and Little Burstead	GL3	Low/No	Moderate	Moderate	Moderate
Great Burstead and Little Burstead	GL4	Moderate	High	High	High
Great Burstead and Little Burstead	GL5	Low/No	Moderate	Moderate	Moderate
Great Burstead and Little Burstead	GL6	Moderate	High	Very High	Very High
Crays Hill	CH1	Low/No	Moderate	Moderate	Moderate
Crays Hill	CH2	Moderate	High	Very High	Very High
Crays Hill	CH3	Low/No	High	High	High



**Chapter 4** Findings

Settlement	Parcel	Purpose 1 Harm Rating	Purpose 2 Harm Rating	Purpose 3 Harm Rating	Highest Harm Rating
Crays Hill	CH4	High	High	High	High
Crays Hill	CH5	High	High	High	High
Crays Hill	CH6	High	High	High	High
Ramsden Bellhouse	RB1	Low/No	Low/No	Moderate	Moderate
Ramsden Bellhouse	RB2	Low/No	Moderate	Moderate	Moderate
Ramsden Bellhouse	RB3	Low/No	Low/No	Moderate	Moderate
Ramsden Bellhouse	RB4	Low/No	Moderate	Moderate	Moderate
Ramsden Bellhouse	RB5	Low/No	Moderate	Moderate	Moderate
Ramsden Bellhouse	RB6	Low/No	High	High	High
Ramsden Bellhouse	RB7	Low/No	Low/No	Low/No	Low/No
Wickford	WI1	Low/No	Low/No	Low/No	Low/No
Wickford	WI2	Low/No	Moderate	Moderate	Moderate
Wickford	WI3	Low/No	Moderate	Moderate	Moderate
Wickford	WI4	Low/No	Low/No	Moderate	Moderate
Wickford	WI5	Low/No	Moderate	High	High
Wickford	WI6	Low/No	Low/No	Low/No	Low/No

**Chapter 4** Findings

Settlement	Parcel	Purpose 1 Harm Rating	Purpose 2 Harm Rating	Purpose 3 Harm Rating	Highest Harm Rating
Wickford	WI7	High	High	Moderate	High
Wickford	WI8	Very High	Very High	High	Very High
Wickford	WI9	Very High	Very High	Moderate	Very High
Wickford	WI10	Very High	Very High	High	Very High
Wickford	WI11	Low/No	Low/No	Low/No	Low/No
Wickford	WI12	Moderate	Moderate	Moderate	Moderate
Wickford	WI13	Low/No	Low/No	Low/No	Low/No
Wickford	WI14	Low/No	Low/No	Moderate	Moderate
Wickford	WI15	Low/No	Low/No	Moderate	Moderate
North Benfleet	NB1	Moderate	Moderate	Moderate	Moderate
North Benfleet	NB2	Moderate	Moderate	Moderate	Moderate
North Benfleet	NB3	Very High	Very High	High	Very High
Basildon – East	BA-E1	Moderate	Moderate	Moderate	Moderate
Basildon – East	BA-E2	High	High	High	High
Basildon – East	BA-E3	High	High	High	High
Basildon – South East	BA-SE1	Moderate	Moderate	Moderate	Moderate

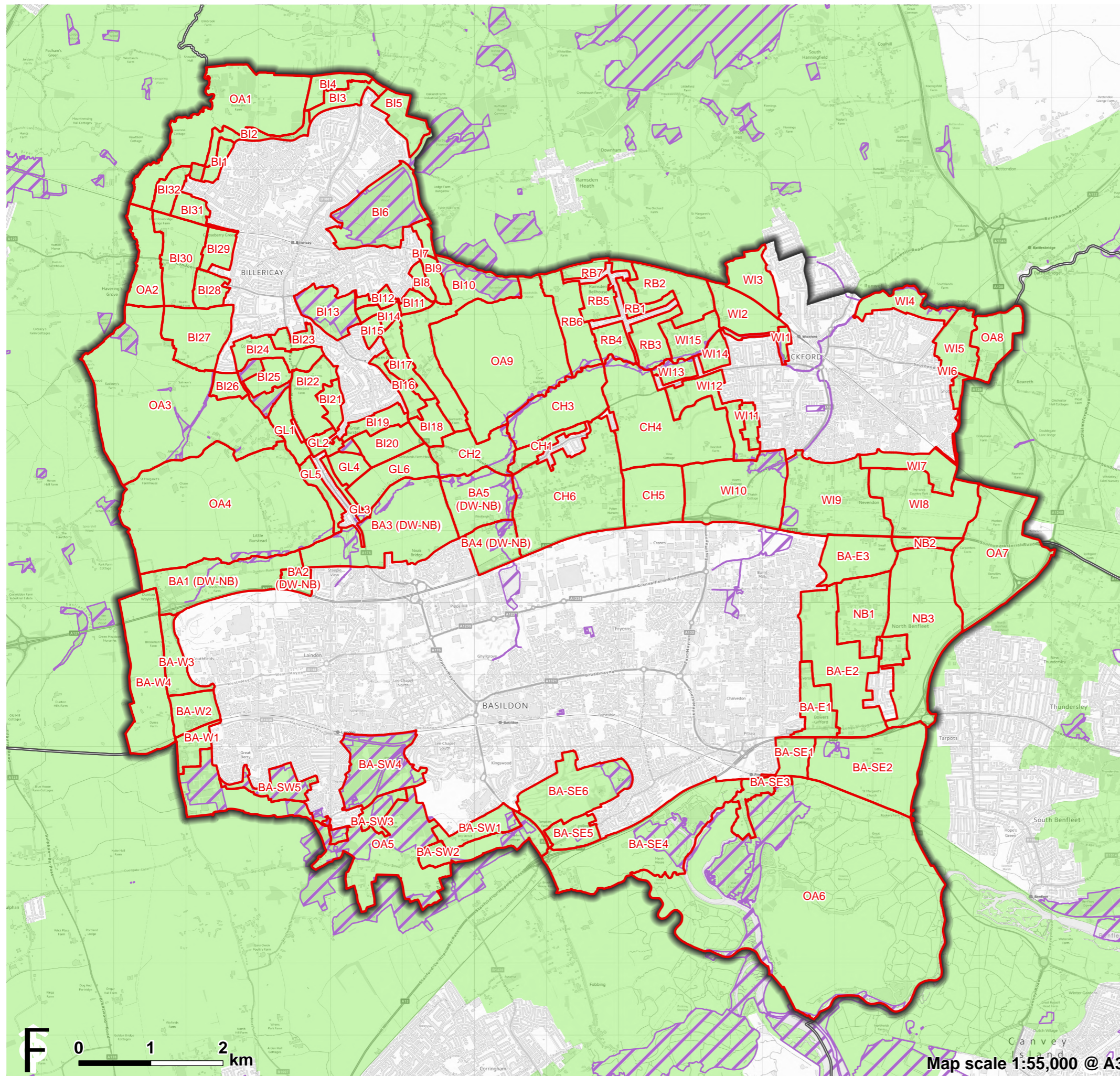
## Chapter 4 Findings

Settlement	Parcel	Purpose 1 Harm Rating	Purpose 2 Harm Rating	Purpose 3 Harm Rating	Highest Harm Rating
Basildon – South East	BA-SE2	Very High	Very High	Very High	Very High
Basildon – South East	BA-SE3	Very High	Moderate	Very High	Very High
Basildon – South East	BA-SE4	Very High	High	Very High	Very High
Basildon – South East	BA-SE5	Moderate	Low/No	Moderate	Moderate
Basildon – South East	BA-SE6	Moderate	Low/No	High	High
Basildon – South West	BA-SW1	Moderate	Low/No	Moderate	Moderate
Basildon – South West	BA-SW2	High	Moderate	High	High
Basildon – South West	BA-SW3	Moderate	Low/No	High	High
Basildon – South West	BA-SW4	Low/No	Low/No	Moderate	Moderate
Basildon – South West	BA-SW5	Low/No	Low/No	Low/No	Low/No
Basildon – West	BA-W1	High	Moderate	High	High
Basildon – West	BA-W2	Moderate	Low/No	Moderate	Moderate
Basildon – West	BA-W3	High	Moderate	High	High
Basildon – West	BA-W4	Very High	Moderate	High	Very High
Basildon – Dunton Wayletts to Noak Bridge	BA1	High	High	High	High

**Chapter 4** Findings

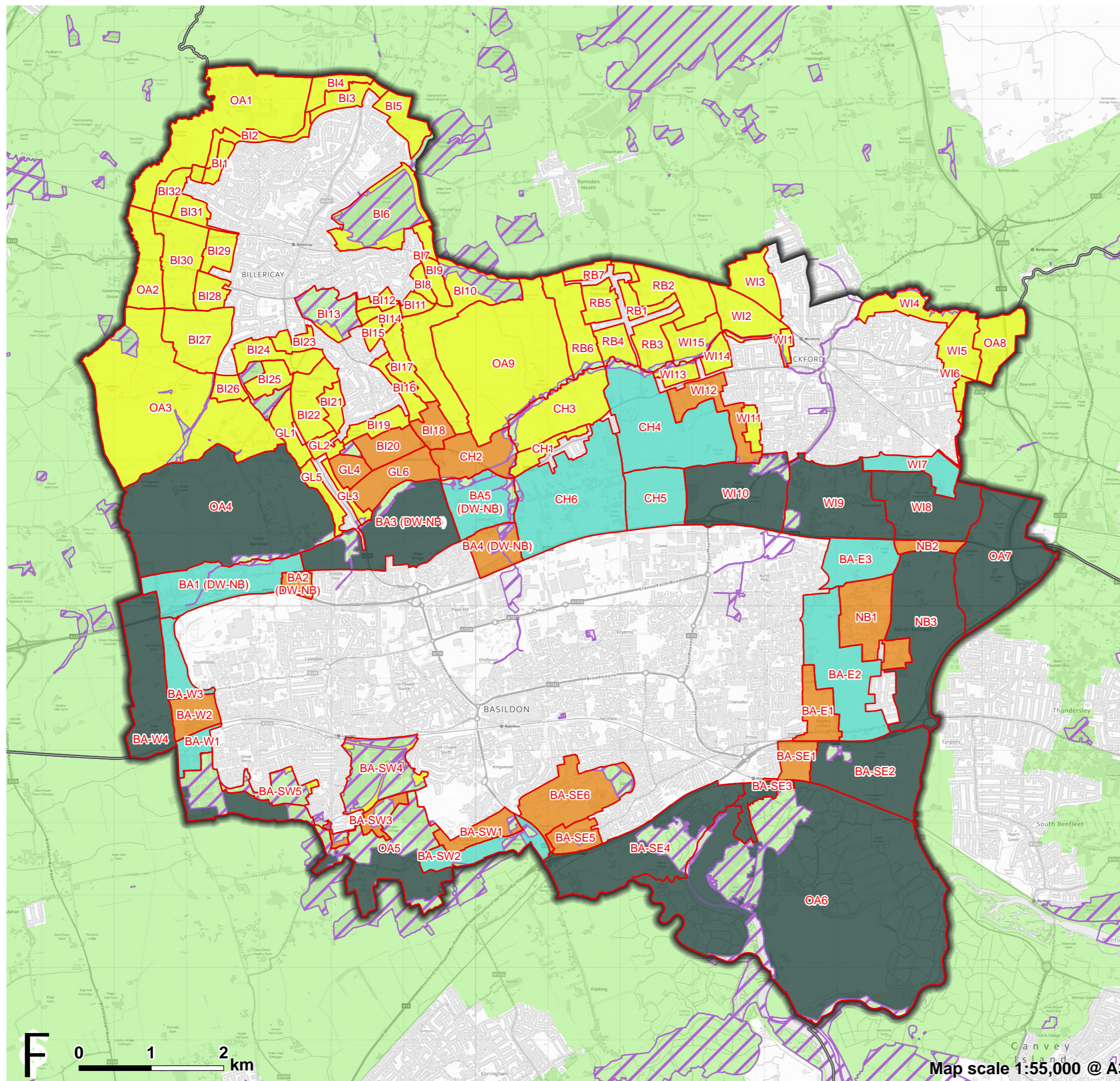
Settlement	Parcel	Purpose 1 Harm Rating	Purpose 2 Harm Rating	Purpose 3 Harm Rating	Highest Harm Rating
Basildon – Dunton Wayletts to Noak Bridge	BA2	Moderate	Moderate	Moderate	Moderate
Basildon – Dunton Wayletts to Noak Bridge	BA3	Very High	Very High	High	Very High
Basildon – Dunton Wayletts to Noak Bridge	BA4	Moderate	Moderate	Moderate	Moderate
Basildon – Dunton Wayletts to Noak Bridge	BA5	High	High	High	High
Outer Areas	OA1	Low/No	Moderate	Very High	Very High
Outer Areas	OA2	Low/No	Very High	Very High	Very High
Outer Areas	OA3	Low/No	High	Very High	Very High
Outer Areas	OA4	Very High	Very High	Very High	Very High
Outer Areas	OA5	Very High	High	Very High	Very High
Outer Areas	OA6	Very High	Very High	Very High	Very High
Outer Areas	OA7	Very High	Very High	Very High	Very High
Outer Areas	OA8	Low/No	High	Very High	Very High
Outer Areas	OA9	Low/No	Very High	Very High	Very High

Figure 4.1: Harm Assessment Parcels



- Basildon District
- Neighbouring Local Authority boundary
- Parcel
- Absolute constraints
- Green Belt

**Figure 4.2: Green Belt Purpose 1 Harm to Checking the Unrestricted Sprawl of Large Built-up Areas**

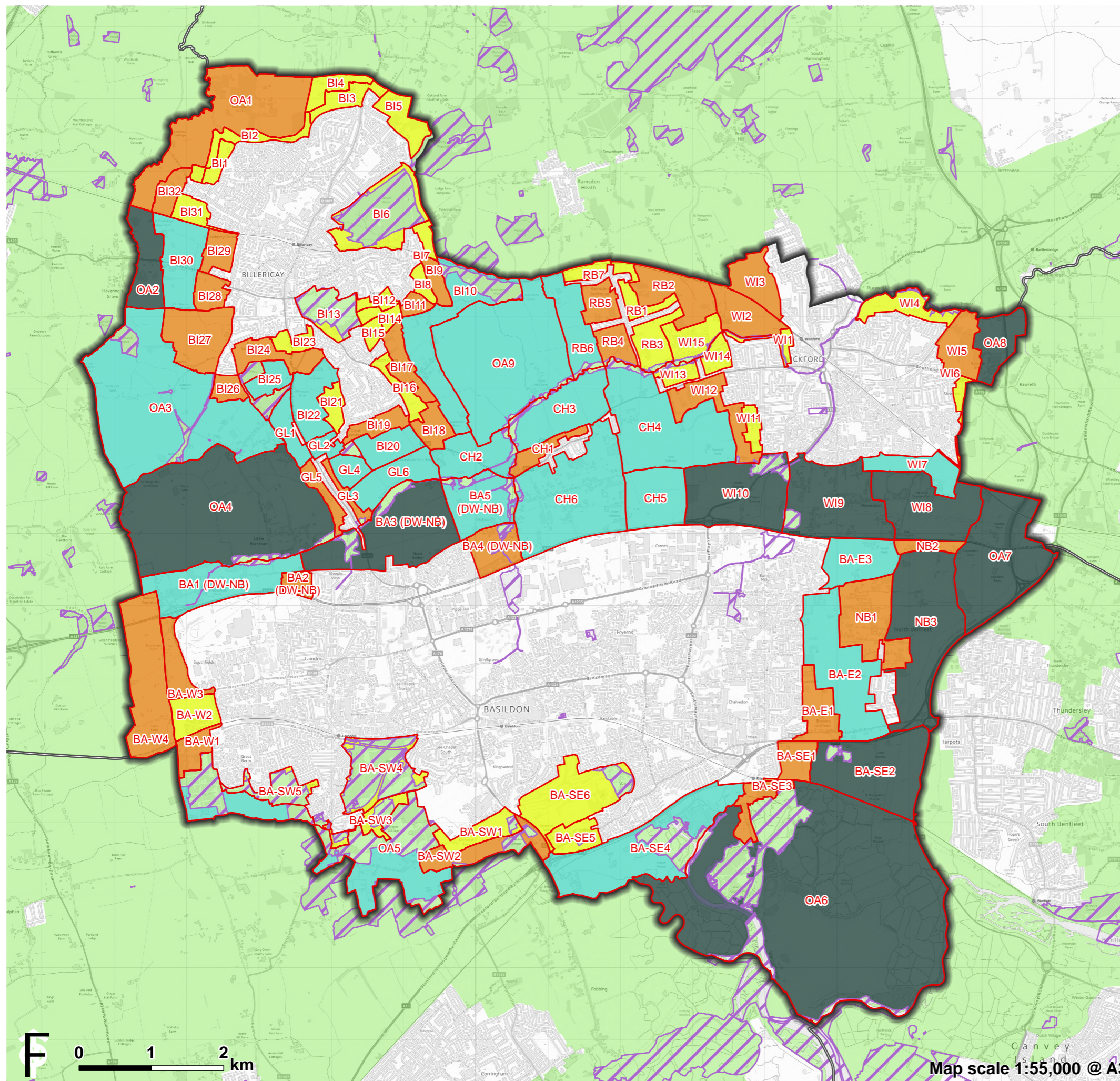


- Basildon District
- Neighbouring Local Authority boundary
- Parcel
- Absolute constraints
- Green Belt
- Harm Rating**
- Very High
- High
- Moderate
- Low/No

**F** 0 1 2 km

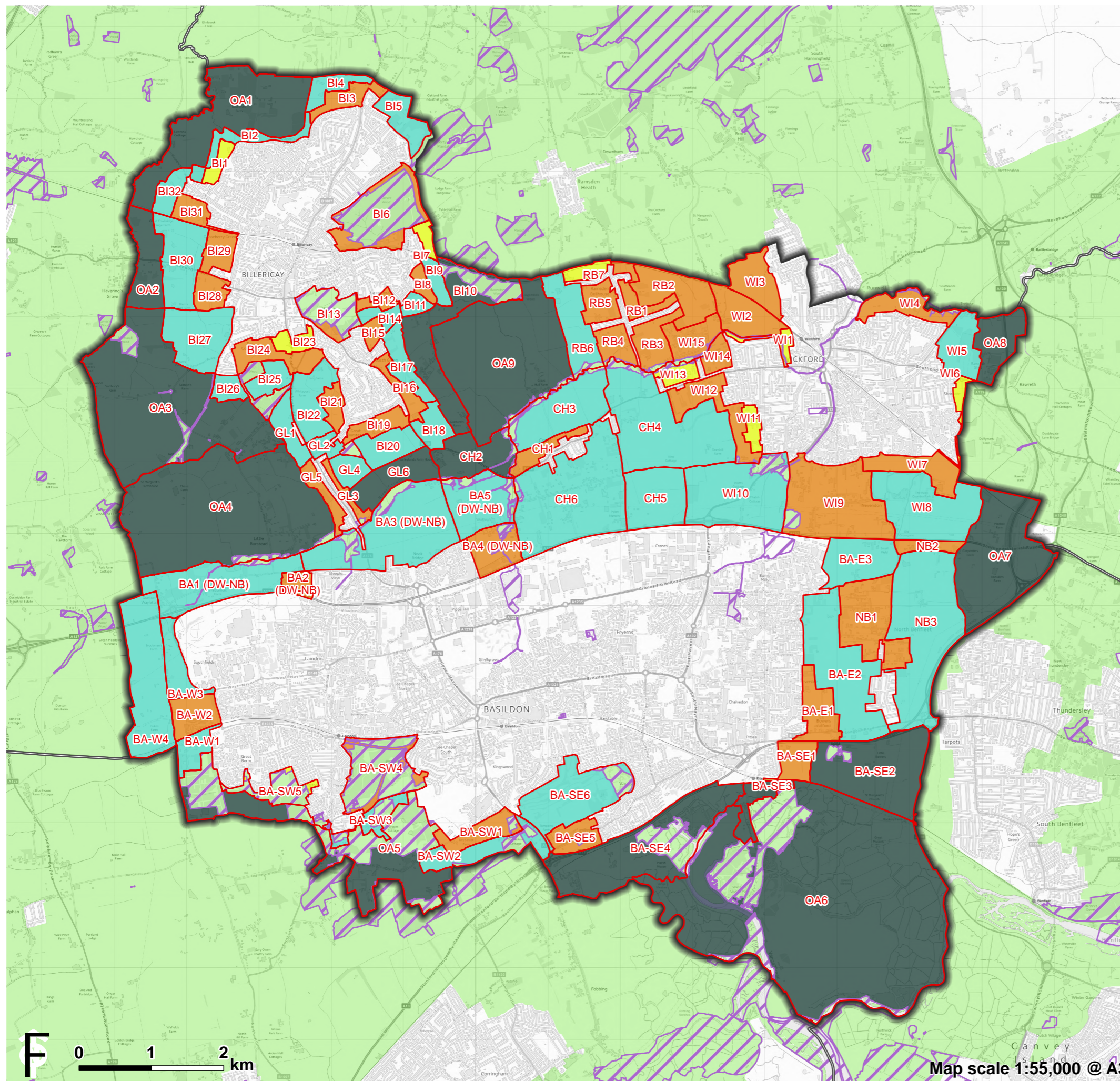
Map scale 1:55,000 @ A3

**Figure 4.3: Green Belt Purpose 2 Harm to Preventing Neighbouring Towns From Merging Into One Another**



- Basildon District
- Neighbouring Local Authority boundary
- Parcel
- Absolute constraints
- Green Belt
- Harm Rating**
- Very High
- High
- Moderate
- Low/No

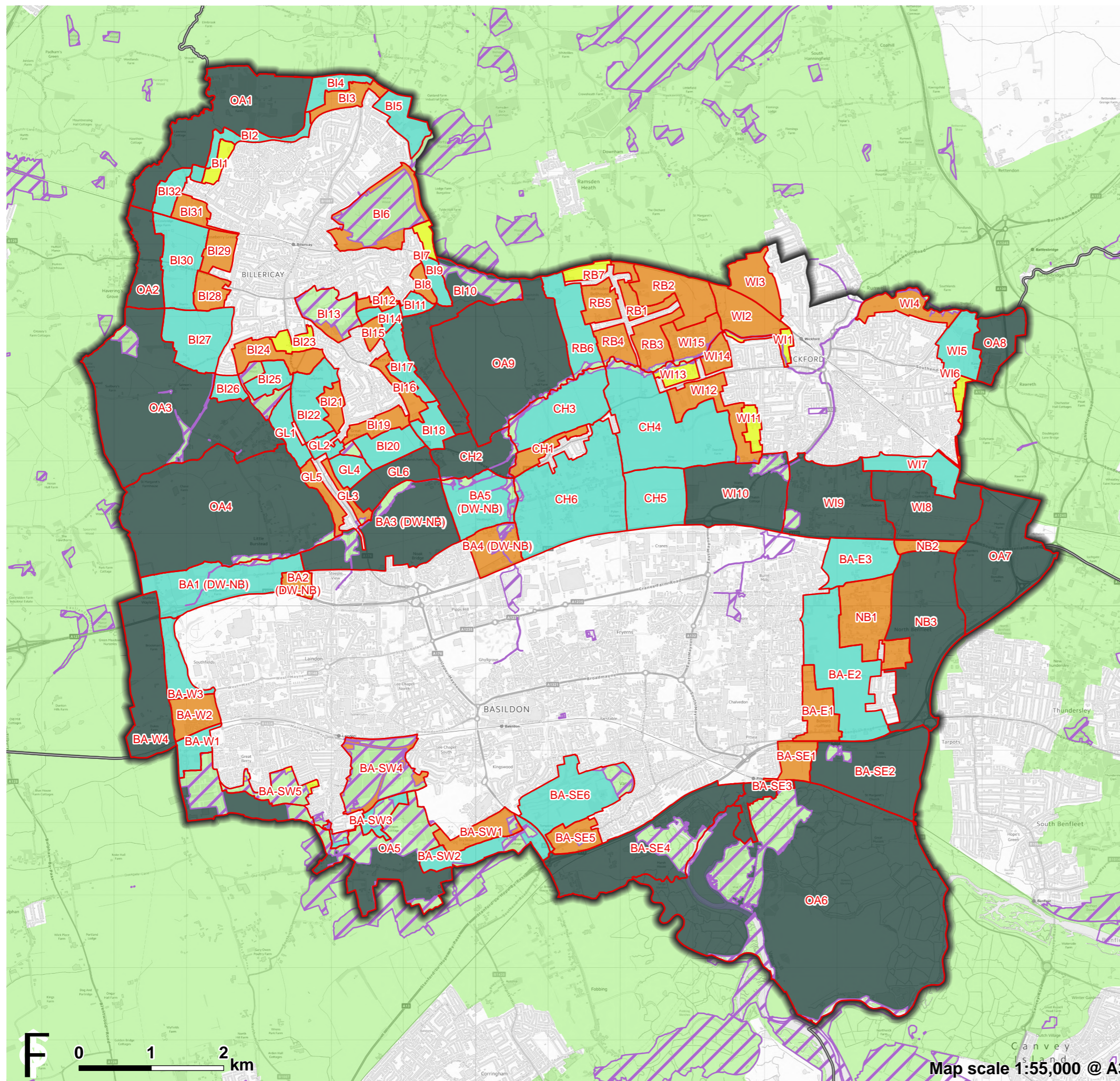
**Figure 4.4: Green Belt Purpose 3 Harm to Assisting in Safeguarding the Countryside From Encroachment**



- Basildon District
- Neighbouring Local Authority boundary
- Parcel
- Absolute constraints
- Green Belt
- Harm Rating**
- Very High
- High
- Moderate
- Low/No



Figure 4.5: Highest Harm to Green Belt Purposes



- Basildon District
- Neighbouring Local Authority boundary
- Parcel
- Absolute constraints
- Green Belt
- Harm Rating**
  - Very High
  - High
  - Moderate
  - Low/No

## Summary of findings

**4.5** The Green Belt in Basildon Borough is largely open, the notable exceptions being portions of densely developed plotland and urban fringe development in the Green Belt. The majority of the Green Belt is used for agriculture. Other notable large land uses include the marshlands in the south-east of the Borough, country parks, golf courses and sports pitches. There are also some large areas of open woodland to the east of Billericay and south west of Basildon.

**4.6** All of the Borough's Green Belt has been found to perform a similar Green Belt function in relation to the following Green Belt purposes:

- It does not play a role in preserving the setting and special character of historic towns (Purpose 4). This is because there is no notable relationship between the Borough's Green Belt land and the historic setting and special character of surrounding historic towns.
- It all plays a role in assisting in urban regeneration by encouraging the recycling of derelict and other urban land (Purpose 5).

**4.7** Variations in the harm of Green Belt release on the Green Belt purposes are therefore only reflected to a significant degree by identified variations in the harm of release to Green Belt Purpose 1: To check the unrestricted sprawl of large built-up areas, Purpose 2: To prevent the merging of neighbouring towns and Purpose 3: To assist in safeguarding the countryside from encroachment.

**4.8** Only the Green Belt land surrounding the large built-up area of Basildon plays an important function against Green Belt Purpose 1. Green Belt associated with the smaller settlements within the Borough have less of a Purpose 1 function, unless this land falls within strategic gaps between the large built-up area and neighbouring settlements where release would result in the assimilation of distinctive settlement/urban areas. The assimilation of smaller settlements into large built-up areas would significantly extend the sprawling influence of the latter, causing very high harm to Purpose 1.

**4.9** The majority of the Borough's Green Belt has some function in relation to Purpose 2 by virtue of the fact that the majority of the Borough's Green Belt falls within notable gaps between neighbouring towns. The narrower and more open the gaps the greater their function and the greater the harm of their release on Green Belt Purpose 2. Particularly important Green Belt gaps include the land between Basildon and Wickford (WI9 and WI10), Basildon and Thundersley/South Benfleet (NB3) and Basildon and Great Burstead almost merged with the town of Billericay (BA3-DW-NB).

**4.10** The wider gaps with more separating feature within them have less of a Purpose 2 function and their release would have less harm on this Green Belt purpose, such as the land north of Billericay. The same can be said for Green Belt land contained by existing urban areas to the extent that it no longer performs a notable role in maintaining separation between neighbouring towns, such as the contained areas of Green Belt in east Billericay and south Basildon.

**4.11** The release of the areas of the borough's Green Belt containing inappropriate development that abuts urban edges result in lower Green Belt harm across the purposes by virtue of the existing loss of openness and the development's and urban area's existing urbanising influence, for example the schools south west of Wickford (WI11) and the Dunton Park Static Home Site (BA-W2).

**4.12** Open Green Belt land contained by urbanising influences, including the existing urban edge and/or retained by strong boundary features that significantly reduce the likely harm of release on the distinction of adjacent Green Belt land are likely to result in lower harm if released. Notable examples include land with parcels BI6 and BI13, RB7, WI6 and WI13, BA-SW4 and BA-SW5. The release of partially contained, open land and/or land sharing relatively weak boundaries with the existing urban edges are more likely to result in more moderate, and in some discrete instances low, harm to the designation.

## Washed-over settlement assessment findings

**4.13** The study has concluded that all of the settlements washed-over by the Green Belt designation are sufficiently open to justify their continued inclusion within the Green Belt designation. Although these settlements contain inappropriate development, none of this development is judged to be of a scale and density to be considered appropriate for inseting within the Green Belt. Areas of open hardstanding, tree cover or residential gardens maintain some openness and open views even in the more urbanised locations. It is therefore recommended that the washed-over settlements remain washed-over by the Green Belt designation.

**4.14** More detail on the assessment of each washed-over settlement can be found in Appendix C.

**4.15** It should be noted that the inseting of existing settlements washed-over by the Green Belt cannot be determined by a Green Belt Study alone. All candidates for Green Belt release, or the realignment of established settlement boundaries will be informed by evidence which considers their capacity and sustainability to accommodate growth. Therefore, the conclusions of this assessment do not exclude the possibility that Green Belt land containing washed-over settlements and/or inappropriate development might be released for development following the definition of the necessary exceptional circumstances.

## Existing Green Belt boundary review

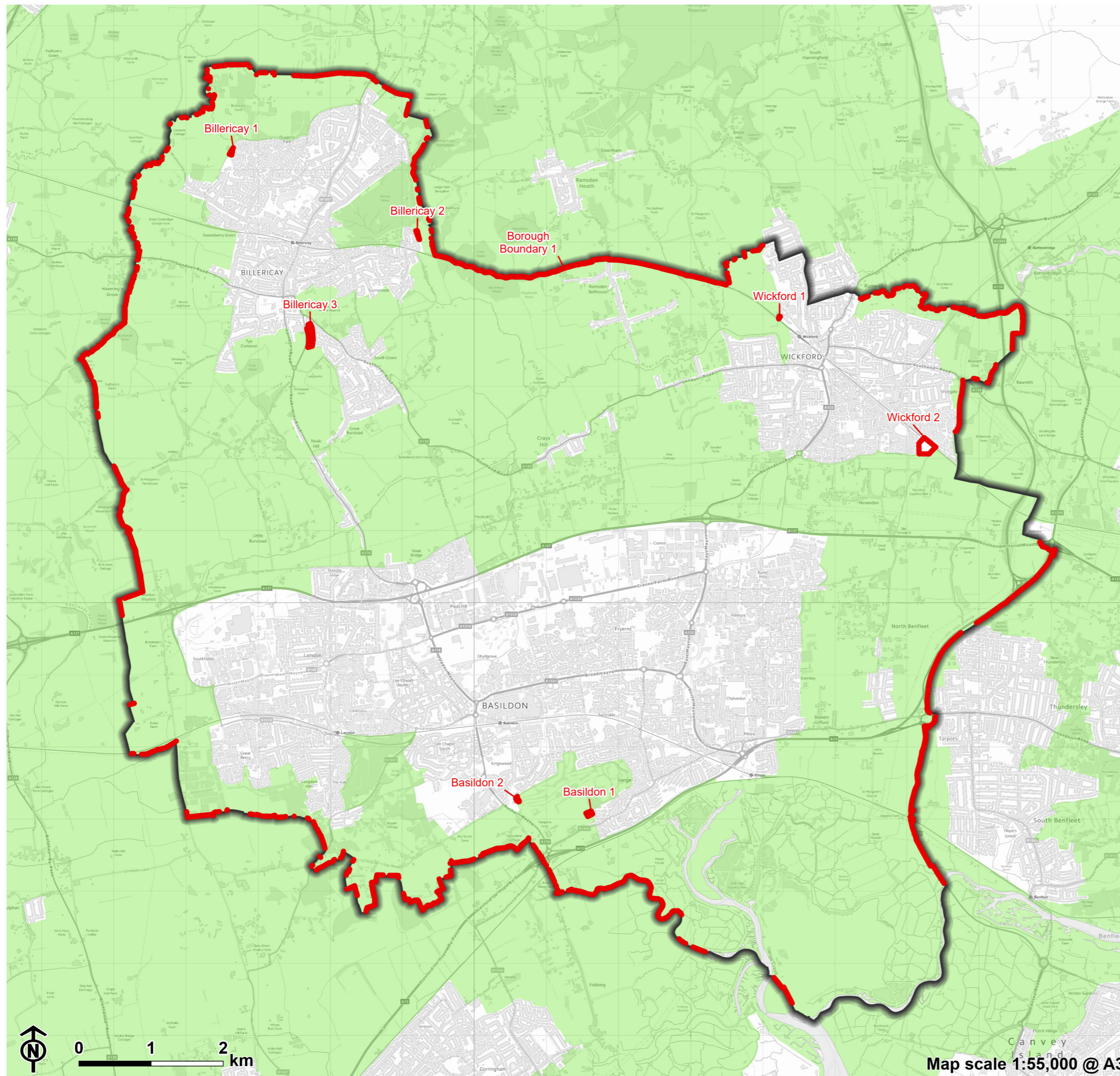
**4.16** The review of the alignment of the Borough's existing Green Belt boundaries has identified eight potential minor boundary adjustments offering scope to realign the Green Belt boundary to follow more readily recognisable and permanent features on the ground, in accordance with the NPPF.

**4.17** Figure 4.6 illustrates the location of each potential minor boundary adjustment and more detailed mapping and associated justification for each adjustment can be found in Appendix B.

**4.18** The exceptional circumstances required to justify boundary adjustments in these locations could be kept simply to the merits of following clearer, readily recognisable and permanent boundaries.

Figure 4.6: Potential Minor Boundary Adjustments

- Basildon District
- Potential minor boundary adjustment
- Green Belt



# Chapter 5

## Next Steps

**5.1** This study will be used by Basildon Borough Council alongside other pieces of evidence to explore the potential for urban extensions to the Borough's inset settlements with a view to informing preferred site options and reasonable alternatives.

**5.2** It is not known at this point if land within the Green Belt will be required for development. If it is, the Council will need to make alterations to the current Green Belt boundaries through the Local Plan-making process. This will require the Council to demonstrate the 'exceptional circumstances' for the release of land from the Green Belt (as set out in paragraph 140 of the NPPF).

**5.3** As set out in paragraph 146 of the NPPF, before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the Council must demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This includes:

1. Making as much use as possible of suitable brownfield sites and underutilised land;
2. Optimising the density of development and other locations well served by public transport; and
3. Discussing with neighbouring authorities about whether they could accommodate some of the identified need for development.

**5.4** If the Council does identify preferred sites for allocation in the Green Belt, additional Green Belt evidence may be required including:

- Assessing the cumulative impact of Green Belt site releases on the strategic function of Green Belt;

- Considering in detail where new Green Belt boundaries should be drawn; and
- Identifying viable and deliverable opportunities to enhance the beneficial use of the remaining Green Belt and compensate for any loss.

## Thurrock Local Plan Initial Proposals

**5.5** Thurrock Council published a Local Plan Initial Proposals Document [See reference 24] in December 2023. The document identifies two ‘new place opportunity areas’ in the Green Belt in close proximity to Basildon Borough’s boundary:

- Land at West Horndon.
- Land at Lower Langdon.

**5.6** The document acknowledges that there is currently insufficient evidence to support their suitability and deliverability at this stage and so this study cannot acknowledge them in the same way as the released area for Dunton Garden Village.

**5.7** An initial review of the areas’ extent and locations suggest that their release from the Green Belt and development would have a limited effect on the Green Belt land within Basildon Borough. However, should exceptional circumstances for their release from the Green Belt be demonstrated in the coming years, consideration will need to be given to their effects on the wider Green Belt designation, including the findings set out in this study.

## Ancient Woodland Inventory Updates

**5.8** We understand Natural England has recently designated three additional areas of ancient woodland within the Borough:



## Chapter 5 Next Steps

- Round Wood.
- Cowbridge Wood.
- Bluntswall Shaws.

**5.9** In addition, consideration is being given to designation of two more:

- Shipman's Shaw.
- The Wilderness.

**5.10** At the time of writing, the exact locations and boundaries on these new absolute constraints has yet to be shared publicly via the national Ancient Woodland Inventory ArcGIS Open Dataset. It has not therefore been possible to amend the study findings to exclude the rating of these constrained areas in line with the study methodology. Beyond their exclusion, as existing woodlands, their designation is unlikely to have an impact on the findings of the study.

## Appendix A

# Method Statement Consultation Comments

## Consultation comments in relation to the Method Statement and how these were addressed

### Essex County Council

#### Comment

**A.1** ECC seek amendments to the GB methodology to explicitly review and reconsider all school sites (regardless of size) located within GB on a case-by-case basis, for the appropriateness and extent of their inclusion within the GB. This is to ensure they are not “washed over” as part of the GB and that where appropriate, the boundary is updated to release a school site from the GB where the land no longer meet the requirements for inclusion.

#### Response

**A.2** Although parcels will generally not be defined below 10ha in area, consideration will be given to the harm that would result from the release of specific development sites within each parcel at a later stage in the plan-making process. When this assessment is undertaken, separate ratings will be provided for any sites where the harm is assessed as lower than for the parcel as a

## Appendix A Method Statement Consultation Comments

whole. Should Basildon Borough Council wish to include the suggested school sites, these sites can be assessed as part of this analysis.

**A.3** The presence of school development in the Green Belt may affect the rating of Green Belt parcels.

### Comment

**A.4** Change the size and description of the level of proposed development in relation to Dunton Hills Garden Village in Brentwood to factually reflect the level of growth proposed in the adopted Brentwood Local Plan, which does not expand beyond a total growth figure of 4,000 homes at this location. See policy R01 (extract copied below).

**A.5** In summary 1,650 homes proposed in the Brentwood LP period (up to 2033) and 4,000 in total, i.e. the remaining c2,350 to be delivered beyond the plan period.

### Response

**A.6** Paragraph 2.38 will be amended in the final report.

### Comment

**A.7** Please clarify why a “guidance minimum parcel size of 10ha” will be applied? What is this guidance based on?

### Response

**A.8** This is considered to be a proportionate scale of assessment for a strategic designation such as Green Belt. There are two notable exceptions to this scale of assessment to draw out more detail and ensure all reasonable development options are considered:

- Parcels will be defined around areas of development affecting openness equal to or exceeding 2ha. Parcels containing areas of limited openness are generally larger than 2ha in order to include open land in between the inset urban edge and the washed over development lacking openness. However, parcels of 2ha could exist where development lies directly adjacent to the inset urban area.
- Consideration will be given to the harm that would result from the release of specific development sites within each parcel at a later stage in the plan-making process. When this assessment is undertaken, separate ratings will be provided for any sites where the harm is assessed as lower than for the parcel as a whole.

### Comment

**A.9** Note the approach regarding GB land in neighbouring authorities, however, seek clarification on how BBC will be considering and engaging the potential for a strategic GB review with neighbours, having regard to potential growth areas in emerging neighbouring LPs such as ROCH 2021 – Land west of Rayleigh and within the vicinity of Fairglen Interchange.

### Response

**A.10** The purpose of this Green Belt study is to assess all Green Belt land in Basildon Borough, working out from the Borough's existing inset urban edges and neighbouring inset urban edges immediately adjacent to Basildon Borough's boundary.

**A.11** The project described is beyond the scope of this commission and would need to be addressed separately at ASELA level. Green Belt issues with Fairglen (Rochford) and Dunton Hills (Brentwood) can also be covered by Basildon through its Duty to Cooperate discussions with the relevant Councils.

### Comment

**A.12** As set out above – ECC as lead authority for education seek inclusion of an assessment of school sites, located within GB (wholly or partly) to be considered for release from GB, regardless of the size of the school site and size thresholds set out in Para 3.31 and Footnote 20. This is to enable the potential expansion of School site in future, to align with and to support delivery of any planned growth in a new LP.

### Response

**A.13** Although parcels will generally not be defined below 10ha in area, consideration will be given to the harm that would result from the release of specific development sites within each parcel at a later stage in the plan-making process. When this assessment is undertaken, separate ratings will be provided for any sites where the harm is assessed as lower than for the parcel as a whole. Should Basildon Borough Council wish to include the suggested school sites, these sites can be assessed as part of this analysis.

### Comment

**A.14** Note the different approaches across the respective south Essex authorities GB studies to the designation of large built-up areas, which suggests the need for a co-ordinated South Essex Strategic Green Belt review.

### Response

**A.15** The purpose of this Green Belt study is to assess all Green Belt land in Basildon Borough, working out from the Borough's existing inset urban edges and neighbouring inset urban edges immediately adjacent to Basildon Borough's boundary.

**A.16** Should all of the South Essex authorities take the view that there is a need for a sub-regional Green Belt study, such work would be a separate commission at ASELA level at an unspecified point in the future. It is not within the scope of this study to address such matters.

### Comment

**A.17** Seek clarification on BBC approach to the proposed new DHGV as set out in the adopted Brentwood LP in relation to "Towns" as defined in relation to Purpose 2 in para 3.52 and how a development of that scale is comparable to the "smaller settlements".

### Response

**A.18** Dunton Hills Garden Village is described as a village. No other settlements of a similar scale are defined as towns within and immediately adjacent to the study area.

**A.19** The presence of Dunton Hills Garden Village in between the neighbouring towns of Basildon and Brentwood merged with Pilgrims Hatch, Shenfield, and Hutton in Brentwood District will be considered.

**A.20** The purpose of this Green Belt study is to assess all Green Belt land in Basildon Borough, working out from the Borough's existing inset urban edges

and neighbouring inset urban edges immediately adjacent to Basildon Borough's boundary.

### Comment

**A.21** ECC seek clarification on the implications of how BBC's revised approach has been applied to "large built -up areas," "Green Belt Towns," and "notably small Settlements" (paras 3.52 & 3.54) and subsequent application of "distinction" set out in 3.82, when applied to neighbouring authorities on their own LPs, emerging LP and GB evidence. ECC would anticipate BBC seeking to achieve an aligned strategic approach with neighbouring authorities, which could support a wider strategic GB review.

**A.22** Clarification is sought on how other neighbouring settlements (planned and existing) have been assigned as comparable to the "smaller settlements" in Basildon, for example Ingatstone and DHGV in paragraph 3.54.

### Response

**A.23** The presence of Dunton Hills Garden Village in between the neighbouring towns of Basildon and Brentwood merged with Pilgrims Hatch, Shenfield, and Hutton in Brentwood District will be considered.

**A.24** The purpose of this Green Belt study is to assess all Green Belt land in Basildon Borough, working out from the Borough's existing inset urban edges and neighbouring inset urban edges immediately adjacent to Basildon Borough's boundary.

## Castle Point Borough Council

### Comment

**A.25** The methodology seems fine – there is a good degree of logic with what is proposed.

**A.26** However, as is common with these things, there is a judgement to be made by an individual assessor in terms of the level of harm in respect of each purpose and each parcel. I wonder if the methodology should set out that either the assessment is carried out by multiple people to ensure that the judgement is consistent between people, or else there is a verification process, so that at least a sample of the parcels are double checked by an independent person to ensure that consistency.

### Response

**A.27** All of LUC's studies reviewed at examination have been successfully defended and found to be sound because they are:

- Robust – Our work is founded on the latest relevant planning policy and associated case law. We define key policy terms in each study area. We keep a watching brief on all case law developments and regularly work with planning barristers to share interpretations.
- Consistent – We have developed detailed assessment criteria and regularly train our planners to ensure all the advice we give is consistent. We clearly justify all our judgements on Green Belt and the impact of releasing land from the designations. All judgements are reviewed and checked for consistency. Taking on board the comment raised, we can make this clearer in our final report.
- Transparent – Communicating our assessments findings clearly using attractive maps and accessible use of colour. Both planning professionals



## **Appendix A** Method Statement Consultation Comments

and the public need to be able to clearly understand how we have arrived at our judgements, to save confusion and avoid unnecessary challenges.

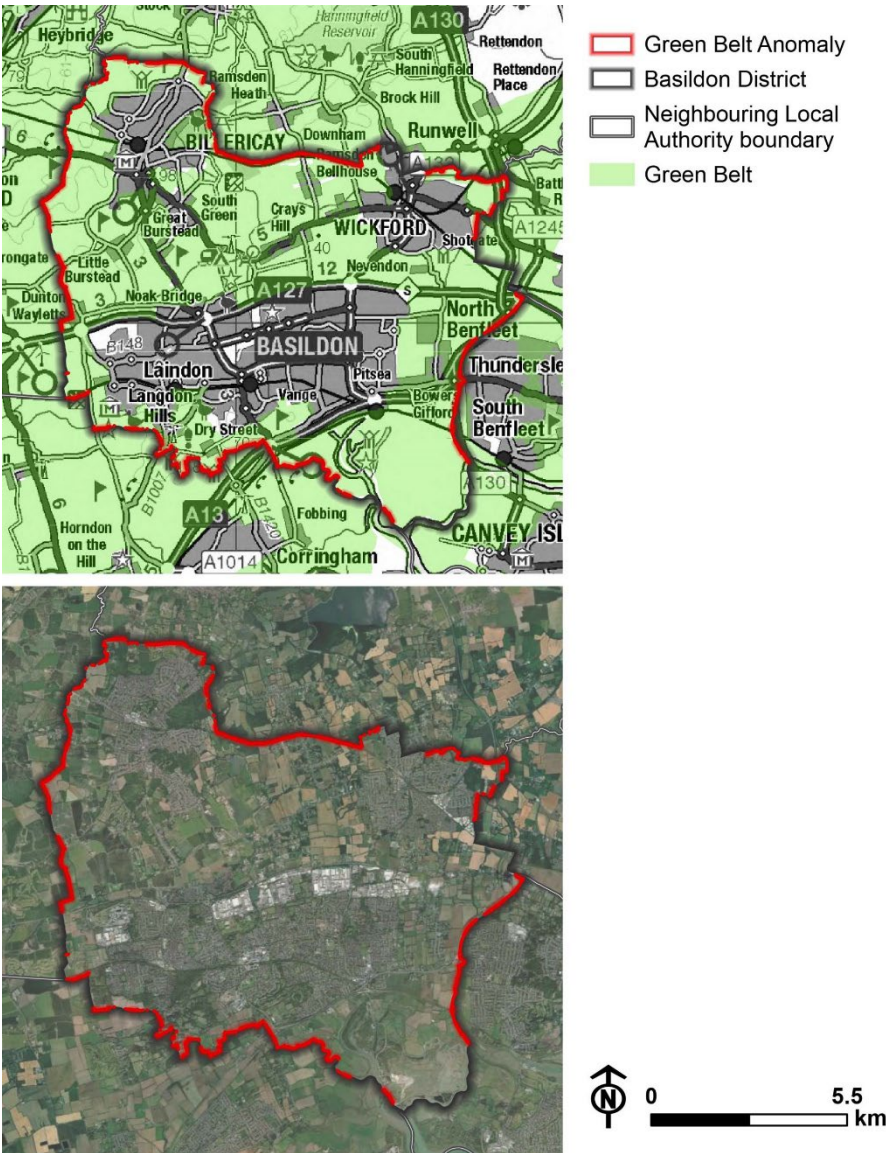
## Appendix B

# Potential Minor Green Belt Boundary Amendments

# Borough Boundary 1

B.1 It is recommended that the Green Belt be extended so that it does not leave gaps with adjacent Green Belt beyond the Borough boundary.

Figure B.1: Map of Borough Boundary 1



# Billericay 1

B.2 It is recommended that the Green Belt be extended to follow the eastern edge of Rosebay Avenue in line with the Green Belt boundary to the north.

Figure B.2: Map of Billericay 1



# Billericay 2

B.3 It is recommended that the Green Belt be removed to follow garden boundaries consistent with land to the south, with a view to creating a more regular boundary.

Figure B.3: Map of Billericay 2



# Billericay 3

B.4 Bell Hill Close has been developed in the Green Belt adjacent to the existing urban edge of Billericay and is comprised of dense detached and semi-detached three storey properties, and is therefore no longer considered to be open and so contribute to the Green Belt purposes. It is therefore recommended that the Green Belt boundary be redrawn to exclude the developed land.

Figure B.4: Map of Billericay 3



# Wickford 1

B.5 It is recommended that the Green Belt is extended to include all woodland up to edge of the car park for consistency with the Green Belt edge to the north and south.

Figure B.5: Map of Wickford 1



## Wickford 2

B.6 It is recommended that Green Belt be extended to include the open space and follow the railway line.

Figure B.6: Map of Wickford 2





# Basildon 1

B.7 It is recommended that the Green Belt be extended to include the remaining parts of Vange Primary School playing field for consistency with the Green Belt boundary that is drawn directly to the south.

Figure B.7: Map of Basildon 1



## Basildon 2

B.8 It is recommended that the Green Belt be removed to exclude the golf course clubhouse, and extended to include the open land to the north of the clubhouse in line with the existing Green Belt boundary to the north east.

Figure B.8: Map of Basildon 2



## Appendix C

# Assessment of Washed-over Settlements

# Bells Hill Road Plotland

Figure C.1: Map of Bells Hill Road Plotland



## Description

**C.1** A relatively small plotland comprised of small clusters of development on small, regularly spaced plots of now permanent detached single and two-storey homes and gardens. The plotland sits on the eastern and southern slopes of Bells Hill. A pub sits in the south east corner adjacent to the A13.

## Open character

**C.2** The plotland is relatively open. Small regular pasture fields and paddocks and small pockets of mature woodland separate the clusters, including Hawksbury Bush woodland. The plotland sits on the slopes of Bells Hill and has open views of Fobbing Marshes and the Thames Estuary beyond.

## Recommendation

**C.3** The degree of openness is relatively high and therefore it is recommended that the plotland should remain washed-over by the Green Belt designation.

# Break Egg Hill Plotland

Figure C.2: Map of Break Egg Hill Plotland



## Description

**C.4** Break Egg Hill Plotland is a small collection of scattered detached single and two story homes and gardens. The plotland sits in woodland associated with Norsey Wood. A railway line to the south largely separates it from the town of Billericay to the south, with the exception of the estate to the east along Outwood Common Road.

## Open character

**C.5** The plotland is located in woodland with mature trees screening views of the scattered buildings and Billericay to the south and east. Large gardens and mature woodland maintain open spaces between the buildings.

## Recommendation

**C.6** The degree of openness is high and therefore it is recommended that the plotland should remain washed-over by the Green Belt designation.

# Little Burstead Village & Broomhills Chase Plotland

Figure C.3: Map of Little Burstead Village and Broomhills Chase Plotland





## Description

**C.7** Little Burstead Village and Broomhills Chase Plotland sit directly adjacent to one another and so have been assessed together. Both the village and the plotland are made-up of large detached single and two-storey dwellings. The buildings are largely organised one dwelling deep either side of the roads that run through them.

## Open character

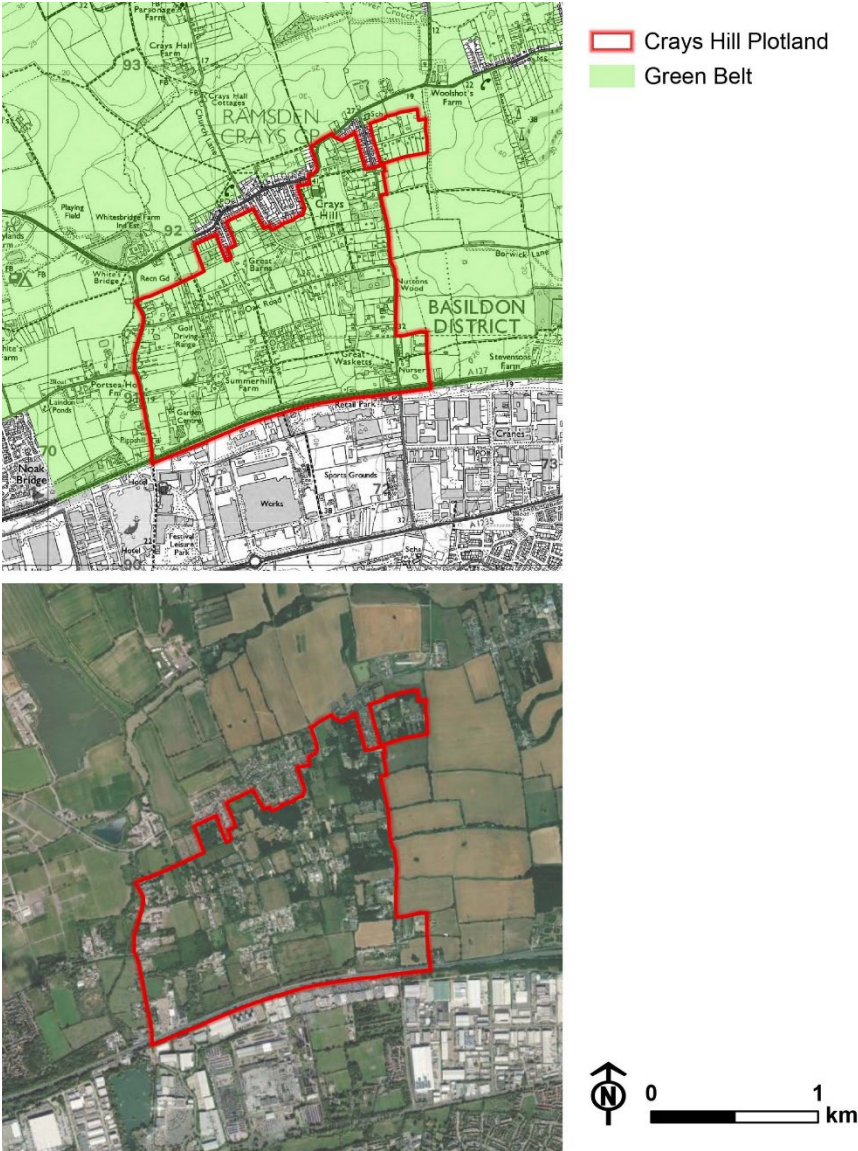
**C.8** Both the village and plotland are relatively open with pasture fields and paddocks and small pockets of mature woodland separating development. Great Burstead Common sits in between the village and the plotland. Mature woodland largely screens open views of the surrounding countryside which is made up of large irregular arable fields to the west, south and east and a large golf course to the north. The large, detached dwellings predominantly sit in large plots set back from the roads, maintaining a sense of openness in the most developed areas.

## Recommendation

**C.9** The degree of openness is relatively high and therefore it is recommended that both the village and the plotland should remain washed-over by the Green Belt designation.

# Crays Hill Plotland

Figure C.4: Map of Crays Hill Plotland



## Description

**C.10** Crays Hill Plotland is a large sprawling plotland in the centre of the Borough north of Basildon and almost equidistant from Billericay to the north west and Wickford to the north-east. It is made-up of a diverse range of scattered developments, including predominately single storey detached dwellings, gypsy and traveller sites and outbuildings used by a range of industrial and commercial businesses. The densest pocket of development lies in its south western corner north of the A127 and is comprised of a large garden centre, complimentary retail and associated parking.

## Open character

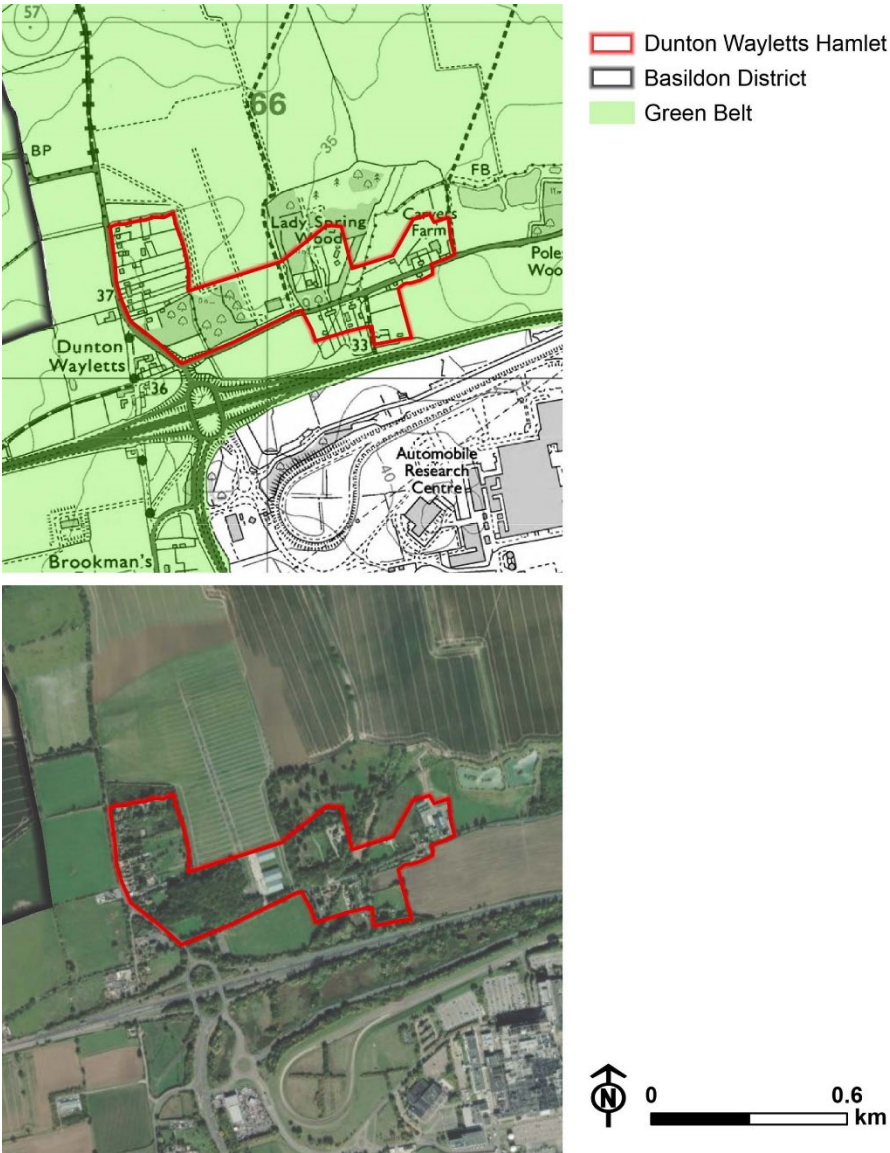
**C.11** The plotland is relatively open sitting in flat open countryside associated with the River Crouch to the north. Large regular pasture fields, paddocks, allotments and pockets of mature trees separate several clusters of development. Although there are some pockets of relatively dense inappropriate development, they are all relatively small and isolated. There is a marked increase in density in the inset areas of Crays Hill to the north.

## Recommendation

**C.12** No single area of relatively dense inappropriate development is of a scale large enough to be considered for inseting in isolation. It is therefore recommended that the plotland should remain washed-over by the Green Belt designation.

# Dunton Wayletts Hamlet

Figure C.5: Map of Dunton Wayletts Hamlet



## Description

**C.13** Dunton Wayletts hamlet is a small, relatively linear and disparate collection of homes and commercial land uses stretched along Dunton Road. It is separated from Basildon to the south-east by the River Couch and the A127 Southern Arterial Road. Arable agricultural fields surround the settlement.

## Open character

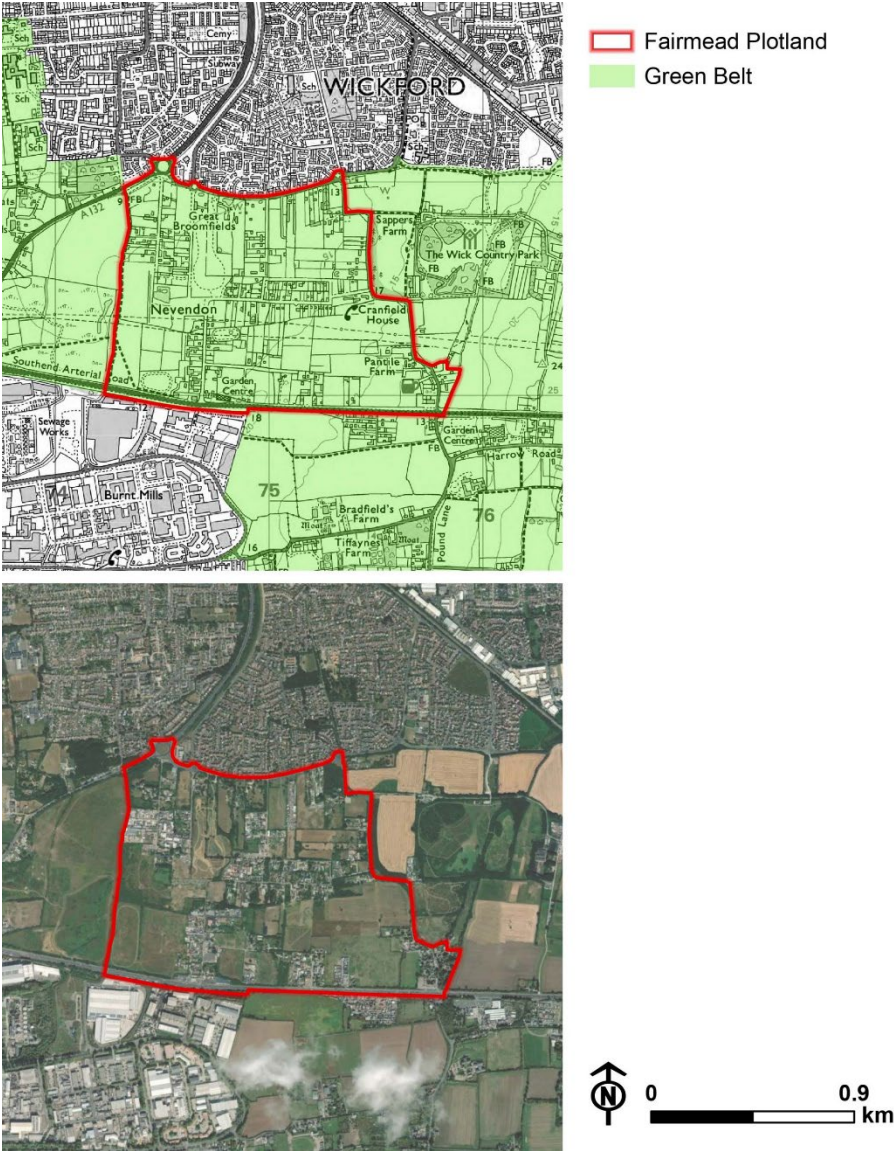
**C.14** A dense pocket of woodland, a large field used for car boot sales and a sports field separate the largely residential end of the hamlet in the west from the smaller pockets of residential and commercial development in the east. Most areas of development have open views of the surrounding flat open countryside.

## Recommendation

**C.15** The degree of openness is high. No single area of inappropriate development is of a scale large enough to be considered for inseting in isolation. It is therefore recommended that the hamlet remain washed-over by the Green Belt designation.

# Fairmead Plotland

Figure C.6: Map of Fairmead Plotland



## Description

**C.16** Fairmead Plotland is a large sprawling plotland in between Basildon to the south west and Wickford to the north. It is made-up of a diverse range of scattered development, including single and two storey detached dwellings, gypsy and traveller sites, mobile homes and outbuildings used by a range of industrial and commercial businesses.

## Open character

**C.17** The plotland is relatively open sitting in flat open countryside. Large regular pasture fields, paddocks and pockets of mature trees separate several clusters of inappropriate development. There are some pockets of relatively dense inappropriate development, but they are generally too small and isolated to be suitable for inseting in isolation. Larger areas of development sit on wider areas of hardstanding used to accommodate mobile homes. Such areas of hardstanding have an urbanising influence but when undeveloped do not affect openness. Developed areas generally have open views of the surrounding and separating open countryside. The greatest concentration of permanent buildings is located in the centre of the plotland along Meadow Way and The Chase, but the majority of these residential properties are set back from the roads and screened by high hedges maintaining some sense of openness. There is a marked increase in density in the inset areas of Wickford to the north.

## Recommendation

**C.18** No single area of relatively dense inappropriate development is of a scale large enough to be considered for inseting in isolation. Areas of open hardstanding or residential gardens maintain some openness and open view in these more urban locations. It is therefore recommended that the plotland should remain washed-over by the Green Belt designation.

# Fobbing Plotland

Figure C.7: Map of Fobbing Plotland





## Description

**C.19** A relatively small plotland comprised of a cul de sac of small, regularly spaced plots of detached largely single storey homes and gardens.

## Open character

**C.20** The majority of the properties are single storey and back on to open agricultural fields, so the majority of the developed area in the plotland has clear open views of the surrounding open countryside, comprised of arable fields. Gardens and open pasture maintain some openness in between properties.

## Recommendation

**C.21** The degree of openness is relatively high and therefore it is recommended that the plotland should remain washed-over by the Green Belt designation.

# Green Lane Plotland

Figure C.8: Map of Green Lane Plotland



## Description

**C.22** A relatively small plotland comprised of small clusters of detached single and two storey homes on generally large plots surrounded by large gardens and mature trees.

## Open character

**C.23** The plotland is largely open. Large gardens populated and separated by mature trees maintain a strong sense of openness within the plotland, with the majority of properties being screened from one another. Large open agricultural fields surround the plotland offering open views out into the wider countryside.

## Recommendation

**C.24** The degree of openness is high and therefore it is recommended that the plotland should remain washed-over by the Green Belt designation.

# Newhouse Farm & Castledon Road Plotland

Figure C.9: Map of Newhouse Farm and Castledon Road Plotland



## Description

**C.25** The plotland is comprised of three notable segments. The southern portion is contained by the inset suburbs of Wickford to the south and separated from the wider countryside to the north by the treelined River Crouch. This area contains a small collection of single and two storey retail business including a garden and aquatics centre. The central portion contains the largest concentration of development being largely comprised of small plots of single and two storey dwellings. The north-eastern portion is comprised of more single and two storey dwellings organised in a linear north-south orientation along Castledon Road.

## Open character

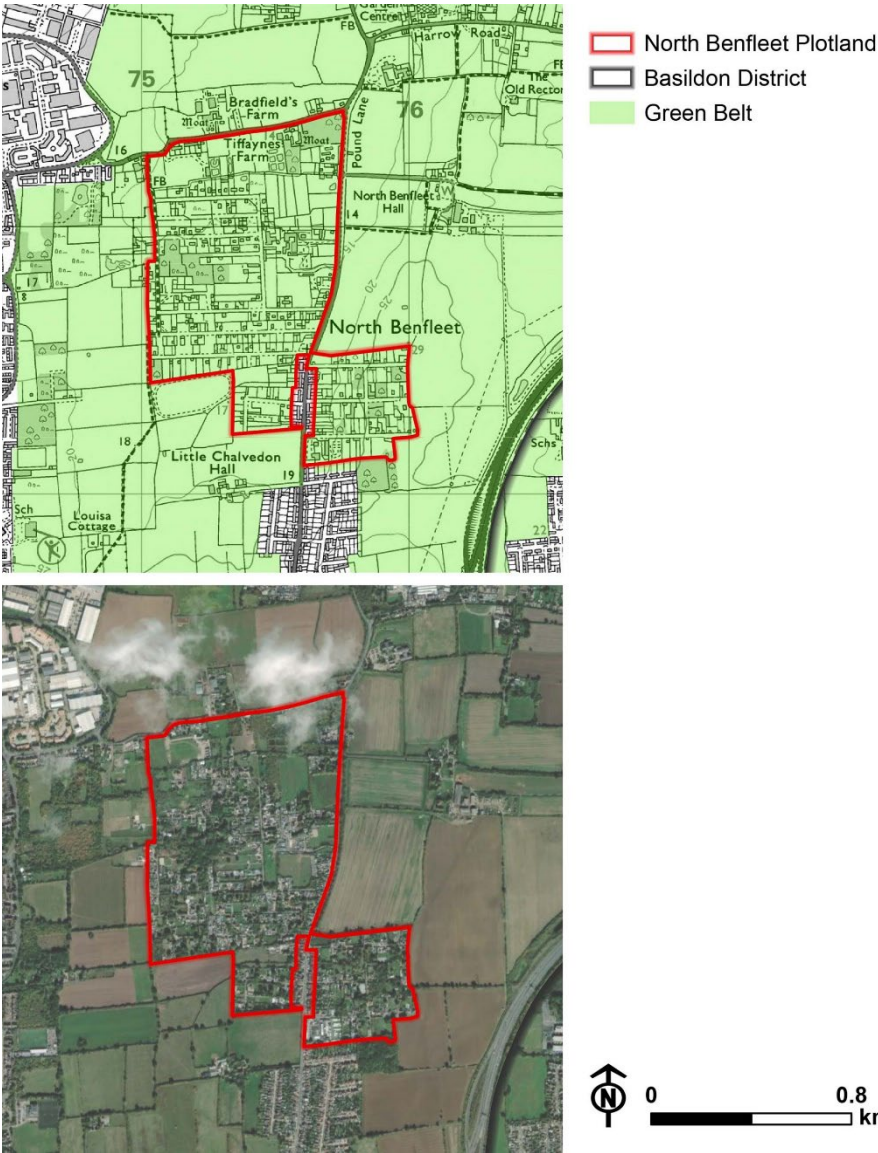
**C.26** The plotland is relatively open as a whole, although there are pockets of more moderate openness where residential is more tightly packed together in the centre of the plotland. Large arable fields and mature trees separate the three clusters of development. Mature trees and hedgerows screen many of the buildings from view and obscure views of the open countryside, although many developed areas have strong open views of the large arable fields to the west and east. There is a marked increase in density in the inset areas of Wickford to the south.

## Recommendation

**C.27** No single area of relatively dense inappropriate development is of a scale large enough to be considered for inseting in isolation. It is therefore recommended that the plotland should remain washed-over by the Green Belt designation.

# North Benfleet Plotland

Figure C.10: Map of North Benfleet Plotland



## Description

**C.28** North Benfleet Plotland is a large sprawling plotland in between Basildon to the west, Bowers Gifford to the south and South Benfleet to the east. It is made-up of a diverse range of development in regular plots. The majority of the buildings are single and two storey detached dwellings surrounded by modest gardens and areas of hardstanding. These residential areas are punctuated with mobile homes and outbuildings used by a range of industrial and commercial businesses.

## Open character

**C.29** Openness varies across the plotland with relatively low openness close to the inset urban area of Bowers Gifford in the south, more moderate openness in the centres and some more open areas in the north. However, some small regular paddocks and pockets of mature trees mark the remnants of old plots. These open spaces maintain a strong sense of openness in their immediate vicinity. Developed areas generally have some open views of the surrounding and separating open countryside. The greatest concentration of permanent buildings is located in the southern half of the plotland along Pound Lane and its connecting roads, but mature trees and hedges and gardens maintain a small sense of openness in these areas. There is a marked increase in density and a general lack of open space in the inset areas of Bowers Gifford to the south.

## Recommendation

**C.30** The southern half of the plotland is mostly developed; however, pockets of openness do remain, as do open views of the wider flat open countryside. No single area of inappropriate development are of a scale and density comparable with the inset areas of Bowers Gifford to the south. It is therefore recommended that the plotland should remain washed-over by the Green Belt designation.

# Northlands Plotland

Figure C.11: Map of Northlands Plotland





## Description

**C.31** Northlands plotland is a relatively small collection of detached single and detached two storey dwelling on the upper south-eastern slopes of Langdon Hill.

## Open character

**C.32** The majority of the residential properties sit within large plots with large gardens front and back. Mature woodland screen views between buildings and of the wider countryside, although the sloping opens up open views of the wider countryside to the south and east.

## Recommendation

**C.33** The degree of openness is high and therefore it is recommended that the plotland should remain washed-over by the Green Belt designation.

# Ramsdens View Road Plotland

Figure C.12: Map of Ramsden View Road Plotland



## Description

**C.34** Ramsdens View Road Plotland is located south of London Road (A127). The northern side of the road is noticeably more developed and dense forming part of the inset urban area of Wickford. The development is at its densest close to the road, mirroring the small tightly packed plots to the north. The buildings are predominantly single storey dwellings surrounded by small gardens.

## Open character

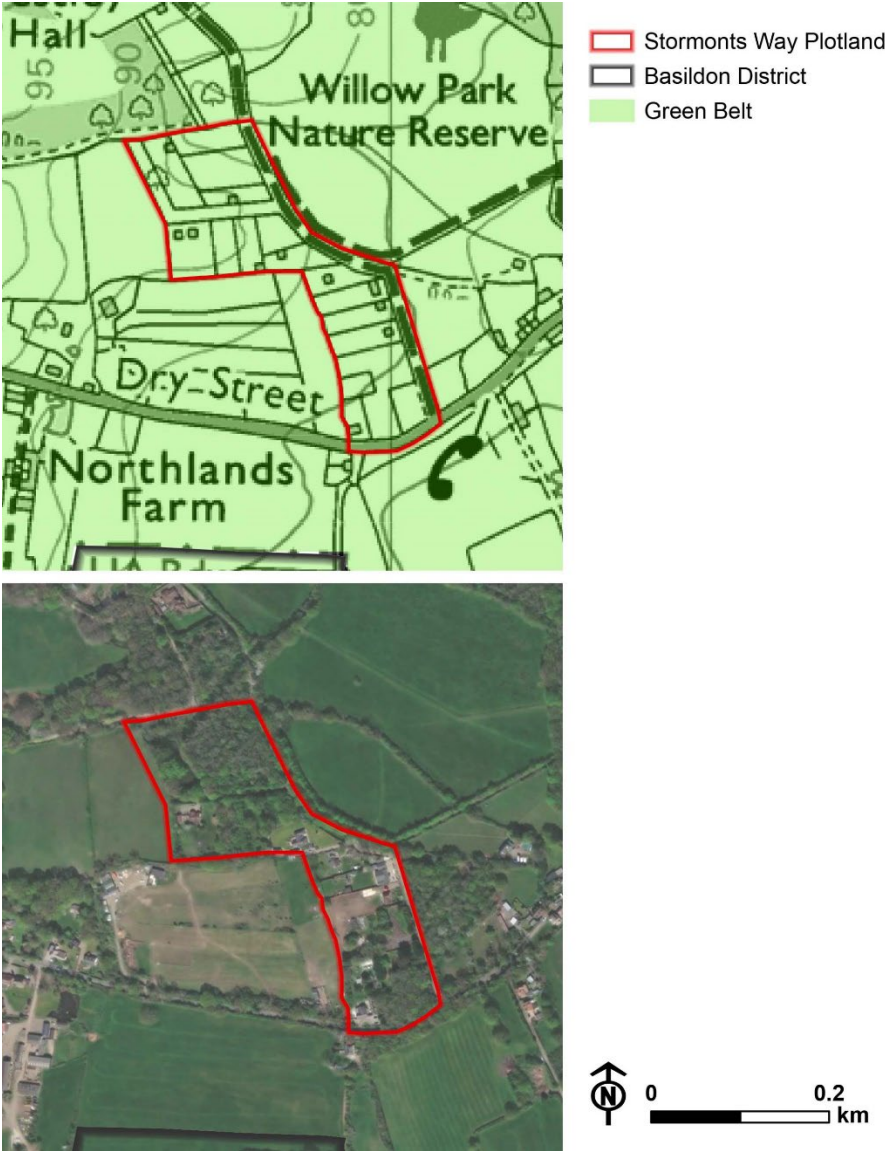
**C.35** Open pasture and mature trees separate the plots maintaining a relatively strong sense of openness immediately beyond the road. Development along Ramsden View Road is one dwelling deep maintaining clear open views of the large arable fields to the east and west.

## Recommendation

**C.36** The degree of openness is relatively high away from the road edge and there is a marked increase in density in the inset areas north of London Road. It is therefore recommended that the plotland should remain washed-over by the Green Belt designation.

# Stormont Way Plotland

Figure C.13: Map of Stormont Way Plotland



## Description

**C.37** A small plotland comprised of a single small cluster of detached homes on large plots surrounded by large gardens and mature trees.

## Open character

**C.38** The plotland is largely open. Large gardens populated and separated by mature trees maintain a strong sense of openness within the plotland, with the majority of properties being screened from one another. Large open agricultural fields surround the plotland. Mature woodland screens view to the east but there are open views of the open fields to the west.

## Recommendation

**C.39** The degree of openness is high and therefore it is recommended that the plotland should remain washed-over by the Green Belt designation.

# Wickford Lawn Plotland

Figure C.14: Map of Wickford Lawn Plotland



## Description

**C.40** A small plotland comprised of a single small cluster of detached homes surrounded by gardens and mature trees.

## Open character

**C.41** The plotland is relatively open. Gardens populated and separated by mature trees maintain a sense of openness within the plotland, with the majority of properties being screened from one another. The notable exception is the properties north of Enfield Road; however, these dwellings represent a relatively small cluster of denser development surrounded by mature trees. Woodland and open agricultural fields surround the plotland. Mature woodland generally screens views of the wider open countryside.

## Recommendation

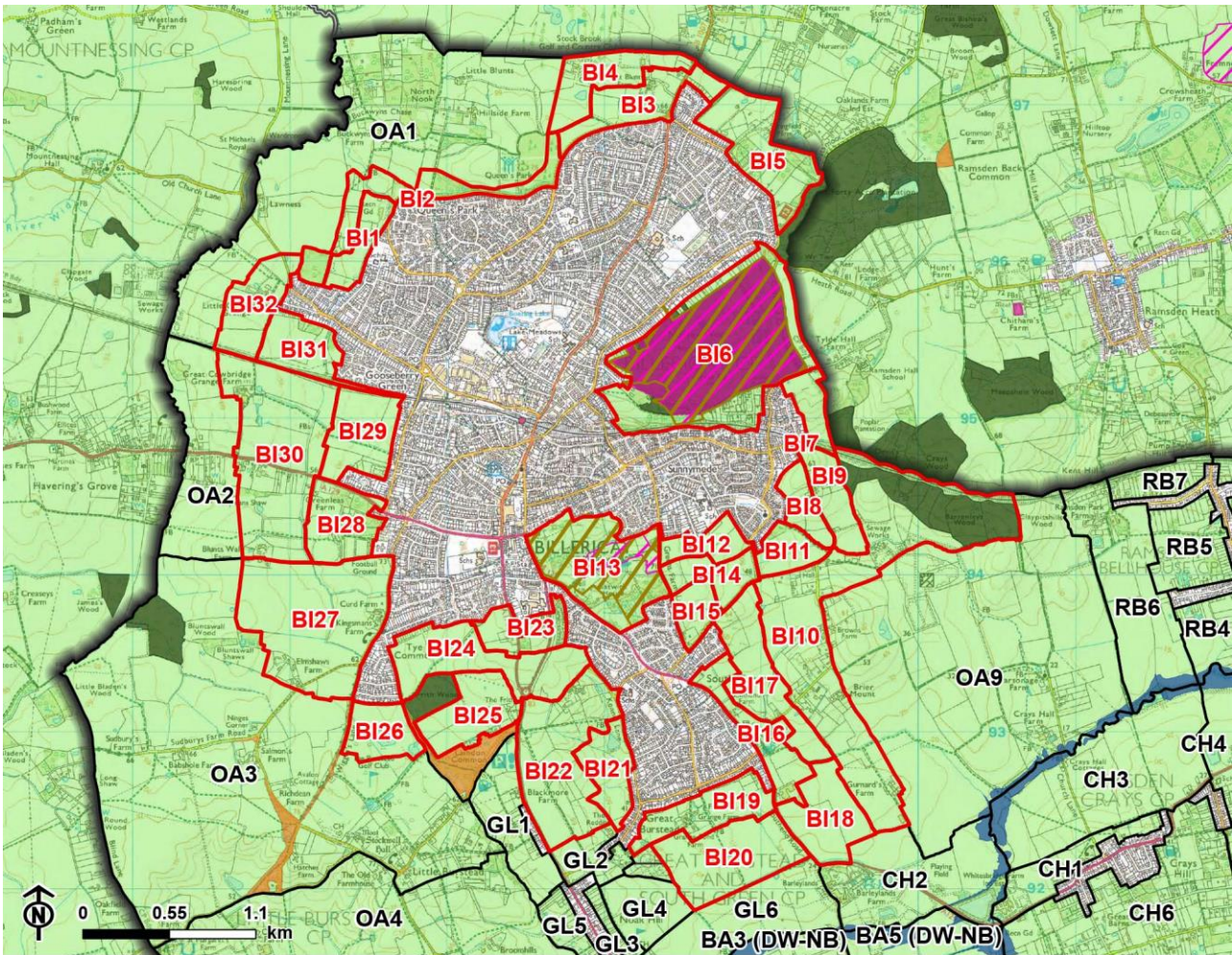
**C.42** The degree of openness is relatively high and therefore it is recommended that the plotland should remain washed-over by the Green Belt designation.

## Appendix D

# Green Belt Parcel Assessment Proforma

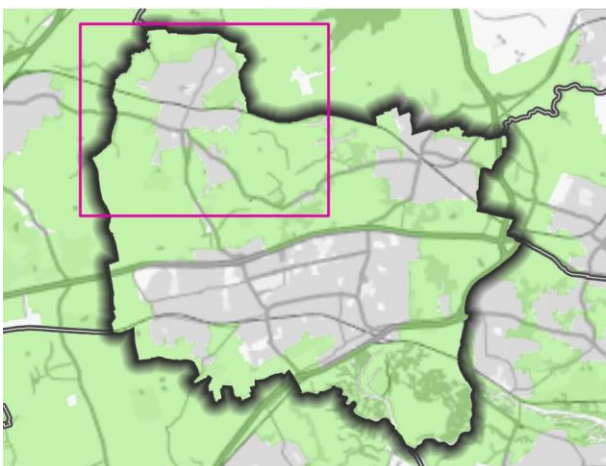


# Billericay

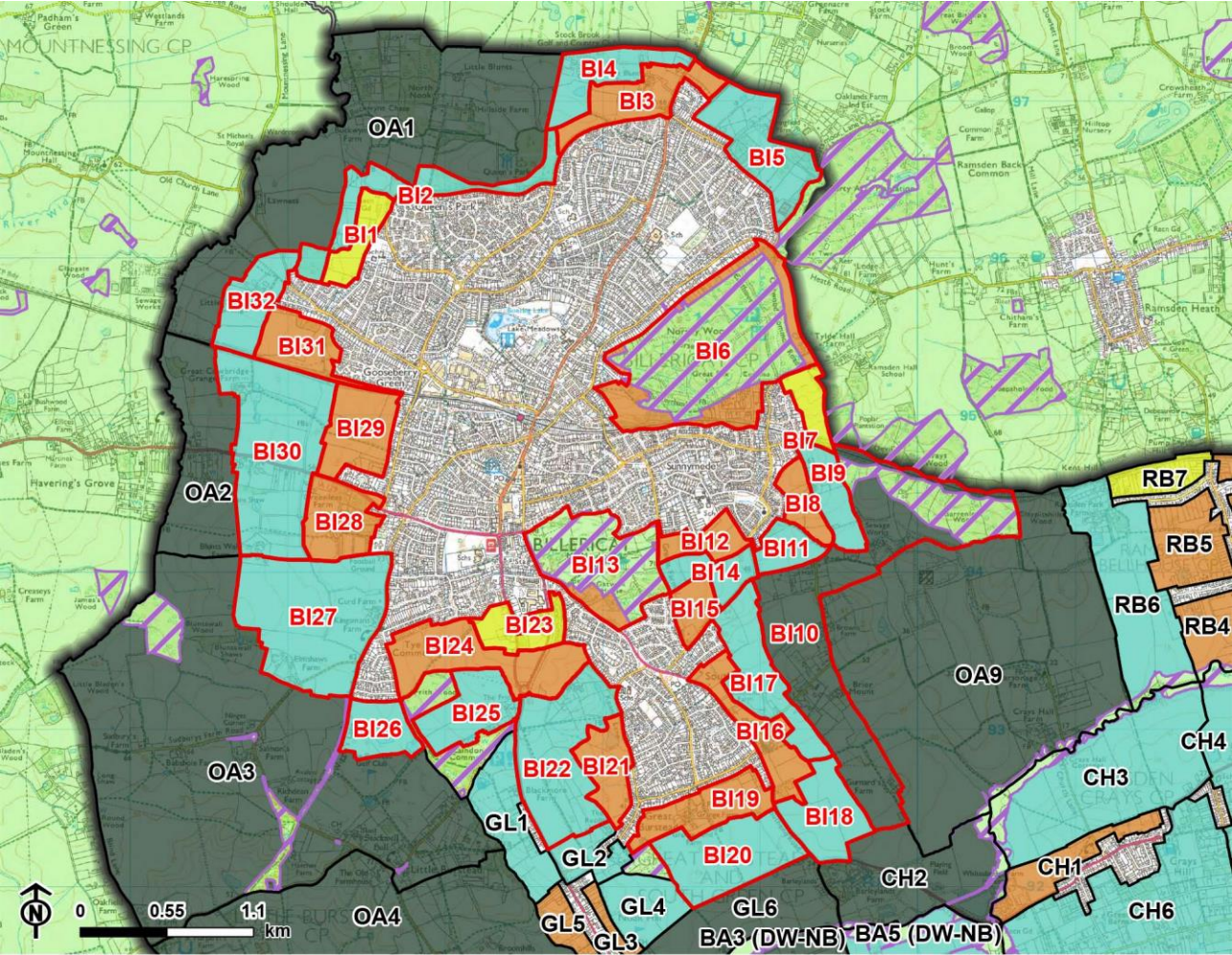


- Billericay parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
- Cemetery
- Site of Special Scientific Interest
- Scheduled Monument
- Open access land
- Flood Zone 3
- Ancient Woodland



# Billericay

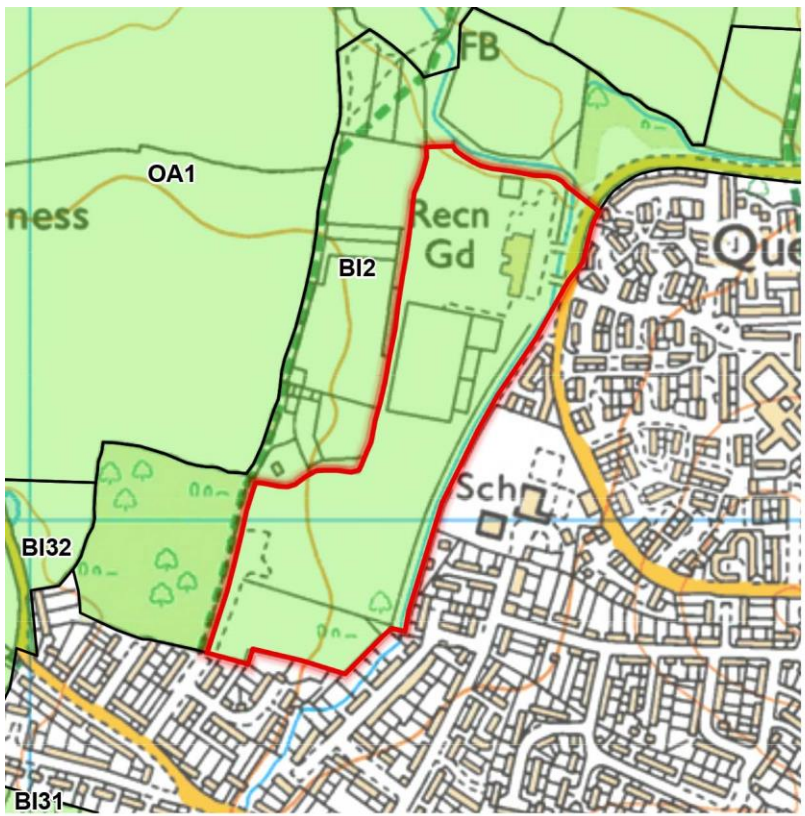


- Billericay parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
  - Absolute Constraints
- Parcel Harm Rating**
- Very High
  - High
  - Moderate
  - Low/No



# Harm of release of land in BI1



-  BI1
-  Neighbouring parcel
-  Green Belt



# Harm of release of land in BI1

## Description

- Parcel is adjacent to Billericay.
- Parcel does not lie in a gap between towns that are close enough to be considered 'neighbouring'.
- The parcel contains some built development such as a community centre, and a playground, but they are too small in scale to have a significant impact on Green Belt openness.
- Parcel is used for sport and recreation uses. This associates the parcel with the urban area and diminishes the extent to which it is perceived as countryside.
- The parcel is not associated with a historic town.
- Woodland cover provides strong boundary separation from the inset settlement, although there is some urbanising influence given the use and location of the parcel.
- There is limited urbanising influences and views of the wider countryside in the parcel.
- Woodland cover forms a strong and consistent boundary to contain the parcel.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel does not lie in a gap between towns that are close enough to be considered 'neighbouring', so land is not making any significant contribution to preventing their merger.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel's use limits the extent to which it contributes to preventing encroachment on the countryside.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would breach a woodland block, which would weaken the distinction of adjacent Green Belt land to the north and west.

### Purpose 4 – Preserve the setting and special character of historic towns.

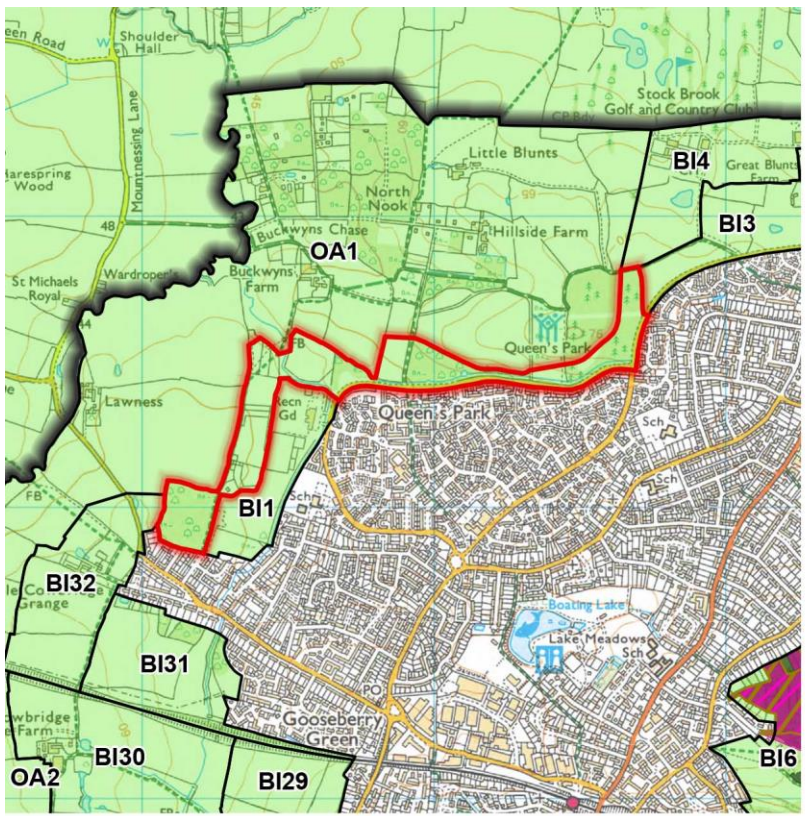
- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

## Harm of release of land in BI1

**Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI2



- BI2
- Neighbouring parcel
- Neighbouring authority
- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
- Site of Special Scientific Interest
- Scheduled Monument
- Ancient Woodland



# Harm of release of land in BI2

## Description

- Parcel lies adjacent to Billericay.
- Parcel does not lie in a gap between towns that are close enough to be considered 'neighbouring'.
- The parcel contains a repair shop and farm buildings in the middle of the parcel, residential and farm buildings to the west and a car park in the east. However, they are too small in scale to have a significant impact on Green Belt openness.
- As agricultural land in the west and woodland blocks in the east, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Woodland blocks in the east and westernmost areas of the parcel act as a very strong boundary features between the parcel and the inset area, with linear tree cover providing a strong degree of separation between the remainder of the parcel and Billericay. There is minimal urbanising influence within the parcel due to the screening that the tree cover provides.
- Tree cover provides a relatively consistent boundary feature which creates separation between the parcel and the wider Green Belt to the north and west.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is close to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel does not lie in a gap between towns that are close enough to be considered 'neighbouring', so land is not making any significant contribution to preventing their merger.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with adjacent Green Belt at Hannikins Farm Recreation Ground, would breach tree cover along Rosebay Avenue, increasing urbanising influence on Queens Park County Park to the north. Hedgerows to the north of Hannikins Meadow provide a

## Harm of release of land in BI2

relatively weak outer boundary and release of the parcel would therefore weaken the distinction of adjacent Green Belt land in this direction too.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

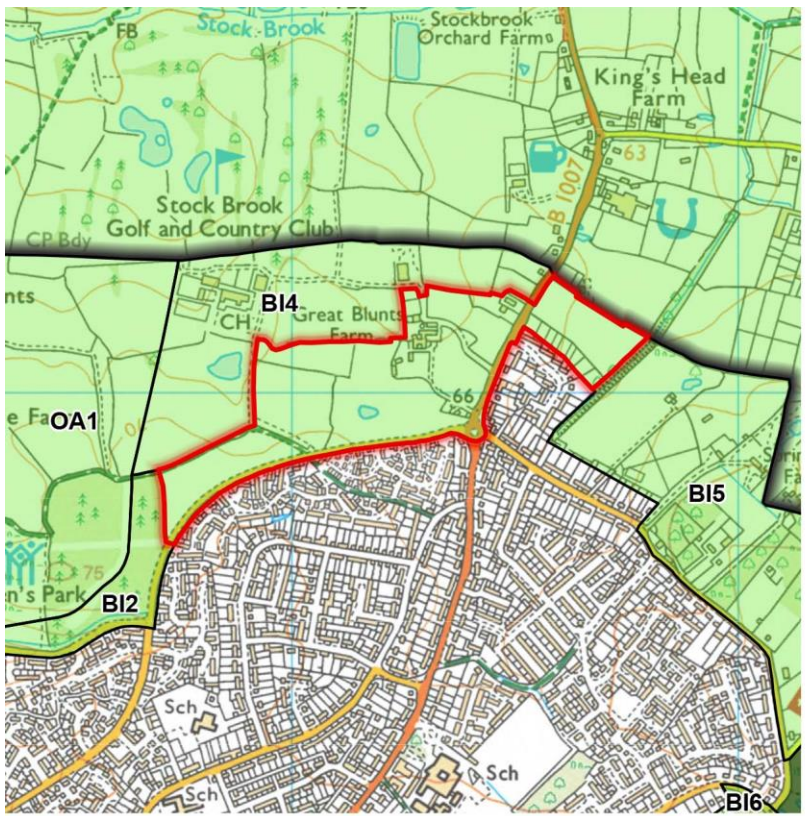
- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in BI3



- BI3
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Open access land
- Ancient Woodland



# Harm of release of land in BI3

## Description

- Parcel is adjacent to Billericay.
- Parcel lies in a wide gap between Billericay and Chelmsford, but intervening urban development to a degree reduces perceived separation.
- The parcel contains a country club in the north part of the parcel which is too small in scale to have a significant impact on Green Belt openness.
- As a golf course and parkland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- There is fairly limited tree cover at the inset edge that provides separation from the settlement. The road also offers little in the way of visual separation due to the lack of vegetation. Development within the parcel has some urbanising influence, but it is relatively low density
- Sparse tree cover generally forms a weak boundary between the parcel and the wider green belt to the north.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a robust gap between Billericay and Chelmsford, but makes some contribution to preventing their merger.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Development of the parcel would weaken adjacent Green Belt to the east and west as this land has a stronger distinction and boundary, although, in both directions, mature tree cover screens views.

### Purpose 4 – Preserve the setting and special character of historic towns.

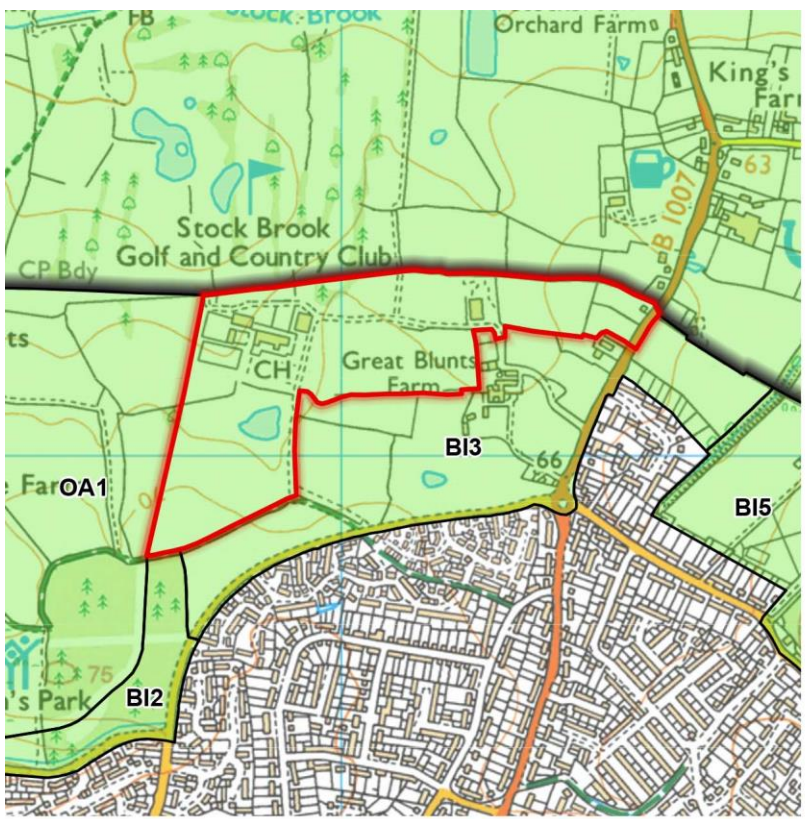
- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

## Harm of release of land in BI3

**Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI4



- BI4
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Open access land



# Harm of release of land in BI4

## Description

- Parcel is close to Billericay.
- Parcel lies in a wide gap between Billericay and Chelmsford, but intervening urban development to a degree reduces perceived separation.
- The parcel contains a large golf clubhouse and car park in the north of the parcel, but they do not have a significant impact on Green Belt openness.
- As a golf course the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- There is some tree cover at the inner edge of the parcel to the east which provides some degree of boundary separation from the urban area and the parcel. However, the parcel has limited urbanising influence with the wider countryside dominant.
- Sparse tree cover forms a weak boundary between the parcel and the wider Green Belt to the west.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is close to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a robust gap between Billericay and Chelmsford, but makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release of the parcel, in conjunction with adjacent Green Belt land to the south, would not significantly reduce the gap between Billericay and Chelmsford.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside, although there are still long ranging views of the urban area from within the parcel due to is relatively sparse tree cover.

## Harm of release of land in BI4

- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with adjacent Green Belt land to the south, would weaken the distinction of adjacent Green Belt land to the west, south west and north where there are relatively weak separating boundaries. Stock Road provides some separation to the east although there are breaks in the trees.

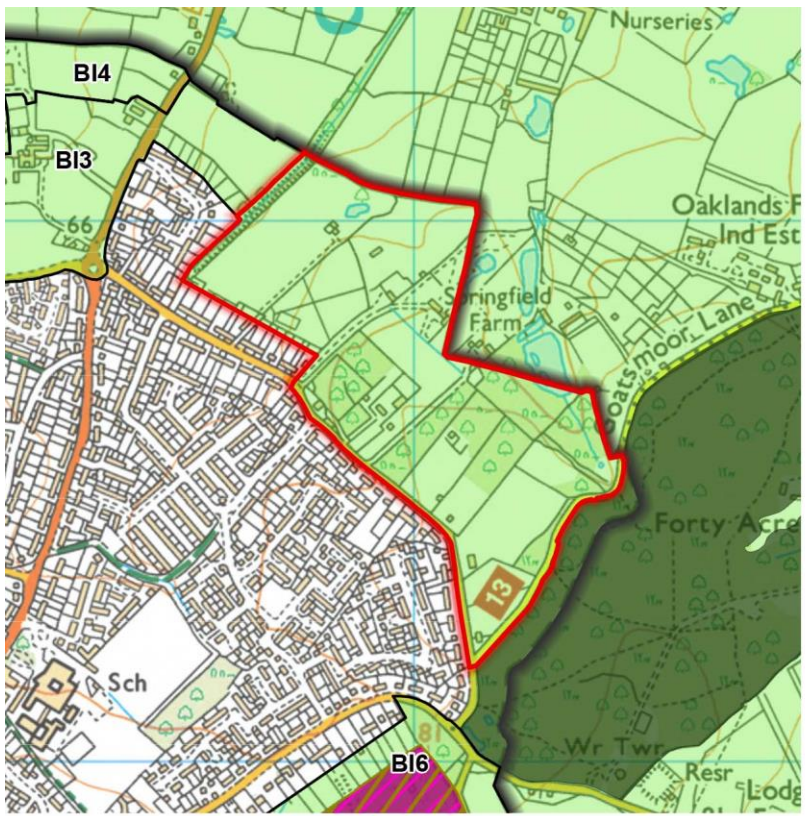
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI5



- BI5
  - Neighbouring parcel
  - Basildon District
  - Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
  - Site of Special Scientific Interest
  - Scheduled Monument
  - Ancient Woodland



# Harm of release of land in BI5

## Description

- Parcel is adjacent to Billericay.
- Parcel lies in a wide gap between Billericay and Chelmsford, but intervening urban development reduces perceived separation to a degree.
- The parcel contains some individual residential dwellings, but they are too small in scale to have a significant impact on Green Belt openness.
- As the majority of the parcel contains woodland it is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Woodland blocks along Potash Road at other parts of the inset edge to the southwest form a strong boundary between the parcel and the urban area. A significant portion of the parcel is occupied by tree cover and therefore there is strong land cover distinction from the adjacent settlement.
- Strong separation from urban influences, with views dominated by open countryside.
- Dense woodland tree cover provides a strong outer boundary from the wider green belt to the east. Goatsmoor Lane provides separation from surrounding Green Belt to the south.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a robust gap between Billericay and Chelmsford, but makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban area, which increases the extent to which development would be considered to weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release would cause some weakening of the distinction of adjacent Green Belt to the north, but it would have a limited impact on the wide settlement gap between Billericay and Chelmsford.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.



## Harm of release of land in BI5

- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Woodland provides strong outer boundaries. Release would cause some weakening of the distinction of adjacent Green Belt to the north, but trees screen most views.

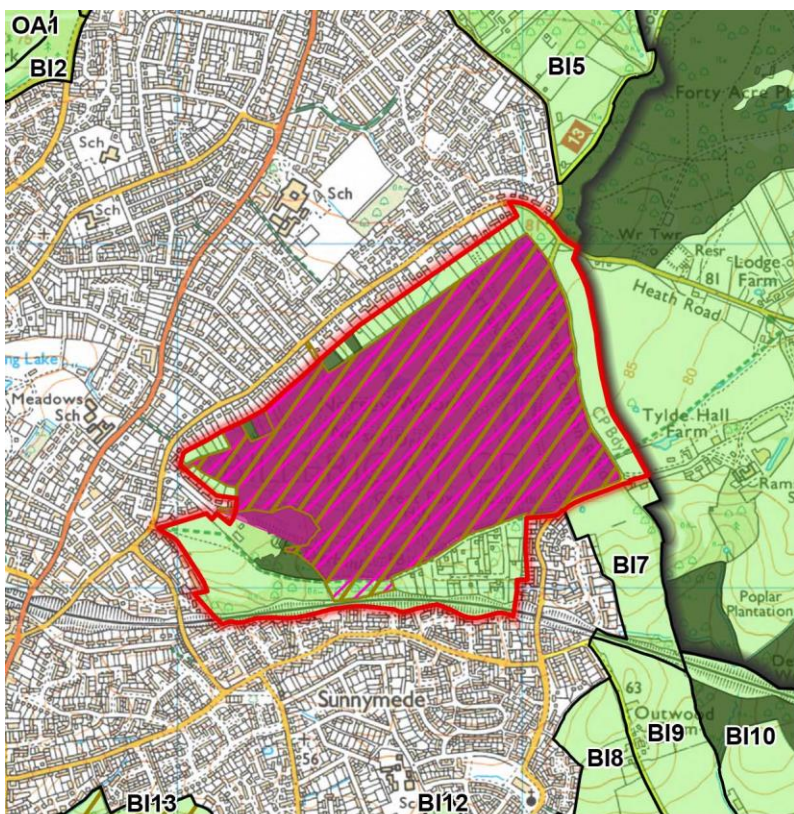
### **Purpose 4 – Preserve the setting and special character of historic towns.**









- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI6



-  BI6
-  Neighbouring parcel
-  Basildon District
-  Green Belt
- Absolute constraint(s)**
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Scheduled Monument
-  Ancient Woodland



# Harm of release of land in BI6

## Description

- Parcel is adjacent to the southeast of Billericay.
- Land in the parcel is too contained by the inset area of Billericay to make a contribution to maintaining separation between towns.
- The parcel is largely constrained by Norsey Wood SSSI and Ancient Woodland. There are pockets of unconstrained land in the north of the parcel, the west and the southeast. The majority of the parcel is open, but the southeast of the parcel does contain Break Egg Hill Plotland, which has reduced openness.
- The unconstrained areas of the parcel in the south and north contain residential properties and gardens, which limits the extent to which they are perceived as countryside. Unconstrained land in the west of the parcel is comprised of woodland and is therefore considered to be part of the countryside.
- The railway line and tree cover to the south provides a strong boundary between the unconstrained areas in the south of the parcel and the inset area. These areas are also wooded, creating strong land cover distinction from Billericay. However, unconstrained land in the north of the parcel consists largely of residential gardens that have a strong association with the urban area.
- The majority of the parcel is comprised of woodland most of which is designated as a SSSI and therefore it forms a strong boundary between the settlement and the wider Green Belt. In the unconstrained areas of the parcel, the woodland forms a strong outer boundary.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land in the parcel is too contained by the inset area of Billericay to make a contribution to maintaining separation between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The unconstrained areas in the west of the parcel are largely comprised of woodland and are therefore considered to be part of the countryside. However, the unconstrained areas in the north and south have a stronger association with the urban area.
- **Openness:** Parcel is open.
- **Distinction:** The unconstrained land in the west of the parcel has strong distinction from the urban edge, which increases the extent to which development would be considered

## Harm of release of land in BI6

encroachment on the countryside. The unconstrained areas in the north and south share a stronger association with the urban area.

- **Impact of release on remaining Green Belt:** Release and development of the unconstrained part of the parcel in the west expand Billericay into a wooded area that is associated with Norsey Wood SSSI and Ancient Woodland. This would constitute significant encroachment on the countryside. Release of the unconstrained areas in the north and south would constitute a lower degree of harm to Purpose 3, although all release in these areas would have limited impact on adjacent Green Belt land due to the density of the woodland and its designation as a SSSI. Release to the east of Outwood Common Road would constitute very high harm to this purpose due to the containing influence it would have on Norsey Wood, separating from the wider open countryside to the east.

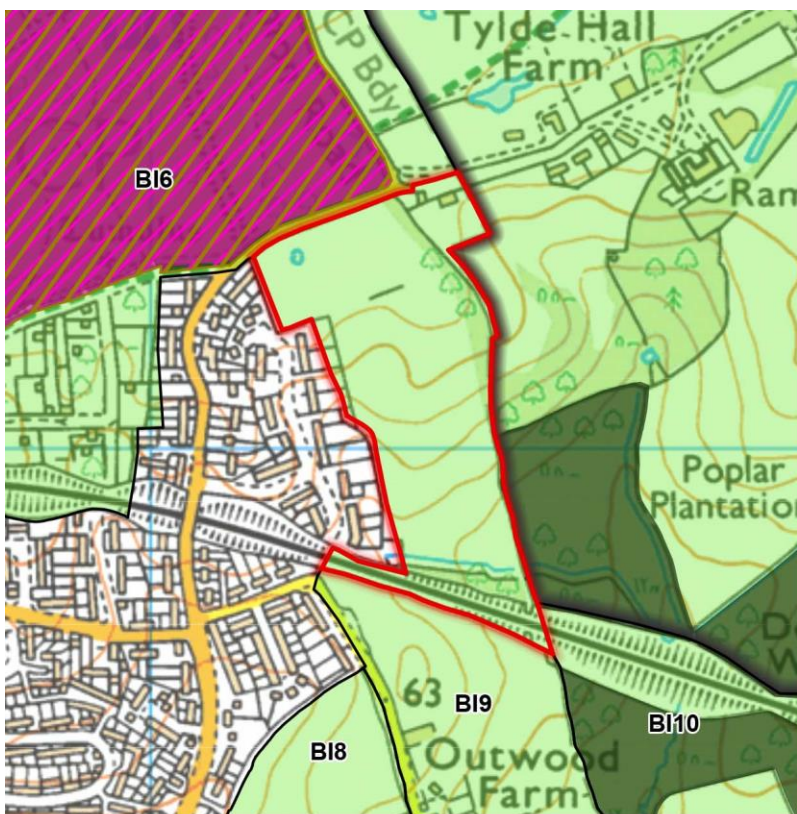
### **Purpose 4 – Preserve the setting and special character of historic towns.**









- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI7



-  BI7
-  Neighbouring parcel
-  Basildon District
-  Green Belt
- Absolute constraint(s)**
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Scheduled Monument
-  Ancient Woodland



# Harm of release of land in BI7

## Description

- Parcel is adjacent to the east of Billericay.
- Land lies in a wide gap between Billericay and Wickford. However, urbanising development between the towns reduces perceived separation. The Crouch Valley maintains open views between the towns. Woodland blocks (Norsey Wood SSSI and areas of Ancient Woodland) adjacent to Billericay. No built development in parcel, so land is open in Green Belt terms.
- As woodland and farmland, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Residential garden boundaries at the inset edge of Billericay to the west provide a weak degree of boundary separation from the inset area. As a result, there is clear urbanising influence within the parcel. The parcel is contained by areas of Ancient Woodland to the north (Norsey Wood) and southeast (Devils/Crays Woods), a woodland belt to the northeast and a railway line to the south.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between Billericay and Wickford and so makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a weak degree of distinction from the urban edge, which reduces the extent to which development would weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would cause limited narrowing of settlement gaps to either Wickford or Basildon and the parcel is strongly contained, which would prevent urbanising influence on adjacent Green Belt land.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a weak degree of distinction from the urban edge, which reduces the extent to which development would be considered encroachment on the

## Harm of release of land in BI7

countryside.

- **Impact of release on remaining Green Belt:** Release and development of the parcel would not weaken the distinction of adjacent Green Belt land as it is strongly contained by tree cover.

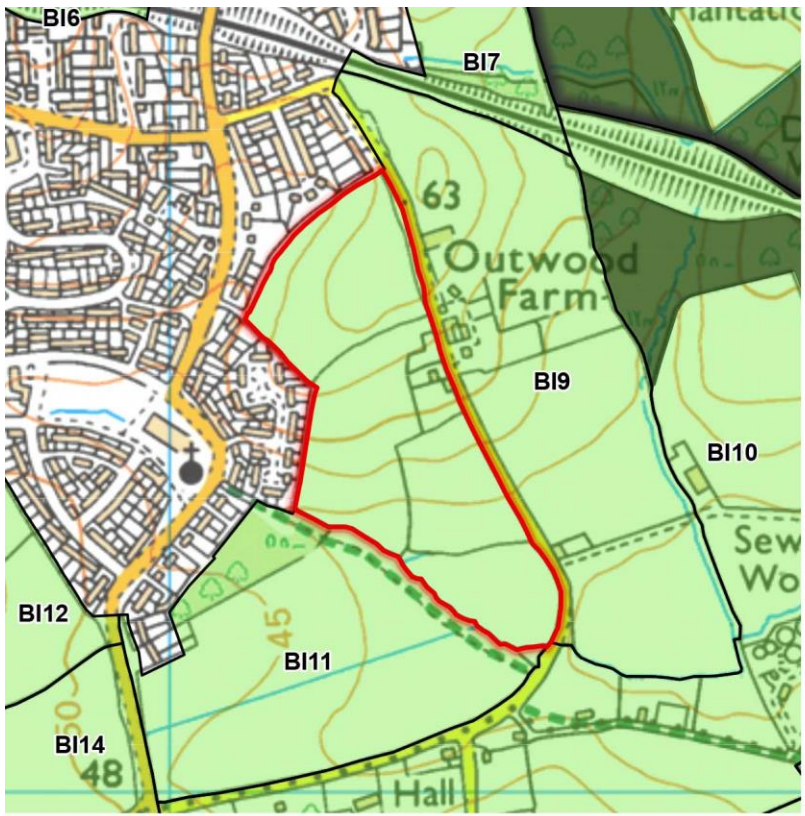
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI8





# Harm of release of land in BI8

## Description

- Parcel is adjacent to the east of Billericay.
- Land lies in a wide gap between Billericay and Wickford. However, urbanising development between the towns reduces perceived separation. The Crouch Valley maintains open views between the towns. Woodland blocks (Norsey Wood SSSI and areas of Ancient Woodland) adjacent to Billericay.
- The parcel contains a residential dwelling to the east adjacent to Outwood Farm Road, but this is too small in scale to have a significant impact on Green Belt openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Residential garden boundaries at the inset edge to the west are a weak boundary feature that provide little visual separation from the urban area. Land in the southeast of the parcel lies downslope from the urban area and the rest of the parcel and has a weaker visual relationship with the settlement.
- Mature hedgerows and tree cover along Outwood Farm Road form a relatively strong outer boundary to the parcel to the east.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between Billericay and Wickford and so makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would have limited impact on the settlement gap to either Wickford or Basildon, but it would have an urbanising influence on land to the southeast.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Outwood Farm Road provides some outer boundary, but release and development of the parcel would still result in weakening

## Harm of release of land in BI8

of the distinction of adjacent Green Belt land to the southeast and south west.

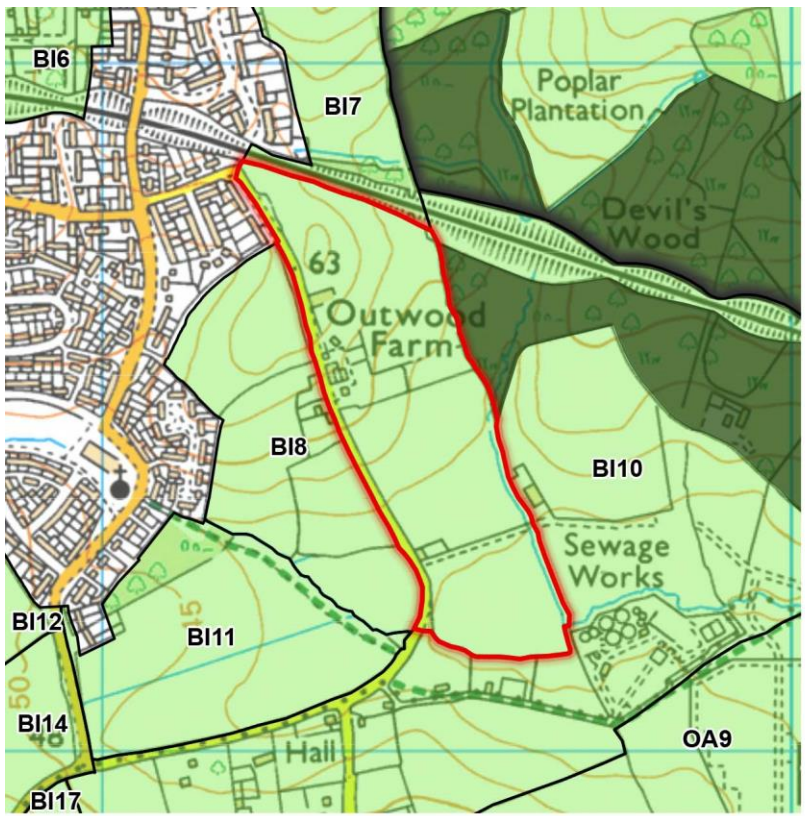
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

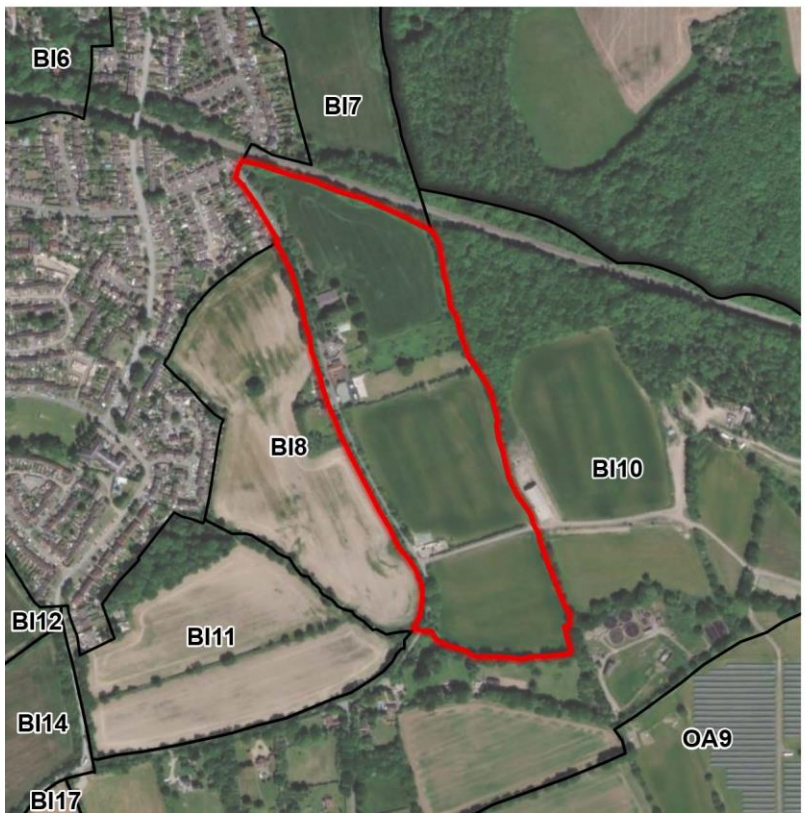
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI9



- BI9
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Ancient Woodland



# Harm of release of land in BI9

## Description

- Parcel is adjacent to the east of Billericay, but it is assumed that the parcel would only be released in combination with the parcel to the west
- Land lies in a wide gap between Billericay and Wickford. However, urbanising development between the towns reduces perceived separation. The Crouch Valley maintains open views between the towns. Woodland blocks (Norsey Wood SSSI and areas of Ancient Woodland) adjacent to Billericay. The parcel contains dwellings and farm buildings to the west along Outwood Farm Road, but they are too small in scale to have a significant impact on Green Belt openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Outwood Farm Road is lined with mature hedgerows and trees to the west and, which in combination with adjacent Green Belt, provides a strong degree of boundary separation from the inset area. The parcel also slopes downwards away from the settlement, adding a degree of landform distinction in the southern half of the parcel. Consequently, there is limited views of Billericay within the parcel.
- The railway line and an area of Ancient Woodland (Devils/Crays Woods) provide a strong outer boundary to the parcel to the northeast. Tree lined field boundaries provide a relatively strong outer boundary to the parcel to the southeast.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between Billericay and Wickford and so makes a contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with adjacent Green Belt to the west, would cause some minor narrowing of the settlement gap to Wickford, but Ancient Woodland to the east maintains a strong degree of separation. Release would also result in weakening of adjacent Green Belt distinction to the southeast.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in BI9

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with adjacent Green Belt land to the west, would have a limited impact on the adjacent Green Belt to the north east as Ancient Woodland provides a strong outer boundary.. Release of the parcel would expand Billericay into open countryside beyond Outwood Farm Road and weaken the distinction of adjacent Green Belt land to the southeast that currently lies a significant distance from the inset area.

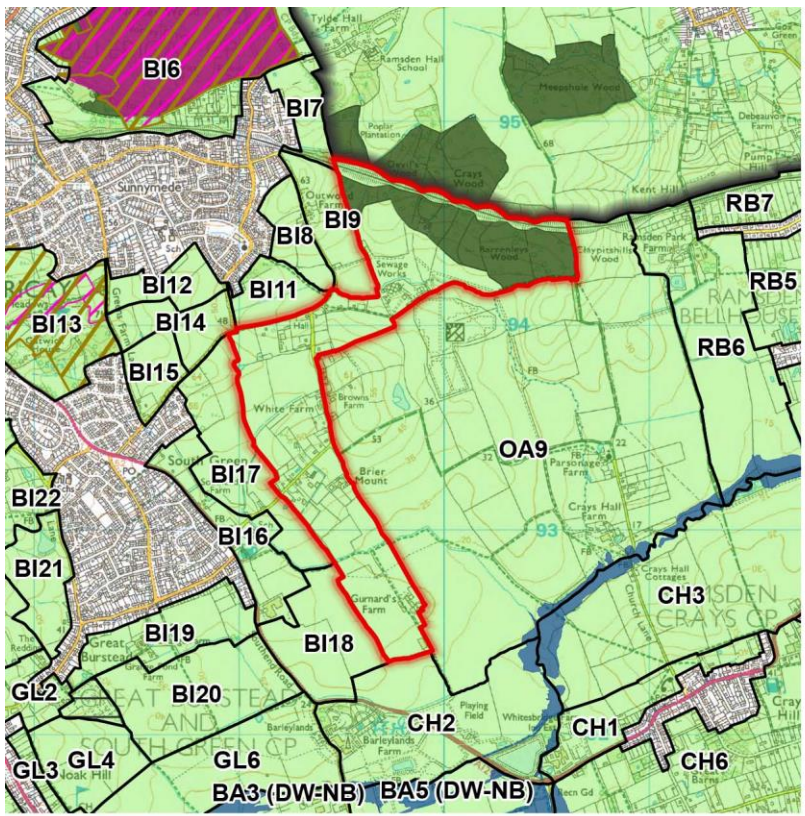
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

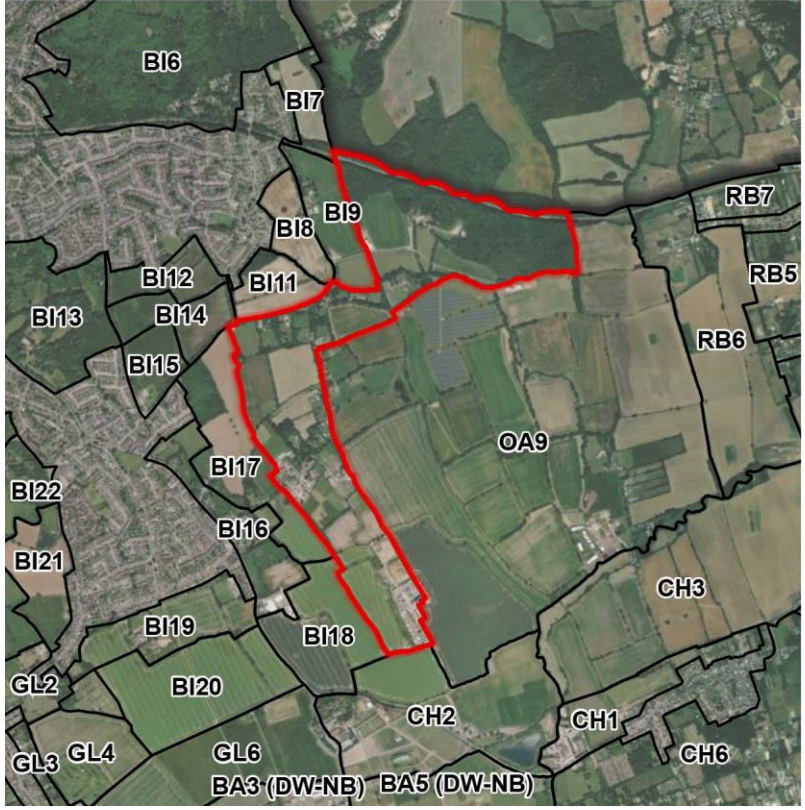
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI10



- BI10
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Local Nature Reserve
- Site of Special Scientific Interest
- Scheduled Monument
- Flood Zone 3
- Ancient Woodland



# Harm of release of land in BI10

## Description

- Land between Billericay and Wickford, lying east of Billericay.
- Land lies in a wide gap between Billericay and Wickford. However, urbanising development between the towns reduces perceived separation. The Crouch Valley maintains open views between the towns.
- There are areas of industrial and residential development scattered throughout the area, but their disparate distribution and relative isolation do not have a significant impact on openness.
- The outer area is predominately comprised of agricultural land and pockets of woodland and is therefore considered to be part of the countryside.
- Land is not associated with a historic town.
- All land in this outer area is considered to have very strong distinction from Billericay. Adjacent fields and areas of tree cover provide strong boundary separation to the west and land slopes downwards into the Crouch Valley, creating landform distinction from the urban area.
- A significant part of the northern edge of the outer area is Ancient Woodland (Devils/Crays Woods).

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land lies to the east of Billericay and west of Wickford (via Crays Hill and Ramsden Bellhouse), which are not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between Billericay and Wickford and therefore contributes to preventing their merger.
- **Openness:** Land is open.
- **Distinction:** Land in the parcel has very strong distinction from inset urban areas which increases the extent to which development would be considered to reduce separation between neighbouring towns.
- **Impact of release on remaining Green Belt:** Expansion of Billericay into this parcel would reduce the settlement gap between the neighbouring towns but would maintain and relatively wide gap. However, release would weaken the distinction and contain surrounding Green Belt south of the Devils/Crays Ancient Woodland and east and south east of Coxes Farm Road.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Land is part of the countryside and so contributes to preventing

## Harm of release of land in BI10

encroachment on it.

- **Openness:** Land is open.
- **Distinction:** Land has very strong distinction from inset urban areas which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Expansion of Billericay into this parcel would weaken the distinction and contain surrounding Green Belt south of the Devils/Crays Ancient Woodland and east and south east of Coxes Farm Road.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

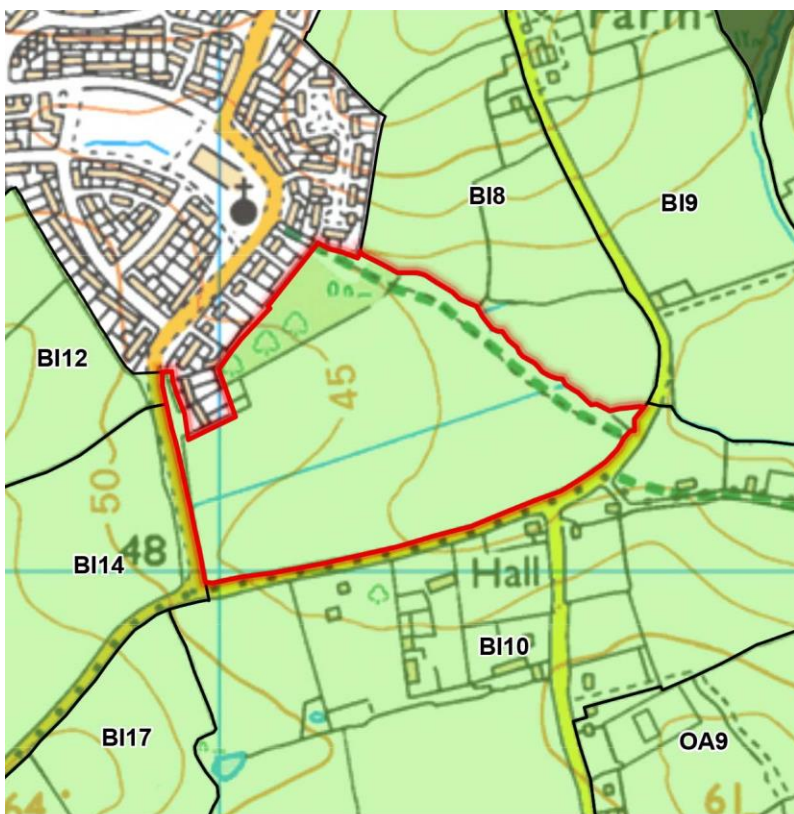
- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in BI11



-  BI11
-  Neighbouring parcel
-  Green Belt
- Absolute constraint(s)**
-  Ancient Woodland



# Harm of release of land in BI11

## Description

- Parcel is adjacent to the southeast of Billericay.
- Land lies in a wide gap between Billericay and Wickford. However, urbanising development between the towns reduces perceived separation. The Crouch Valley maintains open views between the towns. Woodland blocks (Norsey Wood SSSI and areas of Ancient Woodland) adjacent to Billericay.
- No built development in parcel, so land is open in Green Belt terms.
- As woodland and farm land the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Dense woodland provides a strong boundary between the parcel and the inset area to the north. Consequently, there is little visual relationship with Billericay.
- Tree cover along Outwood Farm Road forms strong outer boundary to the parcel to the south.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between Billericay and Wickford, and therefore makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would have little impact on the settlement gaps to either Wickford or Basildon. Tree cover to the south provides a relatively strong outer boundary to the south to prevent some urbanising influence.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel

## Harm of release of land in BI11

would expand Billericay beyond a woodland block at the inset edge, Tree cover to the south provides a relatively strong, alternative boundary feature that would prevent urbanising influence on adjacent Green Belt land. However, release of the parcel would cause increased containment on land to the west, weakening the connectivity of the Green Belt in this area.

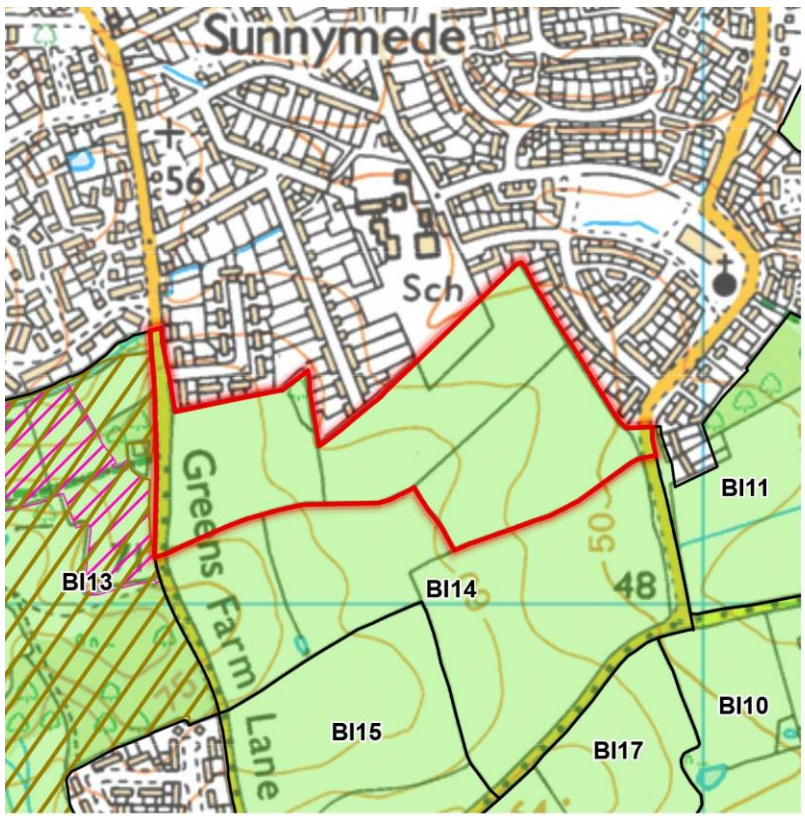
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI12



- BI12
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
  - Local Nature Reserve
  - Site of Special Scientific Interest



# Harm of release of land in BI12

## Description

- Parcel is adjacent to the southeast of Billericay.
- Land is too contained by the settlement of Billericay to make a significant contribution to maintaining separation between towns.
- There is no built development in the parcel and it is therefore considered open.
- The parcel is predominately comprised of agricultural land and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Tree cover at the inset edge to the north reduces some of the urbanising influence in the parcel, but fields in the east are contained on two sides which increases their associated with Billericay.
- Mature hedgerows provide some outer boundary to the parcel.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land is too contained by the settlement of Billericay to make a significant contribution to maintaining separation between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and therefore contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Mature hedgerows provide some screening from the surrounding Green Belt, but release and development of the parcel would still have some urbanising influence on land to the south. Release of the parcel would also cause some increased containment on land to the west, weakening the connectivity of the Green Belt.

### Purpose 4 – Preserve the setting and special character of historic towns.

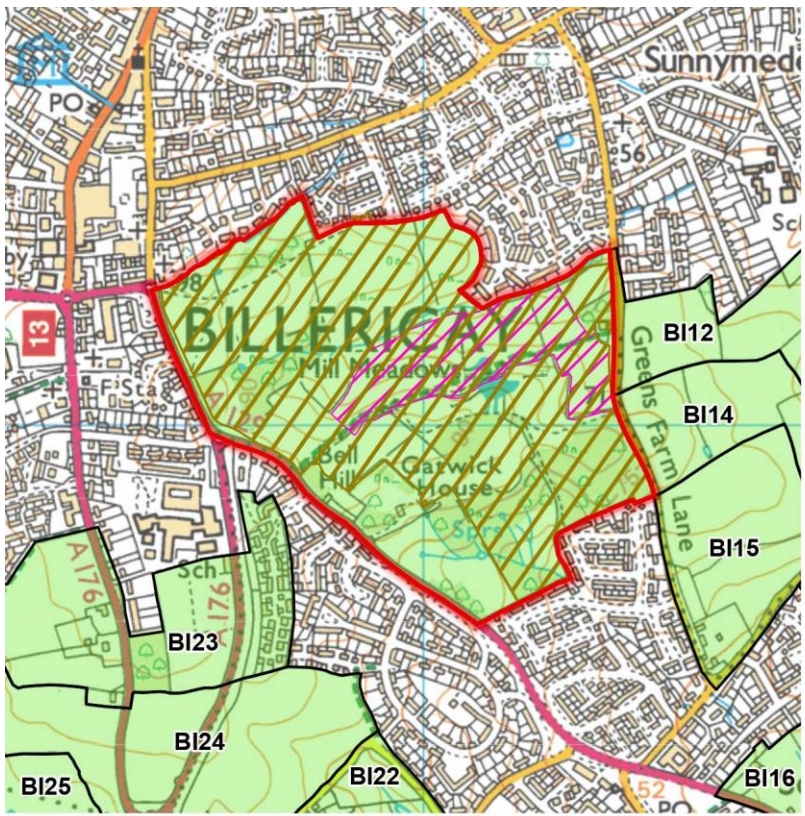
- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

## Harm of release of land in B12

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI13



# Harm of release of land in BI13

## Description

- Parcel is adjacent to the southeast of Billericay.
- Land in the parcel is too contained by the inset area of Billericay to make a contribution to maintaining separation between towns.
- The parcel is largely constrained by Mill Meadows SSSI and Local Nature Reserve. There is some unconstrained land adjacent to Southend Road in the south of the parcel where there are some residential dwellings, but they do not have a significant impact on openness. There is also a small area of unconstrained land in the northeast of the parcel adjacent to Green Farm Lane that contains tree cover.
- The unconstrained areas of the parcel are comprised of grassland and tree cover and are therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Mature tree cover along the majority of the inset edge and Southend Road (A129) in the unconstrained parts of the parcel provide a strong degree of boundary separation from the inset settlement of Billericay and minimise urbanising influence within the parcel. A significant portion of this area is comprised of tree cover that creates land cover distinction from the urban area. There is a steep slope within the unconstrained area of the parcel, rising up to the north, which provides landform distinction from the inset area.
- The parcel is strongly contained by mature tree cover associated with the absolute constraint of Mill Meadows Local Nature Reserve and Mill Meadows SSSI.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land in the parcel is too contained by the inset area of Billericay to make a contribution to maintaining separation between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The unconstrained areas of the parcel are comprised of grassland and tree cover and are therefore considered to be part of the countryside.
- **Openness:** Parcel is open.
- **Distinction:** Unconstrained land in the parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside. Impact of release on remaining Green Belt: Release and development of the unconstrained part of the parcel would breach mature tree cover and Southend Road (A129) at the inset edge, but the containment of the parcel mean that



## Harm of release of land in BI13

such release would increase existing containment to the northwest that is already largely contained by the settlement. The parcel is strongly contained by mature tree cover associated with the absolute constraint of Mill Meadows Local Nature Reserve and SSSI, which would significantly limit urbanising influence on adjacent Green Belt land.

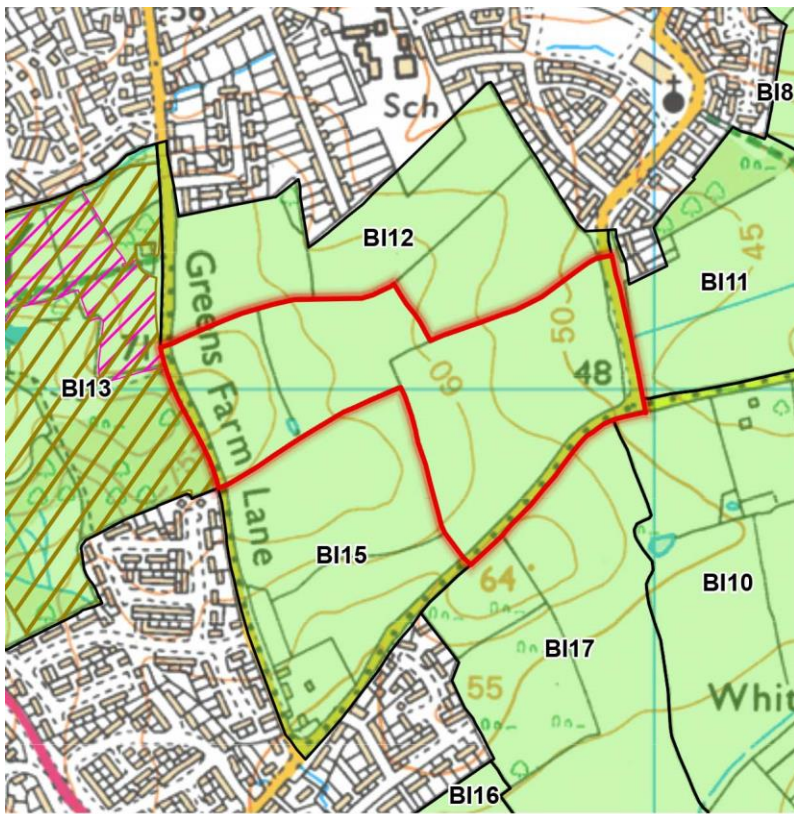
### **Purpose 4 – Preserve the setting and special character of historic towns.**






- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI14



-  BI14
-  Neighbouring parcel
-  Green Belt
- Absolute constraint(s)**
-  Local Nature Reserve
-  Site of Special Scientific Interest



# Harm of release of land in BI14

## Description

- Parcel is adjacent to the southeast of Billericay, but it is assumed that it would only be released in combination with the land to the north, south and west in between the parcel and the urban edges of Billericay.
- Land is too contained by the settlement of Billericay to make a significant contribution to maintaining separation between towns.
- There is no built development in the parcel and therefore it is considered open in Green Belt terms.
- The parcel is comprised of agricultural land and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Mature hedgerows and adjacent Green Belt to the north and south provide relatively strong boundary separation from the inset settlement of Billericay and, as a result, there is little urbanising influence within the parcel.
- Tree cover along Outwood Common Road to the east provides a strong outer boundary to the parcel.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land is too contained by the settlement of Billericay to make a significant contribution to maintaining separation between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and therefore contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with either adjacent Green Belt to the north, south and west would expand Basildon beyond a series of mature hedgerows into open countryside. Outwood Common Road provides a strong boundary to the east that would prevent urbanising influence on adjacent Green Belt.

### Purpose 4 – Preserve the setting and special character of historic towns.

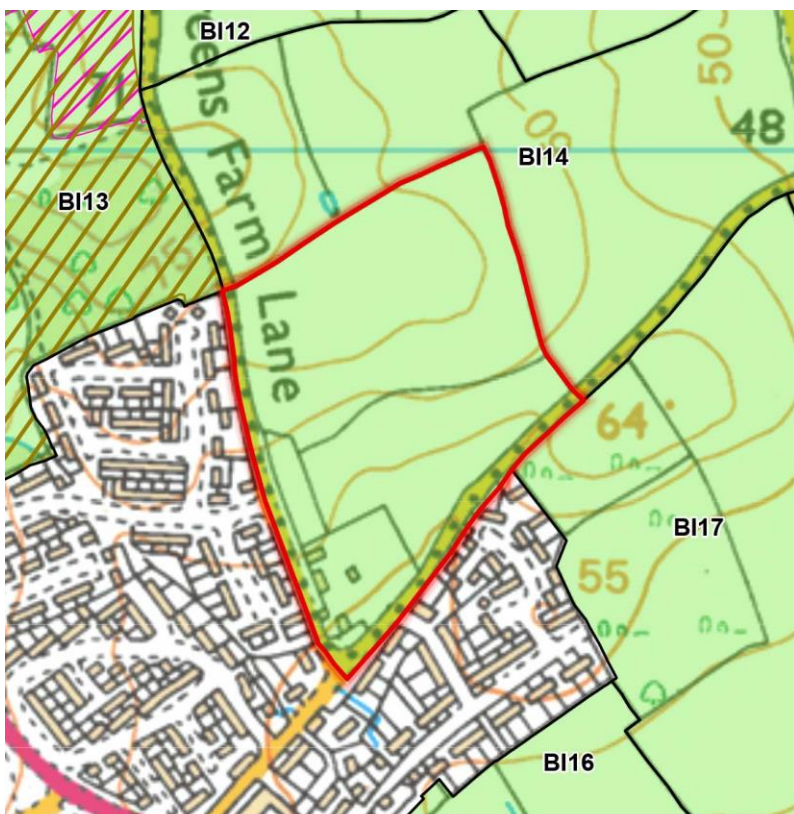
## Harm of release of land in BI14





- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

**Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI15



-  BI15
-  Neighbouring parcel
-  Green Belt
- Absolute constraint(s)**
-  Local Nature Reserve
-  Site of Special Scientific Interest



# Harm of release of land in BI15

## Description

- Parcel is adjacent to the southeast of Billericay.
- Land is too contained by the settlement of Billericay to make a significant contribution to maintaining separation between towns.
- The parcel contains some residential properties adjacent to Greens Farm Lane, but they are too small in scale to have a significant impact on openness.
- The parcel is comprised of agricultural land and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Broken tree cover along Greens Farm Lane and Outwood Common Road provides some degree of boundary separation from the adjacent urban area. There is some urbanising influence in the parcel however as it is contained from the west and southeast.
- Mature hedgerows provide some outer boundary to the parcel.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land is too contained by the settlement of Billericay to make a significant contribution to maintaining separation between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and therefore contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Mature hedgerows provide some screening from the surrounding Green Belt, but release and development of the parcel would still have some urbanising influence on land to the north and east. Release of the parcel would also cause some increased containment on land to the west, weakening the connectivity of the Green Belt.

### Purpose 4 – Preserve the setting and special character of historic towns.

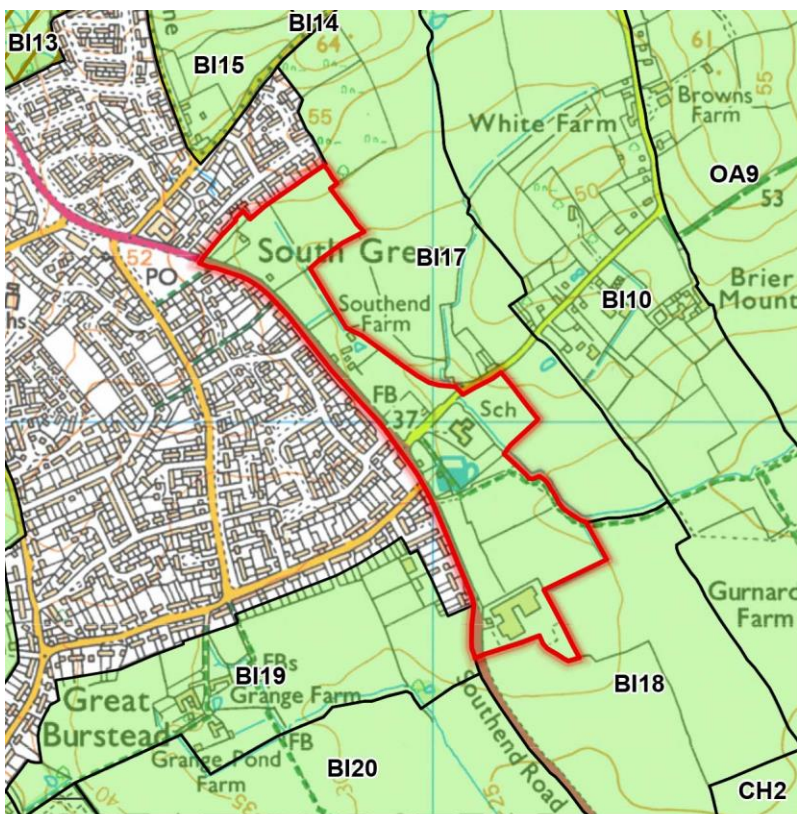
- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

## Harm of release of land in BI15

**Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI16



- BI16
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Local Nature Reserve





# Harm of release of land in BI16

## Description

- Parcel is adjacent to the southeast of Billericay.
- Land lies in a wide gap between Billericay and Wickford. However, urbanising development between the towns reduces perceived separation. The Crouch Valley maintains open views between the towns. Woodland blocks (Norsey Wood SSSI and areas of Ancient Woodland) adjacent to Billericay.
- The parcel contains St. Peters Primary School in the centre of the parcel, an engineering centre to the south and residential dwellings to the north. These pockets of development impact openness locally, but not at a strategic scale within the parcel.
- Parts of the parcel are used for employment and education purposes, which increases their associated with the urban area. However, the majority of the parcel is comprised of agricultural land and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The A129 (Southend Road) and adjacent tree cover provide a relatively strong boundary between the parcel and the inset area to the west. However, boundary strength is weaker in the southern half of the parcel and areas of development have some urbanising influence.
- Tree cover provides a strong outer boundary to the parcel to the west. However, the parcel has a weaker boundary with adjacent Greene Belt to the southeast.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between Billericay and Wickford. As such, it makes some contribution to preventing their merger.
- **Openness:** The majority of the parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would cause limited narrowing of the settlement gap, but it would result in weakening of the distinction of adjacent Green Belt to the southeast.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The majority of the parcel is comprised of
- **Openness:** The majority of the parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.

## Harm of release of land in BI16

- **Impact of release on remaining Green Belt:** Release would weaken the distinction of adjacent Green Belt to the east.

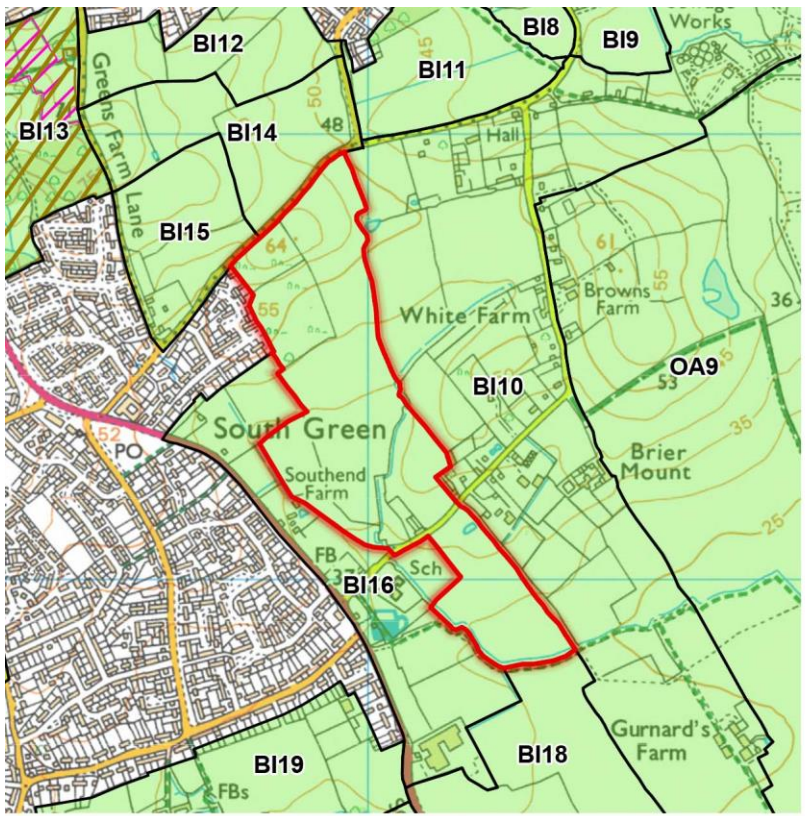
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

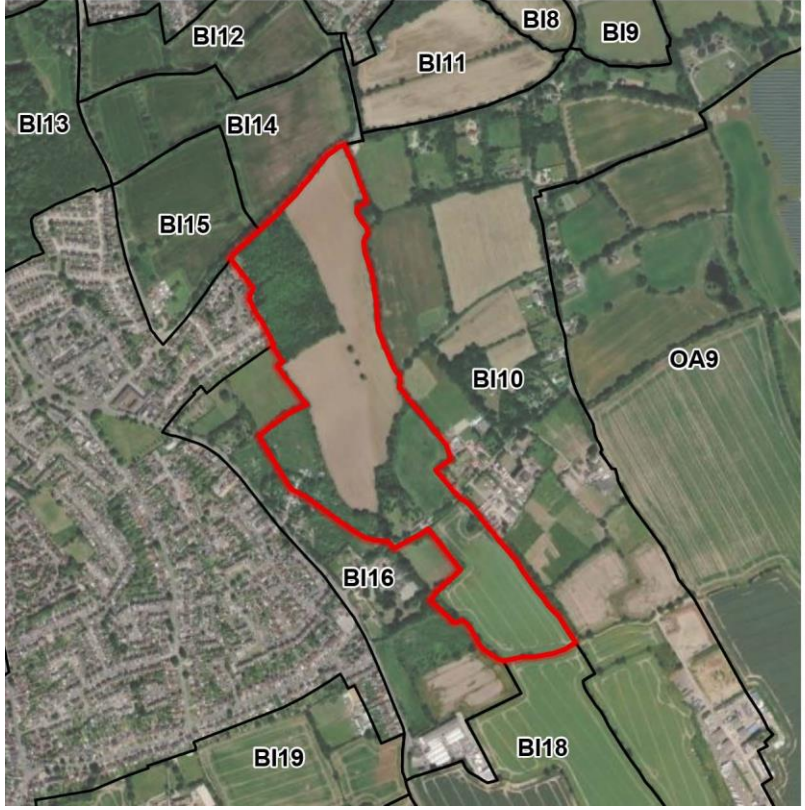
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI17



- BI17
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
  - Local Nature Reserve
  - Site of Special Scientific Interest



# Harm of release of land in BI17

## Description

- Parcel is adjacent to the southeast of Billericay.
- Land lies in a wide gap between Billericay and Wickford. However, urbanising development between the towns reduces perceived separation. The Crouch Valley maintains open views between the towns. Woodland blocks (Norsey Wood SSSI and areas of Ancient Woodland) adjacent to Billericay.
- The parcel contains dwellings to the south adjacent to Coxes Farm Road but this development is too small to have a significant impact on openness.
- As farmland and woodland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- A woodland block in the north provides very strong boundary feature from the settlement, whilst hedegrows, adjacent Green Belt and the A129 (Southend Road) combine to form a strong boundary between the south of the parcel and Billericay. As a result, there is no urbanising influence within the parcel and a strong visual relationship with the surrounding countryside to the east.
- Separation between the parcel and adjacent Green Belt to the east, south and south west is relatively strong due to a mature tree cover and to the north due to Outwood Farm Road.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between Billericay and Wickford and therefore makes a contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with Green Belt land to the west, would cause limited narrowing of the settlement gap to Wickford given the eastern extent of Billericay to the north. However, release would weaken the distinction of adjacent Green Belt to the east that currently lies at some distance from the settlement.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in BI17

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to prevent encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Expansion of Billericay into this parcel, including the release of adjacent Green Belt to the west, would weaken the distinction of adjacent Green Belt land to the east.

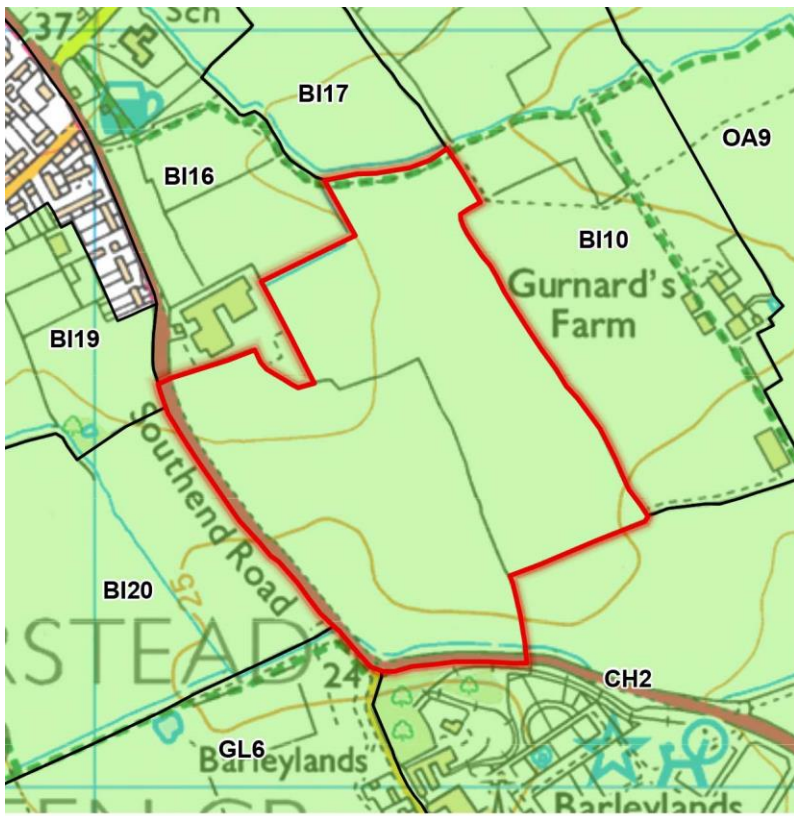
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI18



- BI18
- Neighbouring parcel
- Green Belt



# Harm of release of land in BI18

## Description

- Parcel is close to the southeast of Billericay.
- Parcel sits in a wide gap between Billericay and Wickford. The parcel also lies in a moderate gap between Basildon and Billericay to the southwest. Urbanising development along Noak Hill Road significantly reduces perceived separation and increases the fragility of the gap. The River Crouch acts as a significant separating feature but also maintains open views between the two towns.
- There is no built development in parcel, so land is open in Green Belt terms.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Green Belt to the east of Southend Road, as well as woodland maintains a relatively strong degree of boundary separation between the parcel and inset area. As a result there is little urbanising influence within the parcel and it shares a stronger visual relationship with the surrounding countryside.
- Lines of hedges and trees to the east and north provide a degree of separation between the parcel and adjacent Green Belt to the east. However, boundary features are weaker to the southeast where hedges and tree cover are more broken.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to the south of Billericay. The settlement of Great Burstead to the west links Billericay to Basildon, increasing their association. Therefore, it is considered that land to the east makes some contribution to preventing sprawl, despite lying some distance from the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with land to the north, would expand Billericay southwards into an area where Great Burstead already creates some increased association with Basildon. Release of the parcel would weaken the distinction of adjacent Green Belt land to the south.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Billericay and Basildon, and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to weaken the perceived separation between towns.
- **Impact on remaining Green Belt:** Release and development of the

## Harm of release of land in BI18

parcel, in conjunction with land to the northwest, would increase containment on land to the southwest, increasing the fragility of the settlement gap between Basildon and Billericay. Release would also increase urbanising influence on Green Belt land to the east and to a lesser extent to the west beyond the road by virtue of its containing influence.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of land in the parcel, in conjunction with land to the northwest, would breach the existing boundary of Southend Road at the inset edge and replace it with weaker boundaries to the east. This would increase urbanising influence on adjacent Green Belt land to the east, weakening its distinction from the settlement, and to a lesser extent to the west beyond the road by virtue of its containing influence.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

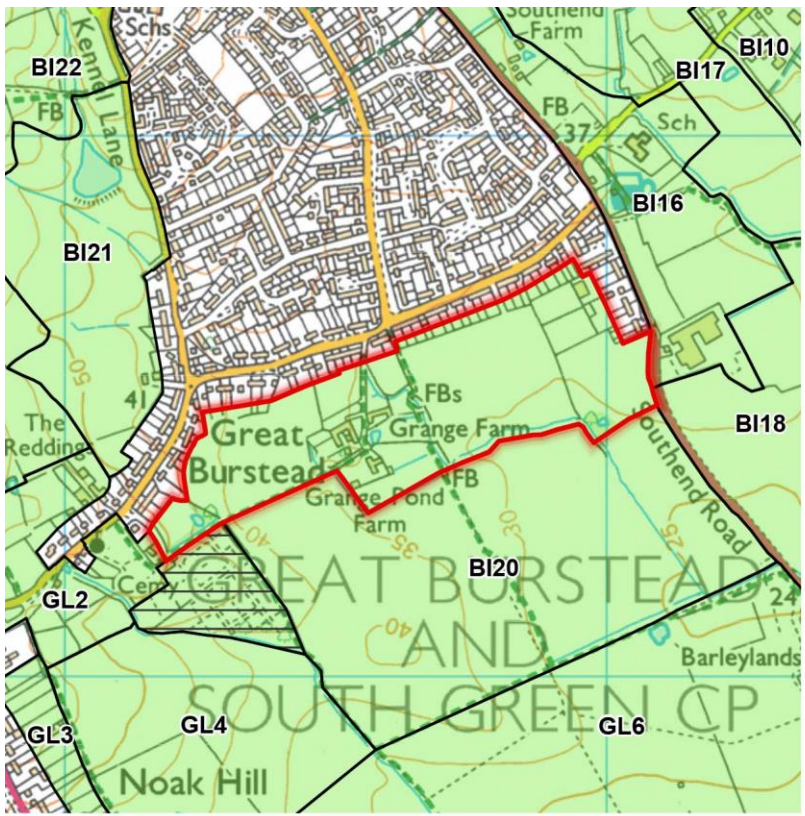
- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in BI19



- BI19
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery



# Harm of release of land in BI19

## Description

- Parcel is adjacent to the south of Billericay.
- Land lies in a moderate gap between Basildon and Billericay, but urbanising development along Noak Hill Road significantly reduces perceived separation and increases the fragility of the gap. The River Crouch acts as a significant separating feature but also maintains open views between the two towns.
- The parcel contains residential dwellings at Burstead Grange, but this inappropriate development is too small disparate to have a significant impact on Green Belt openness.
- As predominantly farmland, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Residential garden boundaries at the inset edge provide little boundary separation from the settlement. Consequently, there are views of the urban area in the parcel, particularly in the east where the parcel is contained to an extent by inset development along Church Street and Southend Road. The parcel does however share views over open countryside to the south.
- There is little boundary separation between the parcel and the wider Green Belt to the south. The cemetery and woodland to the west maintain separation with the Green Belt between Greater Burstead and Billericay to the west.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a gap between Basildon and Billericay, and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release of the parcel would not cause significant narrowing of the settlement gap, but release would increase urbanising influence on land to the south.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.

## Harm of release of land in BI19

- **Impact of release on remaining Green Belt:** Release and development of the parcel would weaken the distinction of adjacent Green Belt land due to a lack of strong, alternative boundary features.

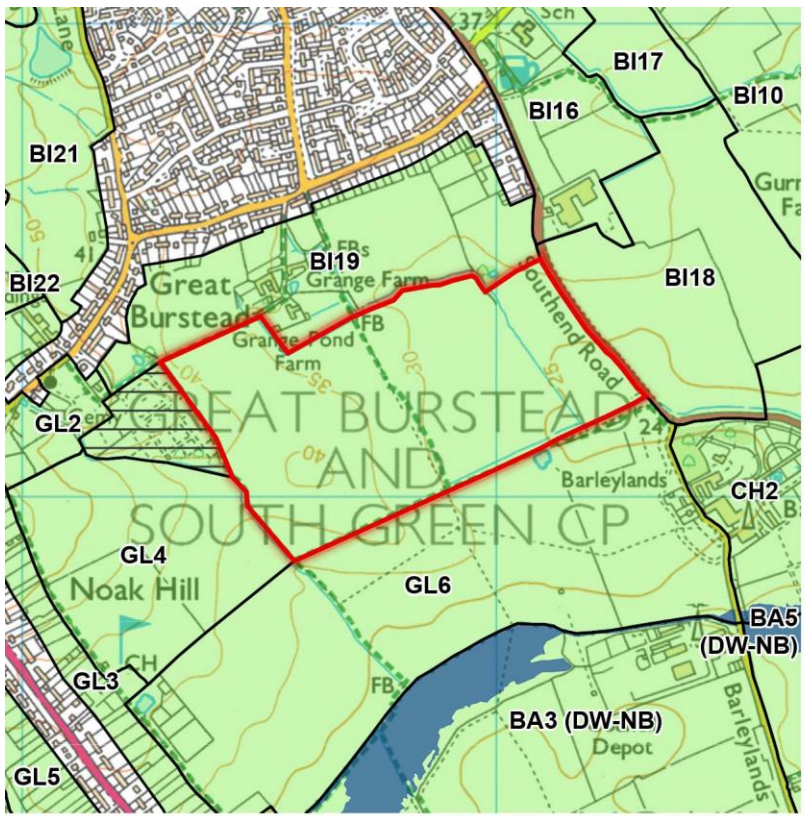
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI20



- BI20
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Flood Zone 3



# Harm of release of land in BI20

## Description

- Parcel is close to the south of Billericay and would be released in combination with the Green Belt to the north in between the parcel and the urban area of Billericay.
- Land lies in a moderate gap between Basildon and Billericay, but urbanising development along Noak Hill Road significantly reduces perceived separation and increases the fragility of the gap. The River Crouch acts as a significant separating feature but also maintains open views between the two towns.
- Parcel is bordered by cemetery in the west, which is an absolute constraint.
- There is no built development within the parcel and therefore it is considered open.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Green Belt to the north of the parcel, combined with broken tree cover, provide some boundary separation between the parcel and the inset area. Additionally, elevated land in the southwest of the parcel creates some landform distinction from the settlement. There is little urbanising influence within the parcel and it shares a strong relationship with the wider Green Belt to the south.
- There is little separation between the parcel and the wider Green Belt the south and southwest.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to the south of Billericay. The settlement of Great Burstead to the west links Billericay to Basildon, increasing their association. Therefore, it is considered that land to the east makes some contribution to preventing sprawl, despite lying some distance from the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with land to the north, would expand Billericay southwards into an area where Great Burstead already creates some increased association with Basildon. Release of the parcel would weaken the distinction of adjacent Green Belt land to the south.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a moderate gap between Basildon and Billericay, and therefore contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between

## Harm of release of land in BI20

towns.

- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with land to the north, would reduce the gap between Basildon and Billericay as well as weakening the distinction of adjacent Green Belt land to the south.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with land to the north, would reduce the distinction of adjacent Green Belt to the east and south where the boundary is weak and adjacent Green Belt to the west which is strongly distinctive.

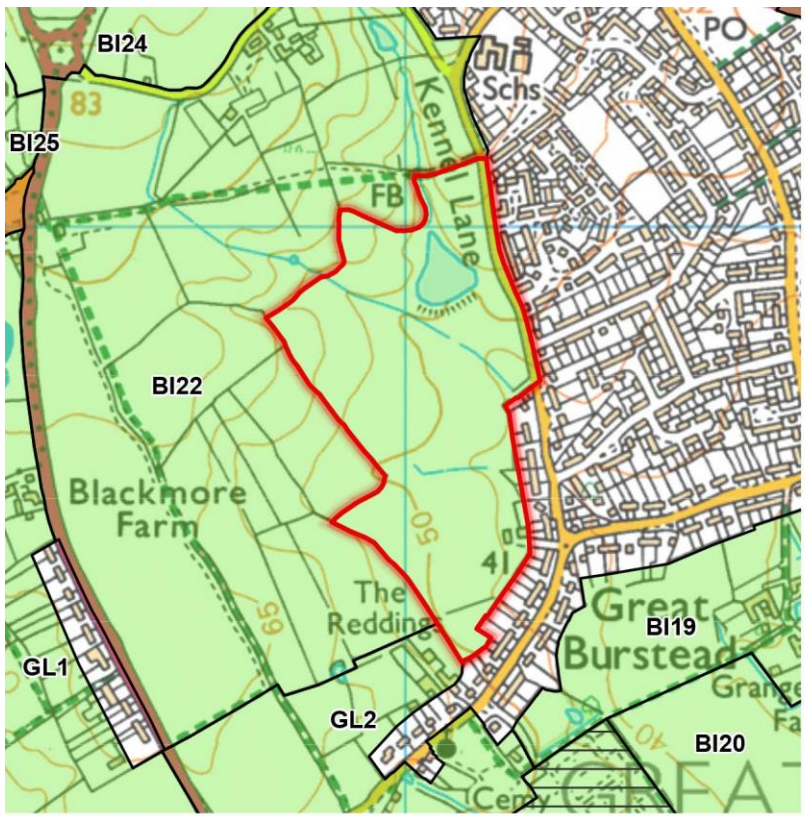
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI21



# Harm of release of land in BI21

## Description

- Parcel is adjacent to the south of Billericay.
- Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Wayletts, Great Burstead and Green Lane Plotlands reduces the perceived separation and increases the fragility of the gap.
- The parcel contains some agricultural development, but this is considered an appropriate use in the Green Belt and therefore does not impact openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Residential garden boundaries at the inset edge of Billericay to the east provide a weak degree of boundary separation between the parcel and the settlement. Consequently, there is some urbanising influence from the settlement within the parcel. Land in the parcel slopes upwards to the west maintaining strong views of the town.
- Hedgerows and broken tree cover provide a relatively weak outer boundary to the parcel to the west, although this is limited by the land to west being farther up the slope.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay and therefore contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release of the parcel would cause some weakening of adjacent Green Belt land to the west and northwest, but it would not reduce the size of the settlement gap to Basildon.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would increase urbanising influence on land to the west and northwest, weakening the distinction of this land from the inset settlement.



## Harm of release of land in BI21

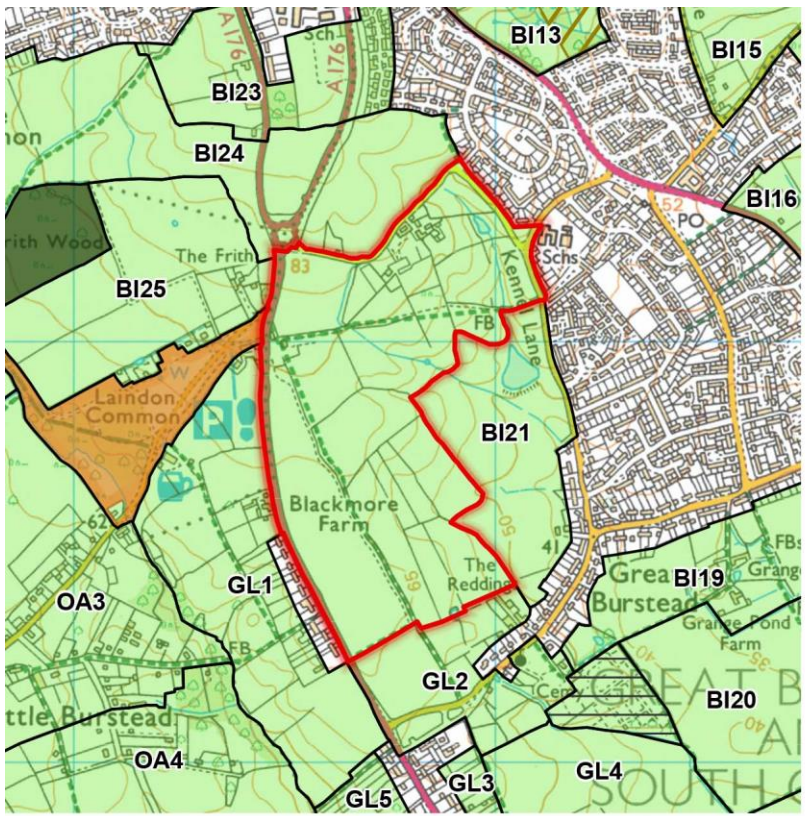
**Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

**Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI22



- BI22
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Local Nature Reserve
- Open access land
- Ancient Woodland



# Harm of release of land in BI22

## Description

- Parcel is adjacent to the south of Billericay, but would only be released in combination with the land to the north and south east in between the parcel and the urban area.
- Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Waylets, Great Burstead and Green Lane Plotlands reduces the perceived separation and increases the fragility of the gap.
- The parcel contains some residential dwellings in the north adjacent to Kennel Lane, but this development is too small and disparate to have a significant impact on openness.
- As woodland and farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Kennel Lane and adjacent tree cover provides a relatively strong degree of boundary separation from the inset area to the east. The boundary is particularly strong in the wooded northeast area of the parcel. Consequently, there is a limited urbanising influence within the parcel. Land in the parcel slopes upwards away from the inset edge, creating further distinction from the settlement. The land within the parcel is on higher ground than the land immediately to the east and has wider views of the open countryside beyond the town to the east.
- Field boundaries and footpaths provide a weak outer boundary to the parcel to the south.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Basildon and Billericay and therefore makes a contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** The release and development of the parcel, in conjunction with Green Belt land to the southeast, would extend Billericay westwards merging it with the inset urban area of Little Burstead, reducing the perceived separation between the two towns. Development would breach Kennel Lane and tree cover and scale the slope up to the ridge along Noak Hill Road. With only hedgerows and a footpath to the south, such release would weaken what remains of the gap separating Billericay from Great Burstead, again reducing the perceived separation between the two towns.

## Harm of release of land in BI22

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Development of the parcel, in conjunction with land to the southeast, would breach Kennel Lane and tree cover, encroaching onto higher ground in the parcel and replacing this consistent boundary with weaker hedgerows and a footpath to the south and weaken what remains of the gap separating Billericay from Great Burstead.

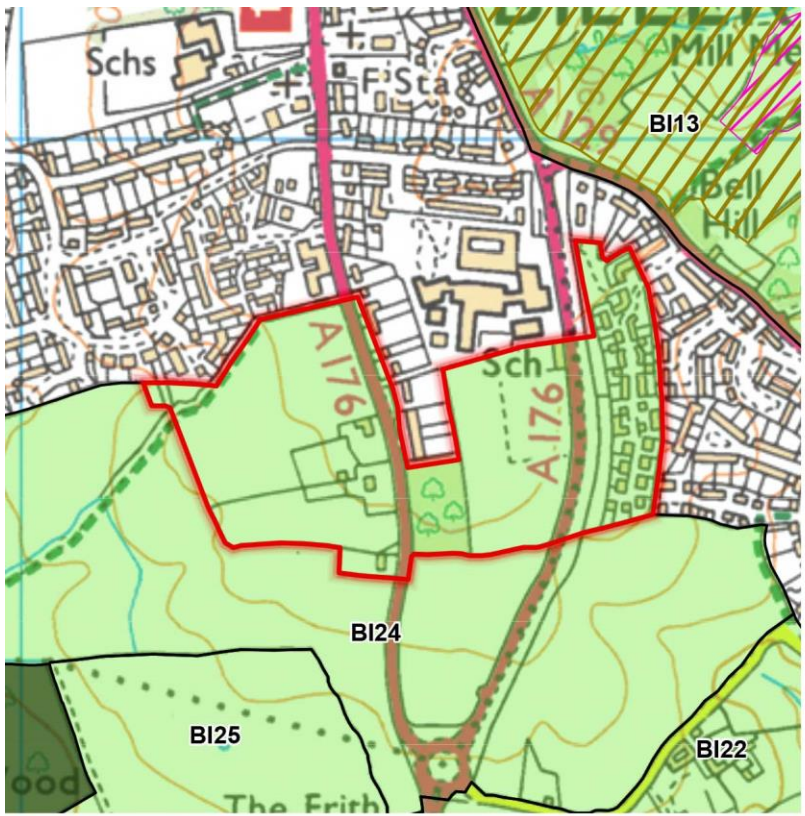
### **Purpose 4 – Preserve the setting and special character of historic towns.**







- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI23



-  BI23
-  Neighbouring parcel
-  Green Belt
- Absolute constraint(s)**
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Ancient Woodland



# Harm of release of land in BI23

## Description

- Parcel is adjacent to the south of Billericay.
- Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Waylets, Great Burstead and Green Lane Plotlands reduces the perceived separation and increases the fragility of the gap.
- The parcel contains a housing estate in the northeast, which has a significant impact on openness around Bell Hill Close, but not at a strategic scale within the parcel. There are also some residential dwellings adjacent to Laindon Road, but they are too small to have a significant impact on openness.
- The northeast of the parcel is used for residential and sport and recreation purposes associated with the Billericay School. This associates the parcel with the urban area and diminishes the extent to which it is perceived as 'countryside'. However, there are some agricultural fields in the west of the parcel.
- The parcel is not associated with a historic town.
- Residential gardens boundaries lie at the northeast inset edge of the parcel and provide little boundary separation from the urban area. Likewise, there is a strong association between the grass sports pitches in the east and the urban area to the north, and development on Bell Close in the east has breached into the parcel. As a result, there is a strong urbanising influence and only some association with the wider Green Belt.
- The A176 and tree cover provides a boundary to the southeast and hedgerows provide some outer boundary to the south and west

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is close to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay and therefore makes a contribution to preventing the merger of towns.
- **Openness:** Land in the majority of the parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would have minimal impact on the settlement gap to Basildon, but there would be some weakening of the distinction of adjacent Green Belt to the south and west.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in BI23

- **Function:** The northeast of the parcel's uses limit the extent to which it contributes to preventing encroachment on the countryside. However, there are some open fields in the west of the parcel that contribute to preventing encroachment.
- **Openness:** Land in the majority of the parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would result in some weakening of the distinction of adjacent Green Belt to the south and west.

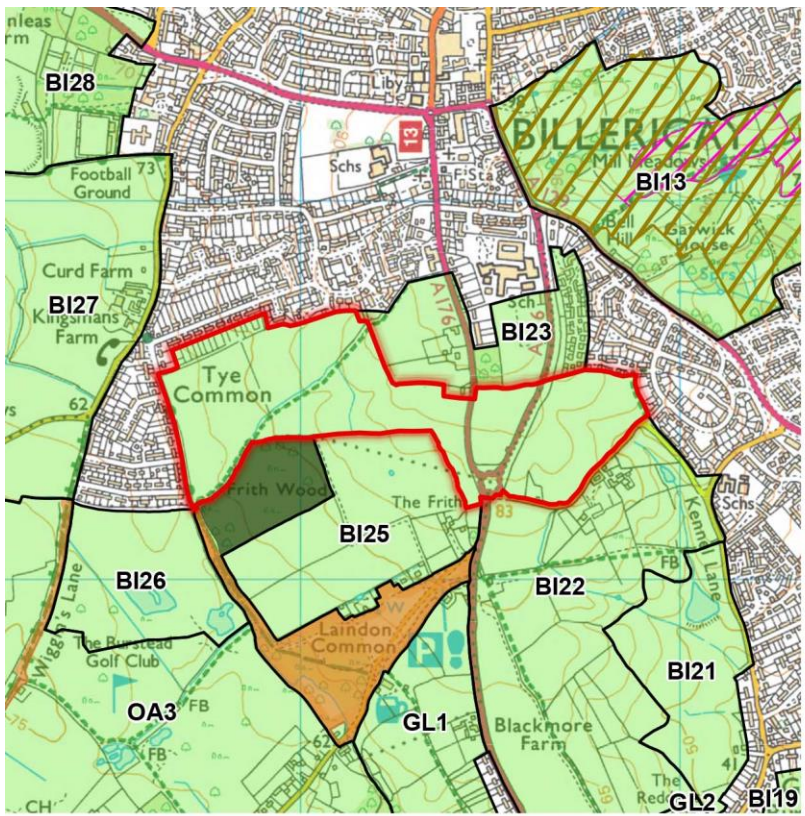
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI24



- BI24
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
- Site of Special Scientific Interest
- Open access land
- Ancient Woodland





# Harm of release of land in BI24

## Description

- Parcel is adjacent to the south of Billericay.
- Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Wayletts, Great Burstead and Green Lane Plotlands reduces the perceived separation and increases the fragility of the gap.
- The parcel contains a dwelling to the south east, but it is too small in scale to have a significant impact on Green Belt openness.
- As farmland and woodland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Residential garden boundaries at the inset edge to the north provide a weak degree of separation from the settlement. However, to the east and west the boundary is stronger between the parcel and the inset area, where there are consistent lines of hedges and trees. However, the parcel is contained from the west and north and as a result there is some urbanising influence.
- There is a degree of separation between the parcel and adjacent Green Belt to the south and inconsistent lines of trees and hedges. The boundary between the parcel and adjacent Green Belt is at its strongest to the south west through a dense woodland block.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay and therefore makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release of the parcel would cause limited narrowing of the settlement gap between Billericay and Basildon and would cause weakening of the distinction of adjacent Green Belt land to the south.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel

## Harm of release of land in BI24

would increase urbanising influence on agricultural fields to the south, weakening their distinction from the inset area.

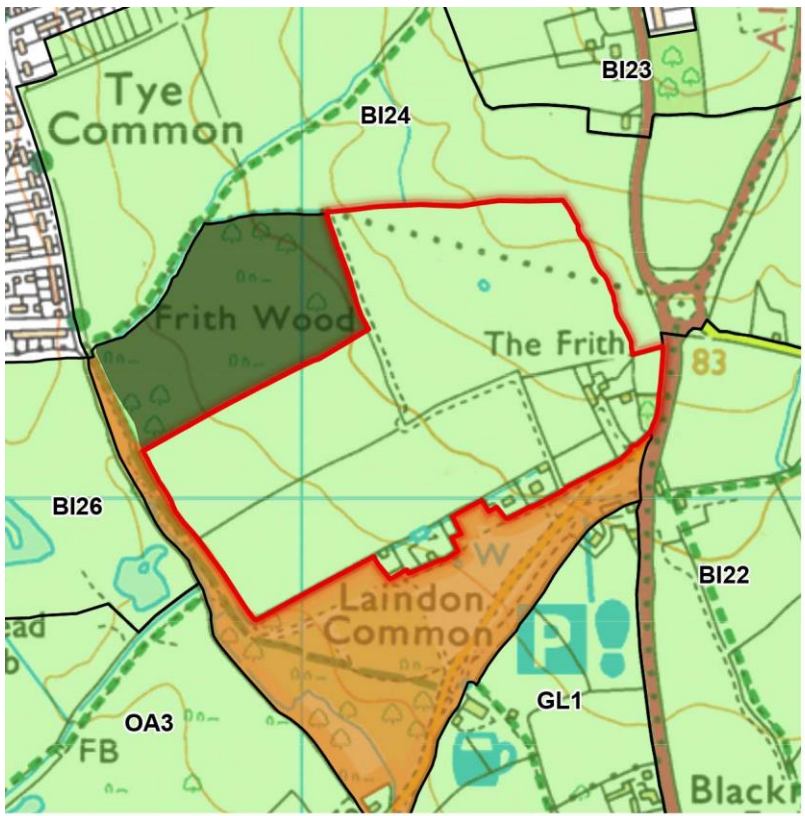
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI25



- BI25
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Open access land
- Ancient Woodland



# Harm of release of land in BI25

## Description

- Parcel is close to the south of Billericay, but would only be released in combination with the Green Belt land to the north in between the parcel and the urban area.
- Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Wayletts, Great Burstead and Green Lane Plotlands reduces the perceived separation and increases the fragility of the gap.
- The parcel contains some residential dwellings on its southern boundary, but they do not have a significant impact on openness.
- To the northwest of the parcel, the Green Belt is constrained by Ancient Woodland (Frith Wood). To the west and south of the parcel, the Green Belt is constrained by common land.
- As woodland and farmland, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Dense woodland to the north west provides a strong boundary separation between the parcel and the inset area. Additionally, adjacent Green Belt in combination with A-roads to the east and lines of trees to the north provide separation between the parcel and the inset area. Consequently, there is no visual relationship with the urbanising development.
- The parcel is strongly contained by woodland to the west, south and southeast.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is close to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay and therefore makes a contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** The release and development of the parcel, in conjunction with adjacent Green Belt land to the north, would expand Billericay beyond a woodland block that currently acts as a significant separating feature in the settlement gap to Basildon. Whilst the parcel is strongly contained, its release would almost connect Billericay to development at Little Burstead, weakening the perceived separation between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in BI25

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with adjacent Green Belt to the north, would breach an area of Ancient Woodland, an absolute constraint, that lies at the inset edge. Tree cover to the west and south would prevent urbanising influence on adjacent Green Belt land in these directions. However, the outer boundary of the parcel is weaker to the east and therefore there would be some increased urbanising influence on adjacent Green Belt in this direction. Release of the parcel would cause some increased containment on Green Belt land to the east.

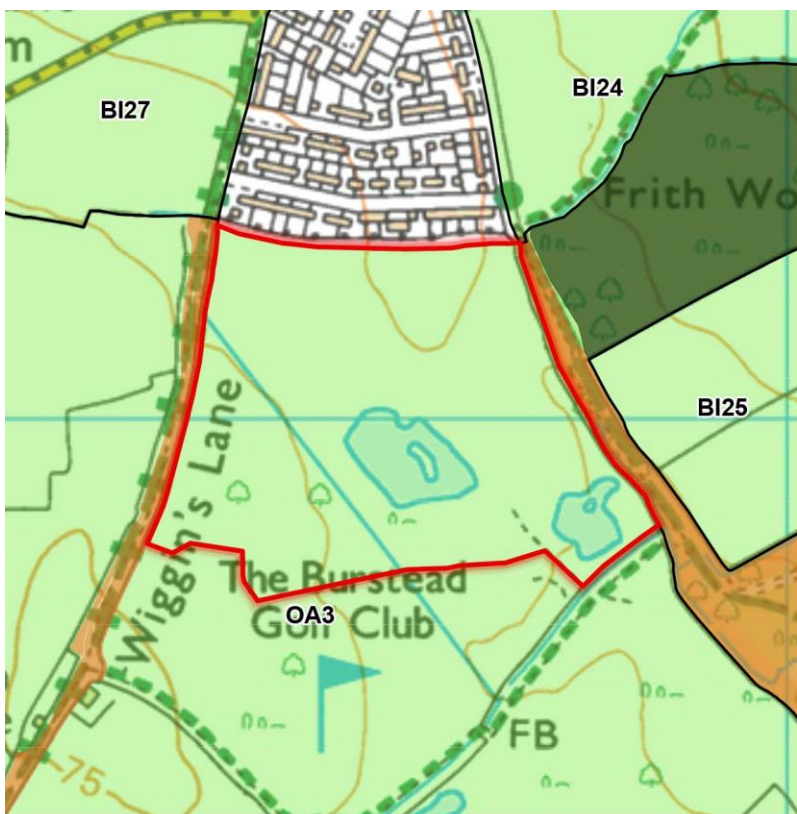
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI26



- BI26
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
  - Open access land
  - Ancient Woodland



# Harm of release of land in BI26

## Description

- Parcel is adjacent to Billericay.
- Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Waylets, Great Burstead and Green Lane Plotlands reduces the perceived separation and increases the fragility of the gap.
- Parcel contains a golf course. This is an appropriate Green Belt land use and therefore does not affect its openness.
- As a golf course the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- There are gaps in the boundary separation between the parcel and the urban area of Billericay. However, this still provides a degree of separation through mature tree cover. Additionally, a lake and woodland block provide screening from the urban area as well as land cover distinction.
- Boundary separation between the parcel and adjacent Green Belt to the south is weak as there are irregular boundary features along this section associated with the golf course. However, boundary separation is stronger between the parcel and adjacent Green Belt to the east and west through dense woodland blocks designated as common land and marking the edges of the golf course.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay and therefore makes a contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release of the parcel would cause some narrowing of the settlement gap between Billericay and Basildon and would cause some weakening of the distinction of adjacent Green Belt land.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.

## Harm of release of land in BI26

- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Billericay beyond the woodland block within the parcel, leaving a weaker Green Belt boundary to the south. This would result in weakening of the distinction of adjacent Green Belt land to the south.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

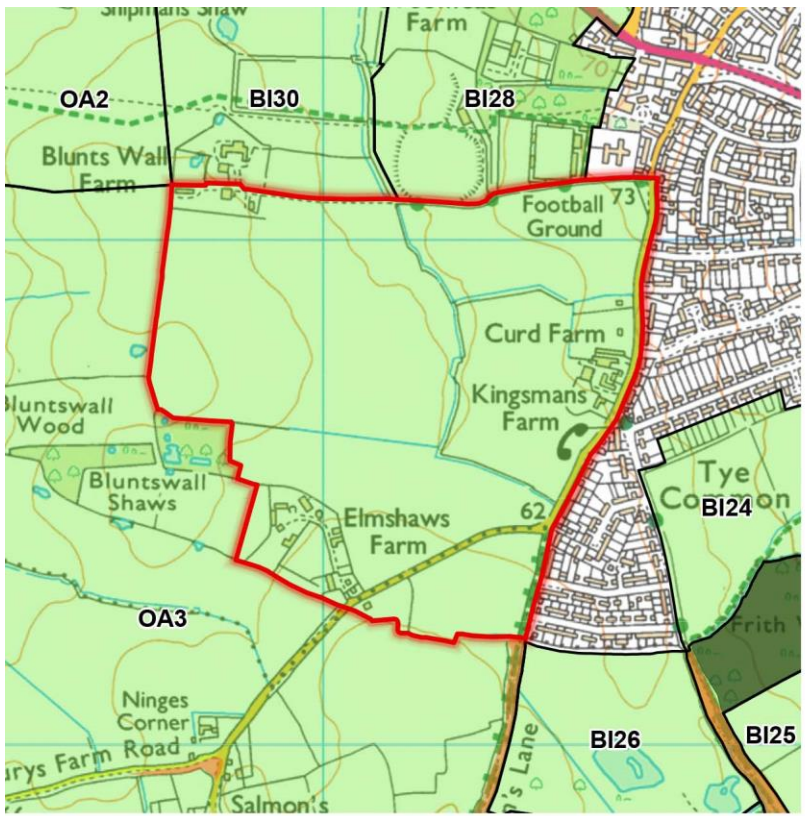
- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in BI27



- BI27
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Open access land
- Ancient Woodland



# Harm of release of land in BI27

## Description

- Parcel is adjacent to Billericay.
- Land lies on the periphery between two gaps separating Billericay from Basildon to the south and Brentwood merged with Pilgrims Hatch, Shenfield, and Hutton to the west.
- The parcel contains some residential dwellings, a builder's yard and a small cluster of mobile homes in the south, but they are too dispersed to have a significant impact on Green Belt openness.
- As predominantly agricultural land, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The hedge-lined Tye Common Road to the east provides boundary separation from the inset area. Residential development along Tye Common Road has some urbanising influence within the parcel, but views of the open countryside to the west are dominant.
- Tree cover and hedges provided limited separation between the parcel and the wider Green Belt to the west, although separation is stronger in the south west where woodland and a bund to the west of the mobile homes screen views. The treelined Blunts Wall Road to the north represents a strong boundary screening the urban fringe uses to the north. Release would increase containment of the open countryside to the south of Tye Common Road.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to settlement gaps between Billericay and Basildon and Billericay and Brentwood merged with Pilgrims Hatch, Shenfield, and Hutton. It therefore makes some limited contribution to maintaining separation.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge east of Tye Common Road, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Although the parcel lies on the periphery gaps between towns, its release would cause weakening of the distinction of adjacent Green Belt land to the west and south. Blunts Wall Road to the north would screen views to the north where urban fringe uses already have less distinction from the urban area. However, would widen the frontage of Billericay in relation to the settlement gap to Brentford merged with Pilgrims Hatch, Shenfield and Hutton. Release would cause weakening of the distinction of adjacent Green Belt land to the west and south of Tye

## Harm of release of land in BI27

Common Road.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge east of Tye Common Road, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The release and development of the parcel would breach Wiggins Lane/Tye Common Road, with the new Green Belt boundary being formed of treelined hedges to the southwest and sparse tree cover to the south and west. Blunts Wall Road separates the parcel from the wider Green Belt to the north, which is already more contained and has uses with more association with the urban area. Release would impact the distinction of adjacent Green Belt to the south and west due to weaker outer boundary features to the west and increased containment to the south.

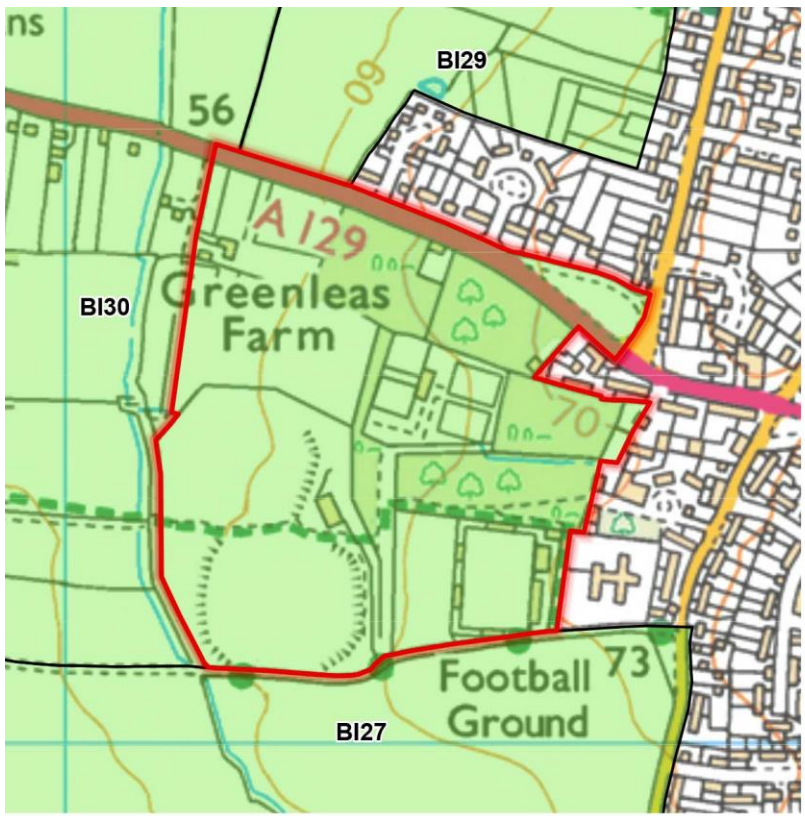
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI28



- BI28
- Neighbouring parcel
- Green Belt



# Harm of release of land in BI28

## Description

- Parcel is adjacent to Billericay.
- The parcel lies in a relatively wide gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton. Urbanising development between the two towns and the connecting A129 weakens the perceived separation
- The parcel contains built development associated with the sport and recreation uses in the parcel, but they do not have a significant impact on Green Belt openness.
- The southern two thirds of the parcel contains football and cricket pitches and tennis courts. This associates the parcel with the directly adjacent urban area and diminishes the extent to which it is perceived as 'countryside'. However, there are some fields in the north that are in agricultural use, which are considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Tree cover to the east and London Road to the north provide some degree of boundary separation between the parcel and the inset area. There are some leisure centre uses within the parcel, but the urban area is relatively well screened by tree cover. Although the parcel is contained by Blunts Walls Road to the south and tree cover to the west and therefore has limited visual relationship with the wider countryside to the west and south, development within the parcel would consolidate existing ribbon development along London Road.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton and therefore makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Although release would not extend much further into the settlement gap with Brentwood merged with Pilgrims Hatch, Shenfield and Hutton than adjacent inset development to the north, release would consolidate westward ribbon development along London Road weakening the wider gap between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in BI28

- **Function:** Parcel's use limits the extent to which it contributes to preventing encroachment on the countryside.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the inset edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would breach a woodland block to the east, but the presence of tree cover to the west and Blunts Walls Road to the south would prevent some urbanising influence on adjacent Green Belt land. Release would increase containment on adjacent land to the south. Parcel is contained to the north by urban development along London Road.

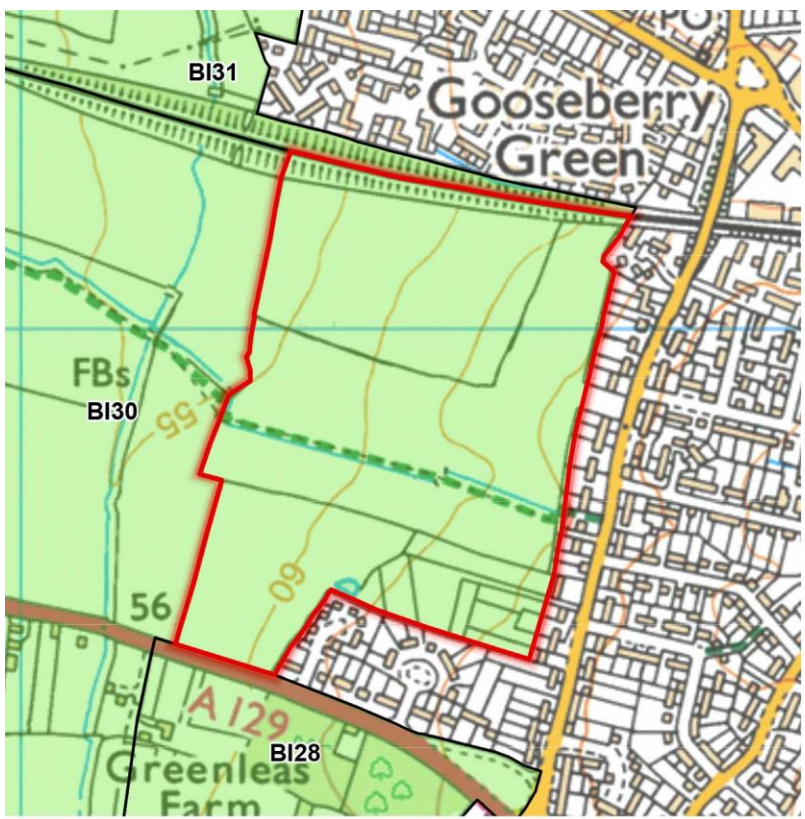
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI29



-  BI29
-  Neighbouring parcel
-  Green Belt



# Harm of release of land in BI29

## Description

- Parcel is adjacent to Billericay.
- Parcel lies in a relatively wide gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton. Urbanising development between the two towns and the connecting A129 weakens the perceived separation.
- There is no built development in parcel, so land is open in Green Belt terms.
- As predominantly farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Whilst the railway line to the north provides a strong degree of boundary separation from the settlement to the north, residential garden boundaries provide a weak degree of separation between the remainder of the parcel and the urban area, As a result, there is some urbanising influence within the parcel from development that lies adjacent to London Road and Mountnessing Road. However, there is also a strong visual relationship with the wider countryside to the west.
- Broken hedgerows to the west provide a relatively weak degree of separation between the parcel and adjacent Green Belt.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton and therefore makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would reduce the gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton to the west, although the western extent of the existing urban area to the north and south of the parcel means the reduction would be minimal. There is a lack of strong alternative Green Belt boundary features to the west and, as a result, release and development of the parcel would weaken the distinction of adjacent Green Belt land through increased urbanising influence.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing



## Harm of release of land in BI29

encroachment on it.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would increase urbanising influence on land to the west as there is a lack of strong alternative boundary features. This would weaken the distinction of adjacent Green Belt land. The railway line to the north and inset urban area beyond prevent any impact to the north. Impacts to the south are also minimal given the existing inset development along London Road, London Road and the urban fringe uses beyond.

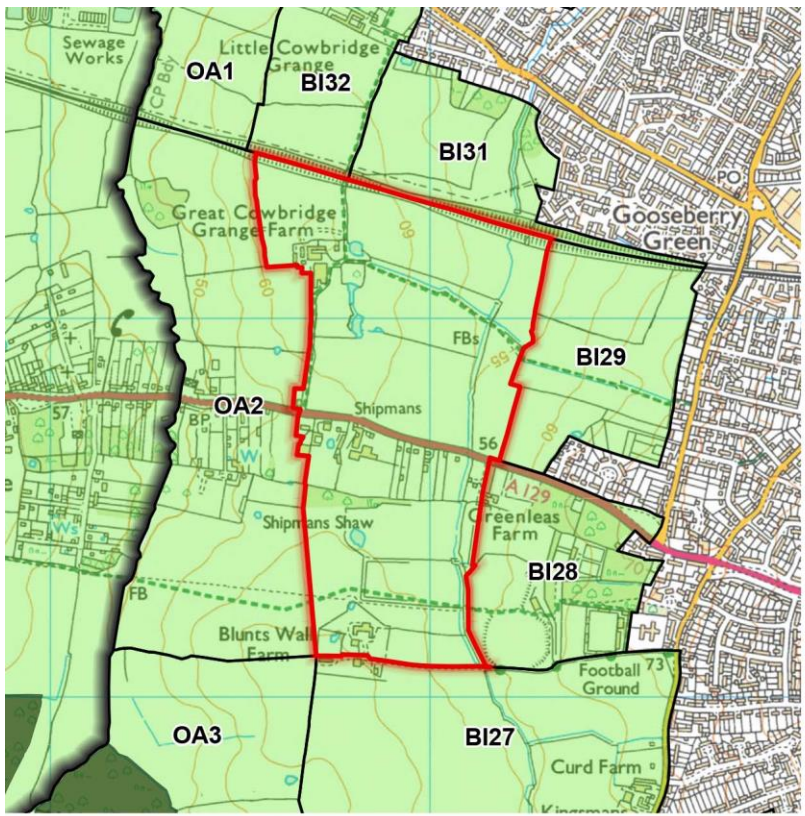
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI30



# Harm of release of land in BI30

## Description

- Parcel is close to Billericay. It is assumed that the parcel would only be released in combination with the parcels to the east.
- Land lies in a relatively wide gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton. Urbanising development between the two towns and the connecting A129 weakens the perceived separation.
- The parcel contains farm buildings and residential dwellings along London Road, but their limited extent and dispersed nature causes them to have limited impact on Green Belt openness.
- As predominately farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- A line of mature tree cover and adjacent Green Belt separates the southern half of the parcel from the inset area of Billericay to the east. A hedgerow at the parcel's edge and garden boundaries at the inset edge provide a weaker degree of boundary separation between the northern half of the parcel and the settlement. There is some residential development within the parcel along London Road, but, overall, there is little urbanising influence within the parcel and a stronger visual relationship with the surrounding countryside.
- The railway line to the north and Blunts Wall Road to the south provide some degree of separation from the surrounding Green Belt, but the hedges to the west provide more limited separation.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is close to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton, and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with adjacent Green Belt land to the east, would cause considerable narrowing of the settlement gap between Wickford and Hutton along the connecting London Road. Whilst the parcel does have some outer boundaries, its release and development would cause weakening of the distinction of adjacent Green Belt land

## Harm of release of land in BI30

through increased urbanising influence on land that currently lies a significant distance from the inset area.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** There is some degree of boundary separation between the parcel and adjacent Green Belt, but release of the parcel, in conjunction with adjacent Green Belt land to the east, would increase urbanising influence on adjacent Green Belt to the west and south, weakening the distinction of this land from the settlement.

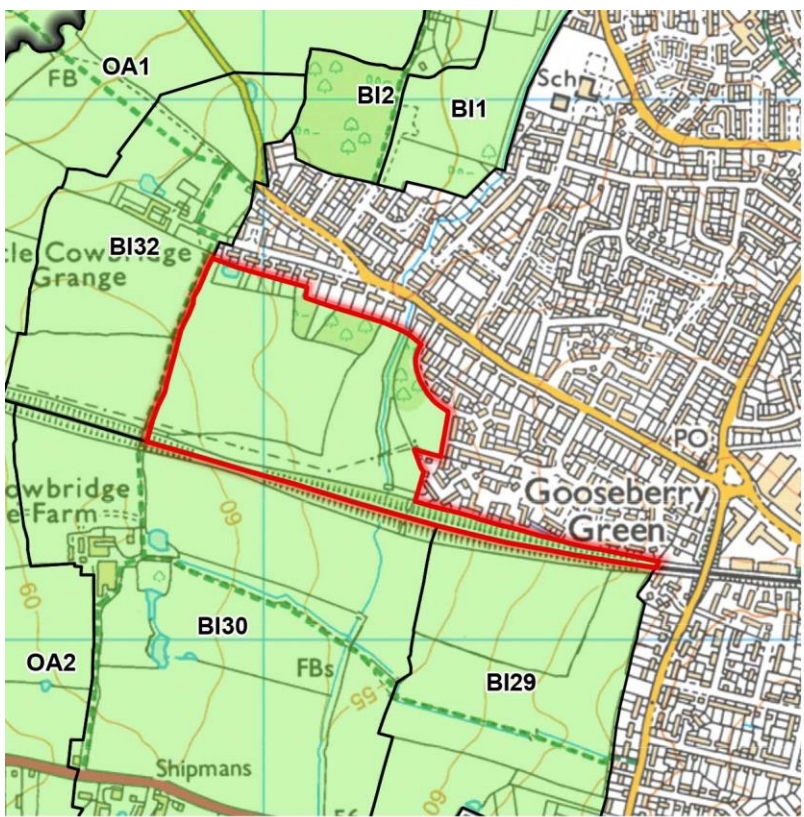
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI31



- BI31
- Neighbouring parcel
- Basildon District
- Green Belt



# Harm of release of land in BI31

## Description

- Parcel is adjacent to Billericay.
- Parcel lies in a gap between Billericay and Brentwood merged with Hutton which is relatively wide, but woodland blocks and a railway track help to strengthen perceived separation in this part of the settlement gap.
- There is not built development within the parcel. As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Pockets of woodland adjacent to Pleasant Drive and Bluebell Wood provide some degree of boundary separation from the inset area, but boundary strength is weak in parts, particularly immediately west of Pleasant Drive and Langley Place. The parcel is contained on two sides by Billericay, which increases urbanising influence, but this is reduced to an extent by tree cover that provides screening.
- There is little visual separation between the parcel and the Green Belt to the west.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Billericay

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Billericay and Brentwood merged with Hutton and therefore makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release would not extend far into the gap due to the extent of the urban edge to the north and the railway line and Hutton Country Park would continue to maintain separation therefore it would have limited impact on the perceived separation between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.

## Harm of release of land in BI31

- **Impact of release on remaining Green Belt:** The parcel is contained by the existing urban edge to the north and east. Development in the parcel would have no limited impact on the distinction of adjacent Green Belt land to the south, as a railway line provides a strong outer boundary, screening all views. Release of land in the west of the parcel, which has weaker boundary features would cause some weakening of adjacent Green Belt land. On balance, the impact on adjacent Green Belt land would be relatively small.

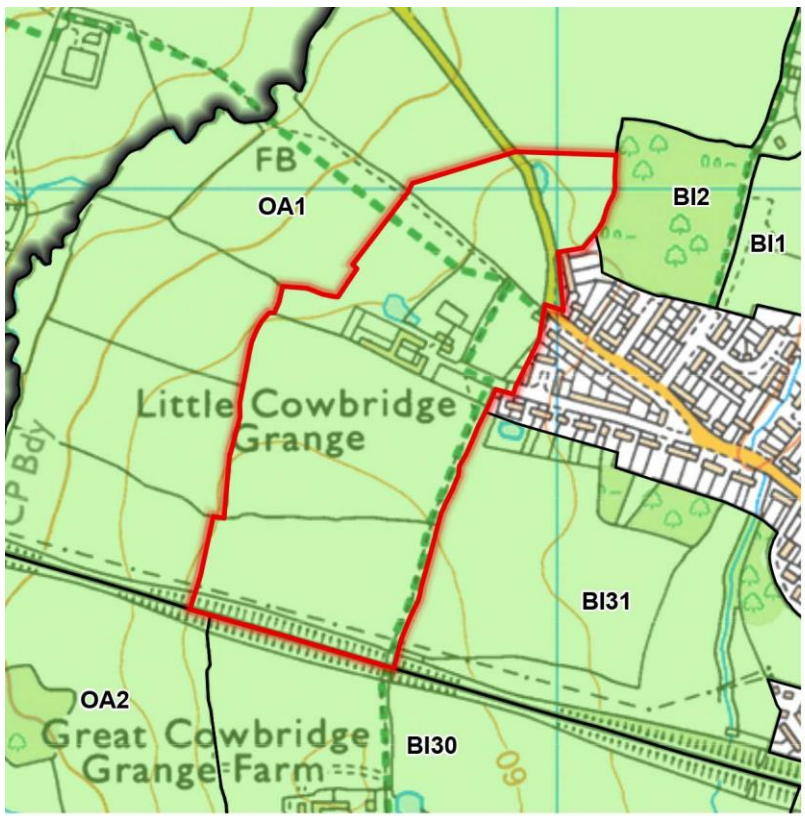
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BI32



- BI32
- Neighbouring parcel
- Basildon District
- Green Belt





# Harm of release of land in BI32

## Description

- Parcel is adjacent to Billericay, but it is assumed the parcel would only be released in conjunction with the adjacent Green Belt land to the south east.
- Parcel lies in a gap between Billericay and Brentwood merged with Hutton which is relatively wide, and a railway track helps to strengthen perceived separation in this part of the settlement gap.
- The parcel contains a large residential dwelling and associated outbuildings, but they do not have a significant impact on Green Belt openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Fields directly adjacent to Mountnessing Road have weaker distinction from the urban edge, although the road and mature tree cover maintain sufficient distinction across the parcel as a whole. Boundary strength is weaker between Green Belt adjacent to Bluebell Wood and the inset area. As a result, there is little urbanising influence within the parcel, however, overall, the land shares a stronger visual relationship with the valley of the River Wid to the west.
- The railway line and adjacent tree cover to the south provide a strong degree of separation between the parcel and adjacent Green Belt to the south, as does the woodland to the north east, but the open fields to the north and west provide little visual separation between the parcel and adjacent Green Belt that lies beyond.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Billericay which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Billericay and Brentwood merged with Hutton and therefore makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel generally has strong distinction from the urban edge, which increases the extent to which development would be considered to weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release of the parcel in conjunction with the adjacent Green Belt land to the south east would cause some narrowing of the settlement gap between Basildon and Hutton and would cause some minor weakening of the distinction of adjacent Green Belt land.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in BI32

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel generally has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside
- **Impact of release on remaining Green Belt:** Development in the parcel, in conjunction with adjacent Green Belt land to the east, would significantly weaken the distinction of adjacent Green Belt land to the north and west up to the River Wid. Release of the parcel for development would increase urbanising influence on Green Belt land to the north and west where there is limited visual separation.

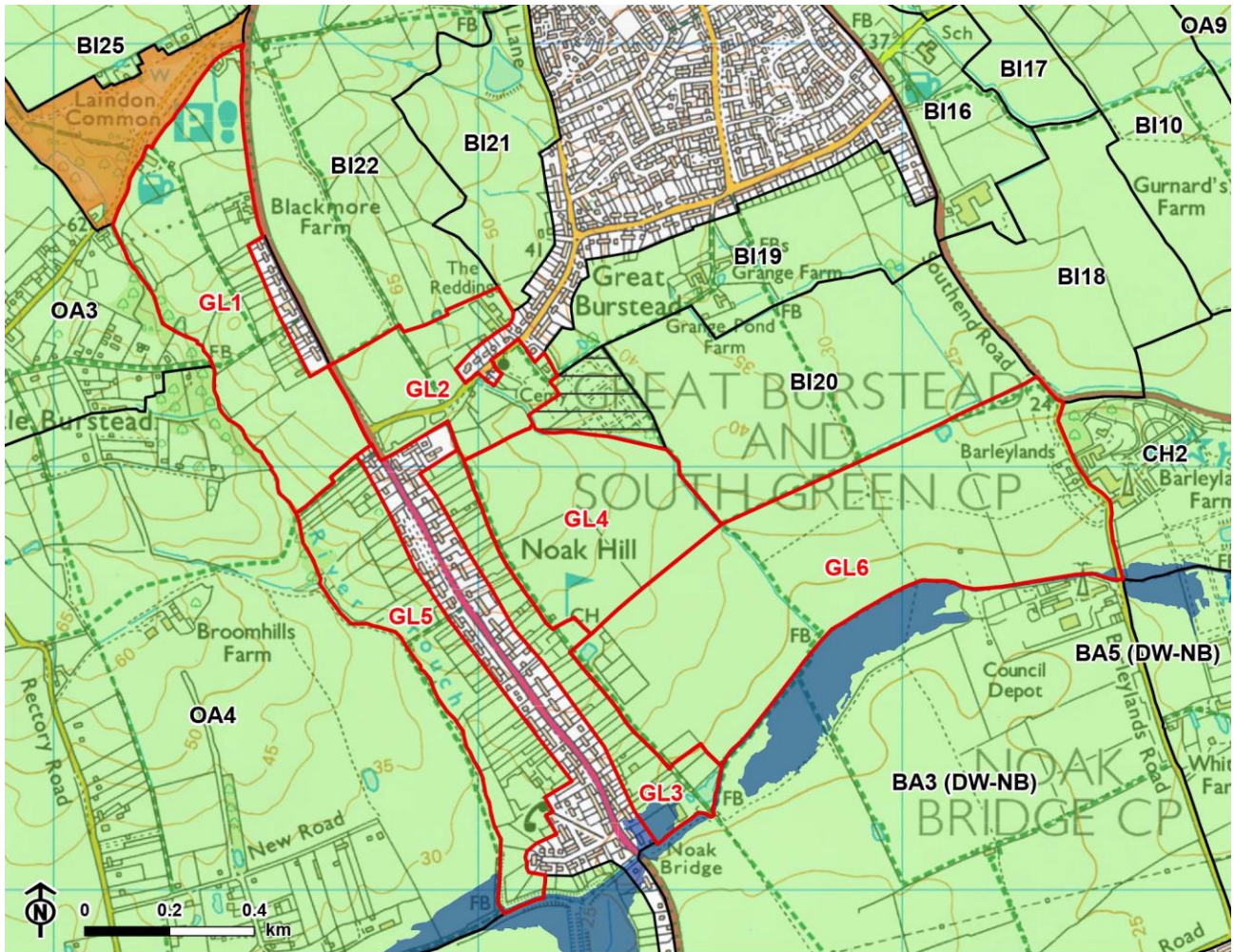
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

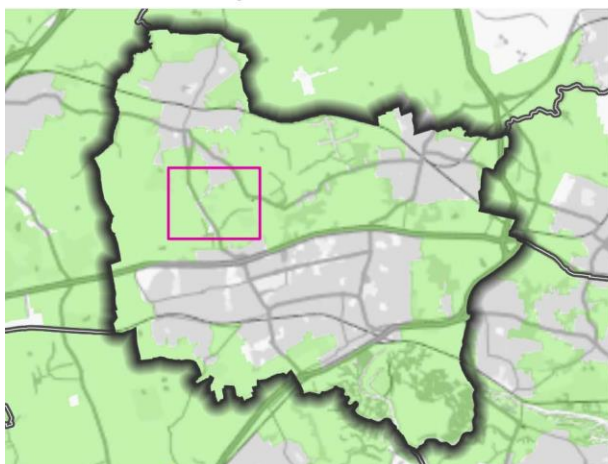
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

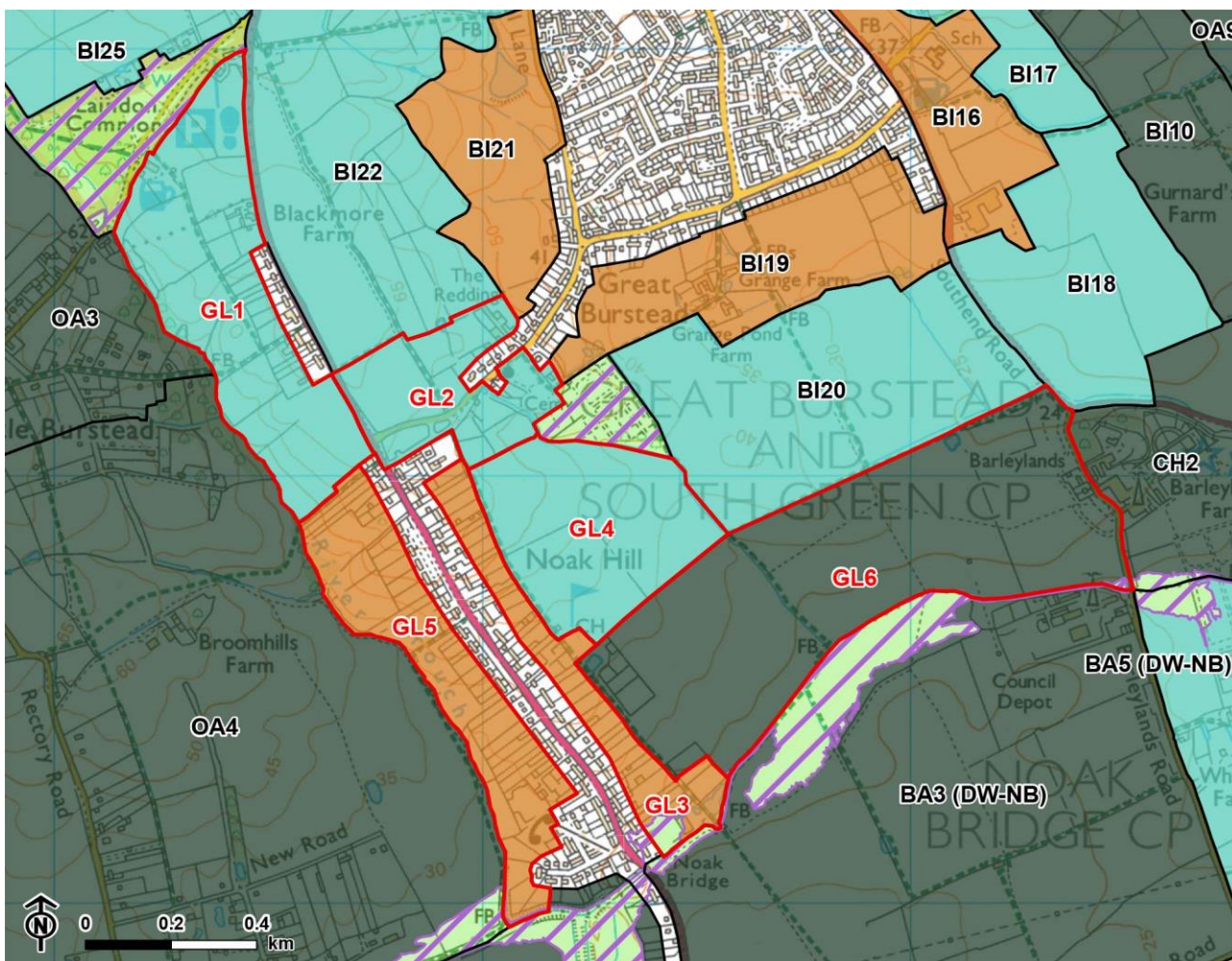
# Great Burstead and Little Burstead



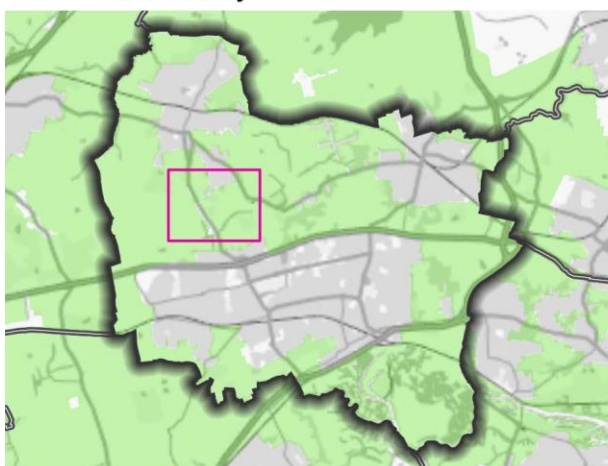
- |   |   |   |                  |
|---|---|---|------------------|
|  | Great Burstead and Little Burstead parcel |  | Green Belt       |
|  | Neighbouring parcel                       | <b>Absolute constraint(s)</b>   |                  |
|  | Basildon District                         |  | Cemetery         |
|  | Neighbouring Local Authority boundary     |  | Open access land |
|   |   |  | Flood Zone 3     |



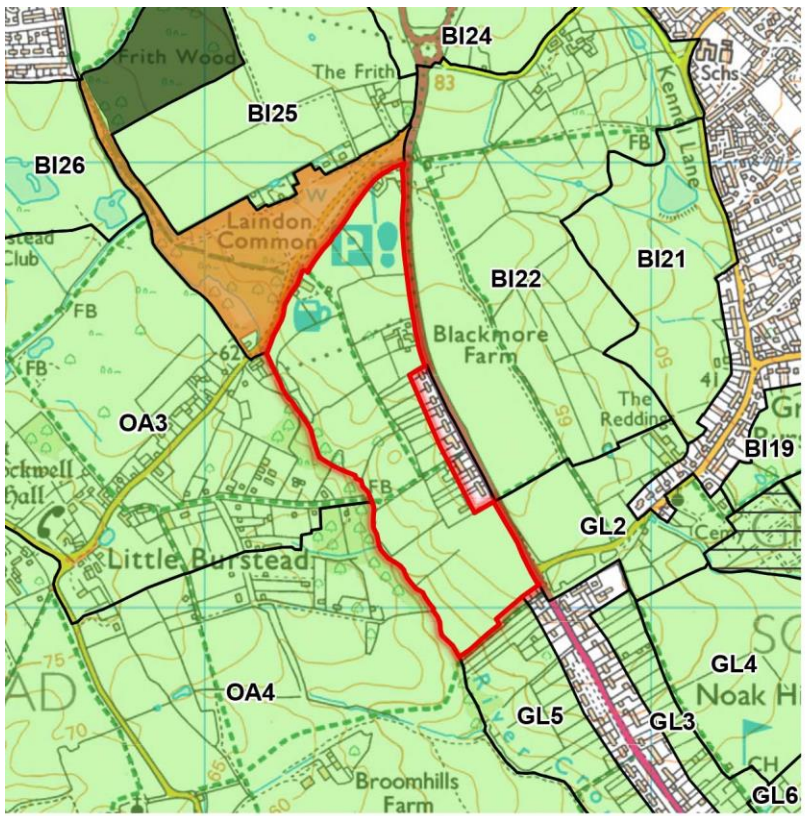
# Great Burstead and Little Burstead



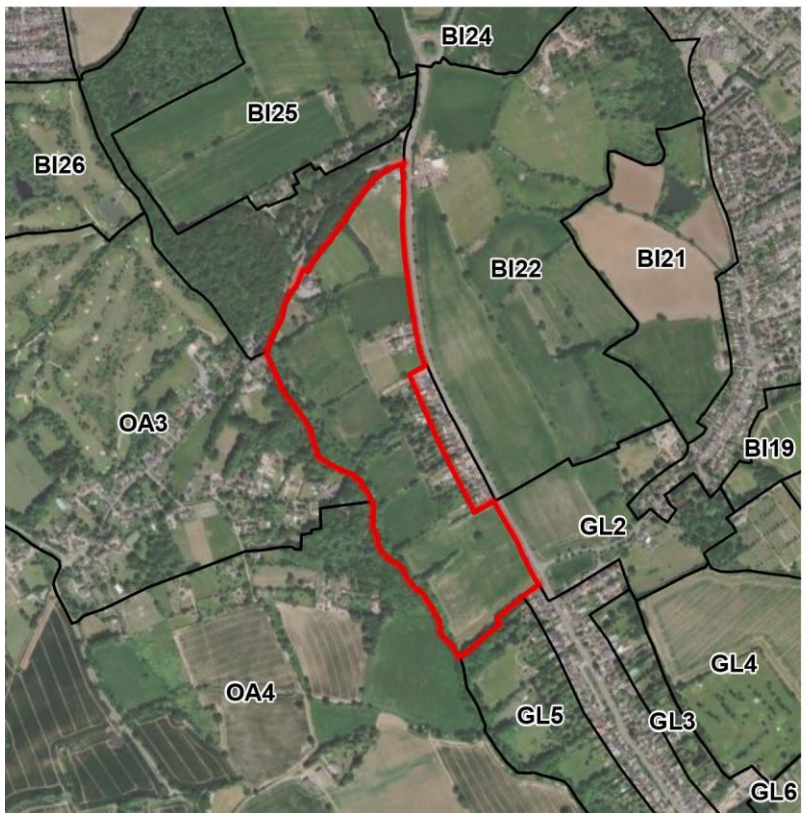
- Great Burstead and Little Burstead parcel
  - Neighbouring parcel
  - Basildon District
  - Neighbouring Local Authority boundary
  - Green Belt
  - Absolute Constraints
- Parcel Harm Rating**
- Very High
  - High
  - Moderate
  - Low/No



# Harm of release of land in GL1



- GL1
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Open access land
- Ancient Woodland



# Harm of release of land in GL1

## Description

- Parcel lies to the south of Billericay, adjacent to washed over and inset development at the village of Little Burstead.
- Land lies in a relatively wide gap between the neighbouring towns of Basildon and Billericay, but urbanising development at Dunton Wayletts, Little and Great Burstead, Green Lane Plotland and Broomhills Chase Plotland reduces the perceived separation and increases the fragility of the gap.
- The parcel contains some residential dwellings in the north adjacent to Laindon Common Road and Noak Hill Road, but this development does not have a significant impact on openness.
- As agricultural fields, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town
- The parcel lies adjacent to a single row of inset, residential dwellings along Noak Hill Road at Little Burstead and it abuts a single dwelling to the southeast at the northern tip of Great Burstead. As such, there is little urbanising development in this parcel, that otherwise lies a significant distance from the larger urban area of Billericay to the northeast. Land in the parcel slopes downwards into the valley of the River Crouch in the west, creating landform distinction from the urban area.
- The River Crouch strongly contains the parcel to the west and Noak Hill Road provides a relatively strong outer boundary to the parcel to the east.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Little Burstead which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Basildon and Billericay and therefore makes a contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** The release and development of the parcel would more than double the size of Little Burstead, which would have a significant impact on the fragility of the settlement gap between Billericay and Basildon.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.

## Harm of release of land in GL1

- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Development of the parcel would significantly increase the size of Little Burstead, encroaching into open countryside that currently lies a significant distance from the larger urban area of Billericay. The River Crouch and adjacent tree cover would provide some screening to the west, but release of the parcel would increase containment on adjacent Green Belt to the east, weakening its distinction from the urban area and Great Burstead to the south.

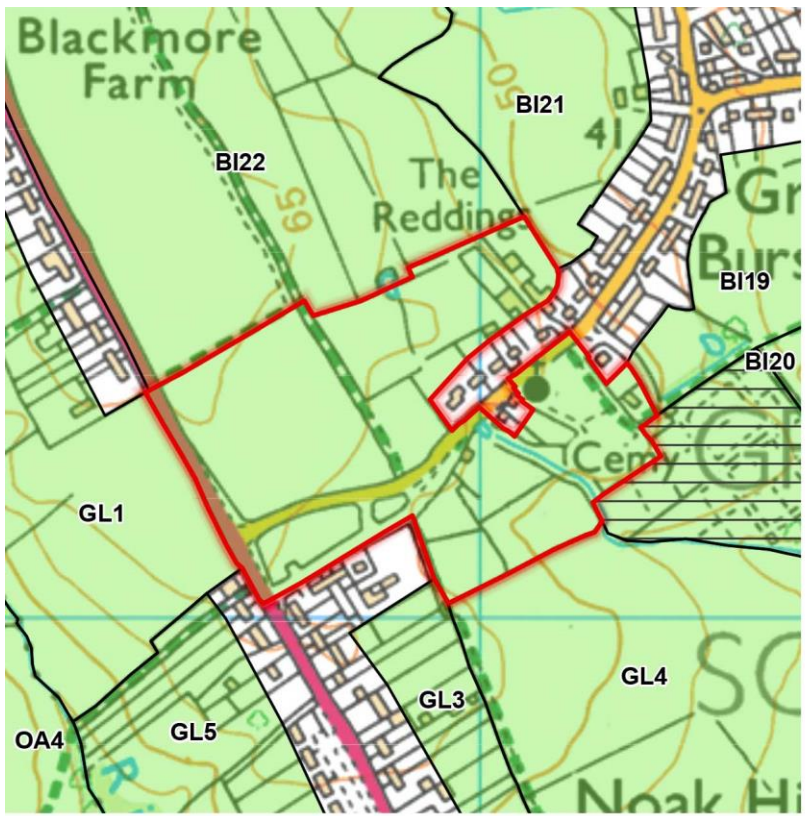
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Little Burstead does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in GL2



- GL2
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery





# Harm of release of land in GL2

## Description

- Parcel lies to the south of Billericay and in between the inset areas of Great and Little Burstead.
- Land lies in a relatively wide/moderate gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Wayletts, Great Burstead, Green Lane Plotlands and Broomhills Chase Plotland reduces the perceived separation and increases the fragility of the gap.
- The eastern half of the parcel contains several large dwellings and a church along Church Street as an extension to the inset urban area of Billericay to the east which have an effect on openness in their immediate vicinity, but their urbanising influence is largely screened by mature tree cover. The western half of the parcel is free from development and open.
- As predominantly agricultural fields, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The parcel lies adjacent to rows of inset, residential dwellings along Noak Hill Road at Little Burstead to the north and Great Burstead to the south which are clearly visible from the open western half of the parcel; however, their urbanising influence is limited by the wide and long ranging views of the open countryside which dominates.
- There is little boundary separation between the parcel and adjacent Green Belt land that lies to the north and south. Noak Hill Road, provides some degree of boundary separation from adjacent Green Belt to the west.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Little Burstead which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide/moderate gap between Basildon and Billericay and therefore makes a contribution to preventing their merger.
- **Openness:** Parcel is mostly open.
- **Distinction:** Parcel has relatively strong distinction from the inset urban edges to the east due to tree cover, and open views of the wider countryside dominates in the western half of the parcel which increases the extent to which development would weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** The release and development of the parcel would merge Billericay, Little and Great Burstead, which would have a significant impact on the fragility of the settlement gap between Billericay and Basildon.

## Harm of release of land in GL2

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is mostly open.
- **Distinction:** Parcel has relatively strong distinction from the inset urban edges to the east due to tree cover, and open views of the wider countryside dominates in the western half of the parcel, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Development of the parcel would merge Billericay, Little and Great Burstead, encroaching into high open countryside that is visible from the north, east, south and west, increasing containment alongside the existing inset urban edges of Billericay, Little and Great Burstead in all four directions, weakening its distinction from the urban area.

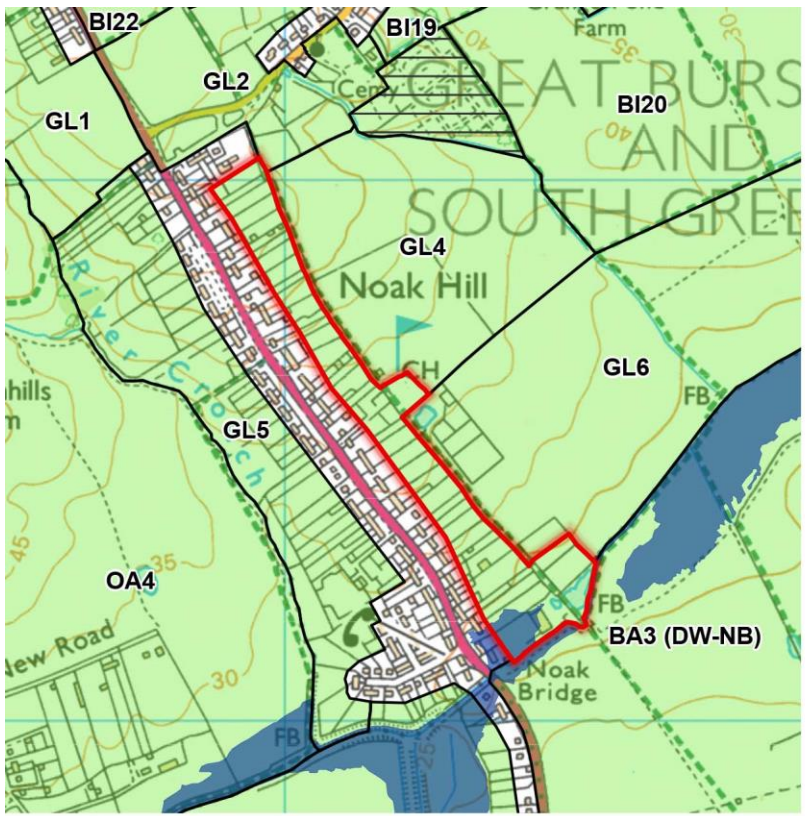
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Little Burstead does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in GL3



- GL3
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Flood Zone 3



# Harm of release of land in GL3

## Description

- Parcel lies to the east of the village of Great Burstead.
- Land lies in a moderate gap between Basildon and Billericay, but urbanising development along Noak Hill Road significantly reduces perceived separation and increases the fragility of the gap. The River Crouch acts as a significant separating feature but also maintains open views between the two towns.
- The parcel is comprised of residential gardens and does include some residential dwellings. However, they do not have a significant impact on openness.
- The parcel is comprised of residential gardens associated with the adjacent inset area of Great Burstead, which limits the extent to which the parcel is perceived as countryside.
- The parcel is not associated with a historic town
- The parcels eastern and southern edges are largely lined by mature trees and the River Crouch follows the southern edge, providing some separation from the wider Green Belt.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Great Burstead to the west which links Billericay to Basildon, increasing their association. Therefore, it is considered that land to the east makes some contribution to preventing sprawl, despite lying some distance from the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively weak distinction from the inset edge, which limits the extent to which development would be considered sprawl
- **Impact of release on remaining Green Belt:** The parcel is comprised of residential gardens associated with development along Noak Hill Road and so shares a strong association with Great Burstead. Release of the parcel would increase the size of Great Burstead eastward, which would exert some influence on the remainder of the gap with the large built-up area of Basildon but only to a minor degree given the existing southern extent of the existing inset urban area of Great Burstead to the west. Tree cover and the River Crouch to the south provide a relatively strong alternative Green Belt boundary, screening some views of the large built-up area beyond.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Basildon and Billericay and therefore makes a contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively weak distinction from the inset edge, which limits the extent to which development would weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** The parcel is comprised of residential gardens associated with development along Noak Hill Road and so shares a strong

## Harm of release of land in GL3

association with Great Burstead. Release of the parcel would increase the size of Great Burstead eastward, which would increase the fragility of the gap but only to a minor degree given the existing northern and southern extent of the existing inset urban area of Great Burstead to the west. Tree cover and the River Crouch to the south provide a relatively strong alternative Green Belt boundary, screening views of the wider countryside.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively weak distinction from the inset edge, which limits the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The parcel is comprised of residential gardens, and so already share a strong association with Great Burstead. Tree cover and the River Crouch to the south provide a relatively strong alternative Green Belt boundary, screening views of the wider countryside.

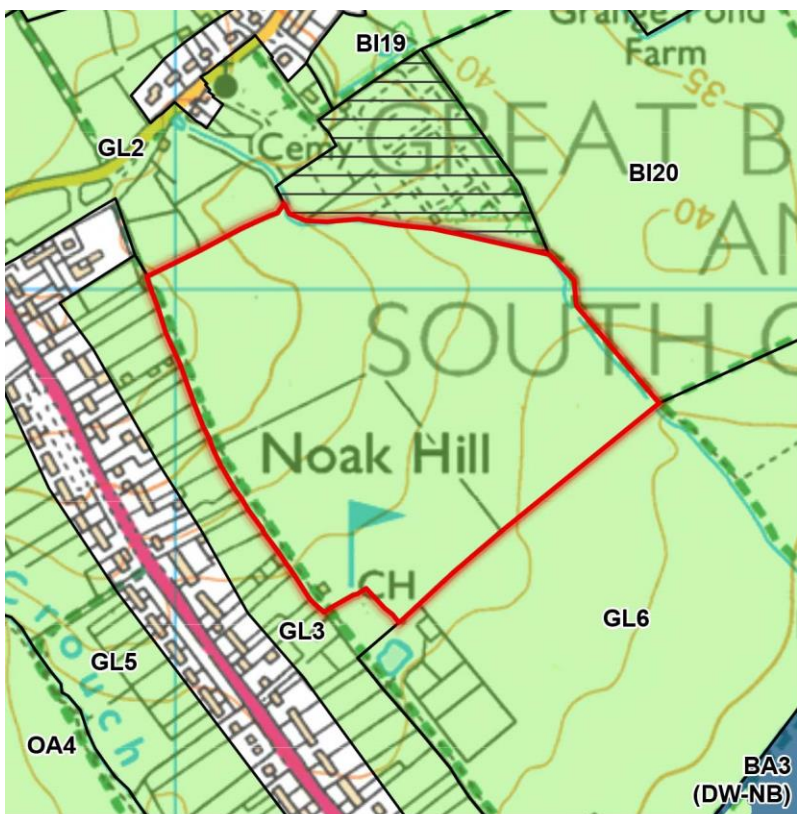
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Great Burstead does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in GL4



- GL4
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Flood Zone 3



# Harm of release of land in GL4

## Description

- Parcel is close to the south of Billericay and lies to the east of Great Burstead.
- Land lies in a moderate gap between Basildon and Billericay, but urbanising development along Noak Hill Road significantly reduces perceived separation and increases the fragility of the gap. The River Crouch acts as a significant separating feature but also maintains open views between the two towns.
- Parcel is bordered by cemetery to the northeast, which is an absolute constraint.
- There is no built development within the parcel and therefore it is considered open.
- The parcel is comprised of a golf course and a large agricultural field and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Tree cover and the cemetery provide strong degree of separation from Billericay to the north and tree cover and adjacent Green Belt generally provide separation from Great Burstead to the west, but for the dwellings club house in the south western corner of the golf course. As a result, there is little urbanising influence within the parcel.
- There is little separation between the parcel and the wider Green Belt to the east, north and south.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to the south of Billericay. The settlement of Great Burstead to the west links Billericay to Basildon, increasing their association. Therefore, it is considered that land to the east makes some contribution to preventing sprawl, despite lying some distance from the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl
- **Impact of release on remaining Green Belt:** The parcel is partially contained by the inset urban area of Great Burstead to the west and washed over development associated with Billericay to the north. However, release and development of the parcel, in conjunction with land to the west, would expand Great Burstead significantly into an area where the settlement already creates some increased association with Basildon. Release of the parcel would weaken the distinction of adjacent Green Belt land to the east, south and north.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a moderate gap between Basildon and Billericay, and therefore contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the

## Harm of release of land in GL4

extent to which development would be considered to reduce the perceived gap between towns.

- **Impact of release on remaining Green Belt:** The parcel is partially contained by the inset urban area of Great Burstead to the west and washed over development associated with Billericay to the north. However, release and development of the parcel, in conjunction with land to the west, would reduce the gap between Basildon and Billericay as well as weakening the distinction of adjacent Green Belt land to the east, south and north.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The parcel is partially contained by the inset urban area of Great Burstead to the west and washed over development associated with Billericay to the north. However, release and development of the parcel, in conjunction with land to the west, would significantly increase the size of Great Burstead and reduce the distinction of adjacent Green Belt to the east, south and north where the boundary is weak.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

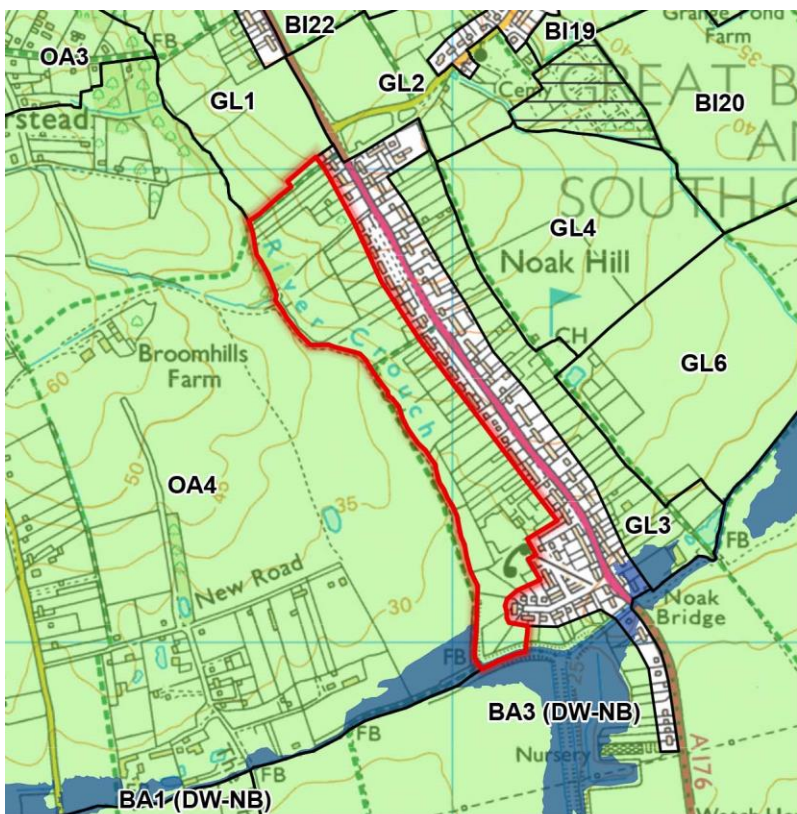
- **Function:** Land around Great Bustead does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in GL5



# Harm of release of land in GL5

## Description

- Parcel lies to the west of the village of Great Bustead.
- Land lies in a moderate gap between Basildon and Billericay, but urbanising development along Noak Hill Road significantly reduces perceived separation and increases the fragility of the gap. The River Crouch acts as a significant separating feature but also maintains open views between the two towns.
- There is no notable built development in the parcel beyond the odd garden outbuilding and so it is considered open.
- The parcel is comprised of residential gardens associated with the adjacent inset area of Great Burstead. However, the parcel does also contain tree cover and some open fields in the northwest adjacent to the River Crouch that can be considered countryside.
- The parcel is not associated with a historic town
- The parcel lies adjacent to the inset urban area of Great Burstead. As the east of the parcel contains residential gardens it has a strong association with the inset area to the east. Distinction is stronger in the northwest and west of the parcel, where land slopes downwards to the River Crouch and there is more tree cover.
- The River Crouch and adjacent tree cover provides a relatively strong outer boundary to the parcel.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Great Burstead to the east which links Billericay to Basildon, increasing their association. Therefore, it is considered that land to the west makes some contribution to preventing sprawl, despite lying some distance from the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge, which moderately influences the extent to which development would be considered sprawl
- **Impact of release on remaining Green Belt:** The parcel is comprised of residential gardens associated with development along Noak Hill Road and so shares a strong association with Great Burstead. Release of the parcel would increase the size of Great Burstead westward, which would exert some influence on the remainder of the gap with the large built-up area of Basildon but only to a minor degree given the existing southern extent of the existing inset urban area of Great Burstead to the east. Tree cover and the River Crouch to the south provide a relatively strong alternative Green Belt boundary, screening some views of the large built-up area beyond.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Basildon and Billericay and therefore makes a contribution to preventing their merger.

## Harm of release of land in GL5

- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge, with some relatively weak areas of distinction closer to the inset urban edge limiting the extent to which development would weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** The parcel is largely comprised of residential gardens associated with development along Noak Hill Road and so shares a strong association with Great Burstead. Release of the parcel would increase the size of Great Burstead westward, which would increase the fragility of the gap but only to a minor degree given the existing northern and southern extent of the existing inset urban area of Great Burstead to the east. The treelined River Crouch to the west and south represents a relatively strong alternative Green Belt boundary, screening views of the wider countryside.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge, with some relatively weak areas of distinction closer to the inset urban edge limiting the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The parcel is largely comprised of residential gardens, and so already shares a strong association with Great Burstead. The treelined River Crouch to the west and south represents a relatively strong alternative Green Belt boundary, screening views of the wider countryside.

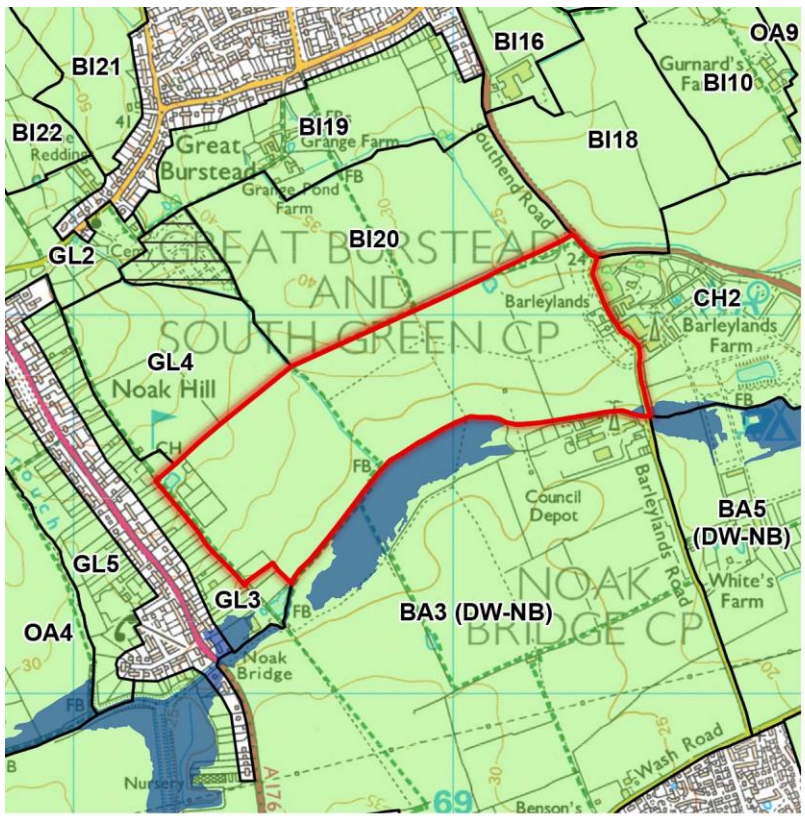
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Great Burstead does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in GL6



- GL6
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Flood Zone 3



# Harm of release of land in GL6

## Description

- Parcel lies to the east of Great Burstead and would only be released in combination with the weaker Green Belt land to the north and west in between the parcel and the insey urban areas of Billericay and Great Burstead.
- Land lies in a moderate gap between Basildon and Billericay, but urbanising development along Noak Hill Road significantly reduces perceived separation and increases the fragility of the gap. The River Crouch acts as a significant separating feature but also maintains open views between the two towns.
- There are some residential dwellings along Barleylands Road in the east of the parcel, but they are too isolated to have a significant impact on openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Tree cover to the west screens the urbanising influence of Great Burstead to the west, and the parcel lies a significant distance from the large urban areas of Billericay and Basildon. Barlylands Farm Park and Education Centre represents something of an urbanising influence to the east but its appropriate agricultural buildings dominate and smaller scale inappropriate development is largely screened from view. As a result, there is no notable urbanising influences on the countryside within the parcel.
- Barlylands Road/Southend Road provides some degree of separation from adjacent Green Belt land to the east, whilst the River Crouch represents a strong alternative boundary to the south, although neither separates the parcel from the wider Green Belt.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Great Burstead which links Billericay to Basildon, increasing their association. Therefore, it is considered that open fields adjacent to Great Burstead make some contribution to preventing sprawl, despite lying some distance from the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with land to the west and north, would expand Billericay southwards, significantly increasing the size of Great Burstead and the association between Basildon and Billericay. Release of the parcel would weaken the distinction of adjacent Green Belt land to the east and south.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a moderate gap between Basildon and Billericay, and therefore

## Harm of release of land in GL6

contributes to preventing their merger.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with land to the west and north, would reduce the gap between Basildon and Billericay as well as weakening the distinction of adjacent Green Belt land to the east and south.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edges to the west and north, with the urbanising influences of Billericay and Basildon being located a significant distance to the north and south respectively, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with land to the west and north, would significantly increase the size of Great Burstead and reduce the distinction of adjacent Green Belt to the east and south. Release of the parcel would also increase containment of adjacent Green Belt land to the south, weakening its connectivity to the wider Green Belt.

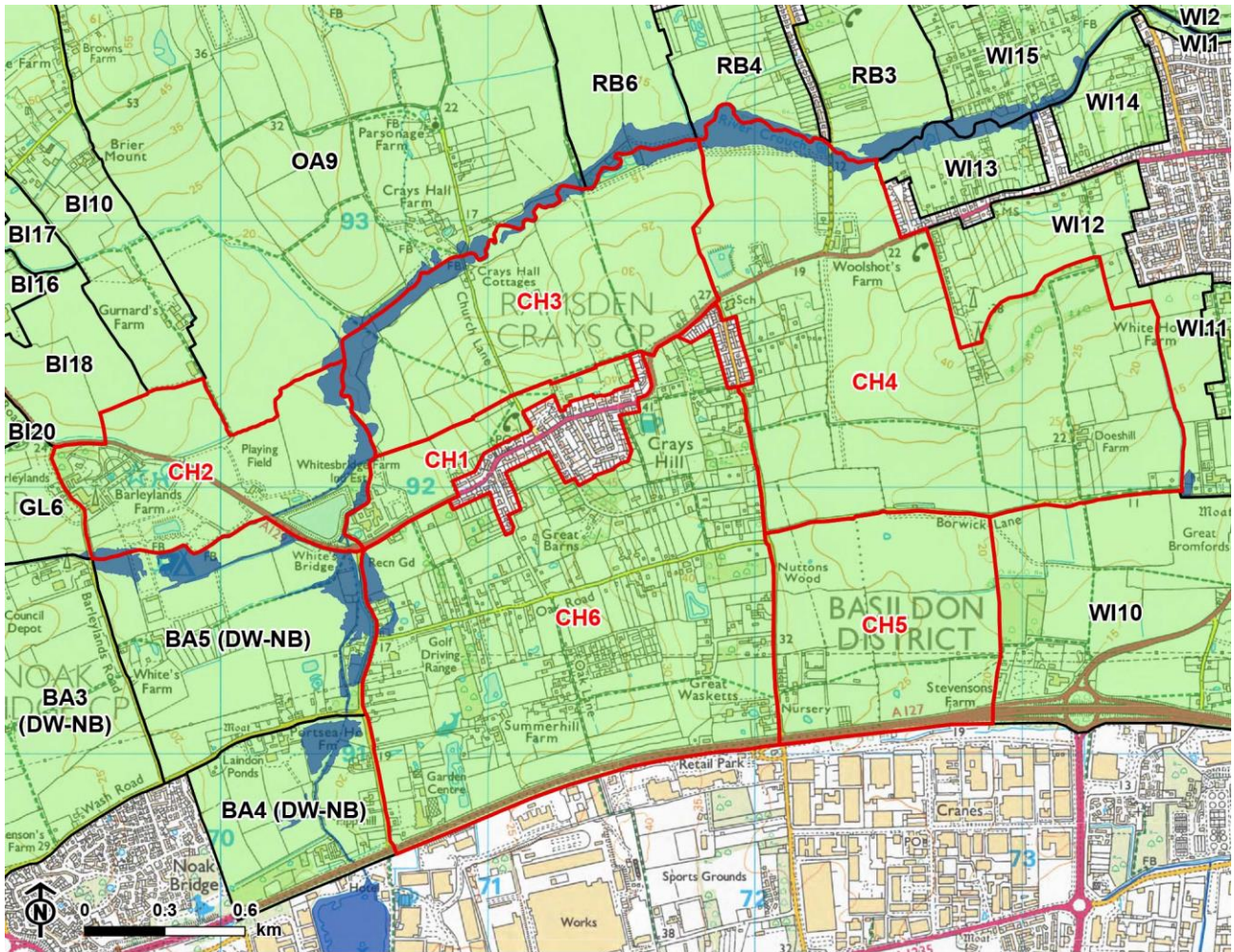
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Great Burstead does not contribute to any distinctive historic character or setting.

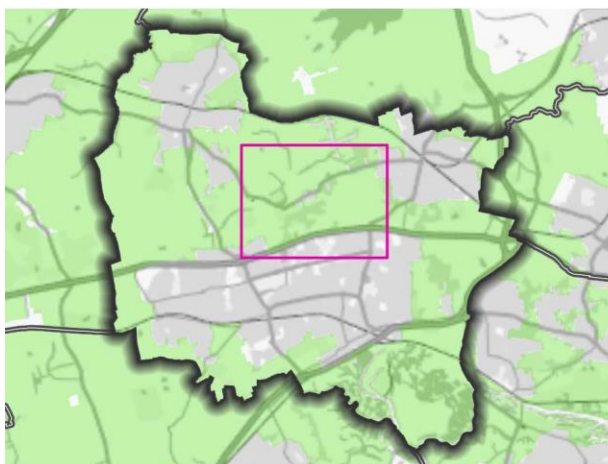
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

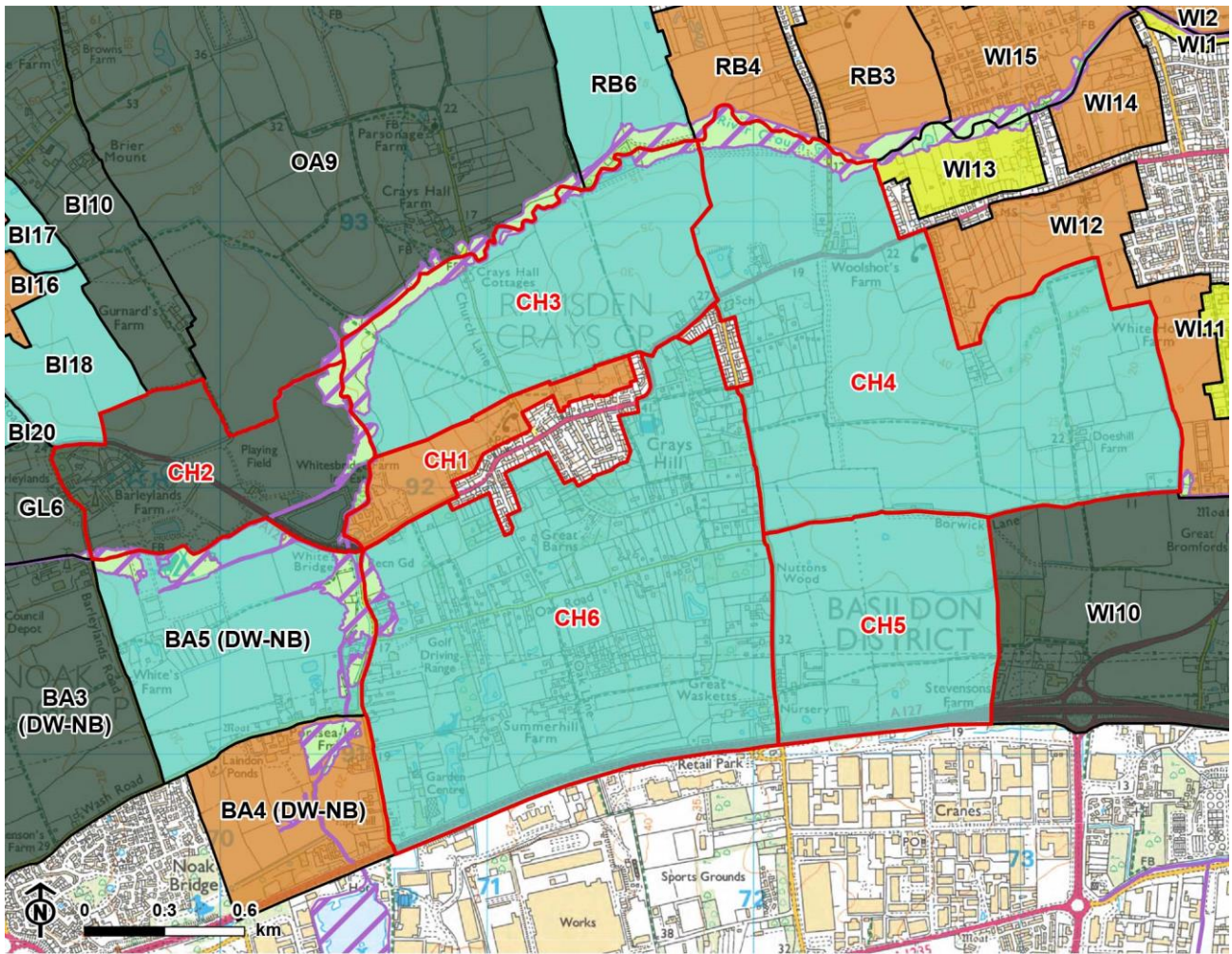
# Crays Hill



- Crays Hill parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3

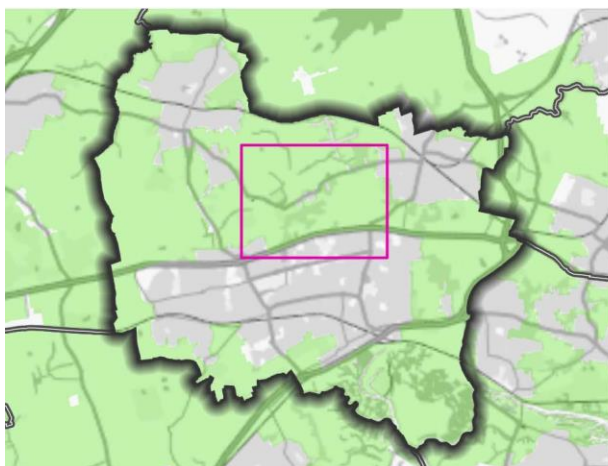


# Crays Hill



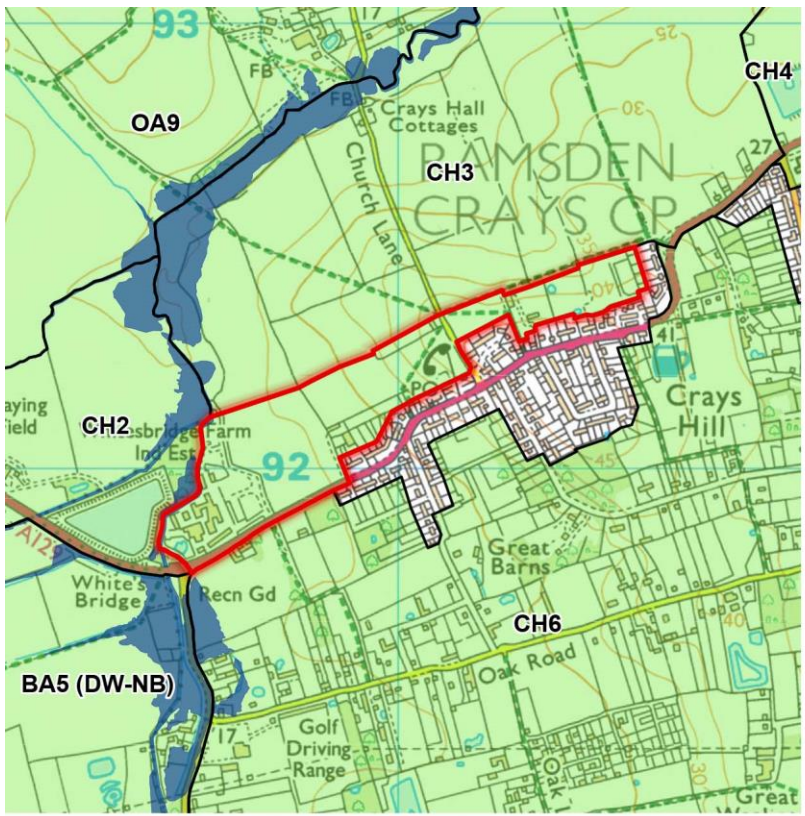
- Crays Hill parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
  - Absolute Constraints
- Parcel Harm Rating**
- Very High
  - High
  - Moderate
  - Low/No





# Harm of release of land in CH1



-  CH1
-  Neighbouring parcel
-  Green Belt
- Absolute constraint(s)**
-  Flood Zone 3



# Harm of release of land in CH1

## Description

- Parcel is adjacent to Crays Hill.
- Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Crays Hill and Ramsden Bellhouse reduces perceived separation.
- The parcel contains a few isolated buildings in the immediate vicinity of the northern edge of Crays Hill and the washed over Whitebridge Industrial Estate just outside Crays Hill to the west. Only the industrial estate has an impact on Green Belt openness.
- The open areas of the parcel are largely farmland so the parcel is generally considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Residential gardens provide little separation between the parcel and inset settlement area to the south and east.
- The River Crouch represents a strong boundary between the parcel and wider Green Belt to the west, whilst to the north, field boundaries with some hedgerow cover particularly to the northwest provide a little separation between the parcel and wider Green Belt.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to the northwestern edge of Crays Hill which is not defined as a large built-up area. The industrial estate in the western half of the parcel in combination with the floodplain of the River Crouch to the west combine to limit the parcels contribution to preventing sprawl of Basildon to the south west.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford, Basildon, and Billericay, but urbanising development between the towns reduces perceived separation.
- **Openness:** Parcel is mostly open.
- **Distinction:** Parcel has weak distinction from the urban edge, which decreases the extent to which development would be considered narrow the gap between towns. There are however some wide-ranging open views of the wider countryside to the north.
- **Impact of release on remaining Green Belt:** The parcel's containment by the settlement and Whitebridge Industrial Estate to the west limits the impact of release to the parcel's western edge, although weak boundaries to the north would have an urbanising influence on the wider gap between town to the north.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.

## Harm of release of land in CH1

- **Openness:** Parcel is mostly open.
- **Distinction:** Parcel has weak distinction from the urban edge, which decreases the extent to which development would be considered encroachment on the countryside. There are however some wide-ranging open views of the wider countryside to the north.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would have limited influence on adjacent Green Belt land due to the parcel's containment by the settlement and Whitebridge Industrial Estate to the west. However, there would be some weakening of distinction to adjacent Green Belt land to the north due to weaker separation between the parcel and wider Green Belt in this direction.

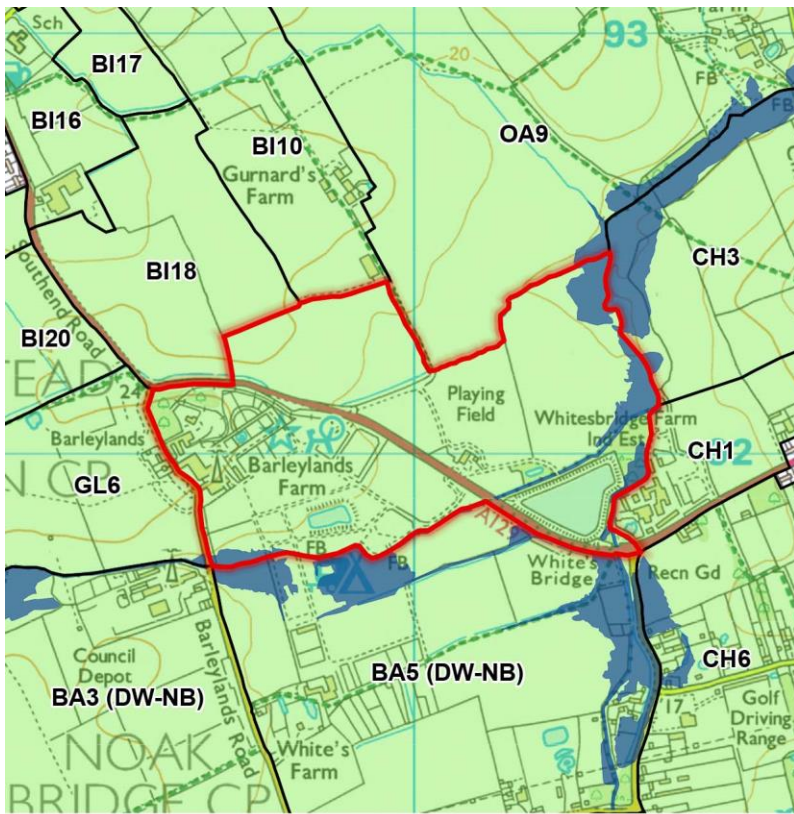
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Crays Hill does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in CH2



- CH2
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in CH2

## Description

- Parcel lies in between Crays Hill to the east, Billericay to the north, Great Burstead to the west and could be released in combination with the weaker Green Belt land in these directions in between the parcel and the inset urban areas.
- Land lies in a wide gap between Billericay and Wickford (via the intervening development at Crays Hill and Ramsden Bellhouse). Land also lies in a moderate gap between Basildon and Billericay, but urbanising development along Noak Hill Road significantly reduces perceived separation and increases the fragility of the gap. The River Crouch acts as a significant separating feature but also maintains open views between the two towns.
- The parcel contains a range of leisure uses associated with the Barleylands complex, including sports pitches and golf, an outdoor cinema, fishing lake, a car park, education centre and farm shop. The cluster of large buildings in the north western corner of the parcel contain a combination of agricultural uses, which are appropriate in the Green Belt and therefore do not compromise openness, and commercial uses that are inappropriate and do compromise. Inappropriate uses are relatively isolated in the open countryside and well screened from the wider Green Belt, limiting their urbanising influence.
- As predominately leisure and sports pitches in the open countryside away from inset urban areas the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The treelined River Crouch to the south and east screens the urbanising influence of Crays Hill and Basildon to the south. The parcel lies a significant distance from the large urban areas of Billericay and Basildon. Barleylands Farm Park and Education Centre represents something of an urbanising influence in the north west of the parcel but its appropriate agricultural buildings dominate and smaller scale inappropriate development is largely screened from view. As a result, there is no notable urbanising influences on the countryside within the parcel.
- Southend Road cuts through the middle of the parcel. Barleylands Road provides some degree of separation from adjacent Green Belt land to the west, whilst the River Crouch represents a strong alternative boundary to the south and east. A broken field boundary to the north east of the parcel is relatively weak with open views of the wider countryside in this direction.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is in between Great Burstead and Crays Hill with the former linking Billericay to Basildon, increasing their association. Therefore, it is considered that the parcel makes some contribution to preventing sprawl, despite lying some distance from the large built-up area.
- **Openness:** Parcel is open.

## Harm of release of land in CH2

- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with land either to the north west or east would expand Billericay southwards or Crays Hill westwards, significantly increasing the association between Basildon and Billericay and or Crays Hill. Release of the parcel would weaken the distinction of adjacent Green Belt land, particularly to the north.

### **Purpose 2 – Prevent neighbouring towns merging into one another.**

- **Function:** Land lies in a moderate gap between Basildon and Billericay, and therefore contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with land either to the north west or east would expand Billericay southwards or Crays Hill westwards, would reduce the gap between Basildon and Billericay as well as weakening the distinction of adjacent Green Belt land, particularly to the north.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edges to the north, west and east, with the urbanising influences of either being located a significant distance to the north, west and south or well screen within and to the east of the parcel, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with land either to the north west or east would expand Billericay southwards or Crays Hill westwards, significantly increasing the size of Crays Hill and/or reducing the distinction of adjacent Green Belt, particularly to the north.

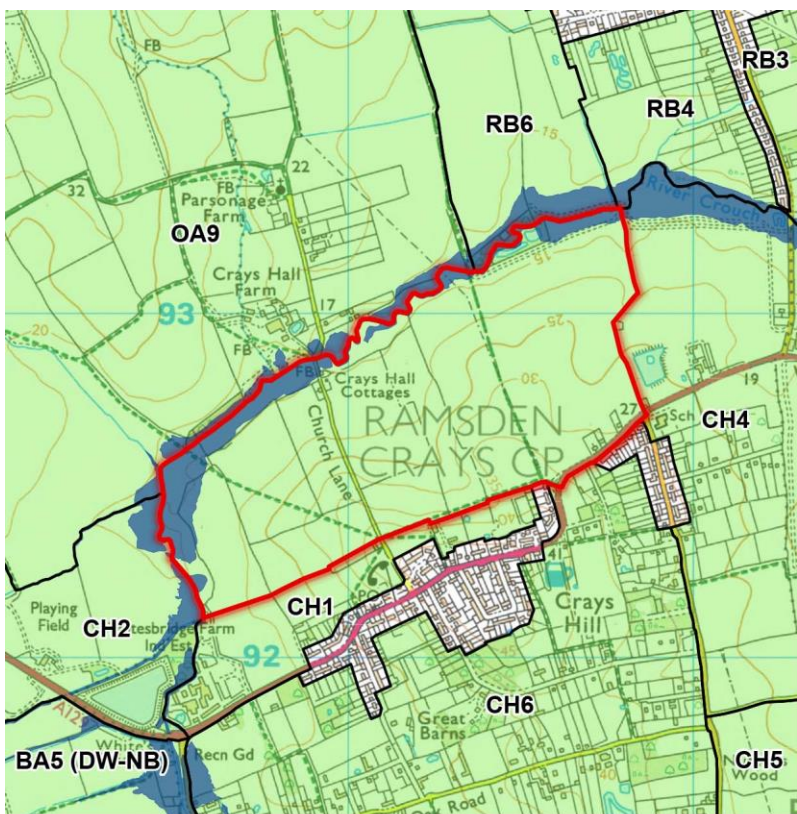
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Great Burstead does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in CH3



- CH3
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in CH3

## Description

- Parcel is adjacent to Crays Hill.
- Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Crays Hill and Ramsden Bellhouse reduces perceived separation.
- The parcel contains a small number of residential dwellings adjacent to the A129 but they are too small in scale to have a significant impact on Green Belt openness.
- As farmland land the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The parcel only lies adjacent to a small proportion of the northern edge of Crays Hill, where the A129 largely provides a degree of boundary separation between the parcel and urban edge.
- The land slopes away from the settlement towards the River Crouch to the north representing a step change in landform that adds to the parcels distinction from the settlement and maintains open views of the wider Green Belt to the north and west.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to the northern edge of Crays Hill which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford, Basildon, and Billericay, but urbanising development between the towns reduces perceived separation.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Crays Hill lies in wide settlement gap between Wickford, Basildon and Billericay, but intervening urban development at Crays Hill and Ramsden Bellhouse reduces perceived separation. Release of the parcel would represent a significant northwards expansion of Crays Hill towards Ramsden Bellhouse significantly reducing the area of open land between the neighbouring towns of Billericay and Wickford. Although release of the parcel would not notably extend the existing western and eastern limits of the inset urban area of Crays Hill, and the River Crouch to the north and west represents a strong alternative boundary, wide ranging open views of the wider countryside to the north west, north and north east would allow development to urbanise what would remain of the gap between neighbouring towns, particularly to the east where weak boundaries would do little to minimise the containment and urbanising influence of what remains of the open countryside between Crays Hill and Wickford to the east.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.



## Harm of release of land in CH3

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Although the River Crouch and associated tree cover provide a strong outer boundary feature to the north and west, effectively containing the parcel from the wider Green Belt in these directions, wide ranging open views of the wider countryside to the north west, north and north east would allow development to urbanise the wider countryside, particularly to the east where weak boundaries would do little to minimise the containment and urbanising influence of what remains of the open countryside between Crays Hill and Wickford to the east.

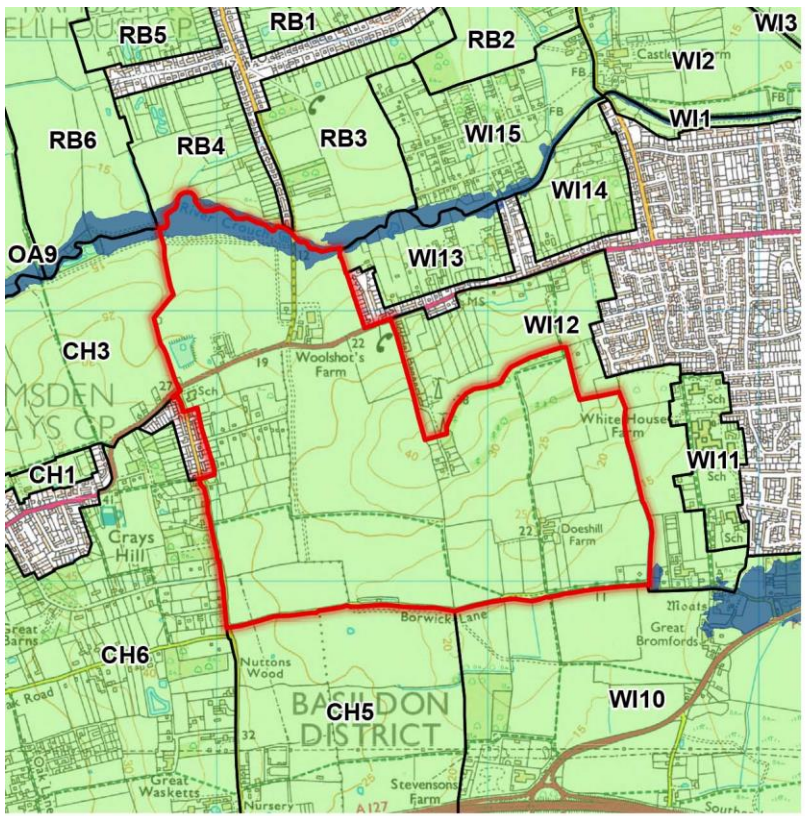
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Crays Hill does not contribute to any distinctive historic character or setting.

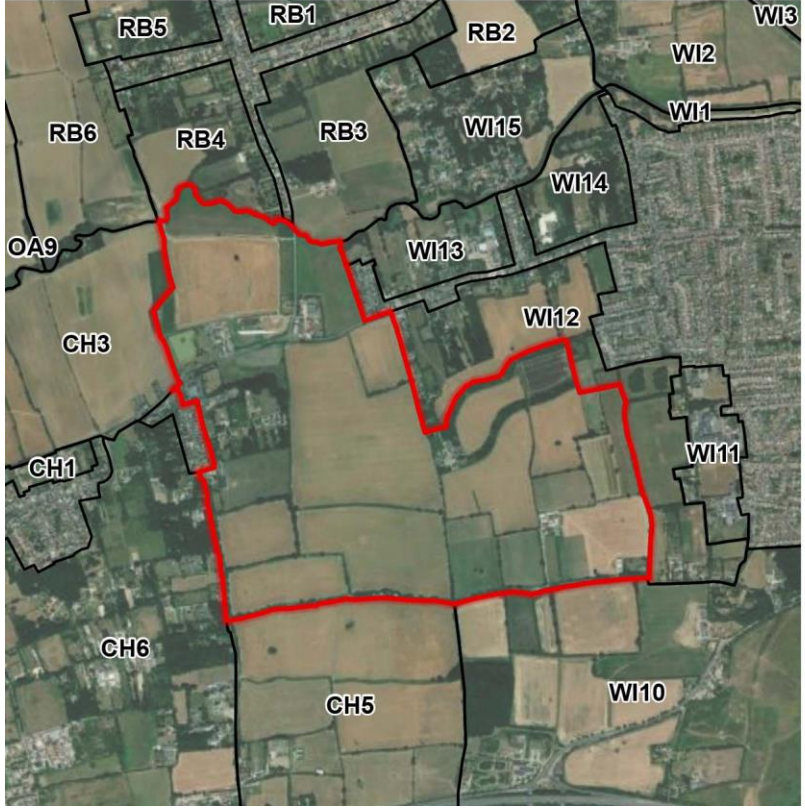
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in CH4



- CH4
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in CH4

## Description

- Parcel is adjacent to Crays Hill to the west and Wickford to the east.
- The parcel contains farm buildings and a rural garden centre north of the A129 that do not affect openness. Crays School located adjacent to the inset urban edge of Crays Hill south of the A129 does affect openness, as do the several isolated residences along Southlands Road, but the tree cover that surrounds them coupled with the large areas of open space in between the buildings limited their urbanising influence and maintains a strong sense of openness.
- Parcel lies in a moderate gap between Wickford, Basildon, and a wider gap between Billericay and Wickford but intervening urban development at Crays Hill reduces perceived separation.
- As agricultural land the parcel is considered to be part of the countryside.
- Residential gardens and inconsistent hedgerows form a weak boundary between the parcel and the inset urban areas to the east and west; however, in both directions these urban edges are limited to a few dozen buildings, limiting their urbanising influence. Furthermore, tree cover within the parcel often creates a strong degree of distinction from the urban area.
- The floodplain of the River Crouch to the north provides separation between the parcel, Ramsden Bellhouse and the wider Green Belt to the north. Mature tree cover along Gardiners Lane North to the west and field boundaries to the south east screen views of the washed over Crays Hill Plotland to the west and Wickford to the south east. To the south, the treelined Borwick Lane is no weaker than the existing Green Belt boundaries. The weakest boundary of the parcel lie to the north west, where broken hedgerows do little to mark a distinction between the parcel and wider open countryside.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Cray's Hill

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Crays Hill and Wickford which are not part of the large built-up area of Basildon, but the parcel's location in a partially developed gap with Basildon means that release within the parcel would merge Crays Hill with Wickford, increasing Wickford's association with the large built-up area.
- **Openness:** Parcel is mostly open.
- **Distinction:** Parcel has distinction from the urban edge, more by virtue of the limited presence of inset urban edges rather than strong boundaries.
- **Impact of release on remaining Green Belt:** Release in the parcel would reduce the gap between Crays Hill, Wickford and Basildon and extend urbanising influence further, diminishing the physical gap between Basildon and Wickford.

# Harm of release of land in CH4

## **Purpose 2 – Prevent neighbouring towns merging into one another.**

- **Function:** Parcel lies in a gap between Wickford and Crays Hill, and so makes some contribution to preventing their merger and by extension the merger of the neighbouring towns of Basildon, Wickford and Billericay.
- **Openness:** Parcel is mostly open.
- **Distinction:** Parcel has distinction from the urban edge, more by virtue of the limited presence of inset urban edges rather than strong boundaries.
- **Impact of release on remaining Green Belt:** Release in the parcel would reduce the gap between Crays Hill and Wickford and Wickford and Basildon to a minor degree, and extend urbanising influence further, diminishing the perception of a gap between Basildon and Wickford.

## **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is mostly open.
- **Distinction:** Parcel has distinction from the urban edge, more by virtue of the limited presence of inset urban edges rather than strong boundaries.
- **Impact of release on remaining Green Belt:** Release in the parcel would weaken the distinction of the remaining open countryside between Crays Hill and Wickford and Wickford and Basildon, extending their urbanising influence farther.

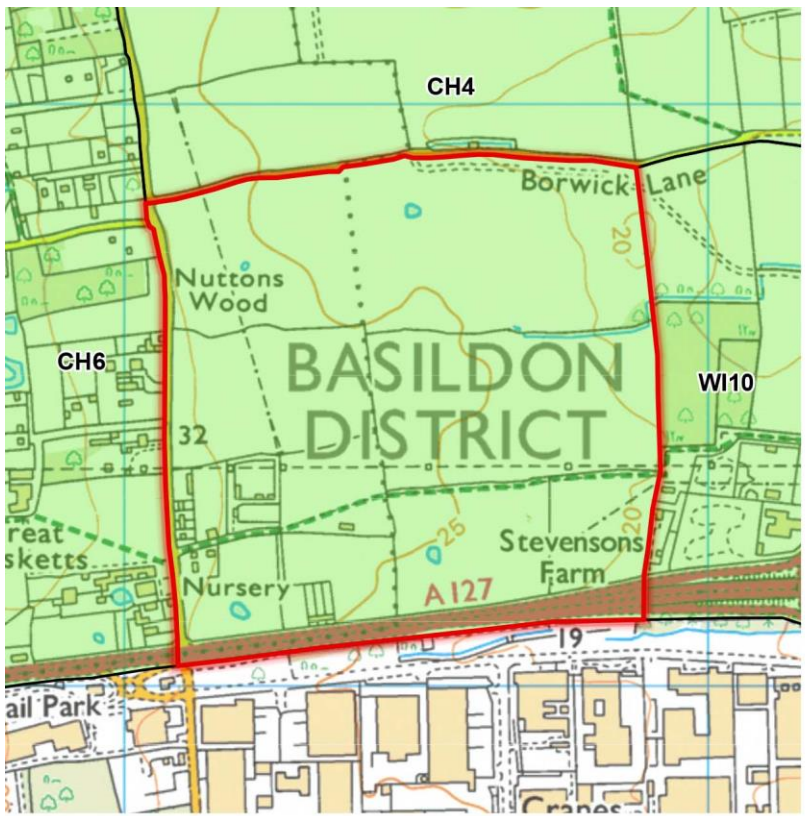
## **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Crays Hill and Wickford does not contribute to any distinctive historic character or setting.

## **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in CH5



-  CH5
-  Neighbouring parcel
-  Green Belt



# Harm of release of land in CH5

## Description

- Parcel is adjacent to Basildon to the south and the washed over Crays Hill Plotland to the west.
- Parcel lies in a moderate gap between Wickford and Basildon, but intervening urban development in plotlands to the east and west already reduces perceived separation.
- Parcel contains a small area of washed-over development to the southwest associated with the Crays Hill Plotland but these uses are too isolated to have a significant impact on Green Belt openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Treelined minor roads and field boundaries separate the parcel and wider Green Belt to the east, west and north.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Cray's Hill

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge, which increases the extent to which development would be considered sprawl associated with a large built-up area.
- **Impact of release on remaining Green Belt:** Release would significantly reduce the gap between the inset urban areas of Basildon and Crays Hill and Basildon and Wickford. Release and development of the parcel would be a significant breach of boundary at the inset edge of Basildon and therefore be considered sprawl of the large built-up area.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Wickford and Basildon, and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the inset edge which increases the extent to which development would weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would close the settlement gap between Basildon and Wickford, breaching the A127, which acts as a significant separating feature. The release and development of the parcel will also increase urbanising influence on adjacent Green Belt land, although existing intervening urban development in plotlands to the east and west already reduces perceived separation.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing

## Harm of release of land in CH5

encroachment on it.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside. However, washed over development to the west and the dense development within the urban area of Basildon to the south of the A127 have some urbanising influence.
- **Impact of release on remaining Green Belt:** Development in the parcel would extend urbanising influence, weakening the distinction of adjacent Green Belt land.

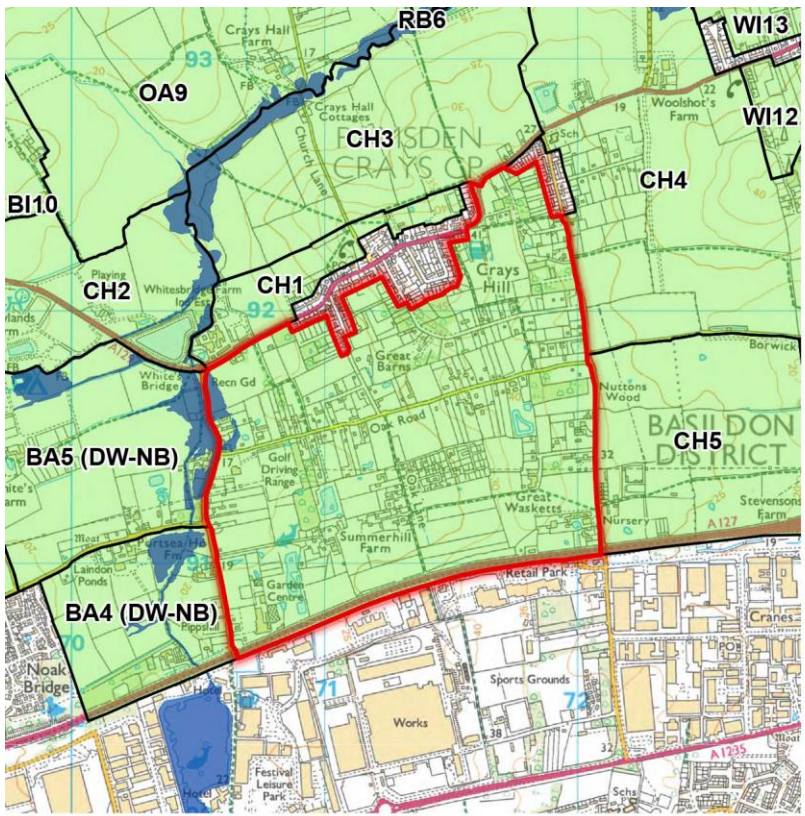
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land does not contribute to any distinctive historic character or setting.

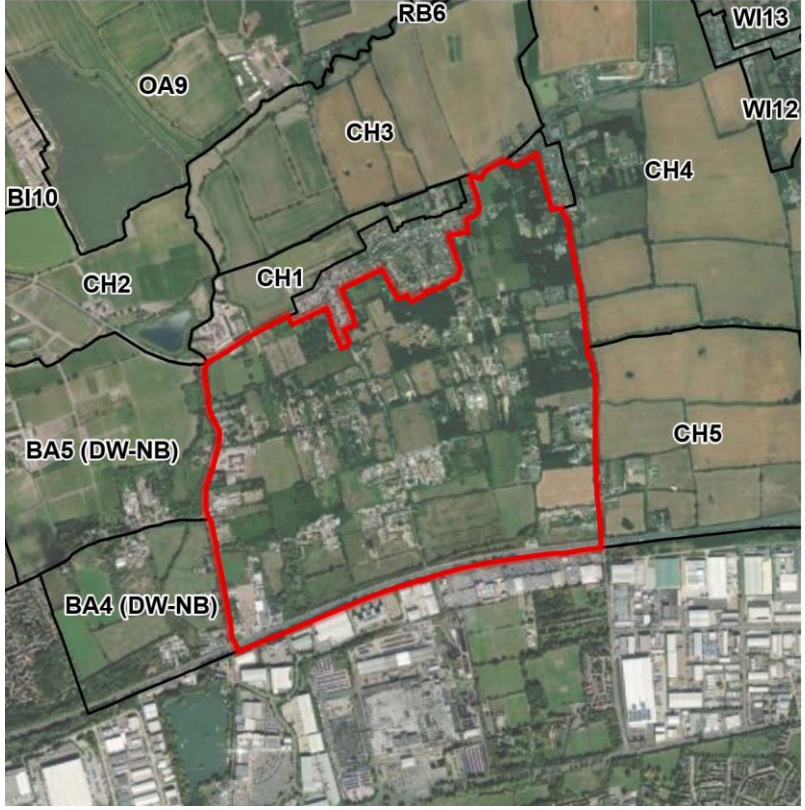
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in CH6



- CH6
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3





# Harm of release of land in CH6

## Description

- Parcel lies adjacent to the inset urban area of Basildon to the south and the inset urban area of Crays Hill to the north.
- Land lies in a moderate gap between Basildon and Wickford, but urbanising development between the two reduces perceived separation and increases the fragility of the gap. The A127 acts as a significant separating feature, but is weakened by other connecting roads and intervening urban development at Crays Hill reduces perceived separation.
- The parcel contains the majority of the washed over Crays Hill Plotland, and is therefore partially developed. This does have some impact on Green Belt openness, but there are significant areas of open space that maintain a strong relationship with the wider Green Belt and contributes to the Plotlands general openness. There are wooded areas throughout which limit urbanising influence in the parcel, including at the southern inset urban edge of Crays Hill.
- Agricultural land in the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Treelined country lanes to the east and west partially screen the parcel from the wider Green Belt.
- The A127 acts as a strong boundary between the parcel and the inset urban area of Basildon to the south.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Cray's Hill

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area.
- **Openness:** Parcel is partially developed by the Crays Hill Plotland, which reduces the harm that further development would cause.
- **Distinction:** Parcel has distinction from the urban edge of Basildon, which increases the extent to which development would be considered sprawl associated with, although the Crays Hill Plotland does also reduce distinction through its sporadic urbanising influence.
- **Impact of release on remaining Green Belt:** Release would significantly reduce the gap between the inset urban areas of Basildon and Crays Hill and Basildon and Wickford. Release and development of the parcel would be a significant breach of boundary at the inset edge of Basildon and therefore be considered sprawl of the large built-up area.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies on the periphery of a narrow and fragile gap between Wickford and Basildon, and so contributes to preventing their merger.
- **Openness:** Parcel is partially developed by the Crays Hill Plotland, which reduces the harm that further development would cause.

## Harm of release of land in CH6

- **Distinction:** Parcel has distinction from the urban edge of Basildon which increases the extent to which development would weaken the perceived separation between towns, although the Crays Hill Plotland does also reduce distinction through its sporadic urbanising influence.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would close the settlement gap between Basildon and Wickford, breaching the A127, which acts as a significant separating feature. The release and development of the parcel will also increase urbanising influence on adjacent Green Belt land.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is partially developed by the Crays Hill Plotland, which reduces the harm that further development would cause.
- **Distinction:** Parcel has distinction from the inset urban edges of Basildon to the south and Crays Hill to the north, which increases the extent to which development would be considered encroachment on the countryside, although the washed over Crays Hill Plotland does also reduce distinction through its sporadic urbanising influence. The dense development within the urban area of Basildon to the south of the A127 also some urbanising influence.
- **Impact of release on remaining Green Belt:** Development in the parcel would breach the A127 thereby extending urbanising influence northward. The release and development of the parcel would weaken adjacent Green Belt land.

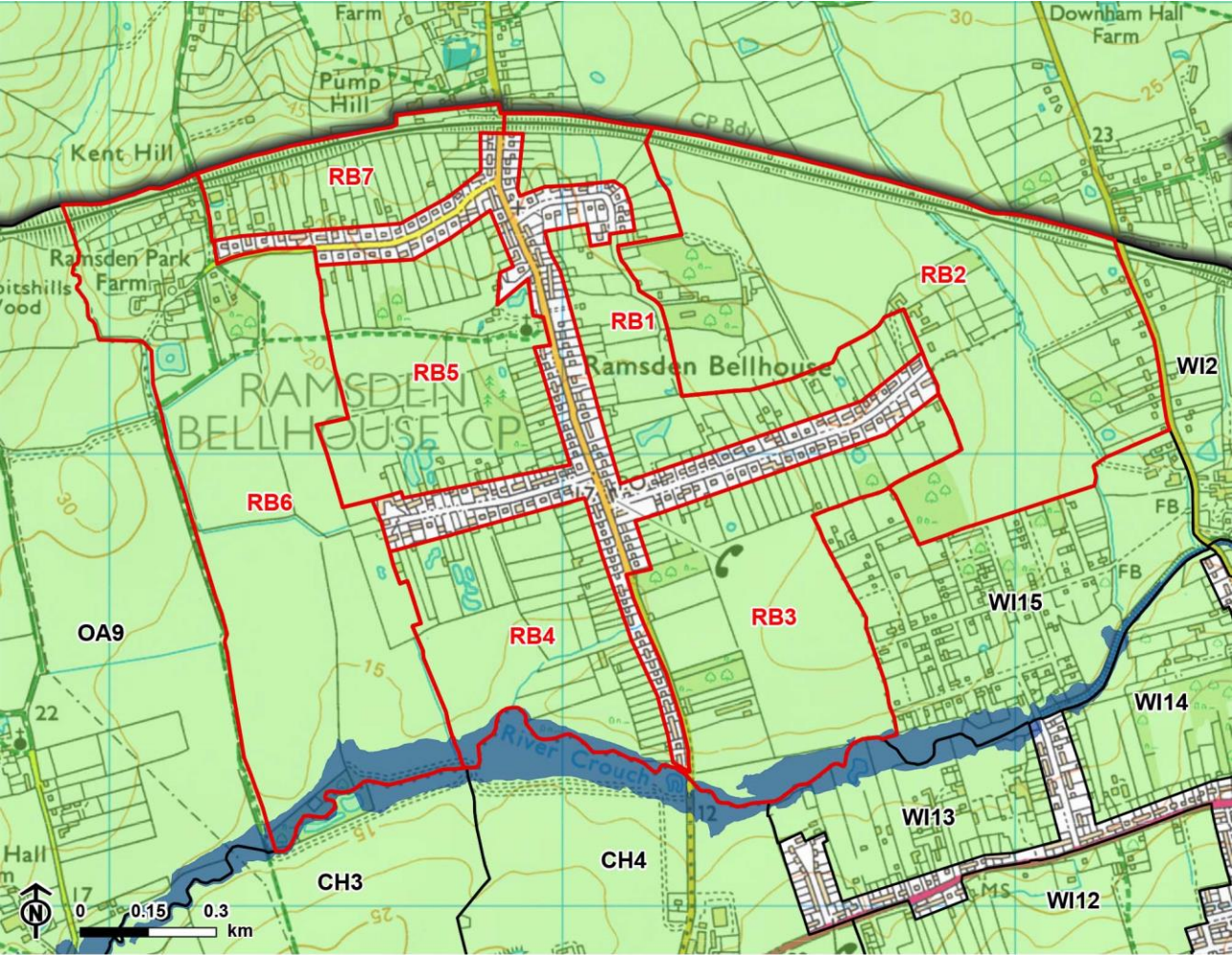
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land does not contribute to any distinctive historic character or setting.

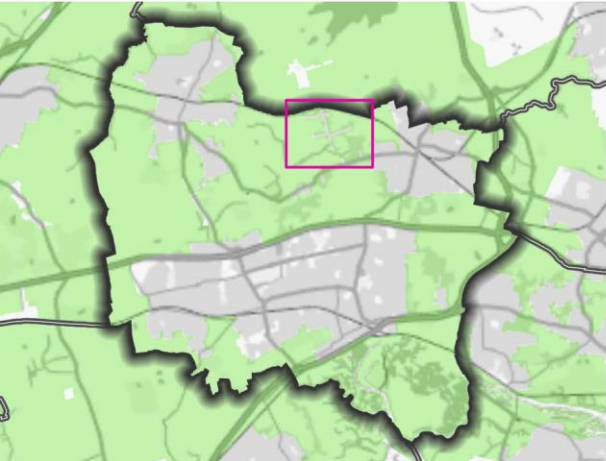
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

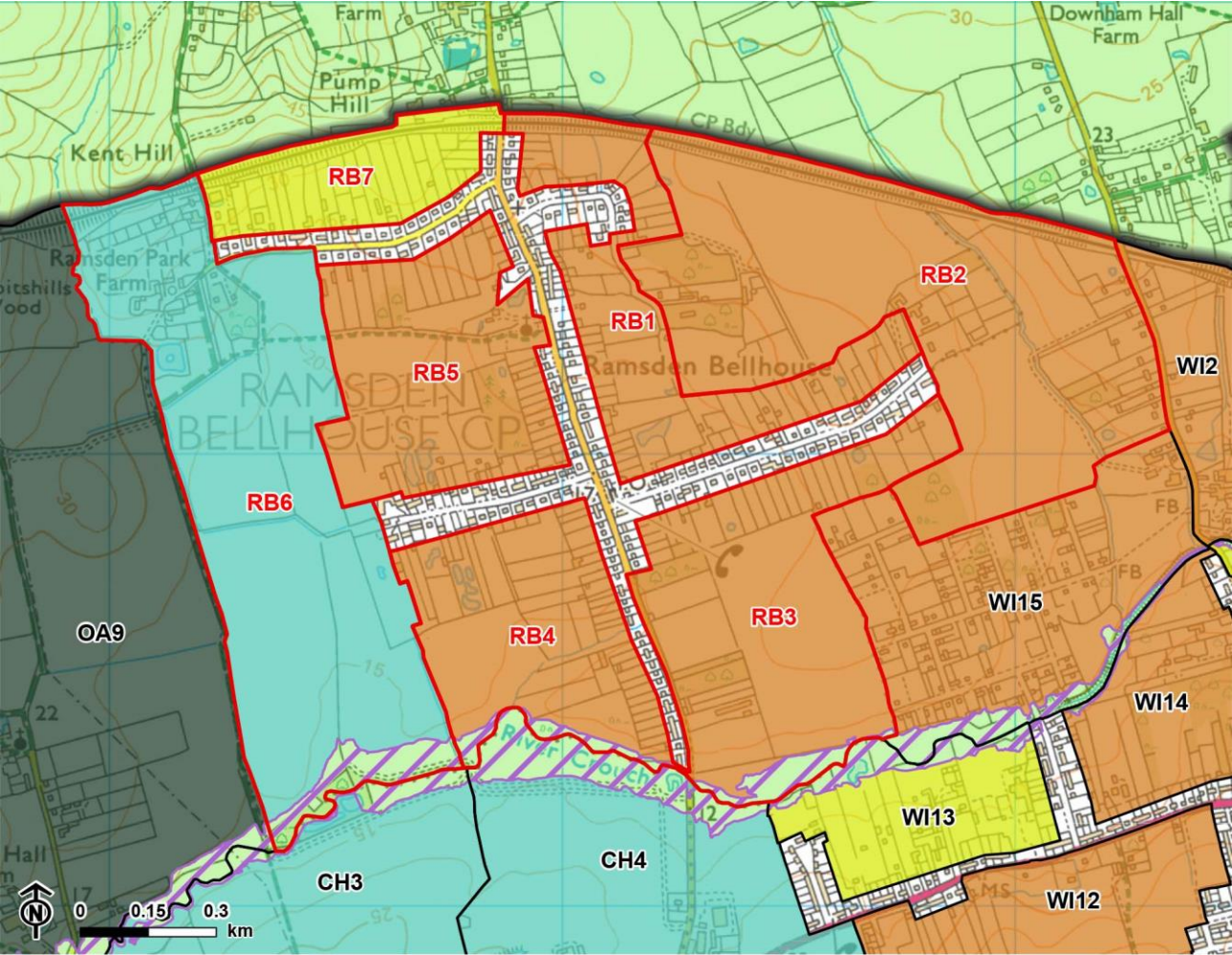
# Ramsden Bellhouse



- Ramsden Bellhouse parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3

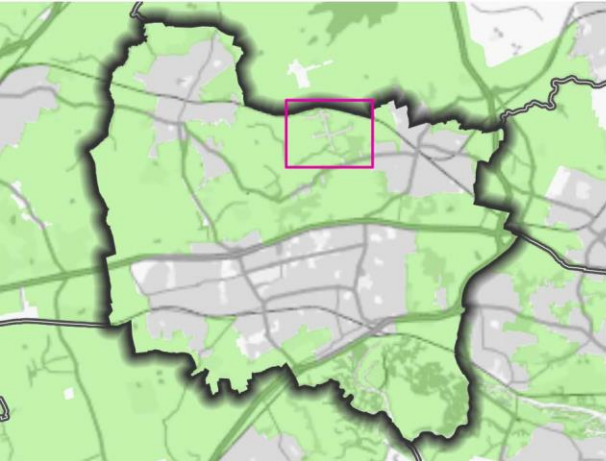


# Ramsden Bellhouse

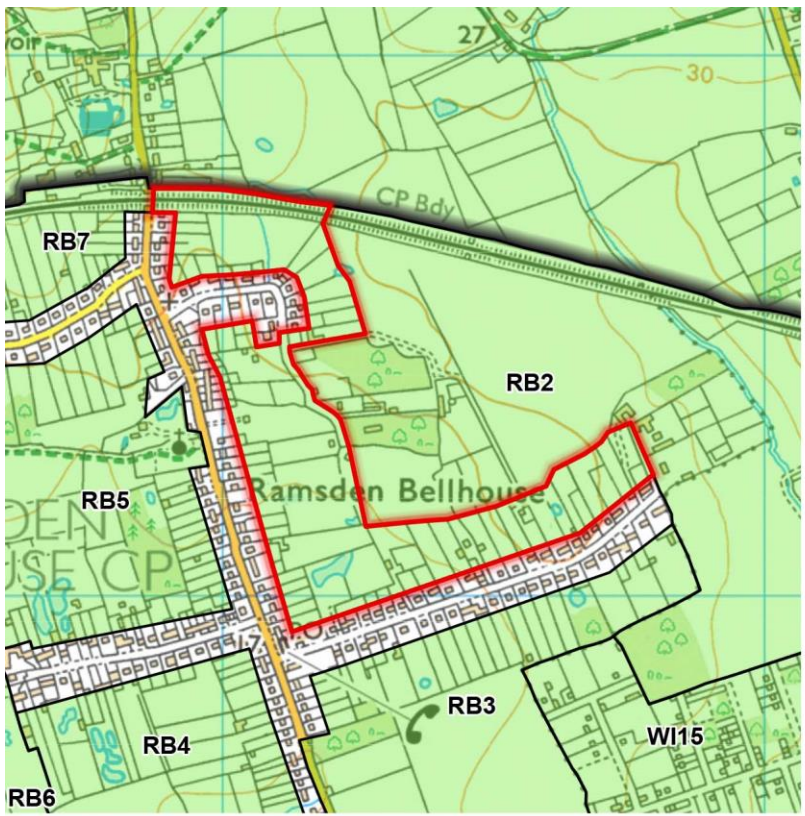


- Ramsden Bellhouse parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
  - Absolute Constraints
- Parcel Harm Rating**
- Very High
  - High
  - Moderate
  - Low/No



# Harm of release of land in RB1



- RB1
- Neighbouring parcel
- Green Belt



# Harm of release of land in RB1

## Description

- Parcel is adjacent to Ramsden Bellhouse.
- Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation. Furthermore, the existing inset urban area of Ramsden Bellhouse extends further into the gap than the parcel.
- The parcel contains residential gardens and outbuildings associated with residential development along Orchard Avenue, Church Road, and Glebe Road, but they are too small in scale to have a significant impact on Green Belt openness.
- The parcel is not associated with a historic town.
- Hedgerows and residential gardens form a weak boundary between the parcel and inset urban edge to the south and west. However, tree cover within the parcel shield the parcel from urbanising influence from the inset settlement, and create some distinction from the urban area.
- To the north, the treelined railway line provides a strong outer boundary to the parcel.
- To the east, areas of tree cover particularly to the center of the parcel and to the south-east provide separation between the parcel and wider Green Belt, although this is inconsistent, with hedgerows forming a weaker boundary between the parcel and wider Green Belt to the northeast.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Ramsden Bellhouse

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Ramsden Bellhouse which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation. Furthermore, the existing inset urban area of Ramsden Bellhouse extends further into the gap than the parcel.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge - there is less distinction at the urban edges which are dominated by residential gardens and more distinction in the center of the parcel farther from the urban area.
- **Impact of release on remaining Green Belt:** Release would not significantly reduce the gap between Wickford and Billericay. Ramsden Bellhouse extends farther into the settlement gap with Billericay, and therefore development in the parcel would not extend urbanising influence between towns.

# Harm of release of land in RB1

## **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge - there is less distinction at the urban edges which are dominated by residential gardens and more distinction in the center of the parcel farther from the urban area.
- **Impact of release on remaining Green Belt:** The release and development of the parcel would have limited urbanising influence on adjacent Green Belt land to the north due to the strong alternative boundaries that the railway line. However, release of the parcel would weaken the distinction of adjacent Green Belt land to the east due to the inconsistency of tree cover as a boundary features, with gaps in places.

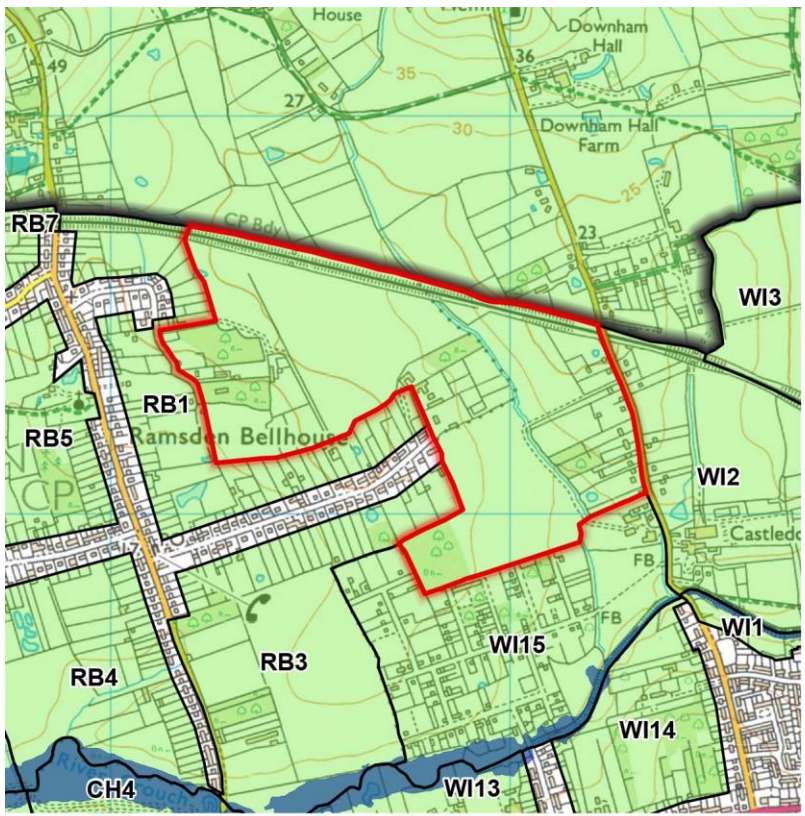
## **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Ramsden Bellhouse does not contribute to any distinctive historic character or setting.

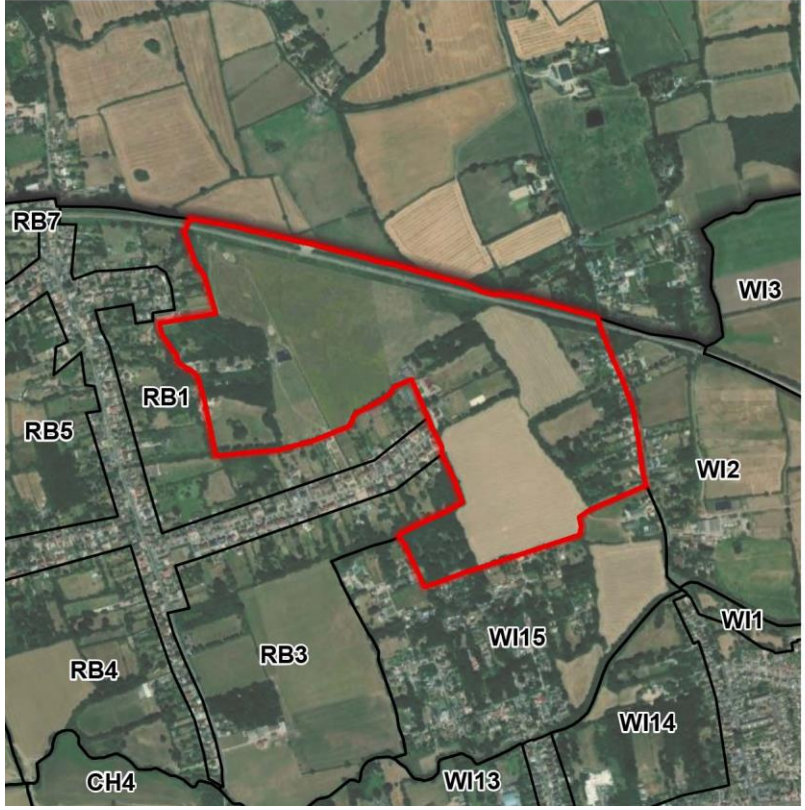
## **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in RB2



- RB2
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3





# Harm of release of land in RB2

## Description

- Parcel is close to Ramsden Bellhouse.
- Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation. Furthermore, the existing inset urban area of Ramsden Bellhouse extends farther into the gap than the parcel and Newhouse Farm and Castledon Road Plotland to the south urbanises much of the land between Wickford and Ramsden Bellhouse.
- The parcel contains some washed-over development to the east, and dwellings adjacent to Orchard Avenue and Glebe Road to the west. Newhouse Farm and Castledon Road Plotland lies to the south. In combination, these developments have some urbanising influence on the Green Belt within the parcel, but they do not have a significant impact on Green Belt openness.
- As agricultural land the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Field boundaries as well as hedgerows provide separation between the parcel and inset settlement to the south and northeast, whilst to the east, tree cover within the parcel as well as closer to the settlement edge provide a strong boundary from the settlement and reduce urbanising influence.
- To the north a railway line and adjacent tree cover provides a strong outer boundary between the parcel and wider Green Belt.
- It is assumed that release of the parcel would be in combination with the more contained Green Belt land to the west and south west.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Ramsden Bellhouse which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation. Furthermore, the existing inset urban area of Ramsden Bellhouse extends farther into the gap than the parcel and Newhouse Farm and Castledon Road Plotland to the south urbanises much of the land between Wickford and Ramsden Bellhouse.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a distinction from the urban edge.
- **Impact of release on remaining Green Belt:** It is assumed that release of the parcel would be in combination with the more contained Green Belt land to the west and south west. Release would not extend notably further into the settlement gap with Billericay than

## Harm of release of land in RB2

inset development to the west and south west and washed over development to the south; however, release in the open countryside along the railway line that connects the two neighbouring towns would have an impact on the perceived separation between towns.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge.
- **Impact of release on remaining Green Belt:** It is assumed that release of the parcel would be in combination with the more contained Green Belt land to the west and south west. The release and development of the parcel would not weaken the distinction of adjacent Green Belt land given the containment of the parcel by the inset urban area to the west and south west, the presence of the washed over Newhouse Farm and Castledon Road Plotland to the south and the strong treelined railway line to the north.

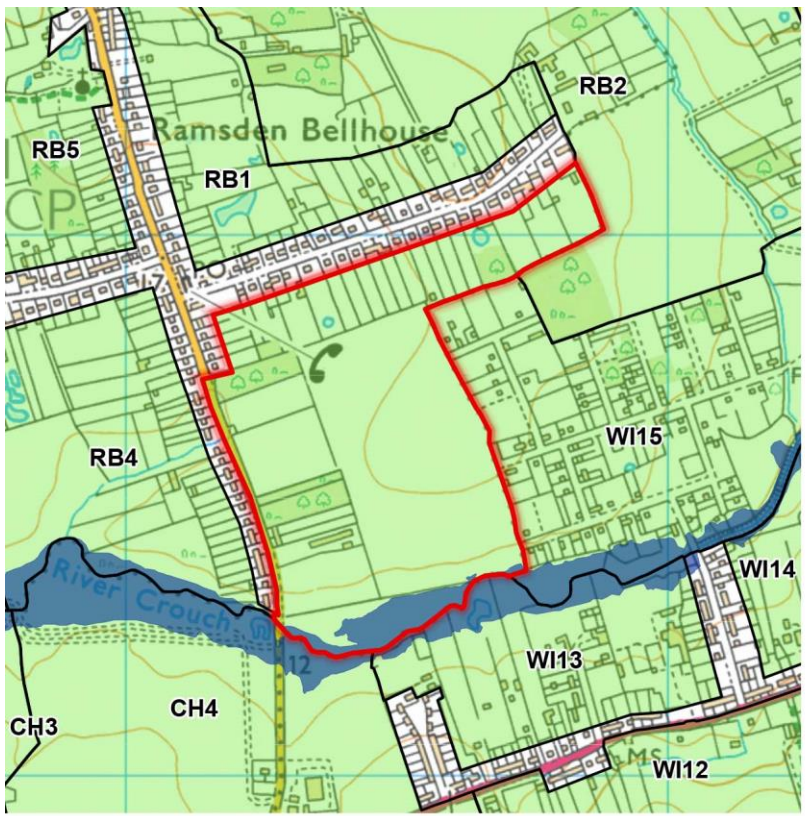
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Ramsden Bellhouse does not contribute to any distinctive historic character or setting.

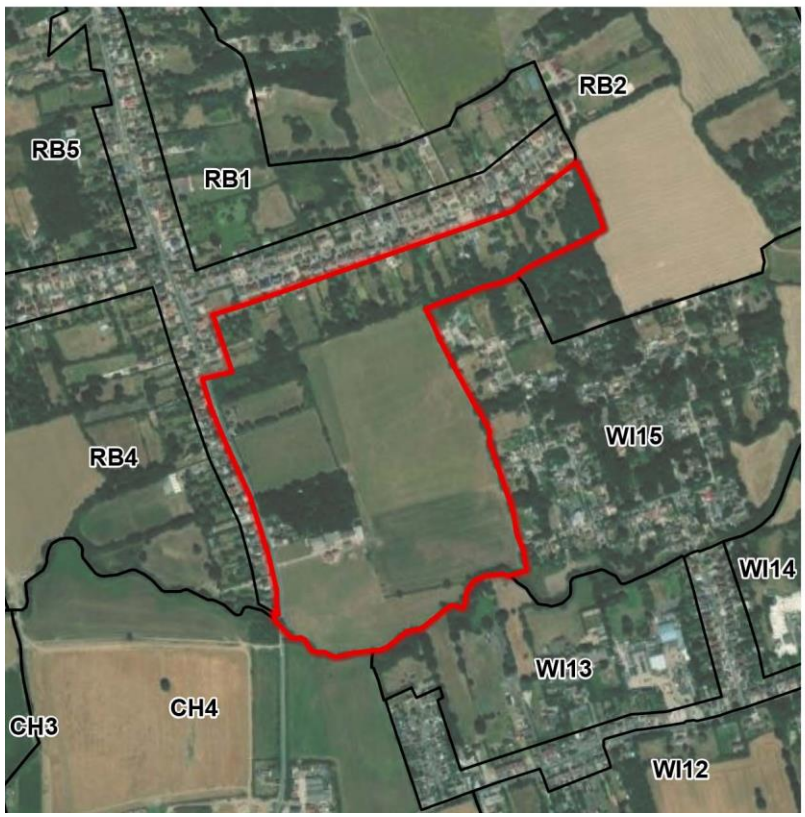
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in RB3



- RB3
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in RB3

## Description

- Parcel is adjacent to Ramsden Bellhouse.
- Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation. Furthermore, the existing inset urban area of Ramsden Bellhouse extends further into the gap than the parcel and Newhouse Farm and Castledon Road Plotland to the south urbanises much of the land between Wickford and Ramsden Bellhouse.
- The parcel contains residential gardens and outbuildings associated with residential development along Glebe Road and Church Road, but the buildings are too small in scale to have a significant impact on Green Belt openness.
- The parcel is not associated with a historic town.
- Hedgerows and residential gardens form a weak boundary between the parcel and inset urban edge to the north and west.
- However, trees within the parcel creates some distinction from the urban area.
- The River Crouch and associated tree cover provide a consistent boundary feature separating the parcel from the wider Green Belt to the south, and the Newhouse Farm and Castledon Road Plotland has limited distinction to the east.
- To the south of Glebe Road, hedgerows and some tree cover to the southeast provide a boundary between the parcel and wider Green Belt, whilst to the east of Church Road distinction between the parcel and wider Green Belt is reduced. Although there is some tree cover to the southeast, and northeast, there are gaps, which reduce distinction between the parcel and wider Green Belt to the east.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Ramsden Bellhouse

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Ramsden Bellhouse which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation. Furthermore, the existing inset urban area of Ramsden Bellhouse extends further into the gap than the parcel and Newhouse Farm and Castledon Road Plotland to the south urbanises much of the land between Wickford and Ramsden Bellhouse.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge but washed over Newhouse Farm and Castledon Road Plotland also has a limited urbanising influence to the east.

## Harm of release of land in RB3

- **Impact of release on remaining Green Belt:** Release would not significantly reduce the gap between Wickford and Billericay. Ramsden Bellhouse extends further into the settlement gap with Billericay, and therefore development in the parcel would not extend urbanising influence between towns.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel open.
- **Distinction:** Parcel has a degree of distinction from the urban edge but washed over Newhouse Farm and Castledon Road Plotland also has an urbanising influence to the east.
- **Impact of release on remaining Green Belt:** Development in the parcel would not weaken the distinction of adjacent Green Belt land given the containment of the parcel by the inset urban area to the north and west, the presence of the washed over Newhouse Farm and Castledon Road Plotland to the east and the strong treelined River Crouch to the south.

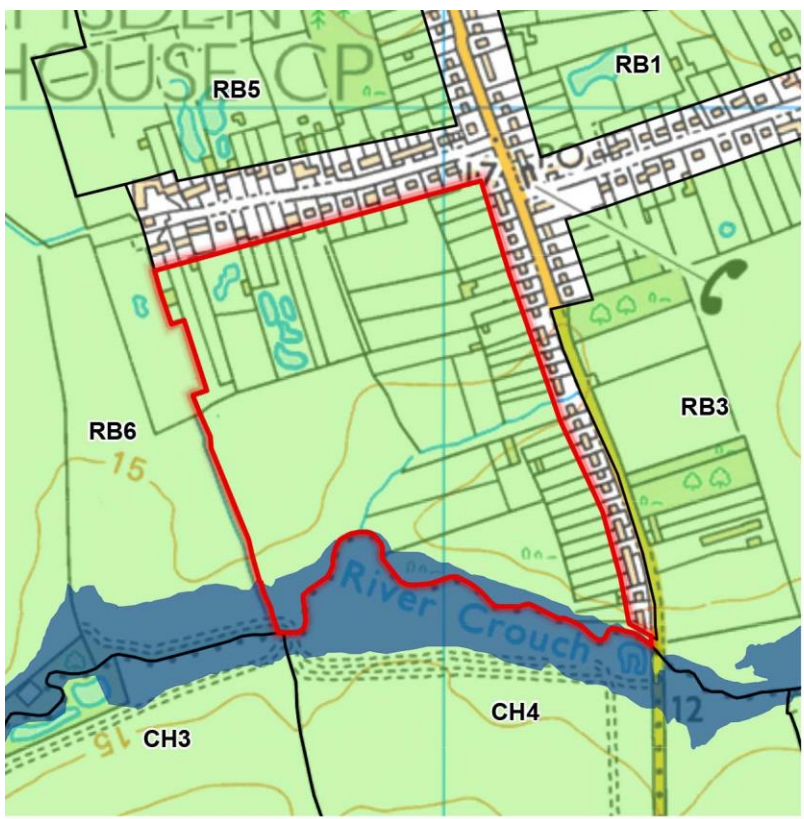
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Ramsden Bellhouse does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in RB4



- RB4
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in RB4

## Description

- Parcel is adjacent to Ramsden Bellhouse.
- Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation. Furthermore, the existing inset urban area of Ramsden Bellhouse extends further into the gap than the parcel.
- The parcel contains residential gardens and outbuildings associated with residential development along Homestead Road and Church Road, but the buildings are too small in scale to have a significant impact on Green Belt openness.
- Hedgerows and residential gardens form a weak boundary between the parcel and inset urban edge to the north and east.
- The River Crouch and associated tree cover contains the parcel from the wider Green Belt to the south. However, to the west, field boundaries provide little separation between the parcel and wider Green Belt and there are strong open views of the countryside to the west and south.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Ramsden Bellhouse which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation. Furthermore, the existing inset urban area of Ramsden Bellhouse extends further into the gap than the parcel.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge - there is less distinction at the urban edges which are dominated by residential gardens and more distinction in the south western half of the parcel farther from the urban area. The parcel generally has strong open views of the countryside to the west and south.
- **Impact of release on remaining Green Belt:** Release would not significantly reduce the gap between Wickford and Billericay. Ramsden Bellhouse extends further into the settlement gap with Billericay. Although release of the parcel would not significantly narrow the gap between towns it would extend the urbanising influence of Ramsden Bellhouse westwards and southwestwards where there are strong open views of the wider countryside.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in RB4

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge - there is less distinction at the urban edges which are dominated by residential gardens and more distinction in the south western half of the parcel farther from the urban area. The parcel generally has strong open views of the countryside to the west and south.
- **Impact of release on remaining Green Belt:** The parcel is contained by the existing urban area of Ramsden Bellhouse to the north and east. Although the River Crouch in the south limits impact on adjacent Green Belt in this direction, open views of the countryside to the west and south would weaken the distinction of adjacent Green Belt, particularly to the west where the field boundaries are relatively weak and broken.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

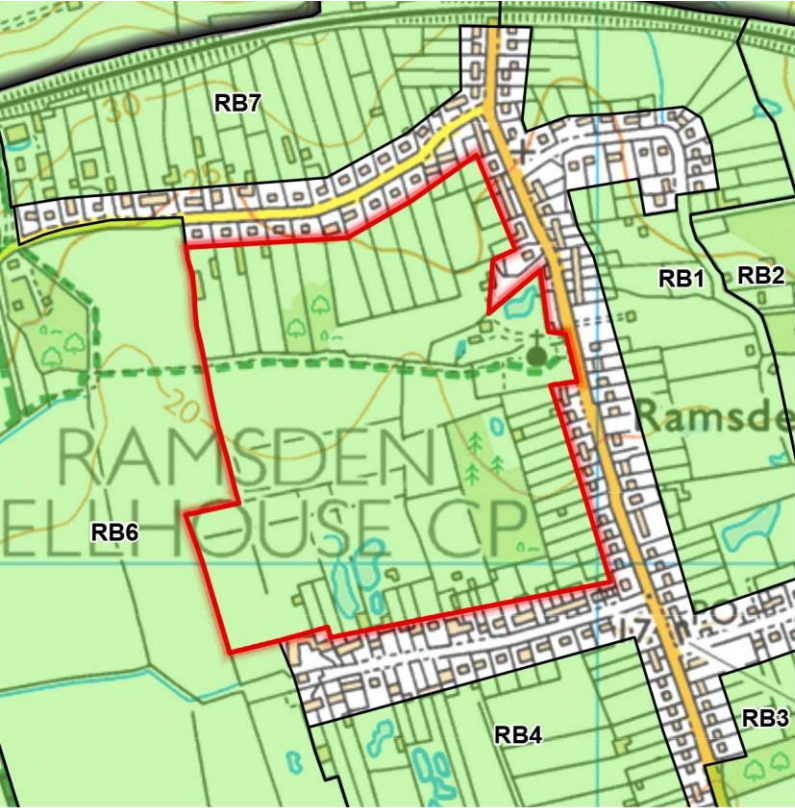
- **Function:** Land around Ramsden Bellhouse does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in RB5



- RB5
- Neighbouring parcel
- Basildon District
- Green Belt



# Harm of release of land in RB5

## Description

- Parcel is adjacent to Ramsden Bellhouse.
- Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation. Furthermore, the existing inset urban area of Ramsden Bellhouse extends further into the gap than the parcel.
- The parcel contains residential gardens and outbuildings associated with residential development along Ramsden Park Road, Homestead Road and Church Road, but the buildings are too small in scale to have a significant impact on Green Belt openness.
- Hedgerows and residential gardens form a weak boundary between the parcel and inset urban edge to the north and east and south. However, tree cover within the parcel, particularly to the middle and south of the parcel shield the parcel from urbanising influence from the inset settlement, and create some distinction from the urban area.
- To the west, field boundaries provide little separation between the parcel and wider Green Belt and there are strong open views of the countryside to the west and south.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Ramsden Bellhouse

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Ramsden Bellhouse which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation. Furthermore, the existing inset urban area of Ramsden Bellhouse extends further into the gap than the parcel.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge - there is less distinction at the urban edges which are dominated by residential gardens and more distinction in the center of the parcel farther from the urban area. The parcel generally has strong open views of the countryside to the west.
- **Impact of release on remaining Green Belt:** Release would not significantly reduce the gap between Wickford and Billericay. Ramsden Bellhouse extends further into the settlement gap with Billericay. Although release of the parcel would not significantly narrow the gap between towns it would extend the urbanising influence of Ramsden Bellhouse westwards where there are strong open views of the wider countryside.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing

## Harm of release of land in RB5

encroachment on it.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge - there is less distinction at the urban edges which are dominated by residential gardens and more distinction in the center of the parcel farther from the urban area. The parcel generally has strong open views of the countryside to the west .
- **Impact of release on remaining Green Belt:** The parcel is contained by the existing urban area of Ramsden Bellhouse to the north, south and east. Release of the parcel would extend urbanising influence to the west, where there is a lack of strong boundary features, thereby weakening the distinction of adjacent Green Belt land.

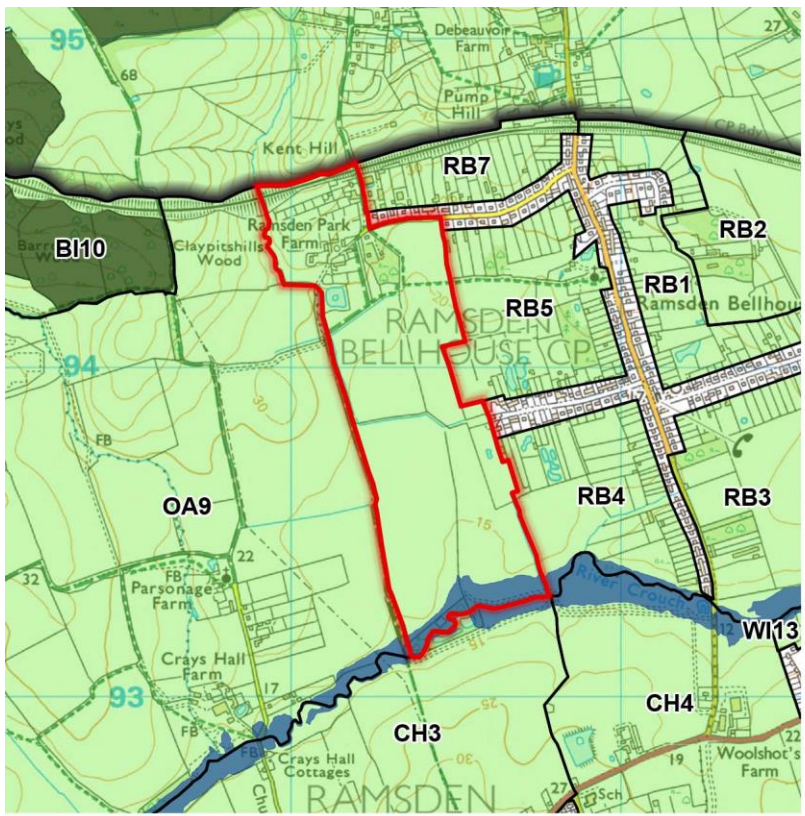
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Ramsden Bellhouse does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in RB6



- RB6
  - Neighbouring parcel
  - Basildon District
  - Green Belt
- Absolute constraint(s)**
- Flood Zone 3
  - Ancient Woodland



# Harm of release of land in RB6

## Description

- Parcel is adjacent to Ramsden Bellhouse.
- Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation.
- The parcel contains farm buildings to the north. These are an appropriate Green Belt land use and therefore do not affect its openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Residential gardens form only a weak boundary between the parcel and the urban area to the east; however, the urban edges are limited to a few dozen buildings, limiting their urbanising influence.
- To the north, a railway line and associated tree cover acts as a strong consistent alternative boundary feature between the parcel and wider Green Belt.
- To the west a long regular treelined field boundary screens some views of the open countryside to the west, although there are some significant breaks revealing open views beyond.
- The parcel slopes southwards to the River Crouch in the south, which maintains open views of the wider countryside.
- The River Crouch and associated tree cover form a strong boundary between the parcel and wider Green Belt to the south.
- It is assumed that release of the parcel would be in combination with the more contained Green Belt land to the east.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Ramsden Bellhouse

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Ramsden Bellhouse which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively strong distinction from the urban edge, more by virtue of the limited presence of inset urban edges rather than strong boundaries.
- **Impact of release on remaining Green Belt:** It is assumed that release of the parcel would be in combination with the more contained Green Belt land to the east. Ramsden Bellhouse lies in a wide settlement gap between Wickford and Billericay. As Ramsden Bellhouse is a small settlement, the release of the parcel at this scale would significantly

## Harm of release of land in RB6

alter existing settlement form, significantly increase the size of the settlement and therefore its influence on the gap between Wickford and Billericay to the west and south west.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively strong distinction from the urban edge, more by virtue of the limited presence of inset urban edges rather than strong boundaries.
- **Impact of release on remaining Green Belt:** It is assumed that release of the parcel would be in combination with the more contained Green Belt land to the east. Release of the parcel would weaken the distinction of adjacent Green Belt land to the west and south west.

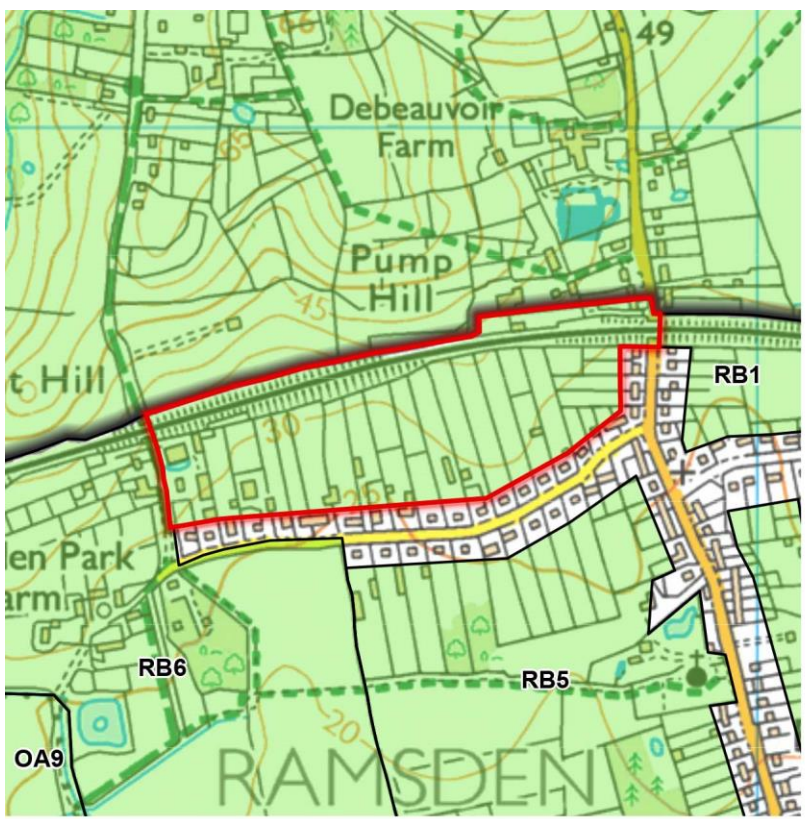
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Ramsden Bellhouse does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in RB7



-  RB7
-  Neighbouring parcel
-  Basildon District
-  Green Belt



# Harm of release of land in RB7

## Description

- Parcel is adjacent to Ramsden Bellhouse.
- Parcel lies in a relatively wide gap between Wickford and Billericay, but intervening urban development at Ramsden Bellhouse reduces perceived separation.
- The parcel contains open gardens and a few outbuildings associated homes along Ramsden Park Road, but the length of the gardens maintains openness.
- The parcel is not associated with a historic town.
- Residential gardens form only a weak boundary between the parcel and the urban area to the east and south.
- To the north, a railway track with associated tree cover and high ground contains the parcel, whilst to the west, Park Lane and farm buildings contain the parcel from the wider Green Belt.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Ramsden Bellhouse which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay but intervening development at Ramsden Bellhouse reduces perceived separation to a degree, although the existing inset urban area of Wickford extends further to the north west and south of the parcel.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which decreases the extent to which development would be considered to narrow the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release would not significantly reduce the gap between Wickford and Billericay. Ramsden Bellhouse extends farther into the settlement gap with Billericay, and therefore development in the parcel would not extend urbanising influence between towns. The treelined railway line and high ground to the north, limits impact in this direction.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is comprised of long residential gardens that are not countryside but maintain openness.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered encroachment on the countryside.



## Harm of release of land in RB7

- **Impact of release on remaining Green Belt:** Release of the parcel would not weaken the Green Belt boundary as the parcel is largely contained from the wider Green Belt by a railway line to the north and farm buildings to the west, and these provide alternative boundary features. The treelined railway line and high ground to the north, limits impact in this direction.

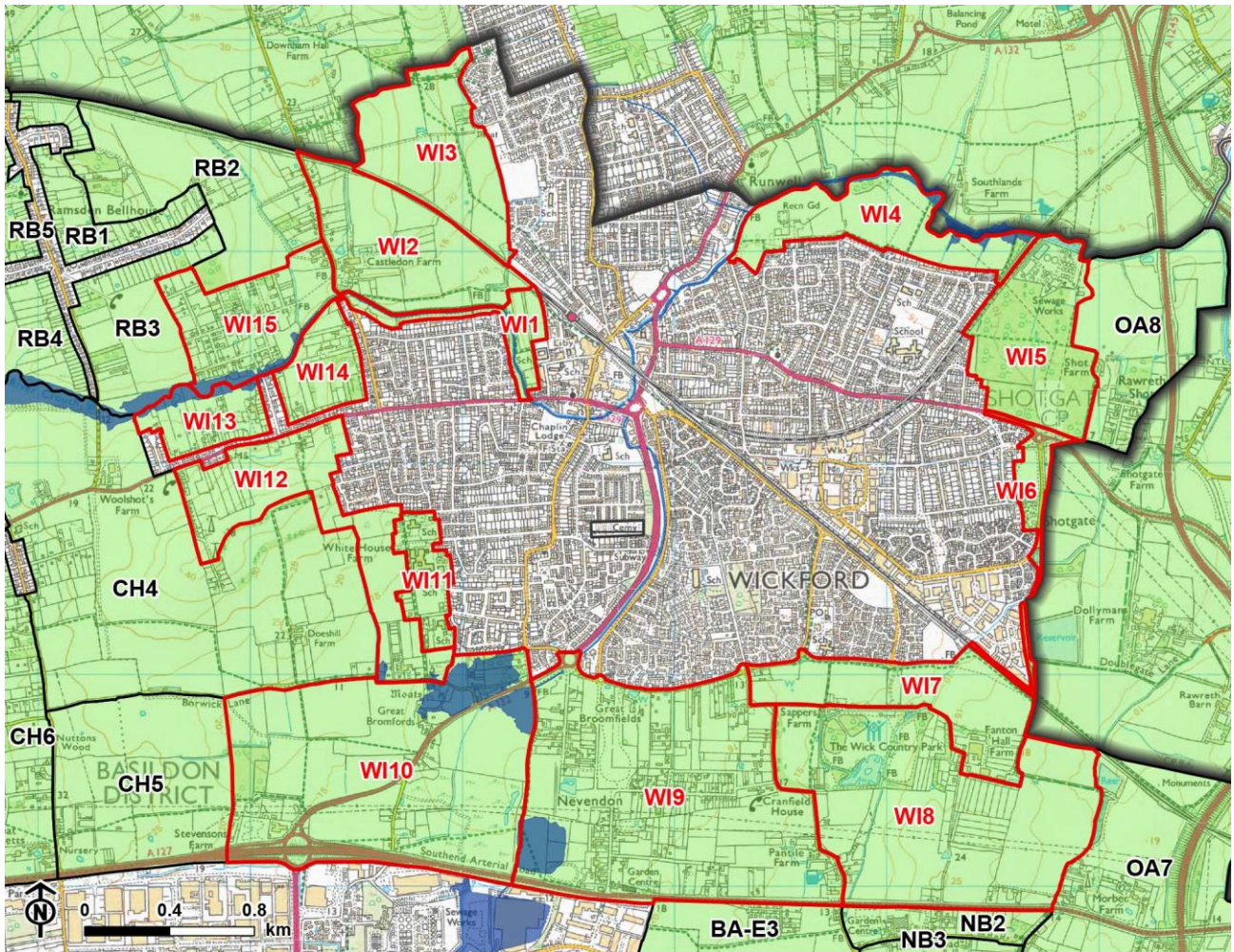
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Ramsden Bellhouse does not contribute to any distinctive historic character or setting.

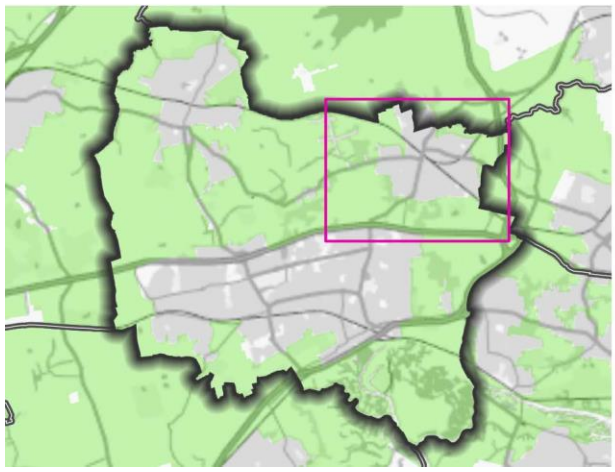
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

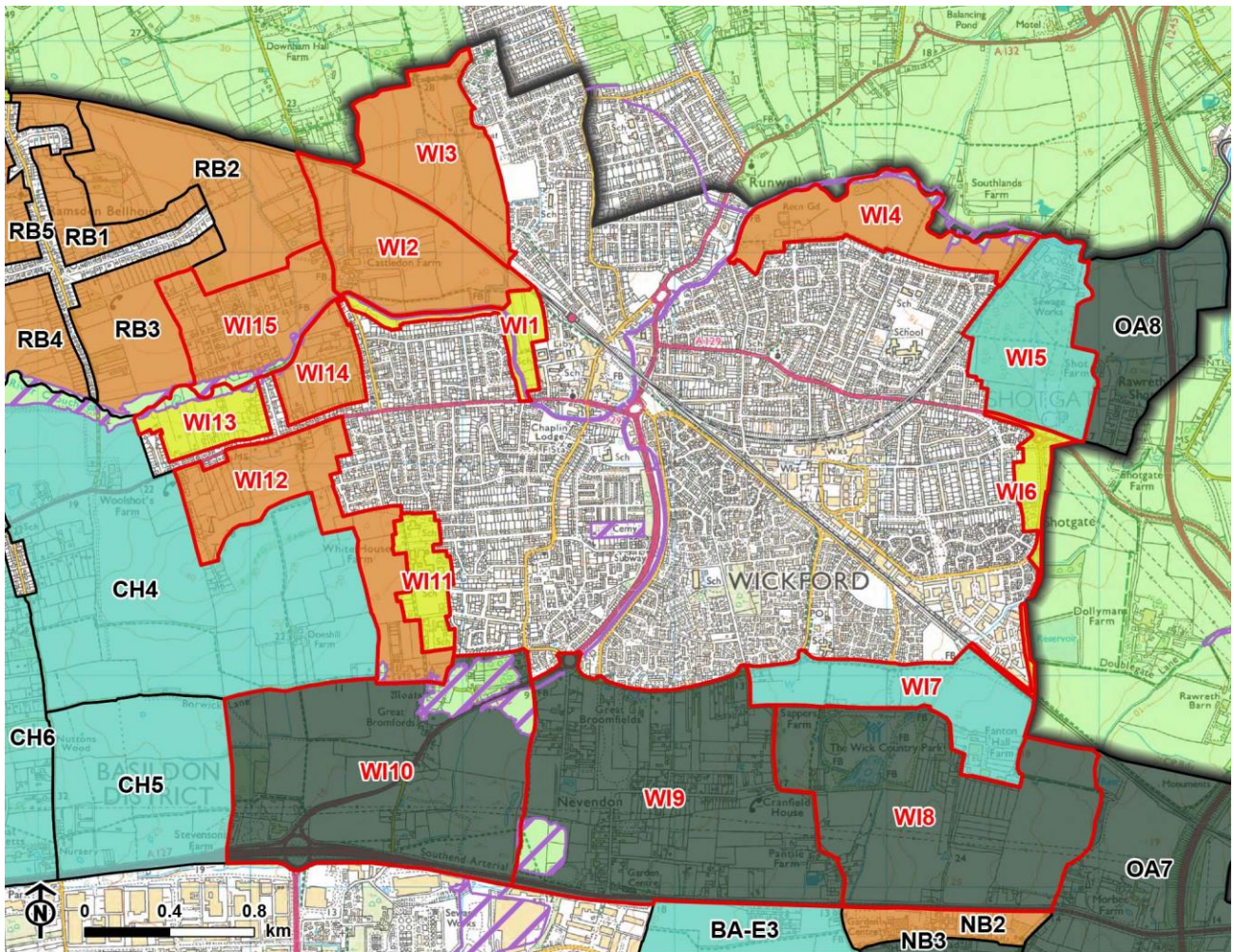
# Wickford



- Wickford parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Open access land
- Flood Zone 3

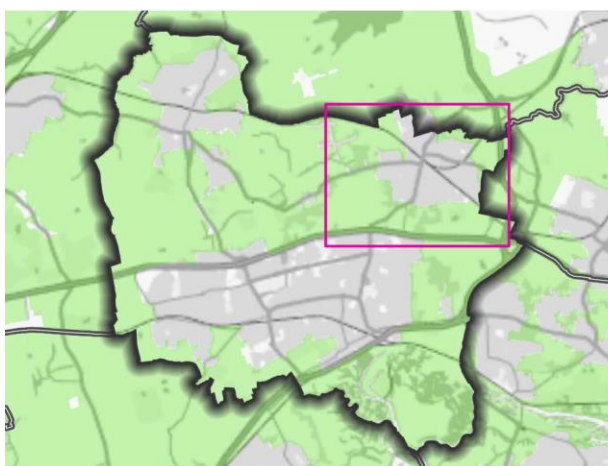


# Wickford

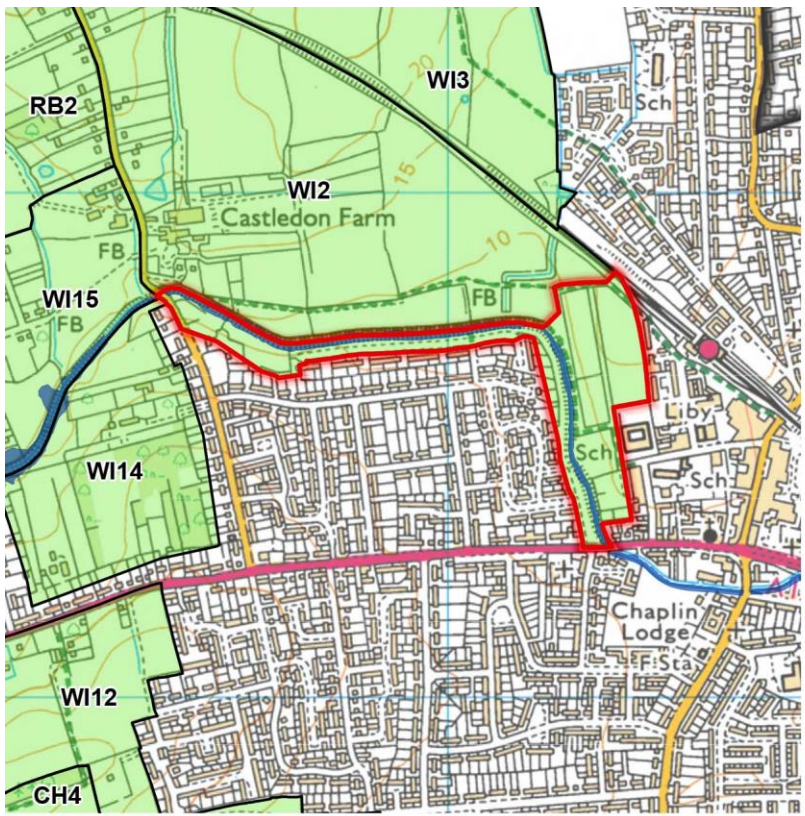





- Wickford parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
  - Absolute Constraints
- Parcel Harm Rating**
- Very High
  - High
  - Moderate
  - Low/No



# Harm of release of land in WI1



-  WI1
-  Neighbouring parcel
-  Basildon District
-  Green Belt
- Absolute constraint(s)**
-  Flood Zone 3



# Harm of release of land in WI1

## Description

- Parcel is adjacent to Wickford
- Parcel is too contained by the settlement of Wickford to contribute to maintaining separation between any neighbouring towns.
- No built development in parcel, so land is open in Green Belt terms.
- As the majority of the parcel is riverside grassland, it is considered to be part of the countryside. The northeast of the parcel is comprised of allotments and grass sports pitches, uses of which are associated with the adjacent urban area.
- The parcel is not associated with a historic town.
- Residential garden boundaries at the inset edge only a weak boundary between the parcel and the urban area. The parcel is largely contained by the inset area and therefore urban influences from Wickford dominate.
- The River Crouch provides some degree of separation between the west of the parcel and the surrounding Green Belt, whilst mature hedgerows provide some boundary between the east of the parcel and adjacent Green Belt.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to the northwest of Wickford which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The parcel is too contained by Wickford to make any significant contribution to maintaining separation with neighbouring towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Whilst the east of the parcel contains some uses associated with the urban area, the riverside grassland in the remainder of the parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would not weaken the Green Belt boundary as the River Crouch and hedgerows provide alternative boundary features. However, there would be some increased urbanising influence on adjacent Green Belt land as there are gaps in tree cover along the River Crouch.

### Purpose 4 – Preserve the setting and special character of historic towns.

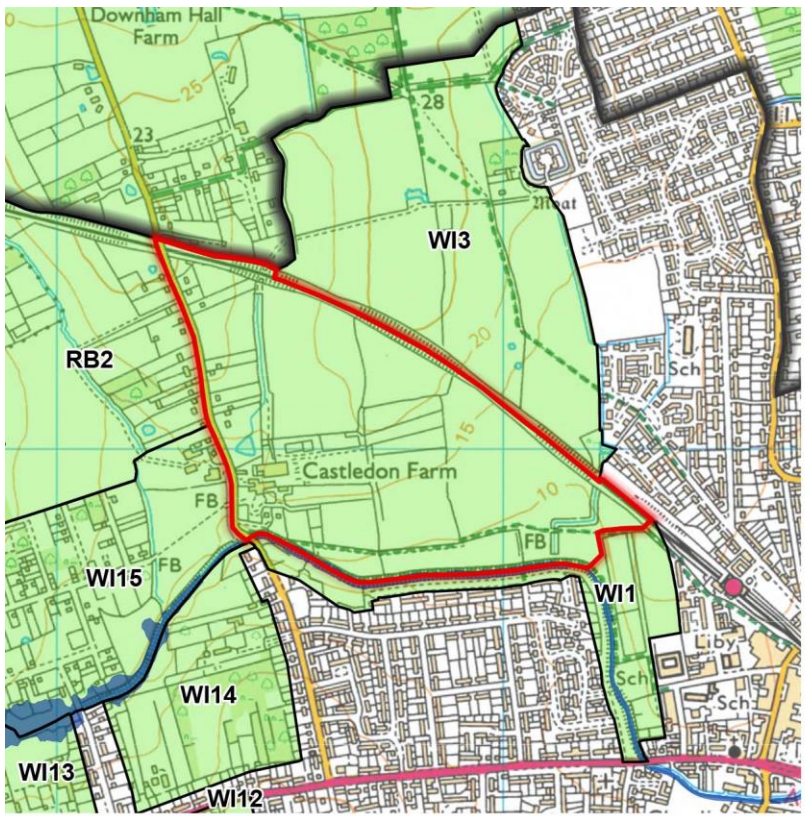
## Harm of release of land in WI1

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

**Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI2



- WI2
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in WI2

## Description

- Parcel is adjacent to Wickford.
- Parcel lies in a wide gap between Wickford and Billericay, but intervening urban development at Ramsden Heath and Ramsden Bellhouse reduces perceived separation to a degree. Woodland blocks (Norse Wood SSSI and areas of Ancient Woodland) contribute to maintaining separation. Land within the parcel does not extend further into the gap than existing development to the south.
- The parcel contains some residential dwellings adjacent to Castledon Road in the west, but they are too small in scale to have a significant impact on Green Belt openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The River Crouch provides relatively strong boundary separation from the inset settlement to the south, although there is some urbanising influence given that tree cover to the south is more sparse in places and due to development in the west of the parcel.
- The railway line provides a strong outer boundary to the parcel as it is well treed. Mature hedgerows along Castledon Road to the west provide strong separation from the surrounding Green Belt to the west.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is close to Wickford which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay, but does not extend farther into the gap than adjacent inset development.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge which increases the extent to which development would be considered to prevent the merging of neighbouring towns.
- **Impact of release on remaining Green Belt:** Release in the parcel would not extend farther into the settlement gap with Billericay than inset development to the south; however, release in the open countryside along the railway line that connects the two neighbouring towns would have an impact on the perceived separation between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.



## Harm of release of land in WI2

- **Distinction:** Parcel has distinction from the urban edge which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The release and development of the parcel would have limited urbanising influence on adjacent Green Belt land due to the strong alternative boundaries that the railway line and Castledon Road provide.

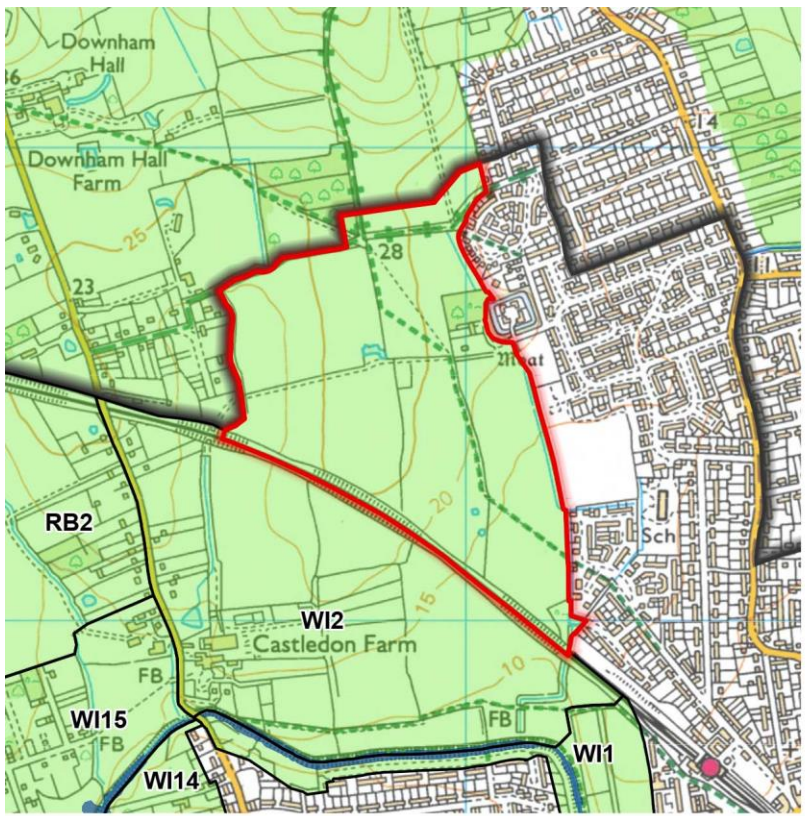
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI3



- WI3
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in WI3

## Description

- Parcel is adjacent to Wickford.
- Parcel lies in a gap between Wickford and Billericay but intervening development at Ramsden Heath and Ramsden Bellhouse reduces perceived separation to a degree. Woodland Blocks (Norsey Wood SSSI and areas of Ancient Woodland) contribute to maintaining separation. Land within the parcel does not extend further into the gap than existing development to the south.
- The parcel contains a few dwellings and a small museum along St. Mary' Walk to the east, but they are too small in scale to have a significant impact on Green Belt openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Tree cover along the inset settlement to the east provides boundary separation between the parcel and the inset area and prevents some views of the settlement. The railway line provides a strong outer boundary to the parcel to the south, as it is well treed. although to the south-east, distinction is weaker, with hedgerows forming a boundary between the parcel and urban edge.
- Washed-over development along Cumming Road contains the parcel to the west, but has limited urbanising influence on the parcel and its relationship to the surrounding countryside, particularly to the north.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to the north of Wickford which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

Function: Parcel lies in a wide gap between Wickford and Billericay, but does not extend farther into the gap than adjacent inset development.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge which increases the extent to which development would be considered to prevent the merging of neighbouring towns.
- **Impact of release on remaining Green Belt:** Release in the parcel would not extend farther into the settlement gap with Billericay than inset development to the south; however, release in the open countryside along the railway line that connects the two neighbouring towns would have an impact on the perceived separation between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in WI3

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The release and development of the parcel would have limited urbanising influence on adjacent Green Belt to the southwest due to the strong alternative boundary of the railway line. However, release of the parcel would cause some containment on land to the north, and northwest which would have an impact on the perception of this land as countryside.

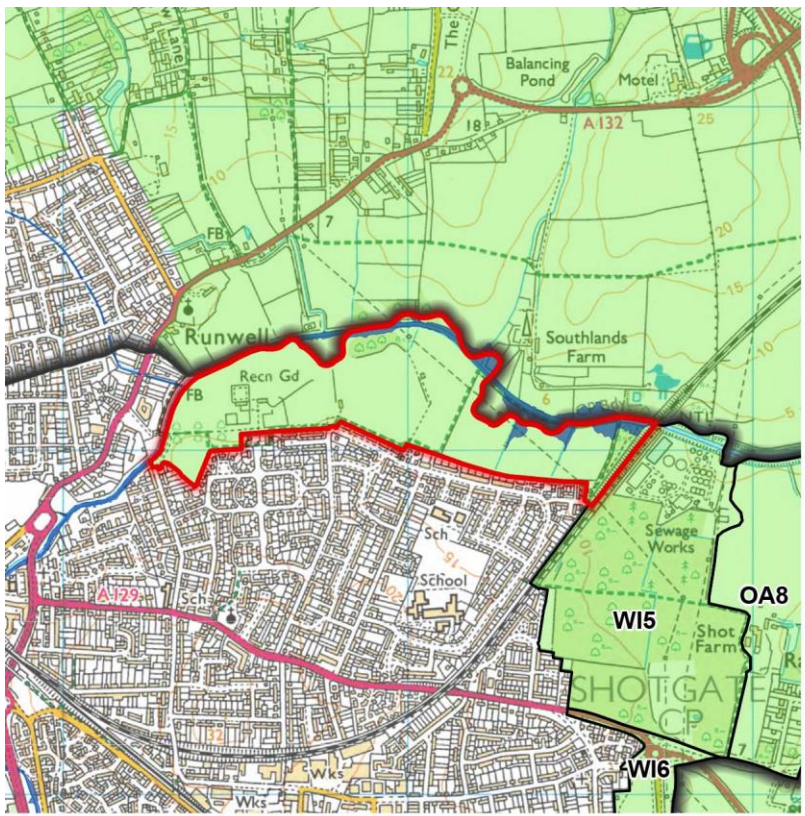
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI4



- WI4
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in WI4

## Description

- Parcel is adjacent to Wickford.
- Parcel lies in a wide gap between Wickford and South Woodham Ferrers. Although intervening development at Runwell has some impact on the perceived settlement gap, thick woodland surrounding the parcel, and the A130 provides a strong degree of separation.
- Parcel comprises Memorial Park. This is an appropriate Green Belt land use and therefore does not affect its openness. However large portions of the Memorial Park are covered by sports pitches closely associated with the urban edge of Wickford. This associates the parcel with the urban area and diminishes the extent to which it is perceived as 'countryside'.
- The parcel is not associated with a historic town.
- Residential garden boundaries at the inset edge form a weak boundary between the parcel and the urban area.
- The River Crouch and associated tree cover form a strong outer boundary to the north, whilst to the east and west, linear tree cover provide boundary separation between the parcel and wider Green Belt.
- The parcel comprises a flat floodplain, and lack of screening at the inset edge means that there is some urbanising influence within the parcel.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Wickford which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a robust gap between Wickford and South Woodham Ferrers, but makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release would not significantly reduce the gap between Wickford and South Woodham Ferrers. The release of the parcel would extend Wickford further into the settlement gap with South Woodham Ferrers, increasing association with intervening development at Runwell. However, this would not weaken settlement separation between the two towns as the thick woodland surrounding the parcel, and the A130 provide a strong degree of separation.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in WI4

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would weaken Green Belt boundary strength through increased urbanising influence, extending settlement onto the flat area adjacent to the River Crouch. However, the presence of football pitches on both the eastern and western sides of the parcel increase associate with urban area and therefore reduce countryside function, which therefore reduces impact that the release and the development will have on the parcel. Further to this strong containment by woodland, railway and river means that there would be no significant impact on the distinction of adjacent Green Belt land.

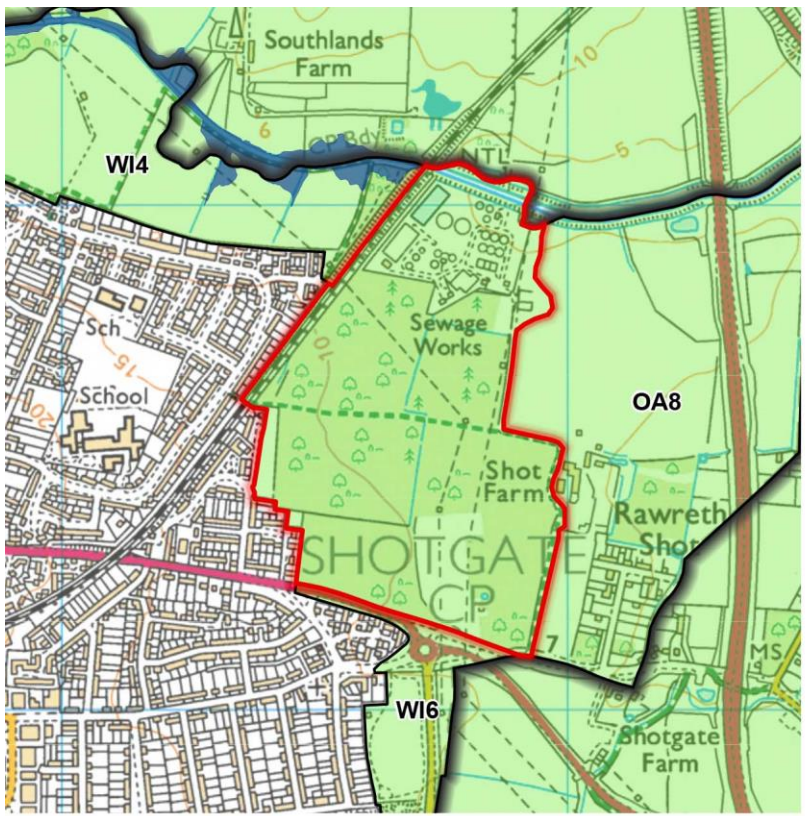
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI5



- WI5
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3





# Harm of release of land in WI5

## Description

- Parcel is adjacent to Wickford.
- Parcel lies in a relatively wide gap between the neighbouring towns of Wickford and Rayleigh, and woodland blocks, the A130, and the A1245 act as significant separating features, helping to strengthen perceived separation.
- The parcel contains Bartlett Park Sports Pitches and a sewage treatment works, but they do not affect its openness
- Thick woodland separates these land uses from the urban edge.
- The parcel is not associated with a historic town.
- A railway line as well as a thick woodland block provides strong separation between the parcel and Wickford. The woodland maintains a stronger relationship with the wider countryside than with the settlement.
- To the north, thick woodland coupled with the River Crouch provides separation between the parcel and wider Green Belt.
- To the east field boundaries provide little distinction between the parcel and wider Green Belt, whilst to the south, linear tree cover as well as the A129 provide an outer boundary feature between the parcel and wider Green Belt.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Wickford which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a robust gap between Wickford and Rayleigh, but makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would reduce the gap between Wickford and Rayleigh as it would remove a woodland block which creates distinction between Wickford and Rayleigh. However, this would be limited by the A130, and various access roads maintaining separation between the two towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing

## Harm of release of land in WI5

encroachment on it. The sports pitches in Bartlett Park are separated from the urban area by thick woodland and therefore have limited association with the urban area.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Development in the parcel would weaken the distinction of adjacent Green Belt land, as it would breach the tree cover and woodland at the inset edge, thereby replacing a strong boundary with a weaker boundary which would increase urbanising influence. However, strong boundary features to the north and south lower impact in these directions. Furthermore, inappropriate development associated with Wickford Lawns Plotland and other uses to the east already has some urbanising influence on the open countryside to the east of the parcel, lowering impact in this direction also.

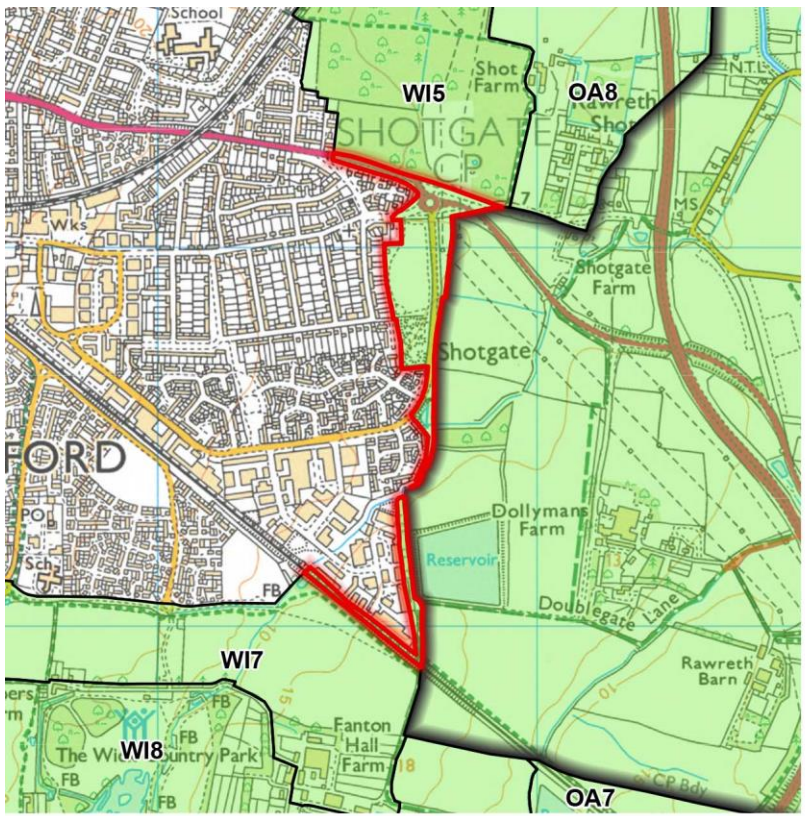
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI6



- WI6
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Open access land



# Harm of release of land in WI6

## Description

- Parcel is adjacent to Wickford.  
Parcel lies in a relatively wide gap between the neighbouring towns of Wickford and Rayleigh, and woodland blocks, the A130, and the A1245 act as significant separating features, helping to strengthen perceived separation. The southern end of the parcel lies in a relatively narrow gap between Wickford and Basildon, although a railway track and the A127 act as significant separating features.
- Parcel contains Shotgate Park and associated recreational structures. These are an appropriate Green Belt land use and therefore do not affect its openness. As parkland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Tree cover associated with Shotgate Park forms a boundary feature creating some separation between the parcel and inset settlement to the east, although a gap in the center of the parcel reduces boundary separation.
- To the south, residential gardens and sparse hedgerows create a weak boundary between the parcel and urban edge.
- Linear tree cover contains the parcel from the wider Green Belt to the east, and towards the south of the parcel, a woodland block provides a strong boundary between the parcel and wider Green Belt.
- The A129 cuts through the parcel to the north, and the access road, Hodgson Way cuts through the parcel to the east.
- A thick woodland block contains the parcel from the wider Green Belt to the north.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Wickford which is not part of the large built-up area of Basildon.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release of land in the south of the parcel would not significantly diminish the gap between Basildon and Wickford. Release of the parcel to the south would reduce the gap between Basildon and Wickford, but this would not increase the latter's association with the large built-up area as the A127, railway line, and field boundaries provide significant separation.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a robust gap between Wickford and Rayleigh, but makes some contribution to preventing their merger.

## Harm of release of land in WI6

- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release of the parcel would not significantly reduce the gap between Wickford and Rayleigh due to tree cover limiting urbanising impact on land to the east, as well as the A129, A130, and woodland blocks providing strong separating features between the two towns. Release of land to the west of Hodgson way would generate the least harm.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release of the parcel would have limited impact on the distinction of adjacent Green Belt land to the south and north. The woodland to the north and south represent strong alternative boundary features, as does the railway line to the south and Hodgson Way running through the north of the parcel. Release of the whole parcel would have an impact on the distinction of adjacent Green Belt land, as release of the parcel would breach Hodgson Way. However, the tree cover along the field boundaries would help to contain the parcel from the wider Green Belt. Release of land to the west of Hodgson way would generate the least harm.

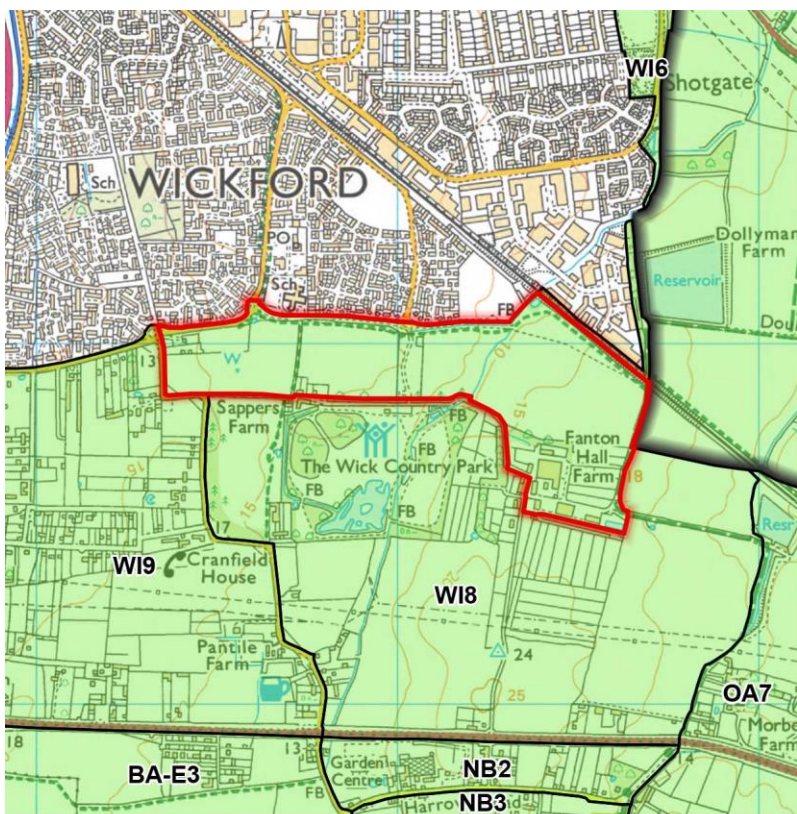
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI7



- WI7
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in WI7

## Description

- Parcel is adjacent to Wickford.
- Parcel lies on the periphery of a gap between Wickford and Basildon that has been partially developed by the Fairmead Plotland to the west, making it feel narrow, although the A127 to the south acts as a separating feature.
- The parcel contains commercial uses along Salcott Crescent and Doublegate Lane, but they are too isolated to have a significant impact on Green Belt openness, although they do have some urbanising influence.
- As broadly farmland, the parcel is generally considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Well-treed hedgerows along Salcott Crescent/Tresco Way and a railway line form a boundary between the parcel and the inset settlement edge, although this is sparse in some places.
- To the south and east, tree cover contains the parcel from the wider Green Belt although this is sparse particularly towards the south-east. To the west, a woodland block represents a strong boundary feature between the parcel and wider Green Belt.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Wickford which is not part of the large built-up area of Basildon, but the parcel's location in a partially developed gap with Basildon means that release within the parcel would have some association with the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge, although gaps in tree cover allow for some urbanising influence within the parcel.
- **Impact of release on remaining Green Belt:** Release of the parcel would breach the regular existing boundaries of Salcott Crescent/Tresco Way and the railway line and contain more of the gap between Basildon and Wickford, increasing the latter's association with the large built-up area. The A127 acts as a significant separating feature, but is weakened by the A132 connecting road and the Fairmead Plotland to the west. However, the perception of this containment would be limited due to the tree cover in the west.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies at the periphery of a gap between Wickford and Basildon that has been partially developed by the Fairmead Plotland, making it feel narrow.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge, although gaps in tree cover allow for some urbanising influence within the parcel.

## Harm of release of land in WI7

- **Impact of release on remaining Green Belt:** Release of the parcel would breach the regular existing boundaries of Salcott Crescent/Tresco Way and the railway line and physically contain more of the gap between Basildon and Wickford, reducing the perceived separation between the two towns. However, the perception of this containment would be limited due to the tree cover in the west.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge, although gaps in tree cover allow for some urbanising influence within the parcel.
- **Impact of release on remaining Green Belt:** Development in the parcel would have limited impact on the distinction of adjacent Green Belt land to the west as thick tree cover provides an outer boundary. The treelined Sappers Farm Road to the south and treelined field boundary to the east also provide some protection in these directions, but to a lesser degree. Therefore release of the parcel would cause some weakening of adjacent Green Belt land to the south and east.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

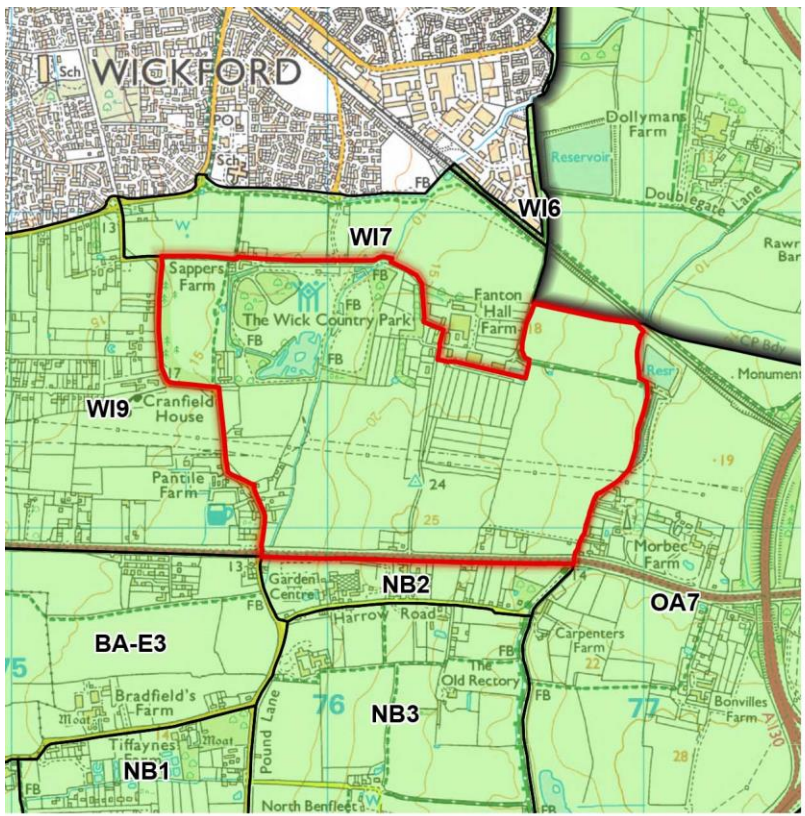
- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

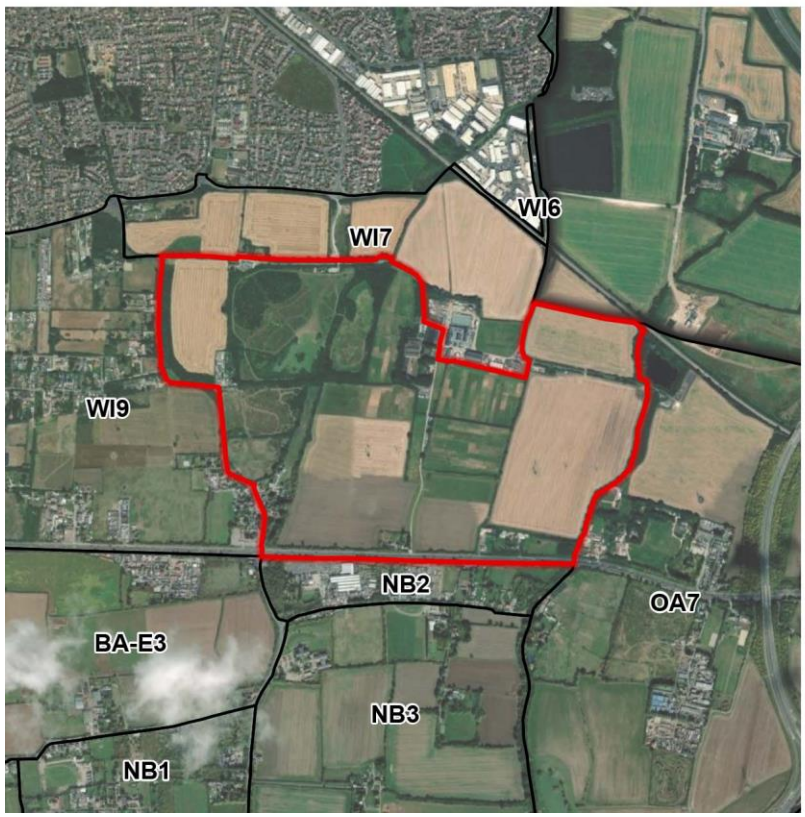
- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in WI8



- WI8
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Open access land



# Harm of release of land in WI8

## Description

- Parcel is close to Wickford.
- Parcel lies on the periphery of a gap between Wickford and Basildon that has been partially developed by the Fairmead Plotland to the west, making it feel narrow, although the A127 to the south acts as a separating feature.
- The parcel contains Wick Country Park. There is some housing to the south-west. These inappropriate developments are too isolated to have an impact on the Green Belt's openness; however, washed over development to the north east along Doublegate Lane, south west along Cranfield Park Road and south of the A127 have some urbanising influence.
- As the majority of the parcel is parkland and farmland, it is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Field boundaries as well as linear tree cover separate the parcel from the inset settlement edge.
- The northwestern edge follows a woodland block that acts as a strong boundary feature between the parcel and wider Green Belt to the west, although this feature does not follow the full length of Cranfield Park Road along the western edge of the parcel. To the east, field boundaries provide little separation between the parcel and wider Green Belt.
- Woodland within the parcel further limits urbanising influence from Wickford and washed over inappropriate development to the west, east and south.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is in close proximity to Wickford which is not part of the large built-up area of Basildon, but the parcel's location on the periphery of a partially developed gap with Basildon means that release within the parcel would have some association with the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge; however, washed over development to the north east along Doublegate Lane, south west along Cranfield Park Road and south of the A127 have some urbanising influence.
- **Impact of release on remaining Green Belt:** Release would significantly contain and partially reduce the gap between Basildon and Wickford to the west, thereby increasing their association. As the parcel has strong distinction from the urban edge, any release of the parcel would significantly extend urbanising influence, and diminish the physical gap between Basildon and Wickford. The A127 acts as a significant separating feature, but is weakened by the A132 connecting road and the Fairmead Plotland to the west. Release of the entirety of the parcel would merge Wickford with the washed over development

## Harm of release of land in WI8

along Harrow Road south of the A127, further increasing association with Basildon to the west.

### **Purpose 2 – Prevent neighbouring towns merging into one another.**

Function: Parcel lies on the periphery of a gap between Wickford and Basildon that has been partially developed by the Fairmead Plotland to the west, making it feel narrow.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived gap between towns. However, washed over development to the north east along Doublegate Lane, south west along Cranfield Park Road and south of the A127 have some urbanising influence.
- **Impact of release on remaining Green Belt:** Development of the parcel would significantly contain and partially reduce the settlement gap between Basildon and Wickford. Although the A127 acts as a significant separating feature, it is weakened by the A132 connecting road and Fairmead Plotland. The release and development of the parcel will also increase urbanising influence on adjacent Green Belt land particularly to the east. Release of the entirety of the parcel would merge Wickford with the washed over development along Harrow Road south of the A127, further increasing association with Basildon to the west.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside. However, washed over development to the north east along Doublegate Lane, south west along Cranfield Park Road and south of the A127 have some urbanising influence.
- **Impact of release on remaining Green Belt:** Development in the parcel would weaken the distinction of adjacent Green Belt land, replacing existing Green Belt boundaries with weaker boundaries to the east and west which would significantly increase urbanising influence of adjacent Green Belt land.

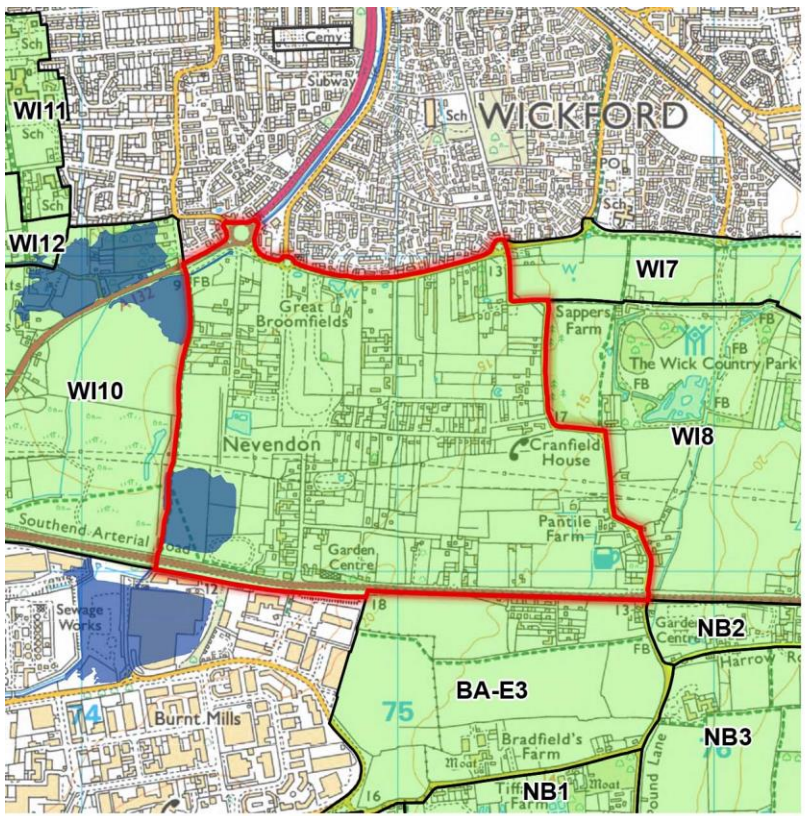
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

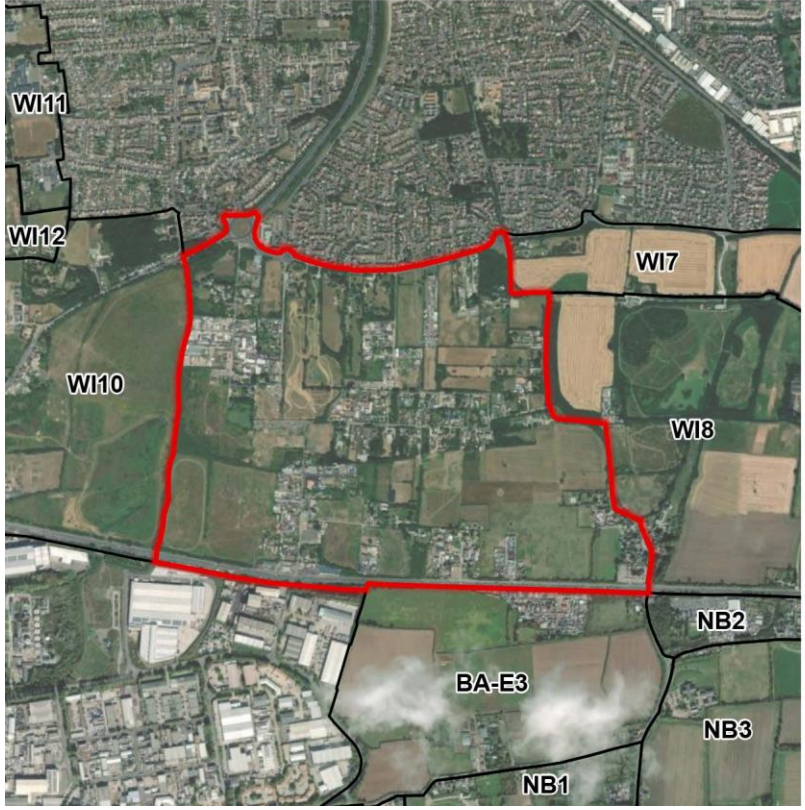
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI9



- WI9
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Flood Zone 3



# Harm of release of land in WI9

## Description

- Parcel is adjacent to Wickford and Basildon.
- Parcel lies in a gap between Wickford and Basildon that has been partially developed by the Fairmead Plotland, making it feel very narrow at this location, although the A127 to the south acts as a separating feature.
- Large regular pasture fields, paddocks and pockets of mature trees separate several clusters of inappropriate development. There are some pockets of relatively dense inappropriate development, but they generally have open views of the surrounding and separating open countryside.
- Parcel is mixed farmland and plotland development. This associates the parcel with the urban area and diminishes the extent to which it is perceived as 'countryside'.
- The parcel is not associated with a historic town.
- Cranfield Park Road to the north and the Southern Arterial Road to the south represent relatively strong boundaries; however both have been significantly weakened by the washed over development immediately beyond them in the Fairmead Plotland.
- Urban influences from the Fairmead Plotland create a stronger association with the urban edge than with the wider countryside, although the wider countryside still plays a role in between the pockets of inappropriate development.
- The A127 acts as a significant separating feature between the parcel and wider Green Belt to the south, but there is a stronger relationship with the wider countryside to the west and east.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Basildon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area.
- **Openness:** Parcel is partially developed by the Fairmead Plotland, which reduces the harm that further development would cause.
- **Distinction:** Despite Cranfield Park Road and the Southend Arterial Road providing some separation from the inset urban areas, the existing washed over development within the parcel reduces the extent to which further development would be considered sprawl of the large built-up area.
- **Impact of release on remaining Green Belt:** Release would significantly compromise the gap between Basildon and Wickford, increasing their association. The merging of the large built-up area of Basildon with Wickford would make Wickford part of Basildon, representing a significant northward sprawl of the large built-up area. Urbanising development within the parcel significantly reduces the gap, increasing the gap's fragility. Further to this, although the A127 acts as a significant separating feature, it is weakened by the A132 connecting road.

## Harm of release of land in WI9

### **Purpose 2 – Prevent neighbouring towns merging into one another.**

- **Function:** Parcel lies in a very narrow gap between Basildon and Wickford, and so contributes to preventing their merger.
- **Openness:** Parcel is partially developed, which reduces the harm that further development would cause.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which further development would be considered to merge Basildon and Wickford.
- **Impact of release on remaining Green Belt:** Release would have a major impact on the separation of Basildon and Wickford. Development in the parcel would weaken the distinction of adjacent Green Belt land to the west and east, which would become contained on an additional side. There would be a reduction in the strength and consistency of the Green Belt boundary, replacing the existing road boundaries with weaker minor road and field boundaries.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** The extensive coverage of the Fairmead Plotland across the parcel limits the extent to which it contributes to preventing encroachment on the countryside.
- **Openness:** Parcel is partially developed by the Fairmead Plotland, which reduces the harm that further development would cause.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered encroachment of the countryside.
- **Impact of release on remaining Green Belt:** Development in the parcel would weaken the distinction of adjacent Green Belt land to the west and east, which would become contained on an additional side. There would be a reduction in the strength and consistency of the Green Belt boundary, replacing the existing road boundaries with weaker minor road and field boundaries.

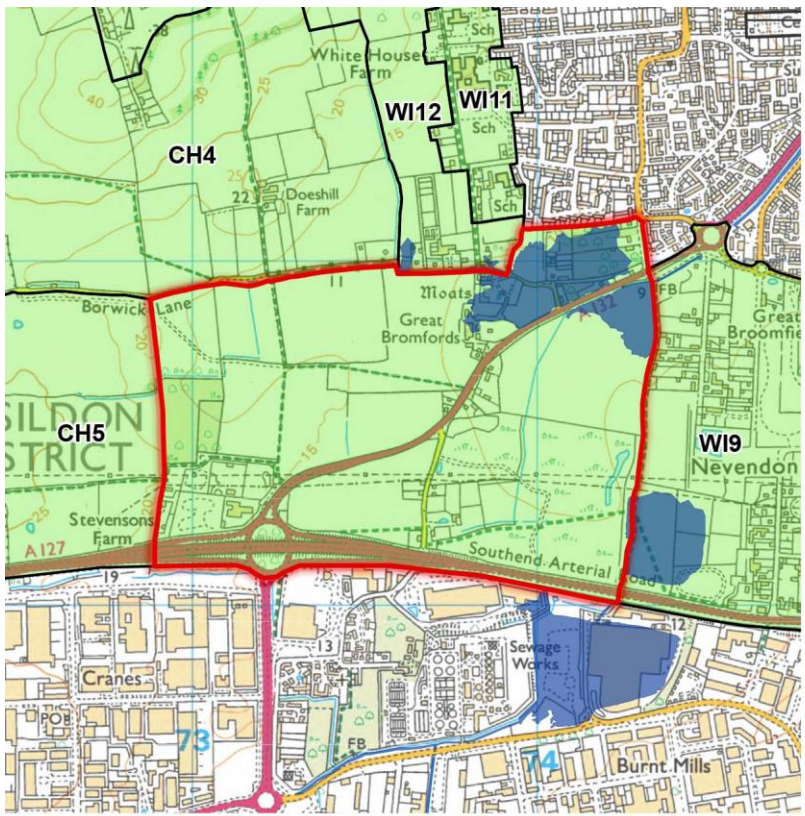
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

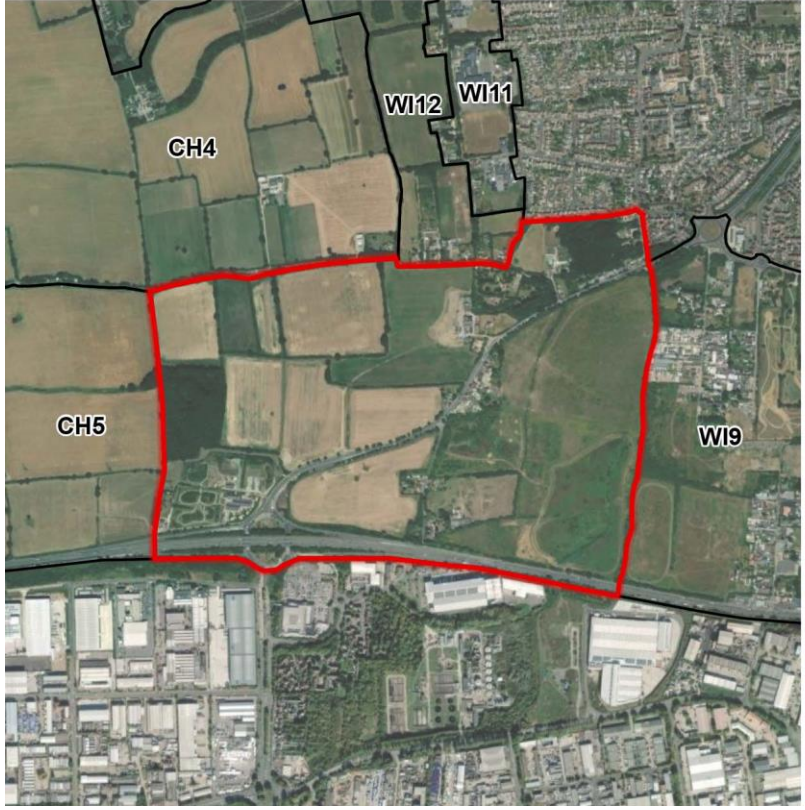
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI10



- WI10
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Flood Zone 3



# Harm of release of land in WI10

## Description

- Parcel is adjacent to Wickford and Basildon.
- Parcel lies in a gap between Wickford and Basildon. To the east of the parcel, this gap has been partially developed by the Fairmead Plotland, making it feel very narrow. Although the A127 to the south acts as a separating feature, the A132 that runs through the parcel represents a significant connecting feature.
- The parcel contains scattered housing and an animal rescue complex, but they are too scattered to have a significant impact on Green Belt openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- A small woodland block in the floodplain of a tributary to the River Crouch forms a consistent boundary between the parcel and Wickford to the north east.
- Intervening field boundaries and open land, as well as some hedgerows create separation between the parcel and Crays Hill Plotland to the west. Hedgerows form a weak boundary between the parcel and wider Green Belt to the east, although the Fairmead Plotland already represents notable urbanising influence in this direction. The treelined Borwick Lane provides moderate separation between the parcel and wider Green Belt to the north. The A127 to the south maintains strong distinction between the parcel and the inset urban area of Basildon.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl associated with a large built-up area.
- **Impact of release on remaining Green Belt:** Release would significantly compromise the gap between Basildon and Wickford, increasing their association. Release would also represent a significant breach of boundary at the inset edge of Basildon and therefore be considered sprawl of the large built-up area.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a very narrow gap between Basildon and Wickford, and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge which increases the extent to which development would weaken the perceived separation between towns.



## Harm of release of land in WI10

- **Impact of release on remaining Green Belt:** Release would have a major impact on the separation of Basildon and Wickford, breaching the A127, which acts as a significant separating feature. The release and development of the parcel will also increase urbanising influence on adjacent Green Belt land to the west, north west and east.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside. However, washed over development to the east and the dense development within the urban area of Basildon to the south of the A127 have some urbanising influence.
- **Impact of release on remaining Green Belt:** Development in the parcel would extend urbanising influence, weakening the distinction of adjacent Green Belt land to the west, north west and east.

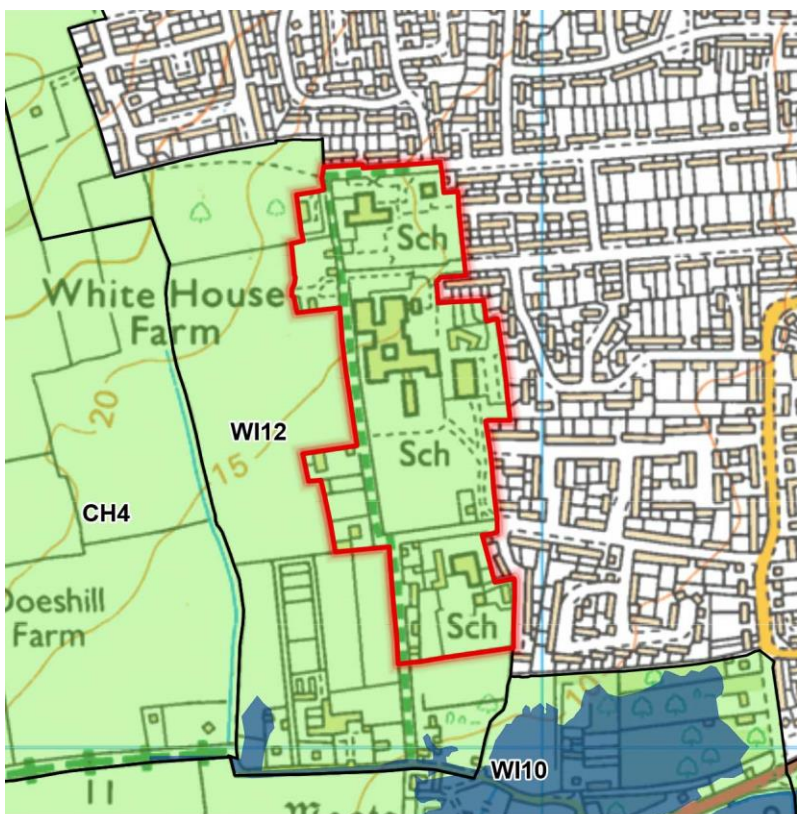
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI11



- WI11
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in WI11

## Description

- Parcel is adjacent to Wickford.
- Parcel lies in a moderate gap between Basildon and Wickford, although the existing inset urban area of Wickford extends further to the north west and south of the parcel.
- The parcel contains three schools and their associated infrastructure and outbuildings. There are also a number of small clusters of residential dwellings. These have a significant impact on Green Belt openness, but the school fields maintain some openness. Mature tree cover to the west screens views of the wider Green Belt.
- Parcel is built-up agricultural land. This associates the parcel with the urban area and diminishes the extent to which it is perceived as 'countryside'.
- The parcel is not associated with a historic town.
- Hedgerows and residential gardens form only a weak boundary between the parcel and the urban area.
- There are urbanising influences from Wickford as well as the development within the parcel.
- Linear tree cover screens the parcel from the wider Green Belt.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Wickford which is not defined as a large built-up area. Parcel lies in a moderate gap between Wickford and Basildon, and so contributes to preventing their merger, although the existing inset urban area of Wickford extends further to the north west and south of the parcel.
- **Openness:** Parcel is mostly developed, which significantly reduces the harm that further development would cause.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to reduce the perceived gap between towns and increase Wickford's association with the large built up area.
- **Impact of release on remaining Green Belt:** Linear tree cover screens the parcel from the wider Green Belt. The parcel is already largely developed and the existing inset urban area of Wickford extends further to the north west and south east of the parcel, significantly limiting its impact of adjacent Green Belt land.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Wickford and Basildon, and so contributes to preventing their merger, although the existing inset urban area of Wickford extends further to the north west and south of the parcel.
- **Openness:** Parcel is mostly developed, which significantly reduces the harm that further development would cause.

## Harm of release of land in WI11

- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release would not reduce the gap between Basildon and Wickford as the parcel would not extend the settlement of Wickford south westward toward Basildon.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel use limits the extent to which it contributes to preventing encroachment on the countryside.
- **Openness:** Parcel is mostly developed, which significantly reduces the harm that further development would cause.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The parcel is well-contained by mature tree cover, limiting its urbanising influence on adjacent Green Belt land.

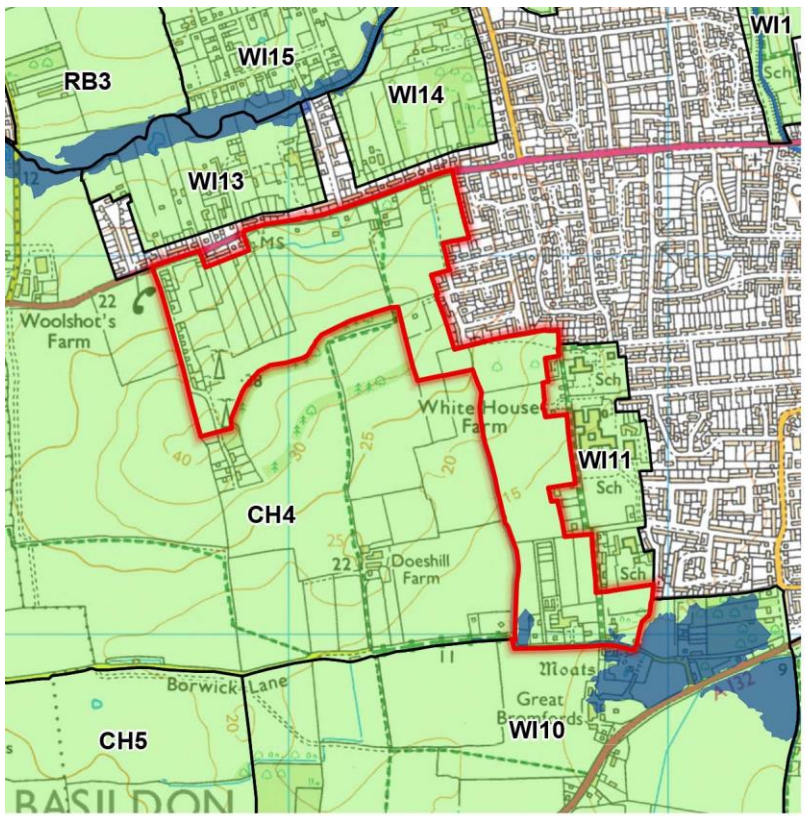
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI12



- WI12
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in WI12

## Description

- Parcel is adjacent to Wickford.
- Parcel lies in a moderate gap between Basildon and Wickford which is narrow, although the existing inset urban area of Wickford extends further to the north west and south east of the parcel.
- Parcel contains housing along the A129 and Ramsden View Road to the north west, however, these uses are too isolated in scale to have a significant impact on Green Belt openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The treelined A127 forms a moderate boundary with the inset urban area to the north, although there are breaks in the trees and there are several residential dwellings to the south of the road which weaken it. Residential gardens form a weak boundary between the parcel and urban area to the north east.
- The parcel's outer boundaries are consistently lined with mature trees, with notable breaks along Ramsden View Road to the west and near Borwick Lane to the south.
- Although there are urbanising influences from Wickford in the north of the parcel, the parcel has a strong relationship with the wider countryside by virtue of its rolling topography and breaks in field boundaries, particularly in the south of the parcel.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Wickford which is not defined as a large built-up area. Parcel lies in a moderate gap between Wickford and Basildon, and so contributes to preventing their merger, although the existing inset urban area of Wickford extends further to the north west and no further to south east of the parcel.
- **Openness:** Parcel is mostly open.
- **Distinction:** Parcel generally has distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release would not significantly diminish the physical gap between Basildon and Wickford, but would weaken the distinction of adjacent Green Belt to the south and west.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Basildon and Wickford and so contributes to preventing their merger, although the existing inset urban area of Wickford extends further to the north west and no further to the south east of the parcel.
- **Openness:** Parcel is mostly open.
- **Distinction:** Parcel generally has distinction from the urban edge.

## Harm of release of land in WI12

- **Impact of release on remaining Green Belt:** Release would not significantly diminish the physical gap between Basildon and Wickford, but would weaken the distinction of adjacent Green Belt to the south and west.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is mostly open.
- **Distinction:** Parcel generally has distinction from the urban edge.
- **Impact of release on remaining Green Belt:** The parcels outer boundaries are generally well screened by mature tree cover, although the parcel does have a strong relationship with the wider countryside by virtue of its rolling topography and breaks in field boundaries in the south of the parcel. The weaker outer boundaries in the south of the parcel would do little to prevent impacts on the distinction of adjacent Green Belt land in this direction. Strong tree boundaries to the south of the southern portion would limit the appearance of containment.

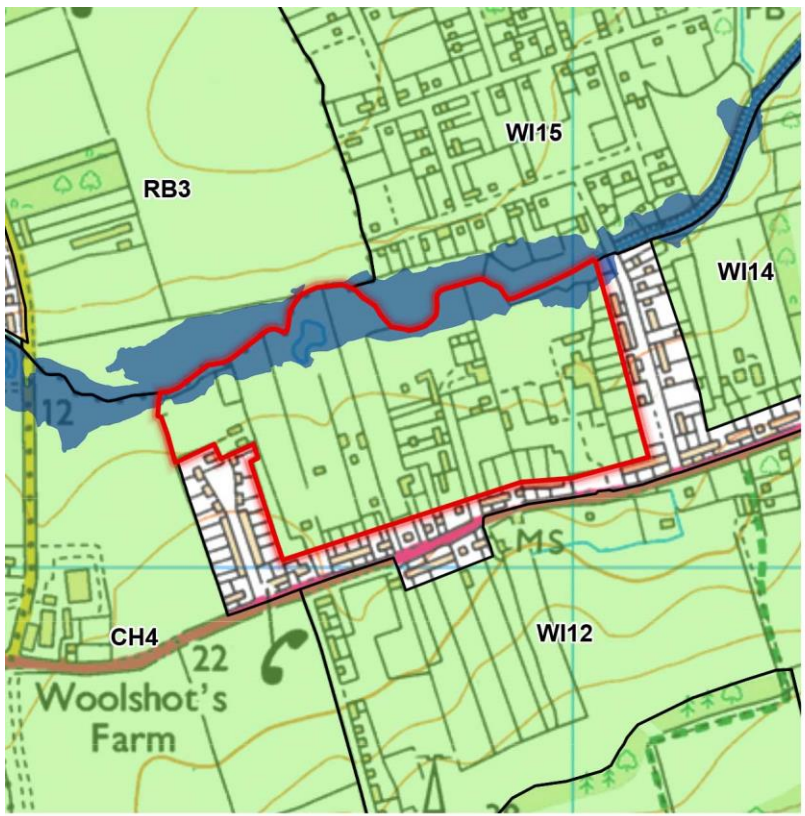
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI13



- WI13
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3





# Harm of release of land in WI13

## Description

- Parcel is adjacent to Wickford.
- Parcel lies in a wide gap between Wickford and Billericay but intervening development at Ramsden Bellhouse reduces perceived separation to a degree. Woodland Blocks contribute to maintaining separation and the existing inset urban area of Wickford extends further to the west of the parcel.
- The parcel contains housing, particularly adjacent to Newhouse Avenue, as well as commercial buildings which dominate the east of the parcel. These have a significant impact on Green Belt openness, but there is some remaining open space - residential gardens, open spaces and farmland - which maintains some openness.
- The parcel is not associated with a historic town.
- Residential gardens form a weak boundary between the parcel and the urban area to the south and east.
- The land slopes down to the River Crouch in the north.
- The urban influences within the parcel and from the containing inset urban area of Wickford to the west, south and east dominate, so there is a stronger association with the urban edge than with the wider countryside.
- To the north, the River Crouch and associated tree cover provide a consistent boundary between the parcel and the wider Green Belt.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Wickford which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay but intervening development at Ramsden Bellhouse reduces perceived separation to a degree. Woodland Blocks contribute to maintaining separation and the existing inset urban area of Wickford extends further to the west of the parcel, containing the parcel and severely limiting its role in maintaining separation.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel uses limit the extent to which it contributes to preventing encroachment on the countryside.
- **Openness:** Parcel is mostly developed, which significantly reduces the harm that further development would cause.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent

## Harm of release of land in WI13

to which development would be considered encroachment on the countryside.

- **Impact of release on remaining Green Belt:** Release of the parcel would not weaken adjacent Green Belt land due to parcels existing containment by the inset urban area of Wickford. Furthermore, the treelined River Crouch represents a stronger alternative Green Belt boundary to the north.

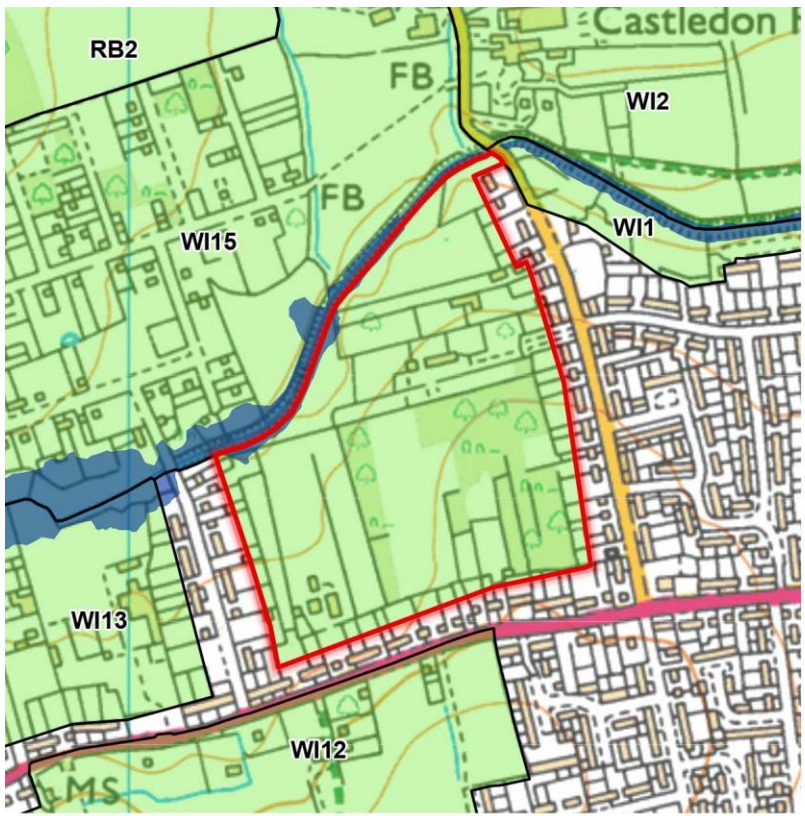
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI14



-  WI14
-  Neighbouring parcel
-  Green Belt
- Absolute constraint(s)**
-  Flood Zone 3



# Harm of release of land in WI14

## Description

- Parcel is adjacent to Wickford.
- Parcel lies in a wide gap between Wickford and Billericay but intervening development at Ramsden Bellhouse reduces perceived separation to a degree. Woodland Blocks contribute to maintaining separation and the existing inset urban area of Wickford extends further to the west of the parcel.
- The parcel contains a caravan storage area and a few isolated farm buildings but these uses are too isolated to have a significant impact on Green Belt openness.
- The parcel predominantly open woodland and farmland and so is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Tree cover generally screens views of and maintains separation from the urbanising inset settlement edge, although some small breaks in vegetation form a weaker boundaries between the urban edge and parcel to the south and north east.
- The land slopes down to the River Crouch in the north.
- To the north, the River Crouch and associated tree cover forms a strong and consistent outer boundary between parcel and wider Green Belt.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Wickford

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Wickford which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay but intervening development at Ramsden Bellhouse reduces perceived separation to a degree. Woodland Blocks contribute to maintaining separation and the existing inset urban area of Wickford extends further to the west of the parcel, containing the parcel and severely limiting its role in maintaining separation.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Development in the parcel would have a minor impact on distinction of adjacent Green Belt land due to the parcel's containment by the inset urban area to the west, south and east, and the presence of strong outer

## Harm of release of land in WI14

boundary features, notably the River Crouch and associated tree cover.

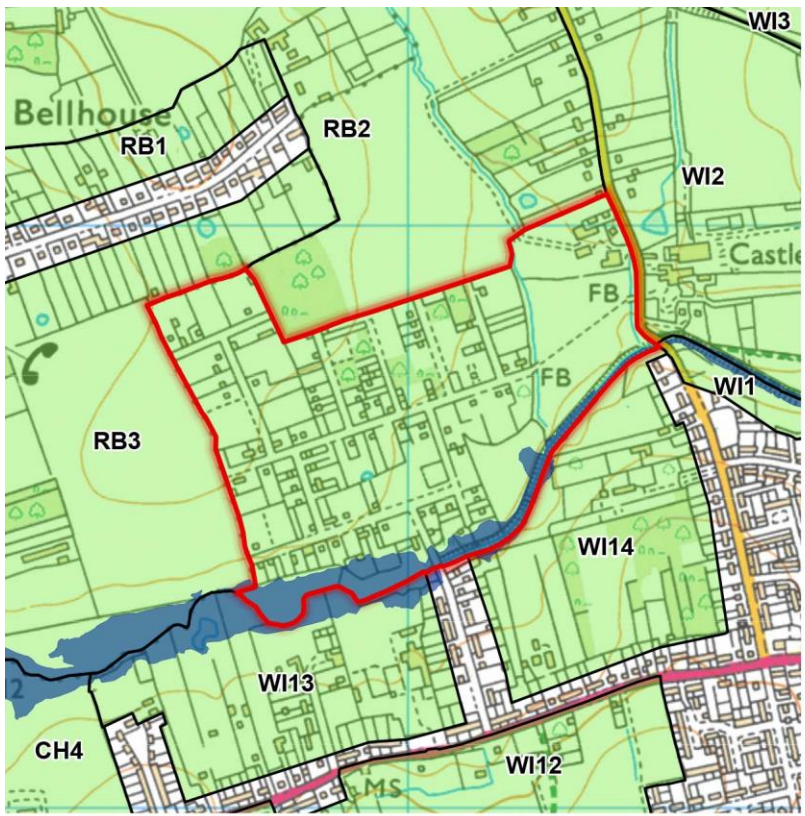
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in WI15



- WI15
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in WI15

## Description

- Parcel is adjacent to Wickford via Sugden Avenue, being separated only by the narrow floodplain of the River Crouch.
- Parcel lies within a wide gap between Wickford and Billericay. Urbanising development between the towns reduces perceived separation, but woodland blocks adjacent to Billericay act as significant separating features.
- The parcel contains washed-over residential development in the Newhouse Farm and Castledon Road Plotland, which has a significant impact on Green Belt openness and diminishes the extent to which the parcel is perceived as 'countryside', but there is still significant open spaces predominantly comprised of woodland blocks and residential gardens that maintain openness.
- The parcel is not associated with a historic town.
- The River Crouch and adjacent tree cover provide a strong degree of boundary separation from Wickford to the southeast and tree cover to the north maintains separation from Ramsden Bellhouse to the north. The eastern end of the parcel has stronger distinction given that it is not developed, but it's containment by washed over developed isolates it from the wider Green Belt.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to north west Wickford, which is lies too far from the large built-up area of Basildon to make a significant contribute to preventing its sprawl. Land closer to Basildon plays that role.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a wide gap between Wickford and Billericay but intervening development at Ramsden Bellhouse reduces perceived separation to a degree. Woodland Blocks contribute to maintaining separation.
- **Openness:** Parcel is mostly developed, which reduces the harm that further development would cause.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Whilst the parcel is mostly developed, release and development of any remaining open land within it would breach the River Crouch to the south, weakening the Green Belt boundary between the northwest of Wickford and the surrounding Green Belt. The increased association between Wickford and Ramsden Bellhouse resulting from this would have some impact on the perceived separation between Wickford and Billericay, but this is limited given the extent to which the parcel is already developed.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in WI15

- **Function:** The extent to which the parcel is developed limits its contribution to preventing encroachment on the countryside.
- **Openness:** Parcel is mostly developed, which reduces the harm that further development would cause.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Whilst the parcel is partially developed, release and development of any remaining open land within it would further breach the River Crouch to the south, weakening the Green Belt boundary between the northwest of Wickford and the surrounding Green Belt to the west and north in what remains of the open countryside between Wickford and Ramsden Bellhouse.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

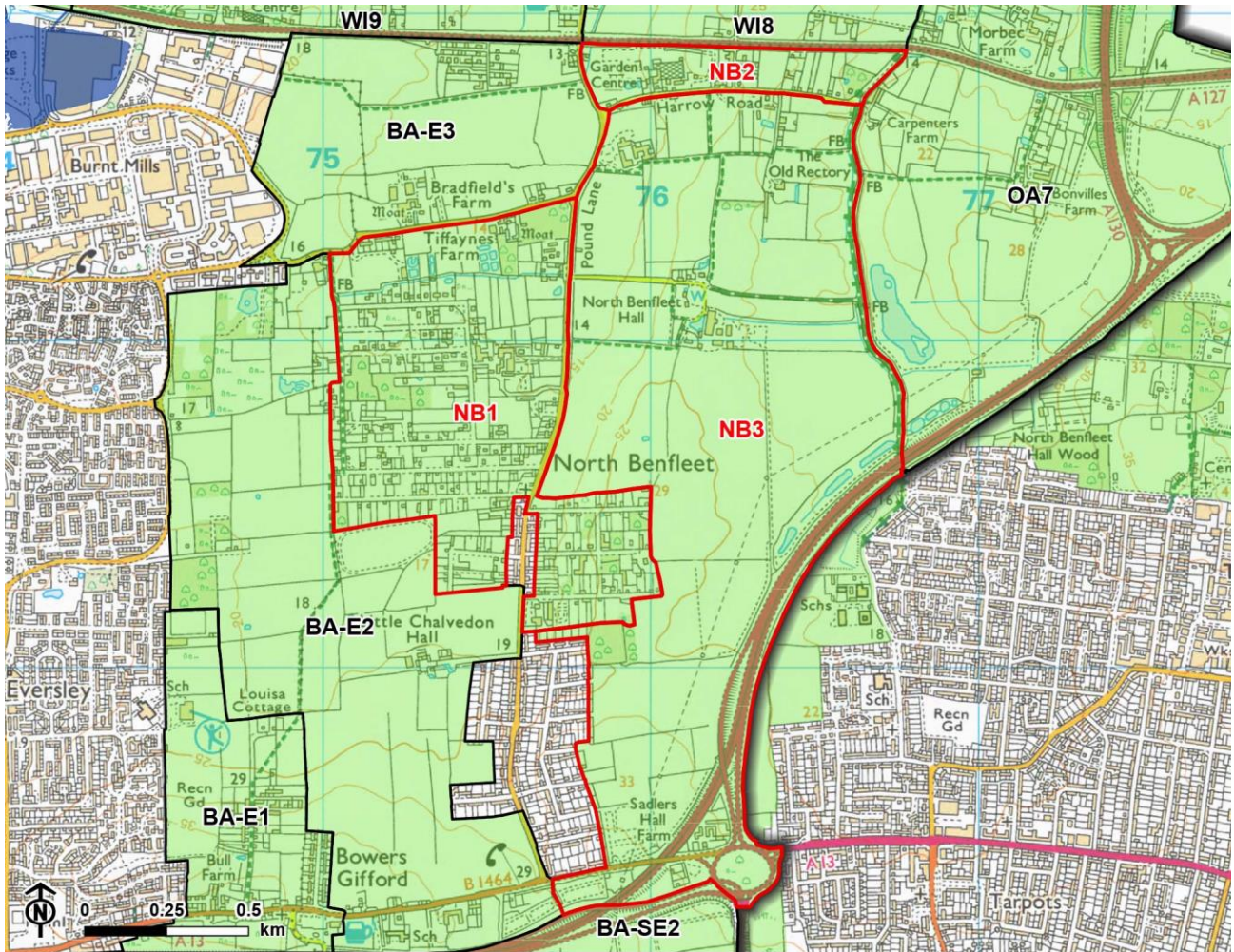
- **Function:** Land around Wickford does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

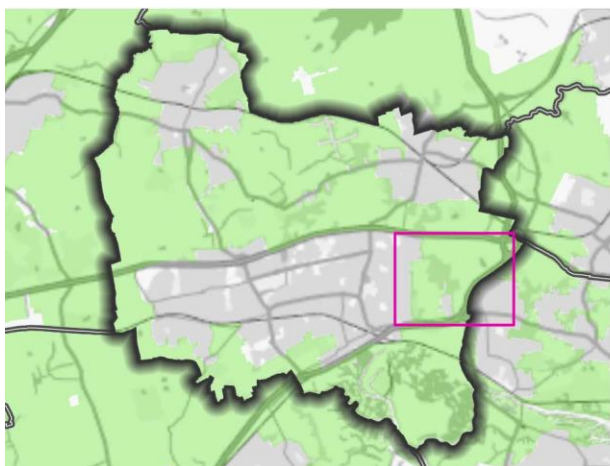
- All Green Belt land makes an equal contribution to this purpose.



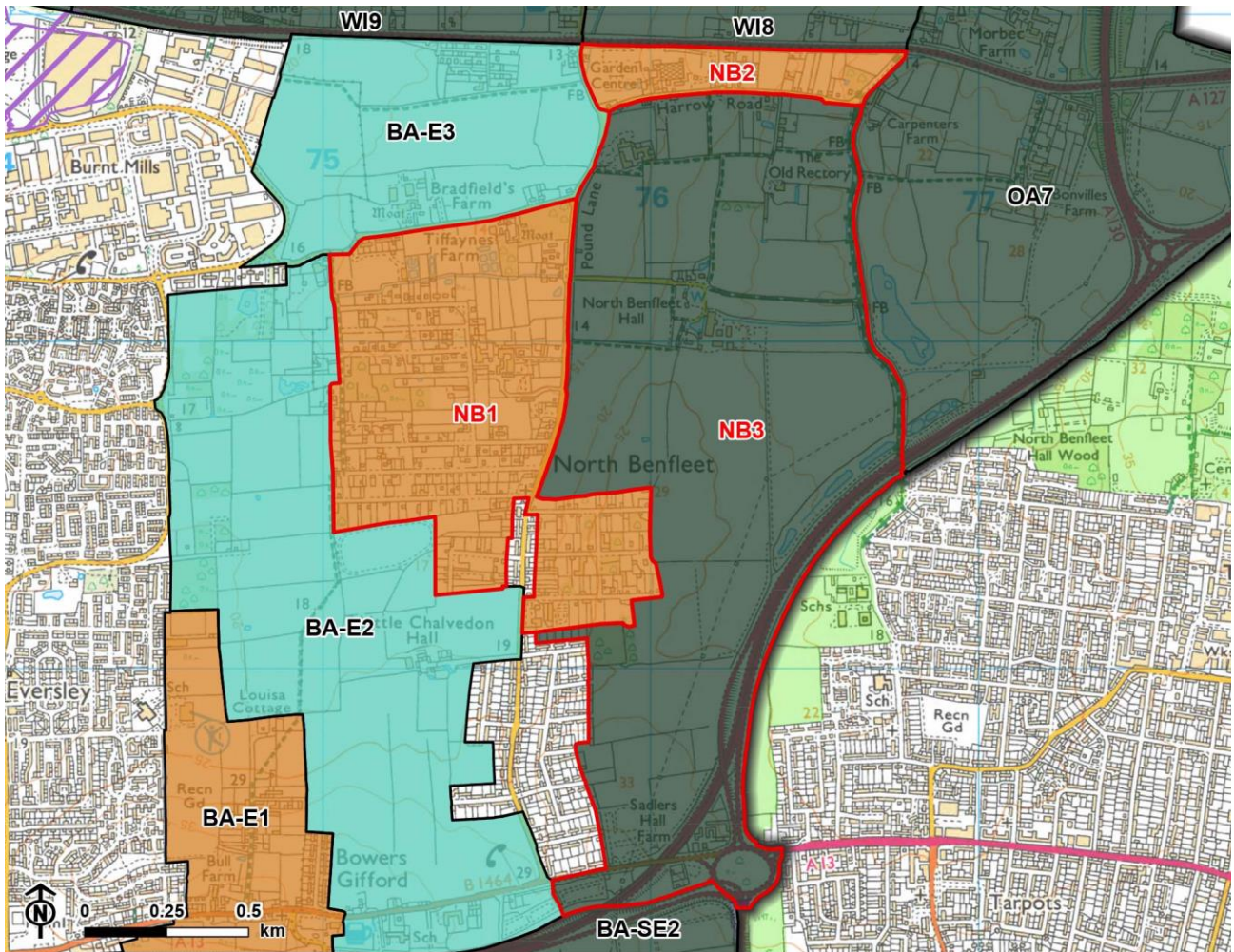
# North Benfleet







- North Benfleet parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3

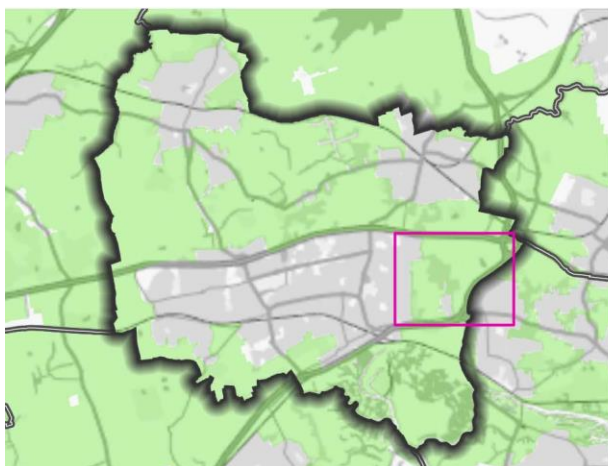


# North Benfleet

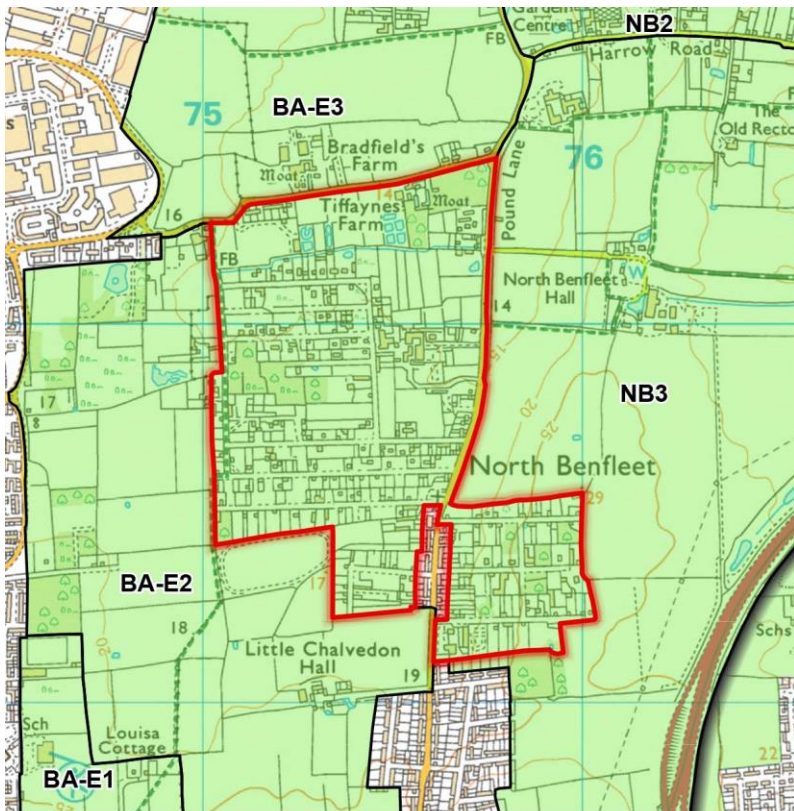


-  North Benfleet parcel
-  Neighbouring parcel
-  Basildon District
-  Neighbouring Local Authority boundary

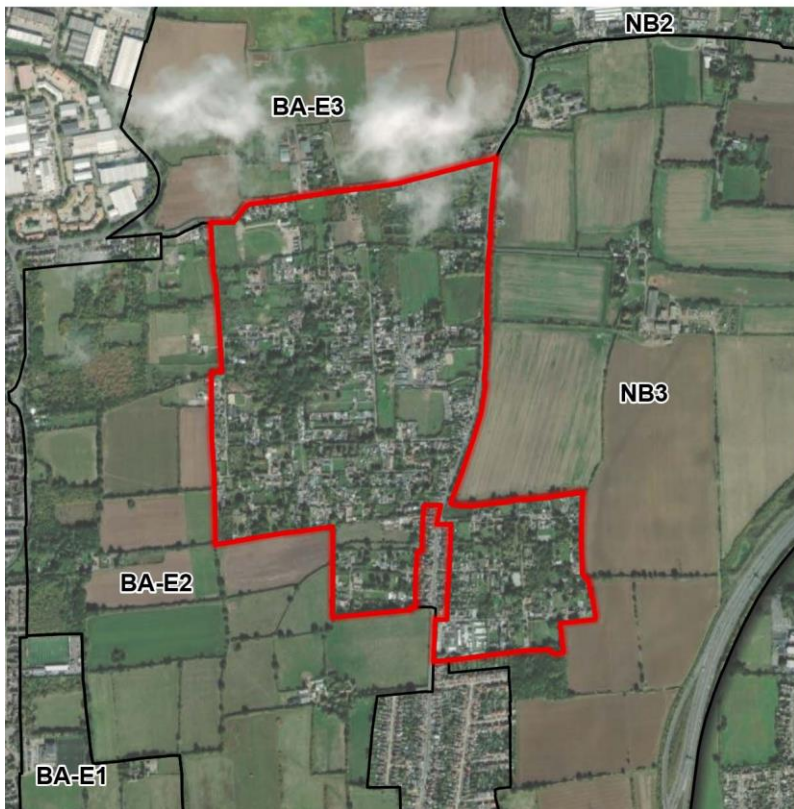
-  Green Belt
-  Absolute Constraints
- Parcel Harm Rating**
-  Very High
-  High
-  Moderate
-  Low/No



# Harm of release of land in NB1



-  NB1
-  Neighbouring parcel
-  Basildon District
-  Green Belt



# Harm of release of land in NB1

## Description

- Parcel is close to Basildon.
- Parcel lies in a moderate gap between Basildon and South Benfleet, but the washed-over development at North Benfleet and the inset settlement area of North Benfleet reduces perceived separation, although the A130 acts as a significant separating feature between the two settlements.
- The parcel comprised of washed over North Benfleet Plotland to the north of the inset urban area of north Benfleet. The inappropriate development, largely comprised of single and two story dwellings in the Plotland has an impact on Green Belt openness, but tree cover limits urbanising influence open spaces in between development maintain openness and a relationship with the wider Green Belt.
- Parcel is a combination of residential streets and gardens, underdeveloped plots containing woodland and scrubland, with only the former diminishing the extent to which the parcel is perceived as 'countryside'.
- The parcel is not associated with a historic town.
- The parcel lies in very close proximity to Basildon, although thick tree cover to the west maintains separation.
- The parcel's outer edges are comprised of hedge and tree-lined residential gardens and roads that screen some views of the wider Green Belt, although breaks in tree cover are relatively common, exerting some urbanising influence on adjacent Green Belt land.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of North Benfleet

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel forms North Benfleet, which is not part of the large built-up area of Basildon but lacks strong distinction from it.
- **Openness:** Parcel comprised of the washed over North Benfleet Plotland, which reduces the harm that further development would cause.
- **Distinction:** Parcel has distinction from the large built-up area urban edge but its close proximity maintains some association. The parcel has limited distinction from the inset urban area of North Benfleet, although the inset area is clearly denser than the surrounding plotland development.
- **Impact of release on remaining Green Belt:** The parcel is comprised of washed-over development associated with North Benfleet, and the release of this parcel would strengthen the association between Basildon and North Benfleet, increasing the latter's association with the large built-up area.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a gap between Basildon and South Benfleet, and so contributes to preventing their merger.

## Harm of release of land in NB1

- **Openness:** Parcel comprised of the washed over North Benfleet Plotland, which reduces the harm that further development would cause.
- **Distinction:** The parcel has limited distinction from the inset urban area of North Benfleet, although the inset area is clearly denser than the surrounding plotland development.
- **Impact of release on remaining Green Belt:** Release of the parcel would narrow the area of Green Belt between Basildon and South Benfleet through the expansion of the settlement of North Benfleet in between. However, the parcel contains the washed-over North Benfleet plotland that already has an urbanising influence on the Green Belt land within and adjacent to the parcel. The A130 would continue to maintain some separation between the towns.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is partly countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel comprised of the washed over North Benfleet Plotland, which reduces the harm that further development would cause.
- **Distinction:** The parcel has limited distinction from the inset urban area of North Benfleet, which limits the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The parcel contains the washed-over North Benfleet plotland that already has an urbanising influence on the Green Belt land within and adjacent to the parcel. However, the parcel's close proximity to Basildon to the west would increase the urban containment of Green Belt in all directions, but particularly to the west.

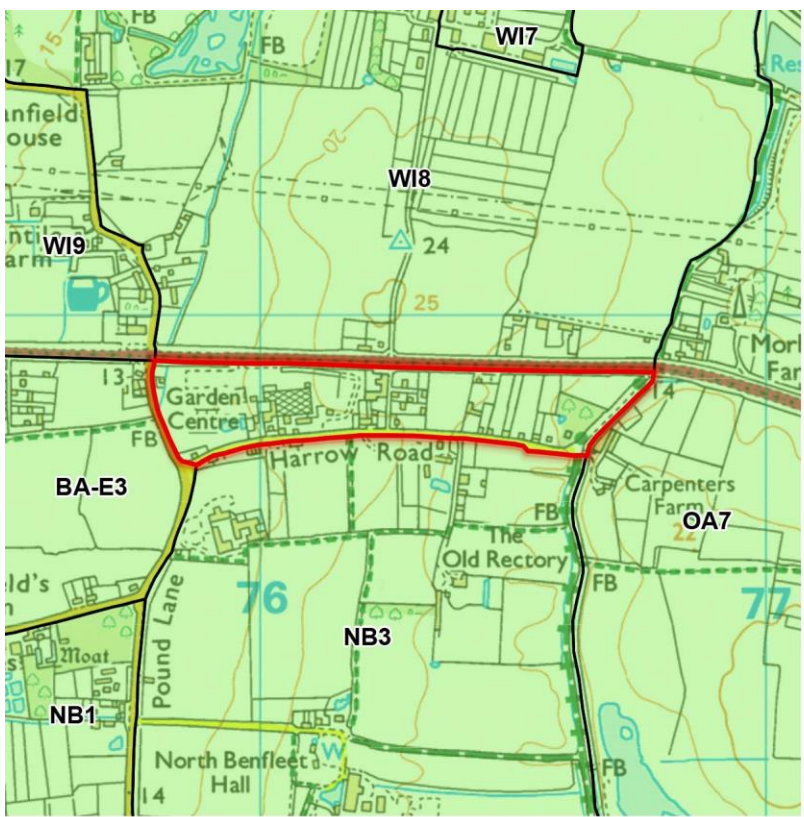
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- Land around North Benfleet does not contribute to any distinction historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in NB2



-  NB2
-  Neighbouring parcel
-  Green Belt



# Harm of release of land in NB2

## Description

- Parcel is close to North Benfleet and Basildon.
- Parcel lies in a moderate gap between the neighbouring towns of Wickford and South Benfleet, but urbanising development between the two, particularly at North Benfleet, reduces perceived separation and increases the fragility of the gap. The A130 act as a significant separating feature.
- The parcel contains housing and a large commercial garden centre. Smaller pockets of washed over development also lie to the south of Harrow Road to the south of the parcel. These inappropriate developments have a significant impact on Green Belt openness, but there is some remaining open space which has a relationship with the wider Green Belt and which contributes to its openness.
- The parcel is not associated with a historic town.
- To the north, the A127 acts as a significant separating feature between the parcel and wider Green Belt, whilst to the east and west tree cover provides separation between the parcel and wider Green Belt.
- Harrow Road to the south provides some separation between the parcel and wider Green Belt to the south, although there is less tree cover in this direction and more open views of the wider countryside.
- It is assumed that if this parcel were to be released from the Green Belt it would be released in combination with the parcel to the west adjacent to the inset urban area of Basildon and/or the parcel to the south associated with the washed over settlement of North Benfleet.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of North Benfleet

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is close to Basildon and so makes some contribution to checking its sprawl.
- **Openness:** Parcel is partially developed and influenced by inappropriate development, which reduces the harm that further development would cause.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release in combination with adjacent Green Belt land would either reduce the gap between North Benfleet and South Benfleet and the large built-up area or Basildon and would cause some minor weakening of the distinction of adjacent Green Belt land, although existing washed over development has already had an impact on adjacent Green Belt land.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Basildon and South Benfleet, but

## Harm of release of land in NB2

urbanising development between the two reduces perceived separation and increases the fragility of the gap.

- **Openness:** Parcel is partially developed and influenced by inappropriate development, which reduces the harm that further development would cause.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release of the parcel in combination with adjacent Green Belt land would cause some narrowing of the settlement gap between Basildon and South Benfleet, through increased association with North Benfleet, and would weaken the distinction of adjacent Green Belt land, although existing washed over development has already had an impact on adjacent Green Belt land.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is partly countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is partially developed and influenced by inappropriate development, which reduces the harm that further development would cause.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** The A127 to the north and tree cover to the east and west help contain the parcel and limit impact on adjacent Green Belt land. However, release could extend urbanising influence to adjacent Green Belt land to the south, although existing washed over development within the parcel and to the south has already had an impact on adjacent Green Belt land.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

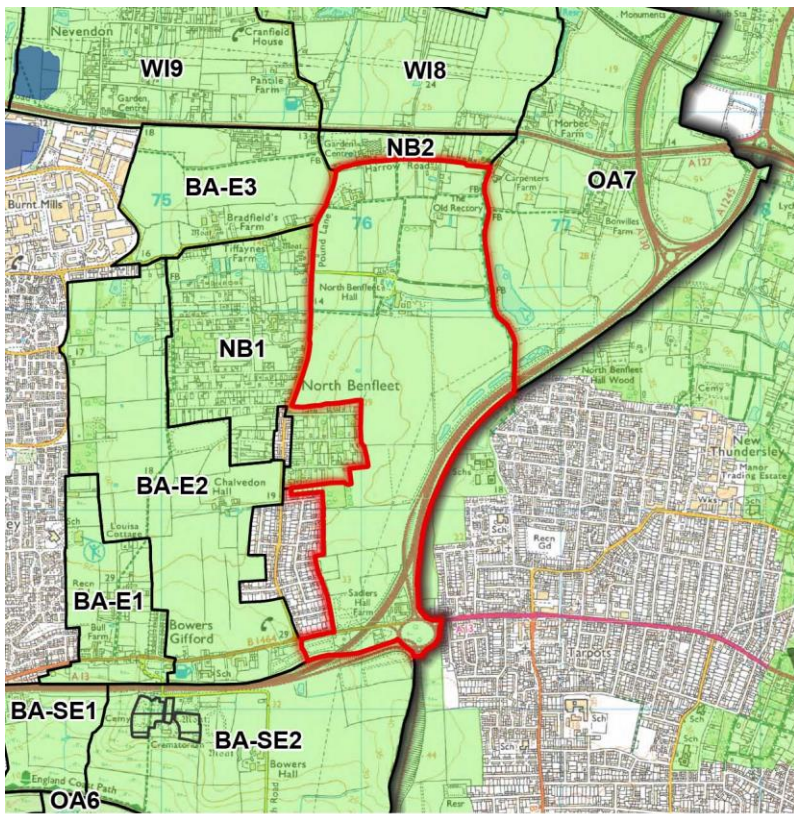
- Land around North Benfleet does not contribute to any distinction historic character or setting.







### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in NB3



-  NB3
-  Neighbouring parcel
-  Neighbouring authority
-  Basildon District
-  Green Belt
- Absolute constraint(s)**
-  Cemetery
-  Site of Special Scientific Interest
-  Flood Zone 3
-  Ancient Woodland



# Harm of release of land in NB3

## Description

- Parcel is adjacent to North Benfleet, Bowers Gifford and Thundersley/South Benfleet.
- Parcel lies in a moderate gap between Basildon and South Benfleet, but urbanising development between the two at the inset settlement of Bowers Gifford and the washed over settlement of North Benfleet reduces perceived separation and increases the fragility of the gap. The A130 acts as a significant separating feature. London Road is a significant connecting feature.
- The parcel contains a large private health centre in its north western corner and a small number of isolated dwellings but these inappropriate uses are too isolated to have a significant impact on Green Belt openness.
- The parcel is comprised of farmland and small pockets of woodland and so is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The A130 and associated tree cover act as significant separating feature between the parcel and the inset urban area of Thundersley and South Benfleet to the east.
- The A13 to the south maintains strong separation from the wider Green Belt in this direction.
- The parcel's other boundaries are comprised of hedge and tree-lined field boundaries and roads that screen some views of the wider Green Belt, although breaks in tree cover are relatively common, meaning adjacent washed over development to the north and west exerting some urbanising influence in the parcel.
- Linear tree cover provides a strong boundary between the parcel and wider Green Belt to the north east.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is in close proximity to North Benfleet and Bowers Gifford which are not part of the large built-up area of Basildon, but the parcel's close proximity and location in a partially developed gap means that release within the parcel would have association with the large built-up area. Furthermore, there are only narrow strips of open countryside between the parcel and the large built-up area of Southend-on-Sea to the east.
- **Openness:** Parcel is open.
- **Distinction:** The treelined A130 to the east provides a strong degree of separation from Thundersley and South Benfleet to the east; however, distinction from the washed over development at North Benfleet and inset development at Bowers Gifford to the west is much weaker, being separated by broken hedgerows and garden fences. These smaller settlements therefore have an urbanising influence on the western half of the parcel, weakening its relationship with the surrounding countryside. There are however some open views of the countryside to the north east and south.
- **Impact of release on remaining Green Belt:** Release would significantly compromise

## Harm of release of land in NB3

the gap between Thundersley/South Benfleet and Bowers Gifford and the washed over plotland in North Benfleet, which would in turn severely compromise what remains of the open countryside between the large built-up area of Basildon and Southend-on-Sea (only a few very narrow gaps would remain). Release would weaken the strong consistent boundary feature of the A130.

### **Purpose 2 – Prevent neighbouring towns merging into one another.**

- **Function:** Parcel lies in a moderate gap between Basildon and Thundersley/South Benfleet, and so contributes to preventing their merger; however the washed over development at North Benfleet and inset development at Bowers Gifford at its centre along Pound Lane have increased its fragility.
- **Openness:** Parcel is open.
- **Distinction:** The treelined A130 to the east provides a strong degree of separation from Thundersley and South Benfleet to the east; however, distinction from the washed over development at North Benfleet and inset development at Bowers Gifford to the west is much weaker, being separated by broken hedgerows and garden fences. These smaller settlements therefore have an urbanising influence on the western half of the parcel, weakening its relationship with the surrounding countryside. There are however some open views of the countryside to the north east and south.
- **Impact of release on remaining Green Belt:** Release would significantly compromise the gap between Thundersley/South Benfleet and Bowers Gifford and the washed over plotland in North Benfleet, which would in turn severely compromise what remains of the open countryside between the neighbouring towns of Basildon and South Benfleet/Thundersley (only a few very narrow gaps would remain). Release would weaken the strong consistent boundary feature of the A130.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** The treelined A130 to the east provides a strong degree of separation from Thundersley and South Benfleet to the east; however, distinction from the washed over development at North Benfleet and inset development at Bowers Gifford to the west is much weaker, being separated by broken hedgerows and garden fences. These smaller settlements therefore have an urbanising influence on the western half of the parcel, weakening its relationship with the surrounding countryside. There are however some open views of the countryside to the north east and south.
- **Impact of release on remaining Green Belt:** Release of the parcel would contain Green Belt land to the north east and north west. The urbanising influence on land to the north and west would be markedly less given the existing washed over development in these directions.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

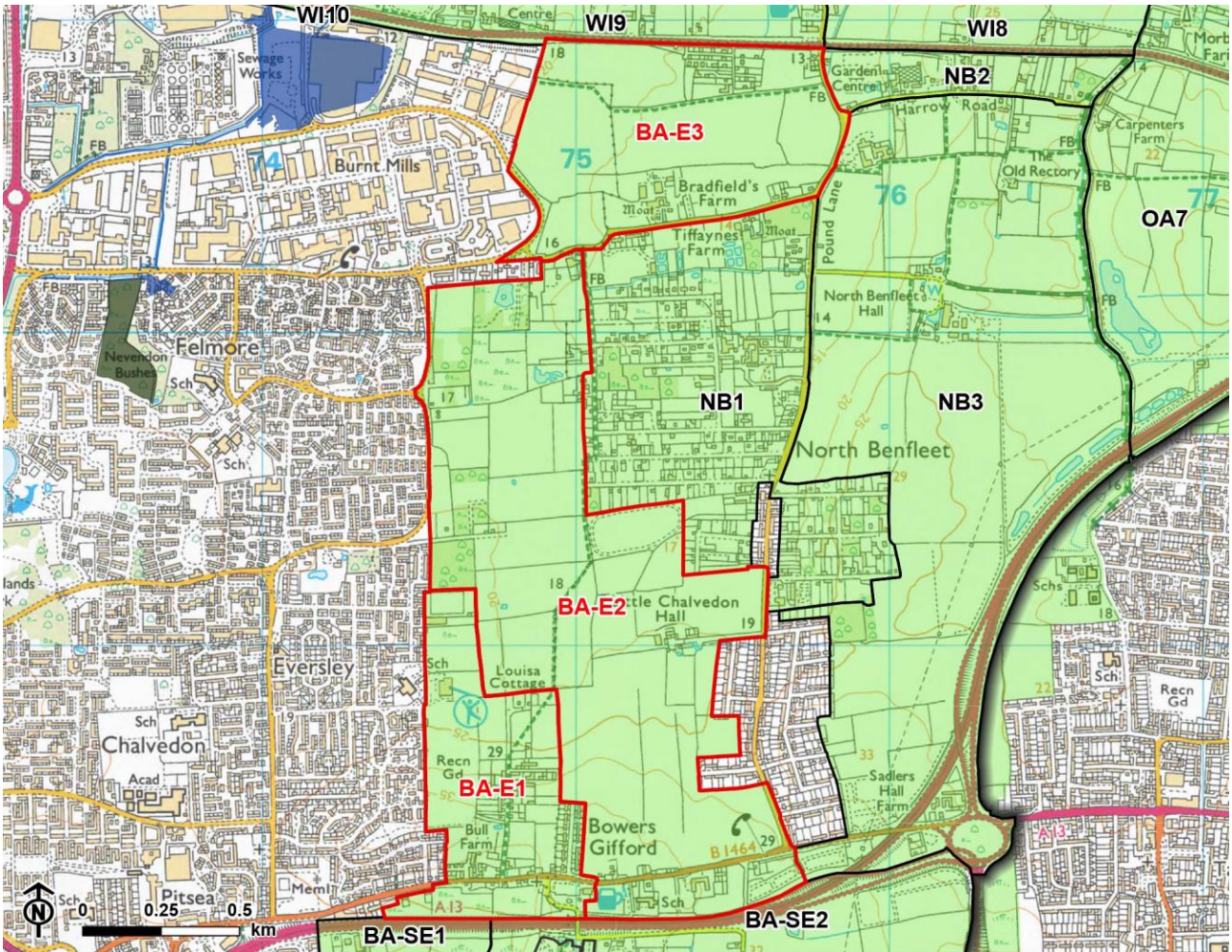
- Land around North Benfleet does not contribute to any distinction historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

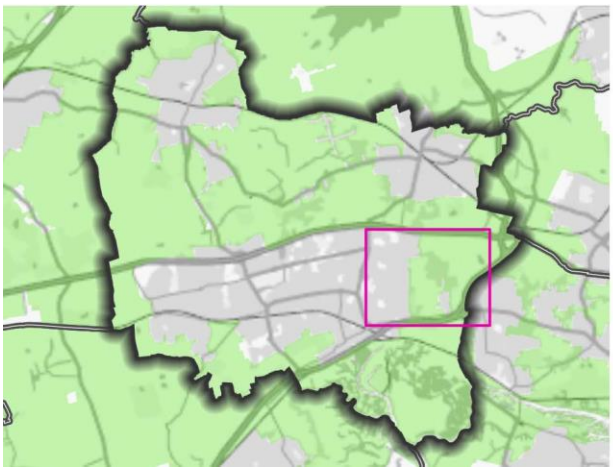
## Harm of release of land in NB3

- All Green Belt land makes an equal contribution to this purpose.

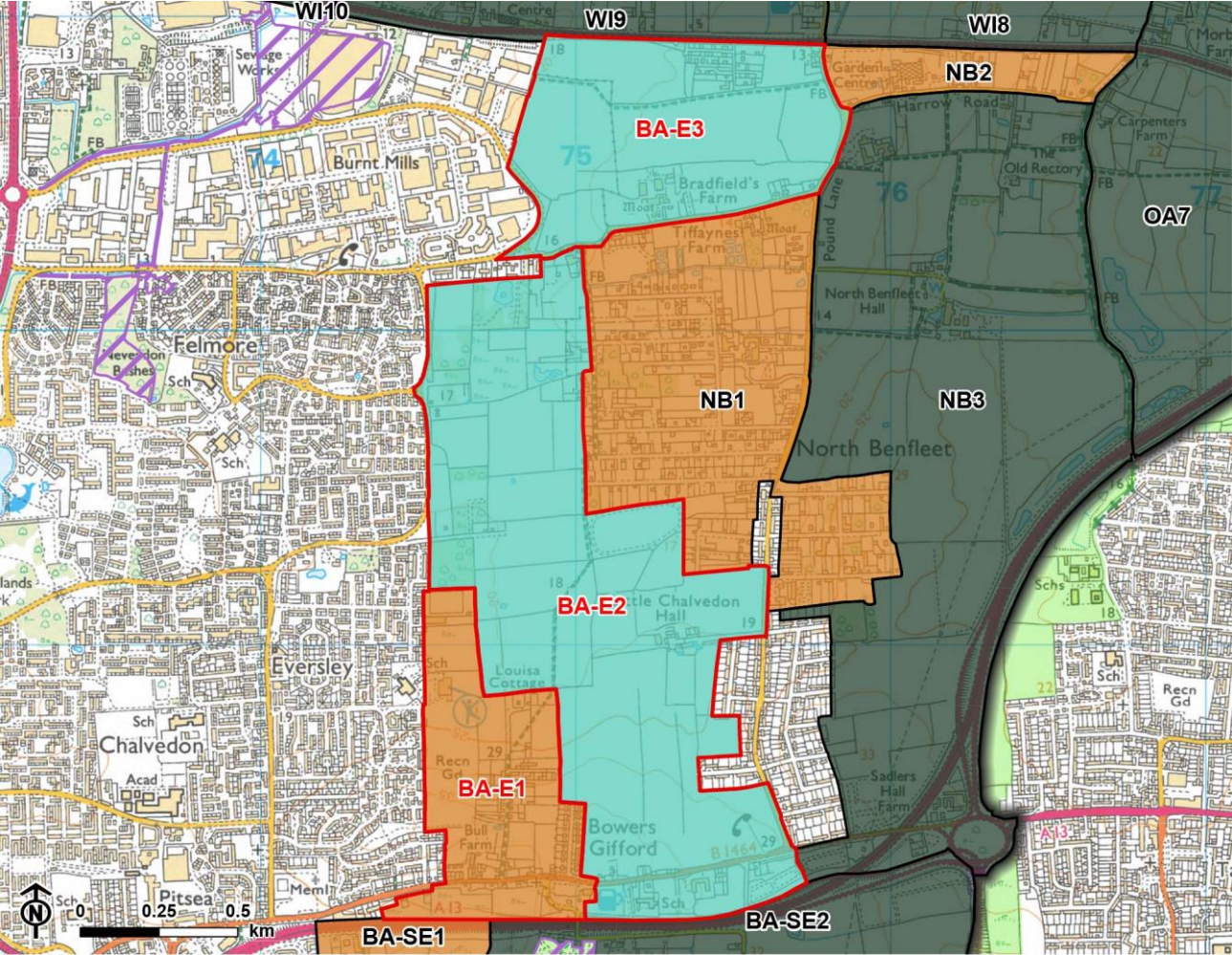
# Basildon - East



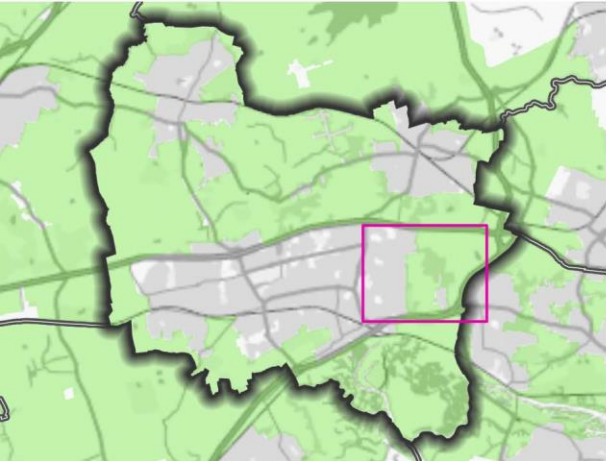
- Basildon - East parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Flood Zone 3
- Ancient Woodland



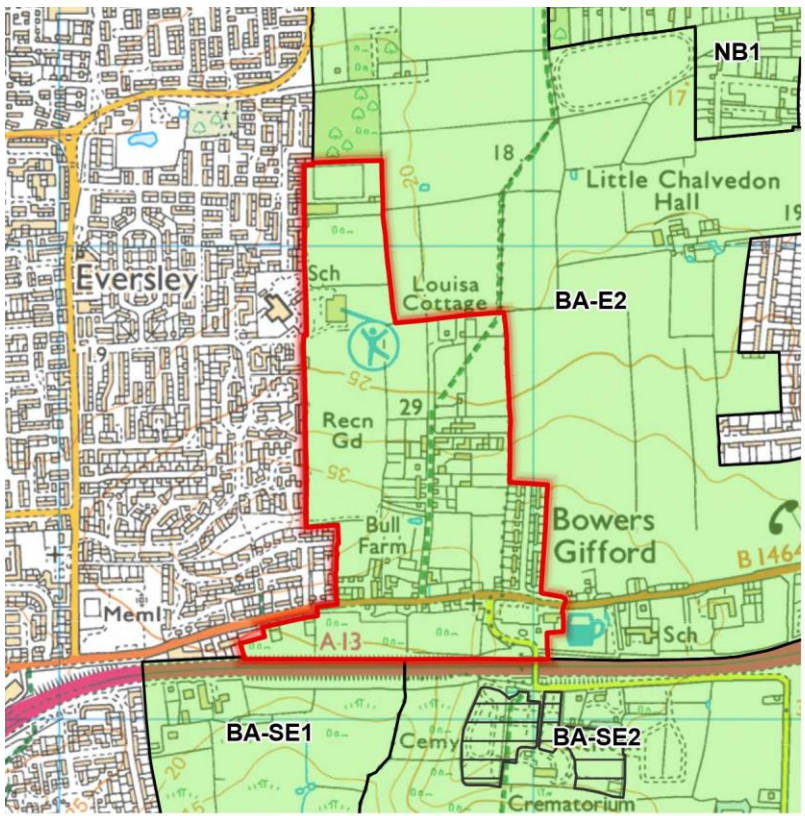
# Basildon - East



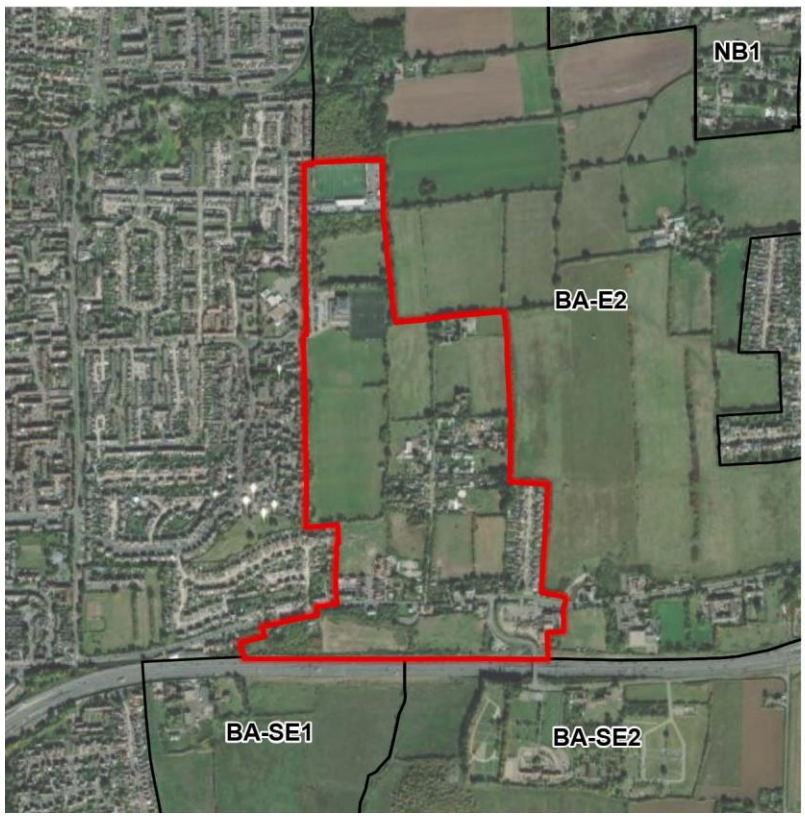
- Basildon - East parcel
  - Neighbouring parcel
  - Basildon District
  - Neighbouring Local Authority boundary
  - Green Belt
  - Absolute Constraints
- Parcel Harm Rating**
- Very High
  - High
  - Moderate
  - Low/No



# Harm of release of land in BA-E1



- BA-E1
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery



# Harm of release of land in BA-E1

## Description

- Parcel is adjacent to Basildon.
- Parcel lies in a moderate gap between Basildon and South Benfleet, but intervening urban development at the inset settlement of Bowers Gifford and the washed over settlement of North Benfleet reduces perceived separation and increases the fragility of the gap. The A130 acts as a significant separating feature. London Road is a significant connecting feature.
- The parcel contains residential development on Eversley Road and London Road, as well as The Eversley Leisure Centre in the north of the parcel. These do have some impact on Green Belt openness locally, but there is a significant quantity of open space in the parcel which has a relationship with the wider Green belt and contributes to its openness.
- The west of the parcel contains leisure centre uses associated with Basildon to the west, but a significant proportion of parcel contains agricultural land that is perceived as countryside.
- The parcel is not associated with a historic town.
- There is some scattered tree cover at the inset edge that provides some degree of boundary separation from the settlement. Development within the parcel has some urbanising influence, but it is relatively low density.
- Hedgerows form only a weak boundary between the parcel and the wider Green Belt to the northeast.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Basildon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon and so contributes to checking its sprawl.
- **Openness:** Parcel is partially developed, which reduces the harm that further development would cause.
- **Distinction:** Parcel has some degree of distinction from the inset area.
- **Impact of release on remaining Green Belt:** Release would reduce the gap between Basildon and Bowers Gifford, increasing the latter's association with the large built-up area. Release and development of remaining open land in the parcel would cause some minor weakening of the distinction of adjacent Green Belt land.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Basildon and South Benfleet, and so contributes to preventing their merger.
- **Openness:** Parcel is partially developed, which reduces the harm that further development would cause.



## Harm of release of land in BA-E1

- **Distinction:** Parcel has some degree of distinction from the inset area.
- **Impact of release on remaining Green Belt:** Release of the parcel would cause some narrowing of the settlement gap between Basildon and South Benfleet and would cause some minor weakening of the distinction of adjacent Green Belt land.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** The parcel does contain some agricultural fields, but it also contains areas of residential development and leisure uses, which associate the parcel with the urban area and diminish the extent to which it is considered 'countryside'.
- **Openness:** Parcel is partially developed, which reduces the harm that further development would cause.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of remaining land within the parcel would cause some minor containment and weakening of the distinction of adjacent Green Belt land particularly to the west.

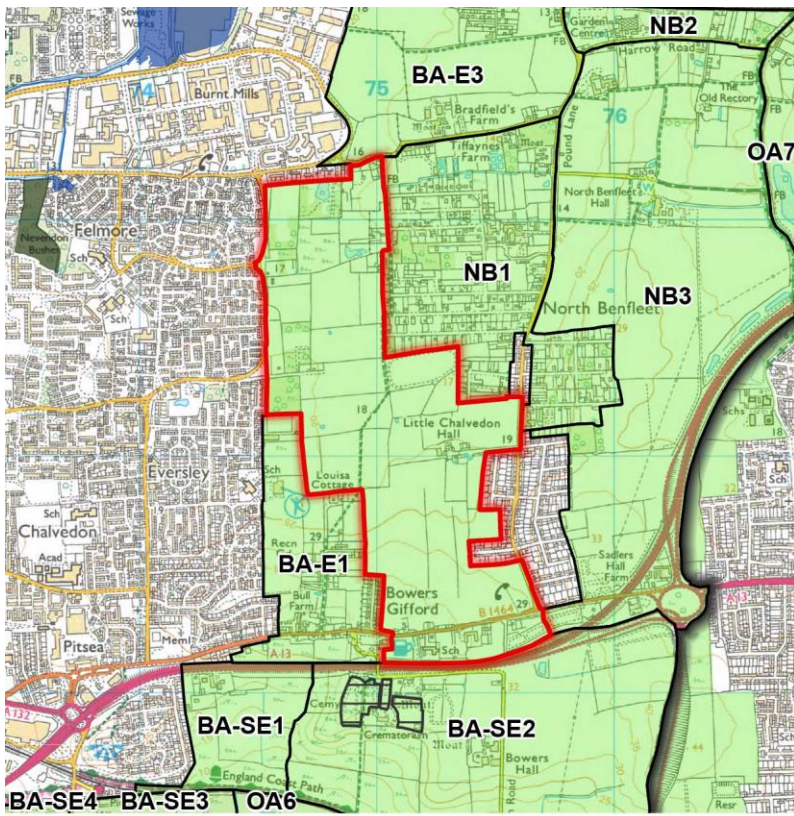
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around the east of Basildon does not contribute to any distinctive historic character or setting.

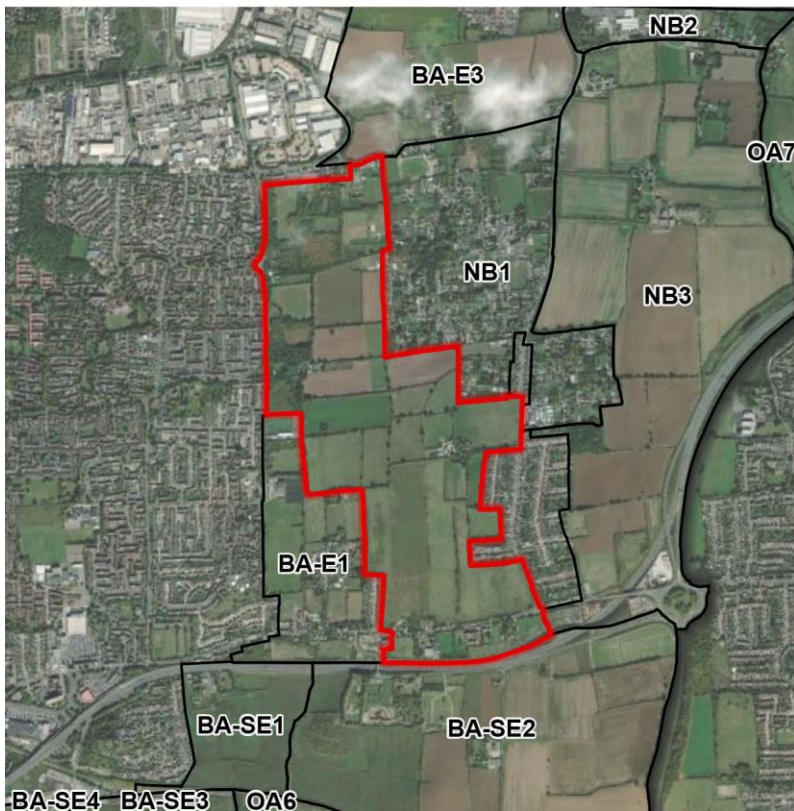
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-E2



- BA-E2
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Flood Zone 3
- Ancient Woodland



# Harm of release of land in BA-E2

## Description

- Parcel is adjacent to Basildon to the west and Bowers Gifford and North Benfleet lies to the east.
- Parcel lies in a moderate gap between Basildon and South Benfleet, but intervening urban development at the inset settlement of Bowers Gifford and the washed over settlement of North Benfleet reduces perceived separation and increases the fragility of the gap. The A130 acts as a significant separating feature. London Road is a significant connecting feature.
- The parcel contains some individual residential dwellings, but they are too small in scale to have a significant impact on Green Belt openness.
- As farmland and woodland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Woodland blocks adjacent to the inset edge of Basildon to the west provide a strong degree of separation from the large built-up area to the west; however, distinction from the washed over development at North Benfleet and inset development at Bowers Gifford to the east is much weaker, being separated by broken hedgerows and garden fences. These smaller settlements therefore have an urbanising influence on the eastern half of the parcel, weakening its relationship with the surrounding countryside.
- The A13 provides a consistent boundary to the south.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Basildon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction to the west and only some distinction to east, which contributes to preventing the sprawl of the large built-up area.
- **Impact of release on remaining Green Belt:** Release would significantly compromise the gap between Basildon, Bowers Gifford and the washed over plotland in North Benfleet, which would in turn significantly reduce what remains of the open countryside between the large built-up area of Basildon and Southend-on-Sea.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Basildon and Thundersley/South Benfleet, and so contributes to preventing their merger; however the washed over development at North Benfleet and inset development at Bowers Gifford at its centre along Pound Lane have increased its fragility.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction to the west and only some distinction to east, which contributes to preventing neighbouring towns from merging into one another.

## Harm of release of land in BA-E2

- **Impact of release on remaining Green Belt:** Release would significantly compromise the gap between Basildon, Bowers Gifford and the washed over plotland in North Benfleet, which would in turn significantly reduce what remains of the open countryside between Basildon and South Benfleet and Thundersley. The A130 and open countryside to the east of Pound Lane would continue to maintain some separation.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction to the west and only some distinction to east, which contributes to preventing encroachment into the countryside.
- **Impact of release on remaining Green Belt:** Development in the parcel would weaken woodland blocks that lie at the inset edge of Basildon.

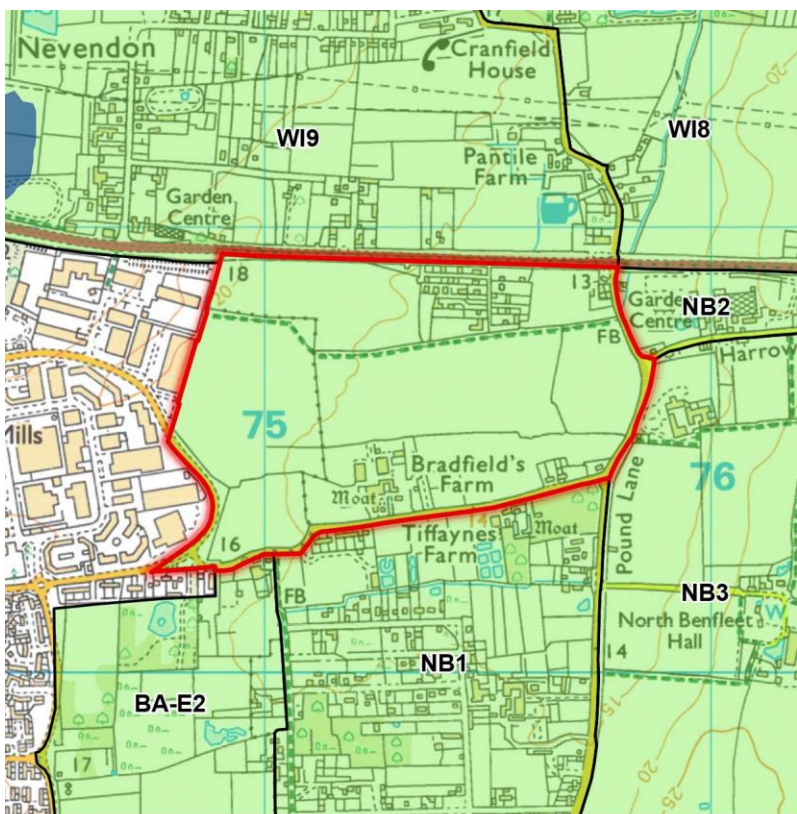
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around the east of Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-E3



- BA-E3
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in BA-E3

## Description

- Parcel is adjacent to Basildon to the west and Bowers Gifford and North Benfleet lies to the east.
- Parcel lies in a moderate gap between Basildon and South Benfleet, but intervening urban development at the inset settlement of Bowers Gifford and the washed over settlement of North Benfleet reduces perceived separation and increases the fragility of the gap. The A130 acts as a significant separating feature. The A127 is a significant connecting feature.
- Parcel is mostly open, but for a few isolated dwellings in its south eastern corner and a southern extension to the Fairmead Plotland north of the A127. These do have some impact on Green Belt openness, but there is a significant quantity of open space which has a relationship with the wider Green Belt and contributes to its openness.
- As farmland, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Linear tree cover coupled with an access road provide some degree of boundary separation between the parcel and Basildon to the west and the washed over North Benfleet to the southeast, although the taller buildings are visible from within the parcel.
- Burnt Mills Road to the South and Pound Lane to the east form consistent outer boundary feature. although washed over development to the south and east of these boundaries does have some urbanising influence on the parcel and weaken its connectivity to the surrounding countryside.
- To the north the A127 and associated tree cover provides a strong separating feature between the parcel and wider Green Belt to the north.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon and so contributes to checking its sprawl.
- **Openness:** Parcel is mostly open, but for a few isolated dwellings in its south eastern corner and a southern extension to the Fairmead Plotland north of the A127.
- **Distinction:** Parcel has some distinction from the urban edges to the west and southeast, which contributes to preventing the sprawl of the large built-up area.
- **Impact of release on remaining Green Belt:** Release would significantly compromise the gap between Basildon and the washed over plotland in North Benfleet, which would in turn significantly reduce what remains of the open countryside between the large built-up area of Basildon and Southend-on-Sea.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Basildon and South Benfleet, but urbanising development between the two reduces perceived separation and increases the

## Harm of release of land in BA-E3

fragility of the gap.

- **Openness:** Parcel is mostly open, but for a few isolated dwellings in its south eastern corner and a southern extension to the Fairmead Plotland north of the A127.
- **Distinction:** Parcel has some distinction from the urban edges to the west and southeast, which contributes to preventing neighbouring towns from merging.
- **Impact of release on remaining Green Belt:** Release would significantly compromise the gap between Basildon and the washed over plotland in North Benfleet, which would in turn significantly reduce what remains of the open countryside between Basildon and South Benfleet and Thundersley. The A130 and open countryside to the east of Pound Lane would continue to maintain some separation.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is mostly open, but for a few isolated dwellings in its south eastern corner and a southern extension to the Fairmead Plotland north of the A127.
- **Distinction:** Parcel has some distinction from the urban edges to the west and southeast, which contributes to preventing encroachment of the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would weaken the distinction of adjacent Green Belt land to the south and east, although existing washed over development in these directions has already had an impact on adjacent Green Belt land.

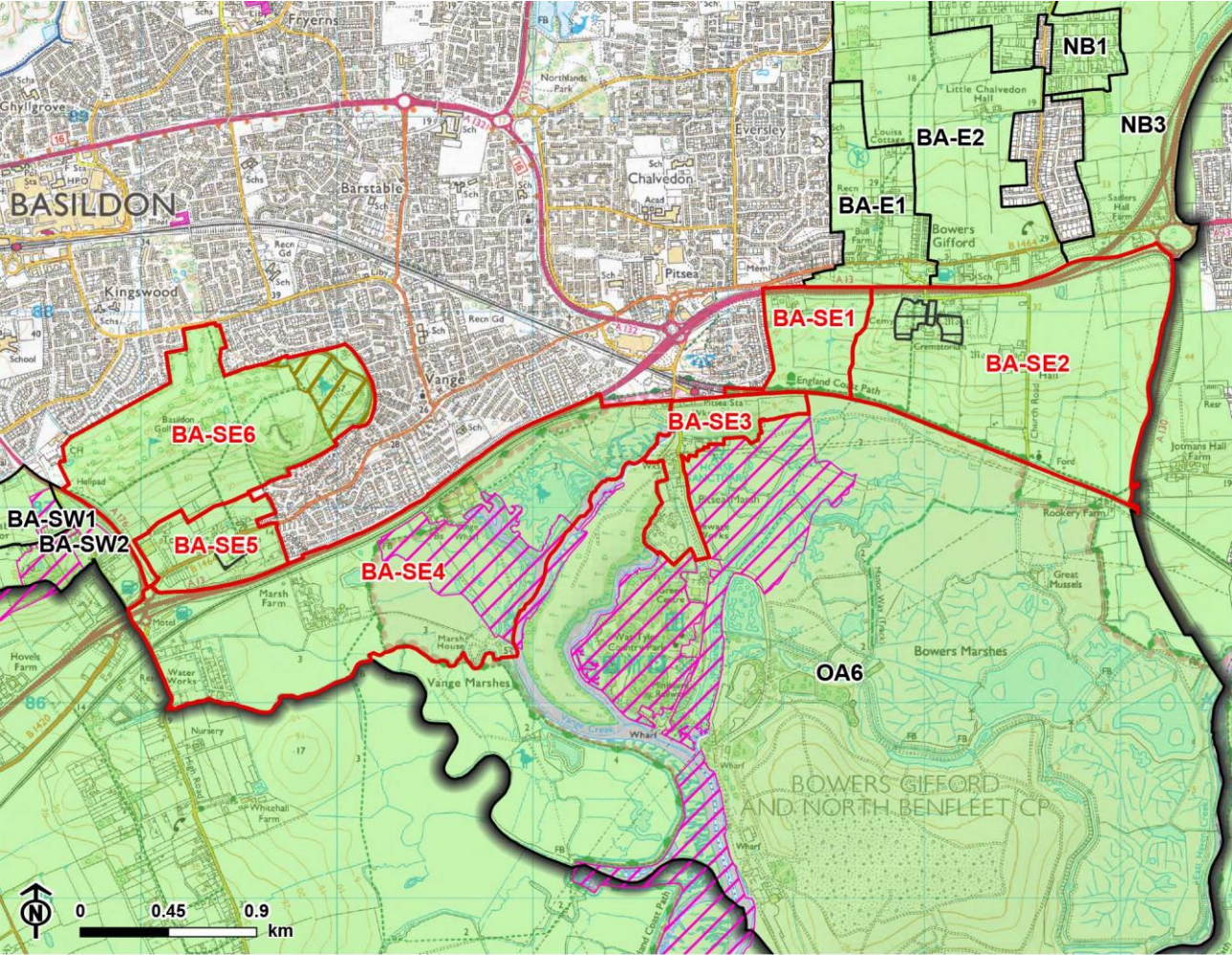
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around the east of Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

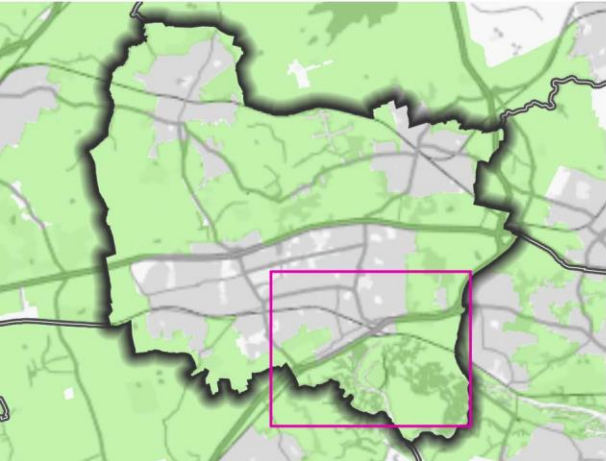
- All Green Belt land makes an equal contribution to this purpose.

# Basildon - South East



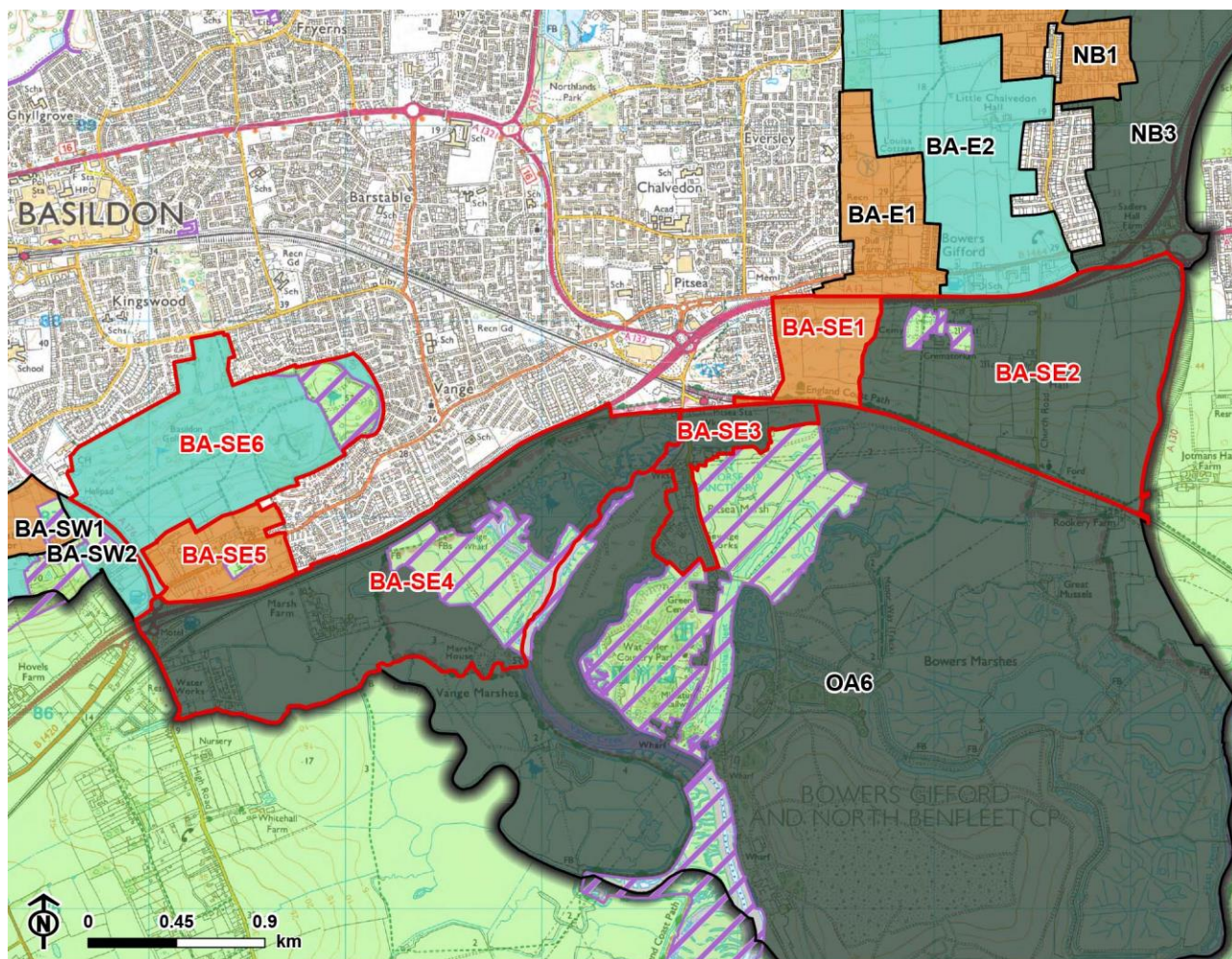
- Basildon - South East parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
- Cemetery
- Site of Special Scientific Interest
- Scheduled Monument
- Flood Zone 3



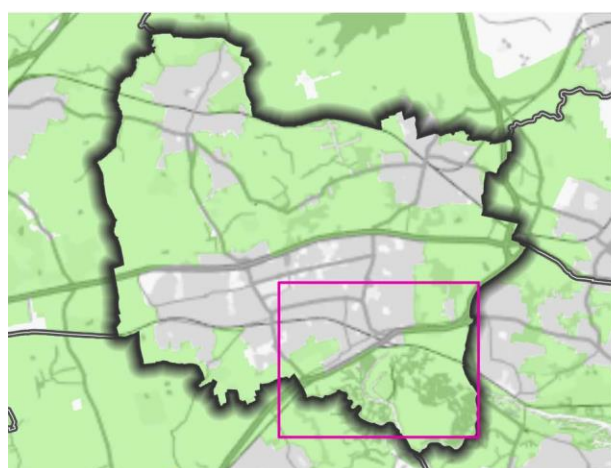


# Basildon - South East

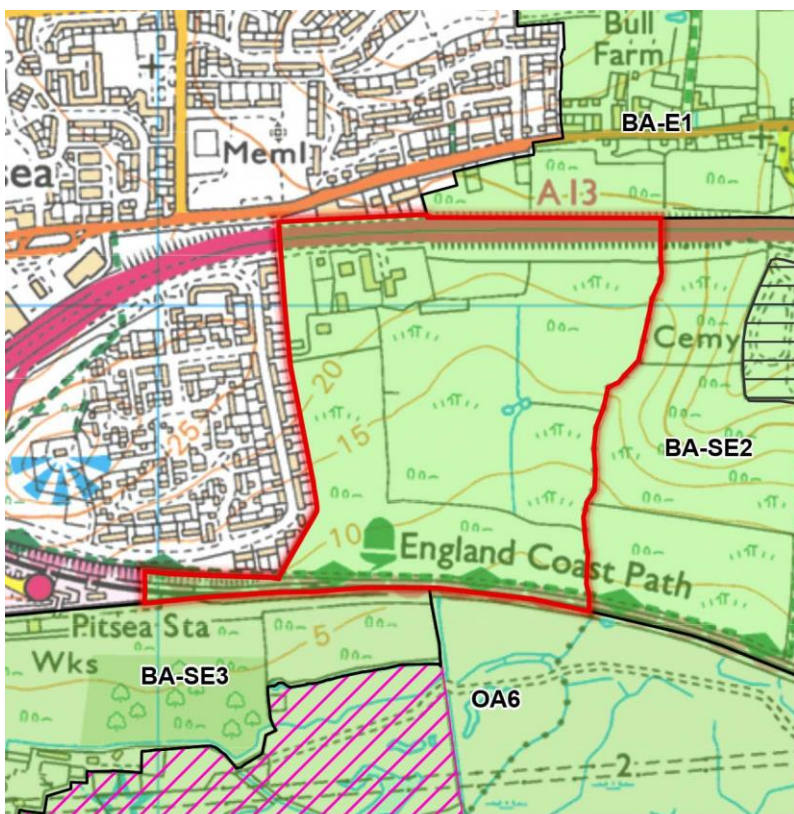


- Basildon - South East parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
  - Absolute Constraints
- Parcel Harm Rating**
- Very High
  - High
  - Moderate
  - Low/No



# Harm of release of land in BA-SE1



- BA-SE1
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Site of Special Scientific Interest



# Harm of release of land in BA-SE1

## Description

- Parcel is adjacent to Basildon.
- Parcel lies in a gap between Basildon and South Benfleet which is relatively wide. Although the A13 to the north and railway line to the south represent key connecting features, the treelined Canvey Way to the east represents a separating feature which helps to strengthen perceived separation.
- The parcel contains a few dwellings, but they are too small in scale to have a significant impact on Green Belt openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Residential gardens to the west form a weak boundary between the parcel and the urban area due to a lack mature trees and hedgerows; however, the land slopes down to the south maintaining wide ranging open views of the wider countryside.
- The A13 to the north and railway line to the south represent strong consistent boundaries between the parcel and the wider Green Belt in these direction.
- To the north, the urban edge of Basildon extends further to the east, almost to the eastern-most extent of the parcel; however, the A13 screens any urbanising influence this urban edge has.
- The field boundary to the east is made-up of a broken hedge and tree line, which provides weak distinction between the parcel and the wider Green Belt to the east; however, the higher ground to the east maintains some separation.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Basildon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak boundary with the urban edge to the west; however, the land slopes down to the south maintaining wide ranging open views of the wider countryside, resulting in some distinction overall.
- **Impact of release on remaining Green Belt:** Release would reduce the gap between Basildon and Bowers Gifford to the north east, increasing the latter's association with the large built-up area. However, the urban edge of Basildon extends further to the east to the north of the A13, almost to the eastern-most extent of the parcel and the A13 screens views to and from the north. Release of the parcel would extend further into the settlement gap between Basildon and South Benfleet south of the A13 but the higher ground to the east, partially used as a cemetery, would maintain separation.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Basildon and South Benfleet, but

# Harm of release of land in BA-SE1

makes some contribution to preventing their merger.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak boundary with the urban edge to the west; however, the land slopes down to the south maintaining wide ranging open views of the wider countryside, resulting in some distinction overall.
- **Impact of release on remaining Green Belt:** Release would reduce the gap between Basildon and South Benfleet south of the A13. Although the gap would be no narrower than the gap north of the A13, and the high ground to the east limit the impact on distinction in this direction.

## **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak boundary with the urban edge to the west; however, the land slopes down to the south maintaining wide ranging open views of the wider countryside, resulting in some distinction overall.
- **Impact of release on remaining Green Belt:** The A13 to the north, railway line to the south and higher ground to the east contain the parcel, although the open views within the parcel would mean development would have an urbanising impact to the south, although this is mitigated by the strong boundary formed by the railway line to the south.

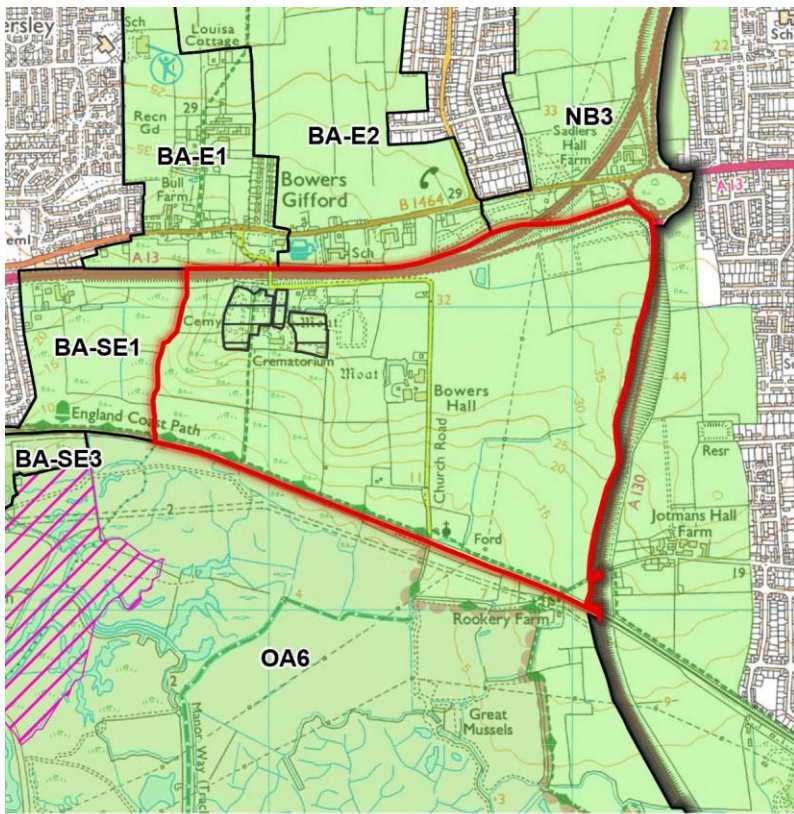
## **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

## **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-SE2



- BA-SE2
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Site of Special Scientific Interest



# Harm of release of land in BA-SE2

## Description

- Parcel is close to Basildon, although it is assumed that release of the parcel would only be in combination with the parcel adjacent to the urban area of Basildon to the west, or the Green Belt to the east of A130 to the east up to the edge of South Benfleet.
- Parcel lies in a gap between Basildon and South Benfleet which is relatively wide. Although the A13 to the north and railway line to the south represent key connecting features, the treelined Canvey Way to the east represents a separating feature which helps to strengthen perceived separation.
- Parcel contains a cemetery which occupies the north western part of the parcel. This is an appropriate Green Belt land use and therefore does not affect its openness. The parcel also contains a church, a few residences and a crematorium, but these are too isolated to have a significant impact on openness.
- As mixed farmland / and an isolated burial ground away from the inset urban area of Basildon the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The A130 and associated tree cover act as significant separating feature between the parcel and the inset urban area of Thundersley and South Benfleet to the east.
- Field boundaries and tree cover within the parcel providing strong separation between the parcel and urban area to the west. The land slopes upwards to the north, the open slopes of which have wide ranging open views of the urban edges of Basildon to the west and the wider countryside.
- The A13 to the north and railway line to the south represent strong consistent boundaries between the parcel and the wider Green Belt in these direction, although the open slopes in the parcel, maintain open views of the wider Green Belt to the south.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Basildon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is in close proximity to South Benfleet to the east and Bowers Gifford to the north which are not part of the large built-up area of Basildon, but the parcel's close proximity to Basildon and a partially developed gap means that release within the parcel would have some association with the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge, which increases the extent to which development would be considered sprawl of a large built-up area.
- **Impact of release on remaining Green Belt:** Release would significantly reduce the gap between Basildon and South Benfleet south of the A13 as well as between Basildon and Bowers Gifford, increasing association of the latter with the large built-up area and weaken the remaining open areas to the north.

## Harm of release of land in BA-SE2

### **Purpose 2 – Prevent neighbouring towns merging into one another.**

- **Function:** Parcel lies in a relatively wide gap between Basildon and South Benfleet but makes some contribution to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release of the parcel would significantly narrow the gap between Basildon and South Benfleet south of the A13 and almost merge Basildon with Bowers Gifford north of the A13, but for the road.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge with open views of the wider countryside to the south, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Development in the parcel would significantly weaken the distinction of adjacent Green Belt land through increased urbanising influence to the south. Release of the parcel would also contain Green Belt land to the north, although the topography and A13 to the north, as well as the existing urbanising influence of Bowers Gifford would limit its influence in this direction. Similarly, the strong boundary to the east would limiting impacts on distinction in this direction.

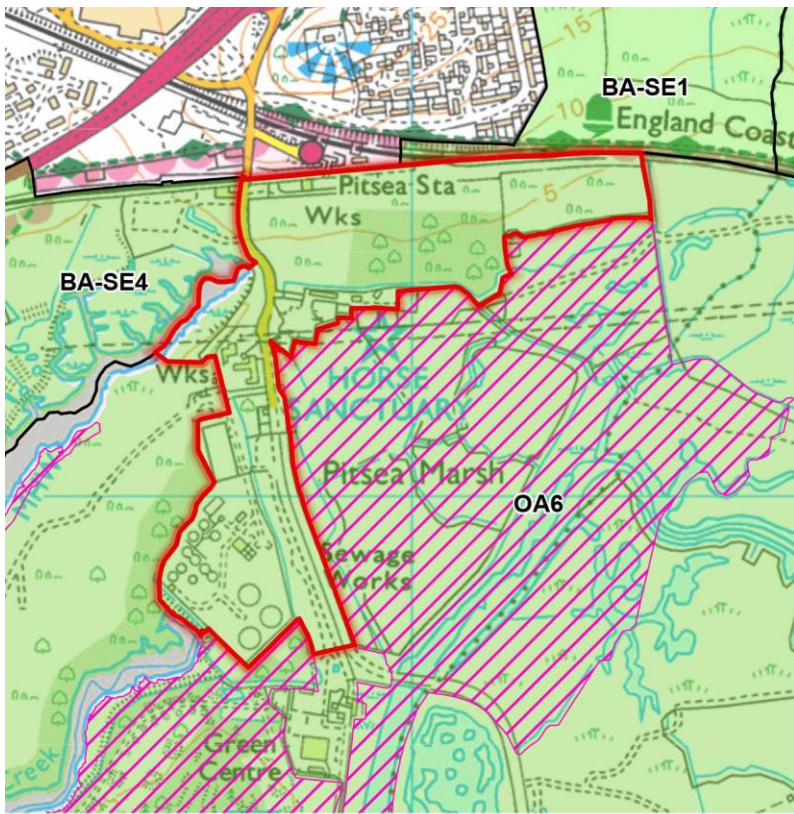
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-SE3



-  BA-SE3
-  Neighbouring parcel
-  Green Belt
- Absolute constraint(s)**
-  Site of Special Scientific Interest





# Harm of release of land in BA-SE3

## Description

- Parcel is adjacent to the southeast of Basildon.
- Land lies between the towns of Basildon, Canvey Island and South Benfleet, so the parcel plays some role in preventing neighbouring towns from merging. However, the gap between the towns is wide, with significant separating features providing a significant degree of separation.
- There is a recycling centre and sewage treatment works along Pitsea Hall Lane, but they do not have a significant impact on openness within the parcel.
- The parcel is predominantly comprised of a mixture of woodland and wetlands associated with Pitsea and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Woodland blocks and the railway line to the north provide a very consistent and strong boundary between the parcel and the urban area of Basildon. The urbanising influences along Pitsea Hall Lane are relatively low lying and screened by mature trees.
- The parcel is relatively well contained by tree cover and higher ground to the west. Pitsea Marsh SSSI follows the parcels southern boundary.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Moderate	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. As such, it contributes to preventing sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge, which increases the extent to which development would be considered sprawl of large built-up area.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon beyond the railway line which currently forms a consistent and very strong boundary to Basildon. This would constitute significant sprawl of the large built-up area. Tree cover and high ground to the west provides a strong outer boundary to the parcel, but there would still be some urbanising influence on land that currently has very strong distinction from the inset area. Pitsea SSSI to the south will remain open.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in wide settlement gaps between Basildon and South Benfleet and Basildon and Canvey Island.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge which increases the extent to which development would weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon beyond the strong and consistent boundary formed by the railway line, weakening the distinction of adjacent Green Belt land, although this is somewhat

## Harm of release of land in BA-SE3

mitigated by mature tree cover and higher ground to the west screening views of the wider countryside in this direction and the Pitsea SSSI to the south, which will remain open. There would only be some minor narrowing of the wide settlement gaps that the parcel lies in.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Tree cover and high ground to the west provides a strong outer boundary to the parcel, but there would still be some urbanising influence on land that currently has very strong distinction from the inset area. Pitsea SSSI to the south will remain open.

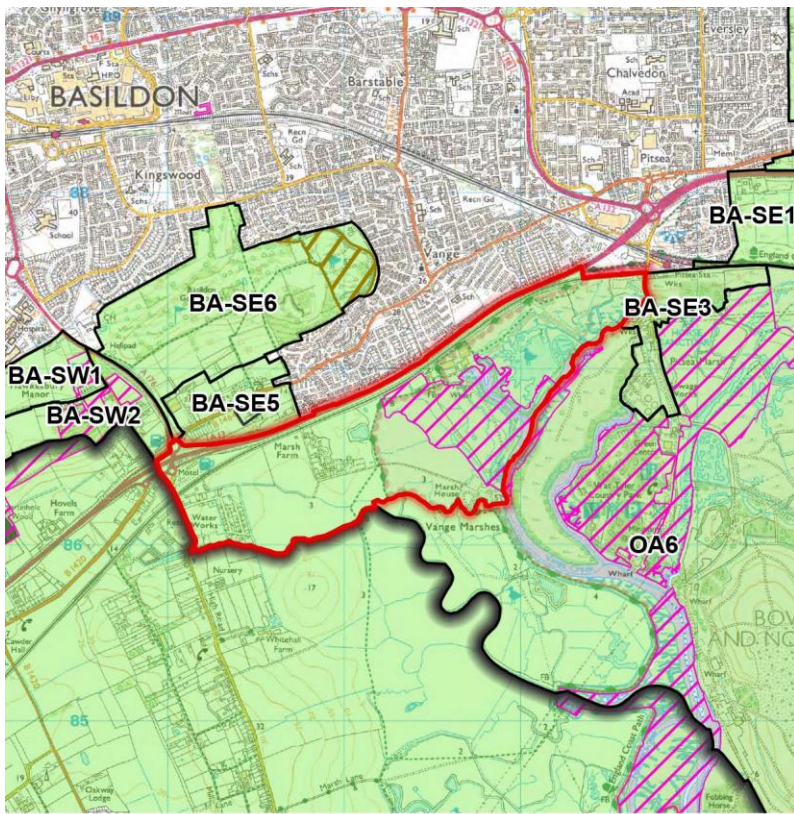
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-SE4



- BA-SE4
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Local Nature Reserve
- Site of Special Scientific Interest
- Scheduled Monument
- Ancient Woodland



# Harm of release of land in BA-SE4

## Description

- Parcel is adjacent to the southeast of Basildon.
- There is a relatively wide gap between the neighbouring towns of Basildon and Stanford-le-Hope merged with Corringham. Some urbanising development reduces gaps but Langdon Hills Country Park and the A13 act as significant separating features.
- There is some industrial development adjacent to the railway line and some residential development in the west of the parcel but this does not have a significant impact on the openness of the wider Green Belt south of the railway line.
- The parcel is comprised of a mixture of agricultural land and wetlands associated with Vange Creek and Pitsea Creek and is therefore considered to be part of the countryside. Vange & Fobbing Marshes SSSI lies within the parcel.
- The parcel is not associated with a historic town.
- Woodland blocks and the railway line to the north provide a very consistent and strong boundary between the parcel and the urban area of Basildon. Furthermore, the marsh land cover in large sections of the parcel provides strong land cover distinction from the urban area.
- Pitsea Creek and Vange Creek provide some outer boundary to the southeast, but there is little separation between the parcel and adjacent Green Belt to the southwest.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. As such, it contributes to preventing sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge, which increases the extent to which development would be considered sprawl of large built-up area.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon beyond the railway line which currently forms a consistent and very strong boundary to Basildon. This would constitute significant sprawl of the large built-up area. Release of the parcel would weaken the distinction of surrounding Green Belt land that currently has very strong distinction from the settlement, particularly to the south and southwest where there is an absence of strong alternative Green Belt boundaries. Although the creek and high ground beyond represent a strong alternative Green Belt boundary to the east of the parcel, this is a less consistent boundary than the existing railway line.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** There is a relatively wide gap between the neighbouring towns of Basildon and Stanford-le-Hope merged with Corringham. The parcel therefore makes a contribution to maintaining separation between towns.

## Harm of release of land in BA-SE4

- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge which increases the extent to which development would weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon beyond the strong and consistent boundary formed by the railway line, weakening the distinction of adjacent Green Belt land. Breaching these boundary features would weaken the perceived separation between Basildon and Corringham and it would cause narrowing of the settlement gap, particularly to the south and southwest where there is an absence of strong alternative Green Belt boundaries.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Development in the parcel would expand Basildon beyond the strong and consistent boundary formed by the railway line. This would weaken the distinction of adjacent Green Belt land that currently has very strong distinction from the settlement, particularly to the south and southwest where there is an absence of strong alternative Green Belt boundaries. Although the creek and high ground beyond represent a strong alternative Green Belt boundary to the east of the parcel, this is a less consistent boundary than the existing railway line.

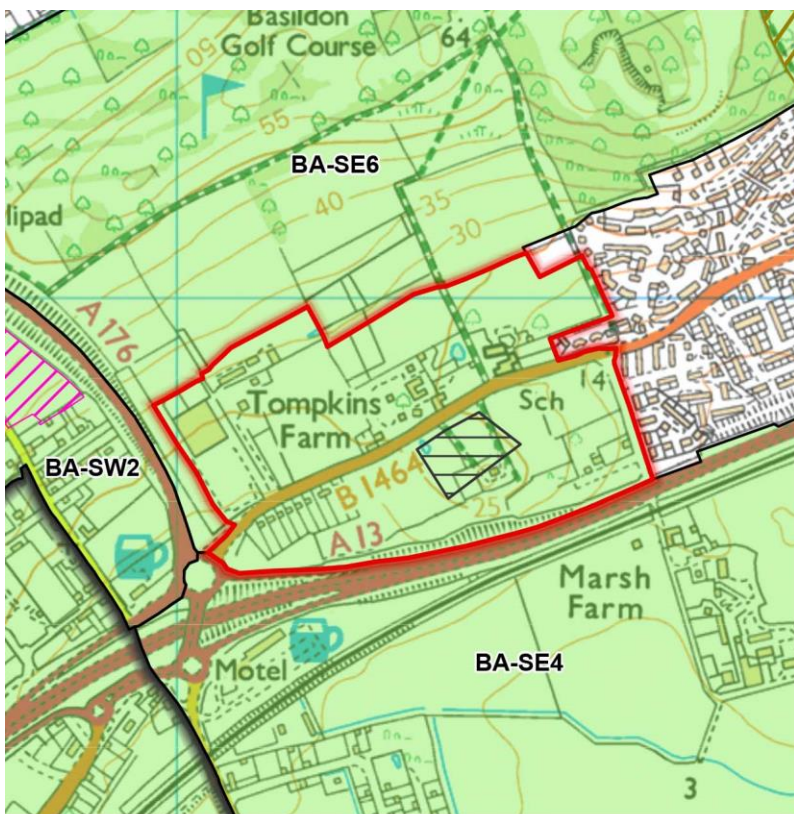
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-SE5



- BA-SE5
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Local Nature Reserve
- Site of Special Scientific Interest



# Harm of release of land in BA-SE5

## Description

- Parcel is adjacent to the south of Basildon.
- The parcel lies within a relatively wide settlement gap between Basildon and Stanford-le-Hope merged with Corringham lies to the south, but Langdon Hills Country Park and the A13 act as significant separating features.
- There is some commercial development in the west of the parcel to the north of London Road (B1464), which impacts openness locally, but not at a strategic-scale within the parcel. There is also a primary school, a church and associated cemetery and some residential dwellings within the parcel, but they do not have a significant impact on openness.
- Land in the parcel comprises pastoral fields and scrubland to the north and south of London Road (B1464) and an area of tree cover adjacent to the A13 in the south. It is therefore considered to be part of the countryside. There are some grass sports pitches associated with Vange Primary School and Nursery in the northeast of the parcel.
- The parcel is not associated with a historic town.
- Tree cover at the inset edge to the east provides some degree of boundary separation from the inset area, but the parcel is contained by some commercial development to the northwest and residential development and Vange Primary School along London Road (B1464) have some urbanising influence within the parcel.
- The parcel is strongly contained by the A13 and tree cover to the south and tree cover to the west. There is less strongly defined boundaries to the north, but adjacent Green Belt land does slope upwards away from the parcel in this direction.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. It therefore makes some contribution to preventing sprawl.
- **Openness:** Parcel is partially developed, which reduces the harm that further development would cause.
- **Distinction:** Parcel has some degree of distinction from the urban edge, although some urbanising influences in the parcel limit the significance of this.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would breach tree cover at the inset edge and have some urbanising influence on adjacent Green Belt land to the north, although this land is higher with wider views of the open countryside and existing urbanising influences within the parcel already exert some influence. The A13 and adjacent tree cover strongly contain the parcel, limiting any urbanising influence on land to the south and west.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The parcel lies within a relatively wide settlement gap between Basildon and

## Harm of release of land in BA-SE5

Stanford-le-Hope merged with Corringham lies to the south. It therefore makes some contribution to preventing the merger of towns.

- **Openness:** Parcel is partially developed, which reduces the harm that further development would cause.
- **Distinction:** Parcel has some degree of distinction from the urban edge, although some urbanising influences in the parcel limit the significance of this.
- **Impact of release on remaining Green Belt:** The parcel and land to the north is largely contained and the parcel's release would not cause significantly narrow of the settlement gap that lies to the south. The A13 and railway line maintain a strong degree of separation.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is partially developed, which reduces the harm that further development would cause.
- **Distinction:** Parcel has some degree of distinction from the urban edge, although some urbanising influences in the parcel limit the significance of this.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would breach tree cover at the inset edge and have some urbanising influence on adjacent Green Belt land to the north, although this land is higher with wider views of the open countryside and existing urbanising influences within the parcel already exert some influence. Release of the parcel would cause no weakening of Green Belt land to the west and south as it is strongly contained by the A13 and tree cover.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

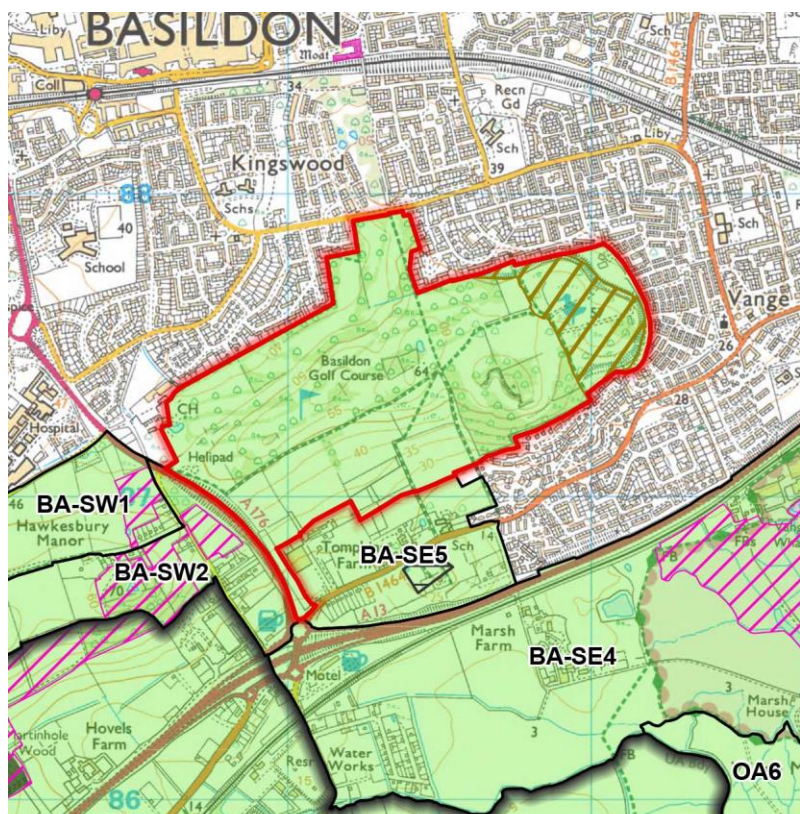
- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in BA-SE6



- BA-SE6
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Local Nature Reserve
- Site of Special Scientific Interest
- Scheduled Monument
- Ancient Woodland



# Harm of release of land in BA-SE6

## Description

- Parcel is adjacent to the south of Basildon.
- Parcel is largely peripheral to a relatively wide settlement gap between Basildon and Stanford-le-Hope merged with Corringham lies to the south, but Langdon Hills Country Park and the A13 act as significant separating features.
- There is a church in the northeast of the parcel, but this does not have a significant impact on openness.
- Land in the parcel comprises Basildon Golf Course, which considered to be part of the countryside. Vange Hill Nature Reserve, an absolute constraint, lies in the east of the parcel. Pastoral fields and some tree cover are located on the lower slopes of Vange Hill in the southern portion of the parcel. It is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Woodland blocks at the inset edge generally provide a strong degree of boundary separation from the settlement of Basildon and prevent any urbanising influence within the parcel. Land within the parcel slopes upwards away from the urban edge, with a defined hill providing strong landform distinction in the central region of the parcel. The parcel is covered by a significant level of tree cover, which creates strong land cover distinction from the settlement. There is a small area adjacent to Vange Hill Drive in the northeast of the parcel that has weaker distinction from the urban area.
- The parcel is largely contained by the urban area of Basildon, but tree cover and Nethermayne Way to the west provide strong western boundaries.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Low/No	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. However, the degree to which the parcel is checking sprawl is limited to an extent as the parcel is largely contained by the urban area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would breach dense woodland blocks at the inset edge and encroach on to higher ground that lies within the parcel, although the containment of the parcel by the existing urban edge of the Basildon to the south east and urbanising influences along London Road to the south limit the significance of this as sprawl of the large built-up area. The impact of release on the land to the south would be limited given the existing urbanising influences along London Road, although it is likely that given the higher performance of the higher land the land to the south along London Road would only be released in combination with this parcel.

## Harm of release of land in BA-SE6

### **Purpose 2 – Prevent neighbouring towns merging into one another.**

- **Function:** The parcel is largely peripheral to a relatively wide settlement gap between Basildon and Stanford-le-Hope merged with Corringham to the south. It therefore makes some contribution to maintaining separation between towns.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** The parcel is strongly contained and its release would not cause a significant narrowing of the settlement gap that lies to the south. The A13 and railway line maintain a strong degree of separation. The impact of release on the adjacent Green Belt land to the south would be limited given the existing urbanising influences along London Road, although it is likely that given the higher performance of the higher land the land to the south along London Road would only be released in combination with this parcel.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Development in the parcel would encroach onto higher ground within the parcel, but the parcel is strongly contained by tree cover which would reduce urbanising influence on adjacent Green Belt land. Tree cover and the A176 provide a strong outer boundary to the parcel to the west, but release of the parcel onto elevated ground in the parcel would result would have an encroaching influence on the open countryside to the south. The impact of release on the the adjacent Green Belt land immediately to the south would be limited given the existing urbanising influences along London Road. However, the elevation within the parcel would extend the visual influence farther south to the south of the A13 and beyond.

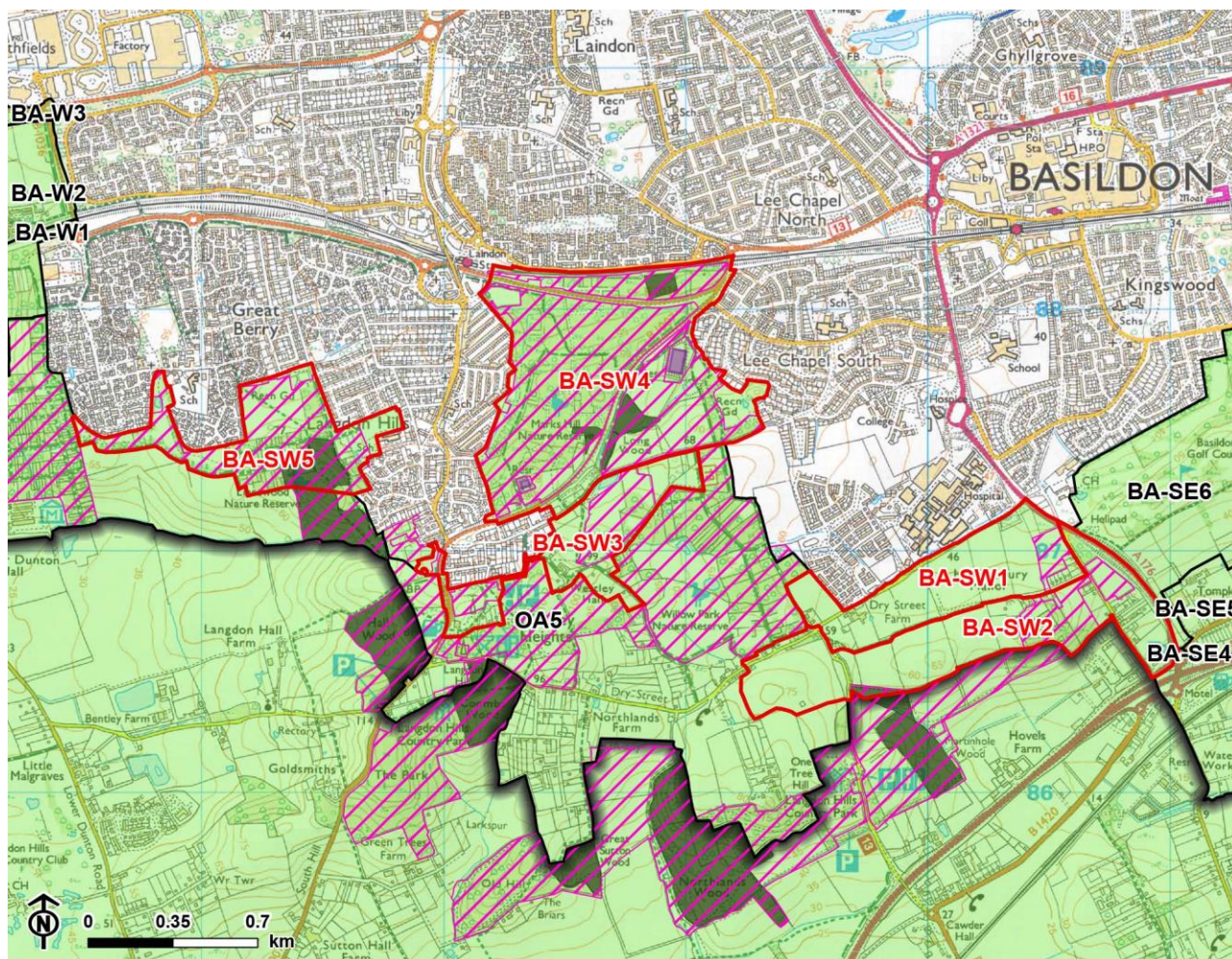
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

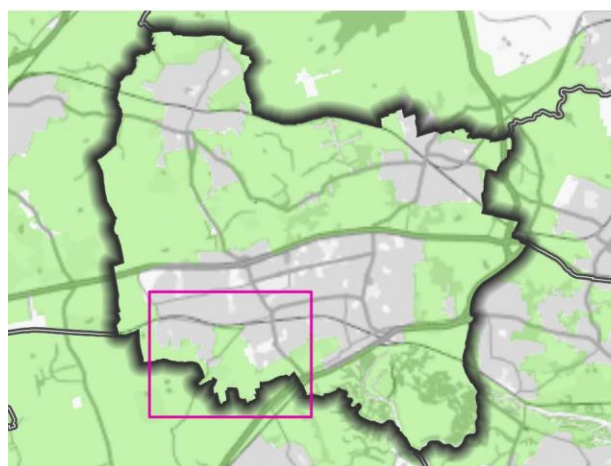
- All Green Belt land makes an equal contribution to this purpose.

# Basildon - South West

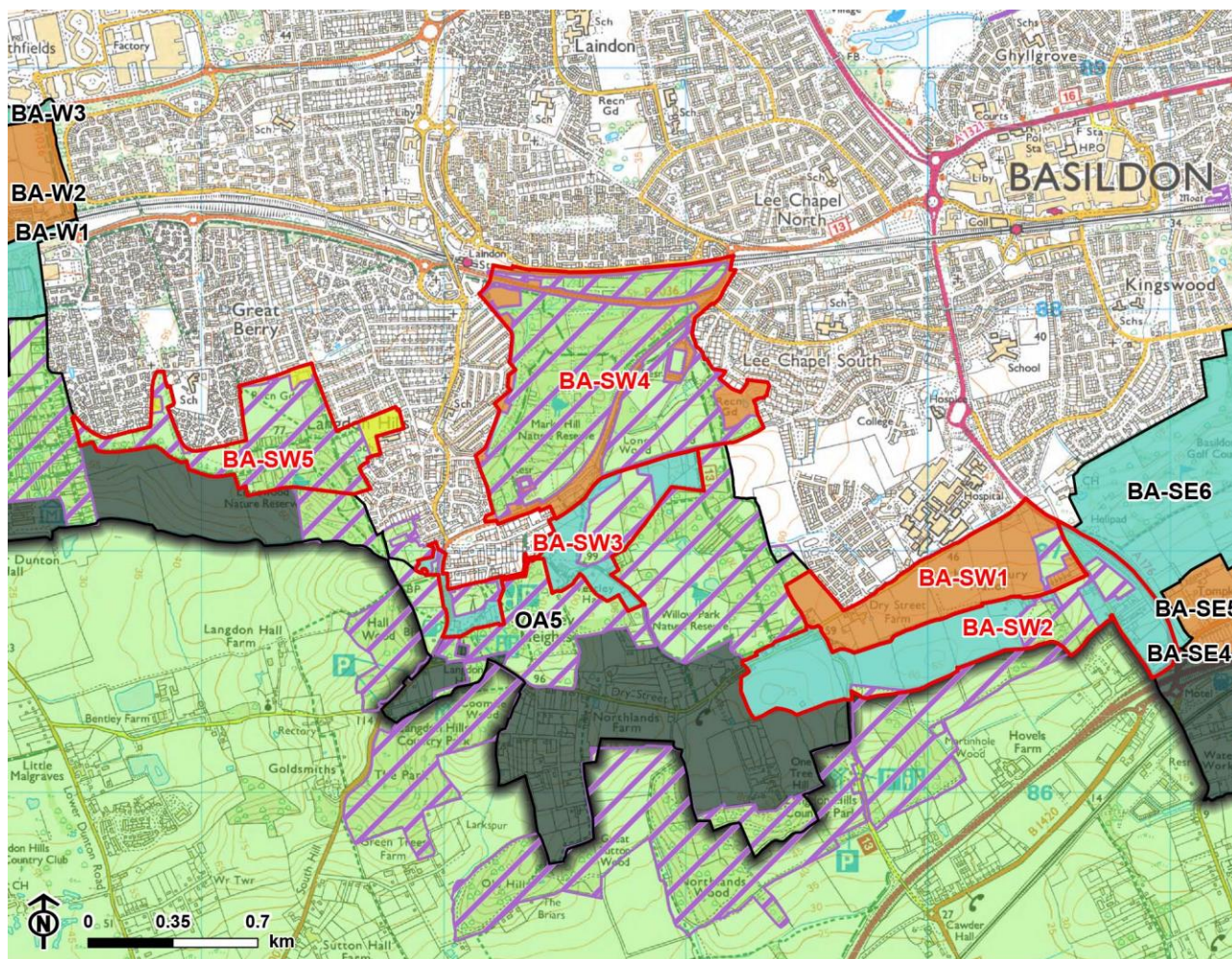


- Basildon - South West parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
- Absolute constraint(s)**
- Site of Special Scientific Interest
- Reservoir
- Scheduled Monument
- Flood Zone 3
- Ancient Woodland

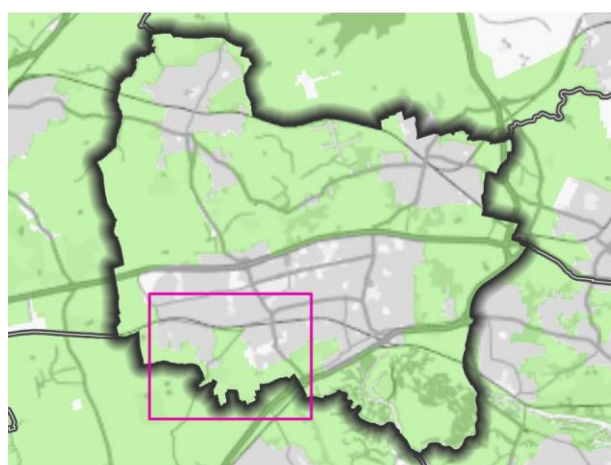


# Basildon - South West

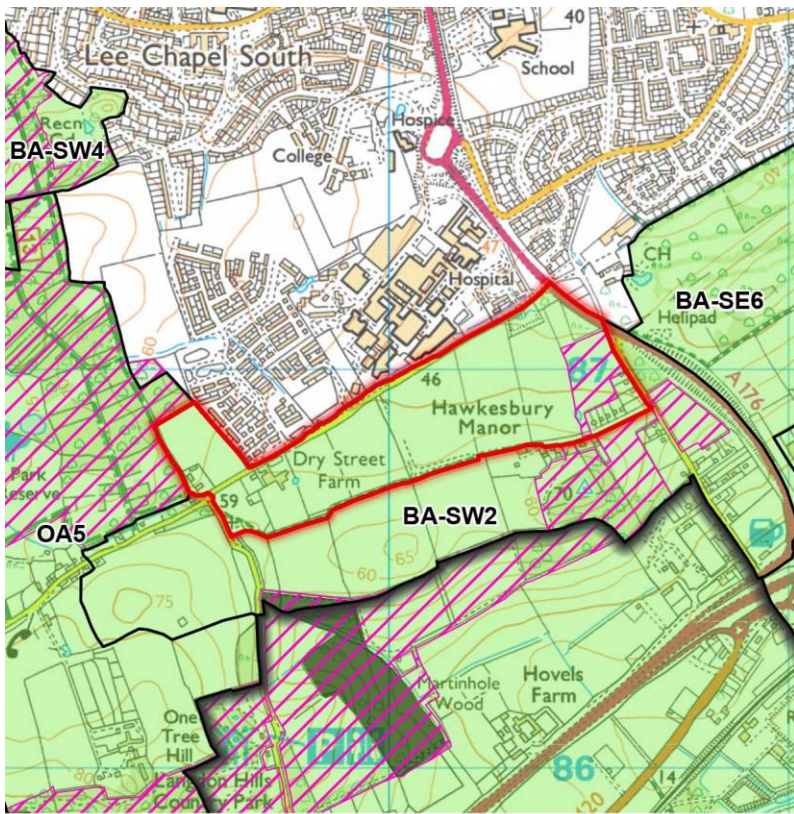


- Basildon - South West parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
  - Absolute Constraints
- Parcel Harm Rating**
- Very High
  - High
  - Moderate
  - Low/No



# Harm of release of land in BA-SW1



- BA-SW1
  - Neighbouring parcel
  - Basildon District
  - Green Belt
- Absolute constraint(s)**
- Site of Special Scientific Interest
  - Ancient Woodland



# Harm of release of land in BA-SW1

## Description

- Parcel is adjacent to the southwest of Basildon.
- There is a relatively wide gap between the neighbouring towns of Basildon and Stanford-le-Hope merged with Corringham. Some urbanising development reduces gaps but Langdon Hills Country Park and the A13 act as significant separating features.
- There is some agricultural development and a church to the west of the parcel, but they do not impact openness. There is also a small area of washed-over development to the east, which is part of Bells Hill Road Plotland, but its size and isolation away from the inset urban edge limits its impact on openness within the parcel.
- The parcel is comprised of farmland and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Dry Street and hedgerows provide some degree of separation between the parcel and the inset settlement to the north, although to the east and towards the northeast, a line of tree cover provides a relatively strong boundary feature. Despite this boundary feature, buildings within Basildon University Hospital to the north are several stories high and, as a result, there is still some urbanising influence within the parcel. Land within the parcel slopes up towards the south and Hawkesbury Bush Lane, screening views of the open countryside from the ridge beyond.
- To the east, woodland blocks coupled with the A176 provide a very consistent and strong boundary between the parcel and the wider Green Belt. Field boundaries provide weak separation between the parcel and the wider Green Belt to the south, although towards the southeast separation is stronger with tree cover providing more distinction. To the southwest field boundaries provide a weaker boundary feature between the parcel and the wider Green Belt. The western field within the parcel is strongly contained by Langdon Ridge SSSI.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. As such, it contributes to preventing sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon beyond Dry Street, replacing this regular boundary feature with weaker hedgerows to the south and weakening the distinction of adjacent Green Belt land. Although the land to the south is on higher ground and so already has clear views of the urban area within the immediate vicinity of the southern boundary of the parcel and views of the wider countryside to the south, so the land to the south is already partially influenced by the large built-up area, and also has more resilience due to its stronger

# Harm of release of land in BA-SW1

relationship with the wider countryside.

## **Purpose 2 – Prevent neighbouring towns merging into one another.**

- **Function:** Parcel lies in a relatively wide gap between Basildon and Stanford-le-Hope merged with Corringham, and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would cause limited narrowing of the settlement gap to the south, but it would weaken the Green Belt boundary and increase urbanising influence on land to the south. Although the land to the south is on higher ground and so already has clear views of the urban area within the immediate vicinity of the southern boundary of the parcel and views of the wider countryside to the south, so the land to the south is already partially influenced by the large built-up area, and also has more resilience due to its stronger relationship with the wider countryside. Furthermore, woodland associated with Langdon Hills Country Park, and the A13 would maintain strong separation between the two towns.

## **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release within the parcel would replace the existing regular Green Belt boundary with a weaker hedgerows to the south. This would weaken the distinction of adjacent Green Belt land. Although the land to the south is on higher ground and so already has clear views of the urban area within the immediate vicinity of the southern boundary of the parcel and views of the wider countryside to the south, so the land to the south is already partially influenced by the large built-up area, and also has more resilience due to its stronger relationship with the wider countryside.

## **Purpose 4 – Preserve the setting and special character of historic towns.**

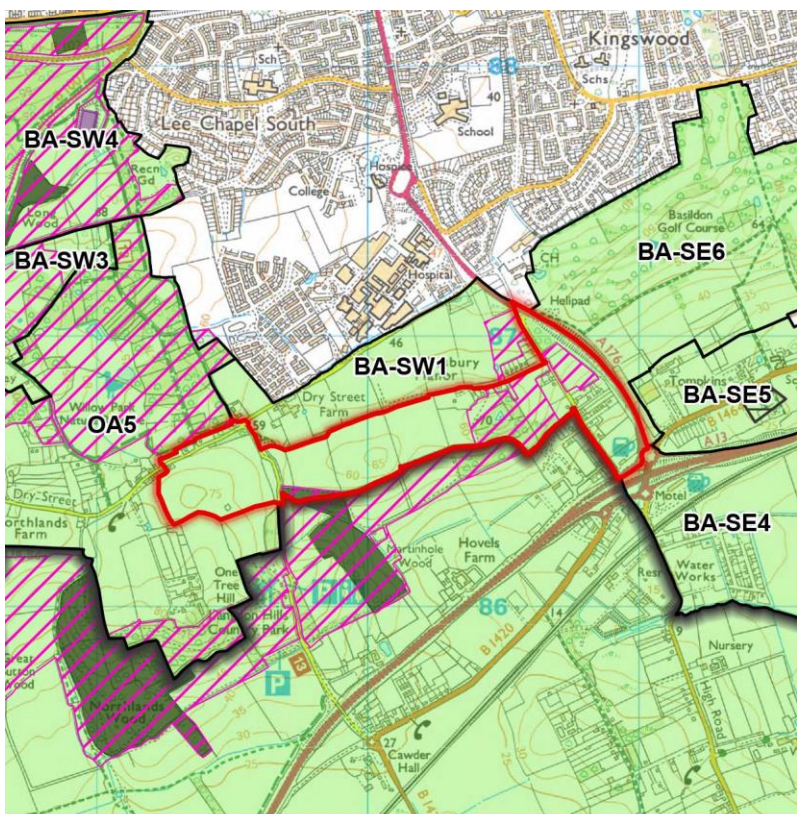
- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

## **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in BA-SW2



- BA-SW2
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Site of Special Scientific Interest
- Reservoirs
- Ancient Woodland



# Harm of release of land in BA-SW2

## Description

- Parcel is close to the southwest of Basildon and would only be released in combination with the land to the north.
- There is a relatively wide gap between the neighbouring towns of Basildon and Stanford-le-Hope merged with Corringham. Some urbanising development reduces gaps but Langdon Hills Country Park and the A13 act as significant separating features.
- The parcel is largely open, although there is some housing to the west and a small area of washed-over development to the east which is part of Bells Hill Plotland. These uses however, but their size and isolation away from the inset urban edge limit their impact on openness within the parcel.
- The parcel is comprised mostly of farmland with some woodland to the east, and therefore is considered to be part of the countryside. The east of the parcel contains part of Langdon Ridge SSSI, and this absolute constraint also borders the south of the parcel.
- The parcel is not associated with a historic town.
- The parcel is separated from the inset edge by adjacent Green Belt to the north, which lies beyond a field boundary. The urban area beyond this is separated by Dry Street and mature hedge rows that form a regular boundary. The urban area is clearly visible from the high ground within the parcel but the landform, tree cover in parts of the parcel and open views of the wider countryside to the south maintain a stronger relationship with the countryside.
- Tree cover associated with Langdon Ridge SSSI, an absolute constraint, forms a strong outer boundary to the parcel to the southwest and southeast.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. As such, it contributes to preventing sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl of large built-up area.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with adjacent Green Belt land to the north, would expand Basildon onto elevated ground, constituting significant sprawl of the large built-up area weakening the landform distinction of surrounding Green Belt associated with Langdon Ridge. Woodland Blocks associated with Langdon Ridge SSSI provide a strong outer boundary to the southwest and southeast, but release of the parcel would increase urbanising influence on land to the south and west.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Basildon and Corringham, and so

## Harm of release of land in BA-SW2

contributes to preventing their merger.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon southward which would cause narrowing of the settlement gap between Basildon and Corringham. The A13 and railway line, as well as woodland associated with Langdon Hills Country Park and the Langdon Ridge SSSI provide strong separation between the two settlements. However, One Tree Hill Road cuts through the parcel connecting Basildon with Corringham to the south.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with adjacent Green Belt land to the north, would expand Basildon onto elevated ground, weakening the landform distinction of surrounding Green Belt associated with Langdon Ridge. Woodland Blocks associated with Langdon Ridge SSSI provide a strong outer boundary to the southwest and southeast, but release of the parcel would increase urbanising influence on land to the south and west.

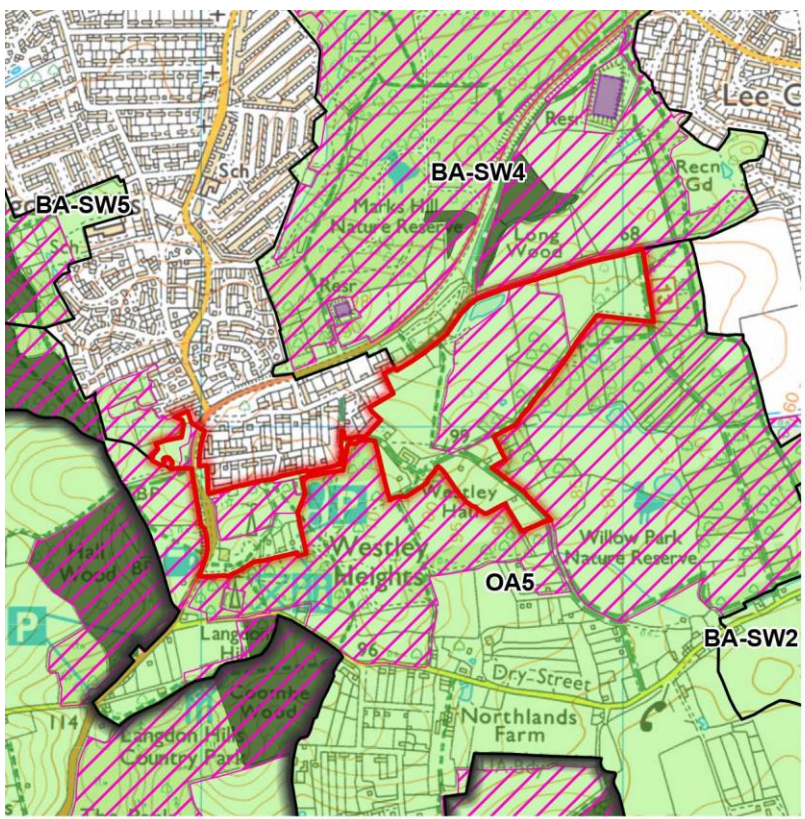
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-SW3



- BA-SW3
  - Neighbouring parcel
  - Basildon District
  - Green Belt
- Absolute constraint(s)**
- Site of Special Scientific Interest
  - Reservoirs
  - Ancient Woodland



# Harm of release of land in BA-SW3

## Description

- Parcel is adjacent to the southwest of Basildon.
- There is a relatively wide gap between the neighbouring towns of Basildon and Stanford-le-Hope merged with Corringham. Some urbanising development reduces gaps but Langdon Hills Country Park and the A13 act as significant separating features.
- A significant portion of the parcel is constrained by tree cover associated with Langdon Ridge SSSI, but there is unconstrained land in the west and east of the parcel. There are some residential dwellings in the parcel, but they do not have a significant impact on openness.
- The parcel is comprised of areas of grassland and tree cover and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The unconstrained land in the west of the parcel is largely separated from the inset area by tree cover. There is a cluster of inset dwellings that the parcel abuts with no boundary and dwellings in this unconstrained part of the parcel have some urbanising influence. Unconstrained land in the east of the parcel is isolated from its surroundings and the inset area by tree cover associated with Langdon Ridge SSSI.
- The parcel is strongly contained by mature tree cover associated with the absolute constraint of Langdon Ridge SSSI.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Low/No	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. As such, it contributes to preventing sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban area, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon into a partially wooded area, part of which occupies a ridge, but the extent to which land is contained by tree cover associated with the Landgon Hills SSSI limits any urbanising influence release would have on adjacent Green Belt land.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Basildon and Stanford-le-Hope merged with Corringham, and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to weaken the perceived separation between towns.

## Harm of release of land in BA-SW3

- **Impact of release on remaining Green Belt:** Release and development of the parcel would not notably narrow the settlement gap and it would have limited impact on the distinction of adjacent Green Belt land due to the degree to which the parcel is contained by the Langdon Hills SSSI and its woodland.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to be encroaching on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon into a partially wooded area, part of which occupies a ridge, but the extent to which land is contained by tree cover associated with the Langdon Hills SSSI limits any urbanising influence release would have on adjacent Green Belt land. However, release would further contain Green Belt that lies to the north, further limiting its connectivity with the wider countryside to the south.

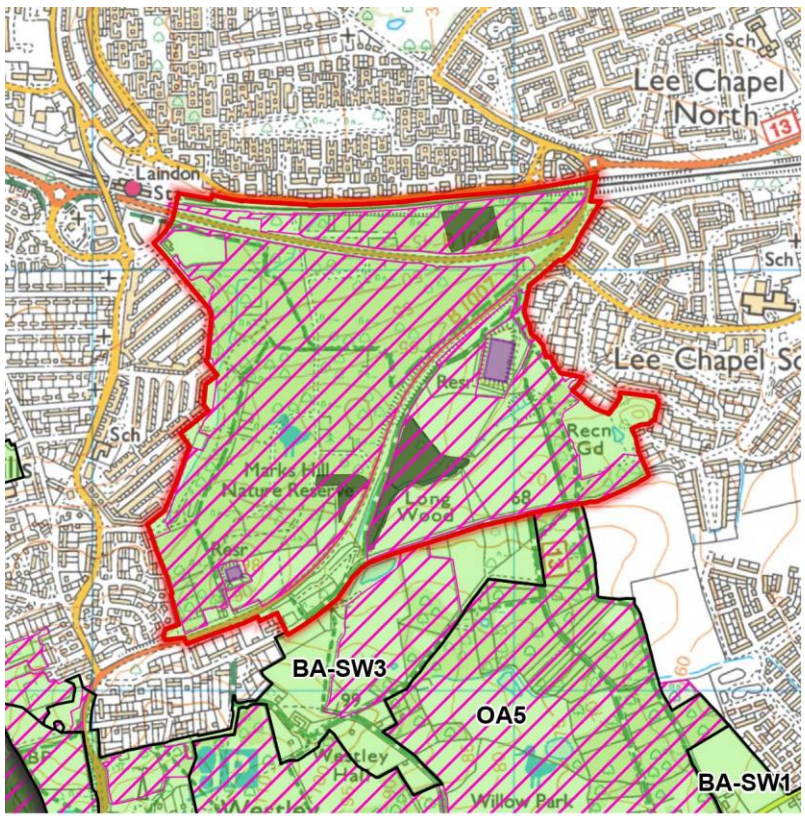
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-SW4



- BA-SW4
  - Neighbouring parcel
  - Basildon District
  - Green Belt
- Absolute constraint(s)**
- Site of Special Scientific Interest
  - Reservoirs
  - Ancient Woodland



# Harm of release of land in BA-SW4

## Description

- Parcel is contained within the southwest of Basildon.
- The parcel is too contained by the settlement of Basildon to make a contribution to maintaining separation between towns.
- The majority of the parcel is constrained by reservoirs and tree cover associated with Langdon Ridge SSSI and Ancient Woodland. Unconstrained land in the parcel consists of woodland, grass sports pitches and parkland and residential dwellings. These small pockets of unconstrained land are screened from the wider countryside by woodland.
- The parcel is not associated with a historic town.
- The unconstrained areas in the west of the parcel lie directly adjacent to the urban area and contain associated land uses, weakening their distinction from the inset area.
- The unconstrained areas of the parcel are largely strongly contained by the urban area, mature tree cover associated with the absolute constraints of the reservoirs, Langdon Ridge SSSI and Ancient Woodland and Staneway and Lee Chapel Lane to the south.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. However, the degree to which the parcel is checking sprawl is limited to an extent as the parcel is largely contained by the urban area. The unconstrained roads that cut through the parcel and emanate out and away from the urban area play more of a role in this regard.
- **Openness:** Parcel is open.
- **Distinction:** The majority of the limited unconstrained areas lie directly adjacent to the urban area and contain associated land uses have weak distinction from the inset area. The unconstrained roads that cut through the parcel and emanate out and away from the urban area have more distinction.
- **Impact of release on remaining Green Belt:** The extent of the SSSI and Ancient Woodland designations within the parcel significantly limit the potential for release and development within the parcel to small pockets of unconstrained land adjacent to the urban area and along Staneway and Mandeville Way. The designated woodlands, existing containment by the large built-up area and strong boundary features of Lee Chapel Lane, Staneway and Mandeville Way would significantly limit the impact of any small-scale release within the parcel on wider Green Belt. Release of the unconstrained roads that cut through the SSSI and Ancient Woodland would be inappropriate in isolation.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The parcel is contained within Basildon, which limits any contribution it makes to maintaining separation between towns.



## Harm of release of land in BA-SW4

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** The majority of the parcel is constrained by reservoirs and tree cover associated with the Langdon Ridge SSSI and Ancient Woodland. Unconstrained land in the parcel consists of woodland, roads, grass sports pitches and parkland and residential dwellings. These small pockets of unconstrained land are screened from the wider countryside by woodland.
- **Openness:** Parcel is open.
- **Distinction:** The majority of the limited unconstrained areas in the parcel lie directly adjacent to the urban area and contain associated land uses have weak distinction from the inset area. The unconstrained roads that cut through the parcel and emanate out and away from the urban area have more distinction.
- **Impact of release on remaining Green Belt:** The extent of the SSSI and Ancient Woodland designations within the parcel significantly limit the potential for release and development within the parcel to small pockets of unconstrained land adjacent to the urban area and along Staneway and Mandeville Way. The designated woodlands, existing containment by the large built-up area and strong boundary features of Staneway and Mandeville Way would significantly limit the impact of any small-scale release within the parcel on wider Green Belt. Release of the unconstrained roads that cut through the SSSI and Ancient Woodland would be inappropriate in isolation.

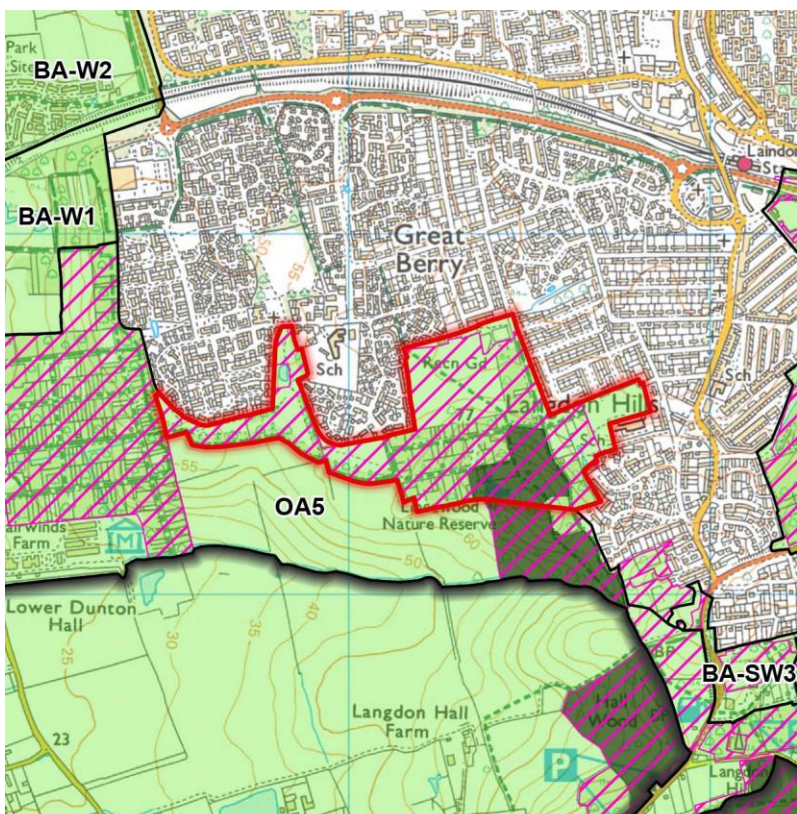
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-SW5



- BA-SW5
  - Neighbouring parcel
  - Basildon District
  - Green Belt
- Absolute constraint(s)**
- Site of Special Scientific Interest
  - Ancient Woodland



# Harm of release of land in BA-SW5

## Description

- Parcel is adjacent to the southwest of Basildon.
- The unconstrained parts of the parcel are too contained by the settlement of Basildon to make a contribution to maintaining separation between towns.
- The majority of the parcel is constrained by tree cover associated with Langdon Ridge SSSI. Unconstrained land in the parcel consists of sports pitches associated with a school and nearby residential dwellings. These land uses are more associated with the urban area than the wider countryside, weakening their distinction from the inset area.
- The parcel is not associated with a historic town.
- The unconstrained areas of the parcel area strongly contained by mature tree cover associated with the absolute constraint of Langdon Ridge SSSI.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. However, the degree to which the parcel is checking sprawl is limited to an extent as the unconstrained parts of the parcel are largely contained by the urban area.
- **Openness:** Parcel is open.
- **Distinction:** The limited unconstrained areas that lie directly adjacent to the urban area and contain associated land uses have weak distinction from the inset area.
- **Impact of release on remaining Green Belt:** The extent of the SSSI and Ancient Woodland designations within the parcel significantly limit the potential for release and development within to the small pockets of unconstrained land adjacent to the urban area. The designated woodlands and existing containment by the large built-up area would significantly limit the impact of any small-scale release within the parcel on wider Green Belt.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The unconstrained parts of the parcel are too contained by the settlement of Basildon to make a contribution to maintaining separation between towns.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The unconstrained parts of the parcel's land uses limit the extent to which it is perceived as countryside.
- **Openness:** Parcel is open.
- **Distinction:** The unconstrained parts of the parcel have weak distinction from the inset area, which limits the extent to which development would be perceived as encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the

## Harm of release of land in BA-SW5

unconstrained parts of the parcel would have limited urbanising influence on adjacent Green Belt due to the degree to which the parcel is contained by tree cover.

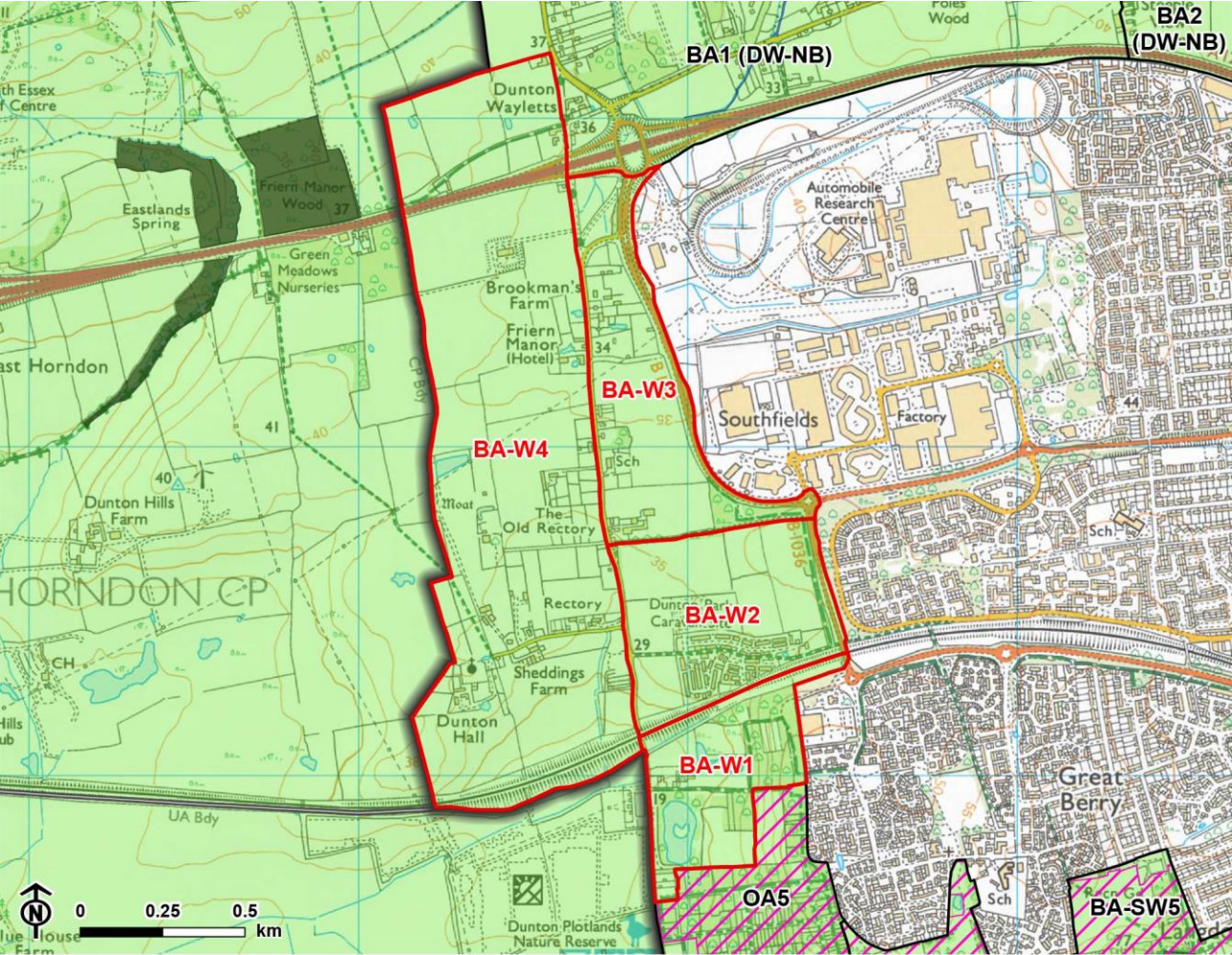
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

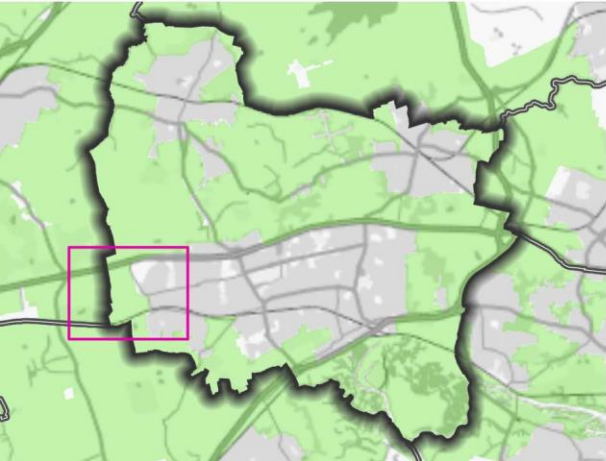
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

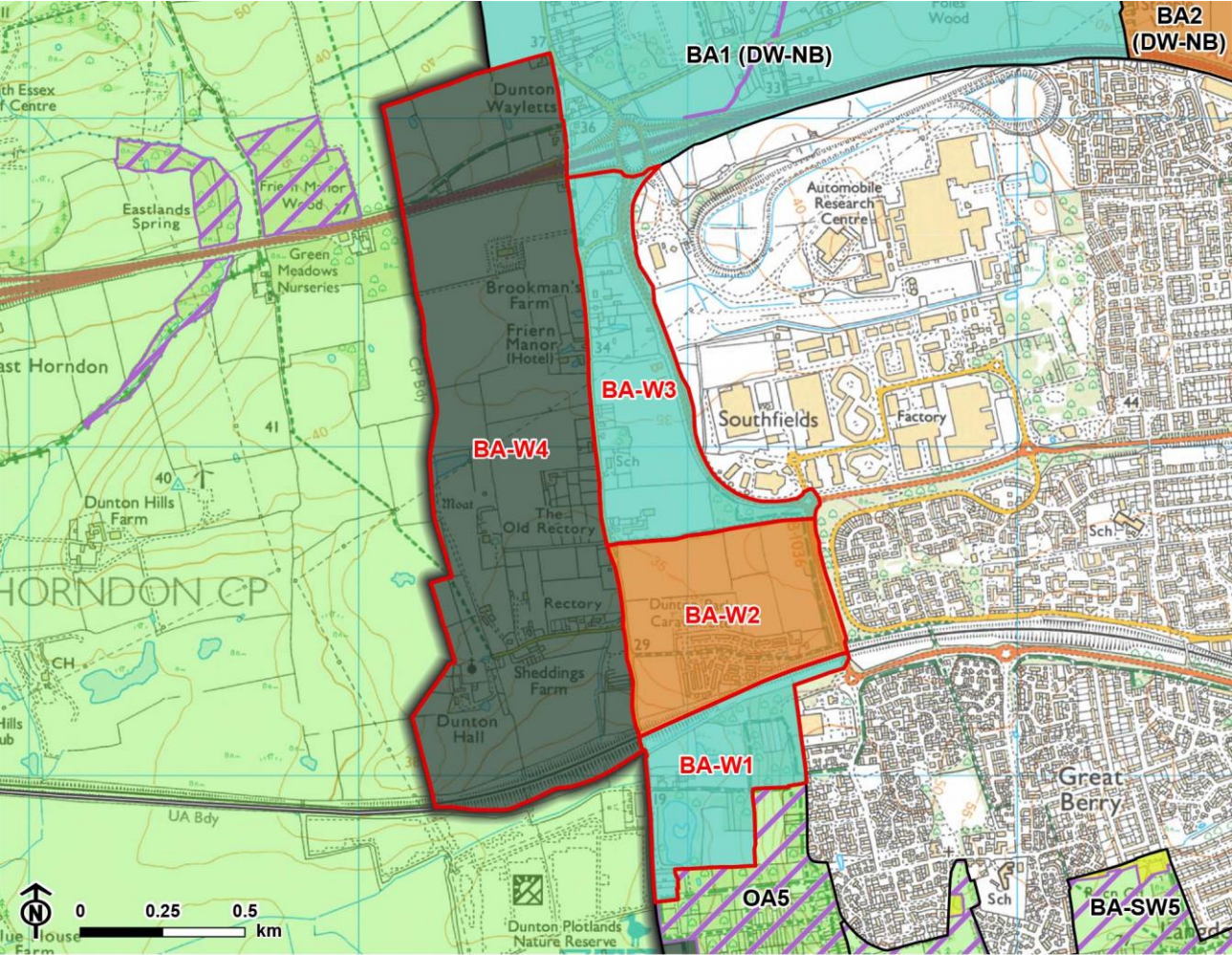
# Basildon - West



- Basildon - West parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary
- Green Belt
- Absolute constraint(s)**
- Site of Special Scientific Interest
- Flood Zone 3
- Ancient Woodland

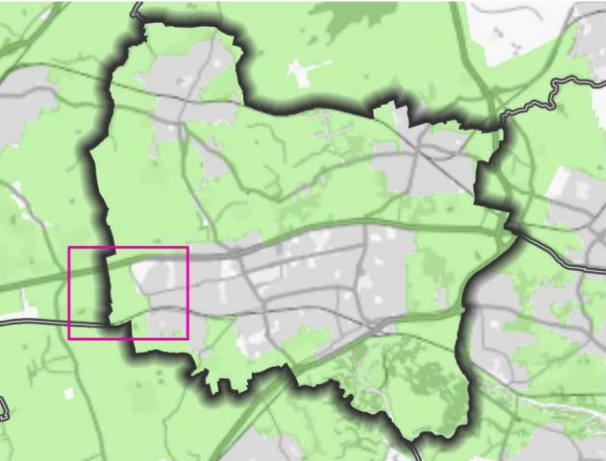


# Basildon - West

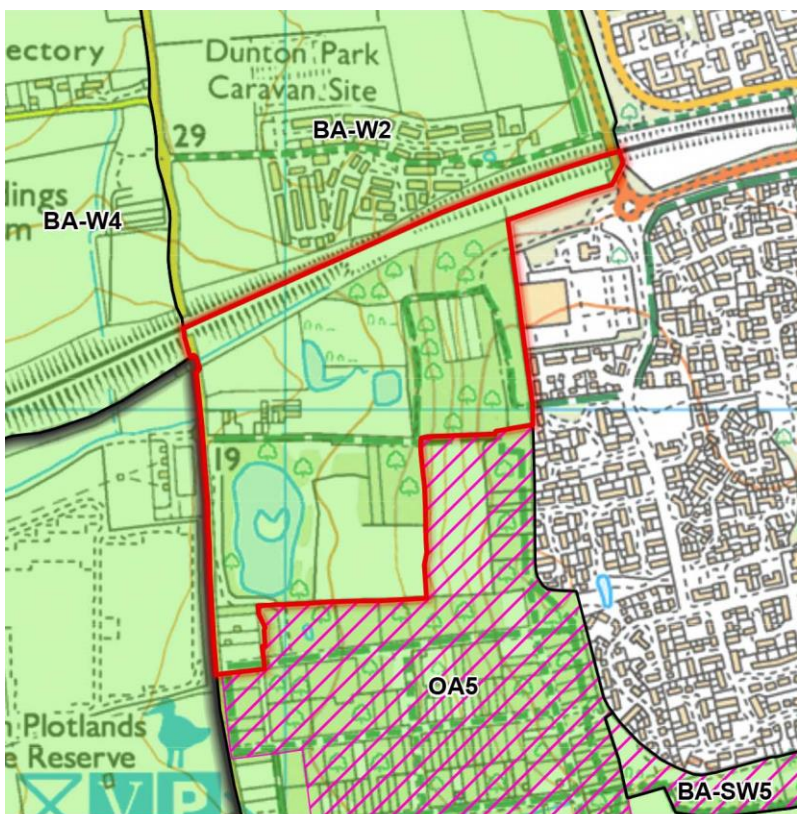


- Basildon - West parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
  - Absolute Constraints
- Parcel Harm Rating**
- Very High
  - High
  - Moderate
  - Low/No



# Harm of release of land in BA-W1



- BA-W1
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Site of Special Scientific Interest



# Harm of release of land in BA-W1

## Description

- Parcel is adjacent to the west of Basildon.
- Land lies in a wide gap between the towns of Basildon and Romford merged with Hornchurch and Upminster in the London Borough of Havering. However, the gap between the towns is narrowed by urbanising development at West Hordon and Dunton Hills Garden Village. Furthermore, there are significant connecting features in the form of a railway connection and the A127.
- The parcel contains residential dwellings along Lower Dunton Road, but they are too small in scale to have a significant impact on Green Belt openness. The southern half of the parcel contains a large body of water.
- As woodland and farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The parcel is strongly separated from the inset area of Basildon by the wooded slope in the eastern end of the parcel part of which is designated as part of the Langdon Ridge SSSI to the south and east. As a result there is little urbanising influence within the parcel. The slope also creates landform distinction from Basildon.
- The railway line to the north represents a strong consistent boundary between the parcel and the wider Green Belt in this direction.
- The wooded Langdon Ridge SSSI protects the openness of the Green Belt to the south of the parcel.
- Lower Dunton Road provides some degree of separation from the wider Green Belt in the west of the parcel.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release would expand the parcel onto wooded slopes, which would constitute significant sprawl given the strength of this land cover and landform as a boundary feature. Lower Dunton Road provides a boundary to the west, but release would still weaken the distinction of surrounding Green Belt by encroaching onto this slope.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between the towns of Basildon and Romford merged with Hornchurch and Upminster



## Harm of release of land in BA-W1

- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release would cause some narrowing of the gap between Basildon and Dunton Hills Garden Village. However, the settlement gap to Romford is wide which limits the impact of release.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Basildon onto wooded slopes, which act as a strong boundary feature. Lower Dunton Road provides an alternative boundary feature, but release of the parcel would weaken the landform distinction of surrounding Green Belt.

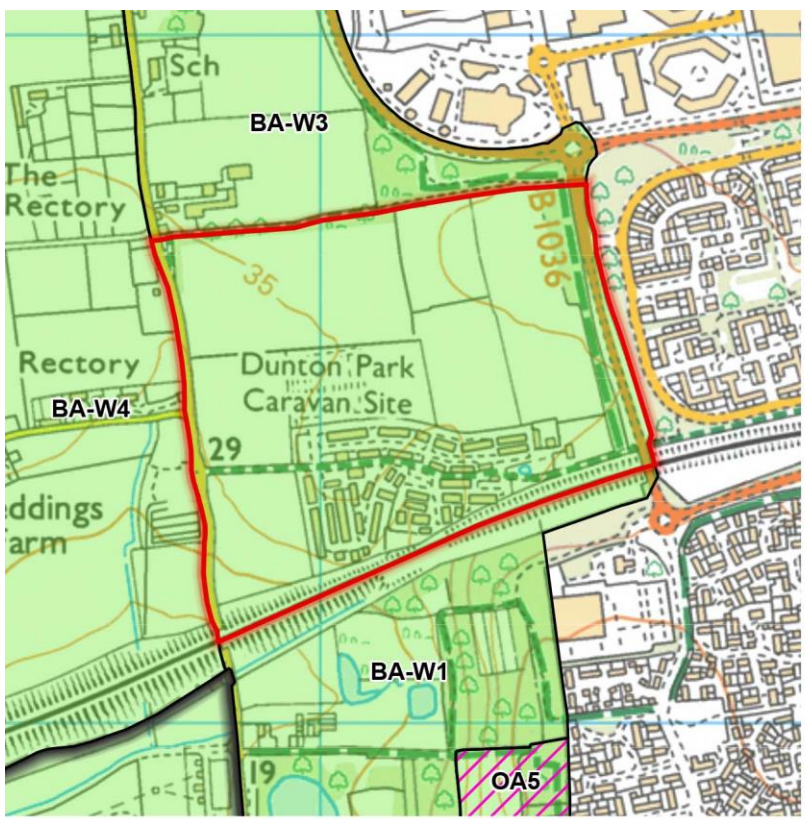
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-W2



# Harm of release of land in BA-W2

## Description

- Parcel is adjacent to the west of Basildon.
- Land lies in a wide gap between the towns of Basildon and Romford merged with Hornchurch and Upminster in the London Borough of Havering. However, the gap between the towns is narrowed by urbanising development at West Hordon and Dunton Hills Garden Village. Furthermore, there are significant connecting features in the form of a railway connection and the A127.
- The parcel contains an estate of static homes adjacent to the railway, which impact openness in their immediate vicinity and have an urbanising influence on the rest of the parcel.
- The static home park is surrounded by agricultural fields which are considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The parcel is strongly separated from the inset area of Basildon by B1036 and adjacent tree cover, whilst the south of the parcel is strongly separated by the presence of tree cover and a railway line. The static homes and mature trees at the northern and western edges of the parcel largely screen views of the surrounding countryside.
- The treelined Lower Dunton Road to the west and the railway line to the south provide strong outer boundaries to the parcel.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Low/No	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area and so contributes to checking its sprawl.
- **Openness:** Parcel is largely open.
- **Distinction:** Parcel has strong distinction from the inset urban edge of Basildon but this is undermined by the static home estate covering a nearly half the parcel.
- **Impact of release on remaining Green Belt:** Release would expand Basildon beyond the B106, but land beyond is urbanised to an extent and contained by development. Lower Dunton Road to the west provides a strong alternative outer boundary that would minimise urbanising influence on adjacent Green Belt land.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between the towns of Basildon and Romford merged with Hornchurch and Upminster
- **Openness:** Parcel is largely open.
- **Distinction:** Parcel has strong distinction from the inset urban edge of Basildon but this is undermined by the static home estate covering a nearly half the parcel.
- **Impact of release on remaining Green Belt:** Release of the parcel would cause limited

## Harm of release of land in BA-W2

narrowing of the settlement gap, acknowledging the existing urbanising influences within the parcel and Lower Dunton Road and adjacent tree cover to the north, south and west would limit urbanising influence on adjacent Green Belt land.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is largely open.
- **Distinction:** Parcel has strong distinction from the inset urban edge of Basildon but this is undermined by the static home estate covering a nearly half the parcel.
- **Impact of release on remaining Green Belt:** Release of the parcel would encroach into agricultural fields within the parcel, but Lower Dunton Road and adjacent tree cover to the north, west and south would limit urbanising influence on adjacent Green Belt land.

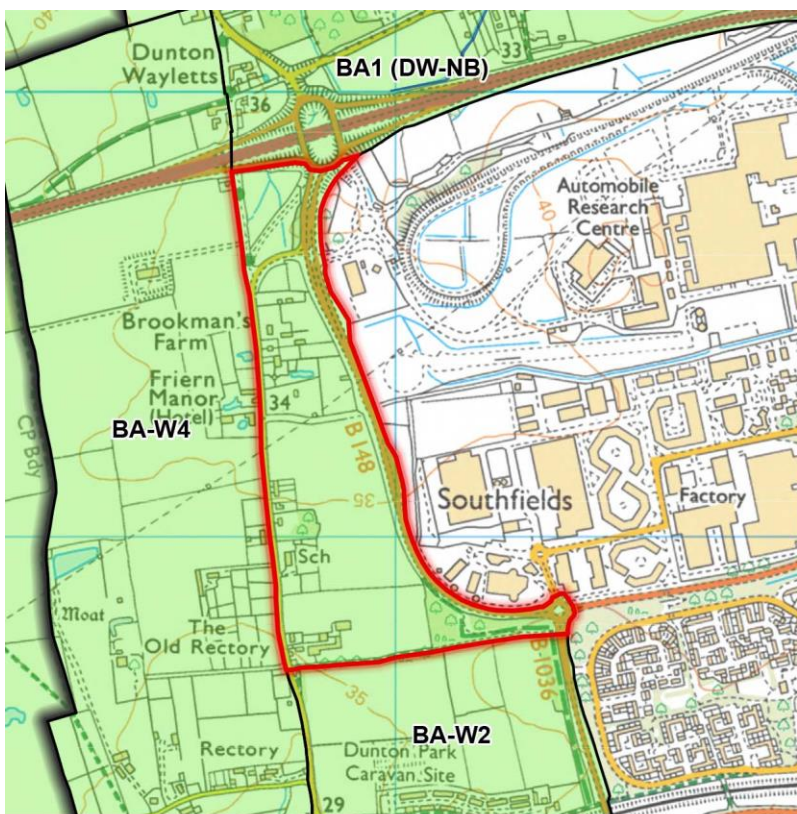
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-W3



# Harm of release of land in BA-W3

## Description

- Parcel is adjacent to the west of Basildon. It is assumed that the parcel would only be released in combination with the more urbanised parcel to the south up to the railway line.
- Land lies in a wide gap between the towns of Basildon and Romford merged with Hornchurch and Upminster in the London Borough of Havering. However, the gap between the towns is narrowed by urbanising development at West Hordon and Dunton Hills Garden Village. Furthermore, there are significant connecting features in the form of a railway connection and the A127.
- The parcel contains residential dwellings along Lower Dunton Road, but their disparate distribution limit their impact on the openness of the Green Belt.
- As predominately scrubland and farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The parcel is strongly separated from the inset area of Basildon by the treelined B148 to the east, minimising the urbanising influence of the large built-up area.
- Assuming the parcel would only be released in combination with the more urbanised land to the south, the railway line to the south limits the impact of the parcels combined release on the wider countryside to the south.
- The A127 to the north and Lower Dunton Road to the west represent relatively strong alternative Green Belt boundaries.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release would expand Basildon beyond the B148 narrowing the gap between the large built-up area of Basildon and the as yet undeveloped Dunton Hills Garden Village. Although, the treelined Lower Dunton Road represents a relatively strong alternative Green Belt boundary, release to the east of the road would weaken the distinction of adjacent Green Belt land that lies to the west by virtue of its narrowness.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between the towns of Basildon and Romford merged with Hornchurch and Upminster
- **Openness:** Parcel is open.

## Harm of release of land in BA-W3

- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release would expand Basildon beyond the B148 narrowing the gap between the large built-up area of Basildon and the as yet undeveloped Dunton Hills Garden Village which sits between the neighboring towns. However, the settlement gap would still be wide and the M25 would maintain a strong degree of separation.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel, in conjunction with the adjacent urbanised Green Belt to the south, would breach the combined strong boundary feature of the B148 and narrow the strip of open countryside between Basildon and Dunton Hills Garden Village to the west. Although, the treelined Lower Dunton Road represents a relatively strong alternative Green Belt boundary, release to the east of the road would weaken the distinction of adjacent Green Belt land that lies to the west by virtue of its narrowness.

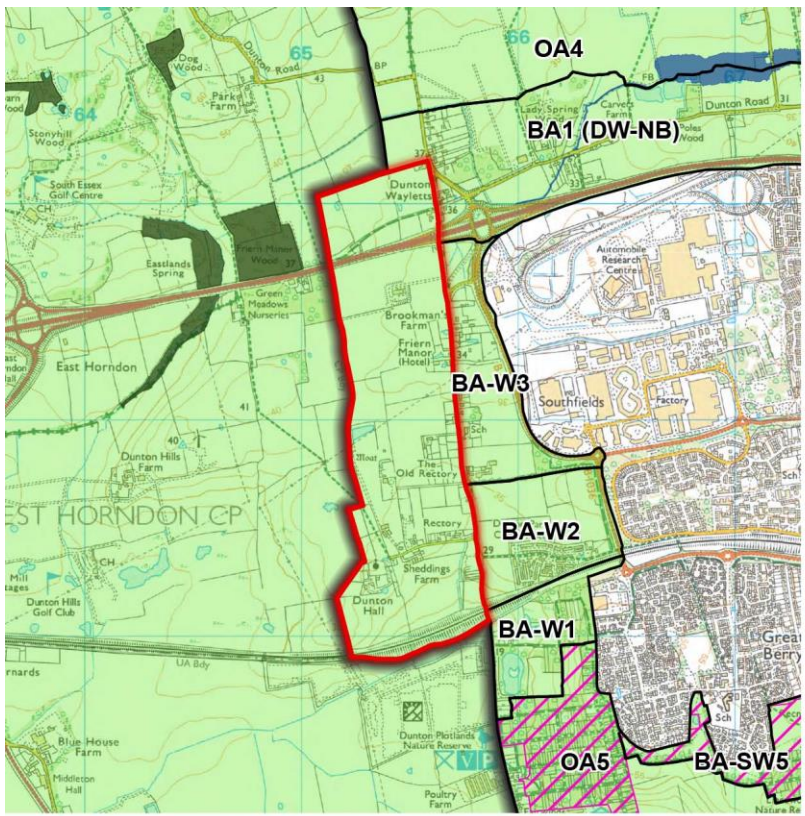
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA-W4



- BA-W4
  - Neighbouring parcel
  - Neighbouring authority
  - Basildon District
  - Green Belt
- Absolute constraint(s)**
- Site of Special Scientific Interest
  - Flood Zone 3
  - Ancient Woodland





# Harm of release of land in BA-W4

## Description

- Parcel is adjacent to the west of Basildon. It is assumed that the parcel would only be released in combination with the land in between the parcel's eastern edge and the urban area of Basildon to the east.
- Land lies in a wide gap between the towns of Basildon and Romford merged with Hornchurch and Upminster in the London Borough of Havering. However, the gap between the towns is narrowed by urbanising development at West Hordon and Dunton Hills Garden Village. Furthermore, there are significant connecting features in the form of a railway connection and the A127.
- The parcel contains a few clusters of isolated predominately residential development to the west of Lower Dunton Road, but their disparate distribution limit their impact on the openness of the Green Belt.
- As predominately farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The parcel is strongly separated from the inset area of Basildon by the treelined B148 and open countryside in adjacent Green Belt land to the east, minimising the urbanising influence of the large built-up area.
- The parcel's release would merge the large-built-up area of Basildon with the inset urban area of Dunton Hills Garden Village directly to the west, no Green Belt would remain between them.
- The railway line to the south limits the impact of the parcels combined release on the wider countryside to the south.
- The A127 to the north represents a strong alternative Green Belt boundary to the north, if released was confined to the south of the parcel, limiting the impact of release on the wider Green Belt. However, the parcel also contains a handful of open fields to the north of the A127 directly to the west of the washed over settlement of Dunton Wayletts in acknowledgement of the fact that these fields also fall within the wide gap between Basildon and Romford to the west, to which the A127 is an important connecting feature. Therefore, release of the whole parcel including the land to the north of the A127 would weaken the distinction of the Green Belt north of the A127, east towards Dunton Wayletts, and north and west where there are only weak field boundaries separating the parcel from Green Belt in neighbouring Brentwood.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Basildon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Moderate	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the

## Harm of release of land in BA-W4

extent to which development would be considered sprawl.

- **Impact of release on remaining Green Belt:** Release would expand Basildon beyond the B148 and Lower Dunton Road, merging the large built area with the inset urban area of Dunton Hills Garden Village to the west, resulting in the garden village becoming part of the larger built-up area and significantly increasing its sprawling influence on the wider Green Belt to the west of the Borough.

### **Purpose 2 – Prevent neighbouring towns merging into one another.**

- **Function:** Land lies in a wide gap between the towns of Basildon and Romford merged with Hornchurch and Upminster

- **Openness:** Parcel is open.

- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to weaken the perceived separation between towns.

- **Impact of release on remaining Green Belt:** Release would expand Basildon beyond the B148 and Lower Dunton Road, narrowing the settlement gap between the neighbouring towns of Basildon and Romford. However, the gap between the towns would still be wide and the M25 would still maintain a strong degree of separation.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.

- **Openness:** Parcel is open.

- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.

- **Impact of release on remaining Green Belt:** Release of the parcel, in conjunction with the adjacent urbanised Green Belt to the east would breach the combined strong boundary feature of the B148 and remove the strip of open countryside between Basildon and Dunton Hills Garden Village.

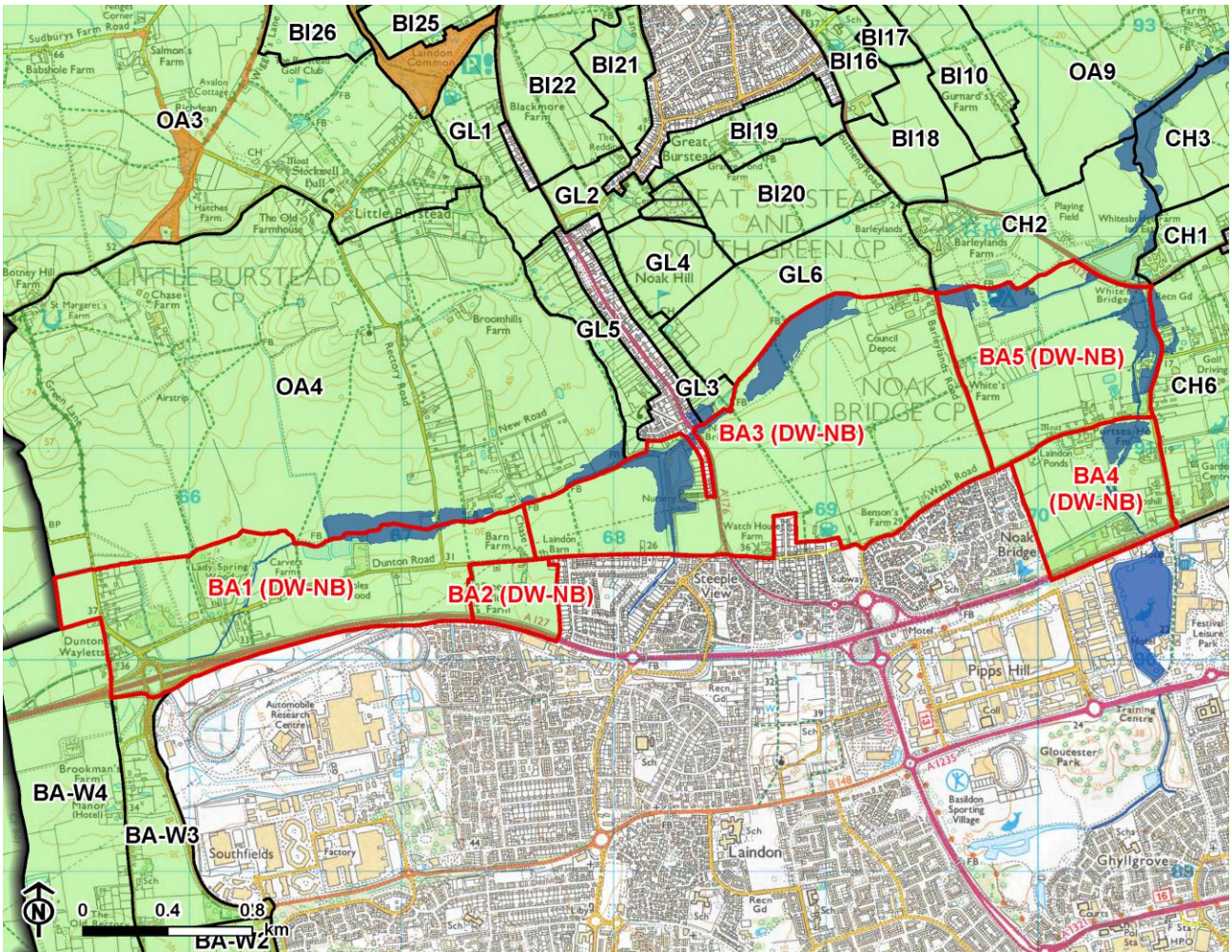
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.






### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

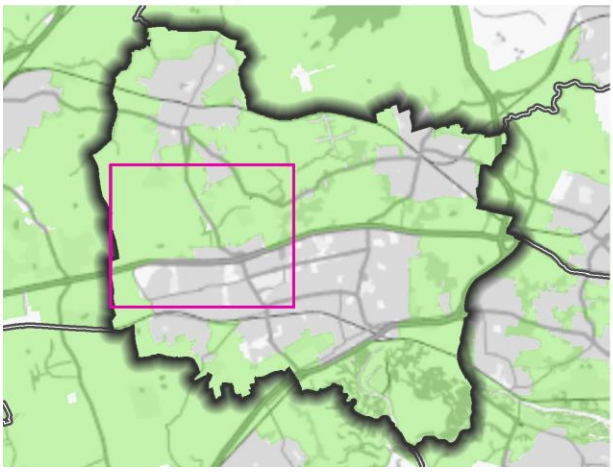
- All Green Belt land makes an equal contribution to this purpose.

# Basildon - Dunton Wayletts to Noak Bridge

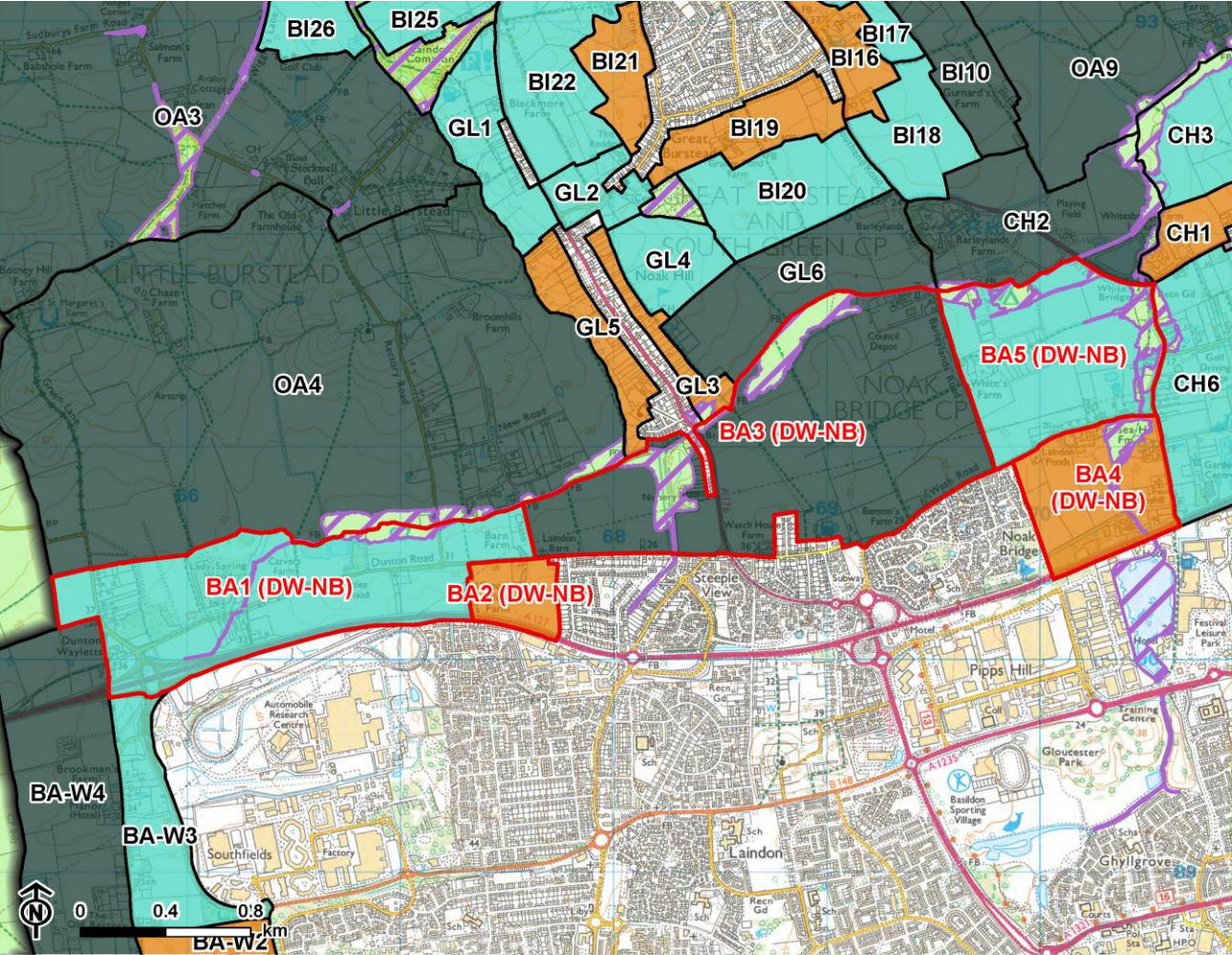


-  Basildon - Dunton Wayletts to Noak Bridge
-  Neighbouring parcel
-  Basildon District
-  Neighbouring Local Authority boundary

-  Green Belt
- Absolute constraint(s)**
-  Cemetery
-  Open access land
-  Flood Zone 3
-  Ancient Woodland

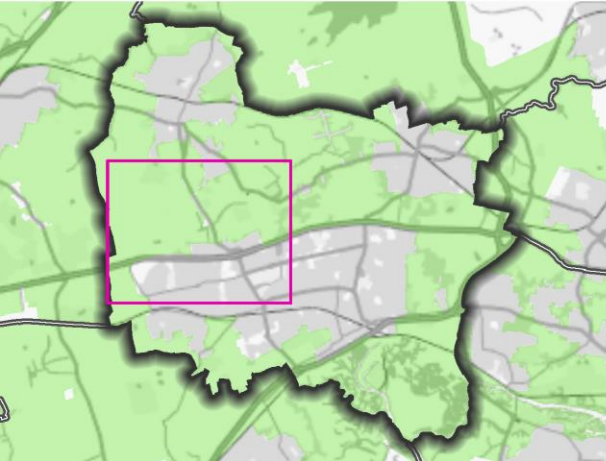


# Basildon - Dunton Wayletts to Noak Bridge

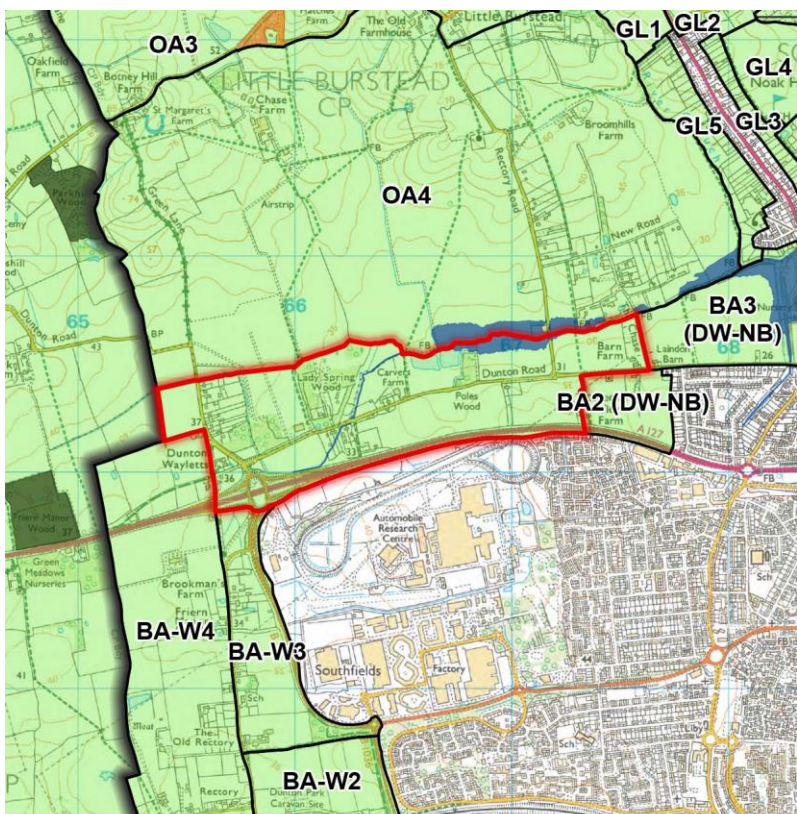


-  Basildon - Dunton Wayletts to Noak Bridge
-  Neighbouring parcel
-  Basildon District
-  Neighbouring Local Authority boundary

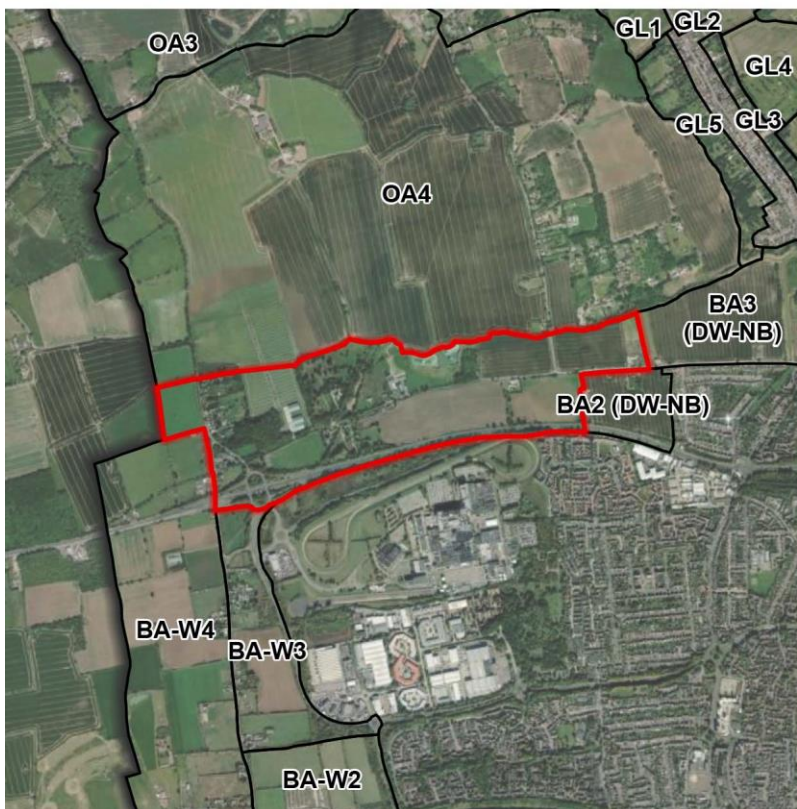
-  Green Belt
-  Absolute Constraints
- Parcel Harm Rating**
-  Very High
-  High
-  Moderate
-  Low/No



# Harm of release of land in BA1 (DW-NB)



- BA1 (DW-NB)
  - Neighbouring parcel
  - Basildon District
  - Green Belt
- Absolute constraint(s)**
- Cemetery
  - Open access land
  - Flood Zone 3
  - Ancient Woodland



# Harm of release of land in BA1 (DW-NB)

## Description

- Parcel contains the hamlet of Dunton Wayletts in the northwest and borders the inset urban area of Noak Bridge to the east, which is an extension of Basildon north of the A127.
- Parcel lies in a relatively wide gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Wayletts, Great Burstead, Little Burstead and Green Lane Plotland reduces the perceived separation and increase the fragility of the gap.
- The parcel contains scattered residences, with a small cluster to the west associated with the washed-over development of Dunton Wayletts, although these have little impact on Green Belt openness.
- The parcel is predominately comprised of farmland and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The treelined A127 is a strong separating feature between the parcel and Basildon in the south, although this boundary feature has been breached by inset development to the east of the parcel. There are few urbanising influences in the parcel and a gradual slope down to the River Crouch creates some landform distinction from the urban area.
- The River Crouch lies to the northeast, but it provides little visual separation from the surrounding Green Belt.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. As such, it contributes to preventing sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from Basildon, which increases the extent to which development would be considered sprawl of the large built-up area.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would significantly expand Basildon north farther than Noak Bridge to the east up to the River Crouch and Dunton Wayletts beyond where the alternative Green Belt boundaries of the river to the north and field boundaries and farm tracks to the west and east would form weaker boundaries than the existing A127.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Basildon and Billericay, and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the

## Harm of release of land in BA1 (DW-NB)

extent to which development would weaken the perceived separation between towns.

- **Impact of release on remaining Green Belt:** Release and development of the parcel would reduce the perceived separation and increase the fragility of the gap between Basildon and Billericay by weakening the settlement separation in the chain of urbanising development at Dunton Wayletts, Great Burstead, and Green Lane Plotland. The release of the parcel would expand Basildon north, abutting and breaching the River Crouch and the A127 and increasing association with the Green Lane Plotland and Great Burstead and Billericay beyond.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would significantly expand Basildon north farther than Noak Bridge to the east up to the River Crouch and Dunton Wayletts beyond where the alternative Green Belt boundaries of the river to the north and field boundaries and farm tracks to the west and east would form weaker boundaries than the existing A127.

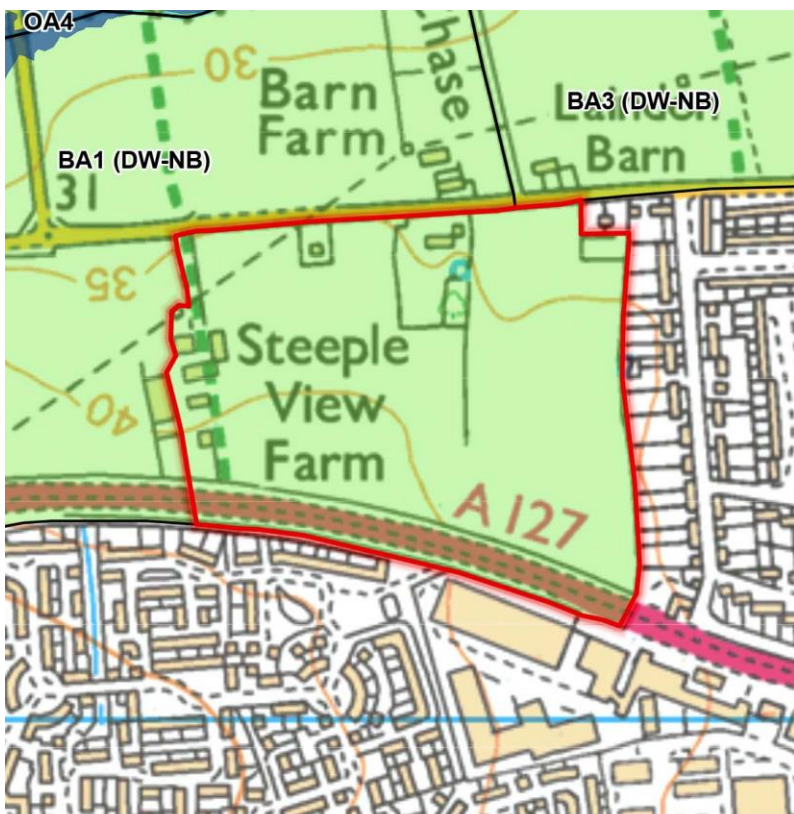
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA2 (DW-NB)



- BA2 (DW-NB)
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3





# Harm of release of land in BA2 (DW-NB)

## Description

- Parcel is adjacent to inset development at Noak Hill, which is part of Basildon.
- Parcel lies in a relatively wide gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Waylets, Great Burstead, Little Burstead and Green Lane Plotland reduces the perceived separation and increase the fragility of the gap.
- The parcel contains some agricultural buildings but they are an acceptable use in the Green Belt and therefore do not impact openness.
- The parcel is comprised of farmland and therefore considered to be part of the countryside. The few isolated residential properties do not have a notable impact on the openness of the wider Green Belt.
- The parcel is not associated with a historic town.
- The treelined A127 is a strong separating feature between the parcel and Basildon to the south, although this boundary feature has been breached by inset development to the east of the parcel in Noak Bridge. Noak Bridge to the east is separated by weak residential gardens and the residential properties along Kings Road area clearly visible and have an urbanising influence on the parcel and weakens its relationship with the surrounding countryside.
- Dunton Road to the north provide some degree of separation from the surrounding countryside to the north, but the only a weak field boundary separates the parcels western edge from the wider countryside in the west.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Basildon, which is a large built-up area. As such, it contributes to preventing sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon north of the A127, which has already been breached by Noak Bridge to the east. The urbanising influence and containment of Noak Bridge to the east limit the extent to which release would contribute to sprawl, but there would be some increased urbanising influence on land to the west and north.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a relatively wide gap between Basildon and Billericay, and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.

## Harm of release of land in BA2 (DW-NB)

- **Impact of release on remaining Green Belt:** Release and development of the parcel would cause some weakening of the perceived separation between Basildon and Billericay by narrowing the separation between the chain of urbanising development at Dunton Wayletts, Great Burstead, and Green Lane Plotland, although the urbanising influence and containment of Noak Bridge to the east limit the significance of this.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon north of the A127, which has already been breached by Noak Bridge to the east. The urbanising influence and containment of Noak Bridge to the east limit the extent to which release would represent further encroachment of the countryside, but there would be some increased urbanising influence on land to the west and north.

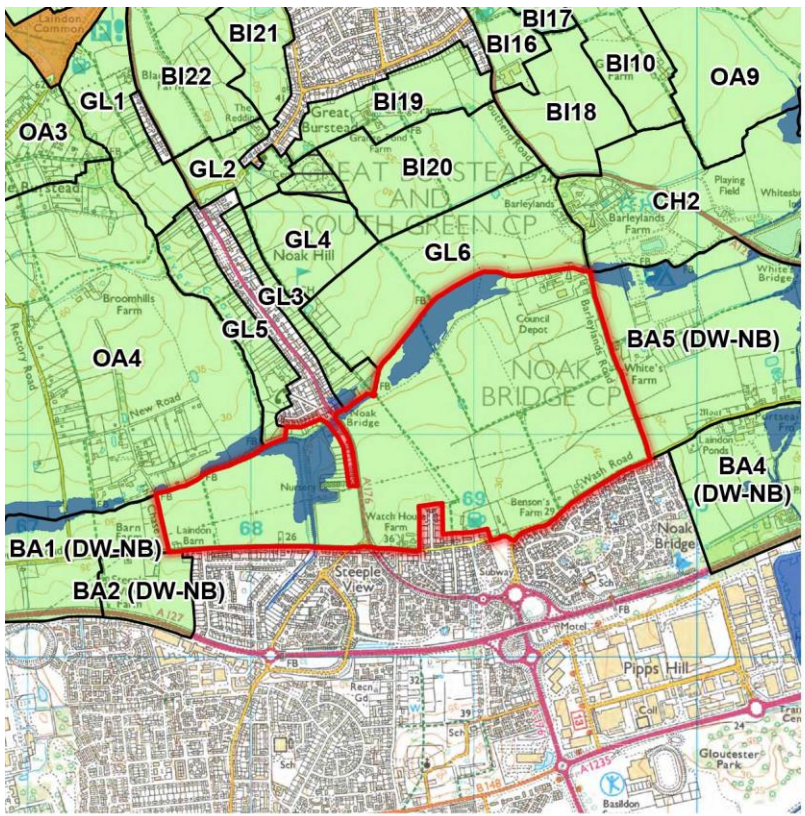
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA3 (DW-NB)



- BA3 (DW-NB)
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Open access land
- Flood Zone 3



# Harm of release of land in BA3 (DW-NB)

## Description

- Parcel is adjacent to urbanising development along Noak Hill Road associated with the settlement of Great Burstead to the north of Noak Bridge (an extension of Basildon) to the south.
- Parcel lies in a moderate gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Wayletts, Great Burstead, Little Burstead and Green Lane Plotland reduces the perceived separation and increase the fragility of the gap.
- The eastern section of the parcel is comprised of fields used for the Forest Glade Football Club. An appropriate use than can increase associate with the urban area; however, its isolated location from the urban areas of Basildon and Great Burstead strengthen the perception of the land being part of the open countryside. The parcel does contain a social club, a recycling centre and other council building in its northeastern corner which effects openness within their immediate vicinity, but has little urbanising influence of the rest of the parcel given the general low-lying form and the open land in between them maintaining opens views of the surrounding open countryside.
- The parcel is mostly comprised of farmland and therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- To the north, the River Crouch and hedgerows provide separation between the parcel, Great Burstead and Green Lane Plotland. To the south hedgerows coupled with an access road provide some separation between the parcel and urbanising development at Noak Bridge (an extension of Basildon). There are significant breaks in the hedgerows bordering the inset urban areas such that they do have a notable urbanising influence on the open countryside within the parcel. Dunton Road/Wash Road has been partially weakened by the development along Martindale Avenue, but still represents an important defensible boundary preventing further weakening of the Green Belt beyond.
- The low-lying hedge lined roads of The Chase to the west Barleylands Road to the east do little to separate the parcel from the wider Green Belt, representing relatively weak boundaries with the wider Green Belt.
- The A176 and urbanising development along Noak Hill Road cut through the parcel in the centre.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel lies adjacent to Noak Bridge, which is part of the large built-up area of Basildon. As such, it contributes to preventing sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some degree of separation from Noak Bridge (Basildon) to the

## Harm of release of land in BA3 (DW-NB)

south and Great Burstead to the north.

- **Impact of release on remaining Green Belt:** Release and development of the parcel would constitute sprawl associated with the large built-up area as it would expand Basildon northward into Great Burstead and Green Lane Plotland. Release would weaken what remains of the fragile gap with Basildon, significantly increasing the association between Basildon and Billericay to the north. Release of the parcel would significantly weaken the distinction of adjacent Green Belt land, visually to the north across the river and west and east due to the weak boundaries in these directions.

### **Purpose 2 – Prevent neighbouring towns merging into one another.**

- **Function:** Parcel lies in a moderate gap between Basildon and Billericay, and so contributes to preventing their merger.

- **Openness:** Parcel is open.

- **Distinction:** Parcel has some degree of separation from Noak Bridge (Basildon) to the south and Great Burstead to the north.

- **Impact of release on remaining Green Belt:** Release of the parcel would reduce the perceived separation and increase the fragility of the gap between Basildon and Billericay by merging Basildon with Great Burstead and Green Lane Plotland. This would have a significant impact on this fragile settlement gap, potentially leaving only the open countryside in parcel GL2 between Basildon and Billericay. Although the River Crouch provides some outer boundary, it is not enough to prevent urbanising influence on land to north, which would be clearly in view.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.

- **Openness:** Parcel is open.

- **Distinction:** Parcel has some degree of separation from Noak Bridge (Basildon) to the south and Great Burstead to the north.

- **Impact of release on remaining Green Belt:** Release and development of the parcel would constitute encroachment of the remaining open countryside between Basildon, Great Burstead and Green Lane Plotland. Release of the parcel would significantly weaken the distinction of adjacent Green Belt land, visually to the north across the river and west and east due to the weak boundaries in these directions.

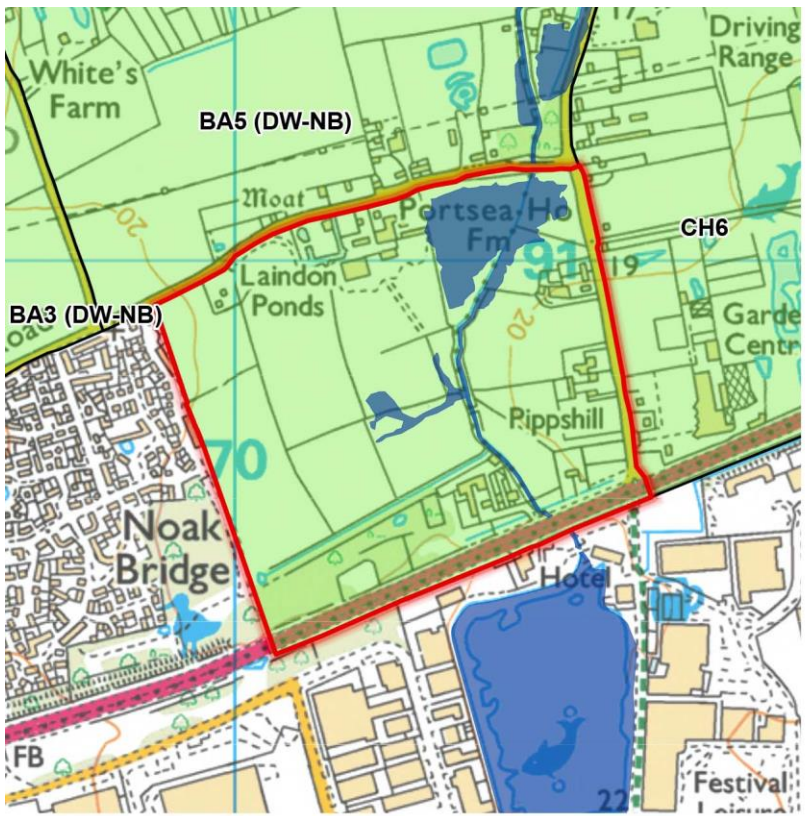
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in BA4 (DW-NB)



-  BA4 (DW-NB)
-  Neighbouring parcel
-  Green Belt
- Absolute constraint(s)**
-  Flood Zone 3



# Harm of release of land in BA4 (DW-NB)

## Description

- Parcel is adjacent to inset development at Noak Hill, which is part of Basildon.
- Parcel lies in a moderate gap between the neighbouring towns Basildon and Billericay, but urbanising development at Great Burstead reduces the perceived separation and increase the fragility of the gap.
- The parcel contains some small clusters of commercial and residential development that have effect on the openness of the Green Belt in their immediate vicinity but a limited impact on the parcel as a whole.
- The parcel is predominately comprised of agricultural land and therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- A127 coupled with a woodland block to the south provide a strong degree of visual separation from Basildon in this direction, although this boundary feature has been breached by inset development to the west of the parcel in Noak Bridge. Noak Bridge to the west is separated by weak residential gardens and the residential properties along Eastfield Road area clearly visible and have an urbanising influence to the west. Similarly, washed over urbanising influences within the eastern half of the parcel and to the east of Pips Hill Road have a similar urbanising influence in this direction, weakening the parcel's relationship with the surrounding countryside.
- Wash Road to the north and Pipp's Hill Road to the east represent strong alternative Green Belt boundaries and provide some degree of separation from the surrounding countryside.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Noak Bridge, an extension of Basildon, which is part of the large built-up area. As such, it contributes to preventing sprawl.
- **Openness:** Parcel is largely open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon north of the A127, which has already been breached by Noak Bridge to the west. The urbanising influence and containment of Noak Bridge to the west and washed over development to the east limit the extent to which release would contribute to sprawl, but there would be some increased urbanising influence on land to the north. Furthermore, tree cover along Wash Road and Pipp's Hill Road limits urbanising influence on adjacent Green Belt land.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a gap between Basildon and Billericay, and so contributes to

## Harm of release of land in BA4 (DW-NB)

preventing their merger.

- **Openness:** Parcel is largely open.
- **Distinction:** Parcel has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would reduce the perceived separation and increase the fragility of the gap between Basildon and Billericay through the northward expansion of Basildon. However, the parcel does not extend further into the settlement gap than the adjacent inset urban area of Noak Bridge to development to the west and is more broadly strongly contained by urbanising development washed over by the Green Belt to the east.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is largely open.
- **Distinction:** Parcel has a degree of distinction from the urban edge,
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Basildon north of the A127, which has already been breached by Noak Bridge to the west. The urbanising influence and containment of Noak Bridge to the west and washed over development to the east limit the extent to which release would represent further encroachment of the countryside, but there would be some increased urbanising influence on land to the north. Tree cover along Wash Road and Pippis Hill Road would limit further urbanising influence on adjacent Green Belt land.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

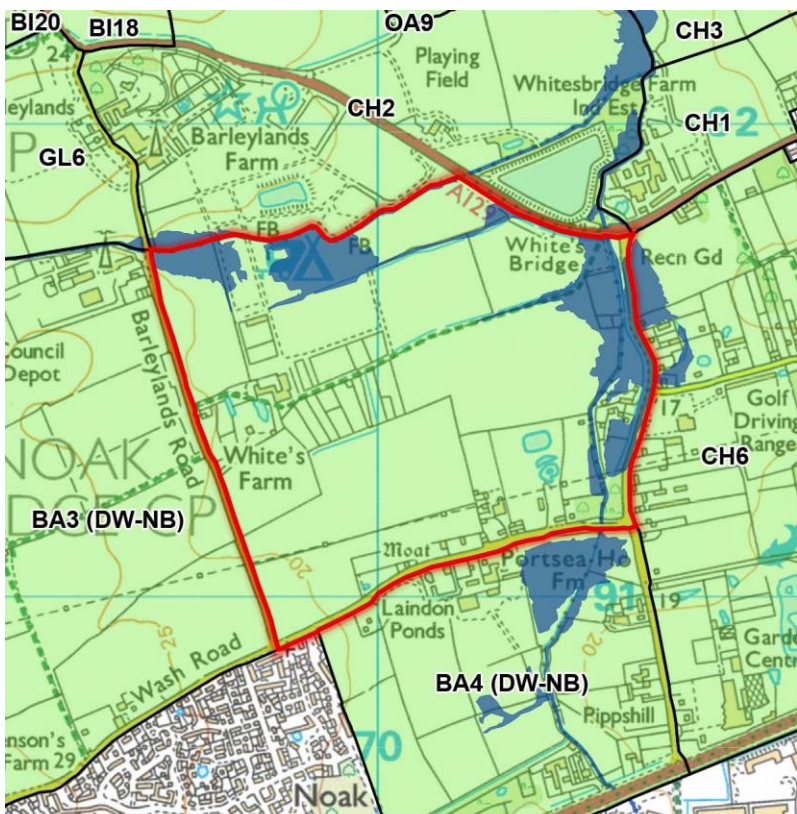
- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in BA5 (DW-NB)



- BA5 (DW-NB)
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



# Harm of release of land in BA5 (DW-NB)

## Description

- The parcel is located directly northeast of Noak Bridge in between the large built-up area of Basildon to the south, Billericay to the north, Crays Hill to the east and Great Burstead to the west.
- Land lies in a wide gap between Basildon, Billericay and Wickford. However, urbanising development between the towns reduces perceived separation. The Crouch Valley maintains open views between the towns.
- The parcel is comprised largely of agricultural land and is therefore considered to be part of the countryside.
- The parcel contains some commercial uses north of The Wash Road in the southeast, although their impact on wider openness is confined to their immediate vicinity and does not have a significant impact on the wider parcel. The parcel also contains an equestrian centre, but this is an acceptable use in the Green Belt and therefore does not impact openness.
- The parcel is not associated with a historic town.
- The parcel only abuts a small area of inset development at Noak Bridge (Basildon) to the southwest, and therefore share little association with the urban area. The development within the southeast of the parcel is well screened from the surrounding fields.
- The River Crouch provides some separation from the surrounding Green Belt to the north, although the wider open countryside is clearly visible in this direction. The treelined Hardings Elms Road screens Crays Hill Plotland to the east from view. The low-lying hedge lined Barleylands Road to the west does little to separate the parcel from the wider Green Belt in this direction.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Noak Bridge which is part of the large built-up area of Basildon to the southwest. As such, it contributes to preventing sprawl.
- **Openness:** Parcel is largely open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with adjacent Green Belt land to the south, would constitute sprawl associated with the large built-up area as it would expand Basildon northeastwards towards Crays Hill, increasing the association between these settlements. Release of the parcel and the parcel to the south would weaken the distinction of adjacent Green Belt land to the north, east and west, but particularly to the north and west where there is less visual separation with the wider Green Belt and fewer existing urbanising influences in the immediate vicinity.

## Harm of release of land in BA5 (DW-NB)

### **Purpose 2 – Prevent neighbouring towns merging into one another.**

- **Function:** Land lies in a wide gap between Basildon, Billericay and Wickford, and so contributes to preventing their merger.
- **Openness:** Parcel is largely open.
- **Distinction:** Parcel has strong distinction from the urban area, which increases the extent to which development would weaken the perceived separation between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would reduce the perceived separation and increase the fragility of the gap between Basildon and Wickford and Basildon and Billericay significantly narrowing the gap with Crays Hill to the northeast. Although the River Crouch provides some outer boundary, it is not enough to prevent urbanising influence on land to north, which is clearly visible from within the parcel.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is largely open.
- **Distinction:** Parcel has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release and development of the parcel, in conjunction with adjacent Green Belt land to the south, would represent a significant encroachment into the open countryside. Release of the parcel and the parcel to the south would weaken the distinction of adjacent Green Belt land to the north, east and west, but particularly to the north and west where there is less visual separation with the wider Green Belt and fewer existing urbanising influences in the immediate vicinity.

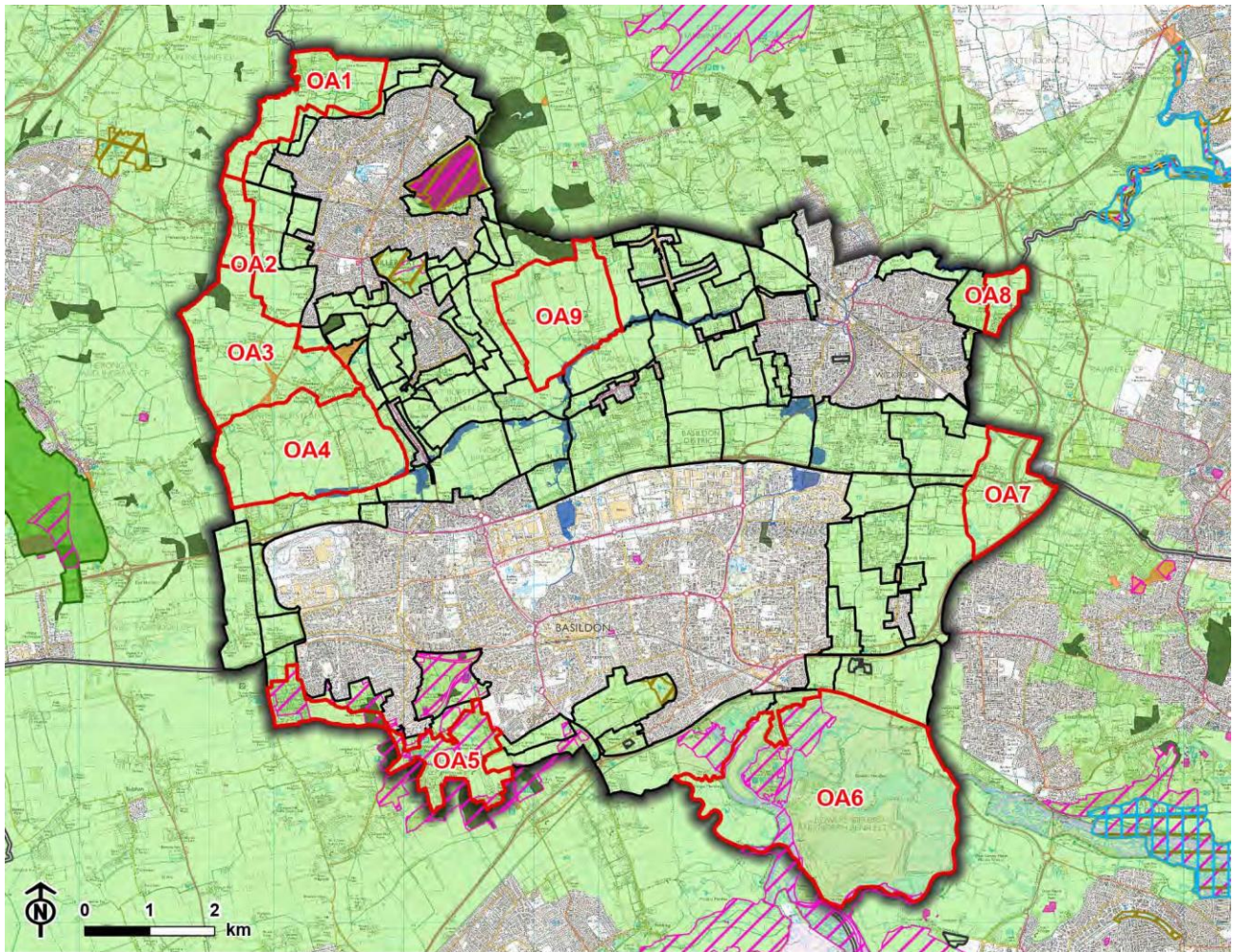
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Basildon does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

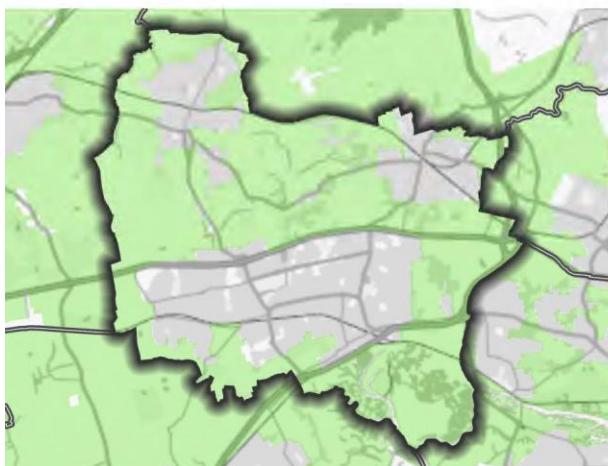
- All Green Belt land makes an equal contribution to this purpose.

# Outer Area

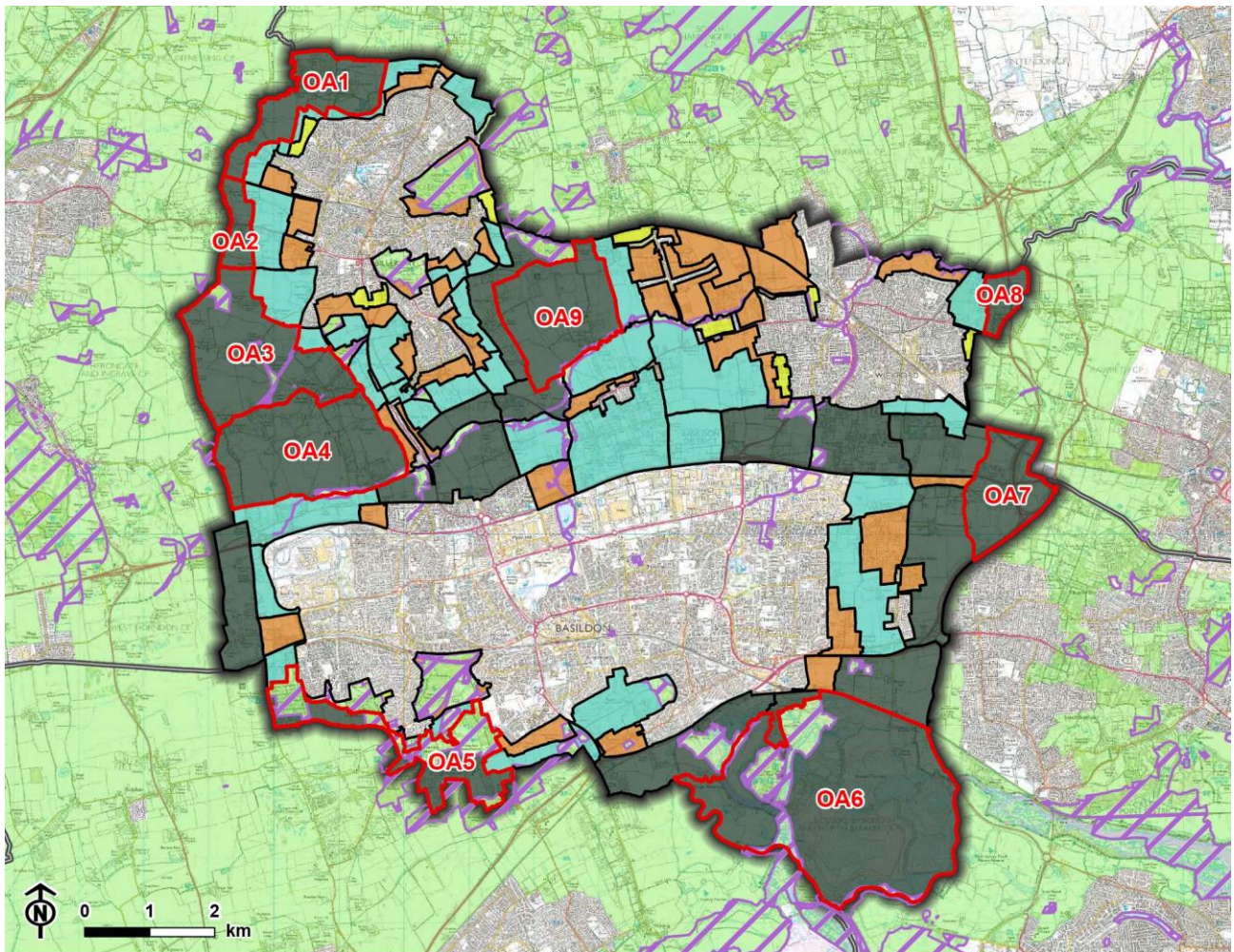


- Outer Area parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
- Special Protection Area
- Special Area of Conservation
- Cemetery
- Ramsar site
- Site of Special Scientific Interest
- Reservoir
- Registered Parks and Gardens
- Scheduled Monument
- Open access land
- Flood Zone 3
- Ancient Woodland

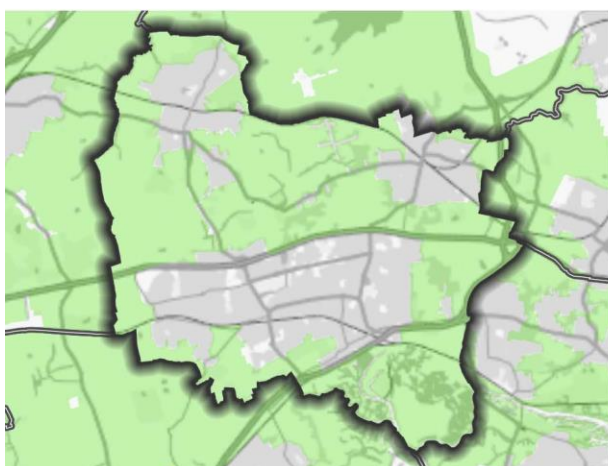


# Outer Area

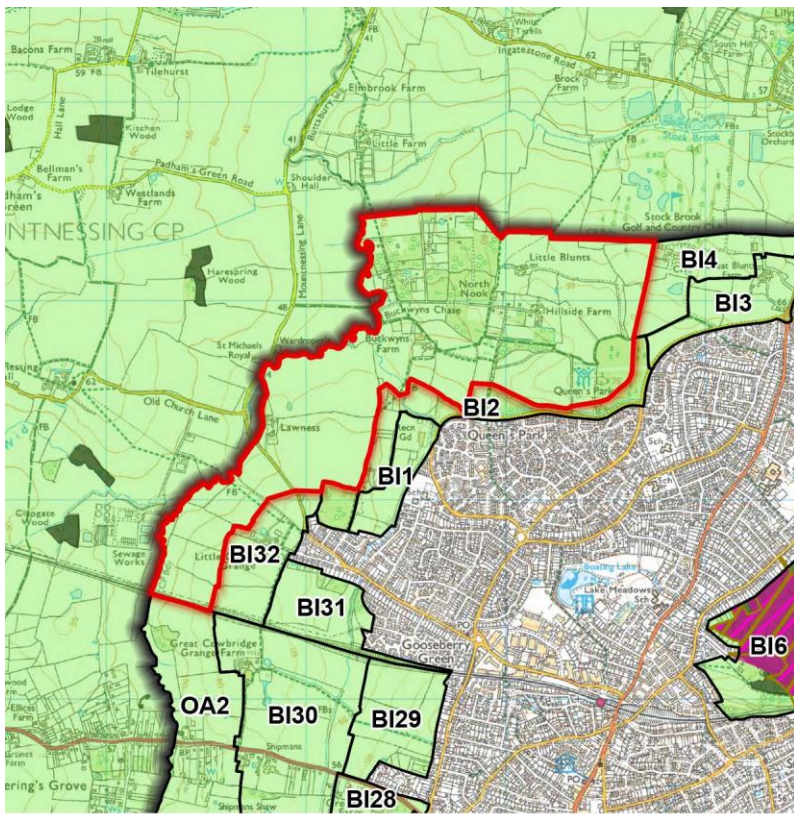










- Outer Area parcel
- Neighbouring parcel
- Basildon District
- Neighbouring Local Authority boundary

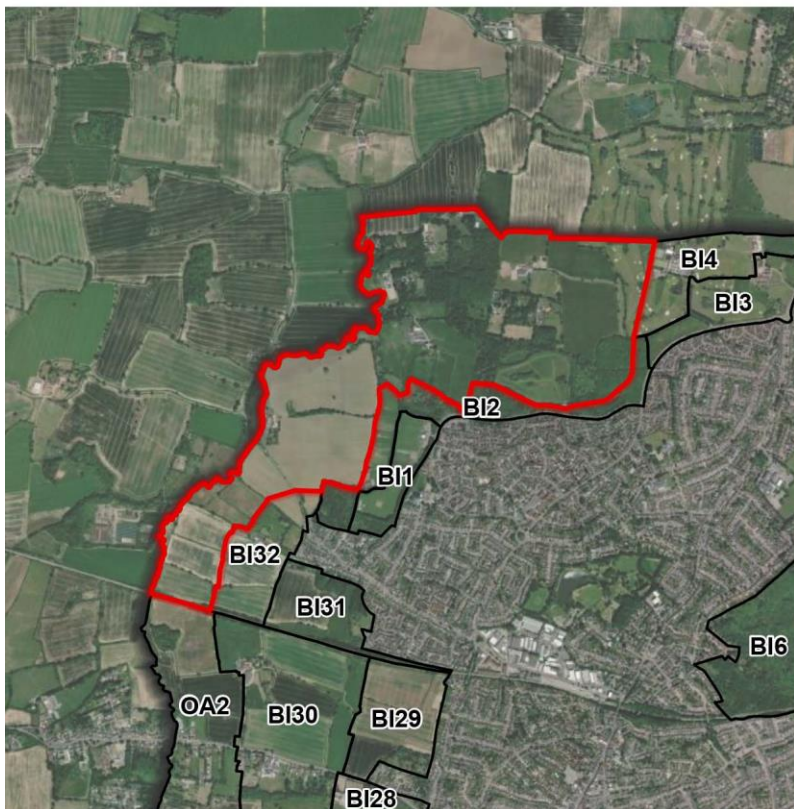
- Green Belt
  - Absolute Constraints
- Parcel Harm Rating**
- Very High
  - High
  - Moderate
  - Low/No



# Harm of release of land in OA1



-  OA1
-  Neighbouring parcel
-  Neighbouring authority
-  Green Belt
- Absolute constraint(s)**
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Scheduled Monument
-  Ancient Woodland



# Harm of release of land in OA1

## Description

- Land to the northwest of Billericay.
- Land largely lies in a robust gap between Billericay and Chelmsford to the north, but intervening urban development to a degree reduces perceived separation. The western end of the area also lies on the periphery of a relatively wide gap between Billericay and Brentwood merged with Hutton to the west.
- Agricultural buildings scattered throughout the outer area do not impact openness as they are considered to be appropriate uses in the Green Belt. There are some residential properties within the outer area, but they are sparsely distributed and do not therefore impact openness.
- The outer area is comprised of Queens Park Country Park, agricultural fields and woodland blocks. It is therefore considered to be part of the countryside.
- Land is not associated with a historic town.
- All land in this outer area is considered to have very strong distinction from Billericay.
- The western extent of the outer area is defined by The River Wid, whilst hedgerows and scattered tree cover line the northern extent of the outer area.

## Harm to the Green Belt purposes

Harm from the release of land as an expansion of Outer Area

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land lies to the northwest of Billericay, which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between Billericay and Chelmsford, but intervening urban development to a degree reduces perceived separation. The western end of the area also lies on the periphery of a relatively wide gap between Billericay and Brentwood merged with Hutton to the west. It therefore makes some contribution to maintaining separation between towns on two fronts.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered to reduce separation between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release in the outer area would not notably reduce the size of the settlement gap to the north. There would be some reduction to the west but the railway line and Hutton Country Park would maintain strong separation. However, it would increase the frontage of Billericay in relation to the settlement gaps to the north and west.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in OA1

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Expansion of Billericay into this outer area would significantly weaken the distinction of adjacent Green Belt land that currently lies at some distance from the urban area.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

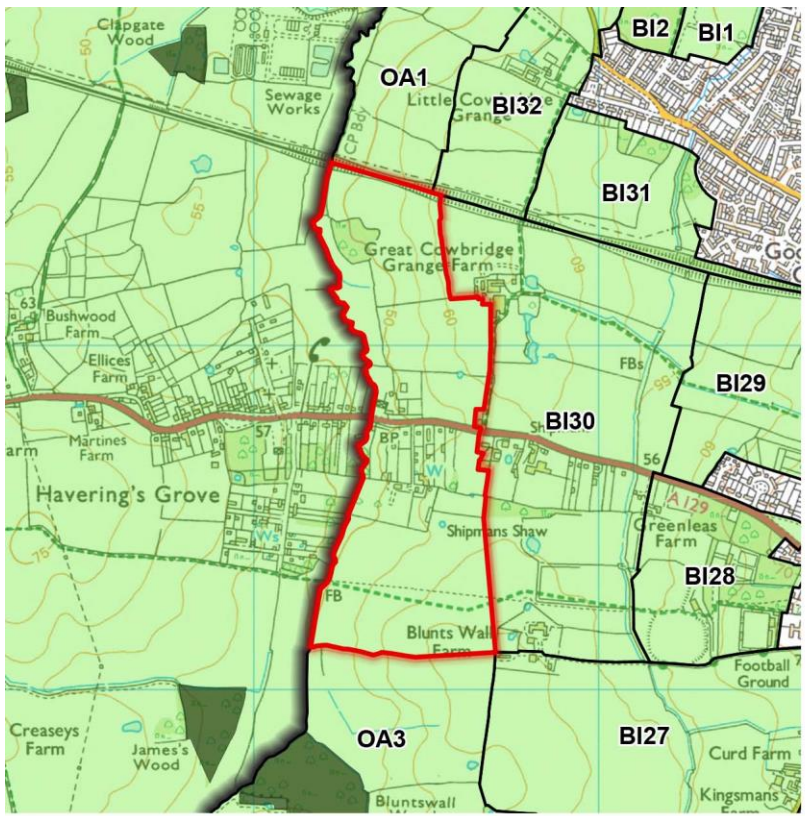
- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

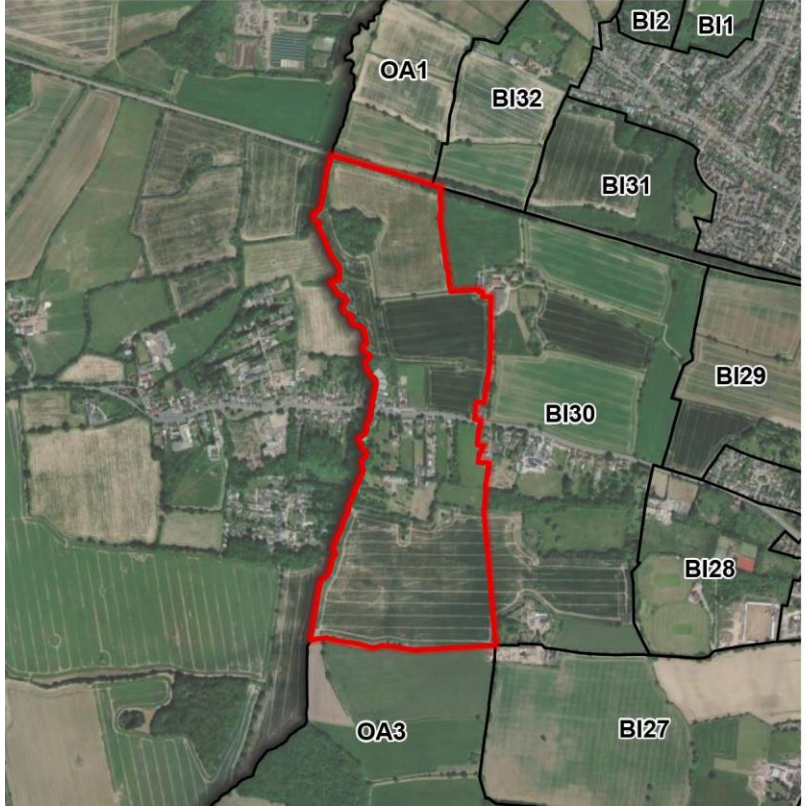
- All Green Belt land makes an equal contribution to this purpose.



# Harm of release of land in OA2



- OA2
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)**
- Ancient Woodland



# Harm of release of land in OA2

## Description

- Land to the west of Billericay
- Land lies in a relatively wide gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton. Urbanising development between the two towns and the connecting A129 weakens the perceived separation.
- There are some residential properties along London Road within the outer area, but they do not have a significant impact on openness.
- The outer area is comprised of agricultural fields and is therefore considered part of the countryside.
- Land is not associated with a historic town.
- All land in this outer area is considered to have very strong distinction from Billericay. Land lies at some distance from the inset area and fields to the east provide a strong degree of separation from the settlement.
- The western extent of the outer area is defined by The River Wid.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Very High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land lies to the west of Billericay, which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton. As such, it contributes to preventing the merger of towns.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered to reduce separation between neighbouring towns.
- **Impact of release on remaining Green Belt:** Expansion of Billericay westwards into this area would significantly reduce the settlement gap to Brentwood merged with Pilgrims Hatch, Shenfield and Hutton, as well as significantly weakening the distinction of adjacent Green Belt that currently lies a significant distance from the urban area. Release of land either side of London Road would merge Billericay with the washed-over development along Rayleigh Road to the west.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.

## Harm of release of land in OA2

- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Expansion of Billericay into this outer area would significantly weaken the distinction of adjacent Green Belt land that currently lies at some distance from the urban area.

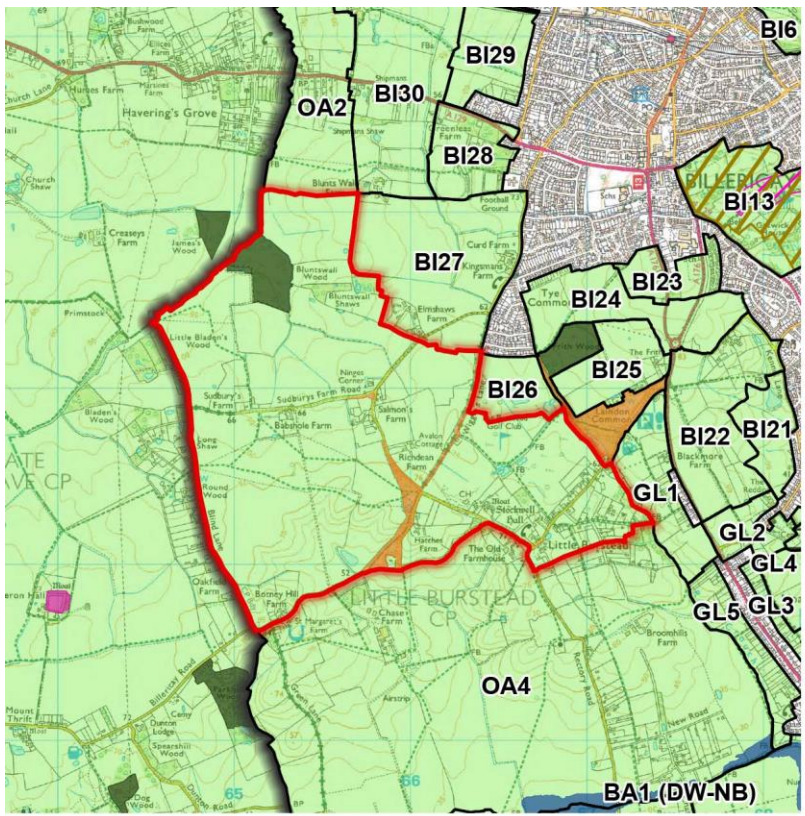
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in OA3



- OA3
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Local Nature Reserve
- Site of Special Scientific Interest
- Scheduled Monument
- Open access land
- Flood Zone 3
- Ancient Woodland



# Harm of release of land in OA3

## Description

- Land to the southwest of Billericay.
- Land lies in a relatively wide gap between Billericay and Basildon and on the periphery of a relatively wide gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton to the north west.
- There are rows of residential properties along Laindon Common Road, Broomhills Chase and Tye Common Road (associated with Little Burstead) in the south east of the outer area. This impacts openness locally, but not at a significant scale within the area. Agricultural buildings within the outer area do not impact openness as they are considered appropriate development in the Green Belt.
- The outer area is predominately comprised of agricultural fields and pockets of woodland and is therefore considered part of the countryside. The southern half of a golf course sites at its south eastern part of the outer area. Bluntshill Wood, which is an area of Ancient Woodland, is located in the north of the area. An area of common lies in the south eastern corner.
- Land is not associated with a historic town.
- All land in this outer area is considered to have very strong distinction from Billericay. Land lies at some distance from the inset area and fields to the northeast, as well as tree cover at the urban edge, provide a strong degree of separation from the settlement.
- The western extent of the outer area is largely defined by Blind Lane, which is lined with tree cover. Tree cover also lines the majority of the north-western and southern edges of the outer area, with some small gaps.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land lies to the southwest of Billericay, which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between Billericay from and Basildon and on the periphery of a relatively wide gap between Billericay and Brentwood merged with Pilgrims Hatch, Shenfield to the north west.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered to reduce separation between neighbouring towns.
- **Impact of release on remaining Green Belt:** Expansion of Billericay southwest into this area would significantly widen the frontage of Billericay in relation to Basildon to the south and Brentwood merged with Pilgrims Hatch, Shenfield and Hutton to the northwest. This

## Harm of release of land in OA3

would increase the fragility of the gaps between these towns. Release would also significantly weaken the distinction of adjacent Green Belt to the west and southeast.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Expansion of Billericay into this outer area would significantly weaken the distinction of adjacent Green Belt land to the west and southeast that currently lies at some distance from the urban area.

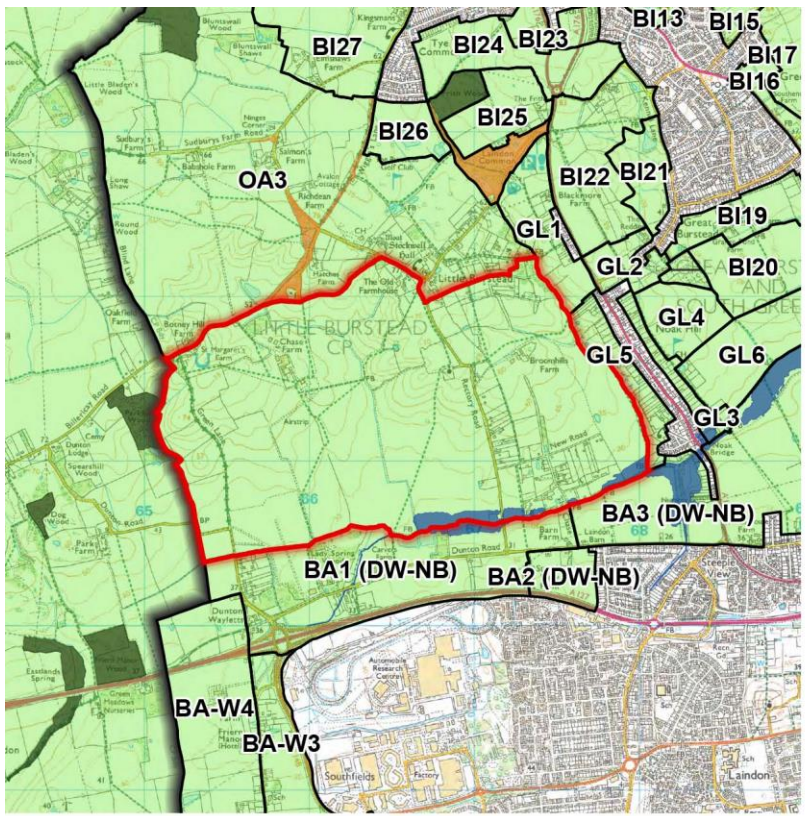
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in OA4



- OA4
- Neighbouring parcel
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Local Nature Reserve
- Open access land
- Flood Zone 3
- Ancient Woodland



# Harm of release of land in OA4

## Description

- Land lying between Billericay and Basildon, to the west of Great Burstead.
- Land lies in a relatively wide gap between the neighbouring towns Basildon and Billericay, but urbanising development at Dunton Wayletts, Little and Great Burstead, and Green Lane Plotlands reduces the perceived separation and increases the fragility of the gap.
- There are rows of residential properties along Rectory Road, New Road and Green Lane in the south east of the outer area. This impacts openness locally, but not at a strategic scale within the area. Agricultural buildings within the outer area do not impact openness as they are considered appropriate development.
- The outer area is predominately comprised of agricultural fields.
- Land is not associated with a historic town.
- All land in this outer area is considered to have very strong distinction from Basildon to the south and Great Burstead to the east. Land lies at some distance from the inset area and tree cover and adjacent Green Belt provides strong separation. The River Crouch, adjacent fields and the A127 provides a very strong degree of separation from Basildon to the south. Rolling hills in the outer area also create landform distinction from the urban areas.
- The western extent of the outer area is lined with Ancient Woodland and field boundaries.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land occupies a large area between Basildon and Billericay. As such, land contributes to checking sprawl of Basildon north of the River Crouch.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from the inset urban areas which increases the extent to which development would be considered to be sprawl of the large built-up area.
- **Impact of release on remaining Green Belt:** Any expansion of Basildon into this outer area would breach clearly defined boundary of the River Crouch and further weaken already fragile gap between Basildon and Billericay to the east around Great Burstead. Release would also significantly weaken the distinction of adjacent Green Belt land to the west, which currently lies a significant distance from the urban area. A southward expansion of Billericay into the outer area would be less harm full by virtue of it not being a large built-up area; however, release in this direction would still weaken the distinction of adjacent Green Belt land, including the relatively fragile gap to the south east.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between the neighbouring towns Basildon



## Harm of release of land in OA4

and Billericay and it therefore contributes to maintain separation between towns.

- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered to reduce separation between neighbouring towns.
- **Impact of release on remaining Green Belt:** Expansion of either Basildon or Billericay into this outer area would almost merge these settlements when taken in the context of the close proximity of Great Burstead to the east and significantly weaken the distinction of adjacent Green Belt land to the west.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Expansion of either Basildon or Billericay into this outer area would breach clearly defined boundaries and significantly weaken the distinction of adjacent Green Belt land to the west and that currently lies at some distance from the urban area.

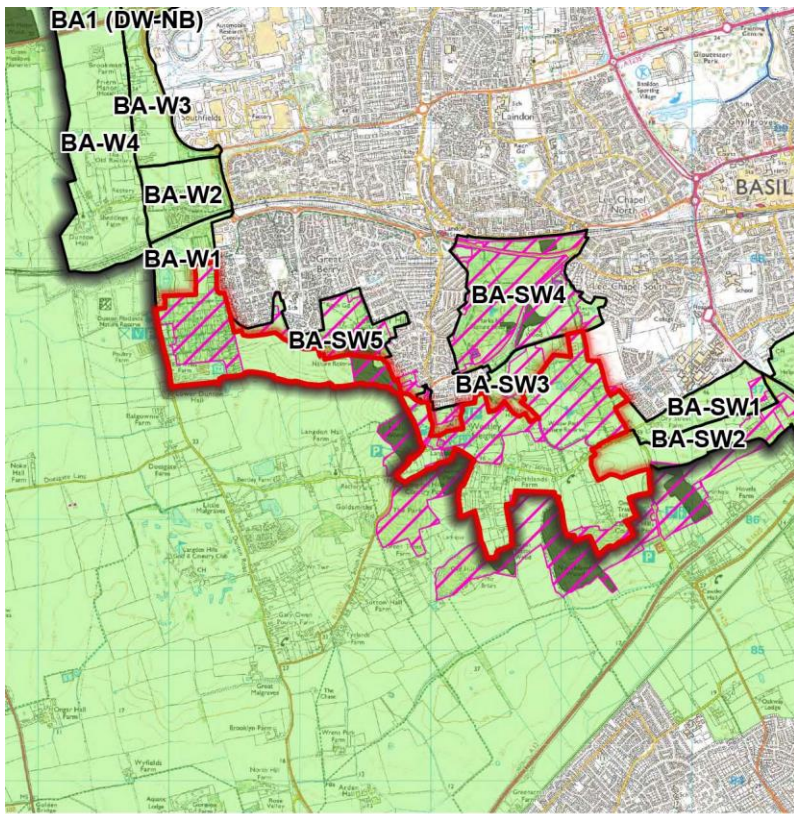
### **Purpose 4 – Preserve the setting and special character of historic towns.**



- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in OA5



-  OA5
  -  Neighbouring parcel
  -  Neighbouring authority
  -  Basildon District
  -  Green Belt
- Absolute constraint(s)**
-  Site of Special Scientific Interest
  -  Reservoirs
  -  Scheduled Monument
  -  Flood Zone 3
  -  Ancient Woodland



# Harm of release of land in OA5

## Description

- Land southwest of Basildon. Parts of Langdon Ridge SSSI lie within the outer area.
- Land lies in a relatively wide gap between the neighbouring towns of Basildon and Stanford-le-Hope merged with Corringham. Some urbanising development reduces gaps but Langdon Ridge SSSI, Langdon Hills Country Park and associated Ancient Woodland and the A13 act as significant separating features.
- There is some plotland development to the south of Dry Street, which impacts openness locally, but not at a strategic scale in the outer area.
- The outer area is comprised of large areas of tree cover and agricultural fields and is therefore considered to be part of the countryside.
- Land is not associated with a historic town.
- All land in this outer area is considered to have very strong distinction from Basildon. Wooded slopes associated with Langdon Ridge SSSI provide strong landform distinction from the urban area and minimise any intervisibility with Basildon.
- The southeast extent of the outer area is defined by Ancient Woodland, whilst the west is defined by lines of trees and Lower Dunton Road.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land is adjacent to Basildon and therefore contributes to checking its sprawl.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from the inset urban areas which increases the extent to which development would be considered to be sprawl of the large built-up area.
- **Impact of release on remaining Green Belt:** Any expansion of either Basildon into this outer area would encroach into wooded slopes that currently form a defined edge to the southwest of Basildon. This would constitute significant sprawl and would significantly weaken the distinction of land that lies beyond given that the outer area lies on visually prominent, elevated land.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between the neighbouring towns of Basildon and Stanford-le-Hope merged with Corringham. It therefore contributes to maintaining separation between towns.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered to reduce separation between neighbouring towns.
- **Impact of release on remaining Green Belt:** Expansion of Basildon into this outer area would reduce the settlement gap to Stanford-le-Hope by encroaching onto wooded slopes

## Harm of release of land in OA5

associated with Langford Ridge that currently act as a significant separating feature. However, the extensive area of woodland designated as the Langdon Ridge SSSI, Langdon Hills Country Park and associated Ancient Woodland to the south of the parcel would still maintain separation. Although the north western portion of the area sits at a lower elevation and has fewer separating features to the south, it lies farther away from neighbouring towns in a wider part of the gap.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Expansion of Basildon into this outer area would encroach onto densely wooded slopes associated with Langdon Ridge SSSI, which would significantly weaken the distinction of Green Belt that lies at a lower elevation beyond.

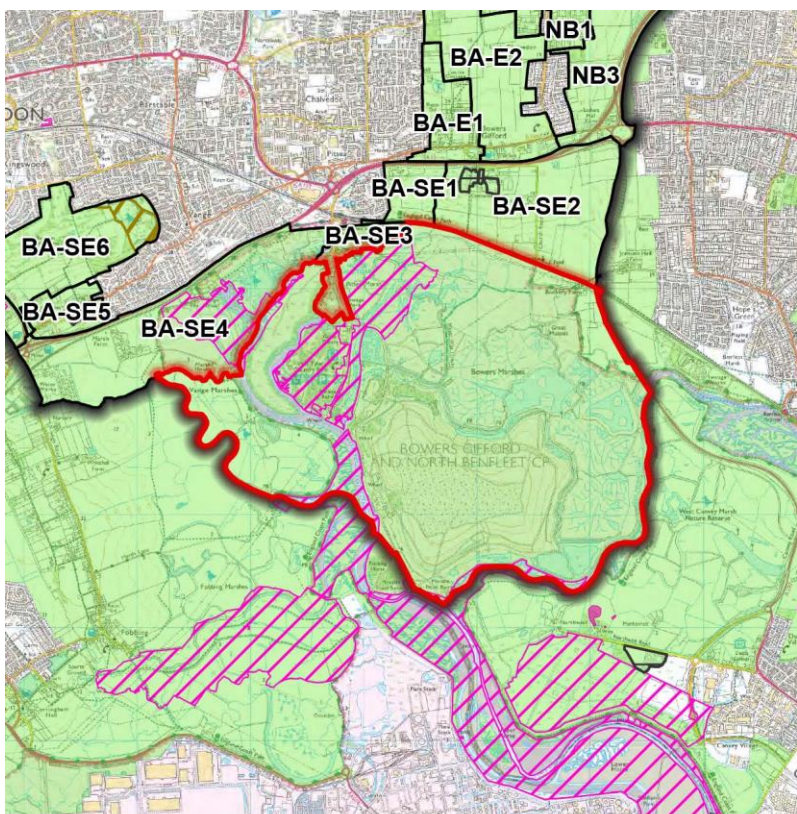
### **Purpose 4 – Preserve the setting and special character of historic towns.**










- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in OA6



-  OA6
-  Neighbouring parcel
-  Neighbouring authority
-  Basildon District
-  Green Belt
- Absolute constraint(s)**
-  Cemetery
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Scheduled Monument



# Harm of release of land in OA6

## Description

- Land lies between the towns of Basildon, Canvey Island and South Benfleet. Parts of Pitsea Marsh SSSI lie within the outer area.
- There is some industrial and commercial development adjacent Vange Creek and Pitseahall Fleet, but it does not have a significant impact openness within the wider outer area.
- The outer area is comprised of marshland, agricultural land and woodland within Wat Tyler Country Park. It is therefore considered to be part of the countryside.
- Land is not associated with a historic town.
- All land in this outer area is considered to have very strong distinction from Basildon. The A13, railway line and adjacent land to the northwest provide a very strong degree of boundary separation from the urban area and the marshland and woodland landscape creates additional land cover distinction.
- East Haven Creek defines the southeast of the outer area, whilst Vange Creek defines the southwest.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land is close to Basildon and therefore contributes to checking its sprawl.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from the inset urban areas which increases the extent to which development would be considered to be sprawl of the large built-up area.
- **Impact of release on remaining Green Belt:** Any expansion of Basildon into this outer area would breach very strong boundary features, constituting significant sprawl of the large built-up area. Release would increase association between Basildon and settlements that lie south and east, as well as significantly weakening the distinction of adjacent Green Belt land.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between the towns of Basildon, Canvey Island and South Benfleet with Pitsea Marsh SSSI and wider marshland representing a significant separating feature. It therefore makes some contribution to maintaining separation between towns.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered to reduce separation between neighbouring towns.
- **Impact of release on remaining Green Belt:** Expansion of Basildon into this outer area would cross clearly defined boundary features and the separating feature marked by the

## Harm of release of land in OA6

Pitsea Marsh SSSI and wider marshland and would significantly weaken the settlement gap to Canvey Island and South Benfleet to the south east and north east, respectively. Release would also significantly weaken the distinction of adjacent Green Belt to the west and south.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Expansion of Basildon into this outer area would breach clearly defined boundaries at the edge of Basildon, into open marshland and woodland associated with Pitsea Marsh SSSI and Wat Tyler Country Park. This would significantly weaken the distinction of adjacent Green Belt the surrounds the outer area.

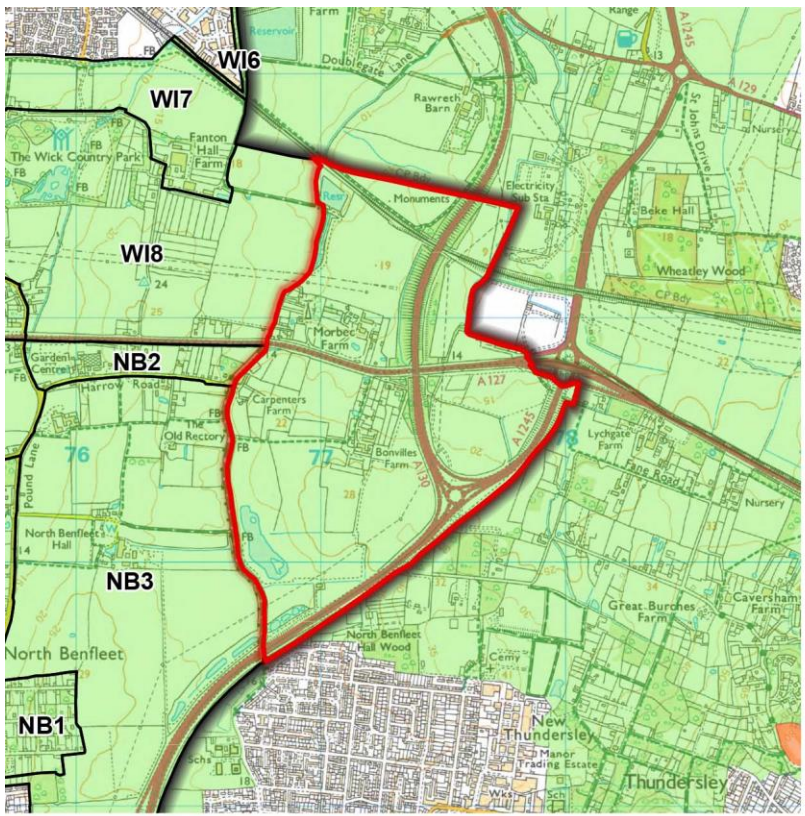
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

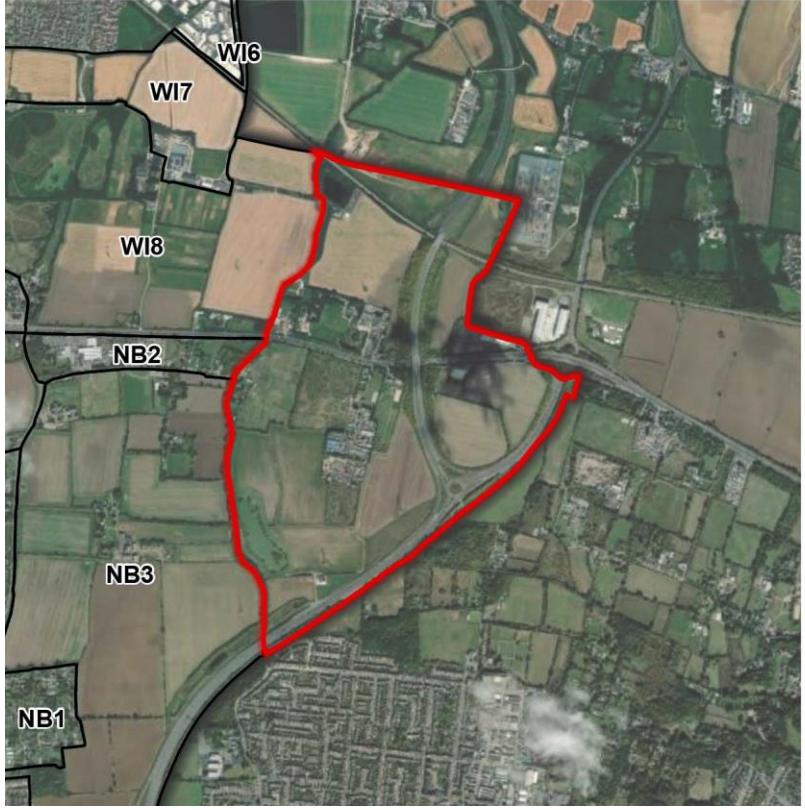
### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in OA7



- OA7
- Neighbouring parcel
- Neighbouring authority
- Basildon District
- Green Belt
- Absolute constraint(s)**
- Open access land





# Harm of release of land in OA7

## Description

- Land north of South Benfleet over the A1245 and straddling the A130 and A127.
- Land lies in a relatively wide gap between the neighbouring towns of Wickford and South Benfleet. The A127 and A130 act as significant separating features.
- There is some industrial and container storage development either side of the A127 within the outer area, which impacts openness locally, but not at scale to significantly affect the wider Green Belt in this location.
- The outer area is comprised largely of agricultural land and is therefore considered to be part of the countryside.
- Land is not associated with a historic town.
- All land in this outer area is considered to have very strong distinction from South Benfleet and Wickford. The A130/A1245 and associated tree cover provides very strong boundary distinction from South Benfleet. Adjacent fields and tree cover provide strong boundary separation from Wickford to the northwest.
- The eastern extent of the outer area is defined by the A130 and A1245. The northern boundary is much weaker cutting through open fields and the edge of a substation either side of the A130.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is in close proximity to North Benfleet to the west, Wickford to the north west and Thundersley to the south, all of which are not part of the large built-up area of Basildon, but the parcel's location on the periphery of partially developed gaps with Basildon means that release within the parcel would have some association with the large built-up area.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from the inset urban areas which increases the extent to which development would be considered to be sprawl of the large built-up area.
- **Impact of release on remaining Green Belt:** Any expansion of the urban areas surrounding into this area would cross clearly defined boundary features such as the A130, A127 and or a railway line and broaden the frontage of satellite urban areas in relation to the large built-up area, increasing their association. Release would significantly weaken the distinction and containment of adjacent Green Belt either to the north of the railway line and/or west of the A130/A1246 towards North Benfleet and Basildon.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between the neighbouring towns of Wickford and South Benfleet and therefore contributes to preventing their merger.
- **Openness:** Land is open.

## Harm of release of land in OA7

- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered to reduce separation between neighbouring towns.
- **Impact of release on remaining Green Belt:** Expansion of South Benfleet into this area would breach the significant separating feature of the A130 and extend ribbon development along the A127 towards existing development along the road, reducing the gap significantly to Wickford and weakening the fragile gap with Basildon to the west.

### **Purpose 3 – Assist in safeguarding the countryside from encroachment.**

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Expansion of South Benfleet into this area would breach very strong boundaries at the urban edge and weaken the distinction of adjacent Green Belt to the north and west. The countryside to the west would become more contained by urbanising influences and a lack of strong boundaries north of the railway line would weaken distinction in this direction.

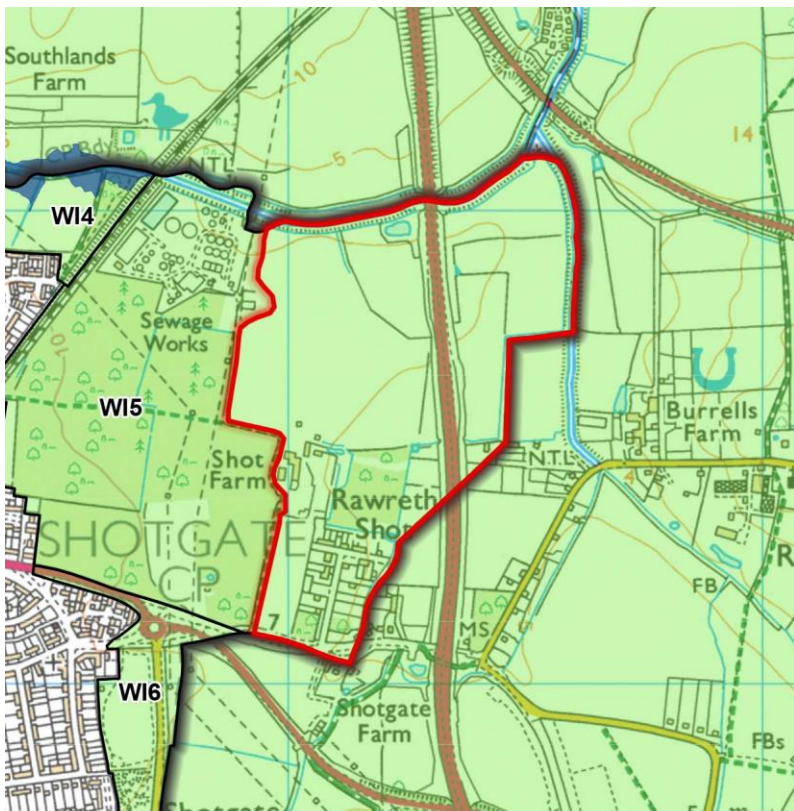
### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in OA8



-  OA8
-  Neighbouring parcel
-  Neighbouring authority
-  Green Belt
- Absolute constraint(s)**
-  Flood Zone 3



# Harm of release of land in OA8

## Description

- Land northeast of Wickford and straddling the A130.
- Land lies in a relatively wide gap between the neighbouring towns of Wickford and Rayleigh, with woodland blocks, the A130 and the A1245 acting as significant separating features.
- Industrial and residential development reduces openness to an extent in part of the south of the outer area, but the majority of land in the outer area is considered open.
- The outer area is comprised of agricultural land and pockets of woodland and is therefore considered to be part of the countryside.
- Land is not associated with a historic town.
- All land in this outer area is considered to have very strong distinction from Wickford. A woodland block provides a very strong boundary from Wickford to the west.
- The northern extent of the outer area is defined by the River Crouch and the eastern extent is largely defined by tree lined field boundaries.

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land is adjacent to Wickford which is not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a relatively wide gap between the neighbouring towns of Wickford and Rayleigh and therefore contributes to preventing their merger.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered to be sprawl of the large built-up area.
- **Impact of release on remaining Green Belt:** Expansion of Wickford into this outer area would cross significant separating features and would cause some narrowing of the wide gap to Rayleigh. Release would also weaken the distinction of adjacent Green Belt to the east, particularly east of the A130.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered encroachment on the countryside.

## Harm of release of land in OA8

- **Impact of release on remaining Green Belt:** Expansion of Wickford into this outer area would breach a woodland block, which forms a clear boundary at the urban edge of Wickford. This would significantly weaken the distinction of adjacent Green Belt land, particularly to the east that is currently not influence by the urban area.

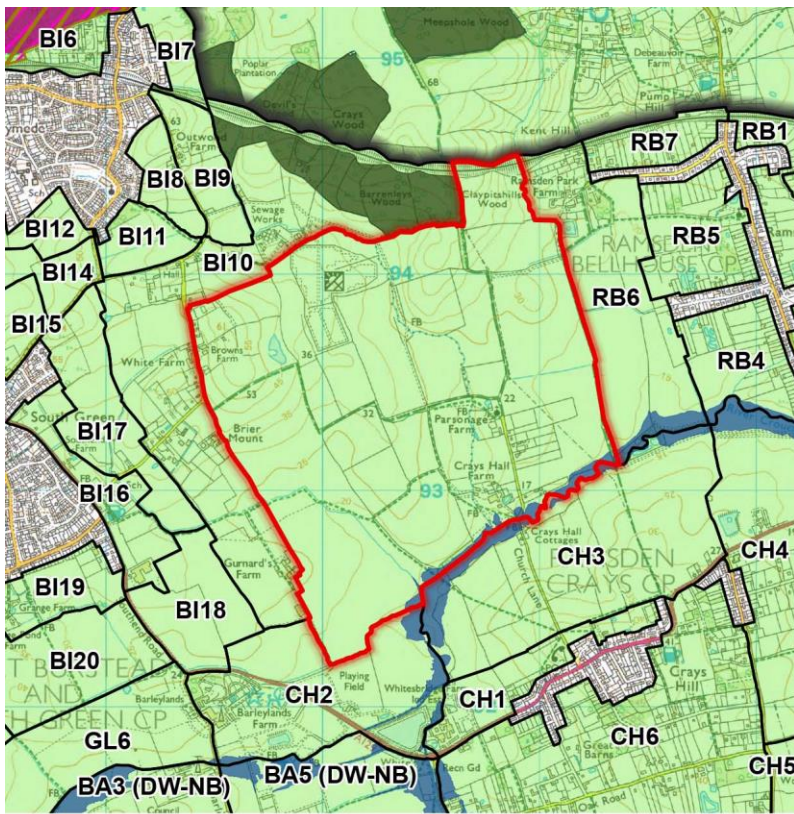
### **Purpose 4 – Preserve the setting and special character of historic towns.**










- **Function:** Land around Great Burstead does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.

# Harm of release of land in OA9



-  OA9
-  Neighbouring parcel
-  Basildon District
-  Green Belt
- Absolute constraint(s)**
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Scheduled Monument
-  Flood Zone 3
-  Ancient Woodland



# Harm of release of land in OA9

## Description

- Land between Billericay and Wickford, lying west of Ramsden Bellhouse and Crays Hill.
- Land lies in a wide gap between Billericay and Wickford. However, urbanising development between the towns reduces perceived separation. The Crouch Valley maintains open views between the towns.
- There are small pockets of industrial and residential development scattered throughout the area, but their disparate distribution and relative isolation do not have a significant impact on openness. A large solar farm in the north of the area only has a temporary impact on the openness of the Green Belt.
- The outer area is predominately comprised of agricultural land and pockets of woodland and is therefore considered to be part of the countryside.
- Land is not associated with a historic town.
- All land in this outer area is considered to have very strong distinction from Billericay. Adjacent fields and areas of tree cover provide strong boundary separation to the west and land slopes downwards into the Crouch Valley, creating landform distinction from the urban area.
- The northern edge of the outer area borders Ancient Woodland (Devils/Crays Woods).

## Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Very High	Very High	Low/No	Equal

### Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land lies to the east of Billericay and west of Wickford (via Crays Hill and Ramsden Bellhouse), which are not defined as a large built-up area, so it makes no contribution to this purpose.

### Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a wide gap between Billericay and Wickford and therefore contributes to preventing their merger.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered to reduce separation between neighbouring towns.
- **Impact of release on remaining Green Belt:** Expansion of Billericay or Wickford (via Crays Hill and Ramsden Bellhouse) into this outer area would encroach into the Crouch Valley, significantly reducing the settlement gap between the neighbouring towns but for more urbanised and contained land to the east and south east associated with Ramsden Bellhouse and Crays Hill. Release in the southern portion of the area would also reduce distinction of the land to the south in the gap between Basildon and Billericay.

### Purpose 3 – Assist in safeguarding the countryside from encroachment.

## Harm of release of land in OA9

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land in the outer area has very strong distinction from inset urban areas which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Expansion of Billericay or Wickford (via Crays Hill and Ramsden Bellhouse) into this outer area would encroach into the Crouch Valley, significantly weakening the distinction of surrounding Green Belt that occupies this valley. Release would also increase containment on adjacent Green Belt land.

### **Purpose 4 – Preserve the setting and special character of historic towns.**

- **Function:** Land around Billericay does not contribute to any distinctive historic character or setting.

### **Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

- All Green Belt land makes an equal contribution to this purpose.



# References

- 1 Indicative changes to the NPPF were published for consultation on December 22<sup>nd</sup>, 2022. This includes clarification that 'Green Belt boundaries are not required to be reviewed and altered if this would be the only means of meeting the objectively assessed need for housing over the plan period'. This change clarifies that authorities are not expected to review the Green Belt, but authorities still can review and alter Green Belt boundaries if they wish, if they can demonstrate that exceptional circumstances exist.
- 2 Section 110 of the Localism Act (2011)
- 3 [Ministry of Housing, Communities and Local Government \(2021\) National Planning Policy Framework \[pdf\]](#)
- 4 Indicative changes to the NPPF were published for consultation on December 22<sup>nd</sup>, 2022. This includes clarification that 'Green Belt boundaries are not required to be reviewed and altered if this would be the only means of meeting the objectively assessed need for housing over the plan period'. This change clarifies that authorities are not expected to review the Green Belt, but authorities still can review and alter Green Belt boundaries if they wish, if they can demonstrate that exceptional circumstances exist.
- 5 Two important Planning Appeal judgements (Heath & Hampstead Society v Camden LBC & Vlachos (2008) and Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016)) define openness as having both a spatial aspect and a visual aspect. However, in February 2020 the Supreme Court overturned the Court of Appeal Ruling on the case of Sam Smith v North Yorkshire County Council and Darrington Quarries Ltd (2018), and in doing so asserted that openness does not imply freedom from all forms of potential development and that visual impact is not an obligatory consideration when assessing Green Belt openness.
- 6 The term washed-over refers to development which lies within the Green Belt, rather than being inset from it.

## References

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- 7 This is set out in case law where the Court of Appeal addressed the proper interpretation of Green Belt policy in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404.
- 8 [Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government \(2016, updated 2021\) Planning practice guidance \[pdf\]](#)
- 9 [Basildon Borough Council \(2015\) Settlement Hierarchy Review \[pdf\]](#)
- 10 [Basildon Borough Council \(2015\) Settlement Hierarchy Review \[pdf\]](#)
- 11 Plotlands are covered separately at the end of this chapter.
- 12 Hansard HC Deb 08 November 1988 vol 140 c148W 148W; referenced in Historic England (2018) response to the Welwyn Hatfield Local Plan – Green Belt Review – Stage 3.
- 13 [Essex County Council \(2020-2011\) Basildon Borough Historic Environment Characterisation Project, 2010-2011 \[pdf\]](#)
- 14 [Essex County Council \(2010-2011\) Basildon Borough Historic Environment Characterisation Project, 2010-2011 \[pdf\]](#)
- 15 [Basildon Borough Council and Essex County Council \(2010\) Noak Bridge Conservation Area Appraisal and Management Plan \[pdf\]](#)
- 16 [Essex County Council \(2010-2011\) Basildon Borough Historic Environment Characterisation Project, 2010-2011 \[pdf\]](#)
- 17 [Basildon Borough Council \(2011\) Billericay Conservation Area Character Appraisal \[pdf\]](#)
- 18 [Essex County Council \(2010-2011\) Basildon Borough Historic Environment Characterisation Project, 2010-2011 \[pdf\]](#)
- 19 [Local Government Association and Planning Advisory Service \(2015\) Planning on the Doorstep: The Big Issues – Green Belt \[pdf\]](#)
- 20 File reference: PINS/W5780/429/10
- 21 [Local Government Association and Planning Advisory Service \(2015\) Planning on the Doorstep: The Big Issues – Green Belt \[pdf\]](#)

## References

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- 22 [Basildon Borough Council \(2017\) Basildon Borough Plotlands Study 2017 \[pdf\]](#)
- 23 [Basildon Borough Council \(2015\) Settlement Hierarchy Review \[pdf\]](#)
- 24 [Thurrock Council \(2023\) Local Plan: Initial Proposals](#)

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