Site Reference: 008A, B & C

Date/Time: 10/04/13 – 14.20PM

Site Size:	: 12.54ha	Views Out (distan	ce):	N: S/M	S: S	E: S/M	W: S	W:S <u>S</u> hort (<250m)		0m – 1km) <u>L</u> on		ng (>1km)	
Views	Viewer Types:	N: Pub Priv		S: Pub Priv Road House			E: Pub (Priv) Houses				W: Pub Priv		
in:	Numbers:	N: Pub: S: Pub: H E: Pub: H W: Pub: Priv: Priv: L Priv: L Priv:		0 <u>L</u> ow (1 - 10) <u>M</u> ed (10-20) <u>H</u> ig		<u>H</u> igh (21+)					
Seasonal	l visibility:	Some – deciduous hedge/treelines and some woodla					rub in eas	tern part of	Site				
Site visual amenity: OK Locality visual amenity: OK/Good													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none			
Boundary Type:	N: Hedge/treeline	E: Hedge/treeline	e/treeline + A129 W: He			lge/treeline				
Buildings on Site:	Y – school			Appro	of Site					
Adjacent Buildings:	A few cottages and farm	A few cottages and farmstead on eastern boundary. Few houses S of A129								

Maturity:	Full matur	ity:S L	Midd	lle-aged: SIL		Young-establi	shed	D	Very young: S L		
Scale:	Intimate	Small		Medium		Large		Expansive			
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	ġ	Quite Open		Exposed			
Access in	Promoted of	open recreation	Open general access			Permissive general access			PRoW route access		
site area:		Permissive path	IS	Infor	al access			No access			
Landscape Quality:		presentative: Mainly representative / Equal representative / n S L S L S L S L			on-rep: Weakly representative/ degraded: S L						
Tranquillity		Low		Mec	lium			High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose.	Q, J	A,B, N	E,F	A	

Land Use/	<u>Cover</u>	<u>Heritag</u>
A – Woodland (>5m tall) I	– Parkland/Garden(s)	Little or
B – Scrubland (include young J woodland <5m tall)	- Sports, Amenity & Recreation	
C – Semi-natural grassland / K marsh	< - Retail	<u>Other C</u> A129 qu
D – Heathland / Bogs L	– Infrastructure (Road/Rail)	/125 90
E – Arable Farmland N	M - Watercourse	
F - Pasture N	N – Waterbody	
G - Residential C	D – Coastal Environment	
H – Industrial/Commercial P	P – Inland Rock	
Q - Other: School (and asso	ociated development)	

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

A129 quite busy to South. School site.

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wc		PC		NC	Comments:						
Containment:	Containment: Within large built up area Abuts large built up a		area	Separate from large built up area								
Development type:	ʻInfillir	ngʻ	'Urban Extensior	'n	New settlement Housing separated from large built up areas							
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	Not related to existing large built up area. Limited/no visual link						
Effects on openness:	Limited/no co encroach	,	Some countryside encro	untryside encroachment Large scale countryside encroachment		with Brentwood or Billericay						
Relative contribution of	elative contribution of Site to Green Belt Purpose:											
Well-Containe	d (WC)	Partly	y Contained (PC)		Not Contained (NC)							

Purpose 2: to prever	nt neighbourir	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physics barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g. infilling)	
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Coale coalescence		scence		
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments:	Comments: Development would result in a new housing area within the countryside, between Brentwood and Billericay – reducing the countryside gap between the two towns. Also would be close to the hamlet of Havering's Grove and in conjunction may significantly reduce the countryside gap between Brentwood and Billericay							

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Existing school site, with								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	buildings and some hardstanding. The majority of the Site consists of playing fields, with some woodland and								
Relative contrib	Relative contribution of Site to Green Belt Purpose:											
Limited Countr	yside Functions (LCF) Mix	ed Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with									
relationship:	relationship with Historic T	own	with Historic Town	Historic Town									
Relative contributio	on of Site to Green Belt Purpose:	:											
Limited Relationsh	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)												
Comments:													

Overall Contributor to Green Belt		Low	Low Moderate	
Comments:	be associat	ed with an existing large built up area and if	e playing fields and associated outdoor 'natura f wholly developed would be large scale countr puntryside physically reducing the gap betweer	ryside encroachment. Would not cause towns

Date/Time: 10/04/13 – 9.00AM

Site Size:	: 1.2 ha	Views Out (distar	nce): N: S	S: M/L	E: S	W: S/M	W: S/M <u>S</u> hort (<		<u>M</u> ed (25	250m – 1km) <u>I</u>		ng (>1km)
Views	Viewer Types:	N: Pub Priv House		S: Pub Priv E:Pub Priv				Houses	Road	W: Pub		
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:	E: P Priv:	ub: M M	W: P Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Minor effect from some hedgerows										
Site visua	al amenity:	Low – brownfield sit	te		Loc	ality visual a	menity:	OK – Good to west				

Site-settlement relationship (Containment):	Wholly / Largely contained by Large built up area	Abuts Large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Unclear - House	E: Fence/Hedge/treeline + Ongar Rd	S: Hedge	S: Hedge			W: Unclear – chainlink/fence, etc. - Allotments		
Buildings on Site:	Y – Several workshops, sto	Y – Several workshops, stores, nursery (commercial), mast Approx. Footprint: c. 25% of Site							
Adjacent Buildings:	Large house to north. Re	Large house to north. Residential area east of Ongar Rd							

Maturity:	Full matur	ity: S L	Mido	Middle-aged: S			Young-established SIC		U Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	in		Exposed	
Access in	Promoted of	open recreation	n recreation Open general access Permissive general acce			al access	PRoW route access				
site area:		Permissive path	ıs		Inform	nal a	access		No access		
Landscape Quality:		resentative: L	Mainly minor d		esentative / ions: S	Equal representative / non- S		on-rep: Weakly representative/ degraded: S L			
Tranquillity:		Low			Medi	dium High			High		

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	Н		G, E	L, A

Land I	Jse/Cover	Heritage Assets/Notes:
Land N A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture	J <u>se/Cover</u> I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody	Heritage Assets/Notes: Little or no relationship to historic town. No substantial historic buildings appear near to Site. Majority of residences are post war. Other Comments: Ongar Rd very busy lying between Site and main residential areas. Active nursery/commercial interest. Allotments to W. Countryside (fields and woodlands) to south and west of site.
G - Residential	O – Coastal Environment	No apparent physical or visual linkage with other settlements.
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	W	2	PC		NC	Comments:					
Containment:	Within Large b	ouilt up area	Abuts Large built up area		Separate from Large built up area						
Development type:	type: 'Infilling' 'Urban Exter		'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Ongar Rd is a definite separation between main residential area (to East) and the Site. Other					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	housing does lie north of the					
Effects on openness: Effects on openness:		'	Some countryside encroachment		Large scale countryside encroachment	Site, lining the west of Ongar Rd. Also bounded to West by					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Part			y Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	t neighbourin	g towns merging in	to one another						
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	rowing of gap tial visual Coalesce		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced,		ed, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (N							
Comments: Development will not cause Coalescence. Large woodland barriers in wider landscape to S & W									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing commercial nursery – transitional area from urban to countryside							
Relative contrib											
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship: Relative contributio	No / Limited physical and/or relationship with Historic T on of Site to Green Belt Purpose:	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
	hip with Historic Town (LRHA)		rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:		• 										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High							
Comments:		sting brownfield Site along Ongar Rd west of Pilgrim's Hatch. Housing at Pilgrim's Hatch has already gone beyond Ongar Road to the west with velopment forming an extension to this housing. Development would not result coalescence nor loss of valuable countryside									

Site Reference: 011B & 011C

Date/Time: 10/04/13 - 9.35AM

Site Size:	: 3.30 ha	Views Out (distar	nce): N	1: S/M	S: S	E: S/M	W: S	<u>S</u> hort (<	(<250m) <u>M</u> ed (250m		m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Priv Fo	ootpath	S: Pu	ıb Priv	Houses E: Pub Priv			W Pub Priv Road Houses		Road		
in:	Numbers:	N: Pub: L Priv:	S: Pub: Priv: M		E: Pub Priv: L	-	W: Pub: Priv:		c	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	ility: Yes – filtered views through boundary vegetation											
Site visu	I amenity: OK - Low in parts OK		ОК										

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		sociation built up ea	Distant association (visual) only or none				
Boundary Type:	N: hedge, treeline	E: fence	S: fence, hedge, gardens W: A128, cottages				cottages				
Buildings on Site:	Y – Hulletts Farm		1	Approx. Footprint: c.			of Site				
Adjacent Buildings:	Modern bungalows to so	Modern bungalows to south. Scattered two storey cottages to west									

Maturity:	Full matur	ity: S L	Midd	le-age	ed 🔇 🜔		Young-establi	tablished S L		Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Ра	artial Enclosure		Quite Ope	n		Exposed	
Access in	Promoted o	open recreation	Oper	n gen	ieral access	Р	ermissive gener	al access		PRoW route access	
site area:		Permissive path	IS		Inform	nal a	access		No access		
Landscape Quality:	0, 1	resentative: L	Mainly minor de	•	esentative / cions: S	Equal representative / non-rep:		rep:	Weakly representative/ degraded: S L		
Tranquillity:		Low			Medi	lium High			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	F	B, N	F	G

Land U	se/Cover
A – Woodland (>5m tall)	I – Parkland/Garden(s)
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation
C – Semi-natural grassland / marsh	K - Retail
D – Heathland / Bogs	L – Infrastructure (Road/Rail)
E – Arable Farmland	M - Watercourse
F - Pasture	N – Waterbody
G - Residential	O – Coastal Environment
H – Industrial/Commercial	P – Inland Rock
Q - Other:	_

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

Northern edge of Pilgrims Hatch – split Site with triangular wedge of land adjacent to A128 and most of the Site (L-shaped) north of housing of Orchard Lane.

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bui	ilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilling	g	'Urban Extensior	'n	New settlement Housing separated from large built up areas	Split Site that is on the northern edge of Pilgrims Hatch and partly			
Boundary:	Strong/Def	finite	Weak/Degraded/Unclear		None	contained by A128 to the W. Overall due to size of Site,			
Effects on openness:	Limited/no cou encroachn	,	Some countryside encro	achment	Large scale countryside encroachment	development would be a large scale countryside encroachment			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			Contained (PC) Not Conta		Not Contained (NC)				

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS N/A		N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	n of Site to G	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	iction (SSR)	Negligible	or No Separation (NNS)			
Comments: Development would not lead to the coalescing of towns, nor with any significant developed area to the north (e.g. Kelvedon Hatch, Doddinghurst etc). However, development would extend towards Crow Green (a hamlet) c. 500m north of Pilgrims Hatch. Good tree lined hedgerows currently visually separate Crow Green from Pilgrims Hatch, filtering/obscuring views. Some visual connectivity between the settlements may increase if the Site were developed (winter views). Development would also coalesce isolated cottages in to the overall urban area.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	There are adjacent footpaths to the Site						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:	_							
Limited Relations	hip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	by other in		o the north of Pilgrims Hatch. Weak relationsh t lead to town coalescence but some reduction	ip to the built up area, with little containment n to nearby hamlet Crow Green and

Date/Time: 11/04/13 – 13.00PM

Site Size:	3.94ha	Views Out (distar	nce): N	: S	S: S	E: S	W: S <u>S</u> hort (<250m)		<u>M</u> ed (250m – 1km)		<u>L</u> o	ng (>1km)	
Views	Viewer Types:	N: Pub Priv S: Pub Priv			/ Road	E:	Hou	uses	W: Pub Priv				
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv:	L		E: Pub: W: Pub Priv: H Priv:		b:	0 <u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	visibility: Surrounding area is well wooded – deciduous boundary trees on E boundary will effect views from local houses											
Site visual amenity: Low/Poor				Locali	ty visual ar	nenity:	ОК						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	area 'Urban'		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Woodland, fence, railing	E: Fence, gardens, trees	S: treeline	: treeline, fence, railing W:			woodland, fence, railing	
Buildings on Site:	rs on Site: Y – Mascalls Hospital Approx. Footprint: c. 80% of Site						of Site	
Adjacent Buildings:	Adjacent Buildings: Two storey post WWII housing							

Maturity:	Full matur	ity:S	Mido	Iiddle-aged: Image: Signature Young-established: S			L	Very young: S L			
Scale:	Scale: Intimate Small		Medium			Large		Expansive			
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted of	Promoted open recreation Open g			eral access	Permissive general access			PRoW route access		
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:	Highly representative: Mainly rep S L minor detrac			representative / Equal representative / Equal representative /		•	i-rep:	Weakly representative/ degraded: S L			
Tranquillity:	Low				Medium				High		

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	Q		A	G

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	l – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Vacant/disused hospital on edge of Warley
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Mascalls Ho	ospital (Vacant)	

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	w	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area	Site is a vacant disused hospital			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	on edge of Warley. Due to the scale of the existing developed area, development would be			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	primarily infilling of the existing			
Effects on openness:	Limited/no c encroacl	'	Some countryside encro	achment	Large scale countryside encroachment	built area or redevelopment. However, development would result in a major housing			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Pa		Partl	/ Contained (PC)		Not Contained (NC)	residential limits.			

Purpose 2: to prever	nt neighbourii	ng towns merging ir	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)	
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduced		ction (SSR)	Negligible	or No Separation (NNS)			
Comments:	Comments: Site is already developed and redevelopment would not encroach towards any other town. Strong visual barriers in the form of woodland surround the Site to the W + N							

Purpose 3: to as	sist in safeguarding the countrys	de from encroachment					
Criteria	LCF	MFC	FC	Comments:			
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses				
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Informal access due to nature of Site however, access is strictly not permitted and the site is security patrolled.			
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail				
Relative contrib	Relative contribution of Site to Green Belt Purpose:						
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)				

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High	
Comments:		pital site on edge of large built area of Warle ot currently 'functional' or in typical country	ey (Brentwood). Development would be conta side uses.	ined to the same Site area as the existing	

Site Reference: 016B

Date/Time: 11/04/13 - 15.10PM

Site Size:	2.77ha	Views Out (distar	nce): N:	: S	S: S/M	E: S	w:	S/M <u>S</u> hort (<250m)		<u>M</u> ed (250n	<u>M</u> ed (250m – 1km)		ng (>1km)		
Views	Viewer Types:	N: Pub Priv H	ouse	S:	Pub Priv		E: Pub Priv		WPub Priv Road						
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:		E: Pu Priv:	b:		W: Pub: L/M Priv:			0	<u>L</u> ow (1 - 10) <u>M</u> ed (1		0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Minor effects from vegetation in wider landscape													
Site visua	al amenity:	Low/OK				Loca	cality visual amenity: O		ОК						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Fence, hedge	E: fence, ditch, hedge	S: fence	S: fence, hedge			W: fence, road		
Buildings on Site:	Y – Woodlands School		Appro	x. Footprint	:: c. 259	% of Site			
Adjacent Buildings:	Few cottages to NW. Ga	Few cottages to NW. Garden centre/nursery to W. Large modern farm building to S.							

Maturity:	Full matur	ity: S L	Mido	dle-ag	ed: S 🚺		Young-establi	ablished		Very young: 🕥 L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	i <mark>n l</mark>		Exposed
Access in	Promoted c	open recreation	Оре	en gen	neral access	Р	ermissive gener	al access		PRoW route access
site area:		Permissive path	IS		Inforn	nal a	access		No access	
Landscape Quality:		resentative: L	Mainly minor d		esentative / tions: S	E	Equal representative / non-rep:		Weakly representative/ degraded: S L	
Tranquillity:		Low			Medi	um		High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Lanu-Ose.	Q	F, N	E/F	Н	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonto
C – Semi-natural grassland / marsh	K - Retail	Other Comments: School site with large area of open pasture land present as
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	well as sports facilities e.g. tennis courts. Also has parking and hardstanding.
E – Arable Farmland	M - Watercourse	Warley Street (adjacent road) quite busy. Site is not related to urban area.
F - Pasture	N – Waterbody	urban area.
G - Residential	O – Coastal Environment	Some commercial activity in the wider landscape – isolated areas.
H – Industrial/Commercial	P – Inland Rock	
Q - Other: School (and	associated development)	

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas				
Criteria	wc		PC		PC NC		
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfillir	ıgʻ	'Urban Extension'		New settlement Housing separated from large built up areas		
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Site is separate from any large	
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	built up area – in the countryside	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained	Well-Contained (WC) Partly Contained (PC)			Not Contained (NC)			

Purpose 2: to prever	nt neighbourii	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation		Significant Separation Redu	uction (SSR) Negligible		or No Separation (NNS)			
Comments	Comments: Site does lie directly between two towns at close distance and will not cause towns to merge. It is noted that development of the whole site would cause a massing of housing in the area potentially affecting overall openness and countryside cover marginally.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	School site with large area of open pasture land						
Relative contrib										
Limited Countryside Functions (LCF) Mixed		d Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT MRHT SRHT								
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT)		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt	 Low	Moderate	High						
Comments:	is not related to an existing large built up area. Development would increase massing of housing in the open countryside marginally. Towns Id not coalesce if Site was developed.								

Date/Time: 02/05/13 - 11.20AM

Site Size:	: 10.59ha	Views Out (distar	nce): N:	I: S/M	S: M	E: S/M/L	W: N	1/L	<u>S</u> hort (<250m) <u>M</u> e		d (250m – 1km)	<u>L</u> ong (>1km)	
Views	Viewer Types:	N: Pub Priv S: Pu			S: Pub	o Priv E: Pub Priv						W: Pub Priv	I
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv:		E: Pu Priv:		W: Pub: Priv:			0	<u>L</u> ow (1 - 10) <u>M</u> ed (10-20) <u>H</u> igh (21+)
Seasonal	nal visibility: Some effects from boundary vegetation												
Site visua	visual amenity: Low/Poor – brownfield site Locality visual amenity:		y: Go	od									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		un	Distant association (visual) only or none	
Boundary Type:	N: farm track, treeline	E: trees, woodland, fence	S: fence	S: fence, hedge			W: treeline/hedge		
Buildings on Site:	Y – Thoby Priory Industrial Estate + Thoby Priory farmhouse Approx. Footprint: c. 50% (built area)						ouilt area)		
Adjacent Buildings:	-								

Maturity:	Full maturity: S			le-aged: S L Young-establis			shed	L	Very young: 🜀 L	
Scale:	Intimate	Small		Medium	Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted of	pen recreation Open general acces			Permissive general access				PRoW route access	
site area:		Permissive path	IS	Inform	nal a	access	No access		No access	
Landscape Quality:		resentative:		Mainly representative / inor detractions: S		Equal representative / non- S L		n-rep: Weakly representative/ degraded: ③ L		
Tranquillity:		Low		Medi	m High		High			

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	d-Use: F, A, N		Е	F

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Industrial estate – single paddock on site with horses with
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	some woodland (E boundary).
E – Arable Farmland	M - Watercourse	Some extensive views to E & W but little/no visual connectivity with large built up areas e.g. Ingatestone to SE
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc		PC		NC	Comments:		
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfillir	ıg'	'Urban Extension'		New settlement Housing separated from large built up areas			
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	Large scale site detached from any large built up area within the countryside.		
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly Contained (PC)			Not Contained (NC)					

Purpose 2: to preve	nt neighbourin	g towns merging in	to one another				
Criteria	I SR SRF SSR .		NNS		N/A		
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		
Views between To	wns None / Very Distant Some / Distant Filtered / Obscured / Reasonably Close Direct		Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			
Separation Reta	ined (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)
Comments: Primarily an existing brownfield (industrial) Site, taking up a large area of the existing countryside. Development of housing across Site will create substantial new settlement in the countryside between Doddinghurst/Wyatt's Green and Ingatestone. The A12 is a substantial physical barrier on the northern edge of Ingatestone. Development would not cause towns to coalesce – but would take up a significant area of countryside between these areas – producing a new housing area.							

Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:				
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Site is primarily brownfield industrial site – but does have a grazed paddock and woodland on site.				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail					
Relative contrib	Relative contribution of Site to Green Belt Purpose:							
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)					

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT MRHT SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:		•						

Overall Contrib to Green Bel		Low	Moderate	High						
Comments:	0	Existing brownfield industrial Site where housing development would be outside of any large built up area within the countryside but would not cause towns to coalesce. Would be a large scale development.								

Date/Time: 15/04/2013 - 2.00PM

Site Size:	10.93 ha	Views Out (distar	nce): N	I: S	S: S	E: M	W:	N: S <u>S</u> hort (<250m) <u>M</u> ed (2		<u>M</u> ed (25	0m – 1km) <u>L</u> ong (>		ng (>1km)	
Views	Viewer Types:	N: Pub Priv		S:Pub Priv Road E:Pub Priv Allotments Houses Space				Priv R	Priv Road Open			V: Pub Priv		
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv: L	L	E: Pri	Pub: L iv:	W: Pub: Priv:			0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Views affected by b	oundary \	vegeta	ition to E	ast								
Site visual amenity:		OK without being exceptional				Loc	ality	visual an	nenity: G	Generally OK				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		Limited associatio to large built up area		Distant association (visual) only or none	
Boundary Type:	$\mathbf{N} \cdot \mathbf{I} \mathbf{r} \mathbf{o} \mathbf{o} / \mathbf{c} \mathbf{h} \mathbf{r} \mathbf{u} \mathbf{h} \mathbf{h} \mathbf{n} \mathbf{o} \mathbf{c}$	E: Tree/shrub lines + fenc allotments + road	s: Tree/shrub		ıb lines W: T		/shrub lines + A12		
Buildings on Site:	No		Approx. Footprint:						
Adjacent Buildings:	Detached post-war housing to SW (bungalows) and SE (mixed) – Site abuts rear garden boundaries								

Maturity:	Full matur	ity: S L	Middle-aged: SIL				Young-established: S			Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Open		Exposed		
Access in	Promoted of	Promoted open recreation			Open general access			al access	5	PRoW route access	
site area:		Permissive path	ıs		Inform	nal a	access		No access		
Landscape Quality:	Highly representative: Mainly representative / minor detractions: Edited		qual representa S	itive / no L	n-rep:	Weakly representative/ degraded: S L					
Tranquillity	aillity: Low			Medi	Medium			High			

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	Μ	F	G, L

Land Us	<u>se/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Little or no relationship to historic town. No substantial historic buildings appear near to Site. Majority of residences are post war. Other Comments: Adjoins Local Wildlife Site and Allotments
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	Criteria WC PC NC												
Containment:	Containment: Within large built up area Abuts large bui		Abuts large built up	area	Separate from large built up area								
Development type: 'Infilling'			'Urban Extensior	ı'	New settlement	Site is bounded to NW by A12 – a clear boundary to the large							
Boundary:	Boundary: Strong/Definite			clear	None	built up area. However, Site does							
Effects on openness:	Limited/no c encroacl	,	Some countryside encroachment		Large scale countryside encroachment	extend in to area of countryside – to E & NE, bounded by the A12 and Brentwood – therefore is							
Relative contribution of	Relative contribution of Site to Green Belt Purpose:												
Well-Contained (WC)			/ Contained (PC)		Not Contained (NC)	not considered 'Infilling'							

Purpose 2: to preven	t neighbourir	ng towns merging ir	to one another				,	
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physical barriers:		ostantial / strong	Moderate	Moderate Unsubstantial, but functional		sent		
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)	
Residual contribution	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>	
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)								
Comments: Overall, Site is contained by the A12 and will not lead to coalescence with other towns nor significantly reduce the gap between towns. Development would infill an area of Green Belt between areas of Brentwood. Existing woodland and treelines severely limit intervisibility with settlements outside of Brentwood.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	Comments:											
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	_									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping										
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing grassland used for grazing with hedgerow and tree lined boundaries and a stream splitting the Site in to 4 fields.									
Relative contrib	Relative contribution of Site to Green Belt Purpose:												
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)										

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria LRHT MRHT SRHT													
Historic Town relationship:No / Limited physical and/or visual and/or visual relationship with Historic TownModerate physical and/or visual relationship with Historic TownStrong physical and/or visual relationship Historic Town													
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relationsh	Limited Relationship with Historic Town (LRHA) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)												
Comments:		•											

Overall Contri to Green Be		Low	Moderate	High			
Comments:	0	en wedge of countryside (currently in agrice lead to coalescence, but would form an 'urb	ulture) contained by the A12, separating areas an extension'.	of Brentwood. Development of the Site			

Site Reference: 023 - North & South

Date/Time: 15/4/13 - 3.00PM

Site Size:	8.2 ha	Views Out (dista	nce): N:	: S	S: S	E: S	W:S	W: S <u>S</u> hort (<250m) <u>M</u>		<u>M</u> ed (250	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv Ho North side	ouses on	uses on S: Pub Priv Houses on Sout			E Pub	Priv R	oad		W:Pub Priv Path & Houses		
in:	Numbers:	N: Pub: Priv: H	S: Pub: Priv: M		E: Pu Priv:	b: L	W: Pub: L Priv: M			<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Hedging and trees a											
Site visual amenity:		Low generally (unkempt)			Localit	Locality visual amenity:			Generally Low				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	, 0	dge + E: Treeline/hedge + fences			ge + W: Treelin		ne/hedge + fences
Buildings on Site:	No		Approx. Footprint:				
Adjacent Buildings:	Range of housing to N, S	& W – primarily post war					

Maturity:	Full matur	ity: S L	Midd	lle-age	ed: <mark>S L</mark>	C Young-establis		shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	in	Exposed		
Access in	Promoted of	open recreation	Ope	en gen	eral access	Р	ermissive gener	al access PRoW route access			
site area:		Permissive path	IS		Inform	Informal access				No access	
Landscape Quality:		resentative: L		Mainly representative / ninor detractions: S L			Equal representative / non-rep:			Weakly representative/ degraded: S L	
Tranquillity		Low		Medium High			High				

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	В	G	

Land	<u>Jse/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town. No substantial historic buildings appear near to Site.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Majority of residences are post war.
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Sites sit within 'isthmus' between 2 larger areas of settlement
F - Pasture	N – Waterbody	to North and South, but through which A12 runs
G - Residential	O – Coastal Environment	Pilgrims Hatch and Brentwood have already partly coalesced and form one 'urban' area
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	WC		PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻlnfillingʻ ʻUrba		'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site is between two large built up areas (Pilgrims Hatch & Brentwood) bounded to N, S &					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	W by housing and gardens.					
Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	Bounded by Doddinghurst Rd and Leisure Centre to E. A12 runs through Site. Almost wholly						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC)			y Contained (PC)		Not Contained (NC)						

Purpose 2: to prever	nt neighbourii	ng towns merging ir	ito one another									
Criteria		SR	SRF	SSR	N	NS	N/A					
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Ab	sent						
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)					
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Retai	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)					
Comments:	A12 is major barrier between Pilgrims Hatch and Brentwood, which have already partly coalesced in to a single large built up area via development. Site consists of two green wedges between two settlement areas which will still be separated by the A12 and is otherwise contained on all sides by the existing settlement edge. No coalescence with other towns outside of Brentwood and Pilgrims Hatch											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town relationship: No / Limited physical and/or visual relationship with Historic Town Moderate physical and/or visual relationship with Historic Town Strong physical and/or visual relationship Historic Town Relative contribution of Site to Green Belt Purpose: Adderate physical and/or visual relationship Image: No / Limited physical and/or visual relationship													
	nip with Historic Town (LRHA)		ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Areas (SRHT)									
Comments:													

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	green wedg	. .	and Pilgrims Hatch, which will still be physicall idential areas where Brentwood and Pilgrims H	

Site Reference: 024A

Date/Time: 15/04/13 – 14.40PM

Site Size:	0.67 ha	Views Out (dista	nce): N	I: S	S: S	E: M	W: S	<u>S</u> hort ((<250m) <u>M</u> ed (250r		0m – 1km) <u>L</u> ong (>1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pub Priv Houses E: Pub Priv General Land				W: Pub Priv Road					
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv: L		E: Pu Priv:	ıb:	: W: Pub: L Priv:		0 <u>L</u> ow (1 - 10) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Boundary vegetation (Deciduous) present											
Site visua	al amenity:	ОК	Locality visual amenity: OK										

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		r but clear paration Limited assoc to large bui area		built up	Distant association (visual) only or none		
Boundary Type:	N: Tree line + road (A12)	E: -	S: Garde lines			W: Tree lii road	ne + grass verge on to		
Buildings on Site:	No		Approx. Footprint:						
Adjacent Buildings: Residential housing to south – mix of bungalows and semi-detached housing									

Maturity:	Full matur	Full maturity: S L Middle-a			dle-ag	ed: <mark>S L</mark>		Young-establi	shed: S	L	Very young: S L
Scale:	Intimate		Small			Medium		Large			Expansive
Enclosure:	Very Confine	ed C	Quite Enc	losed	Pa	artial Enclosure		Quite Ope	en		Exposed
Access in	Promoted of	open rec	creation	ation Open general access Permissive ge		ermissive gener	al access	ccess PRoW route access			
site area:		Permiss	sive paths	5	Informal access			access	No access		
Landscape Quality:	Highly rep S	resentai L	tive:		Mainly representative / minor detractions: S L			Equal representative / non-rep:		-rep:	Weakly representative/ degraded: S L
Tranquillity:		Lov	w		Mediu						High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		F	G, L

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Little or no relationship to historic town. No substantial historic buildings appear near to Site. Majority of residences are post war. Other Comments: Bounded to N by A12, to S by residences. Within existing settlement limits

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	W	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extensior	'n	New settlement Housing separated from large built up areas				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Within existing limit of the large built up area, bounded by A12			
Effects on openness:	Limited/no c encroacl	'	Some countryside encro	achment	Large scale countryside encroachment	and housing			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		y Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Towns Non		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	0.		infilling)		
Residual contribution	on of Site to G	reen Belt Purpose (s	should the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (or No Separation (NNS)			
Comments: N/A - Small scale infilling within existing physical boundaries of settlement. Will not cause coalescence with the A12 restricting development northwards. Development would not extend beyond existing edge of the town									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	ution of Site to Green Belt Purpos									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic 1		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:	:							
Limited Relations	Limited Relationship with Historic Town (LRHA) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:	Comments:								

Overall Contribution to Green Belt I		Low	Moderate	High			
Comments:	Developme	Development of Site would not lead to coalescence and would be infilling within the existing limits of Brentwood					

Site Reference: 024B

Date/Time: 15/04/13 - 4.40PM

Site Size:	: 19.58 ha	Views Out (distar	nce): N: S	S: M	E: M	W: S	W: S <u>S</u> hort (<		<u>M</u> ed (25	<u>M</u> ed (250m – 1km) <u>L</u> on		ng (>1km)
Views	Viewer Types:	N Pub Priv Filtered/ OC S: Pub Priv Playing field/ Sch			School	E: Put) Priv -	W: Pub	Priv H	ouses		
in:	Numbers:	N: Pub: H Priv:	S: Pub: Priv: H	E: P Priv		W: Pul Priv: L	W: Pub: Priv: L		<u>L</u> ow (1 - 10) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	asonal visibility: Some changes in boundary vegetation											
Site visu	al amenity:	ОК			Locality visual amenity:		у: ОК					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separa		Limited as to large ar		Distant association (visual) only or none	
Boundary Type:	N: Tree line + A12	E: Tree line + ditch	S: Tree I	S: Tree line + ditch			W: Residential gardens/fence + lost boundary	
Buildings on Site:	dings on Site: Y – Farm building to SW (Hopfield Animal Sanctuary) Approx. Footprint: < 5%							
Adjacent Buildings: Residential housing to west – mix of bungalows and semi-detached housing								

Maturity:	Full matur	rity: S L	Midd	lle-ag	ed: <mark>③ </mark>		Young-establi	ished: S L		Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite Er	closed	Pa	artial Enclosure	e Quite Open		Quite Open		Exposed	
Access in	Promoted of	Promoted open recreation Open ge			ieral access	access Permissive general access			s	PRoW route access	
site area:		Permissive pat	ns		Informal access			No access			
Landscape Quality:		resentative: L		Mainly representative / minor detractions: S L		E	qual representa	<u> </u>	on-rep:	rep: Weakly representative/ degraded: S L	
Tranquillity		Low		Medium						High	

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		F	G, L

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Large area of farmland bounded to north by A12 – limited
E – Arable Farmland	M - Watercourse	association to existing large built up area
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large built u	up area	Abuts large built up	area	Separate from large built up area					
Development type:	'Infilling'		'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site is weakly associated to Brentwood via its western				
Boundary:	Strong/Definit	ite	Weak/Degraded/Un	clear	None	boundary. Bounded to north by A12 but development would				
Effects on openness:	Limited/no count encroachmer	'	Some countryside encro	achment	Large scale countryside encroachment	encroach beyond existing limit of the town – assuming whole Site				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			Contained (PC)	Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	NNS		N/A			
Interlying physic barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments: Site is part of a large green wedge separating northern areas of Brentwood/Pilgrims Hatch from Shenfield. Development would reduce this gap and provide potential visual connectivity and visual coalescence from the NW i.e. Pilgrims Hatch. There are some significant tree lines and woodland blocks that form visual barriers and separation.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	LCF MFC FC		Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contributio	on of Site to Green Belt Purpose:		(
Limited Relationsh	nip with Historic Town (LRHA)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Areas (SRHT)					
Comments:									

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	with the exi		as of Brentwood and Shenfield south of the A1 rould encroach in to the countryside, narrowin	

Date/Time: 16/04/2013 - 08:51AM

Site Size:	2.2 ha	Views Out (distar	nce): N	: S	S: S	E: M	W: 9	S	<u>S</u> hort ((<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> onį		ng (>1km)	
Views	Viewer Types:	N: Pub Priv Ho	ouses	S:	Pub Pri	Scho	ol Field	d	E: Pub	Priv Houses W: Pub Priv -					
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv: H		E: P Priv	ub: H : M		W: Pr Priv:	ub:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (2	LO-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Some effect on deci	iduous bo	undar	ry vegetati	on									
Site visua	al amenity:	Good				Loc	ality vi	isual a	menity:	Goo	d				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		Limited as to large ar	built up	Distant association (visual) only or none		
Boundary Type:		E: Garden boundary + tree line		S: Garden boundary + tree line			W: Tree line/woodland		
Buildings on Site:	Y – two large traditional modern houses, single smaller house Approx. Footprint: c. 10% of Site					6 of Site			
Adjacent Buildings: Large traditional semi-detached housing to N, E & S									

Maturity:	Full maturity:	S IL	Midd	lle-aged: S L		Young-establi	shed: S	ed: S L Very young: S		
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confined	Quite End	losed	Partial Enclos	ure	Quite Ope	'n		Exposed	
Access in	ccess in Promoted open recreation Open general access		n general access		Permissive general access			PRoW route access		
site area:	Per	Permissive paths			Informal access			No access		
Landscape Quality:	Highly repress			representative / etractions: (S)				Weakly representative/ degraded: S L		
Tranquillity:		Low		N	1edium	า	High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	G		G	A, J

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Existing developed site – private residential.
E – Arable Farmland	M - Watercourse	Bounded to N, E & S by residential housing. Sports pitches to
F - Pasture	N – Waterbody	the W. Large woodland cover to SW of Site
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area 'Urban Extension'		Separate from large built up area				
Development type:	ʻInfilli	ngʻ			New settlement Housing separated from large built up areas	Site is an existing residential Site with two or 3 large houses with			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	a large garden area. Development would constitute			
Effects on openness:	Limited/no c encroacl		Some countryside encroachment		Large scale countryside encroachment	infilling in existing residential area bounded to west by sports			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partl		y Contained (PC)	ontained (PC) Not Con						

Purpose 2: to preven	nt neighbouri	ng towns merging in	ito one another					
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physic barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)	
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Reduction (SSR)		Negligible	gible or No Separation (NNS)	
Comments: Existing residential Site which if redeveloped would remain within the existing limits of the large built up area. Site is significantly separated from other areas of Brentwood to the W by woodland and tree lines and sports pitches								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Existing private residences, with no specific countryside functions. Majority of Site consists of private residential gardens and some tree lined boundaries, surrounding houses						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	ution of Site to Green Belt Purpos	ie:								
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)	and private driveways						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHA)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contributor to Green Belt I		Low	Moderate	High					
Comments:	Developme	evelopment would constitute infilling of existing private residential Site, with the W boundary forming the natural boundary of Brentwood.							

Date/Time: 16/4/13 - 9:30AM

Site Size:	: 0.61 ha	Views Out (distar	nce): N	N: M	S: S	E: M	W: S	W: S <u>S</u> hort (<250		<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:		uses & Scl	chool	S: Pub	Priv E: Pub Priv			W: Pub Priv		Priv Ho	ouses	
in:	Numbers:	N: Pub: H Priv: L	S: Pub: Priv:	:	E: Pu Priv:	ıb:	W: Pub: Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effects from deciduous trees within site												
Site visual amenity:		ОК	Locali	ality visual amenity: OK									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation to lar			ssociation built up ea	Distant association (visual) only or none
Boundary Type:	N: Wooded, school boundary + fences	E: field boundary	S: Wood	S: Wooded		W: Wood	led + housing/fences
Buildings on Site:	No Approx. Footprint:						
Adjacent Buildings: School to north, large modern detached housing to NW and W							

Maturity:	Full matur	ull maturity: S L Middle-aged: SIL			ed: SIL	Young-established: S L			L	Very young: S L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confin	ed Quite En	closed	Ра	rtial Enclosure		Quite Ope	en	n Exposed		
Access in	Promoted of	Promoted open recreation C			eral access	ccess Permissive general access			PRoW route access		
site area:		Permissive path		Inform	nal a	al access No access			No access		
Landscape Quality:		resentative: L	,	ainly representative / or detractions:		E	Equal representative / non-i S L		on-rep:	-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low			Medium			High			

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	А		F	G, J

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Land has been left to develop as scrub into woodland.
E – Arable Farmland	M - Watercourse	Restricted access
F - Pasture	N – Waterbody	School and grounds (playing fields) to north
G - Residential	O – Coastal Environment	NB: Land to South is another potential housing allocation (Site 030)
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	W	C	PC		NC	Comments:			
Containment:	Within large b	ouilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	'ng'	'Urban Extension'		New settlement Housing separated from large built up areas				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Bounded to N by school and to W by housing. Countryside to E and SE			
Effects on openness:	Limited/no c encroacl	'	Some countryside encro	achment	Large scale countryside encroachment				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			y Contained (PC)	Not Contained (NC)					

Purpose 2: to preven	t neighbourii	ng towns merging in	to one another					
Criteria	Criteria		SRF SSR		NNS		N/A	
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tov	vns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g. infilling)	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence		
Residual contribution	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Rec			ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)		
Comments: Development would not lead to coalescence eastwards and SE. Distance to other towns e.g. Billericay and other interlying housing is significant with interlying farmland and tree line barriers. Small scale site in context of surroundings.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	-					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Scrubland/woodland type environment					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHA)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

	Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
C	omments:		led on the edge of the existing large built up coalescence with other towns.	o area. Development would extend beyond exi	sting settlement limits marginally, but would

Date/Time: 15/04/13 – 12.45PM

Site Size:	0.34 ha	Views Out (dista	nce): N	: S	S: S	E: S	W: S	<u>S</u> hort (<2	<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> ong (>		ng (>1km)
Views	Viewer Types:	N: Pub (Priv) Houses S: (Pub) Priv Road F: Pub (Priv				Priv Ho	Priv Houses			W:Pub Priv Road & Houses			
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:	L	E: Pu Priv:		: W: Pub: L Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Woodland cover – would most likely be lost												
Site visua	al amenity:	ОК				Locali	Locality visual amenity: OK						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none			
Boundary Type:	N: Fence E: Fence S: Fe			S: Fence + Tree Line W			: Fence + Tree Line			
Buildings on Site:	No			Appro	x. Footprint	:				
Adjacent Buildings:	Housing to north and eas side of road	Housing to north and east (post war) – derelict hospital to NW (being developed to housing) – pub to S on opposite side of road								

Maturity:	Full matu	Full maturity: S L		le-aged: S 🚺	Young-establ	ished <mark>(S)</mark> L	Very young: 🔇 L		
Scale:	Intimate	Small		Medium	Large		Expansive		
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclosure	Quite Op	en	Exposed		
Access in	Promoted	open recreation	Ope	n general access	Permissive gene	ral access	PRoW route access		
site area:		Permissive path	ıs	Inform	nal access	No access			
Landscape Quality:	0,1	oresentative:		representative / etractions: SIL			ep: Weakly representative/ degraded: S L		
Tranquillity	<i>r</i> :	Low		Medi	ium High				

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	А		G	F

Land Use/Cover	Heritage Assets/Notes:
A - Woodland (>5m tall)I - Parkland/Garden(s)B - Scrubland (include young woodland <5m tall)J - Sports, Amenity & RecreationC - Semi-natural grassland / marshK - RetailD - Heathland / BogsL - Infrastructure (Road/Rail)E - Arable FarmlandM - WatercourseF - PastureN - WaterbodyG - ResidentialO - Coastal EnvironmentH - Industrial/CommercialP - Inland RockQ - Other:	Little or no relationship to historic town. No substantial historic buildings appear near to Site. Majority of residences are post war. <u>Other Comments:</u> Site on edge of Warley bounded to north and east by housing, south by road and west by derelict hospital.

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	w	2	PC		NC	Comments:							
Containment:	Within large built up area Abuts large built up area Separate from large built up area												
Development type:	ʻInfilli	ngʻ	'Urban Extensior	n'	New settlement Housing separated from large built up areas	Mascalls Lane clearly defines the southern limit of Warley. Housing lies to the north and							
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	east. Warley Hospital (derelict) lies to the west and NW.							
Effects on openness:	Effects on openness:		Some countryside encro	bachment	Large scale countryside encroachment	Development would not encroach beyond existing							
Relative contribution of	Relative contribution of Site to Green Belt Purpose:												
Well-Contained (WC)		Partl	y Contained (PC)		Not Contained (NC)	countryside.							

Purpose 2: to prever	nt neighbouri	ng towns merging in	to one another						
Criteria	Criteria SR		SRF	SSR	N	NS	N/A		
Interlying physics barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Direct / Close Direct / Close		/ Close	Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	Separation Retained (SR)		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)			
Comments: Development will not cause coalescence with other towns and will not significantly reduce the gap to Great Warley. Large woodland barriers in wider landscape are significant barriers as well as the M25. No coalescence towards Romford.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	_								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Wooded area with no current public use								
Relative contrib	oution of Site to Green Belt Purpo	se:										
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relations	nip with Historic Town (LRHA)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Areas (SRHT)							
Comments:	Comments: No conservation area and adjacent housing is predominantly post-war										

Overall Contribution to Green Belt	 Low	Moderate	High			
Comments:	form a natural small scale extension to the currently woodland – so typical countrysid	current Warley area, bounded on all sides by ex le function	xisting boundaries/edges of the large built up			

Site Reference: 028A

Date/Time: 16/04/13 - 10.00AM

Site Size:	26.57 ha	Views Out (dista	nce): N	I: S	S: M	E: L	W: S	<u>S</u> hort (<2	(<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> on		ng (>1km)
Views	Viewer Types:	N: Pub Priv Houses S: Pub P			ub Priv	riv Road & Houses			-	Houses,	W:Publ Priv		
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv: L	Μ	E: Pu Priv:		b: M	0 <u>L</u> ow (1 - 10) <u>M</u> ed (10-20) <u>H</u> igh (21+)		<u>H</u> igh (21+)	
Seasonal	Seasonal visibility: Boundary hedges and interlying trees have a large seasonal effect from west – options available to mitigate												
Site visua	al amenity:	Quite good				Localit	y visual an	nenity: Q	Quite good				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	ar	s large built up ea 'Urban' extension	pan' Near but		to large		Distant association (visual) only or none
Boundary Type:	N: hedge/tree line/road /w	boc	E: hedge/none		S: A128 +	hedge	W: hedge	
Buildings on Site:	No				Appro	x. Footprin	t:	
Adjacent Buildings:	Modern housing overlooking Site from west							

Maturity:	Full matur	ity: <mark>(S)</mark> L	Mido	dle-ageo	d: s 🚺	Young-established: S L			L	Very young: S L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Par	tial Enclosure		Quite Open			Exposed	
Access in	Promoted of	pen recreation	Ope	en gene	ral access	Р	Permissive general access			PRoW route access	
site area:		Permissive path	IS		Inform	nal a	access		No access		
Landscape Quality:		resentative: L			sentative /	E	qual representa S	•	-rep:	Weakly representative/ degraded: S L	
Tranquillity		Low			Medi	edium High			High		

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Ose:	E/F			E/F/G	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Conservation Area to SW
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Land abuts existing residential area – some partial separation
F - Pasture	N – Waterbody	from Hanging Hill Lane – NW of Site
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	W	2	PC		NC	Comments:						
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area							
Development type:	Development type: 'Infilling'		'Urban Extension'		New settlement Housing separated from large built up areas	Site is adjacent to existing residential area to the west, forming a potential urban						
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	extension rather than a discreet housing area. Clearly an						
Effects on openness:	enness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	extension beyond the current settlement limit. Site not						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained	d (WC)	Partly	y Contained (PC)		Not Contained (NC)	A128. Some slight separation						

Purpose 2: to preve	nt neighbouri	ng towns merging ir	ito one another								
Criteria		SR	SRF	SSR	N	INS	N/A				
Interlying physic barriers:	:al Sul	bstantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Direct / C Reasonably Close		/ Close Small scale, containe Site within town (e.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contribution	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Reta	ined (SR)	Separation Redu	ced, but Functional (SRF)	onal (SRF) Significant Separation Reduction (SSR) Negligible or No Separation							
Comments:	Development of the Site would encroach towards Ingrave village to the South, reducing the gap from c. 0.9km to c. 0.7km. The main visual barrier is formed by the low lying flat nature of the interlying land and the distance between the two settlements.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	e.g. Built / Hardscaping Mixed									
Access:	No Public Access	No Public Access Some access (informal, permissive) or low number of PRoW									
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or relationship with Historic Towr		Moderate physical and/or visual relationship with Historic Town of town	Strong physical and/or visual relationship with Historic Town of town								
Relative contribution	Relative contribution of Site to Green Belt Purpose:											
Limited Relationsl	nip with Historic Town (LRHA)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:	Comments: Limited relationship of Site to historic town but is adjacent, to the east of Conservation Area (and Historic Park & Garden) the opposite side of the A128.											

Overall Contributo to Green Belt	Low	Moderate	High
Comments:		ting Brentwood and Ingrave. The gap would b ards from housing areas on the southern edge	

Site Reference: 028B

Date/Time: 16/04/13 - 10.00AM

Site Size:	58.31 ha	Views Out (distai	nce):	N: S	S: S	E: S	W: S	<u>\$</u> hort (<2	(<250m) <u>M</u> ed (250		0m – 1km)	<u>L</u> or	ng (>1km)
Views	vs Viewer Types: N.Pub Priv Houses & S: Pub Priv Road & Hou				Houses	E:Pub Priv Houses, W:Pub Paths & Roads & Roads				Priv Ho	ouses, Paths		
in:	Numbers:	N: Pub: L Priv: L	S: Pu Priv:					0 <u>L</u> ow (1 - 1		<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Some - hedgerows											
Site visual amenity: Quite good					Localit	y visual an	nenity: Q	uite g	good				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	ar	Abuts large built up area 'Urban' extension		r but clear paration		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: hedge/tree line/road wood E: hedge				S:	S: - W		W: hedg	/: hedge + A128	
Buildings on Site:	Y – Ingrave Hall					Appro	ox. Footprint	:		
Adjacent Buildings:	-									

Maturity:	Full maturi	ty: <mark>(S)</mark> L	Midd	lle-aged: 🕜 🕕	Young-established: S L			L	Very young: S L	
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	d Quite En	closed	Partial Enclosur	e	Quite Ope	<mark>ben sen sen sen sen sen sen sen sen sen s</mark>		Exposed	
Access in	Promoted o	pen recreation	Ope	n general access	P	Permissive general access PRoW			PRoW route access	
site area:	1	Permissive path	S	Info	Informal access			No access		
Landscape Quality:		esentative: L		representative / etractions: ()				-rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low		Me	Medium High			High		

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Ose.	E/F	A/M		E/F	G	

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Conservation Area to SW
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	It is assumed that 28A would be implemented before 28B is
F - Pasture	N – Waterbody	considered – which (together) would result in the coalescence of the southeastern area of Brentwood with
G - Residential	O – Coastal Environment	Ingrave – i.e. there would be continuous settlement where there is currently countryside.
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC		NC	Comments:		
Containment:	Within large bui	ilt up area	Abuts large built up area		Separate from large built up area	Assumes Site 028a is developed first thus forming an 'urban' extension. Not a well contained		
Development type:	ʻInfilling	<u></u> ,	'Urban Extension'		New settlement Housing separated from large built up areas			
Boundary:	Strong/Def	finite	Weak/Degraded/Un	clear	None	Site and due to scale of Site would be large scale		
Effects on openness:	Limited/no cou encroachn	,	Some countryside encroachment		Large scale countryside encroachment	encroachment in to the countryside. Eastern parts of the		
Relative contribution of	Site are very weakly related to							
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)	the existing town			

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		NNS		N/A
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	⁷ Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	' ' & notential visual Coalescence		escence	infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>		
Separation Retained (SR) Separation Reduced, but Func			ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)		
Comments:	Development	of the whole Site w	ould cause Brentwood and	d Ingrave to coalesce and remo	ove the interly	ing countrysid	e		

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town of town	Strong physical and/or visual relationship with Historic Town of town						
Relative contribution	Relative contribution of Site to Green Belt Purpose:									
Limited Relationsl	nip with Historic Town (LRHA)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments: Limited relationship of Site to historic town but is adjacent, to the east of Conservation Area (and Historic Park & Garden) the opposite side of the A128.										

Overall Contribu to Green Belt I	 Low	Moderate	High
Comments:	large area of countryside, that if wholly de wl. Not well contained and weakly associat	veloped would mean the coalescing of Brentw ed with existing Brentwood area.	rood and Ingrave. Would be a large area of

Site Reference: 028C

Date/Time: 16/04/13 - 10.00AM

Site Size	: 349 ha	Views Out (distan	nce): N:	м	S: L	E: L	W: S/M/L Shor		ort (<250m) <u>M</u> ed		d (250m – 1km)	<u>L</u> ong (>1km)
Views	Viewer Types:	N. Pub Priv		/	E: Pub Priv				W: ub Priv			
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv:		E: Pu Priv:		W: Pub: Priv:		0	<u>L</u> ow (1 - 10)) <u>M</u> ed (10-20)	<u>H</u> igh (21+)
Seasonal visibility: Hedges, deciduous woodland – increased visibility in winter												
Site visu	Site visual amenity: Good – few distracting features L		Loca	ality visual a	menity:	Good – expansive countryside						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension			to large built		Distant association	
Boundary Type:	N: Hedgerows/woodland, footpaths, tracks, ditches	E: Hedgerows/woodlan footpaths, tracks, ditche	0	vs/woodland, racks, ditches		Hedgerows/woodland, paths, tracks, ditches		
Buildings on Site:	Y – Farmstead/buildings and farmhouses Approx. Footprint: <1%							
Adjacent Buildings:	-							

Maturity:	Full maturity:			ddle-aged: S D Young-establis			shed	L	Very young: S L	
Scale:	le: Intimate Small		Medium			Large			Expansive	
Enclosure:	Very Confined Quite Enclos		closed	Pa	artial Enclosure	Quite Open		en 💦	Exposed	
Access in	Promoted open recreation		Ope	Open general access		Ρ	Permissive general access			PRoW route access
site area:		Permissive path	IS		Informal access			No access		
Landscape Quality:				representative / Equal representative / S		•	-rep:	Weakly representative/ degraded: S L		
Tranquillity:	r: Low			Medium					High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	E	A/M	E/F	G	

Land U	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Ingrave Church is visible from within Site a certain localities
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Large scale countryside – arable farmland. Forms majority of
F - Pasture	N — Waterbody	countryside East and South-east of Brentwood and North-east of Ingrave. See 028b for notes. Assumes 028a and 028b are
G - Residential	O – Coastal Environment	developed first.
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large built	t up area	Abuts large built up area		Separate from large built up area	Assumes Site 028a and 028b is				
Development type:	'Infilling'		'Urban Extension	'n	New settlement Housing separated from large built up areas	developed first thus forming an 'urban' extension. Not well contained where development				
Boundary:	Strong/Defi	nite	Weak/Degraded/Un	iclear	None	of the whole Site would be large scale encroachment in to the				
Effects on openness:	Limited/no cour encroachme	,	Some countryside encro	achment	Large scale countryside encroachment	countryside. Weakly related to the existing large built up area				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)	across site could lead to separate housing areas					

Purpose 2: to preve	nt neighbourir	ig towns merging ir	ito one another				
Criteria		SR	SRF	SSR	NNS		N/A
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	: / Close	Small scale, contained Site within town (e.g.
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			
Separation Reta	ined (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)
Comments:	areas togethe countryside g	er, as well as other s ap between the Hu	maller settlements and han tton area of Brentwood an	f countryside SE of Hutton (Bre mlets in wider countryside (e.g d Billericay such that views bet locations. Significant reductio	g. Havering's (tween the two	Grove). Develop o settlements v	pment would halve the would be available and may

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	ution of Site to Green Belt Purpo	se:							
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town of town	Strong physical and/or visual relationship with Historic Town of town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	nip with Historic Town (LRHA)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:	Limited relationship of Site to h some intervisibility with Ingrave		n but is adjacent on the Sites northern boundary t	o the Hutton Village Conservation area. There is also					

Overall Contribut to Green Belt F	 Low	Moderate	High
Comments:		natically increase the size of the existing town with Ingrave and other smaller Hamlets in the	as well as significantly reduce the current gap area.

Date/Time: 16/04/13 - 10.00AM

Site Size:	: 0.4 ha	Views Out (distar	nce): N	1: S	S: M	E: M	W: S	<u>S</u> hort (<25	0m)	<u>M</u> ed (250	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv Ho	ouse	S: Pu	ub Priv	Footpat	h	E: Pub P	riv	Footpath	W: Pub Houses	Priv Ro	ad and
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:	L	E: Pu Priv:	ıb: L	W: Pul Priv: L	b: L	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Partial – Hedge on b	oundary	will cha	nge slight	ly in winte	r						
Site visua	al amenity:	OK-Low				Localit	y visual an	nenity: Ok	(

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		Limited as to large ar	•	Distant association (visual) only or none
Boundary Type:	N: hedge/tree line	E: fence	S: hedge	e/tree lir	ne	W: hedge	/fence + road
Buildings on Site:	No		Appro	x. Footprint	t:		
Adjacent Buildings:	Semi-detached housing t	Semi-detached housing to west overlooking site					

Maturity:	Full matur	ity: S L	Mido	ddle-aged: (S) (L) Young-established: S L			L	. Very young: S L			
Scale:	Intimate	Small			Medium		Large	arge		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	rtial Enclosure		Quite Ope	Quite Open		Exposed	
Access in	Promoted o	pen recreation	Оре	en gene	eral access	Р	Permissive general access			PRoW route access	
site area:		Permissive path	ıs		Inform	nal a	iccess		No access		
Landscape Quality:		resentative: L	Mainly minor d		esentative / ions: S	Equal representative / non-rep		n-rep:	ep: Weakly representative/ degraded: S L		
Tranquillity:		Low			Medi	ledium High			High		

Land Lice	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		F	G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall)	I – Parkland/Garden(s) J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Land lies west of Hanging Hill Lane on edge of settlement
F - Pasture	N – Waterbody	area.
G - Residential	O – Coastal Environment	Road to west is natural physical boundary to settlement – properties to north are v.low density with large gardens – different character than opposite side of road (to west)
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas				
Criteria	wo	:	PC		NC	Comments:	
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area		
Development type:	'Infilling'		'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site is opposite side of road from main residential area but covers a similar area as to the two	
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	properties to the north. Not significantly separated from	
Effects on openness:	Limited/no co encroach	,	Some countryside encroac		Large scale countryside encroachment	Brentwood – close enough to be considered an extension rather	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:					than discreet housing	
Well-Contained (WC)		Partly	/ Contained (PC)	Not Contained (NC)		development	

Purpose 2: to prever	nt neighbourir	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physics barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)	
Residual contributio	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ned (SR)	(SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)				or No Separation (NNS)		
Comments:	Comments: Small scale site with the existing gap between Brentwood/Hutton area and Ingrave village to the South unchanged. Woodland barriers restrict any views east from the Site.							

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town of town		with Historic Town of town	Historic Town of town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHA)		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt		Low	Moderate	High				
Comments:	ents: Small scale Site, would not cause coalescence if developed or large scale urban sprawl.							

Date/Time: 16/4/13 - 9:40AM

Site Size:	1.75 ha	Views Out (distar	nce):	N: S	S: S	E: M	W: S	W: S <u>S</u> hort (<250m)		<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Views	Viewer Types:	N: Pub Priv -		S : Pub	riv Ho	uses E: Pub Priv		Priv	v -		W: Pub Priv Houses			
in:	Numbers:	N: Pub: Priv:	S: P Priv		E: Pr Priv:		W: Pub: Priv: L		0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)	
Seasonal visibility: Some effects on screening provided by trees at boundaries														
Site visual amenity: Low Low		Locali	Locality visual amenity: OK											

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	U U U U U U U U U U U U U U U U U U U	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	n Distant association (visual) only or none
Boundary Type:	N: Wooded	E: tree line S: fence, farm			arm access track W			using/fence/gardens
Buildings on Site:	No Approx. Footprint:							
Adjacent Buildings: Large modern detached housing to W, farmhouse to SE								

Maturity:	Full matur	ity:S L	Midd	Middle-aged: SIL			Young-established: S I		L	Very young: S L	
Scale:	Intimate	Small			Medium		Large	e		Expansive	
Enclosure:	Very Confin	ed Quite Er	closed	Pa	artial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted of	open recreation	Ope	pen general access Permissive gene			ermissive gener	al acces	ss PRoW route access		
site area:		Permissive patl	ıs		Inform	nal a	iccess	No access			
Landscape Quality:		resentative: L		inly representative / r detractions: S L		E	Equal representative / non-rep		on-rep:	p: Weakly representative/ degraded: S L	
Tranquillity:		Low		Medium				High			

Land Lice	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Use:	В	F		F	G, J

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Land contains scrub in north with rough grassland (ungrazed)
E – Arable Farmland	M - Watercourse	in the south
F - Pasture	N – Waterbody	Restricted access
G - Residential	O – Coastal Environment	NB: Land to North is another potential housing allocation (Site 026)
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	W	C	РС		NC	Comments:			
Containment:	Within large b	ouilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up areas	Development would be			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	extension to E of existing housing area – beyond existing settlement limit			
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	achment	Large scale countryside encroachment				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF SSR		NNS		N/A		
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	Towns None / Very Distant Some / Distant		Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>		
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Redu	Significant Separation Reduction (SSR) Negligible				
Comments: Development would not lead to coalescence eastwards and SE. Distance to other towns e.g. Billericay and other interlying housing is significant with interlying farmland and tree line barriers. Small scale site in context of surroundings. Development would encroach towards nearby farmstead									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:			Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contributio	Relative contribution of Site to Green Belt Purpose:								
Limited Relationsh	nip with Historic Town (LRHA)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribution to Green Belt	Low	Moderate	High							
Comments:	 Site is on the edge of the existing Brentwood area. Development would extend beyond existing settlement limits marginally, but would not lead to Coalescence.									

Date/Time: 16/4/13 - 9:50AM

Site Size:	: 1.82 ha	Views Out (dista	N: S	S: S	E: S	W: S	<u>S</u> hort (<	250m)	<u>M</u> ed (25	50m – 1km) <u>L</u> ong (ng (>1km)	
Views	Viewer Types:	N: Pub Priv Houses		S: Pub Priv			E: Pub	Priv Hou	ises/B	usinesses	W: Pub riv Houses		
in:	Numbers:	N: Pub: Priv: L	S: Pu Priv:			E: Pub: W: Priv: L Priv		ub: L		<u>L</u> ow (1 - 10)) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Screening from woodland, trees and hedges – some seasonal effect											
Site visua	al amenity:	ОК				Locali	ty visual a n	nenity:	ЭК				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built area 'Urban extension		' Nor hut (to large		Distant association (visual) only or none		
Boundary Type:	N: Fences/gardens/ hedge	E: Hedge S: Woodland,			nd/fences V			/hedge		
Buildings on Site:	No			Approx. Footprint:						
Adjacent Buildings:	Large modern detached	Large modern detached housing to NW, farmhouse to E								

Maturity:	Full maturity: S L Middle-a			lle-age	ed: <mark>S L</mark>		Young-establi	shed: S	L	Very young: S L	
Scale:	Intimate	Small	mall Medium Large			Expansive					
Enclosure:	Very Confine	ed Quite En	closed	Ра	rtial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted of	open recreation O		pen general access		Ρ	Permissive general access		PRoW route access		
site area:		Permissive path	IS	s Inform			access			No access	
Landscape Quality:		hly representative: Mainly representative / S L minor detractions: S L			E	qual representa S	<u> </u>	n-rep:	Weakly representative/ degraded: S L		
Tranquillity:	lity: Low Mediu			um				High			

	Site - Primary Site - Secondary	Locality - Primary	Locality - Secondary		
Land-Use:	F	N		F	G

Land U	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	No access to Site
E – Arable Farmland	M - Watercourse	Site more accessible from north – adjacent to existing
F - Pasture	N – Waterbody	residential areas – limited connectivity in south of Site
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	Criteria WC				NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	Development type: 'Infilling'		'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site abuts existing residential area to the NW. Otherwise, development would extend			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	beyond existing settlement limit			
Effects on openness:	Effects on openness: Limited/no countr encroachmen		Some countryside encro	achment	Large scale countryside encroachment	and encroach on countryside – but not on a large scale. Contained to east by existing			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Part			y Contained (PC)		Not Contained (NC)				

Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	l Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Abs	sent			
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>		
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)									
Comments: Development would not lead to Coalescence eastwards or southwards. Distance to other towns e.g. Billericay (and Ingrave village to the South) and other interlying housing is significant with interlying farmland, tree lines and woodland barriers. Small scale site in context of surroundings. Development would encroach towards nearby farmstead									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib	Relative contribution of Site to Green Belt Purpose:											
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town relationship: No / Limited physical and/or visual relationship with Historic Town Moderate physical and/or visual relationship with Historic Town Strong physical and/or visual relationship with Historic Town													
	Relative contribution of Site to Green Belt Purpose: Limited Relationship with Historic Town (LRHA) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Areas (SRHT)												
Comments:													

Overall Contribu to Green Belt	 Low	Moderate	High
Comments:	e SE edge of the existing Brentwood area a ead to coalescence or large scale countrysic	nd weakly connected. Development would ext de encroachment.	end beyond existing settlement limits, but

Date/Time: 15/04/13 - 1.00PM

Site Size:	5.88 ha	Views Out (distan	nce): N	I: S	S: S	E: S	w:	S+L	+L <u>S</u> hort (<250m)		n) <u>M</u> ed (2	50m – 1km) <u>I</u>		ng (>1km)
Views	Viewer Types:	N: Pub Priv Houses/commercial		S: P	ub Priv I/Rail	'	E: Pub Priv Houses					W: Pub Priv Roads & Golf course		
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:	L	E: Pu Priv:			W: Pub: L Priv: L		O	<u>L</u> ow (1 - 1)) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal visibility: Yes- South has deciduous woodland, West has deciduous hedges, some interval hedge						lges, less valu	e N + E							
Site visual amenity:		Variable – Poor → OK			Loca	Locality visual amenity: Ok			ОК					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none				
Boundary Type:	N: Wall, hedge	E: Hedge, fence, gardens	S: Tree I	ine + rai	lway	W: Hed	ge and road				
Buildings on Site:	No			Appro	x. Footprint	::					
Adjacent Buildings:	Bungalows to west, com	Bungalows to west, commercial building (Wickes) to north									

Scale: Intimate Small Medium Enclosure: Very Confined Quite Enclosed Partial Enclosure	Large Expansive Quite Open Exposed
Enclosure: Very Confined Quite Enclosed Partial Enclosure	Quite Open Exposed
Access in Promoted open recreation Open general access	Permissive general access PRoW route access
site area: Permissive paths Inform	mal access No access
Landscape Highly representative: Mainly representative / minor detractions: Mainly representative / S L	Equal representative / non-rep: Weakly representative/ degraded: S L
Tranquillity: Low Mediu	lium High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	F		F	G, H, L	

Land	Use/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Land appears as countryside, linking to adjacent rural areas to
E – Arable Farmland	M - Watercourse	the west, and forms physical/visual 'barrier' from west to built up area of Brentwood to the East (partly screening
F - Pasture	N – Waterbody	Brentwood).
G - Residential	O – Coastal Environment	Site slopes downwards to west – some distant views of Site from Romford – beyond the 25 to the west
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	w	2	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Site is contained by housing and commercial buildings to west					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	and north respectively and rail					
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	achment	Large scale countryside encroachment	line to south. Nags Head Lane to west is a barrier but is beyond					
Relative contribution of	the existing edge of Brentwood.										
Well-Contained (WC) Partly Contained (PC)					Not Contained (NC)						

Purpose 2: to preven	nt neighbouri	ng towns merging in	to one another							
Criteria	teria SR SRF SSR NNS					NS	N/A			
Interlying physica barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contribution	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)										
Commonte	Comments: Due to topography, Site is a physical barrier separating views across the M25 from Romford to Brentwood. Some minor encroachment towards the M25 and Greater London beyond but not significant. M25 and rail line are permanent barriers that would not be physically breached									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	ution of Site to Green Belt Purpo										
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic areas of settlement							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relationship with Historic Town (LRHA) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)											
Comments:											

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	0	ral well contained to the N, S & W but does nt between Romford and Brentwood, with t	encroach on the countryside to the E. Some m the slope being a westerly facing slope.	inor visual connectivity may arise upon

Date/Time: 16/04/13 – 12.30PM

Site Size:	: 1.31 ha	Views Out (dista	nce):	N: S	S: S	E: S	W:S Short (ort (<250m) <u>M</u> ed (25		250m – 1km) <u>L</u> ong (>1km		ng (>1km)
Views	Viewer Types:	N: Pub Priv Houses S Pub Priv House			Houses,	road	E:Pub	Priv	Road	W: Pub	Priv -		
in:	Numbers:	N: Pub: Priv: L	S: Pub Priv: L		E: Pu Priv:	ıb: L	W: Pub: Priv:		0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	LO-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Minor – existing ve	getation	is sparse									
Site visu	Site visual amenity: OK Locality visual amenity:		nenity:	Good/	Quite high								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Fence/gardens	E: fence, treeline, minor road	S: fence	S: fence + tree line		W: garder	ns		
Buildings on Site:	No		Approx. Footprint:						
Adjacent Buildings:	ngs: Primarily traditional/modern detached housing – low density								

Maturity:	Full matur	ity: <mark>S L</mark>	Mido	ddle-aged: S L You			Young-establi	shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium	Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure	Quite Open			Exposed		
Access in	Promoted of	open recreation	Ope	en gen	ieral access	Р	Permissive general access			PRoW route access	
site area:		Permissive path	IS		Inforn	nal a	access No access			No access	
Landscape Quality:		resentative: L		y representative / etractions: SO		E	Equal representative / non- S L		on-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low			Medi	Medium High			High		

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		A	G

Land I	Use/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Within Hutton Village Conservation Area – Site is near too Hutton Hall - south
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Rural locality on edge of existing suburb
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	W	C	PC		NC	Comments:				
Containment:	Within large b	ouilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up areas	Bounded to N & W by low				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	density residential housing.				
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	achment	Large scale countryside encroachment	Minor road/county lane leads around E & S of site				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)					

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	Separation Retained (SR) Separation Redu		ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments	Comments: Development will not cause coalescence. Significant woodland cover in wider landscape restricts visibility of the Site – isolated residences within the Conservation Area will appear closer to the main suburb if developed.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Towr	n of town	with Historic Town of town	Historic Town of town						
Relative contribution	on of Site to Green Belt Purpose:	:								
Limited Relationship with Historic Town (LRHA) Mod		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:	Comments: No relationship to 'historic town' but is within Hutton Village Conservation Area and development would encroach toward Hutton Hall									

Overall Contribu to Green Belt I		Low	Moderate	High				
Comments: Site is adjacent to existing residential areas, falling within a Conservation Area and would be some encroachment in to the countryside.								

Date/Time: 15/04/13 – 15.45AM

Site Size:	20.80 ha	Views Out (distar	nce):	N: S	S: S	E: S	W: S	s/M	M <u>S</u> hort ((<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> ong		ng (>1km)
Views	Viewer Types:	N: Pub Priv Ro Houses	Priv Road and S: Pub Priv Road, playing field, houses					E: Pub	E: Pub Priv Rail W: Pub Priv Road, hous				oad, houses		
in:	Numbers:	N: Pub: M Priv: H	S: Pub Priv: L		E: Pu Priv:	ıb: L		W: Pub: M Priv: M			0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Strong – high amount of hedge/woodland vegetation														
Site visua	al amenity:	OK/Poor			Locality visual amenity:			у: ОК	OK/Poor						

Site-settlement relationship (Containment):	Wholly / Largely contained by large b up area	ained by large built area '		Near but separat		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: hedge, gardens E: Woodland, trees, rail line			S: hedge	e, gardei	ns	W: he	edge, gardens, A1023	
Buildings on Site:	No				Appro	x. Footprint:			
Adjacent Buildings: School to SW, ribbon dev (bungalows) to north along A1023									

Maturity:	Full maturi	ty: S L	Midd	lle-age	e-aged: SOL Young-establis			shed: S	L	Very young: S L		
Scale:	Intimate Small				Medium		Large			Expansive		
Enclosure:	Very Confine	Very Confined Quite Enclosed		Ра	rtial Enclosure		Quite Ope	en		Exposed		
Access in	Promoted open recreation Ope			en gene	eral access Permissive general a			al access	ss PRoW route access			
site area:	F	Permissive path	IS		Inform	nal a	access		·	No access		
Landscape Quality:	Highly repro		Mainly represer minor detractions		<u> </u>	E	qual representative / non-rep:		-rep:	Weakly representative/ degraded: S L		
Tranquillity:		Low		Med			um		High			

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	A	F	G, A, J

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Infilling between ribbon development to north and Shenfield.
E – Arable Farmland	M - Watercourse	Not immediately adjacent to urban area but area of land
F - Pasture	N – Waterbody	between Shenfield, A1023, A12 & rail line
G - Residential	O – Coastal Environment	NB: northern part of Site is subject to Article 4 Direction – removing permitted development rights
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large built u	up area	Abuts large built up	area	Separate from large built up area					
Development type:	'Infilling'		'Urban Extensior	'n	New settlement Housing separated from large built up areas	Unusual Site – separate from large built up areas of Shenfield but also contained by A1023,				
Boundary:	Strong/Definit	te	Weak/Degraded/Un	clear	None	A12 and rail line. Primarily 'Not Contained' as the Site is not				
Effects on openness:	Limited/no counti encroachmer	,	Some countryside encro	achment	Large scale countryside encroachment	immediately adjacent to the existing large built up area and				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)	 countryside encroachment 					

Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physica barriers:	ll Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	vns Nor	s None / Very Distant Some / Distant Filtered / Obscured / Reasonably Close		Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributior	n of Site to Gr	reen Belt Purpose (hould the Site be develop	ed to housing):				
Separation Retair	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligib			
Comments: Will not cause towns to merge, with the Site contained by the A1023, A12 and rail line. Will infill area of land between Shenfield and ribbon dev to the north, merging it with the overall large built up area. This will reduce the countryside gap to Mountnessing to the N of the A12, but there will be no significant views								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	LCF MFC FC		Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Wood to west is also a local wildlife site						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	Relative contribution of Site to Green Belt Purpose:									
Limited Relationsh	nip with Historic Town (LRHA)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments: NB: northern part of Site is subject to Article 4 Direction – removing permitted development rights										

Overall Contributor to Green Belt		Low	Moderate	High	
Comments:	rail). Would	, , ,	large built up area of Shenfield – but is contair or reduction in the gap to Mountnessing. Ribbo		

Date/Time: 15/04/13 - 1.35PM

Site Size:	0.63 ha	Views Out (distar	nce): N	N: S	S: S	E: S	W: S	<u>S</u> hort (<	250m)	<u>M</u> ed (25	d (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv Tra	Track to S: Pub Priv Houses & Playground E: Pub Priv Roa			Roads & Houses W: Pub Priv Roads			bads				
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv: L		E: Pu Priv:		W: Pub: Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effect due to boundary vegetation												
Site visual amenity: Low - Poor		Low - Poor				Localit	y visual am	enity:	Poor -	ОК			

Site-settlement relationship (Containment):	Wholly / Largely contained by large b up area		Abuts large built up area 'Urban' extension	Near but separat		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Tree line + A12	E: Fe	ence, hedge, trees, road	S: Ditch,	tree lin	e, housing	W: Woo	W: Wooded, ditch	
Buildings on Site:	Aerials show a store type building in the centre of the Site Approx. Footprint: < 5%								
Adjacent Buildings:	Adjacent Buildings: Flats to west, modern housing to east and south								

Maturity:	Full maturi	ty: S L	Mido	dle-age	ed: <mark>S L</mark>		Young-establi	shed: S	L Very young: S L		
Scale:	Intimate	Small	imall		Medium		Large		Expansive		
Enclosure:	Very Confine	d Quite En	nclosed Pa		artial Enclosure		Quite Open		Exposed		
Access in	Promoted o	open recreation Open		en general access Permissive gener			ermissive gener	al access	l access PRoW route access		
site area:	1	Permissive path		Inform	nal access No access			No access			
Landscape Quality:		esentative:		ly representative / detractions: S L		E	qual representa			Weakly representative/ degraded: S	
Tranquillity:		Low			Medi	um		High			

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	A	G	A, L

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Bounded to north by A12 – within settlement
E – Arable Farmland	M - Watercourse	limits
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Small scale site, contained by A12 to north and housing in the			
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment	area – 'infilling'			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		y Contained (PC)	Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria	Criteria		SRF	SRF SSR		NS	N/A		
Interlying physic barriers:	c al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Direct Reasonably Close		/ Close Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	& potential visual Coalescence		infilling)		
Residual contribution	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Reta	Separation Retained (SR) Separation Reduced, but Functional (ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or N			or No Separation (NNS)		
Comments:	Comments: Site is contained by A12 and existing development, where new development would be infilling. No significant loss of countryside.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib										
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHA) Mod			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High						
Comments:	Site is contained by A12 and existing development. Development would be infilling, not causing Coalescence, within the existing limits of									

Date/Time: 10/04/13 - 16.30PM

Site Size:	0.76ha	Views Out (dista	nce): N	: S	S: S	E: S	W: S	<u>S</u> hort (<	<u>S</u> hort (<250m)		<u>M</u> ed (250m – 1km)		Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv H	ub Priv House S: Pub Priv House E.Pub Priv			Road W: Pub Priv								
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv: L		E: Pu Priv:	ıb: M/H	W: Pul Priv:	W: Pub: Priv:		<u>L</u> ow (1	<u>L</u> ow (1 - 10) <u>M</u> ed (2		0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effects from boundary vegetation													
Site visual amenity:		Low / Poor	Localit	Locality visual amenity:			OK/Good							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	ban' Near but clear		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Fence, garden, Hedge/treeline	E: Hedge/treeline + A128	128 S: Fence, hedge			W: Wood	land	
Buildings on Site:	Y – derelict barn			Approx. Footprint: c.			of site	
Adjacent Buildings:	Large detached houses t	Large detached houses to north along A128. Park House to S.						

Maturity	<i>י</i> :	Full matur	ity:	s 🚺	Mide	dle-aged: (S) (L) Young-established:		shed: S	L Very young: S L				
Scale:	I	ntimate		Small			Medium		Large		Expansive		
Enclosure	e:	Very Confine	ed	Quite En	closed	Pa	artial Enclosure		Quite Ope	e Open		Exposed	
Access in	n	Promoted of	open	recreation	Оре	Open general access Permissive general acce			al access	PRoW route access			
site area	:		Pern	nissive path	IS		Inform	nal a	access		No access		
Landscap Quality:		Highly rep S	resei	ntative:		Mainly representative / minor detractions: S		E	Equal representative / non-rep S		n-rep:	p: Weakly representative/ degraded: S L	
Tranquill	lity:			Low		Medium				High			

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	А	В	G, E, F	

Land I	Use/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to an historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Site south of Herongate. A128 on E boundary is busy, lowering tranquillity. Tennis courts and private open space lie to W, beyond wooded edge of Site. Park House lies to south.
E – Arable Farmland	M - Watercourse	Site has industrial type gate entrance – looks like Site has
F - Pasture	N – Waterbody	been part cleared. Some rubble and brash piles, bare earth and stone present, as well as derelict building. Site is
G - Residential	O – Coastal Environment	predominantly woodland.
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	W	C	PC		NC	Comments:		
Containment:	Within large b	ouilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up areas	Small scale Site lies to south of residences along A128		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	(Herongate) bounded to S by		
Effects on openness:	on openness: Limited/no countryside encroachment Some countryside encroachment		Some countryside encro	Coachment Large scale countryside encroachment		Park House. Development would not result in large scale		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partle		y Contained (PC)	PC) Not Contained (NC)					

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:	Coalescence:		None / Minor physical narrowing of gap coalescence		Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retair	Separation Retained (SR) Separation Reduced,		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	ble or No Separation (NNS)		
Comments: Development will not cause the merging of Herongate/Ingrave with other towns. Strong barriers exist to W in the form of woodland. Development would join Park House to the overall Herongate village area.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Site is predominantly woodland, however, Site looks part cleared with some brash piles, bare earth and a derelict farm					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	Relative contribution of Site to Green Belt Purpose:									
Limited Relations	hip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:	Comments: NB: Heron Court does lay c. 100m to the E of the Site. Button Common is on opposite side of A128 from the Site. The Site lies adjacent to and between two Conservation Areas (Thorndon Park & Herongate)									

Overall Contribution of Site to Green Belt Purposes		Moderate	High	
Comments:		site on southern edge of Herongate along A / towns. Strong barriers in the area.	128. Development would not lead to large sca	le countryside encroachment nor coalescence

Site Reference: 037A

Date/Time: 15/04/13 - 11.00AM

Site Size:	8.42 ha	Views Out (distar	nce): N	N: M	S: S	E: S	W: M		<u>S</u> hort (<25	(<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> or		ng (>1km)
Viewer Views		N: Pub Priv Footpath			S: Pub Priv Houses & commercial E: Pub			Pub Priv	Pub Priv House			W Pub Priv Farm/Footpath		
in:	Numbers:	N: Pub: L Priv:	S: Pub: Priv: L		E: Pu Priv:			W: Pub: L Priv: L		0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Some from east and south (hedges/trees)												
Site visual amenity: OK Lo			Loca	ality visu	al an	nenity: Va	riabl	e: OK \rightarrow Poor						

Site-settlement relationship (Containment):	Wholly / Largely contained by large buil up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited assoc to large buil area		Distant association (visual) only or none
Boundary Type:	N: -	E: hedge, fence, gardens	S: hedge, fence,		gardens	W: -	
Buildings on Site:	No		Approx. Footprint:				
Adjacent Buildings:	Industry/commercial v	varehouses/depot to south. 2	using to S, semi	-detach	ed etc. to E		

Maturity:	Full maturi	ty: S L	Mido	dle-ag	ed: <mark>S L</mark>		Young-establi	shed: S	L	Very young: S L
Scale:	Intimate	Small			Medium	dium Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en	Exposed	
Access in	ss in Promoted open recreation Ope		en ger	neral access	Р	ermissive gener	al access		PRoW route access	
site area:	1	Permissive path	IS	Informa			access			No access
Landscape Quality:		esentative:	Mainly minor d		representative / Equal representa			· ·	n-rep:	Weakly representative/ degraded: 🔇 L
Tranquillity:	312		enaci						High	
Tranquinty:		LUW			Medium					підії

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E/F		E/F	G/H

Land U	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	No access to site – site forms part of a larger field to north
E – Arable Farmland	M - Watercourse	
F - Pasture	N — Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		
l		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	Criteria WC		PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	velopment type: 'Infilling' 'Urban Extension'		'n	New settlement Housing separated from large built up areas					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Bounded to E & S by housing and			
Effects on openness:	Limited/no c encroac	,	Some countryside encroachment		Large scale countryside encroachment	industry – open countryside to N			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Part		v Contained (PC)		Not Contained (NC)					

Purpose 2: to prever	nt neighbourir	ng towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physics barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Coal coalescence		scence	infilling)			
Residual contributio	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)									
Comments: Will not cause towns to merge. Distance between towns and villages is overall maintained if developed. A127 to north is significant physical barrier. Some distant views from north.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib												
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	ia LRHT MRHT SRHT											
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic T	own	with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHA)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contrib to Green Bel	Low	Moderate	High
Comments:	nt would form an urban extension with the ead to some loss of countryside.	Site bounded to the E & S by the existing limit	s of West Horndon. No coalescence. Scale of

Site Reference: 037B

Date/Time: 15/04/13 - 11.00AM

Site Size:	: 35.77 ha	Views Out (distar	nce): N	I: M	S: S	E: S	W: M		<u>S</u> hort (<2	t (<250m) <u>M</u> ed (25		0m – 1km)	0m – 1km) <u>L</u> on	
Views	Viewer Types:	N: Pub Priv Footpath S: Pub Priv commercial			Hous	Houses & E: Pub				uses	W: wb Priv Farm & footpath		rm &	
in:	Numbers:	N: Pub: L Priv:	S: Pub: Priv: L		E: Pu Priv:		W: Pub: L Priv: L		o: L	0 <u>L</u> ow (1 - 10		<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Some from north and east (hedges/trees)												
Site visual amenity:		ОК			Loca	ality visu	ial am	enity: 0	K					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	ear but separat		Limited assoc to large buil area		Distant association (visual) only or none	
Boundary Type:	N: Hedge + A127	E: hedge, fence, gardens	S: -			W: hedge + none		
Buildings on Site:	Y – Nutty's Farm			Appro	x. Footprint:	<5%		
Adjacent Buildings:	Semi-detached housin	g to E						

Maturity:	Full matur	ity:S L	Midd	lle-aged			Young-establi	shed: S	L	Very young: S L		
Scale:	Intimate	Small			Medium		Large			Expansive		
Enclosure:	Very Confin	ed Quite Er	closed	Part	tial Enclosure		Quite Ope	n		Exposed		
Access in	Promoted of	open recreation	Ope	n gener	al access	Ρ	ermissive gener	al access		PRoW route access		
site area:		Permissive patl	าร		Inform	nal a	access			No access		
Landscape Quality:		resentative: L	Mainly minor de	•	entative / ns: S L				i-rep:	Weakly representative/ degraded: S L		
Tranquillity		Low			Medi	um	High			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose.	E/F		E/F	G/L/H	

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Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail)	Little or no relationship to historic town. No substantial historic buildings appear near to Site. <u>Other Comments:</u> Includes Nutty's farm and overlaps A127, have assumed A127
E – Arable Farmland	M - Watercourse	is not part of site.
F - Pasture	N – Waterbody	Site would need 37a to be implemented first to allow natural expansion without open space lying between new and existing
G - Residential	O – Coastal Environment	development *access along boundary.
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		
L		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas													
Criteria	wo	:	PC		NC	Comments:								
Containment:	Within large built up area		Abuts large built up	area	Separate from large built up area	Bounded to E by housing and N								
Development type:	evelopment type: 'Infilling'		'Urban Extension'		New settlement Housing separated from large built up areas	by A127 – large scale countryside encroachment and would not be bounded to S by								
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	large built up area unless 037a								
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	was developed first. Abuts West Horndon by virtue of being W of the ribbon dev along Thorndon								
Relative contribution of	Relative contribution of Site to Green Belt Purpose:													
Well-Contained (WC)		Parth	y Contained (PC)		Not Contained (NC)	'Not Contained'								

Purpose 2: to preven	nt neighbourin	ig towns merging in	to one another									
Criteria		SR	SRF SSR		NNS		N/A					
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent						
Views between Towns N		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close		/ Close	Small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)					
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)					
Comments:	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS) Comments: A127 is strong physical barrier to N, yet wider views are available from sporadic housing and hamlets to NW & W of Site at distance. Physical gap to Brentwood (over 3.5km to N/NW) would slightly reduce – large interlying woodlands. NB: gap to Little Warley to west would decrease from c. 1.8km to 1.3km. Physical gap to little Warley and other sporadic housing areas would marginally decrease - primarily due to scale of Site if wholly developed.											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	MFC	FC	Comments:									
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses										
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping										
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail										
Relative contrib	Relative contribution of Site to Green Belt Purpose:												
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)										

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with									
relationship:	relationship with Historic 1	own	with Historic Town	Historic Town									
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relationship with Historic Town (LRHA)			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:		•											

	Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Com	nments:	•		cted to the large built up area but abutting the the the the towns but scale of development woul	

Site Reference: 037C

Date/Time: 15/04/13 - 11.00AM

Site Size:	23.49 ha	Views Out (dista	nce): N	: S/M	S: S	E: M	W: M	I	<u>S</u> hort (<25	i0m)	<u>M</u> ed (25	<u>M</u> ed (250m – 1km) <u>L</u> ong (>1k		ng (>1km)
Views	Viewer Types: N: Pub Priv Road, footpath + road S: Pub Priv Commercial & houses E: Pub Priv Footpath ar houses					botpath and W: Pub Priv Houses and road			ouses and					
in:	Numbers:	N: Pub: H S: Pub: E: Pub: L W: Pub: L Priv: Priv: L Priv: L Priv: L				L	0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)			
Seasonal	visibility:	Yes – around parts of site, but some parts notably western boundary (south) are open												
Site visua	al amenity:	ОК				Localit	y visua	l ame	enity: OK					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	,			Near but clear separation		assoc ge buil area	iation t up	Distant association (visual) only or none		
Boundary Type:	N: Hedge + trees + A127	E: hedges, open	S: heo	S: hedge, fence (warehouses)				W: Hedge, open, Childerditch Lane			
Buildings on Site:	Y – single farm building a		Approx. Footprint: <1%			<1%					
Adjacent Buildings:	Warehouses to south										

Maturity:	Full matur	ity: S L	Mido	dle-ag	ed: SIL		Young-establi	shed: S	L	Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive			
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Open		Quite Open			Exposed
Access in	Promoted of	open recreation	Оре	en gen	ieral access	Р	ermissive gener	al access		PRoW route access		
site area:		Permissive path	ıs		Inform	nal a	access		No access			
Landscape Quality:		resentative: L	Mainly minor d		resentative / Equal representativ tions: S L				non-rep: Weakly representative/ degraded: S L			
Tranquillity		Low			Medi	um	High			High		

Land Lloo.	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E/F		E/F	L/H

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young	I – Parkland/Garden(s)	Little or no relationship to historic town. No substantial historic buildings appear near to Site.
woodland <5m tall) C – Semi-natural grassland /	J – Sports, Amenity & Recreation	
marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Would need to be developed after 37a and 37b to be
E – Arable Farmland	M - Watercourse	considered associated with settlement.
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc	;	PC		NC	Comments:				
Containment:	Within large bu	uilt up area	Abuts large built up area 'Urban Extension'		Separate from large built up area					
Development type:	ʻInfillir	ngʻ			New settlement Housing separated from large built up areas	Currently, weakly associated to West Horndon by warehouse				
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	area to S only – little connection to existing residential area.				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	me countryside encroachment Large scale countryside encroachment		Assumes Sites 037a+b were developed first. Bounded to N by				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)					

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physics barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)				
Comments:	A127 is strong physical barrier to N, yet wider views are available from sporadic housing and hamlets to NW & W of Site at distance. Physical gap to Brentwood (over 3.4km to N/NW) would slightly reduce – large interlying woodlands. Gaps to sporadic housing and hamlets would decrease										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib										
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic T	own	with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHA)			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:		•							

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	encroachm		orndon – assumes 37a & 37b developed first. g physical barrier to N. No coalescence with ot	5

Site Reference: 037D

Date/Time: 15/04/13 - 11.00AM

Site Size:	15.44 ha	Views Out (dista	nce):	N: M	S: S/M	E: M			:250m)	<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv Ro houses & footpath	oad,	S.Pub Priv Road		E:Pub Priv Footp			tpath and	W: Pub (Priv Ho	ouses and	
in:	Numbers:	N: Pub: L Priv: L	S: Pub Priv:	o: H	E: Pub Priv: L	: L W: Pub: L Priv: L		0 <u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Yes – around parts of site											
Site visual amenity: OK			Locality visual amenity:			Good							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	0	Abuts large built up area 'Urban' extension		Near but clear separation		associatic ge built up area	Distant association
Boundary Type:	N: Hedge + trees	E: hedges, open	S: he	edge, A127		W: Hedg	W: Hedge, open, Childerditch Lane	
Buildings on Site:	N			Appro	x. Footpri	int: -		
Adjacent Buildings: -								

Maturity:	Full maturi	ty: S L	le-aged: SIL	e-aged: SIL Young-establishe			L	Very young: S L	
Scale:	Intimate	Small		Medium		Large			Expansive
Enclosure:	Very Confine	d Quite En	closed	Partial Enclosure		Quite Ope	en		Exposed
Access in	Promoted open recreation Oper		n general access Permissive gener		al access	ss PRoW route access			
site area:	1	Permissive path	IS	Informal access			No access		
Landscape Quality:		esentative:		representative / etractions:	E	Equal representative / nor		on-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low		Medium					High

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E/F		E/F	L

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Separated from West Horndon by the A127. Not related to
E – Arable Farmland	M - Watercourse	any town or settlement – in countryside
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfillir	ıgʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Separated from West Horndon				
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	by A127 – large encroachment in to countryside – even if land				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	west of West Horndon is developed.				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partit		Contained (PC)		Not Contained (NC)						

Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physica barriers:	I Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g. infilling)	
Views between Tow	/ns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence			
Residual contributior	of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retair	Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible			e or No Separation (NNS)	
Comments: Due to scale of Site and development being north of the A127, the gap to other towns would be somewhat reduced (decreasing the gap to Brentwood to around 3km – with interlying woodland) but would not cause towns to coalesce. Gaps to sporadic housing and hamlets would decrease as well. <i>NB: Scale of development may offer views from distance</i> .								

Purpose 3: to assist in safeguarding the countryside from encroachment Criteria LCF MFC FC Comments: Land-use: e.g. Buildings Mixed Typical 'Countryside' uses Land-cover: e.g. Built / Hardscaping Mixed Natural / Landscaping Access Land, public area (park), high Some access (informal, permissive) Access: No Public Access number of PRoW and important or low number of PRoW routes e.g. National Trail Relative contribution of Site to Green Belt Purpose: Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC) Functional Countryside (FC)

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contributio	Relative contribution of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHA)			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt		Low	Moderate	High				
Comments:	Not a well contained Site, not connected to West Horndon, separated by A127. Development would lead to significant encroachment in to the							

Site Reference: 038A

Date/Time: 15/04/13 -10.20AM

Site Size:	7.9 ha	Views Out (dista	nce):	N: M	s: s	E: S	W: S		<u>S</u> hort (<	250m) <u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv Ho	ouses	S:P	ub Priv	Road	s	E:	Pub Pri	v Ro	ad	w Publ	Priv Ho	ouses & Park
in:	Numbers:	N: Pub: Priv: L	S: Pu Priv:	b: L	E: Pu Priv:	ıb: L		': Puł 'iv: L	o: L	0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Slight – Hedgerows												
Site visua	al amenity:	ОК				Loca	ality visu	al am	nenity:	ОК				

Site-settlement relationship (Containment):	Wholly / Largely contained by large bui up area	Abuts large built up It area 'Urban' extension		Near but clear separation Limited assoc to large bui area			Distant association	
Boundary Type:	N: - E: -			S: hedge + minor road			W: fence, gardens, housing	
Buildings on Site:	No			Appro	x. Footprint:			
Adjacent Buildings:	Post war semi and det	tached to west						

Maturity:	Full matur	ity:S L	Middl	e-aged: S L	Young-established SIL		Very young: S L			
Scale:	Intimate	Small		Medium		Large	e		Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclosure		Quite Ope	ite Open		Exposed	
Access in	Promoted of	open recreation	Open general access			ermissive gener	rmissive general access PRoW route access			
site area:		Permissive path	าร	Informal access				No access		
Landscape Quality:		resentative: L		representative / tractions: S L	E	Equal representative / non-rep:			Weakly representative/ degraded: S L	
Tranquillity		Low		Med	ium				High	

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E/F		E/F	G/J

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Residences abuts Site on western boundary – but extends east
E – Arable Farmland	M - Watercourse	some way away from settlement
F - Pasture	N – Waterbody	Golf course to east
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	W	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Site is bounded to west by housing – development would form extension along Station		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Road – the further any development falls E within the Site the more remote it		
Effects on openness:	Limited/no c encroacl	,	Some countryside encroachment		Large scale countryside encroachment			
Relative contribution of	 becomes. A128 is a physical barrier to the E. 							
Well-Contained (WC) Partly Contained (PC)			Not Contained (NC)					

Purpose 2: to prevent	t neighbourin	g towns merging in	to one another					
Criteria		SR	SRF	SSR NNS		N/A		
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	ns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retain	Separation Retained (SR) Separation Reduced, but Functional (SRF)		Significant Separation Redu	Significant Separation Reduction (SSR) Negligible		or No Separation (NNS)		
Comments: Gap to Basildon physically reduced from around 3.7km to 3.1km if whole Site developed. Minimal visual connectivity – with woodland and industry west of Basildon restricting views west. A128 are physical barriers to further eastward development.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MF			Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	Relative contribution of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHA)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt		Low	Moderate	High					
Comments:	Some decrease in the gap to Basildon but still functional, with very limited or no visual linkages. Some loss of countryside if developed.								

Site Reference: 038B

Date/Time: 15/04/13 - 9.30AM

Site Size:	68.56 ha	Views Out (distance): N: S/M S: S		E: S	W: S		<u>S</u> hort (<250))	<u>M</u> ed (25	50m – 1km) <u>L</u> or		ng (>1km)		
		N: Pub Priv Ro access lane to N	ad +	S: Pub Priv		Houses	E: Put			Priv Houses & roa		oad W : Pub Priv Ho		ouses
in:	Numbers:	N: Pub: H Priv: L	S: Pub: E: Pub: L Priv: H Priv: L		: L	W: Priv		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)		
Seasonal	visibility:	Variable – large site	with woo	odland par	ts and he	edgerows	s, and a	varie	ty of viewpo	oints				
Site visua	al amenity:	y: Good Locality						l ame	enity: OK					

Site-settlement relationship (Containment):	Wholly / Largely contained by large b up area		Abuts large built up area 'Urban' extension		Near but clear			iation It up	Distant association (visual) only or none		
Boundary Type:	N: Hedge + trees		edges, local minor road A128	S: garde	S: gardens + none			gardens			
Buildings on Site:	Y – 2 farmsteads, scho	d private residences (few)	in NE	Appro	x. Footpr	int:	<1%				
Adjacent Buildings:	Housing to W and S	Housing to W and SW – primarily semi detached									

Maturity:	Full matur	ity: S L	Mido	dle-age	ed: SIL		Young-establi	shed: S	L	Very young: S L	
Scale:	Intimate	Small	Small		Medium		Large			Expansive	
Enclosure:	Very Confin	Very Confined Quite Enclosed		Pa	irtial Enclosure		Quite Open		Exposed		
Access in	Promoted of	Promoted open recreation Open ge		en gen	neral access Permissive gener			al acces	;	PRoW route access	
site area:		Permissive path	ıs		Informal access				No access		
Landscape Quality:		resentative: L			esentative / ions: <mark>()</mark> L	E	· · ·	tative / non-rep:		Weakly representative/ degraded: S L	
Tranquillity:		Low			Medi	um			High		

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Ose:	E/F	A/G / I / J/M		E/F	G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall)	I – Parkland/Garden(s) J – Sports, Amenity & Recreation	Little or no relationship to historic town. No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Large Site – would connect few residences to NE to West
E – Arable Farmland	M - Watercourse	Horndon – A127 is a barrier to north
F - Pasture	N – Waterbody	SW of site is also a park with open access.
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted sprawl o	f large buil	lt-up areas				
Criteria	wc		PC		NC	Comments:	
Containment:	Within large built u	up area	Abuts large built up	area	Separate from large built up area		
Development type:	'Infilling'	lling' 'Urban Extension		'n	New settlement Housing separated from large built up areas	Bounded to W & SW by housing and N by A127 – large scale countryside encroachment and	
Boundary:	Strong/Definit	te	Weak/Degraded/Un	clear	None	would only become totally bounded to S if 038a was	
Effects on openness:	Limited/no counti encroachmen	,	Some countryside encro	achment	Large scale countryside encroachment	developed first. A128 is physical barrier to E. Not Contained	
Relative contribution of	Site to Green Belt Pu	rpose:				primarily due to scale of Site in	
Well-Containe	Well-Contained (WC) Partly				Not Contained (NC)	relation to West Horndon.	

Purpose 2: to preven	nt neighbourin	ig towns merging in	to one another								
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent					
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retain	ned (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	iction (SSR)	Negligible	or No Separation (NNS)				
Comments: A127 is strong physical barrier to N, yet wider views are available from sporadic housing, hamlets and settlements to NE of Site at distance – e.g. Herongate. Gap to Basildon physically reduced from around 3.7km to 3.1km if whole Site developed. Minimal visual connectivity – with woodland and industry west of Basildon restricting views west. A128 is a strong physical barrier to E. Development would cause the few houses to the NE of the Site to coalesce in to West Horndon											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	MFC	FC	Comments:									
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses										
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping										
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail										
Relative contrib	ution of Site to Green Belt Purpo	se:											
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)										

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT	MRHT	SRHT										
Historic Town	No / Limited physical and/or visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with										
relationship: relationship with Historic town with Historic town Historic town													
Relative contribution of Site to Green Belt Purpose:													
Limited Relations	hip with Historic Town (LRHA) Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)										
Comments:		town, however Woodside Farm in the northern pa y affects a small proportion of the Site. <i>NB: The Sit</i> <i>tion with the A128</i>	•										

Overall Contributo to Green Belt		Low	Moderate	High
Comments:	countryside	o ,	nment, not leading to coalescence with other t V. Site also contains (covering small northern a wn.	

Site Reference: 056B

Date/Time: 01/05/13 - 12.30PM

Site Size:	2.51ha	Views Out (distance): N: S S: S		S: S	E: S	w:	S	<u>S</u> hort (<2	50m)	<u>M</u> ed (250m – 1km)	<u>L</u> ong (>1km)		
Views	Viewer Types:	N: Pub Priv Houses S: Pub Priv				Footpat	th	n E: Pub Priv House			Houses W: Pub Pr		riv	
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:	L				W: P Priv:	ub:	0	<u>L</u> ow (1 - 1	10) <u>M</u> ed (2	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Some effects from s	Some effects from scrubland/treelines – significant part of the ocuntryside											
Site visu	visual amenity: OK					Locality	visua	al ame	enity: O	K – G	ood			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area		Abuts large built up area 'Urban' extension		Near but clear separation		Limited association to large built up area			Distant association (visual) only or none
Boundary Type:	N: Fence, hedge	N: Fence, hedge E: treeline, scrub, fence S				S: treeline, scrub, fence W: tree				ub/woodland, fence
Buildings on Site:	Ν					Appro	x. Foc	otprint:		
Adjacent Buildings:	Two storey detach	Two storey detached housing at Wyatts Green – filtered view								

Maturity:	Full maturi	ty: S L	Mido	iddle-aged: SIL Young-established			shed: S	L Very young: S L				
Scale:	Intimate	Small			Medium		Large		Expansive			
Enclosure:	Very Confine	d Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed		
Access in	Promoted o	pen recreation	Оре	en gen	eral access	ess Permissive general access				PRoW route access		
site area:	1	Permissive path	IS		Inforn	nal a	access	No access		No access		
Landscape Quality:		esentative: L		representative / Equal representative / Equal representative / S L S L			•					
Tranquillity:		Low			Medi	um				High		

Land Lices	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Use:	A,B	F		A,B,F	G, M

Land U	se/Cover
A – Woodland (>5m tall)	I – Parkland/Garden(s)
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation
C – Semi-natural grassland / marsh	K - Retail
D – Heathland / Bogs	L – Infrastructure (Road/Rail)
E – Arable Farmland	M - Watercourse
F - Pasture	N – Waterbody
G - Residential	O – Coastal Environment
H – Industrial/Commercial	P – Inland Rock
Q - Other:	

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

No Access. Appears to be overgrown scrub – some woodland and pasture/grassland

NB: This only concerns the land in the Green Belt – not the other two properties to the north in Wyatts Green (along Wyatts Green Rd) put forward in the SHLAA as they fall outside the Green Belt.

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC		NC	Comments:					
Containment:	Within large bui	lt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfilling	gʻ	'Urban Extensior	'n	New settlement Housing separated from large built up areas	Large countryside encroachment in the context of the surrounding					
Boundary:	Strong/Def	inite	Weak/Degraded/Un	ak/Degraded/Unclear		area with the Site not contained					
Effects on openness:	Limited/no cou encroachm		Some countryside encro	ntryside encroachment Large scale countryside encroachment		by existing housing and not related to the existing built up area					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partl			v Contained (PC)		Not Contained (NC)						

Purpose 2: to preve	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physic barriers:	cal Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	ent					
Views between To	s between Towns None / Ve		Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)				
Residual contribution	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Reta	ained (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	iction (SSR)	Negligible	or No Separation (NNS)				
Comments: The Site forms part of a larger countryside area separating Doddinghurst from Wyatts Green. The current gap between the two areas is c. 450m. If wholly developed, housing would extend over 250m in to the countryside gap, substantially reducing the physical distance between the two villages. Substantial treelines and woodland do visually separate the two villages – but these would be reduced potentially across the Site if developed.											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	The land appears to be								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	controlled by the occupants of housing to the north – but the								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	majority of land does not obviously form a rear garden. There appears to be a								
Relative contrib	oution of Site to Green Belt Purpos	se:		considerable amount of scrub/woodland and pasture/grassland.								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	ionship: relationship with Historic Town		with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relationship with Historic Town (LRHT) Mo			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:		•										

Overall Contrib to Green Bel	Low	Moderate	High
Comments:	 	een, is not contained and forms part of an imp cause significant separation reduction and cou	, , , ,

Site Reference: 057A & 057B

Date/Time: 11/04/13 - 14.30PM

Site Size:	1.83ha	Views Out (distar	nce): N	: S	S: S/L	E: S	W: S/L	<u>\$</u> hort (<2	<250m) <u>M</u> ed (250m – 1km)		n – 1km)	<u>L</u> ong (>1km)		
Viewer Types: N: Pub Priv S: Pub		Pub Priv	,	E:Pub Priv			v Road W:			Pub Priv				
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv:		E: Pu Priv:		W: Pu Priv:	Pub: L/M v: 0		0 <u>L</u> ow (1 - 10)		<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Effects from boundary vegetation – mature deciduous treelines												
Site visual amenity: Low/Poor Locality visual amenity: OK/Good														

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: treeline	E: treeline, fence, road	eeline, fence, road S: treeline			W: treelin	e
Buildings on Site:	Y – derelict building		Appro	x. Footprint	: c. 1%	of site	
Adjacent Buildings:	None						

Maturity:	Full matur	ity: S L	Mido	dle-aged: SIL Young-established SI			-	Very young: S L		
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	9	Quite Ope	n		Exposed	
Access in	Promoted o	pen recreation	Ope	en general access	eneral access Permissive general access			PRoW route access		
site area:		Permissive path	ıs	Infor	mal ac	ccess	Ν		No access	
Landscape Quality:		resentative: L		y representative / letractions: S				non-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Med	lium				High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	В		E	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonto
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Derelict building amongst overgrown, unkempt scrub – some
E – Arable Farmland	M - Watercourse	rubble piles, brash piles – some evidence of clearance. Bunds also on site
F - Pasture	N – Waterbody	If boundary trees were removed long range views would be
G - Residential	O – Coastal Environment	achieved to W and S of open countryside
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC	PC NC		Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfillin	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	Unclear None		Site is separate from any large			
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	built up area – in the countryside			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly (Contained (PC)		Not Contained (NC)				

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physic barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Ab	sent				
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Coa coalescence		scence	infilling)			
Residual contributio	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	Separation Retained (SR) Separation Redu		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)				
Comments:	Comments: Development would not cause towns to coalesce, but would result in massing of housing between Wyatts Green/Doddinghurst and Ingatestone/Mountnessing, causing a minor reduction in the countryside gap between the villages.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Unmanaged Site – quite overgrown in places – derelict or disused buildings present appears to be former house						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic T	own	with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

	Overall Contribution of Site to Green Belt Purposes		Moderate	High
Comments:		elated to an existing large built up area. Dev coalesce if Site was developed.	velopment would increase massing of housing	in the open countryside marginally. Towns

Site Reference: 058A

Date/Time: 11/04/13 – 15.25PM

Site Size:	: 2.68ha	Views Out (distar	nce): N	N: S	S: S/M	E: S	w:	W: S/M Short (: (<250m)		<u>M</u> ed (250n	n – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	S: Pub Priv House		e	e E: Pub Priv			W:Pub Priv Houses Road							
in:	Numbers:	N: Pub: L/M Priv: L	S: Pub: Priv: L		E: Pu Priv:	ıb:	: W: Pub: Priv: L): L	0 <u>L</u> o		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Minor effects from hedges – not significant														
Site visual amenity: Low /Poor – primarily brownfield - workshop			workshops	Loca	ality v	visual am	enity:	ОК							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		to large b		built u	Distant association
Boundary Type:	N: trees/hedges	E: fence	S: fence	nce			bad
Buildings on Site:	Y – Several workshops, sto	res etc		Approx. Footprint: c. 33% of Site			
Adjacent Buildings: Sporadic houses/cottages in adjacent area – large modern industrial type sports club/gym to N.							

Maturity:	Full matur	ity:S L	Midd	dle-age	aged: S			shed	D	Very young: 🕥 L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	fined Quite Enclosed		Ра	rtial Enclosure		Quite Open		Exposed		
Access in	Promoted of	open recreation Open ger			eral access	Permissive general access			s PRoW route access		
site area:		Permissive path	ıs		Informal access				No access		
Landscape Quality:	0,1	resentative: L		Mainly representative / minor detractions: S		E	Equal representative / non-re		n-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Medi			um		High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	Н	F	E/F	G, J

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Site at Little Warley – few houses – not near to large built up
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	area
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	t up area Abuts large built up		Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Site is separate from any large built up area situated at Little				
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encro	achment	Large scale countryside encroachment	Warley – a small hamlet.				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Containe	d (WC)	Parth	y Contained (PC)	ontained (PC) Not Contained (NC)						

Purpose 2: to preven	nt neighbourir	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent			
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)		
Comments: Development would not cause towns to coalesce. Development of the whole site would lead to a massing of housing at Little Warley affecting the openness of the Countryside between West Horndon and Greater London. The A127 and M25 in the wider landscape are significant barriers to the N and W respectively									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Overall site is predominantly							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	used to operate workshops, garages, etc. and serves few countryside functions in terms of							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contrib to Green Belt	Low	Moderate	High		
Comments:	8 8 1	velopment would increase massing of housing vold not cause towns to coalesce. Site is not f	, , , ,		

Date/Time: 10/04/13 - 16.10PM

Site Size	: 0.17 ha	Views Out (dista	nce): N: S	S: S	E: S	W: S	<u>S</u> ho	ort (<250m)		<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Views	Viewer Types:	N: (Pub) Priv Plaving Fields S: (Pub) (Priv) Houses Road			E: Pub	E: Pub Priv House W: Pub Priv House				House			
in:	Numbers:	N: Pub: M/H Priv:	S: Pub: L Priv: L	E: Pu Priv:			W: Pub: Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasona	Seasonal visibility:												
Site visual amenity: Low Locality visual amenity;				menity:	Low,	/ОК							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation Limited asso to large bu area		built up	Distant association (visual) only or none		
Boundary Type:	N: Fence / garden – playing fields	E: Fence / garden	S: Fence	Fence / garden + road			/ garden		
Buildings on Site:	Ν			Appro	ox. Footprint:				
Adjacent Buildings	Large detached houses	Large detached houses							

Maturity	/:	Full matur	ity: S L	Mide	dle-ag	ed:S 🚺		Young-establi	shed	S Very young: S		
Scale:	I	Intimate	Small			Medium		Large			Expansive	
Enclosur	e:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	n		Exposed	
Access in	ccess in Promoted open recreation		Оре	pen general access Permissive gene			al access PRoW route access		PRoW route access			
site area	:		Permissive path	ıs		Informal access				No access		
Landscap Quality:			resentative: L		<i>.</i> .	representative / Equal representative / no etractions: S L S L			•	n-rep: Weakly representative/ degraded: SIL		
Tranquill	lity:		Low			Medi	Medium High			High		

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	G	В	G	J

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Little or no relationship to historic town. No substantial historic buildings appear near to Site. Majority of residences are post war. Other Comments: Alley between two gardens leading from residential area to playing fields of school off Thorndon Approach (Ingrave/Herongate). Very small Site

Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	w	2	PC		NC	Comments:				
Containment:	Within large b	e built up area Abuts large built up a		area	Separate from large built up area					
Development type:	ʻInfilli	ngʻ	' 'Urban Extension'		New settlement Housing separated from large built up areas	Contained on all sides – other				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	than to N which covers an area of playing fields. Small scale Site				
Effects on openness:	s on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	 – covers small areas of adjacent gardens and public alleyway. 				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC)			y Contained (PC)	Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	NNS		N/A			
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional		sent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	Separation Retained (SR) Separation Reduced, bu			Significant Separation Reduction (SSR) Negligible or No Separation			or No Separation (NNS)			
Comments:	Comments: Development would be infilling of existing short alley way									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Public alleyway leading from residential area to playing fields – some scrub either side further contained by adjacent gardens					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countryside Functions (LCF) Mixed Functions within C		d Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationship with Historic Town (LRHT)			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

	Overall Contribution of Site to Green Belt Purposes		Moderate	High				
Comments:	Very small scale Site where development would infill between existing properties – potentially removing a public alleyway connecting residences							

Site Reference: 067A

Date/Time: 10/04/13 – 16.50PM

Site Size:	2.81 ha	Views Out (distar	nce): N: S	S: S	E: L	W: S	<u></u> \$hort (<		(<250m) <u>M</u> ed (250m -		1 – 1km)	– 1km) <u>L</u> ong (>1km	
Views	Viewer Types:	N:Pub Priv House Footpath S: Pub Priv Footpath			E: Pub Priv Footpaths W: Pub Priv Hou			Houses					
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:	E: Put Priv: N			W: Pub: Priv: L - M		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some minor effects from hedgerows and treelines bounding the Site and in the area (particularly on E boundary)												
Site visual amenity: OK Locality visual ar		nenity	/: ОК/	'Goo	d								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none	
Boundary Type:	N: Fence, footpath, hedge	E: Fence, footpath, hedge	S: Fence garden	S: Fence, footpath, wood, garden		W: Fence,	W: Fence, gardens	
Buildings on Site:	Y – bungalow in SW corner			Appro	x. Footprint	:: c. 1%		
Adjacent Buildings:	Detached and semi-detact pre-WWII	Detached and semi-detached 2-storey properties of Ingrave (Modern/Traditional). Also Salmonds Hall Farm appears pre-WWII						

Maturity:	Full matur	ity:S L	Middle-aged: S		I: S 🚺	Young-established SIL			Very young: 🕥 L		
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite Er	closed	Part	tial Enclosure		Quite Ope	Quite Open		Exposed	
Access in	Promoted of	open recreation	Oper	n gener	ral access	Permissive general access		s PRoW route access			
site area:		Permissive patl	าร		Informal access			No access			
Landscape Quality:		resentative: L		Mainly representative / minor detractions:		E	Equal representative / non-rep: S L		n-rep:	Weakly representative/ degraded: S L	
Tranquillity		Low		Medium					High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose:	F	G	E/F, G	L, A

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall)	I – Parkland/Garden(s) J – Sports, Amenity & Recreation	Little or no relationship to historic town. Some visually linkages with tower of Ingrave (St Nicholas') Church. Adjacent to Salmonds Hall Farm
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Bounded to W, NW and SW by post WWII housing area within Ingrave village – open countryside to E.
F - Pasture	N – Waterbody	Long range views towards Billericay
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Site is contained to the W, NW		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	and SW by existing housing at		
Effects on openness:	Limited/no c encroacl	,	Some countryside encroachment		Large scale countryside encroachment	 Ingrave village. Open countryside to E. 		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly			y Contained (PC)	Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tov	vns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible of			or No Separation (NNS)		
Comments:	Comments: Would not coalesce Ingrave with any other town. Some long range views towards Billericay are available looking E from the Site							

Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Site does also contain a small bungalow and some access tracks associated with Salmonds Hall Farm.					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Mode			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments: NB: Some visual links to St Nicholas' Church tower and adjacent to Salmonds Hall Farm (pre WWII?)									

	Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High						
Co	omments:	•	Pasture (horse grazing) Site on the edge of Ingrave Village, partially contained by existing housing. Development would not significantly reduce the gap to other towns and would not represent large scale countryside encroachment.								

Date/Time: 11/04/13 – 11.15AM

Site Size:	: 0.24 ha	Views Out (dista	nce): N	: S	S: S	E: S	W: S	<u>S</u> hort (<250n	m)	<u>M</u> ed (250r	n – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv H	ouses	S: Pub	Priv			E: Pub	Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:		E: Pub Priv:	:	W: Pub: Priv:		(0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Effects from existing tree lines/woodland													
Site visual amenity:		Low				Locality visual amenity: Low/OK								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		to large bui		Distant association (visual) only or none		
Boundary Type:	N: Hedge, chainlink	E: Hedge/treeline	S: scrub?			W: hedge,	, chainlink		
Buildings on Site:	Ν		Appro	x. Footprint:					
Adjacent Buildings:	Adjacent Buildings: Telephone exchange to W. A few houses (two storey) and garages to N.								

Maturity:	Full maturity: S L		Mido	Middle-aged: S		Young-established S L		Very young: S L	
Scale:	Intimate Small		Medium			Large		Expansive	
Enclosure:	Iclosure: Very Confined Quite End		closed	Partial Enclosure	Qu	Quite Open		Exposed	
Access in	Promoted of	open recreation	Оре	Open general access Pe		Permissive general access		PRoW route access	
site area:		Permissive path	ıs	Informal access			No access		
Landscape Quality:			/ representative / etractions: S L						
Tranquillity		Low		Med	Medium			High	

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F <i>,</i> B		F	G

Land Use/Cover								
A – Woodland (>5m tall)	I – Parkland/Garden(s)							
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation							
C – Semi-natural grassland / marsh	K - Retail							
D – Heathland / Bogs	L – Infrastructure (Road/Rail)							
E – Arable Farmland	M - Watercourse							
F - Pasture	N – Waterbody							
G - Residential	O – Coastal Environment							
H – Industrial/Commercial	P – Inland Rock							
Q - Other: Equine Stables								

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

No Access – adjacent to telephone exchange on 'urban'edge

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	W	2	PC		PC		NC	Comments:			
Containment:	Within large built up area Abuts large built up are		area	Separate from large built up area							
Development type: 'Infilling' 'Urban Extension'		r -	New settlement Housing separated from large built up areas	Site is on SE edge of Stondon							
Boundary:	ry: Strong/Definite Weak/Degraded/Unclear		ak/Degraded/Unclear None		Massey – adjacent to housing (garage site) and telephone						
Effects on openness:		'	Some countryside encroachment		Some countryside encroachment Large scale countryside encroachment						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Part			y Contained (PC)) Not Contained (NC)							

Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	l Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		Absent		
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		t / Close Small scale, containe Site within town (e.g		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Fu			ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or			e or No Separation (NNS)		
Comments: Stondon Massey is very close to Doddinghurst and Hook End – villages lying to the South. All interlying countryside is important in retaining the separation between these villages (housing/large built up areas). No significant countryside encroachment beyond the existing villages limits. Some minor reduction in the countryside gap – but would not cause villages to coalesce.									

Purpose 3: to assist in safeguarding the countryside from encroachment Criteria LCF MFC FC Comments: Land-use: e.g. Buildings Mixed Typical 'Countryside' uses Land-cover: e.g. Built / Hardscaping Mixed Natural / Landscaping Access Land, public area (park), high Some access (informal, permissive) Access: No Public Access number of PRoW and important Scrub/pasture? or low number of PRoW routes e.g. National Trail Relative contribution of Site to Green Belt Purpose: Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC) Functional Countryside (FC)

Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	Relative contribution of Site to Green Belt Purpose:											
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:		•										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High						
Comments:		Small scale countryside Site – with limited management. Site is on the Stondon Massey edge. Development would not cause Stondon Massey to coalesce with Hook End/Doddinghurst.								

Date/Time: 11/04/13 - 10.35AM

Site Size	: 1.96ha	Views Out (dista	nce): N	N: S/M	S: S	E:S W:S/M Short		<u>S</u> hort (rt (<250m) <u>M</u> ed		250m – 1km)	<u>L</u> ong (>1kn	n)
Views	Viewer Types:	N: Pub Priv House		S: Pub Priv Houses			E.Pub Priv Road				W: Pub (Priv) Houses		
in:	Numbers: N: Pub: S: Pub: E: Pub: M W: Pub: Priv: L Priv: M Priv: Priv: L			0	<u>L</u> ow (1 - 10)) <u>M</u> ed (10-	20) <u>H</u> igh (2	21+)					
Seasona	l visibility:	Some – deciduous hedgerows bound site											
Site visual amenity:		ОК				Locality visual amenity:			OK/Good				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat	it clear to large		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Hedge (garden)	E: Hedge + road	S: Fence	e + hedge	e	W: fence	V: fence/hedge, gardens		
Buildings on Site:	N			Appro	x. Footprint	t:			
Adjacent Buildings: Bungalows and 2 storey modern housing									

Maturity:	Full matur	ity:S L	Middle-aged: SIL			Young-established S L			Very young: S L	
Scale:	Intimate	Small		Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclosure	2	Quite Open		Exposed		
Access in	Promoted of	open recreation	Open general access			Permissive general access			PRoW route access	
site area:		Permissive path	ıs	Informal access					No access	
Landscape Quality:		resentative: L	tative: Mainly representative / Equal representative / S (\frown					
Tranquillity		Low Medium		High			High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	F/E		G, F/E	

Land U	se/Cover
A – Woodland (>5m tall)	I – Parkland/Garden(s)
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation
C – Semi-natural grassland / marsh	K - Retail
D – Heathland / Bogs	L – Infrastructure (Road/Rail)
E – Arable Farmland	M - Watercourse
F - Pasture	N – Waterbody
G - Residential	O – Coastal Environment
H – Industrial/Commercial	P – Inland Rock
Q - Other:	

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

No access to PRoW along southern boundary of Site?

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	Criteria WC		PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up areas	Site is on N edge of Stondon		
Boundary:	Strong/Definite		Weak/Degraded/Unclear		None	Massey Village. Bounded to S & SW by housing, E by road and a		
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	house also bounds the N boundary.		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Containe	Well-Contained (WC) Partl				Not Contained (NC)			

Purpose 2: to preven Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>		
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)									
Comments: Development will not coalesce Stondon Massey with other towns or villages. Significant distance north to nearest other town or village. Would join the ribbon development housing along Nine Ashes Road in to the overall Stondon Massey village area.									

Purpose 3: to as	urpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	MFC	FC	Comments:									
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses										
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping										
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail										
Relative contrib	ution of Site to Green Belt Purpo	se:											
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)										

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with									
relationship:	relationship with Historic 1	own	with Historic Town	Historic Town									
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:													

Overall Contribution to Green Belt	 Low	Moderate	High
Comments:	, , , ,	e of the Stondon Massey residential area. Deve to north of village would amalgamate into ove	

Date/Time: 12/04/13 - 09.55AM

Site Size:	0.99ha	Views Out (distar	nce): N	N: S	S: S	E: S	W: S		<u>S</u> hort (<25	0m)	<u>M</u> ed (25	i0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv Ho Church	ouses	S:Pub Priv Footpath E:Pub P					Publeriv	riv Houses Road W: Qub fields			Priv School playing	
in:	Numbers:	N: Pub: L Priv: L					W: Pub: L/M Priv:			0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Few views in to Site	ind scrub –	mainly o	deci	duous. Come	e cor	niferous trees	on northern l	ooundary				
Site visual amenity: Low						Localit	ty visual	lam	enity: OK	(

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		to large bui		Distant association (visual) only or none			
Boundary Type:	N: treeline/fence	E: hedge, road	S: treeline	, fence		W: woodl	and			
Buildings on Site:	N			Appro	x. Footprint	:				
Adjacent Buildings:	Two storey post WWII housing – modern church (village hall type building)									

Maturity:	Full matur	ity:S 🚺	Mido	dle-aged			Young-establi	shed: S I	-	Very young: S L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Par	tial Enclosure		Quite Ope	n	Exposed		
Access in	Promoted o	Promoted open recreation Open general access Permissive g		ermissive gener	al access	ess PRoW route access					
site area:		Permissive paths			Informal access				No access		
Landscape Quality:		resentative: L	Mainly minor d		entative / ons: S	Equal representative / no			on-rep: Weakly representative/ degraded: S L		
Tranquillity		Low			Medi	ledium High			High		

Land Lices	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	A/B			A,B, F	G, J	

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	(School) Playing fields are to the west. Public access open
E – Arable Farmland	M - Watercourse	space divided from Site by field.
F - Pasture	N – Waterbody	Doddinghurst Road (E boundary) reasonably busy
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	W	C	PC		NC	Comments:					
Containment:	Within large b	ouilt up area	Abuts large built up area		Separate from large built up area						
Development type: 'Infilling'		'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site contained by housing/church to north , Doddinghurst Rd (& adjacent						
Boundary:	ndary: Strong/Definite Weak/Degraded/Unclear		clear	None							
Effects on openness: Limited/no countrysic encroachment		· ·	Some countryside encroachment		Large scale countryside encroachment	housing) to east and playing fields/woodland to west.					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC)		Partl	y Contained (PC)	Not Contained (NC)							

Purpose 2: to preven	t neighbourir	ng towns merging in	to one another							
Criteria		SR	SRF	SSR	NNS		N/A			
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.			
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	cence	infilling)			
Residual contribution	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	Separation Retained (SR) Separation Red			Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)				
Comments:	Comments: Development would not encroach any closer to other towns/villages, than the current extent of Doddinghurst. Strong woodland and treeline elements to the W of the Site									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Scrubland/woodland - overgrown							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic 1	own	with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:			transitional area from Doddinghurst to country Doddinghurst to coalesce with another town o	

Date/Time: 12/04/13 - 09.00AM

Site Size:	: 2.49ha	Views Out (distan	ice): N	I: S	S: S	E: M	W: S	<u>S</u> hort ((<250m) <u>M</u> ed (25		50m – 1km) <u>L</u> ong (>1km)		ng (>1km)
Viewer Types: N: Pub Priv S: Pub		ub eriv	Houses	E:	Pub Pr	riv Foo	tpath	W: Pub	riv Ho	uses			
in:	Numbers:	N: Pub: S: Pub: E: Pub: L W: Pub: Priv: Priv: L/M Priv: Priv: M			0 <u>L</u> ow (1 - 1)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)				
Seasonal	visibility:	ibility: Minimal – effects from deciduous trees along southern boundary											
Site visua	Site visual amenity: OK Locality visual amenity: OK												

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: fence, treeline, wood	E: -	S: fence, g	nce, gardens, treeline W			gardens
Buildings on Site:	Ν			Approx	x. Footprint	::	
Adjacent Buildings:	Modern two storey hous	ing					

Maturity:	Full matur	ity: S L	Mido	dle-aged:		Young-established S L			Very young: S L
Scale:	Intimate	Small		Medium		Large			Expansive
Enclosure:	Very Confin	ed Quite Er	closed	Partial Enclosure		Quite Open		Exposed	
Access in	Promoted open recreation Open general access Permissive			ermissive gener	al access	access PRoW route access			
site area:		Permissive patl	Informal access				No access		
Landscape Quality:			y representative / etractions:			qual representative / non-rep: S L		Weakly representative/ degraded: S L	
Tranquillit	y:	Low		Medi	Medium			High	

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
	F			G	F, B, A	

Land	<u>Use/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commontes
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Potential to be developed alongside Site G090.
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	No access
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	W	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Site contained by housing to south and west. Some			
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	achment	Large scale countryside encroachment	countryside encroachment			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)				

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR SRF SSR		NNS		N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	Separation Retained (SR) Separation Reduced, but Functional (SRF			Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)			
Comments:	Development	would not encroac	h any closer towards other	towns and villages, than the	current extent	of Wyatts Gre	en.			

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC		FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Ту	pical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscapin	Mixed	1	Natural / Landscaping	-					
Access:	No Public Access	Some access (informal, permi or low number of PRoW	ssive) numb	and, public area (park), high er of PRoW and important utes e.g. National Trail	Existing field					
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF)	Aixed Functions within Countryside (N	<mark>1FC)</mark> Fun	ctional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:			itional area on the eastern edge of Wyatts Gre ould not cause Wyatts Green to coalesce with	

Date/Time: 12/04/13 - 09.00AM

Site Size	: 0.81ha	Sina Views Out (distance): N		: S	S: S	E: S	W: S	<u>s</u>	<u>\$</u> hort (<250m)		<u>M</u> ed (250m – 1km)		Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv Houses S: Pub Priv		Houses	es E: Pub Priv				W: Pub Priv Houses					
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv: L		E: Pi Priv:		W: Priv:			0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	sonal visibility: Minimal – site is existing woodland scrub – if developed views in to site may be achieved													
Site visual amenity: Low/OK			Localit	y visual	ameni	ity: OK								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear		Limited as to large ar	built up	Distant association (visual) only or none		
Boundary Type:	N: hedge, fencing (gardens), trees	E: treeline, fence S: tre		treeline			W: hedge, fencing (gardens)		
Buildings on Site:	N Approx. Footprint:								
Adjacent Buildings:	Modern two storey housing								

Maturity:	Full matur	ity:S L	Midd	lle-age	ed: <mark>S L</mark>		Young-establi	shed S	L	Very young: S L		
Scale:	Intimate	nate Small Me		Medium		Large		Expansive				
Enclosure:	Very Confine	ed Quite En	iclosed	ed Partial Enclosure Quite Open		en		Exposed				
Access in	Promoted of	open recreation	Ope	n gen	eral access	Р	ermissive gener	al access		PRoW route access		
site area:		Permissive path	ıs		Inform	nal a	access			No access		
Landscape Quality:		resentative: L		Mainly representative / inor detractions: S		E	Equal representative / non-rep:		rep:	Weakly representative/ degraded: S L		
Tranquillity:		Low			Medium				High			

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	A/B		G	F

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonto
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Potential to be developed alongside Site G029.
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	No access – woodland scrub area fenced off.
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	W	2	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ŕ	New settlement Housing separated from large built up areas	Site contained by housing to north and west and a separate private garden to the east.				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None					
Effects on openness:	iffects on openness:		Some countryside encroachment		Large scale countryside encroachment	Small-scale countryside encroachment				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Parti		y Contained (PC)	Not Contained (NC)							

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but		ed, but Functional (SRF)	Significant Separation Reduction (SSR)		Negligible	igible or No Separation (NNS)			
Comments:	Comments: Development would not encroach any closer to other towns/villages than the current extent of Wyatts Green.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Scrubland/woodland - overgrown						
Relative contrib										
Limited Countryside Functions (LCF) Mixed		ed Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationsh	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:		,	ransitional area on eastern edge of Wyatts Gr buld not cause Wyatts Green to coalesce with	een in to countryside. Site is Partly Contained another town or village

Date/Time: 11/04/13 - 14.45PM

Site Size:	: 1.23 ha	Views Out (dista	nce): N	N: S	S: S	E: S	W: S	<u>S</u> hort (<	<250m)	<u>M</u> ed (2	250m – 1km)	Lo	ng (>1km)
Views			ub Priv	School	School E: Pub Priv Houses			es W: Pub (Priv) Houses					
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:	Μ	E: Pu Priv:		W: Pub: Priv: L		0	<u>L</u> ow (1 - 1	0) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Minor effect from hedgerows treeline – along southern boundary with school												
Site visual amenity:		Low / OK				Localit	Locality visual amenity: Low / OK						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Fence, gardens	E: Fence, gardens	S: Treeli	S: Treeline/hedge + wood			W: Fence, gardens	
Buildings on Site:				Appro	x. Footprint:			
Adjacent Buildings:	Residential area – 2 store	Residential area – 2 storey housing to NW, bungalows to E (modern). Primary school to south						

Maturity:	Full matur	ty: S L	Mido	dle-aged:S 🚺		Young-establi	shed)	Very young: 🕥 L
Scale:	Intimate	Small		Medium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	:	Quite Ope	en	Exposed	
Access in	Promoted o	pen recreation	en general access	Р	Permissive general access			PRoW route access	
site area:		Permissive path	IS	Infor	Informal access			No access	
Landscape Quality:		esentative:		y representative / etractions: S L	E	Equal representative / non-re		rep: Weakly representative/ degraded: S (
Tranquillity:		Low		Med	dium High		High		

Land Lice	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		G	Q

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Post WWII housing
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access – Site is contained by school and housing areas
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	within Mountnessing.
E – Arable Farmland	M - Watercourse	From aerial imagery appears to be field accessed to rear of property
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: School		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Site is contained by residential		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	areas/private gardens to N, W &		
Effects on openness:	Limited/no c encroacl	'	Some countryside encroachm		Large scale countryside encroachment	E. Contained by primary school to S.		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)				

Purpose 2: to preve	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria	Criteria		SRF	SSR	NNS		N/A			
Interlying physic barriers:	al Sul	bstantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	' Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Reta	Separation Retained (SR) Separation Redu		ced, but Functional (SRF) Significant Separation Reduction		iction (SSR)	tion (SSR) Negligible or No Separation (NNS)				
Comments:	Comments: Development would primarily infill an existing field contained within an existing large built up area									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contribution of Site to Green Belt Purpose:										
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:		•						

Overall Contribution to Green Belt	 Low	Moderate	High	
Comments:	s of an agricultural field contained within an e from development, not causing coalescence	n existing built up residential area north of an e with other towns or villages.	existing school. Some minor loss of	

Date/Time: 11/04/13 - 11.30AM

Site Size:	: 1.49ha	Views Out (dista	nce): N:	S S: M	E: S	,	W: S	<u>S</u> hort (<	250r	m) <u>M</u> ed (2	250m – 1km)	L	ong (>1km)
Views			E: Pub eriv Houses			W: Pub Priv House							
in:	Numbers:	N: Pub: L/M Priv:	S: Pub: Priv: M	E: Pu Priv:	b: M		W: Pub: Priv: L		0	<u>L</u> ow (1 - 10)) <u>M</u> ed (10-	20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some minor effect from hedges and trees												
Site visu	al amenity:	ОК					Locality visual amenity:			OK/Good			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		but clear aration	Limited ass to large b are	ouilt up	Distant association (visual) only or none
Boundary Type:	N: Hedge/treeline + road	E: Hedge, fence - tra	ack	S: -		W: hedge,	/fence
Buildings on Site:	N Approx. Footprint:						
Adjacent Buildings:	Farmstead to W, Church + house to N, modern two storey houses to E						

Maturity:	Full maturi	Full maturity: S L Middle		le-aged: SIL Young-establish			shed	L	Very young: S L	
Scale:	Intimate	Small Medium Large			Expansive					
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	2	Quite Ope	en Exp		Exposed	
Access in	Promoted open recreation Open general ad		n general access	P	Permissive general access			PRoW route access		
site area:		Permissive path	IS	Infor	Informal access				No access	
Landscape Quality:				representative / etractions:	E	Equal representative / no S L		on-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Medium		m		High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	F		F/E	G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Site is south of St Nicholas Church, Kelvedon Hatch
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Some informal access off Church Road through breaks in the
E – Arable Farmland	M - Watercourse	tree line – does not extend on to Site.
F - Pasture	N – Waterbody	Site appeared to be being grazed by deer
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	W	2	PC		NC	Comments:	
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Site is on W edge of Kelvedon	
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Hatch residential area, adjacent to local shops. Site is bounded to	
Effects on openness:	Limited/no c encroac	,	Some countryside encroachmer		Large scale countryside encroachment	N by Church Road and local church and to W by a farmstead.	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Parti		y Contained (PC)		Not Contained (NC)			

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR		NS	N/A	
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible or No Separation (NNS)					
Comments: Small scale site not significantly encroaching in to the countryside such that there will be no significant reduction in the countryside gap between Kelvedon Hatch and nearest major settlements (over 3km away). Development would join the farmstead to the W in to the overall Kelvedon Hatch area.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment							
Criteria	LCF	MFC	FC	Comments:				
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail					
Relative contrib								
Limited Country	yside Functions (LCF) Mi	xed Functions within Countryside (MFC)	Functional Countryside (FC)					

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationsh	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:		• 							

Overall Contributor to Green Belt		Low	Moderate	High	
Comments:	,	ained Site on edge of Kelvedon Hatch built u towns or villages.	ıp area. Development would form an urban ex	tension and would not lead to coalescence	

Date/Time: 11/04/13 - 12.15PM

Site Size:	0.54ha	Views Out (distar	nce): I	N: S	S: M/L	E: S	W: S	<u>S</u> hort (<25	(<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> on		ng (>1km)
Views	Viewer Types:	NPub Priv Houses Road S: Pub			ıb Priv	Priv Footpath E.Pub Priv				es Road	W: Pub Priv Houses		
in:	Numbers:	N: Pub: M Priv: L/M	S: Pub Priv:	: L	E: Pub Priv: L	: M	W: F Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal visibility: Minor effect from hedgerows and trees along W boundary													
Site visua	al amenity:	Low				Locality visual amenity:			: ОК				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none			
Boundary Type:	N: Fence, hedge, road	E: Hedge, road	S: -			W: Fence	W: Fence, hedge, gardens			
Buildings on Site:	N			Appro	x. Footprint	::				
Adjacent Buildings:	Buildings: Two storey modern properties to N & W.									

Maturity:	Full maturi	ty: S L	Midd	le-aged:S 🚺		Young-establi	shed	U Very young: S			
Scale:	Intimate	Small		Medium		Large		Expansive			
Enclosure:	Very Confine	d Quite En	closed	Partial Enclosure		Quite Open		Exposed			
Access in	Promoted o	pen recreation	Ope	n general access	P	ermissive gener	al access		PRoW route access		
site area:	-	Permissive path	IS	Inform	nal a	iccess			No access		
Landscape Quality:	Highly repr S	esentative: L		representative / etractions: S	E	Equal representative / non-rep:		Weakly representative/ degraded: S L			
Tranquillity		Low		Medi	ium		High				

Land Lice	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		G	E/F

Land Use/Cover								
A – Woodland (>5m tall)	I – Parkland/Garden(s)							
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation							
C – Semi-natural grassland / marsh	K - Retail							
D – Heathland / Bogs	L – Infrastructure (Road/Rail)							
E – Arable Farmland	M - Watercourse							
F - Pasture	N – Waterbody							
G - Residential	O – Coastal Environment							
H – Industrial/Commercial	P – Inland Rock							
Q - Other:								

Heritage Assets/Notes:

Little or no relationship to historic town.

Modern housing area

Other Comments:

Appears to be informal access leading around edge of Site leading off public footpath.

Some trees along W boundary filter some first floor views from existing properties.

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	Criteria WC PC			NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area			
Development type:	Development type: 'Infilling' 'Ur		'Urban Extensior	ŕ	New settlement Housing separated from large built up areas	Small Site on S edge of Kelvedon Hatch. Housing lies to the W and		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	to the N & NE, opposite Stocks		
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	Lane. To S is open countryside offering some medium-long		
Relative contribution of	Site to Green Be	lt Purpose:				range views		
Well-Contained	Well-Contained (WC)		y Contained (PC)		Not Contained (NC)			

Purpose 2: to preven	t neighbourir	ng towns merging in	to one another					
Criteria	Criteria		SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)	
Residual contribution	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retain	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	tion (SSR) Negligible or No Separation		
Comments: Development would infill a triangular wedge of land between existing housing and would not significantly extend the edge of Kelvedon Hatch southwards. No reduction in countryside gap to other towns or villages.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib	ution of Site to Green Belt Purpo											
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic 1	own	with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	hip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:		•										

Overall Contributor to Green Belt		Low	Moderate	High		
Comments:	Existing cou	ntryside on edge of exiting town (Kelvedon	Hatch). Development would be small scale an	d would not cause Coalescence.		

Site Reference: 076 & 077

Date/Time: 11/04/13 - 9.40AM

Site Size:	: 3.93 ha	Views Out (dista	nce): N:	S/M	S: S	E: S	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (250r	m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv Road Farmhouses		S: Pu	S: Pub Priv Houses EPu			EPub	Pub Priv Road			WPub Priv Road House	
in:	Numbers:	N: Pub: L S: Pub: Priv: L Priv: M/H			E: Pub Priv:	: L/M	W: Pub: L/M Priv: L			<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal visibility: Yes – filtered views through boundary v			vegetatio	on									
Site visual amenity:		ОК			Locality	visual a	menity:	ОК					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separa	to large bu		built up	Distant association (visual) only or none		
Boundary Type:	N: hedge, minor road	E: hedge	• •	S: post/wire fence, fence/gardens		W: fence/	W: fence/gardens in parts		
Buildings on Site:	- Approx. Footprint:								
Adjacent Buildings:	djacent Buildings: Two storey modern detached houses to S. Two large farmsteads to north of Redrose Lane								

Maturity:	Full matur	ity: S L	Midd	le-aged:S 🚺	Young-established		shed	D	Very young: S L
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Open		Exposed	
Access in	ss in Promoted open recreation Open general access Permissive general		al access	cess PRoW route access					
site area:		Permissive path	ıs	Inforr	nal a	al access			No access
Landscape Quality:		resentative: L		representative / etractions: 🕜 🕕			•		
Tranquillity		Low		Med	um				High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		F	G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonto
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Two sites – G070 (2.24ha) and G070a (1.69ha). Sites are
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	sandwiched between northern edge of Blackmore and Redrose Lane either side of Fingrith Hall Lane
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:	_	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	W	2	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	pe: 'Infilling'		'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Split Site on northern edge of Blackmore. Sites are somewhat					
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	contained by Redrose Lane (which would be the absolute					
Effects on openness:	Enness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	northern limit of Blackmore) and farmsteads to north. Some					
Relative contribution of	countryside encroachment										
Well-Contained (WC)		Parth	y Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	it neighbourir	ng towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NNS N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g. infilling)			
Coalescence:		None / Minor physic narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coale	scence				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR)				Negligible	gible or No Separation (NNS)				
Comments:	Comments: No significant encroachment northwards from Blackmore if the Sites were developed with no significant large built up area within 5km, to the N of Blackmore.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic Town		with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose										
Limited Relationship with Historic Town (LRHT)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contributor to Green Belt		Low	Moderate	High	
Comments:	northern lin		 II) of Blackmore. Some containment offered by ead to any coalescence with other towns/villag 		

Date/Time: 15/04/13 - 17.40PM

Site Size:	: 1.83 ha	Views Out (distar	nce): N	N: S	S: S	E: S+L	W: S	<u>S</u> hort (<2	(<250m) <u>M</u> ed (25		l (250m – 1km) <u>L</u> on		ng (>1km)
Views	Viewer Types:	N: Pub Priv Ho roads	ouses &	S: Pu	ub Priv	Houses	E:Pub	• Pub I (Priv) I (Distant)			W: Pub fields	Priv roa	ads & playing
in:	Numbers:	N: Pub: L Priv: L	S: Pub: Priv: L		E: Pu Priv:		W: Put Priv: L	o: L	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effect – hedge and trees to west												
Site visua	al amenity:	menity: OK Locality visual amenity: Good											

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: hedge, fence, gardens	E: Fence, hedge + B1002	02 S: tree line + access track			access track	W: Fe	nce, tree line, garden		
Buildings on Site:	No		Appro	x. Footprint:						
Adjacent Buildings:	Adjacent Buildings: Modern detached / semi detached housing to south – large houses to north. Farmstead to E.									

Maturity:	Full matur	ity:S L	Midd	lle-age	ed: 🕥 🗋	Young-established: S		L	Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Ра	artial Enclosure		Quite Open			Exposed	
Access in	Promoted of	open recreation	Ope	en gen	eral access	Р	Permissive general access		s PRoW route access		
site area:		Permissive path	ıs		Inform	nal a	iccess		No access		
Landscape Quality:	0,1	resentative: L	Mainly minor de	•	esentative / ions:	E	Equal representative / no S L		on-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low			Medi	High			High		

Land Lice	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		G	F, J, L

Land Use/	Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) I	– Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	- Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / K	(- Retail	Churches and Margaretting Hall c. 9km to NE
D – Heathland / Bogs L	. – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland N	M - Watercourse	Infilling between ribbon development and Ingatestone.
F - Pasture N	N – Waterbody	Sports pitches to W – opposite side to B1002. A12 and rail line close by
G - Residential C	D – Coastal Environment	
H – Industrial/Commercial P	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Land to north of Ingatestone – infills between ribbon			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	 development to north of existing residential properties. Bounded to W by B1002. 			
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			Contained (PC) Not Contained		Not Contained (NC)				

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	IS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	infilling) Coalescence					
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retain	ned (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)				
Comments: Will not cause towns to merge. Would infill between Ingatestone and ribbon dev (several houses) to north. Minor physical narrowing of gap to Margaretting to NE, where visual barriers are primarily related to the distance of views, interlying hedgerows/tree lines etc. No strong settlement limit to north of Site.											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mix	ed Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationsh	nip with Historic Town (LRHA)	Strong Relationship with Historic Town (SRHT)							
Comments:									

	Overall Contribution of Site to Green Belt Purposes		Moderate	High
Comments:		nt would form an urban extension, with sor due to scale of Site if developed.	ne countryside encroachment. Some minor re	duction in gap to Margaretting to NE but not

Site Reference: 079A

Date/Time: 15/04/13 – 17.45PM

Site Size:	1.39 ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	W: S <u>S</u> hort (<25		(<250m) <u>M</u> ed (25		(250m – 1km) <u>L</u> on	
Views	Viewer Types:	N:Pub Priv Rc	ad		ub Priv ened)	Houses	uses E:Pub Priv road			ouses	W: Pub	W: Pub Priv -	
in:	Numbers:	N: Pub: L Priv:	S: Pub Priv:		E: Pu Priv: I		W: Pul Priv:	W: Pub: Priv:		<u>L</u> ow (1 - 10) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Some effect to sout	uth – boundary vegetation										
Site visua	al amenity: OK - Low Locality visual amenity:			nenity:	ЭК								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none			
Boundary Type:	N: Wood and B1002	E: Fence/hedge + B1002	S: Tree line			W: Tree l	ine + A12			
Buildings on Site:	No		1	Appro	x. Footprint	t:				
Adjacent Buildings:	Two storey detached ho	Two storey detached housing to S – bungalows opposite side of road to E								

Maturity:	Full maturi	ity:SIL	Midd	Middle-aged: S L			Young-established: S L			Very young: S L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	n		Exposed	
Access in	Promoted o	pen recreation	Ope	en gen	neral access	ess Permissive general access			PRoW route access		
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:		resentative: L	tive: Mainly repres minor detractio			Equal representative / r		<u> </u>	on-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Mediu			um		High		

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	F		G	F, L	

1

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Site south of A12 – part of Ingatestone large built up area
E – Arable Farmland	M - Watercourse	rather than open countryside to north of A12
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	W	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Site is well contained by A12 to W, B1002 to N, with residential		
Effects on openness:	Limited/no c encroacl	'	Some countryside encroachment		Large scale countryside encroachment	areas to the S and E		
Relative contribution of								
Well-Contained (WC) Partle			y Contained (PC)	ained (PC) Not Contained (NC)				

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Sepa			or No Separation (NNS)					
Comments: Development will not cause coalescence. A12 is strong physical barrier of Ingatestone and to development. No apparent views from other settlements.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	iteria LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	hip with Historic Town (LRHA)	Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt	 Low	Moderate	High
Comments:		would primarily constitute infilling on the edge alescence. Existing agricultural use so Function	5

Site Reference: 079B

Date/Time: 15/04/13 – 18.00PM

Site Size:	2.06 ha	Views Out (dista	nce):	N: S	S: S	E: M	w: s	<u>S</u> hort (<25	(<250m) <u>M</u> ed (25		50m – 1km) <u>L</u> ong (>1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv Road S: Pub Priv Road E. Pub Priv Road			Road (part), W: Pub (Priv	ouse/ road				
in:	Numbers:	N: Pub: L Priv:	S: Pub Priv:	: L	E: Pu Priv:		W: Pul Priv: L	W: Pub: L Priv: L		<u>L</u> ow (1 - 10)	- 10) <u>M</u> ed (10		<u>H</u> igh (21+)
Seasonal	visibility:	ility: Some effects from trees/hedges											
Site visua	al amenity:	Low/Poor				Locali	ty visual an	nenity: Ol	K				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	area 'Urban'		to large buil		Distant association (visual) only or none
Boundary Type:	N: Trees + B1002	E: Fence + A12	S: Fence +	S: Fence + B1002 (A12 Slip road			nce + B1002
Buildings on Site:	No		Approx. Footprint:				
Adjacent Buildings:	None						

Maturity:	Full maturi	ty: S L	Midd	lle-aged:	e-aged: S		shed	L	Very young: S L	
Scale:	Intimate	Small		N	ledium		Large			Expansive
Enclosure:	Very Confine	d Quite En	closed	Partia	l Enclosure		Quite Ope	in	Exposed	
Access in	Promoted o	pen recreation	Ope	en general	access	Р	ermissive gener	al access		PRoW route access
site area:		Permissive path	IS	Informal access		access	No access			
Landscape Quality:		esentative: L		represen etractions		Equal representative / r		<u> </u>	on-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low			Medium Hig		High			

Land Lice	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		F	L, G

Land U	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Separated from Ingatestone by A12
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas				
Criteria	wc	;	PC		NC	Comments:	
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas		
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Site is separated from Ingatestone by A12 – would be a	
Effects on openness:	Limited/no co encroach		Some countryside encroachme		Large scale countryside encroachment	discreet housing development	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Partly (y Contained (PC)	PC) Not Contained (NC)				

Purpose 2: to prever	nt neighbourii	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physics barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)						or No Separation (NNS)		
Comments	Whilst no town coalescence will occur if developed, the development is north of the A12, separate from Ingatestone. Without the A12 barrier								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:	:								
Limited Relationship with Historic Town (LRHA)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High						
Comments:		Development would not cause town coalescence and only minor countryside encroachment – but development would clearly be a discreet housing development separate from the existing large built up area								

Site Reference: 079C

Date/Time: 15/04/13 – 17.45PM

Site Size:	2.06 ha	Views Out (distar	nce):	N: S	S: S	E: S	W: M	<u>S</u> hort (<25	0m)	<u>M</u> ed (250	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv -		S:Pub Priv Road/Houses E:Pub Priv			Priv Roa	Priv Road			W: Pub Priv Road & House		
in:	Numbers:				E: Pu Priv:	ub: L	W: Pul Priv: L	W: Pub: H 0 Low (1 - 1) Priv: L 0 Low (1 - 1)				0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Some effects from t	Some effects from trees/hedges										
Site visua	al amenity:	ОК	Locali	Locality visual amenity: OK									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		ut clear ration	Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Tree line/verge/scrub + A12E: Wood/Scrub + B1002S: Tree line + A12				A12	W: Tree line + A12		
Buildings on Site:	No	·		Appro	ox. Footprin	t:		
Adjacent Buildings:	Jings: Not directly adjacent to housing, nearest housing is separated by roads c. 80m to SE (bungalows) and woodland 70m to NE (detached 2-storey)							

Maturity:	turity: Full maturity: S L Middle-aged: S 🚺 Young-establish		shed	L	Very young: S L					
Scale:	Intimate	Small			Medium Large			Expansive		
Enclosure:	osure: Very Confined Quite Enclosed Pa		artial Enclosure		Quite Ope	en		Exposed		
Access in	Promoted o	pen recreation	Оре	en gen	eral access	Р	ermissive gener	al access	;	PRoW route access
site area:	F	Permissive path		Informal access			No access			
Landscape Quality:	Highly representative: Mainly representative: S L minor detract			Equal representative / nc			n-rep: Weakly representative/ degraded: S L			
Tranquillity:	anquillity: Low Mediu		um	m		High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		F	G, L

Land U	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Site south of A12 – but separated from main urban area by
E – Arable Farmland	M - Watercourse	roads, woodland, etc.
F - Pasture	N – Waterbody	NB: It is also assumed that in order to be developed, Sites 079a and 079b would be developed or agreed to be
G - Residential	O – Coastal Environment	developed first
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC	NC		Comments:				
Containment:	Containment: Within large b		Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Sites does not directly abut the				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	existing large built up area of Ingatestone and is separate –				
Effects on openness:	Effects on openness: Limited/no countryside encroachment Some countryside encroach		achment	Large scale countryside encroachment	the A12 is a strong boundary and limit to the N and W					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partl		v Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	t neighbourin	ig towns merging in	to one another						
Criteria	Criteria		SRF SSR		NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR) Negligible		or No Separation (NNS)			
Comments:	Comments: Development will not cause coalescence. A12 is strong physical barrier to development. No apparent views from other towns.								

Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF		MFC	FC	Comments:				
Land-use:	e.g. Buildings		Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardscaping		Mixed	Natural / Landscaping					
Access:	No Public Access				Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail			
Relative contrib									
Limited Countryside Functions (LCF) Mixed			Functions within Countryside (MFC)	Functional Countryside (FC)					

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship: Relative contributio	No / Limited physical and/on relationship with Historic T on of Site to Green Belt Purpose:	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:		•								

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High						
Comments:		n absolute terms the Site is separated from the current limit of Ingatestone and does not abut any large built up areas. The Site is contained by the								

Date/Time: 09/03/2015

Site Size:	0.3 ha	Views Out (distar	nce): N: S	S: S	E: S	W: S	<u>S</u> hort (<2	250m)	<u>M</u> ed (250)m – 1km)		ng (>1km)	
Viewer Views		N Pub Priv	s: I	s: Pub Priv			E: Pub			W: Pub Priv			
in:	Numbers:	N: Pub: H Priv:	S: Pub: L-M Priv:	E: Pu Priv:		W: Pu Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10	0-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Dense screening – li	ttle variation su	mmer to w	vinter	· · ·							
Site visual amenity:		OK – densely overgrown			Loca	lity visual an	nenity: 0	ОК — g	ood to south				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited associa to large built area			Distant association (visual) only or none
Boundary Type:	N: Bramples	E: Dense vegetation + timber fence	S: Post - trees; b		,	W: F	ence	
Buildings on Site:	None		·	Appro	x. Footprint	:: 1	N/A	
Adjacent Buildings	One and two storey form	ner surgery to N; two store	y farmhous	e to Eas	t			

Maturity:		Full maturity SL			Middle-aged: S L			Young-established: S			L Very young: S L		
Scale:	cale: Intimate		Small		l Medium		Medium		Large			Expansive	
Enclosure	: \	Very Confine	ed	Quite End	losed	Pa	artial Enclosure		Quite Open		Exposed		
Access in	1	Promoted open recreation			Open general access			Permissive general access			PRoW route access		
site area:		Permissive paths				Informal access			access			No access	
Landscape Quality:	•	Highly rep S	reser L	ntative:	Mainl [,] minor d		esentative / tions: S (L	E	Equal representative / noi S L		on-rep: Weakly representativ degraded: S L		
Tranquillit	:y:		Low Medium H			High							

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	В	-	G	E

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wo	2	PC		NC	Comments:						
Containment:	Within large built up area		Abuts large built up area		Separate from large built up area							
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area							
Boundary:	Strong/Definite		Weak/Degraded/Unclear		None	Strong boundaries on 3/most						
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	sides						
Relative contribution of												
Well-Contained	d (WC)	Parth	y Contained (PC)		Not Contained (NC)							

Purpose 2: to prevent	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria	Criteria SR SRF				N	NS	N/A				
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tow	ns Nor	ie / Very Distant	/ Very Distant Some / Distant Filtered / Obscured / Direct / Close Direct / Close		/ Close	small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)				
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible or No Separation (NNS							
Comments: Large countryside gaps; would not lead to merging or gap reduction											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	MFC	FC	Comments:									
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses										
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping										
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Appropriate countryside use, but no public access.									
Relative contrib	ution of Site to Green Belt Purpo												
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)										

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	Criteria LRHT MRHT SRHT												
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with									
relationship:	relationship with Historic T	own	with Historic Town	Historic Town									
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)													
Comments:													

Overall Contribu to Green Belt	 Low	High	
Comments:	related to existing urban limits of Doddingh owered due to its almost complete enclosur	urst and forms an infill site of overgrown inacco e/containment in a built up area.	essible vegetation. Overall contribution to

Date/Time: 12/3/15

Site Size	: 0.4 ha	Views Out (distance):		N: S S: S		E: M-L	W: S	<u>S</u> hort (<	<250m)	<u>M</u> ed (25	(250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv		Priv			E: Pub	E: Pub Priv			WPubPriv		
in:	Numbers:	N: Pub: Priv: L	S: Pul Priv:	b: H	E: Pu Priv:		W: Pul Priv: L	o: H	o	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal visibility: Low/poor. Site is well screened even in winter				– minor va	ariation								
Site visual amenity:		Good/attractive				Locali	y visual a n	nenity:	Good/	attractive			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited ass to large b are	<mark>uilt up</mark>	Distant association (visual) only or none
Boundary Type:	N: Trees, fence	E: Trees, fence	S: Trees, fence			W: Trees,	fence
Buildings on Site:	No			Appro	x. Footprint:		
Adjacent Buildings:	Modern two storey						

Maturity:	Maturity: Full maturity			Middle-aged: S L			Young-established: S L			Very young: S L
Scale:	Intimate	ntimate Small		Medium			Large		Expansive	
Enclosure:	Very Confined	Quite En	closed	Pa	artial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted op	Open general access P			Permissive general access		PRoW route access			
site area:	P	Permissive paths			Informal access			No access		
Landscape Quality:	\sim			y representative / detractions: S L		E	Equal representative / non-i S L		n-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low			Medi	um		High		

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
	F	B (trees)		E	G	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wo	:	PC		NC	Comments:						
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area							
Development type:	ʻInfilli	ngʻ	'Urban Extensio	n'	New settlement Housing separated from large built up area							
Boundary:	Strong/D	efinite	Weak/Degraded/Ur	ak/Degraded/Unclear None None								
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment							
Relative contribution of												
Well-Contained (WC) Partle			Contained (PC)		Not Contained (NC)							

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another												
Criteria		SR	SRF	SSR	N	NS	N/A						
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent								
Views between Tov	wns Non	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.						
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)						
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):									
Separation Retained (SR) Separation Reduc			ed, but Functional (SRF)	ction (SSR)	Negligible	or No Separation (NNS)							
Comments: The site abuts the small settlement of Great Wavrey which in itself is scattered													

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Land forms grounds of Croft Cottage, mix of formal garden and informal garden/paddock.							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mix	ed Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic T	own	with Historic Town	Historic Town								
Relative contribution	Relative contribution of Site to Green Belt Purpose:											
Limited Relationship with Historic Town (LRHT) Mod			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High							
Comments:	Developme	ent would form new housing in grounds/surrounds of Croft Cottage. Would not result in significant encroachment to countryside.									

Date/Time: 12/3/15 13:45

Site Size:	: 2.2 ha	Views Out (distance	e): N	: S	s: S	E: S	W: S	<u>S</u> hort (·	(<250m) <u>M</u> ed (2		(250m – 1km) <u>L</u> or		ng (>1km)	
Views	Viewer Types:	N Pub Priv		S: Pub Priv			E: Pub	E: Pub Priv				W: Pub Priv		
in:	Numbers:	N: Pub: H S: Pu Priv: L Priv:				W: Pu Priv:	W: Pub: Priv:		0 <u>L</u> ow (1 - 10)		0-20)	<u>H</u> igh (21+)		
Seasonal	l visibility:	Little variation. Least i	Little variation. Least in summer.											
Site visual amenity:		Very good – Attractive mature trees and Victorian water tower			Locali	Locality visual amenity:			Very good. Woodland patches, mature trees					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none			
Boundary Type:	N: Trees	E: Hedgerow, trees	S: Trees	, fence, s	shrubs	W: Trees	, woods			
Buildings on Site:	Large detached two storey									
Adjacent Buildings:	Old Warley gatehouse lodge; Walter Boyce Centre									

Maturity:	Full maturity SL		Mido	Middle-aged: S L			Young-established: S L		L Very young: S L		
Scale:	Intimate	imate Small Medium		Medium		Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Open		Exposed		
Access in	Promoted open recreation O			en general access Permissive gener			al access	PRoW route access			
site area:		Permissive paths				Informal access			No access		
Landscape Quality:	Highly rep S	resentative:	Mainl minor d		esentative / cions: S L	E	Equal representative / non-		n-rep: Weakly representative/ degraded: S L		
Tranquillity		Low		Medium					High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose.	А	G	G	A	

A – Woodland (>5m tall) I – Parkland/Garden(s) B – Scrubland (include young unaddend (5m tall) J – Sports, Amenity & Recreation	
woodland <5m tall) 3 - Sports, Amenity & Recreation C - Semi-natural grassland / marsh K - Retail D - Heathland / Bogs L - Infrastructure (Road/Rail) E - Arable Farmland M - Watercourse F - Pasture N - Waterbody G - Residential O - Coastal Environment H - Industrial/Commercial P - Inland Rock	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area	.				
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area	Contained to West by woodland, some of which is Ancient woodland. Local roads do				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	separate Site from immediately surrounding housing i.e. beyond				
Effects on openness:	Limited/no co encroach		Some countryside encro	achment	Large scale countryside encroachment	settlement edge. Other redevelopment of local areas				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partle			/ Contained (PC)		Not Contained (NC)	approval				

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	SSR NNS					
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible or No Separation (NNS)			or No Separation (NNS)			
Comments:	Comments: Significant countryside gaps; no risk of merging									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Scattered large houses and grounds, with amenity grassland and large amounts of mature tree coverage.						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixe	d Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic T	own	with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments: The Water Tower (Grade II Listed) lies within the Site and is a significant local feature									

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			•

Date/Time: 9/3/15

Site Size:	0.5 ha	Views Out (distar	nce): N	: S	s: S	E: S	W: S	W: S <u>S</u> hort (<		<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N Pub Priv		S : Pu	ub Priv		E: Pub		Priv		W: Pub Priv		
in:	Numbers:	N: Pub: H Priv:	S: Pub: Priv:		E: Pu Priv:			W: Pub: Priv: L		<u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal visibility: Good and little variation													
Site visua	lamenity: Moderate Locality visual		ty visual an	nenity:	Good								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: hedgerow, fence	E: fence	S: fence	: fence		W: fence	
Buildings on Site:				Appro	x. Footprint	:	
Adjacent Buildings:	Modern two storey						

Maturity:	Full maturity S L Mid			ddle-aged: S L Young-establi			shed: S	L	Very young: S L	
Scale:	Intimate Small			Medium			Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	P	artial Enclosure		Quite Ope)pen		Exposed
Access in	Promoted of	open recreation	Ope	Open general access Permissive general acce			al access	ss PRoW route access		
site area:		Permissive path	ıs	Informal access			No access			
Landscape Quality:		resentative: L		Mainly representative / minor detractions: S L			Equal representative / non-rep:		-rep: Weakly representative/ degraded: S L	
Tranquillity		Low		Medium High			High			

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	F	J/Q	E	G	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	<u>Other Comments:</u>
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Community	hall	

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Surrounded to W &E by build development, and bounded to N		
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment	by Blackmore Road		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly Contained			y Contained (PC)		Not Contained (NC)			

Purpose 2: to prevent r	neighbourin	g towns merging in	to one another				
Criteria		SR	SRF	SSR	N	NS	N/A
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		
Views between Town	s Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)
Residual contribution of	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			
Separation Retaine	Separation Retained (SR) Separation Reduced, but Functional (SRF)		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligibl		Negligible	or No Separation (NNS)
Comments: Although perception at site is close to countryside, southern pastures and trees/woodland, the site is essentially contained by built development							

Purpose 3: to as	urpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Permissive access to Community							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Hall, with land comprising open field/pasture (potentially available for recreation), and							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	Relative contribution of Site to Green Belt Purpose:									
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High					
Comments:	ments: Site is well contained within built development despite area of pasture and trees to immediate south.								

Date/Time: 15/04/13 – 16.30PM

Site Size:	: 1.73 ha	Views Out (dista	nce): N	N: S	S: S	E: S	W: M		<u>S</u> hort (<25	0m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv Rc	bad	S: Pu	ub Priv	Hous	es		Pub Priv	Roa	d &	W:Pub	Priv Pl	aying Field
in:	Numbers:	N: Pub: L Priv:	S: Pub: Priv: N		E: Pu Priv:		W: Pri	: Put v:	o: L	0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Minor – hedge on n	orth bou	ndary			·							
Site visua	al amenity:	ОК				Loca	ality visua	al am	nenity: Ok	(

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	rge built area 'Urban'		Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: hedge, minor road	E: hedge, minor road, garde	ens	S: tr	ee line,	gardens	W: tre	ee line – sports pitches
Buildings on Site:	No					x. Footprint:		
Adjacent Buildings: School to W, bungalows to south, 2-storey semi detached houses to SE+E								

Maturity:	Full matur	ity: S L	Mido	dle-ageo	d: <mark>()</mark>		Young-establi	shed: S	L Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Par	rtial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted o	pen recreation	Ope	en gene	eral access	Р	ermissive gener	eneral access		PRoW route access	
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:	0, 1	resentative: L	Mainly minor d		sentative / ons: S L			Weakly representative/ degraded: S L			
Tranquillity:		Low			Medi	um		High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	F		G	F

1. 6

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Adjacent, north of, existing residential area – bounded to W
E – Arable Farmland	M - Watercourse	by school and playing fields and N by minor road.
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas				
Criteria	W	C	PC		NC	Comments:	
Containment:	Within large b	ouilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up areas	Amenity space on edge of	
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	existing large built up area –	
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	achment	Large scale countryside encroachment	contained by school playing fields and local road	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Partly Contained (y Contained (PC)		Not Contained (NC)			

Purpose 2: to preven	t neighbourir	ng towns merging in	to one another				
Criteria		SR	SRF	SSR	N	NS	N/A
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)
Residual contribution	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):			
Separation Retair	ned (SR)	Separation Reduced, but Functional (SRF) Significant Separation Reduction		ction (SSR)	Negligible	or No Separation (NNS)	
Comments: On edge of existing limit of Shenfield with strong physical barriers in wider landscape (road and rail) separating the Site from other distant towns and settlements – to NE.							

Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	No Public Access Some access (informal, permissive) or low number of PRoW		Amenity space – currently used by public					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose								
Limited Relationship with Historic Town (LRHA)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribution to Green Belt	 Low	Moderate	High
Comments:	form a minor urban extension beyond the c ead to coalescence with any other neighbou	urrent limit of Shenfield, on to land currently u uring town or village.	ised as amenity open space. Development

Date/Time: 15/04/2013 - 15:30PM

Site Size:	4.8 ha	Views Out (distar	nce): N	N: S	S: SL	E: S	W: S	: S <u>S</u> hort (<250m) <u>M</u> e		<u>M</u> ed (25	<u>M</u> ed (250m – 1km) <u>L</u> ong (>1km)		ng (>1km)
Views	Viewer Types:	N.Pub Priv Open land, houses, road S:Pub Priv			Road/H	Road/Houses E: Pub Priv Road			W: ub Priv PRoW, houses				
in:	Numbers:	N: Pub: M Priv: L	S: Pub: Priv: L	-	E: Pu Priv:	ıb: L	L W: Pub: M Priv: H		0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Yes - effects from boundary hedges/trees												
Site visual amenity: Good			Localit	y visual a	amenity: 0	к							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Open	E: Tree line/road	S: Open		W: Tree li	en boundary (housing)	
Buildings on Site:	Y – Bishops Hall Park Community Centre Approx. Footprint: c. 5%						
Adjacent Buildings:	Post war semi-detached on western boundary						

Maturity:	Full matur	ty: S L Middle-a		dle-ag	e-aged: SIL Young-establi		ished: S L		Very young: S L		
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted o	ed open recreation Open ger			ieral access	Р	Permissive general access			PRoW route access	
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:		resentative: L		Mainly representati ninor detractions:		E	Equal representative / nor		n-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Mediun			m			High	

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	I, J		G	F, J

1. 6

Land	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Majority of residences are post war. Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Site is partially built on – Community Centre, with associated
E – Arable Farmland	M - Watercourse	gardens, has playground, sports pitches present.
F - Pasture	N – Waterbody	Other parts have original field boundaries (along stream) and different character – quieter more natural character.
G - Residential	O – Coastal Environment	Context is transitional between settlement and countryside.
H – Industrial/Commercial	P – Inland Rock	Doodinghurst road bounds site to E with the Brentwood Centre/Bishops Hall Park (leisure centre), prominent to the SE
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Site is transition from the town (Pilgrims Hatch) to countryside. Strong constraints (boundaries)		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	exist to the W (via housing) and		
Effects on openness:	Limited/no c encroacl	,	Some countryside encroachme		Large scale countryside encroachment	E via Doddinghurst Road and Leisure Centre. Element of 'infilling' but also some		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partl			y Contained (PC)	(PC) Not Contained (NC)				

Purpose 2: to prever	nt neighbouri	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physics barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	Separation Retained (SR) Separation Redu		ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR)		Negligible or No Separation (NNS)	
Comments: Development will not cause Coalescence. Strong barriers (visual and physical) exist such as the A12, the Leisure Centre and wider tree lines woodland in the wider landscape, that separate the Site from Shenfield (to SE)								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	-					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Site also contains a community centre and parking					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHA)		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	recreationa		ide. Well used by the public with open permiss ilescence and the Site is partly contained, parti ne 'countryside'	

Date/Time: 21/1/15 12:30

Site Size:	20 ha	Views Out (dista	nce):	N: S	S: S	E:S	W: S	W : S <u>S</u> hort (<250m)		<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S:P	ub Priv	/	E: Pub	Priv			W:Pub Priv		
in:	Numbers:	N: Pub: S: Pu Priv: Priv:					W: Pu Priv: L	W: Pub: M Priv: L		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation											
Site visua	al amenity:	Medium				Local	Locality visual amenity:		Medium				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area			Distant association (visual) only or none
Boundary Type:	N: Trees	E: Trees				W: Trees, hedgerow		
Buildings on Site:	Yes. Large sports halls			Appro	x. Footprin	t:	8%	
Adjacent Buildings:								

Maturity:	Full matur	Middle-aged: S L			Young-established: S			L Very young: S L			
Scale:	Intimate Small		l Medium			Large		Expansive			
Enclosure:	Very Confine	ed Quite En	nclosed Partial Enclosure			Quite Open			Exposed		
Access in	Promoted of	Promoted open recreation			Open general access			al access	PRoW route access		
site area:		Permissive path	IS	Informal			access			No access	
Landscape Quality:		Highly representative:		Mainly representative / minor detractions: S		E	qual representa S	•	n-rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low			Medium			High			

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	J		E	F

A - Woodland (>5m tall) I - Parkland/Garden(s) A B - Scrubland (include young woodland <5m tall) J - Sports, Amenity & Recreation Other Comments: C - Semi-natural grassland / marsh K - Retail Major urban/settlement D - Heathland / Bogs L - Infrastructure (Road/Rail) Pilgrims Hatch and Brentwood nearby F - Arable Farmland M - Watercourse H G - Residential O - Coastal Environment H H - Industrial/Commercial P - Inland Rock H	Land L	lse/Cover	Heritage Assets/Notes:
Q - Other:	 B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial 	J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Major urban/settlement

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wo	:	PC		NC	Comments:						
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area							
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up area							
Boundary:	Strong/Definite		Weak/Degraded/Unclear		None	Beyond settlement edge formed						
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	by Doddinghurst Road						
Relative contribution of												
Well-Containe	d (WC)	Partl	y Contained (PC)		Not Contained (NC)							

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another											
Criteria	eria SR SRF SSR NNS					INS	N/A					
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Ab	sent						
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)					
Residual contribution	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)												
Comments: Further development would reduce gap between Pilgrim's Hatch and Shenfield – however A12 is intervening. Potential for visual perception of coalescence depending on scale of development – scope to mitigate with a number of intervening woodland tree belts												

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	FC	Comments:										
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses										
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Overall Site forms a leisure complex of fields, pitches and									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	indoor centres. Level and scale of built development does limit overall countryside function.									
Relative contrib	Relative contribution of Site to Green Belt Purpose:												
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)	edge									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town									
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)												
Comments:													

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	(western ar	d southwestern areas of Site), limiting perc	ide 'natural' settlement limits, with a number eption of countryside. Gap between Pilgrims H ent on scale of development. A12 is significant	Hatch and Shenfield would physically reduce

Date/Time: 10/3/15 12:20

Site Size:	: 3.8 ha	Views Out (dista	nce):	N: S	s: S	E: S	W: S	<u>S</u> hort (<250m) <u>M</u> ed (<u>M</u> ed (25	l (250m – 1km) <u>L</u> o		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S Pub Priv			E: Pub Priv			W: Pub			
in:	Numbers:	N: Pub: M Priv:	S: Pul Priv: N		Ε: Ρι Priv:		W: Pub: M Priv: L		0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Large amounts of boundary vegetation limiting					summer. Pa	art of Coun	try Par	k			
Site visua	al amenity:	Good			Locali	Locality visual amenity: Good							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none
Boundary Type:	N: Trees, fence, hedgerow	E: trees, hedgerow, fence	S: Hedg	S: Hedgerow, trees, fence		W: trees,	hedgerow, fence
Buildings on Site:	· · · · · · · · · · · · · · · · · · ·			Appro	x. Footprint	::	
Adjacent Buildings:	School to west						

Maturity:	Full matur	Full maturity: SL		Middle-aged: S L			Young-established: S L			Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	n		Exposed	
Access in	Promoted o	open recreation	Ope	n ger	ieral access	Р	ermissive gener	e general access		PRoW route access	
site area:		Permissive paths			Informal access			No access			
Landscape Quality:	Highly rep	Highly representative:		Mainly representative / minor detractions: S L		E	Equal representative / non-i S L		on-rep: Weakly representative/ degraded: S L		
Tranquillity	Low				Medium			High			

Land-Use:	Site - Primary	Site - Secondary	Loc	ality - Primary	Locality - Secondary	
Lanu-Ose.	F, I, J	N		F, I	K, Q	

Land U	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail)	Other Comments: Merrymeade County Park PRoW along Southern edge.
E – Arable Farmland	M - Watercourse	Small pond/marshy area fenced off in Southern corner.
F - Pasture	N – Waterbody	
G - Residential H – Industrial/Commercial	O – Coastal Environment P – Inland Rock	
Q - Other:Educat	ion - Schools	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area						
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None						
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment						
Relative contribution of											
Well-Contained (WC) Pa			y Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	t neighbourir	ng towns merging ir	to one another						
Criteria		SR	SRF	SSR	N	INS	N/A		
Interlying physica barriers:	ll Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)		
Comments: On balance, Site forms important countryside wedge between Brentwood and Shenstone – physical reduction in gap, halving gap between nearest dwellings at settlements. Scale of Site and intervening woodland would retain some separation – some scope to mitigate.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Part of Merrymeade Country Park. Informal pathways/routes. PRoW along/outside perimeter of southern edge. Small pond/marshy area fenced off in							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	Relative contribution of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:		•										

Overall Contribution to Green Belt F	 Low	Moderate	High
Comments:	rymeade Country Park – Site not contained nts merging, but the intervening gap would		dition however. Development would not lead

Date/Time: 12/3/15 15:45

Site Size:	: 0.1 ha	Views Out (distar	nce):	N: S	S: M	E: S	W: S	S <u>S</u> hort (<250m)		<u>M</u> ed (250	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv E: Pub Priv		Priv									
in:	Numbers:	N: Pub: Priv: L	S: Pub Priv: N		E: Pu Priv:		W: Pul Priv:	W: Pub: H Priv:		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation											
Site visua	isual amenity: Trees, grassland Locality visual amenity:		nenity:	: Trees, amenity grassland									
													!

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		ear but clear separation Limited asso to large bu area		built up	Distant association (visual) only or none	
Boundary Type:	N: Trees, fence	E: None	S: None	one W		W: Trees		
Buildings on Site:	None			Approx. Footprint:				
Adjacent Buildings: 3-4 Storey luxury apartments to E; two storey terrace and semi-detached to North								

Maturity:	:	Full matur	ity:S L		Middle	-aged: S L		Young-establi	ung-established: S		Very young: S L	
Scale:	h	ntimate	S	nall		Medium		Large			Expansive	
Enclosure	e:	Very Confine	ed Quit	Enclos	sed	Partial Enclosure		Quite Ope	en	Exposed		
Access in		Promoted o	open recrea	ion	Open	general access	Р	ermissive gener	al access		PRoW route access	
site area:			Permissive	aths		Inform	nal a	access		No access		
Landscap Quality:	e	0,1	epresentative:Mainly representative / minor detractions:Equal representative / S		•	n-rep:	Weakly representative/ degraded: S L					
Tranquilli	ity:		Low			Medi	um		High		High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	A		G	F	

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Appears that the site is partly on a steep slope with trees On edge of open green space.

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area	Bounded by housing to North, with woodland parkland on other sides. On balance scale of			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None				
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	achment	Large scale countryside encroachment	Site and relationship to existing housing deemed to be Partly Contained.			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Parti			/ Contained (PC)		Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria	SR	SRF	SSR	NNS		N/A				
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.				
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)				
Residual contribution of Si	te to Green Belt Purpose	should the Site be develop	ed to housing):							
Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)				
Comments:										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	(Green Lane) PRoW to West. Permissive/informal access likely – edge of open space						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Mo		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			

Date/Time: 02/05/13 - 11.40AM

Site Size:	0.16ha	Views Out (dista	nce):	N: S	S: S	E: S	W: 9	s	<u>\$</u> hort (<2	(<250m) <u>M</u> ed (250n		<u>M</u> ed (250m – 1km) <u>L</u> ong (ng (>1km)	
Views	Viewer Types:		ub Priv Road Houses S: Pub Priv E: Pub Priv		ıb Priv	Priv House W: Pub Priv Hou		House							
in:	Numbers:	N: Pub: H Priv: L	S: Pul Priv:	b:	E: Pub Priv: L):		W: P Priv:				- 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some – existing scrubland – more filtered views during summer														
Site visual amenity: Low/OK Locality visual amenity:			enity: O	К											

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	area 'Urban' Near but clear		to large built up		Distant association (visual) only or none	
Boundary Type:	N: Post wire fence, road	E: fence, hedge	S: Tr	S: Tree line/hedge W			, tree line/hedge	
Buildings on Site:	Ν		Appro	x. Footprint	t:			
Adjacent Buildings:	s: Large house to E, W and a few smaller houses on opposite side of B1002							

Maturity:	Full matur	rity: S L	Midd	lle-aged:S 🜔		Young-establi	g-established S L		Very young: S L	
Scale:	Intimate	Small		Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite Er	closed	Partial Enclosure	į	Quite Open		Exposed		
Access in	Promoted	ted open recreation Open general access Permissive general acce			al access	ss PRoW route access				
site area:		Permissive patl	ns	Infor	mal a	al access			No access	
Landscape Quality:		oresentative:		v representative / etractions: S			•	rep:	Weakly representative/ degraded: S L	
Tranquillit	y:	Low		Mec	edium High			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	В		F	A, G

Land Us	e/Cover	<u>Her</u>
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Littl
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	<u>Oth</u>
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	No / B10
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

No Access – scrubland – small site between two houses.

B1002 is quite busy lowering tranquility

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfillir	ıgʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site is not related to any existing large built up area – site is				
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	between two houses part of ribbon development along				
Effects on openness:	Limited/no co encroach		Some countryside encro	achment	Large scale countryside encroachment	B1002 SW of Mountnessing. Small Site –limited countryside				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)					

Purpose 2: to prever	nt neighbouri	ng towns merging ir	ito one another					
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physica barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.	
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	n of Site to G	reen Belt Purpose (s	should the Site be develop	ed to housing):				
Separation Retai	Separation Retained (SR) Separation Reduced,		ced, but Functional (SRF)	d, but Functional (SRF) Significant Separation Redu		Negligible	or No Separation (NNS)	
Comments: Development of the Site would not result in a significant narrowing of the gap between Mountnessing and Brentwood with the Site sandwiched between two houses – development would infill a small part of existing ribbon development.								

Purpose 3: to as	urpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Scrubland						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose									
Limited Relationship with Historic Town (LRHT)		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contrib to Green Bel		Low	Moderate	High						
Comments:	Small scale houses.	Small scale scrubland site. Development of housing would not be associated to any existing large built up area, infilling a small area between two								

Site Reference: 095A

Date/Time: 10/3/15 17:10

Site Size:	0.7 ha	Views Out (dista	nce): N	: S	s: S	E: S	W: S	W: S <u>S</u> hort (<2		<u>M</u> ed (25	0m – 1km) <u>L</u> ong (ng (>1km)
Views	Viewer Types:	N: Pub Priv		S : Pu	ub Priv		E: Pub	Priv	W: Pub		W: Pub 🌔	Priv	
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv:		E: Pu Priv:	ıb:	W: Pu Priv: M		0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation. Least visible in summer due to foliage.												
Site visual amenity:		Moderate – mature trees			Locali	Locality visual amenity: Moderate – s			ate – some gi	reen space ar	nd matur	e trees	

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Trees	E: Trees/hedgerow	S: Gate	and fend	ce	W: Trees,	: Trees/fence	
Buildings on Site:				Appro	x. Footprint	:		
Adjacent Buildings:	Two storey terrace and semi-detached residential dwellings							

Maturity	y:	Full maturi	ty: S L	Mid	dle-ag	ed: S L		Young-establi	shed <mark>:</mark> S	D	Very young: S L
Scale:	I	ntimate	Small			Medium		Large		Expansive	
Enclosur	re:	Very Confine	d Quite En	closed	Pa	artial Enclosure		Quite Ope	en	Exposed	
Access in	Access in Promoted open recreation Op		Op	en ger	neral access	Permissive general access				PRoW route access	
site area	a:	Permissive paths				Inform	rmal access No access			No access	
Landsca Quality:	•	0,1	esentative:	Mainly representative / minor detractions: S L		•	E	Equal representative / non-rep:		-rep:	Weakly representative/ degraded: S L
Tranquil	llity:		Low			Medi	ium High			High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	В	С	G	E	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail	<u>Other Comments:</u> Within Special Landscape Area Traffic noise – adjacent to A12
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area	 On balance, strongly contained by built development at Mountnessing and A12 				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None					
Effects on openness:	Limited/no c encroacl		Some countryside encroachment		Large scale countryside encroachment					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly		y Contained (PC)	Not Contained (NC)							

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria	Criteria		SRF	SSR	SSR NN		N/A		
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Reta	Separation Retained (SR) Separation Reduce		ced, but Functional (SRF)	tional (SRF) Significant Separation Reduction (SSR) Ne		Negligible	gible or No Separation (NNS)		
Comments: Infilling between Mountnessing and A12									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	LCF MFC FC		Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns							
Criteria	Criteria LRHT MRHT SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic T	own	with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:								

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High			
Comments:	Infilling of s	g of small scale Site between A12 and Mountnessing settlement edge					

Site Reference: 95B

Date/Time: 10/3/15 17:10

Site Size:	2.1 ha	Views Out (distanc	e): N	: S	S: S	E: S	W: S	<u>S</u> hort (<250m) <u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv S: Pub Priv		\supset	E: Pub Priv				W: Pub 🌔	Priv			
in:	Numbers:		S: Pub: Priv: L		E: Pu Priv:	ıb:	W: Pu Priv: L	b:	0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation. Least visible in summer.											
Site visua	Site visual amenity: Good – pastures; trees Locality visu		lity visual an	nenity:	Good housii	– Arable coun ng	tryside; matu	ire trees;	attractive				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear		ssociation built up ea	Distant association (visual) only or none
Boundary Type:	N: Trees, shrubs, fence	N: Trees, shrubs, fence E: Trees belt		S: trees		W: Trees	
Buildings on Site:	L Shaped	Shaped Approx. Footprint: 2%					
Adjacent Buildings:	Bungalows; two storey s	Bungalows; two storey semi-detached and terraced housing					

Maturity:	Full maturity: SL Mi		Mido	dle-aged: S	Young-establ	ished S L	Very young: S L	
Scale:	Intimate	Small		Medium	Large		Expansive	
Enclosure:	Very Confine	d Quite En	closed	Partial Enclosure	Quite Op	en	Exposed	
Access in	Promoted o	pen recreation	Ope	en general access	Permissive gene	ral access	PRoW route access	
site area:		Permissive path	IS	Inform	nal access	access No access		
Landscape Quality:	0,1	esentative: L		y representative / etractions: S L	Equal represent	ative / non-re	e-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low		Medi	um		High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose:	F	А	E	G

Land Us	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Within Special Landscape Area Adjacent to A12

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	w	2	PC		NC	Comments:	
Containment:	Within large b	e built up area Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	On balance, strongly contained by built development at	
Effects on openness:	Limited/no c encroacl	'	Some countryside encro	achment	Large scale countryside encroachment	Mountnessing and A12	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained	d (WC)	Parth	y Contained (PC)	Contained (PC) Not Contained (NC)			

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another							
Criteria	Criteria		SRF	SSR	NNS		N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	Direct / Close Small sca Site with		
Coalescence:		None	None / Minor physical narrowing of gap coalescence		Coalescence		infilling)	
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ned (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments: On balance, development would not lead to settlements merging – A12 is significant barrier between Ingatestone and Mountnessing. However loss of countryside would bring the large settled area of Mountnessing towards Ingatestone – notwithstanding the existing ribbon development between the two settlements.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment						
Criteria	LCF	LCF MFC		Comments:			
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses				
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Fields between settlement edge and A12			
Relative contrib	Relative contribution of Site to Green Belt Purpose:						
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)				

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT MRHT SRHT							
Historic Town	No / Limited physical and/or	No / Limited physical and/or visual Moderate physical and/or visual relationship Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town Historic Town Historic Town							
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:								

Overall Contribu to Green Belt		Low	Moderate	High				
Comments:	Predomina	ninantly, Site would comprise infilling between A12 and Mountnessing						

Site Reference: 101A (Extended Site Area)

Date/Time: 15/04/13 – 12.10PM

Site Size:	23.40 ha	Views Out (dista	nce):	N: S	S: S	E: M	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Views in:	Viewer Types:	N:Pub Priv Ro		paths	/	E:Pub	Priv	Road I	Houses	W:Pub Priv Road M-Way			
	Numbers:	N: Pub: H Priv:	S: Pub Priv:	p:L	E: Pi Priv:		W: Pul Priv:	W: Pub: H Priv:		<u>L</u> ow (1 - 10)) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little Variation											
Site visual amenity:		Poor				Local	ity visual an	nenity:	Variable	e –generally	poor - OK		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	n' Near but clear		to large		Distant association		
Boundary Type:	N: tree line, bund + A127	E: Bund	S: Drain	S: Drain hedge + wood			W: tree line, embankment + M25		
Buildings on Site:	Portacabins; mobile home		Appro	x. Footprint	:: <2	%			
Adjacent Buildings:	none								

Maturity:	Maturity: Full maturity: S L			lle-age	ed: S 🚺	Young-established: S L				Very young: 🔇 L		
Scale:	Intimate	Small		Medium			Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed		
Access in	Promoted of	Promoted open recreation			Open general access			al acces	5	PRoW route access		
site area:		Permissive path	ıs	Informa			iccess			No access		
Landscape Quality:		Highly representative: S L		Mainly representative / minor detractions: S L		Equal representative / nc S		n-rep:	Weakly representative/ degraded: 6			
Tranquillity:		Low			Medi	um	ım		High			

	Land-Use: Site - Primary Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose:	Н	E, F	F	L

Land U	lse/Cover	Heritage Assets/Notes:
Land U A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	Ise/Cover I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Heritage Assets/Notes:Little or no relationship to historic town.No substantial historic buildings appear near to Site.Other Comments:Not near to large built up area. Site is degraded – virtually all previous landscape character lost. Used for motorway works. Southern extended boundary area contains agricultural land.PRoW bounds northern and western Site boundary
H – Industrial/Commercial Q - Other:	P – Inland Kock	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	Criteria WC				NC	Comments:							
Containment:			Abuts large built up	area	Separate from large built up area								
Development type:			'Urban Extensior	ı'	New settlement Housing separated from large built up areas								
Boundary:	Strong/Definite		Weak/Degraded/Unclear		None	No relationship to existing large built up area – would be new							
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	housing development							
Relative contribution of	Relative contribution of Site to Green Belt Purpose:												
Well-Contained	d (WC)	Partl	y Contained (PC)		Not Contained (NC)								

Purpose 2: to preven	nt neighbourin	ig towns merging ir	to one another						
Criteria		SR	SRF	SRF SSR		NS	N/A		
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent			
Views between To	wns Nor	ne / Very Distant	Some / Distant	Some / Distant Filtered / Obscured / Reasonably Close		/ Close	Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			-		
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	iction (SSR)	Negligible	e or No Separation (NNS)		
Comments: M25 is strong barrier to W of Site, yet scale of Site if developed would take up significant area of countryside between Upminster Greater London and Great Warley (hamlet) and towards West Horndon. Development would not cause towns to coalesce but may be perceived as encroachment from Greater London in to the Essex countryside east of the M25. Developing woodland barriers separate Greater London from the M25 in this locality.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	MFC	FC	Comments:									
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses										
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Existing works and storage area									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	for M25 works – but also southern third of Site comprises agricultural land – with some									
Relative contrib	Relative contribution of Site to Green Belt Purpose:												
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)										

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria LRHT MRHT SRHT													
Historic Town relationship:	No / Limited physical and/or relationship with Historic T	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic areas of settlement									
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relationsh	Limited Relationship with Historic Towns (LRHT) Moderate Relationship with Historic Towns (MRHT) Strong Relationship with Historic Towns (SRHT)												
Comments:													

	Contribution of Site ten Belt Purposes Low Moderate High							
Comments:	settlements coalesce. Fr	s in Brentwood and Greater London would b rom previous assessment the inclusion of ag	e built up area, falling within countryside east be reduced by introduction of new housing on gricultural land south of the Site within the Site due to some of the overall Site having a count	the Site, but would not cause any towns to boundary has elevated the overall Site				

Site Reference: 101A

Date/Time: 15/04/13 – 12.10PM

Site Size:	11.78 ha	Views Out (dista	nce): N	: S	S: S	E: M	W: S	<u>S</u> hort (<2	ort (<250m) <u>M</u> ed (250m – 1km) <u>L</u> ong					
Views	Viewer Types:	N:Pub Priv Ro	S: Pu	E: Pub Priv					Priv Road Houses					
in:	Numbers:	N: Pub: H Priv:		E: Pu Priv:		W: Pul Priv:	o: H	0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)		
Seasonal	visibility:	Little Variation												
Site visual amenity:		Poor				Localit	Locality visual amenity:			Variable –generally poor - OK				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociatior built up ea	Distant association (visual) only or none
Boundary Type:	N: tree line, bund + A127	E: Bund	S: Drain	S: Drain hedge + wood			line, embankment + M25
Buildings on Site:	No			Appro	x. Footprin	t:	
Adjacent Buildings:	none						

Maturity:	Full matur	ity: S L	Midd	Middle-aged: S			Young-established: S L			Very young: 🕥 L	
Scale:	Intimate	Small			Medium		Large	ge		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Ра	rtial Enclosure		Quite Ope	i <mark>n l</mark>		Exposed	
Access in	Promoted open recreation Open general access Permissive ge		ermissive gener	al access	ss PRoW route access						
site area:		Permissive path	ns Inform			nal access				No access	
Landscape Quality:		resentative: L	Mainly minor de		esentative / ons: S L	Equal representative / no S		on-rep: Weakly representative/ degraded: S L			
Tranquillity:		Low			Medi	Iedium High			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose:	Н		F	L	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Not near to large built up area. Site is degraded – virtually all
E – Arable Farmland	M - Watercourse	previous landscape character lost. Currently used for motorway works.
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc	;	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfillir	ngʻ	'Urban Extensior	'n	New settlement Housing separated from large built up areas					
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		Weak/Degraded/Unclear		None	No relationship to existing large built up area – would be new		
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	housing development				
Relative contribution of										
Well-Contained (WC) Partl			y Contained (PC)	Not Contained (NC)						

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another												
Criteria		SR	SRF	SSR	N	NNS N/A							
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent							
Views between To	Views between Towns None		Some / Distant	Filtered / Obscured / Direc Direc		/ Close	Small scale, contained Site within town (e.g.						
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)						
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):									
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	iction (SSR)	Negligible	or No Separation (NNS)						
Comments:	Comments: M25 is strong barrier to W of Site, yet scale of Site if developed would take up significant area of countryside between Upminster Greater London and Great Warley (hamlet) and towards West Horndon. Development would not cause towns to coalesce but may be perceived as encroachment from Greater London in to the Essex countryside east of the M25. Developing woodland barriers separate Greater London from the M25 in this locality.												

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing works and storage area for M25 works						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic Town		with Historic Town	Historic areas of settlement							
Relative contributio	Relative contribution of Site to Green Belt Purpose:										
Limited Relationsh	ip with Historic Towns (LRHT)	Modera	ate Relationship with Historic Towns (MRHT)	Strong Relationship with Historic Towns (SRHT)							
Comments:											

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:	settlement	s in Brentwood and Greater London would b	built up area, falling within countryside east c be reduced by introduction of new housing on Belt is lowered due to its non-countryside uses	the Site, but would not cause any towns to

Site Reference: 101B East

Date/Time: 22/1/15 16:00

Site Size	: 1.4 ha	Views Out (distance	e): N: S	S	s: s	E: S	W: S	<u>S</u> hort ((<250m) <u>M</u> ed (2		(250m – 1km) <u>L</u> ong (>1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pu	b Priv	,	E: Pub Priv				W: Pub	riv	
in:	Numbers:		S: Pub: M Priv:	1	E: Pu Priv:	ıb:	W: Pu Priv: L	W: Pub: Priv: L		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	l visibility:	Little variation											
Site visu	al amenity:	Low. Some trees and I	hedgerow	vs		Locality visual amenity:		Good – countryside, woodland patches, tree belts					
			0					•		,,		, -	

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		r but clear paration Limited association to large built up area		built up	Distant association (visual) only or none		
Boundary Type:	N: fence/none	E: Fence/hedgerow	S: Trees	S: Trees			W: Hedgerow (clipped)		
Buildings on Site:	s on Site: Portacabins; large industrial sheds				x. Footprint				
Adjacent Buildings:	Codham Hall to West								

Maturity:	Full maturi	ull maturity: S L Middle		dle-aged: S	lle-aged: S IL Young-establis			-	Very young: S L
Scale:	Intimate	Small		Medium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed	
Access in	Access in Promoted open recreation C		Ope	en general access Permissive genera			al access		PRoW route access
site area:		Permissive path	IS	Informal access				<u>,</u>	o access
Landscape Quality:	Highly representative: Mainly rep S L minor detrac		y representative / etractions: S L			tive / non-r	ep:	Weakly representative/ degraded: S L	
Tranquillity:		Low		Med	ium	um			High

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	Н			E	Н	

A - Woodland (>5m tall)I - Parkland/Garden(s)A - Woodland (include young woodland (sm tall))J - Sports, Amenity & RecreationOther Comments: Large areas of hardstandingC - Semi-natural grassland / marshK - Retail- Heathland / BogsL - Infrastructure (Road/Rail)- Heathland / BogsD - Heathland / BogsM - Watercourse- How woodland- How woodland- How woodlandF - PastureN - Waterbody- Waterbody- How woodland- How woodland	Land L	Jse/Cover	Heritage Assets/Notes:
G - Residential O – Coastal Environment H – Industrial/Commercial P – Inland Rock Q - Other:	B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	p area Abuts large built up a		Separate from large built up area			
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area			
Boundary:	Strong/D	efinite	Weak/Degraded/Uncle		None	Existing developed Site, not		
Effects on openness:	Limited/no co encroach		Some countryside encro	achment Large scale countryside encroachment		related to any settlement		
Relative contribution of								
Well-Contained (WC) Partly			v Contained (PC)		Not Contained (NC)			

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	NNS		N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	ap Coalescence		infilling)				
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)										
Comments:	Comments: Site does lie directly between two towns but will not cause towns to merge. It is noted that development of the whole site would cause a massing of housing in the area potentially affecting perception of overall openness and countryside cover marginally. Maturing tree belts adjacent to the Site also offer screening potential										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing commercially developed Site						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic Town							
Relative contributio	Relative contribution of Site to Green Belt Purpose:										
Limited Relationship with Historic Town (LRHT)			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contributor to Green Belt I		Low	Moderate	High
Comments:	•	reloped Site, not related to an existing large ome further massing at the Site would marg	e built up area. Towns would not coalesce if Site ginally effect perceived openness	e was developed. Limited or no countryside

Site Reference: 101B West

Date/Time: 22/1/15 16:00

Site Size:	2.6 ha	Views Out (distand	ce): N	: M	S: S	E: S	W: S	5 <u>S</u> hort (<250m)		250m) <u>M</u> ed (250m – 1km)		Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv		S : Pu	E: Pub Priv E: Pub Priv		Priv	W: Pub		W:Pub	Priv		
in:	Numbers:		S: Pub: Priv:		E: Pu Priv:	ıb:	W: Pub: L Priv:		0 <u>L</u> ow (1 - 1		<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation												
Site visua	al amenity:	Poor but some tradit historic	ional red	brick b	uildings -	Locality visual amenity:			Good – views of countryside				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: hedgerow	E: trees	S: hedge	S: hedgerow and trees			W: Tree belt		
Buildings on Site:	Industrial sheds			Appro	x. Footprint	: 40%			
Adjacent Buildings:	Codham Hall; and tradition	onal cottages – two storey	(2 No.)						

Maturity:	Full matur	ity: S L	Midd	le-aged: S	aged: S 🜔 Young-establish		shedS	L	Very young: S L	
Scale:	Intimate	Small		Med	dium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Partial E	artial Enclosure Quite Open		en		Exposed	
Access in	Promoted of	open recreation	Ope	pen general access Permissive general access		al access	s PRoW route access			
site area:	Permissive paths			Informal access				No access		
Landscape Quality:		resentative: L		nly representative / detractions: S L		E	Equal representative / non S		n-rep: Weakly representative/ degraded: S L	
Tranquillity		Low		Medium High			High			

Land Lice	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	Н		E	Н

A - Woodland (>5m tall) I - Parkland/Garden(s) A B - Scrubland (include young woodland <5m tall) J - Sports, Amenity & Recreation Cher Comments: C - Semi-natural grassland / marsh K - Retail Existing commercially developed Site. Single PRoW on northern boundary D - Heathland / Bogs L - Infrastructure (Road/Rail) H F - Pasture M - Watercourse H G - Residential O - Coastal Environment H H - Industrial/Commercial P - Inland Rock H	Land U	se/Cover	Heritage Assets/Notes:
	 B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial 	J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Existing commercially developed Site. Single PRoW on

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc	:	PC		NC	Comments:				
Containment:	Within large b	ilt up area Abuts large built up a		area	Separate from large built up area					
Development type:	ʻInfillir	ng'	'Urban Extension'		New settlement Housing separated from large built up area	Existing developed Site, not				
Boundary:	Strong/De	efinite	Weak/Degraded/Unclea		None					
Effects on openness:	Limited/no co encroach	'	Some countryside encro	hcroachment Large scale countryside encroachment		related to any settlement				
Relative contribution of										
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)		
Residual contributio	on of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible or No			or No Separation (NNS)			
Comments: Site does lie directly between two towns but will not cause towns to merge. Housing development replacing the existing commercial development would not affect perceived or actual separation.									

Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	No Public Access Some access (informal, permissive) Access Land or low number of PRoW routes		Existing commercially developed Site					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town							
Relative contribution	Relative contribution of Site to Green Belt Purpose:										
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:		•									

	Overall Contribution of Site to Green Belt Purposes		Moderate	High
Comments:	Existing dev function.	veloped Site, not related to an existing large	e built up area. Towns would not coalesce if Site	e was developed. Limited or no countryside

Date/Time: 10/3/15 16:30

Site Size:	0.04 ha	Views Out (distar	nce): N	I: S	s: s	E: S	W: S	<u>S</u> hort (•	<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pu	ub Priv	\supset	E: Pub	Priv -			W: Pub	Priv	
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv: L		E: Pu Priv:		W: Put Priv: L):	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:												
Site visua	al amenity:					Local	ity visual am	enity:	Low/M	oderate - vari	able		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension			Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: fence/wall?	E: Fence/woodland	/wall?		W: fence,	/wall?	
Buildings on Site:	Temporary portacabins/sh		Appro	x. Footprint	t:		
Adjacent Buildings	: Detached dwellings						

Maturity:		Full maturity: S L			Middle-aged: S			Young-established: S L			Very young: 🔇 L	
Scale:	Intii	mate	5	mall			Medium		Large			Expansive
Enclosure	: V	ery Confine	ed Qui	te Enc	losed	Pa	artial Enclosure		Quite Ope	n	Exposed	
Access in	Access in Promoted open recreation		Оре	Open general access Permissiv		ermissive gener	general access		PRoW route access			
site area:		Permissive paths			Informal		al access			No access		
Landscape Quality:	2					representative / Equal represent stractions: S L S		qual representa S	ative / non-rep:		Weakly representative/ degraded: S L	
Tranquillit	:y:		Low			Medium High		High				

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	Н			G	E,F	

A - Woodland (>5m tall)I - Parkland/Garden(s)Adden (S)Adden	Land U	lse/Cover	Heritage Assets/Notes:
Q - Other:	B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	No Site Access available – assessment based on desktop research Predominantly ribbon development. Size of gardens/intervening spaces provide a greater perception of

Purpose 1: to check the	urpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC		NC	Comments:			
Containment:	Within large b	uilt up area Abuts large built up		area	Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area	Site is located to rear of dwellings forming expansive ribbon development east of			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Hutton. Overall Site does not wholly fit assessment criteria as			
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	whilst the Site is extremely small, it is not located in a			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Containe	Well-Contained (WC) Pa		y Contained (PC)		Not Contained (NC)	Overall, judgement made			

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):									
Separation Retair	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS)					
Comments:	Comments: Very small scale site to rear of dwellings but not located in a 'town'								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Appears to be area of hardstanding						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mix	ed Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	Criteria LRHT MRHT SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:								

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High	
Comments:				

Date/Time: 10/3/15 12:10

Site Size:	3.4 ha	Views Out (distar	nce): N	I: M	s: s	E: S	W: M	<u>S</u> hort ((<250m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv S:		S: Pu	S: Pub Priv		E: Pub	Priv			V: Pub Priv		
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:		Ε: Ρι Priv:	E: Pub: L W: Pub Priv: Priv:		o: L	0 <u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Yes – from deciduous treelines – particularly al					undary						
Site visual amenity: Low		Locali	ty visual an	nenity:	OK/Go	od							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	rban' Near but clear to la		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Fencing/containers	E: Fence/none/hedgerows	S: Wood	S: Woodland		W: Trees	and streams
Buildings on Site:	Kennels Approx. Footprint:						
Adjacent Buildings:	Bungalow						

Maturity:	Full matur	ity: S 🚺	Mido	dle-age	d: S		Young-establi	shed: S	D	Very young: S L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	rtial Enclosure		Quite Ope	in	Exposed		
Access in	Promoted of	open recreation	Оре	en gene	eral access	Р	ermissive gener	sive general access PRoW ro		PRoW route access	
site area:		Permissive path	IS		Inform	nal a	access		No access		
Landscape Quality:		resentative: L		y representative / Equ letractions: S L		Equal representative / non-rep:		rep:	: Weakly representative/ degraded: S L		
Tranquillity	1	Low		Medium						High	

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Lanu-Ose.	Н	Н А, В		E	G

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: PRoW through centre of site

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc		РС		NC	Comments:	
Containment:	Within large buil	lt up area	Abuts large built up area		Separate from large built up area		
Development type:	'Infilling	;'	'Urban Extension'		New settlement Housing separated from large built up areas	Large Site not related to any	
Boundary:	Strong/Def	inite	Weak/Degraded/Un	clear	None	existing large built up area,	
Effects on openness:	Limited/no cou encroachm	,	Some countryside encroachment		Large scale countryside encroachment	despite commercial interests on Site	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)			

Purpose 2: to prever	nt neighbourir	ng towns merging ir	to one another					
Criteria	Criteria SR SRF SSR		N	NS	N/A			
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	& potential visual Coales		infilling)	
Residual contributio	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)							
Comments: Site is not readily visible from any town with substantive woodland blocks in the surrounding landscape. Site forms part of a wider countryside gap dividing Stondon Massey, Doddinghurst, Kelvedon Hatch and Ongar (to the NW). Development would not cause these 'towns' to coalesce, but if wholly developed would form a substantive new housing area in the overall countryside.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Obvious commercial interests with metal buildings and storage areas – but also some pasture					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	Criteria LRHT MRHT SRHT								
Historic Town	No / Limited physical and/or visual Moderate physical and/or visual relationship Strong physical and/or visual relationship with								
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)									
Comments:									

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:		vith mix of pasture land, commercial activiti represent countryside encroachment, but w		ot related with any existing large built up area

Date/Time: 01/05/13 - 11.50AM

Site Size:	8.13ha	Views Out (dista	nce): N:	: S	S: S/M	E: S	W:	L	<u>S</u> hort (<	250m)	<u>M</u> ed (250m	– 1km) <u>L</u> ong (>1k		ng (>1km)
Views	Viewer Types:	N: Pub Priv House S:			Pub Priv E: Pub				ıb Priv	Hous	es	W: Priv Footpaths		
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:		E: Pub Priv: L			W: P Priv:	W: Pub: L 0 Low (1 - 10) Priv: 0 Low (1 - 10)			<u>M</u> ed (10-20) <u>H</u> igh (21+)		<u>H</u> igh (21+)
Seasonal	easonal visibility: Yes – from deciduous treelines – particularly along W boundary													
Site visual amenity:		Low				Locality	y visua	al ame	enity:	OK/Good				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation			to large b			Distant association (visual) only or none		
Boundary Type:	N: hedge, fence, track	E: fences, gardens, tre	fences, gardens, treeline			S: fence, hedge			N: stream, tree line		
Buildings on Site:	Y – various commercial build	 various commercial buildings and a few houses Approx. Footprint: c. 10% of Site 									
Adjacent Buildings:	Post WWII bunglaows in g	Post WWII bunglaows in general locality - sparse									

Maturity:	Full matur	ity:S D	Midd	dle-ag	ed:S 🚺		Young-establi	shear i shear	C	Very young: S L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Open			Exposed
Access in	Promoted of	open recreation	Ope	en gen	neral access	Ρ	ermissive gener	al access		PRoW route access
site area:		Permissive path	IS		Inform	nal a	access			No access
Landscape Quality:	0,1	resentative: L	Mainly minor de		esentative / tions: S	E	qual representa	itive / noi L	n-rep:	Weakly representative/ degraded: S L
Tranquillity:		Low			Medi	um		High		High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	H,F		F	G, A, H

	Land U	<u>se/Cover</u>		Heritage Asse
	A – Woodland (>5m tall)	I – Parkland/Garden(s)		Little or no rel
	B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation		
	C – Semi-natural grassland / marsh	K - Retail		Other Comme
	D – Heathland / Bogs	L – Infrastructure (Road/Rail)		appears to be residences an
	E – Arable Farmland	M - Watercourse		Long rang viev
	F - Pasture	N – Waterbody		
	G - Residential	O – Coastal Environment		
	H – Industrial/Commercial	P – Inland Rock		
	Q - Other:			
. 1	(4	

sets/Notes:

elationship to historic town.

nents:

ate - mix of commercial businesses - primarily be scrap and vehicle related, as well as a few nd some grazed paddocks

ews to W and NW – Site lies on a W facing slope

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	Criteria WC				NC	Comments:		
Containment:	Containment: Within large built		Abuts large built up	area	Separate from large built up area			
Development type:	ʻInfillir	ıgʻ	'Urban Extensior	'n	New settlement Housing separated from large built up areas	Large Site not related to any		
Boundary:	Strong/De	efinite	inite Weak/Degraded/Un		None	existing large built up area,		
Effects on openness:	Limited/no co encroach	' Some countryside encro		achment	Large scale countryside encroachment	despite commercial interests on Site		
Relative contribution of	Site to Green Bel	t Purpose:						
Well-Contained	Well-Contained (WC) Pa				Not Contained (NC)			

Purpose 2: to preven	nt neighbourin	g towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent				
Views between To	ews between Towns Non		Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments: Site is not readily visible from any town with substantive woodland blocks in the surrounding landscape. Site forms part of a wider countryside gap dividing Stondon Massey, Doddinghurst, Kelvedon Hatch and Ongar (to the NW). Development would not cause these 'towns' to coalesce, but if wholly developed would form a substantive new housing area in the overall countryside. It is also noted it would be a major housing area less than 1km W of Stondon Massey – further increasing the importance of the countryside W of the village.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	_								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Obvious commercial interests with metal buildings and storage areas – but also some pasture								
Relative contrib	oution of Site to Green Belt Purpo	se:		cover.								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	Criteria LRHT MRHT SRHT											
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship: relationship with Historic Town With Historic Town Historic Town											
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)											
Comments:		•										

Dverall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:	•	vith mix of pasture land, commercial activiti represent countryside encroachment, but w		ot related with any existing large built up area

Date/Time: 10/3/15 16:45

Site Size:	: 0.4 ha	Views Out (dista	nce):	N: S	s: s/M	E: S	W: S/M	<u>S</u> hort (∙	<250m) <u>M</u> ed (250		<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	E: Pub Priv	>	SVZ:	Pub 🕐	riv	SE: Pu	b Priv	>		W: Pub	Priv	>
in:	Numbers:	NE: Pub: H Priv: L	SW: Priv: I	Pub: H M	SE: P Priv: I		NW: F Priv: L	Pub: H	0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Variable – higher in winter					L						
Site visua	al amenity:	Good – mature trees and shrubs, grass			SS	Locali	ty visual ar	nenity:	Good – leafy suburbs; wooded farmland				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat	to large		built up	Distant association (visual) only or none
Boundary Type:	NE: hedgerow/none	SW: hedgerow, , trees	SE: Hedg	SE: Hedgerow, trees			gerow
Buildings on Site:				Appro	x. Footprint	:	
Adjacent Buildings:	Large detached two stor	ey house					

Maturity:	Full maturi	ty: S 🚺	Middl	e-aged: SL	Young-established: S L		L Very young: S L			
Scale:	Intimate	Small		Medium		Large	Large		Expansive	
Enclosure:	Very Confine	d Quite En	closed	Partial Enclosure		Quite Ope	n		Exposed	
Access in	Promoted o	moted open recreation		n general access	Ρ	ermissive gener	neral access PRoW route access			
site area:	f	Permissive path	S	Inform	nal a	access		No access		
Landscape Quality:	Highly repr	esentative:		representative / tractions: S	qual representa S			Weakly representative/ degraded: S L		
Tranquillity:		Low		Medium					High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	F	A/B		

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Small infill Site in Ribbon Development along Roman Road Within Special Landscape Area

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wc		PC		NC	Comments:						
Containment:	Within large bu	ilt up area	Abuts large built up	area	Separate from large built up area							
Development type:	ʻInfillir	ıg'	'Urban Extensior	'n	New settlement Housing separated from large built up							
					area	Site abuts /lies within ribbon						
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None	development but not						
Effects on openness: Limited/no countryside encroachment Som		Some countryside encro	achment	Large scale countryside encroachment	immediately associated with a 'town'							
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained (WC) Partle			Contained (PC) Not Contained		Not Contained (NC)							

Criteria	SR		SRF	SSR	N	NS	N/A	
Interlying physical barriers:	Substantial ,	/ strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.	
Views between Towns	None / Very	Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:	None	2	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution of Si	te to Green Belt	: Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduc		ced, but Functional (SRF) Significant Separation Redu		ction (SSR) Negligible		or No Separation (NNS)		

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic T	own	with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	Infill of Ribl	oon Development		

Date/Time: 23/1/15 11:30

Site Size:	5.5 ha	Views Out (distar	nce): N	: S	S: M	E: M	W: S	<u>S</u> hort (<2	(<250m) <u>M</u> ed (250		0m – 1km) <u>L</u> on		ng (>1km)
Views	Viewer Types:	N Pub Priv S: Pub Priv		>	E Pub Priv					W Pub Priv			
in:	Numbers:	N: Pub: H Priv:	S: Pub: Priv: L		E: Pu Priv:	ıb: H	W: Pub: H Priv:		0 <u>L</u> ow (1 - 10		<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	ty: Little variation. Least visibility in summer when trees in full leaf											
Site visua	al amenity:	OK – some degradation				Locali	Locality visual amenity:			Glimpses of green fields/open countryside			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation to large		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Fence, trees, metal grate	E: Hedgerow, trees, fence	S: Trees	S: Trees			W: Trees		
Buildings on Site:	Y – small office and garage	(Aerial view only)	<u>.</u>	Appro	Approx. Footprint: 2%				
Adjacent Buildings:	Ingatestone Garden Cent	tre							

Maturity:	Full maturity SL Mic			lle-ag	le-aged: S L Young-establish			shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en 💦	Exposed		
Access in	Promoted of	pen recreation	Ope	en gen	neral access	Р	ermissive gener	eral access PRoW route access			
site area:		Permissive path	IS		Inforn	Informal access				No access	
Landscape Quality:	0, 1	resentative: L		inly representative / or detractions: S			Equal representative / non-rep: S L			Weakly representative/ degraded: S L	
Tranquillity:		Low		Medium High			High				

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Lanu-Ose.	Н	-		E	G	

Land Us	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Former works Site – areas of hardstanding and pasture

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ng'	'Urban Extensior	i'	New settlement Housing separated from large built up area	Bordered by railway and A12 on two sides. Partly associated with			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Ingatestone – separate from built up area but contained by			
Effects on openness:	Limited/no co encroach		Some countryside encro	achment	Large scale countryside encroachment	infrastructure such that the land is clearly associated with the			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			Contained (PC) Not C		Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	INS	N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible or No Separation (NNS)						
Comments: Gap between Ingatestone and Mountnessing would virtually disappear, although settlements could not coalesce due to presence of A12									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Former works Site, hardstanding areas and 'depot', with large areas of pasture						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mi	xed Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic T	own	with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

	Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comme	ents:	Would redu			

Date/Time: 23/1/15

Site Size	: 3.0 ha	Views Out (distance):		S	5 S : S E : S W		W: S	<u>S</u> hort (<250m)		<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv		SPI	ub Priv		E: Pub	Priv)		WPub	Priv	
in:	Numbers:		S: Pub: H Priv:	ł	E: Pu Priv: I		W: Pul Priv:	W: Pub: L Priv:		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	l visibility:	: Little variation											
Site visu	Site visual amenity: Attractive fringing mixed trees			Locality visual amenity:			Trees and small patches woodland and trees						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat	to larg	association je built up area	Distant association (visual) only or none
Boundary Type:	N: Trees	E: Trees	S: Some hedge/re rail/none	oadside/crash	W: Trees	
Buildings on Site:				Approx. Footpr	nt:	
Adjacent Buildings:	Bungalows					

Maturity:	Full maturi	ty: S L	Midd	le-aged: SL	Young-establish		ished: S L		Very young: S L	
Scale:	Intimate	Small		Medium		Large			Expansive	
Enclosure:	Very Confine	d Quite En	closed	Partial Enclosure		Quite Open		Exposed		
Access in	Promoted o	pen recreation	Ope	n general access	Permissive general acce		neral access PRoW route access			
site area:	F	Permissive path	IS	Inform	Informal access				No access	
Landscape Quality:	Highly repr S	esentative: L		y representative Equal		Equal representative / non-rep:		n-rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low		Medium					High	

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	Q	A	E	G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	<u>Other Comments:</u>
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q – Other: Rough grass	sland	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		PC NC					
Containment:	Within large built u	ıp area	Abuts large built up area		Separate from large built up area					
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/Definit	te	Weak/Degraded/Un	Weak/Degraded/Unclear None None		Site not associated with existing				
Effects on openness:	Limited/no countr encroachmen	'	Some countryside encro	achment	Large scale countryside encroachment	built up area				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			Contained (PC) Not Containe		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contributio	on of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Func		ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Neg		or No Separation (NNS)			
Comments: Notwithstanding other incidental dwellings and ribbon development, Site would form new area of housing in countryside between Mountnessing and Shenstone, albeit well bounded by A12 and local road network									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Small patches of hardstand indicating some previous brownfield use – yet currently in typical countryside function.						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:		•							

Overall Contributor to Green Belt		Low	Moderate	High			
Comments: Relatively small site, not associate with any built up area							

Date/Time: 12/03/2015 - 10:40

Site Size:	0.8 ha	Views Out (distand	ce): N	N: S+L	S: S+L	E: M	W: L	<u>S</u> hort (<250m) <u>M</u> ed		<u>M</u> ed (25	50m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	N: Pub riv		S: Pu	ub Priv	/	E: Pub Priv				W: Pub Priv		
in:	Numbers:		S: Pub: Priv: -		E: Pr Priv:	ub: M L	W: Pu Priv:	0:	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation											
Site visual amenity:		Very good. Well-desi landscape	gned bu	ned buildings +			Locality visual amenity:		Good; Historic Pump House (Private); Open Countryside				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Hedgerow/Trees	E: Timber fence	S: Popla	r trees		W: Trees,	ditch
Buildings on Site:	Electricity substation; Attra		Approx. Footprint: 25%			30%	
Adjacent Buildings:	Two storey historic build	Two storey historic building; one and two storey					

Maturity:	Full maturity: S		dle-age	le-aged: S L Young-establis		shed: S L	-	Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Ра	artial Enclosure		Quite Ope	n		Exposed
Access in	Promoted open recreation Open ger		en gen	eral access	Permissive general access		PRoW route access			
site area:		Permissive path	IS	Informal access			No access			
Landscape Quality:	Highly rep S	resentative:	inding representati			E	Equal representative / non- S L		n-rep: Weakly representative/ degraded: S L	
Tranquillity		Low			Medi	Medium High		High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	Н	-	E, F	G

Land I	<u>Jse/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse	Other Comments: Reservoir and pumping station In Special Landscape Area: Short views where hedgerow/buildings Long views where gaps in hedgerow
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC	NC		Comments:			
Containment:	Within large b	uilt up area	ea Abuts large built up a		Separate from large built up area				
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Existing developed area not			
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment	associate with any settlement			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partl			y Contained (PC)	Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduce		ced, but Functional (SRF)	Significant Separation Reduction (SSR)		Negligible or No Separation (NNS)				
Comments: No reduction in countryside gap over existing situation									

Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing pumping station, reservoir, parking and buildings.					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	iteria LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribution to Green Belt F		Low	Moderate	High						
Comments:	Comments: Whilst not associate with any settlement, existing Site is developed and minimal countryside encroachment and no discernible reduction in separation.									

Date/Time: 02/05/13 - 15.40PM

Site Size:	4.70 ha	Views Out (distar	nce): N:	: S	S: S+M	E: S	W: S	<u>S</u> hort (<250m) <u>M</u> e		<u>M</u> ed (250m – 1km) <u>L</u> on		ng (>1km)		
Views	Viewer Types:	N Pub Priv Road (A127)				ouses E. Pub Priv Road (A127) W Pub Priv House Road					Road			
in:	Numbers:	N: Pub: H Priv:	S: Pub: L Priv: L	_	E: Pub Priv:	: H		Pub: L /: L	c	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effects from boundary vegetation – developing tree cover on NE boundary (Junction of A127 & A128) –hedge on W boundary							N boundary						
Site visual amenity: Low/Poor - Brownfield		Locality visual amenity:		Low/OK										

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Tree cover, embankment fence, A127	, E: Embankment, fence, trees	S: bur	nd, fence	e, hedge	W: tree li	W: tree line / hedge/ ditch		
Buildings on Site:	Y – East Horndon Hall (E hal	- East Horndon Hall (E half Site) and Industrial Units/Sheds Approx. Footprint: c. 10% of Site							
Adjacent Buildings:	Farmstead to W, Hall Cott	Farmstead to W, Hall Cottages (2 dwellings) to south							

Maturity:	Full matur	ity: S L	Mido	dle-age	ed: S L	Young-establishe		shed	ed S I Very young: S	
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confin	ed Quite Er	closed	Ра	artial Enclosure		Quite Ope	n	Exposed	
Access in	Promoted of	open recreation	creation Open general access Permissive general access		PRoW route access					
site area:		Permissive patl	ıs		Inform	nal a	al access		No access	
Landscape Quality:		resentative: L		, ,	etractions: S L Equal representative		<u> </u>	on-rep: Weakly representative/ degraded: 🕥 L		
Tranquillity		Low		Medium		High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	H <i>,</i> Q	G (East Horndon Hall)	L, F	

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail	Little or no relationship to historic town. Overlooked by Tyrell Chapel & All Saints – which is on a high point immediately N of the A127
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	A127 very busy. Land appears to be being used for some sort of waste processing or landfilling – industrial/commercial
F - Pasture	N – Waterbody	operations. There are also other small commercial/business operations
G - Residential	O – Coastal Environment	Footpath shown going in to Site but goes nowhere – may have
H – Industrial/Commercial	P – Inland Rock	been diverted/extinguished
Q - Other: Landfilling?		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wo	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Site is not related to any existing built up area. Very few		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	residential houses in the locality		
Effects on openness:	Limited/no co encroach	,	side Some countryside encroad		Large scale countryside encroachment	 – housing would not be associated to any existing residential area 		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly		/ Contained (PC)		Not Contained (NC)				

Purpose 2: to preven	nt neighbourin	ig towns merging ir	ito one another						
Criteria	Criteria SR		SRF	SSR	SSR NI		N/A		
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Co coalescence		scence	infilling)		
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	iction (SSR)	Negligible	or No Separation (NNS)		
Comments:	The Site already consists of a large private house and garden – with around two thirds of the Site being of a commercial/business nature. Most of the land appears subject to land spreading/filling works. Due to proximity to the A127 and A128, development is unlikely to be visible from								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Some commercial/industrial units are significant on Site with large areas of hardstanding. Residence is private with private gardens. Access is unclear. Land					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)	activities have been undertaken.					

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution	Relative contribution of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments: NB: Tyrell Chapel & All Saints Church overlooks Site from immediately north of the A127								

Overall Contrib to Green Belt		Low	Moderate	High
Comments:	Primarily a to towns co		inctions. Site is not currently related to any larg	e built up area. Development would not lead

Date/Time: 11/03/2015 - 09:00

Site Size:	2.6 ha	Views Out (distance)	: N: S	S: S	E: S	W: S	<u>S</u> hort (<250	0m)	<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Views	Viewer Types:	N: Pub Priv	S : P	S Pub Priv		E Pub	E Pub Priv		W Pub Priv			
in:	Numbers:		Pub: H iv: -	E: Pu Priv:	ıb: M -	W: Pub: H Priv: -			<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Least visible in summer when trees in full leaf – predicted to be quite visible in winter										
Site visual amenity:		None			Locali	Locality visual amenity: Good			od – open, gently rolling countryside			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension Separation		Limited as to large ar	built up	Distant association (visual) only or none			
Boundary Type:	N: Trees; fence	N: Trees; fence E: Trees/hedgerow S:					W: Hedgerow, trees		
Buildings on Site:	Warehouse style	Warehouse style							
Adjacent Buildings:	None								

Maturity:	Maturity: Full maturity: S L		Middle-aged: S		Young-establisher: S L			L	Very young: S L		
Scale:	Intimate	Smal			Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite Er	nclosed	Pa	artial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted of	Promoted open recreation			Open general access Permissive			eral access		PRoW route access	
site area:		Permissive paths				Informal access			No access		
Landscape Quality:	Highly rep S	oresentative:	tative: Mainly representative / Equal represent minor detractions: S L S		tive / non-rep: Weakly representative L degraded: S L		Weakly representative/ degraded: S L				
Tranquillity		Low			Medium		High				

Land Llass	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	Н	-	E	

Land L	ise/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: PRoW to East Currently, buildings have greater visibility in winter views filtered through trees due to bright/pale green colour.

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	WC		PC		NC	Comments:				
Containment:	ment: Within large built up area		Abuts large built up area		Separate from large built up area					
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/De	efinite Weak/Degraded/U		clear	None	Existing trading estate – but not associated with any settlement				
Effects on openness:	Limited/no co encroach	'	Some countryside encro		Large scale countryside encroachment					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC)			ly Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Absent				
Views between Towns N		ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g. infilling)				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence						
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retained (SR) Separation Redu		Separation Reduc	ced, but Functional (SRF)	ction (SSR) Negligible or No Separation (NNS)							
Comments: No impact on separation beyond existing situation											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	_							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing trading park – warehouse/buildings							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution of Site to Green Belt Purpose:										
Limited Relationsl	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High					
Comments:	Existing dev	developed area, with large business/commercial type units, not associated with any settlement							

Site Reference: 112B

Date/Time: 23/1/15

W: Pub Priv			
<u>H</u> igh (21+)			
Good- Poplar trees to N; Dense evergreen to East.			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area			Distant association (visual) only or none		
Boundary Type:	N: Fence & trees	N: Fence & trees E: Fence & evergreen S: F				w:	W: Fence & trees			
Buildings on Site:	Portacabin	Portacabin					Approx. Footprint: 8-10%			
Adjacent Buildings	Warehouse Industrial Ty	Warehouse Industrial Type								

Maturity:	Full maturity:		Mide	liddle-aged.SL			Young-established: S L			Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted of	open recreation	Ope	en gen	neral access	Р	ermissive general access			PRoW route access	
site area:		Permissive path	ıs		Inform	nal a	al access			No access	
Landscape Quality:	Highly representative: Mainly rep S L minor detrac		<i>.</i> .	esentative / tions: S L	Equal representative , L S		tive / noi	non-rep: Weakly representative/ degraded: S L			
Tranquillity:		Low			Mediu	um		High			

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	Н		E	Н	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment	Other Comments: Childerditch Industrial Park PRoW lies to west of Site beyond tree line
H – Industrial/Commercial Q - Other:	P – Inland Rock	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wc		PC		NC	Comments:						
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area							
Development type:	ʻInfillir	ıgʻ	'Urban Extension'		New settlement Housing separated from large built up area							
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	Existing industrial Site – not						
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	associated with any settlement						
Relative contribution of												
Well-Contained (WC)			ly Contained (PC)		Not Contained (NC)							

Purpose 2: to prevent	t neighbourin	g towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physical barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tow	ins Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retain	Separation Retained (SR) Separation Redu		ced, but Functional (SRF) Significant Separation Reduc		ction (SSR)	Negligible	or No Separation (NNS)		
Comments:	Comments: No separation reduction over the existing situation								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF		MFC	FC	Comments:						
Land-use:	and-use: e.g. Buildings		Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping		Mixed	Natural / Landscaping							
Access:	: No Public Access		Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Childerditch Industrial Park. Existing industrial development Large parking area.						
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countryside Functions (LCF) Mixed Functions within Count			Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationship with Historic Town (LRHT) Mo			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contrib to Green Belt		Low	Moderate	High					
Comments:	Existing industrially developed Site, not associated with any settlement								

Site Reference: 112C

Date/Time: 23/1/15

Site Size:	: 1.1 ha	Views Out (distar	nce): N	l: S	S: S	E: S	W: S	W : S <u>S</u> hort (<250m		0m) <u>M</u> ed (250m – 1km)		<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv		S : Pu	ub Priv	\supset	E: Pub	Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: Priv: H	S: Pub: Priv: L		E: Pu Priv:		W: Pub: Priv: M		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	ibility: Variable											
Site visual amenity: Mature conifers and deciduous trees at edges Locality visual ame			enity:	armla	nd; trees you	ng and matu	re						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation Limited ass to large b are		built up	Distant association (visual) only or none			
Boundary Type:	N: None	E: Hedge/none	S: Trees	S: Trees			W: Buildings/none			
Buildings on Site:	Industrial sheds/large and	small		Approx. Footprint: 50%						
Adjacent Buildings:	Industrial on site to Wes	Industrial on site to West; residential to east; more sheds small and large to North (industrial).								

Maturity:	Full maturity: S		Mido	dle-ag	ed:SL		Young-established: S		L	Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted of	open recreation	Оре	en gen	ieral access	Ρ	ermissive gener	eneral access		PRoW route access	
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:				representative / Equal repres etractions: S		qual representa S	entative / non-rep:		Weakly representative/ degraded: S L		
Tranquillity:		Low			Medi	um			High		

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	Н			E	Н	

<u>Land U</u>	se/Cover	Heritage Assets/Notes:
Land U A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	se/Cover I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Heritage Assets/Notes: Other Comments: Childerditch Industrial Park PRoW goes through a building/has been built on.
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfillin	ıgʻ	'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/De	finite	Weak/Degraded/Un	Weak/Degraded/Unclear		Existing industrial Site – not				
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment	associated with any settlement				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Towns	i Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contribution of	f Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduce		ed, but Functional (SRF) Significant Separation Redu		ction (SSR) Negligible		or No Separation (NNS)				
Comments: No separation reduction over the existing situation										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscapin	g Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Childerditch Industrial Park. Existing industrial development						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF)	Vixed Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationship with Historic Town (LRHT)			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contrib to Green Belt		Low	Moderate	High	
Comments:	Existing ind	ustrially developed Site, not associated with			

Site Reference: 112D

Date/Time: 23/1/15

Site Size:	: 2.3 ha	Views Out (dista	nce): N	N: M	S: S	E: S	W: S	<u>S</u> hort (<	:250m)	<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv S: Pub Priv F: Pub Priv		W:Pub) Priv									
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv:		E: Pu Priv:	ıb:	W: Pub: L Priv:		0 <u>L</u> ow (1 - 1) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation											
Site visua	al amenity:	Boundary trees to V	y trees to W, S & N Locality visual amenity:		nenity:	Woodland patch, pond, arable countryside, hedgerows				e, hedgerows			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear		Limited as to large ar	built up	Distant association (visual) only or none	
Boundary Type:	N: Hedgerow/trees	E: fence	S: fence	/hedger	ow trees	W: trees		
Buildings on Site:			Appro	x. Footprint	::			
Adjacent Buildings:	Two storey warehouse style/industrial							

Maturity:	Full matur	urity: S L Mido			dle-aged: S L You			shed: S	L	Very young: S L
Scale:	Intimate	ate Small		Medium			Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Open			Exposed
Access in	Promoted of	open recreation	Оре	en ger	neral access	Ρ	ermissive gener	al access	PRoW route access	
site area:		Permissive path	IS	Informal access					No access	
Landscape Quality:		resentative: L	Mainly minor d	esentative / tions: S	E	Equal representative / non-re S L			Weakly representative/ degraded: S L	
Tranquillity		Low			Mediu	um		High		

land-lise.	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	Q	H (car park)	E	Н

Land L	<u>Jse/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail)	Other Comments: NW of Childerditch Industrial Park – comprising previously cleared land PRoW lies on western boundary of Site beyond embankment
E – Arable Farmland	M - Watercourse	
F - Pasture G - Residential	N – Waterbody O – Coastal Environment	
H – Industrial/Commercial Q - Other: Stockpiles i	P – Inland Rock nvaded by ruderals – cleared land	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Cleared land part of existing industrial Site – not associated				
Effects on openness:	Limited/no co encroach	'	Some countryside encroachment		Large scale countryside encroachment	with any settlement				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)					

Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence			
Residual contributior	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR) Negligible or No Separation (NNS)						
Comments: No separation reduction over the existing situation. Any development in context of adjacent industrial buildings								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF		MFC	FC	Comments:					
Land-use:	e.g. Buildings		Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping		Mixed	Natural / Landscaping	Childerditch Industrial Park.					
Access:	No Public Access		Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing industrial development. PRoW on western boundary. Existing embankments are					
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed			Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Mo			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High					
Comments:	ents: Cleared land as part of existing industrially developed Site, not associated with any settlement								

Date/Time: 15/04/13 – 10.40PM

Site Size:	: 19.5 ha	Views Out (dista	nce): N	I: S	S: S	E: S	W: S	W: S <u>S</u> hort (<250m) <u>M</u> ed (2		<u>M</u> ed (25	0m – 1km) <u>L</u> ong (>1km)		ng (>1km)
Views	Viewer Types:	N. Pub Priv Road S. Pub Priv Railwa			Railway		E:Pub Priv Road W				I: Pub Priv Housing		
in:	Numbers:	N: Pub: L Priv:	S: Pub: Priv:	L	E: Pu Priv:	b: L	W: Pub: Priv: H		0	<u>L</u> ow (1 - 10) <u>M</u> ed (10		.0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Minimal effect											
Site visu	al amenity:	OK-Poor				Localit	y visual an	nenity: Ok	(

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation to large		ssociation built up ea	Distant association (visual) only or none
Boundary Type:	N: Hedge, minor road E: hedge + A128			S: Tree line + railway W			ens, fence
Buildings on Site:	No		Approx. Footprint:				
Adjacent Buildings: Semi-detached housing to west overlooking site							

Maturity:	Full matur	ity:S L	Mide	dle-aged: S L	Young-established (S)				Very young: S L	
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	2	Quite Ope	en	Exposed		
Access in	Promoted of	open recreation	Ope	Open general access Permissive general access			PRoW route access			
site area:		Permissive path	IS	Infor	Informal access			No access		
Landscape Quality:		resentative: L		y representative / letractions: S L						
Tranquillity:		Low		Med	Medium High			High		

Land Lice	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	E/F			E/F	G/L/J	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Land lies between West Horndon and the A128 north of a rail line
F - Pasture	N – Waterbody	Golf course to East
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	W	C	PC		NC	Comments:		
Containment:	Within large b	ouilt up area	Abuts large built up area 'Urban Extension'		Separate from large built up area			
Development type:	ʻInfilli	'ng'			New settlement Housing separated from large built up areas	Bounded to W by housing, to S by rail line and to E by A128. Housing overlooks the Site from		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	the West – minor road to the		
Effects on openness:	Limited/no c encroac	,	Some countryside encro	achment	Large scale countryside encroachment	north. Further east any development is, the more remote it will be from West		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly		y Contained (PC)	Not Contained (NC)					

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible		or No Separation (NNS)		
Comments: Gap to Basildon physically reduced from around 3.7km to 3.1km if whole Site developed. Minimal visual connectivity – with woodland and industry west of Basildon restricting views west. A128 and rail line are strong physical barriers.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town of town		with Historic Town of town	Historic Town of town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	hip with Historic Town (LRHA)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt I		Low	Moderate	High	
Comments:	Some decre	ase in the gap to Basildon but still functiona	al, with very limited or no visual linkages. Some	e loss of countryside if developed.	

Date/Time: 23/1/15 16:30

Site Size:	1.27 ha	Views Out (distand	ce): N	N:L	S: S	E: S	W: S	<u>S</u> hort («	<250m)	<u>M</u> ed (250	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N Pub Priv		S Pub Priv E: Pub Priv		Priv	W: Pub Priv						
in:	Numbers:		S: Pub: Priv: L	: H	E: Pu Priv:	ıb:	W: Pub: Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation.											
Site visu	al amenity:	Good/Moderate: Ma hedgerow	ature bo	oundary t	rees/	Local	ity visual an		Good – pasture	mature tree	belts; woodla	and pock	ets; woods;

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Near but clear		Limited as to large ar		Distant association (visual) only or none	
Boundary Type:	N: Roadside barrier hedgerow	E: Dense trees	S: Buildi	S: Buildings; trees; open		W: hedge	row; trees
Buildings on Site:	None			Appro	x. Footprint	:	
Adjacent Buildings:	Two storey semi-detache filling station	Two storey semi-detached residences and detached property. Modern one storey large restaurant (Mizu) and petrol					

Maturity:	Full maturity:	Full maturity: S L Middle-a		e-aged: SL	Young-establi	shed: S L	Very young: S L	
Scale:	Intimate	Small		Medium	Large		Expansive	
Enclosure:	Very Confined	Quite End	closed	Partial Enclosure	Quite Ope	en	Exposed	
Access in	Promoted oper	n recreation	Oper	en general access Permissive general access		al access	s PRoW route access	
site area:	Per	missive path	S	Inform	nal access		No access	
Landscape Quality:	Highly represe S L			representative / tractions: S	Equal representa	itive / non-rep L	 Weakly representative/ degraded: S L 	
Tranquillity:		Low		Medium			High	

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	-	F	К, А

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Land at M25 Junction 28 – A12 to north, Brook Street to south

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas						
Criteria	wc		PC		NC	Comments:	
Containment:	Within large built	up area	Abuts large built up area		Separate from large built up area		
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up area		
Boundary:	Strong/Defin	ite	Weak/Degraded/Un	clear	None	Separated from western extent	
Effects on openness:	Limited/no coun encroachme	,	Some countryside encroachment		Large scale countryside encroachment	of Brentwood	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Partly C		/ Contained (PC)	Not Contained (NC)				

Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)								
Comments: Overall, whilst the M25 is a substantial barrier – further massing of housing would reduce gaps from Brentwood to eastern London boroughs. Scale of Site means reduction in gap would not be significant.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment						
Criteria	LCF	LCF MFC FC		Comments:			
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses				
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail				
Relative contrib	Relative contribution of Site to Green Belt Purpose:						
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)				

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic T	own	with Historic Town	Historic Town					
Relative contribution	Relative contribution of Site to Green Belt Purpose:								
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:									

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High						
Comments:		poses								

Date/Time: 23/1/15 11:00

Site Size:	: 3.5 ha	Views Out (distan	ice): N	:S	S: M	E: M	W: S	<u>S</u> hort (•	t (<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> or		ng (>1km)
Viewer Views		NPub Priv S: P		S: Pi	ub Priv	Priv Priv					WPub	W Pub Priv	
in:	Numbers:	N: Pub: H Priv:	S: Pub: Priv: L		E: Pub: H W: Pub: H Priv: Priv:		0 <u>L</u> ow (1 - 1) <u>M</u> ed (10-20)		<u>H</u> igh (21+)		
Seasonal	l visibility:	Little variation.											
Site visual amenity:		Some (Mixed trees; hedging, woodland patches)				Loca	ity visual ar	nenity:	Trees, t	ree belts			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N:	E:	S:			W :			
Buildings on Site:	Garden centre sheds; two	storey house/office		Approx. Footprint:					
Adjacent Buildings:	Semi-detached one and two storey								

Maturity:	turity: Full maturity: SL		Middle-aged: SL				Young-established S L			Very young: S L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted open recreation			Open general access			Permissive general access			PRoW route access	
site area:		Permissive path	IS	Informal access			access	No access			
Landscape Quality:		resentative: L			E	Equal representative / non-rep			: Weakly representative/ degraded: S L		
Tranquillity		Low			Medi	edium High		High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	К	A, F	G	E

Land U	<u>se/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Ingatestone Garden Centre

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	w	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	Development type: 'Infilling'		'Urban Extensior	ŕ	New settlement Housing separated from large built up area	- Site sandwiched between Rail Line and Roman Road/A12 on			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None				
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	western edge of Ingatestone			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)					

Purpose 2: to preven	it neighbourir	ng towns merging ir	ito one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physical barriers:	Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	infilling)		
Residual contribution	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retain	Separation Retained (SR) Separation Reduced		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)	
Comments: Development would not substantially change the existing situation other than increasing the number/amount of built development. A12 is substantial barrier to Mountnessing and no significant additional encroachment.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	_								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Garden Centre								
Relative contrib	Relative contribution of Site to Green Belt Purpose:											
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	hip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribu to Green Belt		Low	Moderate	High
Comments:	Site would			

Date/Time: 09/03/2015 - 13:10

Site Size:	0.08 ha	Views Out (distance	e): N: S	S: S	E: S	W: S	<u>S</u> hort («	<250m)	<u>M</u> ed (250	m – 1km)	<u>L</u> ong (>1km)	
Viewer Views		N: Pub Priv S: Pub Priv)	E: Pub Priv			W Pub Priv				
in:	Numbers:		: Pub:- Priv: L				W: Pub: M Priv: L		<u>L</u> ow (1 - 10)	<u>M</u> ed (10	0-20) <u>H</u> igh (21+)	
Seasonal visibility: Little variation												
Site visual amenity:		Moderate – some mature trees			Loca	Locality visual amenity: Good -			od – woodland + trees			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Timber fence; trees next door	E: Timber fence; trees	S: Timbe	5: Timber fence; trees			W: Hedging/ trees		
Buildings on Site:	None			Appro	x. Footprint	: -			
Adjacent Buildings:	Two storey dwelling								

Maturity	rity: Full maturity SL		\mathbf{D}	Middle-aged: S L			Young-established: S L		L	Very young: S L		
Scale:		Intimate Small		Medium			Large		Expansive			
Enclosur	e:	Very Confine	ed Qu	ite Enc	losed	Pa	artial Enclosure		Quite Ope	Quite Open		Exposed
Access in		Promoted open recreation			Open general access Per			Permissive general access		PRoW route access		
site area	1:	Permissive paths				Informal access			No access			
Landsca Quality:			Highly representative: Mainly repr S				resentative / Equal representative / no tions: S L S L			itive / nor L	on-rep: Weakly representative/ degraded: S L	
Tranquil	lity:	Low				Medium				High		

Land-Use:	Site - Primary	Site - Secondary B		Locality - Primary	Locality - Secondary
Lanu-Ose.	В			G	А

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Byway to the north (Eagle Lane)

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	WC PC			NC	Comments:							
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area							
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area	Site fall with a wedge between						
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	the settlement limits of						
Effects on openness:	Limited/no c encroacl	'	Some countryside encroachment		Large scale countryside encroachment	Kelvedon Hatch i.e. dwellings to south and north.						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained	d (WC)	Part	y Contained (PC)		Not Contained (NC)							

Purpose 2: to preve	Purpose 2: to prevent neighbouring towns merging into one another												
Criteria		SR	SRF	SSR	N	NS	N/A						
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Ab	sent							
Views between To	Fowns None / Very Distant Some / Distant		Some / Distant	Filtered / Obscured / Direct Reasonably Close		/ Close	small scale, contained Site within town (e.g.						
Coalescence:		None None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual Coale coalescence		scence	infilling)						
Residual contributio	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):									
Separation Reta	Separation Retained (SR)		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)						
Comments:	On balance, l	ocation and scale of	Site would be considered i	infilling between dwellings for	ming the settl	ement limits o	f Kelvedon Hatch						

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC FC		Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	-							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Treelined area of scrub							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with									
relationship:	relationship with Historic T	own	with Historic Town	Historic Town									
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:													

Overall Contribution of Site	Low	Moderate	High
to Green Belt Purposes	ESW	Woderate	nigii
Comments:			

Date/Time: 10/03/2015 - 13:10

Site Size:	0.7 ha	Views Out (distar	nce): I	N: S	S: S	E: S	W: S	<u>S</u> hort (rt (<250m) <u>M</u> ec		<u>M</u> ed (250m – 1km)		ng (>1km)	
Views	Viewer Types:	N: Pub Priv -		S: Pu	ub Priv	-	E: Pub Priv -					W: Pub Priv -		
in:	Numbers:	N: Pub: - Priv: -	S: Pub: Priv: -		E: Pu Priv:		W: Pul Priv: -	W: Pub: - Priv: -		<u>L</u> ow (1 - 10) <u>M</u> e		10-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Little variation												
Site visual amenity:		Good - trees			Locali	Locality visual amenity:			Good – woodland; pasture					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	area 'Urban' Near but clear to la		Limited as to large ar	built up	Distant association (visual) only or none	
Boundary Type:	N: Trees	E: Fence; trees	S: Low b trees	S: Low brick wall; hedge; trees		W: Trees,	W: Trees, hedge	
Buildings on Site:	Large two storey dwelling	Large two storey dwelling				:		
Adjacent Buildings:	St. Mark's church; two st	St. Mark's church; two storey dwelling						

Maturity:	Maturity: Full maturity SL		Mid	Middle-aged: S L			Young-established: S L			Very young: S L	
Scale:	Intimate	Intimate Small		l Medium			Large		Expansive		
Enclosure	Very Confir	ned Quite	Inclosed	Р	artial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted	Promoted open recreation			Open general access Permissive ger			al access	ccess PRoW route access		
site area:		Permissive pa		Informal access			No access				
Landscape Quality:	Highly re	Highly representative: Mainly representative: Mainly representative:			epresentative / Equal representative / Equal representative / S				Weakly representative/ degraded: S L		
Tranquillit	y:	Low			Medium				High		

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Lanu-Ose.	G	A, Q		F	A	

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:Car Park_	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: No public/private res views in due to dense trees. Views of chimney tops from informal path through adjacent field used by walkers.

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area						
Development type:	ʻInfilli	ng'	'Urban Extensior	ı'	New settlement Housing separated from large built up area	Overall, considered to be Not					
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Contained. Site lies north of Hall					
Effects on openness:	cts on openness: Limited/no countryside encroachment		Some countryside encro	achment	Large scale countryside encroachment	Lane and clearly beyond existing extent of housing					
Relative contribution of	elative contribution of Site to Green Belt Purpose:										
Well-Contained	d (WC)	Partl	Contained (PC)		Not Contained (NC)						

Purpose 2: to prever	nt neighbourin	g towns merging in	to one another							
Criteria	Criteria SR		SRF	SSR	NNS		N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.			
Views between To	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured /		/ Close				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Coales coalescence		scence	infilling)			
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ned (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
	Located within important gap between Shenstone and Pilgrims Hatch/Brentwood. Significant interlying woodland and A12 boundaries. Scale of									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	Existing private residence, with						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	no specific countryside functions. Majority of Site consists of private residential gardens, some tree lined boundaries, surrounding house						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)	court						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town							
Relative contributio	on of Site to Green Belt Purpose:										
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:	St Marks Church lies to east										

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	Existing priv	• •	ant gap between settlements – further develop	oment would not cause settlement

Date/Time: 12/03/2015 - 11:50

Site Size:	7.8 ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	/: S <u>S</u> hort (<250m) <u>M</u> ed (25		d (250m – 1km) <u>L</u> o		ng (>1km)	
Views	Viewer Types:	N: Pub Priv -		S: Pu	ub Priv	-	E: Pub Priv -				W: Pub Priv -		
in:	Numbers:	N: Pub: - Priv: -	S: Pu Priv:		E: Pu Priv:		W: Pul Priv: -	W: Pub: - Priv: -		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation											
Site visua	al amenity:	Good – i.e. with wo	odland			Locality visual amenity:		nenity:	Excelle	nt - woodland	I		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	ban' Near but clear		to large	Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Woods	E: Woods	S: Woods			w:	Woods			
Buildings on Site:	Yes: restaurant – one store	tyle	Appro	x. Footprin	t:	5%				
Adjacent Buildings:	None	None								

Maturity:	Full maturity SL Mic			ddle-aged: S L Yo			Young-established: S L			Very young: S L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted of	open recreation	Ope	en ger	neral access	Р	ermissive gener	al access		PRoW route access	
site area:		Permissive path	IS	Informal access			No access				
Landscape Quality:		resentative: L	Mainl [,] minor d		esentative / tions: S				on-rep: Weakly representative/ degraded: S L		
Tranquillity		Low			Medi	um			High		

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Use:	J	K (Restaurant)		A	F, E

Land Use/Cover	Heritage Assets/Notes:
B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh K - Retai D – Heathland / Bogs L – Infras E – Arable Farmland M - Wate F - Pasture N – Wate	rbody al Environment Rock

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	WC PC		NC		Comments:						
Containment:	Within large bu	iilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfillin	gʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area						
Boundary:	Strong/De	finite	Weak/Degraded/Unclear		None	Site not associated with or					
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	bounded by any settlement .					
Relative contribution of	elative contribution of Site to Green Belt Purpose:										
Well-Contained	d (WC)	Partl	/ Contained (PC)		Not Contained (NC)						

Purpose 2: to preve	nt neighbouri	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physic barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Reta	Separation Retained (SR) Separation Reduced, but F		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)		
Comments: On balance, further development would not reduce the separation or gap to other towns southwest of Warley – which primarily comprise the outer London boroughs west of the M25. Some minor narrowing of the gap but not considered significant. Good surrounding woodland buffers								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	LCF MFC		Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	Sports park that is owned by the							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Council. Whilst the Site is a							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	leisure facility, there are a number of built elements that may be considered not entirely compatible with countryside							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)	tracks.							

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	Relative contribution of Site to Green Belt Purpose:									
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High				
Comments:	omments: Existing leisure complex with limited relationship to built up areas							

Date/Time: 10/03/2015 - 16:30

Site Size:	: 1.9 ha	Views Out (distan	ce): N	: S	S: S	E: M	W: S	<u>S</u> hort (<	250m)	<u>M</u> ed (250	m – 1km)	<u>L</u> o	ng (>1km)
Viewer Views		N: Pub			S: Pub Priv		E: Pub)		W Pub Priv		
in:	Numbers:	N: Pub: - Priv: L	S: Pub:- Priv: M		E: Pub: Priv: L		: - W: Pub: M Priv: -		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation											
Site visual amenity: OK – trees, windmill view			Locality visual amenity: Good – arable countryside; windmill		nill								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none	
Boundary Type:	N: Buildings; fence	E: Fence; small trees		S: Fence – timber palisade P&W buildings			erow; trees	
Buildings on Site:	None	lone						
Adjacent Buildings:	Residential; Thoby Farm	Residential; Thoby Farm and car dealership						

_

Maturity:	Full maturity: S		Midd	dle-aged: L Young-establis		shed: S L		Very young: S L		
Scale:	Intimate	Small		M	edium		Large	arge		Expansive
Enclosure:	Very Confine	ed Quite En	closed	Partial	Enclosure		Quite Ope	in	Exposed	
Access in	Promoted open recreation			n general a	access	Ρ	Permissive general access PRoW route access			PRoW route access
site area:		Permissive paths				nal access No access			No access	
Landscape Quality:	Highly repr	resentative:		represent etractions:		E	Equal representative / non- S L		n-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low			Medi	dium High			High	

Land-Use:	Site - Primary	Site - Secondary	condary Locality - Primary		Locality - Secondary
Lanu-Ose.	F	B (edges)		E	А

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC		PC NC				
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfillir	ıgʻ	'Urban Extension'		New settlement Housing separated from large built up area	* -			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Field between ribbon			
Effects on openness:	Limited/no co encroach	•	Some countryside encro	achment	Large scale countryside encroachment	development on St Anne's Road			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		y Contained (PC)	Not Contained (NC)						

Purpose 2: to prever	nt neighbourir	ng towns merging ir	to one another					
Criteria		SR	SRF	SSR NNS		NS	N/A	
Interlying physics barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments: On balance, development would infill ribbon development. In conjunction with surrounding housing would perceivably be considered a reduction in the gap between Mountnessing and villages to the northwest of Brentwood borough. No physical coalescence with intervening barriers and scope to mitigate.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Pasture						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	eria LRHT MRHT SRHT								
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)									
Comments:									

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High		
Comments:					

Date/Time: 01/05/13 - 13.30PM

Site Size:	: 1.95 ha	Views Out (distanc	:e): N:	S S: S	E: S/M/L	W: S	<u>S</u> hort (<250m) <u>M</u> ed (250		n – 1km) <u>L</u> ong (>1km)			
Views	Viewer Types:	N: Pub Priv S: Pub			Priv Houses E: Pub Priv					W: Pub		Houses
in:	Numbers:		S: Pub: Priv: M	E: Pu Priv:	ıb:	W: Pub: Priv: H		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some filtering effects from existing tree lines/woodland											
Site visua	al amenity:	ОК	Locality visual amenity: OK									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear		ssociation built up ea	Distant association (visual) only or none	
Boundary Type:	N: Fence/hedge	E: treeline	S: fence	S: fence, hedge			V: chainlink, hedge	
Buildings on Site:	Y – bungalow, farm residence and farm units Approx. Footprint: c. 5% of Site							
Adjacent Buildings:	Adjacent Buildings: More modern 2 storey properties and flats to south. Post WWII housing to W							

Maturity:	Full matur	ity: S L	Mido	dle-age	ed: 🕜 🚺		Young-establi	oung-established SIL		Very young: S L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Ра	artial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted open recreation Ope		Оре	en general access Permissive gener		al access	PRoW route access				
site area:		Permissive path	ıs		Inform	nal a	access		No access		
Landscape Quality:		Highly representative: Mainly representative: S L minor detraction									
Tranquillity:		Low		Hig			High				

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Ose.	F (with farm buildings)	G		G	F, B	

Land	Land Use/Cover							
A – Woodland (>5m tall)	l – Parkland/Garden(s)	Little or no relationshi						
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation							
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Triangular wedge of la						
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	land slopes from W to – over countryside.						
E – Arable Farmland	M - Watercourse	Site comprises active f						
F - Pasture	N — Waterbody	etc.						
G - Residential	O – Coastal Environment							
H – Industrial/Commercial	P – Inland Rock							
Q - Other:	-							

es:

nip to historic town.

land between housing in Doddinghurst – o E. Some longer range views westwards

farmstead – chickens some livestock,

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	W	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	'Infilling' 'Urban Extension'		'n	New settlement Housing separated from large built up areas	Site is relatively contained		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	between two residential areas of Doddinghturst to the W, S and		
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	SE. Only the northern boundary abuts countryside.		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Part		y Contained (PC)		Not Contained (NC)				

Purpose 2: to preve	nt neighbourir	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towns No		ne / Very Distant	Some / Distant	Filtered / Obscured / Direct / Direct /		/ Close Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>	
Separation Reta	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments: Overall, due to the Sites existing relationship with Doddinghurst, there would be limited/no decrease in the countryside gap to Wyatts Green to the N, beyond the limits provided by the existing settlement limit. The overall countryside in this area is important in maintaining the gap between Doddinghurst and Wyatts Green and development would result in an increase in the massing of housing in the locality with potential longer range views from the E.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	There is a private residence on the northern boundary and quite a few farm related buildings – but overall the Site comprises pasture land with grazing					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	Criteria LRHT MRHT SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)							
Comments:		•						

	Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comme	nts	• •	ained by the existing Doddingh encroachment if developed.	nurst built up area and will not result in any sig	nificant countryside gap reduction to other

Date/Time: 22/1/15 10:30

Site Size:	0.9 ha	Views Out (dista	nce): N	N: M	S: M	E: S	W: S	<u>S</u> hort (<25	0m)	<u>M</u> ed (25	0m – 1km)	n) <u>L</u> ong (>1km)	
Views	Viewer Types:	N Pub Priv		Seven Priv Footpath			Priv Foc	otpat	th	W Pub	Priv By	way	
in: Numbers:		N: Pub: H Priv:			E: Pu Priv:		W: Pu Priv:			<u>L</u> ow (1 - 10)) <u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	visibility:	Little variation.											
Site visua	al amenity:	Moderate. Grassed	Locality visual amenity: Good-Woodland to North										
Site-settlement relationship		Wholly / Larg contained by larg	e built up Jrban'		but clear aration	Limited association to large built up				association nly or none			

(Containment):	up area	extension	extension			ea		
Boundary Type:	N: Crash barrier/open	E: Fence	S: Hedgerow			W: hedge	erow; fence	
Buildings on Site:	Bungalow; office cabins; gl	asshouse		Approx. Footprint: 10%				
Adjacent Buildings:								

Maturity:	Full matur	ity: S ቢ	Middle-aged: S			Young-established S L			L	Very young: S L
Scale:	Intimate Sma		l Medium			Large		Expansive		
Enclosure:	Very Confine	Very Confined Quite En		d Partial Enclosure			Quite Open		Exposed	
Access in	Promoted of	Promoted open recreation			Open general access			al access	ss PRoW route access	
site area:		Permissive path	ns Inform			nal a	access			No access
Landscape Quality:		resentative: L		Mainly representative / minor detractions: S			Equal representative / non- S L			Weakly representative/ degraded: S L
Tranquillity:		Low			Medi	um				High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	К	G	E	A	

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spraw	vl of large bui	lt-up areas			
Criteria WC PC				NC	Comments:	
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area	
Development type:	ʻInfillin	gʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area	
Boundary:	Strong/Det	finite	Weak/Degraded/Un	clear	None	Not bordering any settlement
Effects on openness:	s on openness: Limited/no countryside encroachment Some countryside encroachment		Large scale countryside encroachment			
Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Par			y Contained (PC)		Not Contained (NC)	

Purpose 2: to preven	it neighbourin	ig towns merging ir	ito one another				_	
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent		
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Co coalescence		scence	infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retain	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)	
Comments: Location, scale of Site and existing development means further development would not cause any noticeable reduction is separation between towns								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	Nursery Site (with single								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	bungalow), treelined with reasonable green space in western half around bungalow								
Relative contrib	ution of Site to Green Belt Purpo	se:		(informal garden/paddock)								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to preserve the setting and special character of historic towns Criteria LRHT MRHT SRHT **Historic Town** No / Limited physical and/or visual Moderate physical and/or visual relationship Strong physical and/or visual relationship with relationship with Historic Town relationship: with Historic Town Historic Town Relative contribution of Site to Green Belt Purpose: Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT) Comments:

Overall Contribu to Green Belt		Low	Moderate	High
Comments:	Uncontaine	d partly developed nursery Site – small scal	e	

Date/Time: 10/03/2015 - 15:50

Site Size:	0.8 ha	Views Out (distan	ce): N:	S	S: S	E: S	W: S	<u>S</u> hort (<2	(<250m) <u>M</u> ed (2		(250m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pub Priv)	E: Pub Priv				W: Pub Priv -		
in:	Numbers: N: Pub: M S: Pub: - E: Pub: M W: Pub: - Priv: L Priv: L Priv: - Priv: - Priv: -		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)						
Seasonal	visibility:	Little variation – mo	st visible i	n winte	r								
Site visua	al amenity:	Good – woodland bo	order; lone	e tree		Locali	ity visual am	enity: G	iood- i	mixed arable/	pasture, cou	intryside	+ wooded

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area			Distant association (visual) only or none	
Boundary Type:	N: Woodland + Fence	E: Hedgerow, trees, ditch	S: Fence	, trees, s	shrub	W	: None		
Buildings on Site:	-			Appro	x. Footprint	t:	-		
Adjacent Buildings:	Two storey detached residential								

Maturity:	Full maturity	SL	Middle-aged: S L				Young-establi	shed: S	L Very young: S L			
Scale:	Intimate	Small			Medium		Large			Expansive		
Enclosure:	Very Confined	Very Confined Quite En		d Partial Enclosure			Quite Open			Exposed		
Access in	Promoted ope	n recreation	Open general access			Permissive general access				PRoW route access		
site area:	Per	Permissive path			ns Inform					No access		
Landscape Quality:	Highly represe	entative:	Mainly representative / minor detractions: S L		E	equal representa S	tive / no L	n-rep:	Weakly representative/ degraded: S L			
Tranquillity:		Low			Medi	um			High			

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	F	B (Edges)		E, (F)	A, G	

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Glimpses in from East (Doddinghurst Rd) due to roadside trees/hedgerow

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC		NC	Comments:					
Containment:	Within large built up	p area	Abuts large built up area		Separate from large built up area						
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up area						
Boundary:	Strong/Definite	e	Weak/Degraded/Unclear		None	Field at northern end of ribbon					
Effects on openness:	Limited/no country encroachment	·	Some countryside encro	achment	Large scale countryside encroachment	development					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)						

Purpose 2: to prever	nt neighbourir	ng towns merging in	to one another							
Criteria		SR	SRF	SSR	NNS		N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence					
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ned (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	or No Separation (NNS)					
Comments:	On balance, development would infill ribbon development. In conjunction with surrounding housing would perceivably be considered a reduction in the gap between Pilgrims Hatch and villages to the north, but intervening woodland, the scale of the Site and distance would not make this reduction substantial. No physical coalescence with intervening barriers and scope to mitigate.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Pasture							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationship with Historic Town (LRHT) Mo			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			

Date/Time: 11/03/2015 - 09:00

Site Size: 0.7 ha		Views Out (distance): N:		: -	S: S	E: S W: - <u>S</u>		<u>S</u> hort	t (<250m) <u>M</u> ed (2		(250m – 1km) <u>L</u> ong (>1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pi	ub (Priv		E:Pub Priv				W:Pub	Priv	
in:	Numbers:	N: Pub: H Priv:	S: Pub: Priv: L		E: Pi Priv:					<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation – hig	her visibi	ity in wi	inter								
Site visual amenity: Good – Mature trees					Locality visual amenity:			Good – woodland; golf courses; countryside near					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Trees	S: Trees	S: Trees/Open/None W			railings			
Buildings on Site:	None			Approx. Footprint:					
Adjacent Buildings:	School to North; Houses	chool to North; Houses to North; Houses across Brentwood Road to East							

Maturity:	: Full maturity SL M			Mide	Middle-aged S L Young-esta			Young-establi	shed: S	L	Very young: S L
Scale:	Intimate	Small		Medium			Large		Expansive		
Enclosure:	Very Confin	onfined Quite Enclosed		losed	Pa	Partial Enclosure		Quite Open			Exposed
Access in	Promoted of	d open recreation Op			en general access Pe		Permissive general access		PRoW route access		
site area:		Permissive paths				Informal access			No access		
Landscape Quality:	Highly rep S	resentativ L	ve:	Mainly representative / minor detractions: S L			E	Equal representative / non-rep:			Weakly representative/ degraded: S L
Tranquillity:		Low				Medium					High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	A	В	G	A	

Land Us	se/Cover	<u>He</u>
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	<u>Ot</u>
C – Semi-natural grassland / marsh	K - Retail	Wo
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	He
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	So
G - Residential	O – Coastal Environment	Wi
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Heritage Assets/Notes:

Other Comments:

Wooded area

Heavily filtered views:

- From access road to school on north boundary; and
- From school playing field to West

Southern boundary not defined

Within Special Landscape Area

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	/ithin large built up area Abuts		area	Separate from large built up area			
Development type:	ʻInfilling' ʻU		'Urban Extensior	Urban Extension' New settlement Housing separated from large built up area				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Area of land immediately south of Ingrave adjacent to		
Effects on openness:	Effects on openness: Limited/no countrys encroachment		Some countryside encroachment		Large scale countryside encroachment	Brentwood Road through village		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained	d (WC)	Partl	y Contained (PC)		Not Contained (NC)			

Purpose 2: to prever	nt neighbourir	ng towns merging ir	nto one another							
Criteria		SR	SRF	SSR	NNS		N/A			
Interlying physics barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	: / Close	small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments	Comments: In conjunction with Hillcrest Nursery to the south of the Site, development would likely cause coalescence between Ingrave and Herongate, which is already occurring through various ribbon development.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High			
Comments: Development would reinforce and lead to coalescence of Ingrave and Herongate							

Date/Time: 10/03/2015 - 14:45

Site Size:	0.4 ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort	(<250m)	<u>M</u> ed (250	m – 1km) <u>I</u>	ong (>1km)		
Views	Viewer Types:	N Pub Priv		S: P	S: Pub			E: Pub			W:Pub Priv			
in:	Numbers:	N: Pub: H S: Pu Priv: - Priv:					W: Pu Priv:	W: Pub: H Priv:		<u>L</u> ow (1 - 10)	<u>M</u> ed (10-20)	<u>H</u> igh (21+)		
Seasonal	visibility:	Little variation – hig	ghest vi	sibility in v	vinter				·					
Site visual amenity:		Good – grass; trees	- grass; trees			Loc	Locality visual amenity: Good – g			golf course; countryside				
Site visual amenity:		Good – grass; trees				Loc	Locality visual amenity:			Good – golf course; countryside				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association
Boundary Type:	N: None/hedgerow	E: None/building	S: None	/some tr	rees	ttered trees	
Buildings on Site:		Appro	x. Footprin	nt: 20-25%			
Adjacent Buildings:	Golf club house					·	

Maturity	Maturity: Full maturity: S		Mid	Middle-aged. S L			Young-established: S L			Very young: S L	
Scale:	I	ntimate	Sm	Small Medium Large			Expansive				
Enclosur	re:	Very Confine	ed Quite	Enclosed	P	artial Enclosure		Quite Ope	en		Exposed
Access in	n	Promoted c	on Op	Open general access		Р	Permissive general access			PRoW route access	
site area	a:	Permissive paths				Informal access			No access		
Landsca Quality:	•	Highly rep S		nly representative / detractions: S L		E	Equal representative / non-re		rep:	p: Weakly representative/ degraded: S L	
Tranquil	llity:		Low			Medi	Medium			High	

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
	К	I		J	F	

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Existing restaurant with parking and surrounding amenity grassland. Adjacent to gold club

Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None					
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partle			/ Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria	SR	SR SRF SSR		NNS		N/A					
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent							
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)					
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	visual Coalescence							
Residual contribution of Si	te to Green Belt Purpose (should the Site be develop	ed to housing):								
Separation Retained (SI	R) Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	ion (SSR) Negligible or No Separation (NNS)						
Comments:											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing restaurant, parking with large grass verge area with trees					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)									
Comments:										

Overall Contributor to Green Belt I		Low	Moderate	High			
Comments:	mments: Partly developed Site, adjacent to golf club, not associated with existing built up area						

Date/Time: 23/1/15 13:37

Site Size	: 0.7 ha	Views Out (distar	nce):	N: S	s: S	E:S	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub		S:P	ub Priv	>	E: Pub	Priv			W: Pub 🌘	Priv	
in:	Numbers:	N: Pub: Priv: L	S: Pul Priv:		E: Pu Priv:	ıb: L	W: Pul Priv: L/		0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	l visibility:	ty: Less filtered views from SE when trees not in leaf											
Site visu	al amenity:	OK/Good				Locality visual amenity:		nenity:	Good -	- mature tree	5		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear		Limited association to large built up area		Distant association	
Boundary Type:	N: Trees/hedgerow	E: Hedgerow/fence	S: Trees, hedgerow			W: He	W: Hedgerow	
Buildings on Site:	: One stable building Approx. Footprint: -3%						3%	
Adjacent Buildings:	s: Bleak house Farm and stables							

Maturity:	Full matur	ity:S L	Mid	Middle-aged:		Young-establi		shed: S	L	Very young: S L
Scale:	Intimate	Si	nall		Medium		Large			Expansive
Enclosure:	Very Confine	ed <mark>Quit</mark>	e Enclosed	Р	artial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted of	open recrea	ion Op	en gei	neral access	access Permissive general access		PRoW route access		
site area:		Permissive	baths		Inform	nal a	access			No access
Landscape Quality:		resentative L		Aainly representative / Equ nor detractions: S L		Equal representative / non-rep:		rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low			Medium				High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	Q	G	F

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other: Horse trainin	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Site well screened by boundary trees on SE boundary

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area	Triangular are of land. Whilst		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	 housing lies to immediate west and SE, Crow Green Road does partly form the settlement limit SE of the Site. 		
Effects on openness:	Limited/no co encroach	'	Some countryside encro	achment	Large scale countryside encroachment			
Relative contribution of								
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)	-		

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physical barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	ns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	Direct / Close		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence		
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)								
Comments: No reduction in interlying gaps – no coalescence possible								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Overall, the land use of the Site as paddocks and other equine uses form Functional Countryside					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic T	own	with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:									

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High			
Comments:	Comments: Whilst Site does primarily fall within Pilgrim's Hatch, northern boundary is undefined – going in to countryside and land does comprise paddock and equine uses.						

Date/Time: 10/03/2015 - 10:15

Site Size:	0.6 ha	Views Out (distar	ice): N: S	S: S	E: S	W: S	<u>S</u> hort (<2	250m)	<u>M</u> ed (250	m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv	S Pul	b Priv)	E: Pub	Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: - Priv: L	S: Pub: H Priv: L	E: Pub Priv: M		W: Pub Priv: H):	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation											
Site visual amenity: Good - woodland			Locality visual amenity:		enity:	Good –	woodland; tre	e belts				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Woodland	S: Trees			W: Timber palisade fence			
Buildings on Site:	None			Appro	x. Footprint	: -		
Adjacent Buildings:	Two storey semi-detached dwelling							

Maturity	y:	Full maturity SL Mic		Mide	dle-ag	dle-aged: S L		Young-established: S L			Very young: S L	
Scale:	I	ntimate	ate Small			Medium		Large		Expansive		
Enclosur	re:	Very Confine	Very Confined Quite Enclosed		Р	artial Enclosure		Quite Open		Exposed		
Access in	n	Promoted open recreation		Open general access		Р	Permissive general access		PRoW route access			
site area	a:	Permissive paths				Informal access				No access		
Landscar Quality:	•	0,1	lighly representative: Mainly rep S L minor detrac			esentative / tions: S L	Equal representative / no			non-rep: Weakly representative/ degraded: S L		
Tranquil	lity:	Low				Medi	ledium			High		

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	А, В	-		G	A	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Track through site currently lies within protected urban open space. Thriftwood Scout Camp Site Site forms part of a woodland corridor extending southwards from Thriftwood

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	w	wc			NC	Comments:					
Containment:	Within large b	rge built up area Abuts large built u		area	Separate from large built up area						
Development type:	ʻInfilli	filling' 'Urban Extensio		ı'	New settlement Housing separated from large built up area	Site situated between housing to E and W, with Cherry Ave to the					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	S. Narrow northern boundary					
Effects on openness:	iffects on openness:		Some countryside encroachment		Large scale countryside encroachment	opens in to Thrift Wood, but overall Site is considered contained					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partle		Contained (PC)		Not Contained (NC)							

Purpose 2: to preve	Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	N	NS	N/A					
Interlying physic barriers:	c al Su	bstantial / strong	Moderate	Unsubstantial, but functional	Absent							
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)					
Residual contribution	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Reta	Separation Retained (SR) Separation Reduc		ced, but Functional (SRF) Significant Separation Reduc		ction (SSR) Negligible or No		or No Separation (NNS)					
Comments:	Site would c	omprise infilling betv	veen two housing areas in	the same town								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic Town		with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relationsh	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High				
Comments:								

Site Reference: 150A

Date/Time: 22/1/15 11:00

Site Size:	: 12.2ha	Views Out (distar	/iews Out (distance): N		S : M	E: S	W: S-M	<u>S</u> hort (<	:250m)	<u>M</u> ed (25	0m – 1km) <u>L</u> on		ng (>1km)
Views	Viewer Types:	N: Pub Priv				>	E Pub Priv Footpath House Priv Priv						
in:	Numbers:	N: Pub: Priv:	S: Pu Priv: L		E: Pu Priv:	ıb: M	W: Pub Priv:	W: Pub: L Priv:		<u>L</u> ow (1 - 10) <u>M</u> ed (2		.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation – relatively open Site bounded by low hedgerows												
Site visual amenity: Ok/Good - lacking maturity				Locali	Locality visual amenity:			Good: woodland, trees, farmland					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear		Limited as to large ar	built up	Distant association (visual) only or none		
Boundary Type:	N: Woodland, fence	E: Scattered mature trees	S: Hedge fence	S: Hedgerow; timber fence		W: P+W f	ence, hedgerow, trees ent		
Buildings on Site:	None		Approx. Footprint:						
Adjacent Buildings:	Adjacent Buildings: Glasshouses at site 144; nursery to NW								

Maturity:	Full matur	ity:S L	Midd	Ile-aged: SL Young-establis			shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Ра	rtial Enclosure		Quite Ope	en 💦		Exposed
Access in	Access in Promoted open recreation		Ope	en general access Permissive gene		al access	l access PRoW route access			
site area:		Permissive path	IS		Informal access			No access		
Landscape Quality:	Highly rep S	Highly representative: Mainly re S L minor detra			esentative /	Equal representative / S L		tive / non L	non-rep: Weakly representat degraded: S	
Tranquillity		Low			Medium			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	E	Ν	E	A

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc	PC		NC		Comments:				
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/De	efinite	Weak/Degraded/Un	nclear None		Not bounded by any settlement				
Effects on openness:	on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	Not bounded by any settlement				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	t neighbourir	ig towns merging in	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:	Coalescence: None		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Function		ed, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Sepa			or No Separation (NNS)		
Comments:	Development	would cause a new	massing of development i	n the countryside. A128 strong	g barrier furth	er west. No ph	ysical merging of West	

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT)			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt I		Low	Moderate	High					
Comments:	Comments: Uncontained arable farmland – located in countryside gap separating West Horndon and Basildon south of A127								

Site Reference: 150b

Date/Time: 22/1/15 10:45

Site Size:	: 7.5 ha	Views Out (distance	e): N:S	S: L	E: M	W: S	<u>S</u> hort (<25	50m)	<u>M</u> ed (250	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N.Pub Priv	SCP	ub Priv	\supset	E Pub	Priv			W: Pub	Priv	
in:	Numbers:		5: Pub: L Priv:	E: Pu Priv:	ıb: L	W: Pu Priv: L	b:	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	al visibility: Little variation due to density of woodland											
Site visu	al amenity:	enity: OK – good woodland – but also forecourt area Locality visual amenity:		nenity: Go	ood:	woodland, pa	stures, arable	e fields				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Limited association to large built up area			Distant association (visual) only or none		
Boundary Type:	N: Woodland, fence	E: trees	S: Fence	S: Fence/woodland			W: Fence/woodland		
Buildings on Site:	Garage, sales reception, vehicle valeting facility Approx. Footprint: 5%								
Adjacent Buildings: Bungalow; glasshouse, sheds, nursery offices/shop									

Maturity:	Full maturi	ty:S L	Middle		lle-aged: SL		Young-established: S		L	Very young: S L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confine	d Quite En	closed	Ра	irtial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted o	romoted open recreation C		en general access Permissi		ermissive gener	ral access P		PRoW route access	
site area:	F	Permissive path	S		Informal access			No access		
Landscape Quality:	Highly repr S	esentative: L		Mainly representative / minor detractions:		E	Equal representative / non-rep		n-rep:	Weakly representative/ degraded: S L
Tranquillity:		Low		Mediu						High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	А, В	К	E	A

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Site is mostly woodland with a car dealership on the northern central edge over looking A127 dual carriageway

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC	NC NC		Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly Contained (PC)			y Contained (PC)		Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	N	INS	N/A	
Interlying physica barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tov	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible or No Separation (NNS)					
Comments: Development would cause a new massing of development in the countryside. A128 strong barrier further west. No physical merging of West								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Woodland Site, with countryside function reduced by van sales forecourt and associated						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	ution of Site to Green Belt Purp		facilities							
Limited Country	yside Functions (LCF) Mixe	d Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Mo			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contributor to Green Belt		Low	Moderate	High							
Comments:	Uncontaine	ncontained woodland and van forecourt – located in countryside gap separating West Horndon and Basildon south of A127									

Date/Time: 11/04/13 – 13.45PM

Site Size:	1.99ha	Views Out (distance): N: S		N: S	S: S		E: S	W:	: M + L	<u>S</u> hort (<	<u>S</u> hort (<250m)		<u>M</u> ed (250m – 1km)		n)	<u>L</u> ong (>1km)	
Views	Views Viewer Types: N: Pub Priv House S: Pub Priv Road		Hou	ises	ses E: Pub Priv H			Priv Houses Road School				w:	W: Pub Priv				
in:	Numbers:	N: Pub: Priv: L	S: Pu Priv:	ub: M/H E: Pub: L/M M Priv: L			W: Pul Priv:	W: Pub: Priv:		L	ow (1 - 10)	<u>M</u> ed (10)-20)	<u>H</u> igh (21+)		
Seasonal	visibility:	Yes - A12 S of site is	well t	ree lined	– obscu	uring	views c	of the	e Site and	I housing a	at Inga	testo	one – less filt	ered v	iews	in winte	r
Site visual amenity: OK					Locality visual amenity:			nenity:	ty: OK/Good								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat	clear	Limited association to large built up area		Distant association (visual) only or none			
Boundary Type:	N: Hedge + road + houses	E: Hedge + road	S: Treeli	S: Treeline – (A12) W						
Buildings on Site:	Ν			Approx. Footprint:						
Adjacent Buildings:	Adjacent Buildings: Modern housing – 2 storey. Infant school to NE									

Maturity:	Full maturi	ty: S L	Midd	le-aged:S	Young-esta	blished	Very young: S L		
Scale:	Intimate	Small		Medium	Larg	e	Expansive		
Enclosure:	Very Confine	ned Quite Enclosed Partial Enclosure Quite Open		Exposed					
Access in	Promoted o	pen recreation	Ope	n general access	Permissive ger	eral access	PRoW route access		
site area:	I	Permissive path	IS	Inforn	nal access		No access		
Landscape Quality:	Highly repr S	esentative: L		representative / etractions: (S) L	Equal represer S	tative / non-r	ep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Medium High					

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Lanu-Ose.	E/F		E/F	G, L	

Land	<u>Use/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Tranquillity lowered by A12 and heavy road traffic
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Site is separated from Ingatestone by A12
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfillir	ıg'	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site separated from Ingatestone by A12 – Site is outside of village					
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		Weak/Degraded/Unclear		None	limit and is only associated to			
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encro	Encroachment Large scale countryside encroachment		housing where it abuts the ribbon development along					
Relative contribution of	Site to Green Bel	t Purpose:				Fryering Lane N of A12					
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)							

Purpose 2: to preven	nt neighbourir	ng towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contribution	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	Separation Retained (SR) Separation Reduced,		ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments: Development will not cause towns to coalesce nor significantly encroach towards another large built up area – significant distance to any other town or village. Development would infill land between the adjacent ribbon development and the A12.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib	ution of Site to Green Belt Purpo	se:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic Town		with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose											
Limited Relationship with Historic Town (LRHT)		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribution to Green Belt	 Low	Moderate	High
Comments:	 nt of the Site would not lead to coalescence n limit of Ingatestone – representing count	e – but it would fall outside of the Ingatestone ryside encroachment.	large built up area beyond the A12 forming

Date/Time: 10/03/2015 - 11:00

Site Size:	20.3 ha	Views Out (distanc	e): N: S	S: S	E: S	W: S	<u>S</u> hort (<25	(<250m) <u>M</u> ed (250		250m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types: N:Pub Priv		S: PI	S: Pub Priv E		E: Pub	E:Pub Priv		W: Pub Priv			
in:	Numbers:		S: Pub: H Priv: H			W: Pub: H Priv: H		0 <u>L</u> ow (1 - 10)		<u>M</u> ed (10)-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation										
Site visual amenity:		Good – mature trees, woodland, parkland			Locali	Locality visual amenity: Good -			d – trees, greenspace, historic buildings			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separa		Limited association to large built up area		Distant association (visual) only or none				
Boundary Type:	N: Buildings; fences; trees	E: Woodland; fences; trees	S: Hedgerow; trees W: Building; trees								
Buildings on Site:	Pavilion; school buildings;	Middleton Lodge house		Approx. Footprint:							
Adjacent Buildings:	School; residences	chool; residences									

Maturity:	Full maturi	ity: <mark>SL</mark>	Midd	lle-age	ed: S L		Young-establi	shed: S	L	Very young: S L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Ра	artial Enclosure		Quite Ope	en		Exposed
Access in	Promoted o	pen recreation	Ope	en gen	neral access Permissive general ac		al access	ss PRoW route access		
site area:		Permissive path	S		Inform	nal a	iccess		No access	
Landscape Quality:		resentative: L	Mainly minor de	•	Equal representative / Depresentative / Equal representative / non-r			-rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low			Medi	Medium High				High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	J, I	Q	R	К

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland /	I – Parkland/Garden(s) J – Sports, Amenity & Recreation	Other Comments: Sports Grounds associated with Brentwood School
D – Heathland / Bogs	K - Retail L – Infrastructure (Road/Rail) M - Watercourse	Middleton Hall Lane (cycleway as well) runs through centre of site, therefore high number of public views.
F - Pasture G - Residential	N – Waterbody O – Coastal Environment	
H – Industrial/Commercial Q - Other:Schoo	P – Inland Rock ol_Buildings	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area						
Boundary:	Strong/D	efinite	Weak/Degraded/Un	d/Unclear None							
Effects on openness:	Limited/no co encroach	,	Some countryside encro	Large scale countryside encroachment Large scale countryside encroachment							
Relative contribution of Site to Green Belt Purpose:											
Well-Contained (WC) Part			y Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	N	INS	N/A					
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent							
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	Direct / Close small scale, con Site within tow						
Coalescence:		None	None None / Minor physical Physical narrowing of None narrowing of gap coalescence		Coalescence		infilling)					
Residual contributio	on of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Retai	Separation Retained (SR) Separation Reduced, but Function		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)						
Comments: Development would lead to coalescence of Shenstone and Brentwood												

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC FC		Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Overall, due to sports grounds								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	and open grassland areas, considered function countryside, albeit it access is controlled associated with school grounds.								
Relative contrib	ution of Site to Green Belt Purpo	se:										
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	Relative contribution of Site to Green Belt Purpose:											
Limited Relations	hip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:	Comments: Although not an 'Historic Town', Site has strong relationship with Brentwood Conservation Area (immediately to NW) and large numbers of listed and historic buildings in surrounding environment											

Overall Contribut to Green Belt F		Low	Moderate	High						
Comments:	Comments: Large Site possibly leading to coalescence Brentwood with Shenfield if site developed. Important open gap between towns.									

Date/Time: 10/04/13 - 10.50AM

Site Size:	: 7.03 ha	Views Out (dista	nce): N	: S/M	S: S	E: S	W: S	<u>S</u> hor	<u>S</u> hort (<250m) <u>M</u> ed (250r		n – 1km) <u>L</u> or		ng (>1km)	
Views	Viewer Types:	N: Pub Priv Footpath S: Pub Priv Houses (rear g				(rear garde	ar gardens) E: Pub Priv				WPub Priv PRoW			
in:	Numbers:	N: Pub: L/M Priv:	S: Pub: Priv: M	/н	E: Pub Priv:	:	W: Pub: L/M Priv:				<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Effects from existing tree lines/woodland												
Site visu	al amenity:	ОК		Locality visual amenity: OK										

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation to large		imited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Hedge, woodland, treeline, footpath	E: Hedge, treeline	S: fence	S: fence, treeline			W: treeline, fence, woodland			
Buildings on Site:	Y – Greenacres Riding Stab	- Greenacres Riding Stables – plus a couple of caravans? Approx. Footprint: c. 5% of Site								
Adjacent Buildings:	Some residential two sto	Some residential two storey properties to South – some separated from Site by large gardens								

Maturity:	Full matur	ity: S L	Midd	lle-aged: 🕓		Young-established SIL			Very young: S L		
Scale:	Intimate	Small		Medium		Large		Expansive			
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Open		Quite Open		Exposed	
Access in	Promoted of	open recreation	Ope	n general access	Р	ermissive gener	al access		PRoW route access		
site area:		Permissive path	IS	Infor	nal a	access			No access		
Landscape Quality:	0,1			representative / etractions: (3)			representative / non-rep: S L		Weakly representative/ degraded: S L		
Tranquillity:		Low		Med	ium		High				

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Ose:	F, Q	А, В		F, A, B	G	

Land I	Use/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	Site is split in to two parts straddling Beads Hall Lane (PRoW).
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Western part of Site is smaller with riding stables. Eastern part of Site (5.4ha) is split in to series of paddocks by tape/rope for
E – Arable Farmland	M - Watercourse	horses. Caravans or mobile units also present. Northern part of this Site is woodland with open informal access.
F - Pasture	N – Waterbody	Majority of Site is separated from main urban area (Pilgrims
G - Residential	O – Coastal Environment	Hatch) to rear of very large gardens
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Equine Sta	bles	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC	PC NC		Comments:					
Containment:	Within large bu	ilt up area	Abuts large built up	area	Separate from large built up area						
Development type:	'Infillin	g'	'Urban Extensior	'n	New settlement Housing separated from large built up areas	Site weakly abuts the northern					
Boundary:	Strong/De	finite	Weak/Degraded/Unclear		None	edge of Pilgrims Hatch but is generally poorly associated to					
Effects on openness:	Limited/no cor encroachr	,	Some countryside encro	ome countryside encroachment		the existing urban area – large scale countryside encroachment					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)							

Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap coalescence		Coalescence		infilling)	
Residual contributior	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>	
Separation Retair	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible			
Comments: Scale of Site is such that there would be an encroachment northwards from Pilgrims Hatch towards Doddinghurst village – but this would not be significant and the countryside gap would only marginally decrease. Substantive barrier exist in the surrounding countryside such as treelines and woodland with no readily appreciable views between towns/villages. Some longer range views to the NE of open countryside								

Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	e.g. Buildings Mixed Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	ing Mixed Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing stables – livery and pasture – with woodland scrub					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT							
Historic Town relationship:	No / Limited physical and/or relationship with Historic T	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relationship with Historic Town (LRHT) Mode			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

	Overall Contribution of Site to Green Belt Purposes		Moderate	High		
Comments:		Site poorly related to the existing Pilgrims H cause countryside encroachment	latch area. Existing livery and pasture land. De	velopment would not cause towns to coalesce		

Date/Time: 01/05/13 – 18.10PM

Site Size:	0.41ha	Views Out (distar	nce):	N: S	S: S	E: S	W: S	<u>S</u> ho	ort (<250i	(<250m) <u>M</u> ed (250m		– 1km)	– 1km) <u>L</u> ong (>1km)	
Views	Viewer Types:	NPub Priv Rail Line S: Pub Priv			Houses	Houses EPub Priv Road					W: Pub Priv			
in:	Numbers:	N: Pub: H Priv:	S: Pub Priv: L		E: P Priv:	ub: L/M	1 W: Pub: Priv:			0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Minor effects from treeline adjacent to railway													
Site visual amenity:		Low/OK			Locality visual amenity:			ОК	ОК					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separa		to large bu		Distant association (visual) only or none	
Boundary Type:	N: tree line, railway	S: fen	S: fence, hedge			W: hedge, scrub		
Buildings on Site:	Y – bungalow			Approx. Footprint: < 5				
Adjacent Buildings:	s: Two storey detached and bungalow housing – ribbon development							

Maturity:	Full matur	Mido	Middle-aged: S L			Young-established			Very young: S L		
Scale:	Intimate	Small			Medium		Large	Large Quite Open		Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Ope			Exposed	
Access in	Promoted of	Promoted open recreation Op			en general access Per		Permissive general access			PRoW route access	
site area:		Permissive paths				Informal access			No access		
Landscape Quality:				ly representative / detractions: S L		E	Equal representative / non-re		rep:	p: Weakly representative/ degraded: S I	
Tranquillity	:	Low			Medium			High			

Land Lice	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	G (house + garden)			L	G, F	

J

	Land Us	Heritage Ass	
	A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no re
	B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
	C – Semi-natural grassland / marsh	K - Retail	Other Comm
	D – Heathland / Bogs	L – Infrastructure (Road/Rail)	wedged betw
	E – Arable Farmland	M - Watercourse	
	F - Pasture	N – Waterbody	
	G - Residential	O – Coastal Environment	
	H – Industrial/Commercial	P – Inland Rock	
	Q - Other:		
_ 1	4		

sets/Notes:

relationship to historic town.

ments:

private house and large rear garden. Site is ween existing ribbon development and the M25

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfillir	ıgʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site is not related to any existing large built up area – site is part			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	of ribbon development along			
Effects on openness:		Limited/no countryside encroachment Some count		achment	Large scale countryside encroachment	Nags Head Lane SW of Brentwood, wedged between the M25 and rail line. Small Site.			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		y Contained (PC)	Not Contained (NC)						

Purpose 2: to preven	nt neighbourir	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retain	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)								
Comments:	Comments: Site and the ribbon development is wedged between the M25 and rail line, separating the Site from any existing urban area – as such and due to scale of the Site, there will be separation in the gap between Upminster and Brentwood (the two nearest 'towns').								

Purpose 3: to assist in safeguarding the countryside from encroachment Criteria LCF MFC FC Comments: e.g. Buildings Land-use: Mixed Typical 'Countryside' uses Land-cover: e.g. Built / Hardscaping Mixed Natural / Landscaping The Site is an existing residence Access Land, public area (park), high Some access (informal, permissive) with large rear garden – no **No Public Access** number of PRoW and important Access: or low number of PRoW significant countryside functions routes e.g. National Trail - other than Site Relative contribution of Site to Green Belt Purpose: Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC) Functional Countryside (FC)

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town relationship:	No / Limited physical and/or relationship with Historic 1		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relationship with Historic Town (LRHT)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

	Verall Contribution of Site to Green Belt Purposes		Moderate	High
Comments:	• • •		een the M25, rail line and existing ribbon develo – but would be divorced from any existing large	

Date/Time: 23/1/15 15:00

Site Size:	4.5 ha	Views Out (distan	ce): N	: M	S: S	E: S	W: S	<u>S</u> hort ((<250m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv		SPI	ub Priv	\mathbf{D}	E: Pub	Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: H Priv:	S: Pub: I Priv: M	Н	E: Pu Priv:		W: Pu Priv:	b: H	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation.											
Site visu	al amenity:	Good – green fields/	trees, hee	dgerow	S	Loca	lity visual an	nenity:	Good –	trees			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited a: to large ar	built		Distant association (visual) only or none
Boundary Type:	N: Trees, fence	E: Trees, hedgerow, fence	Trees, hedgerow, fence S: Trees, hedgero			W :	trees	
Buildings on Site:	None	None Approx. Footprint						
Adjacent Buildings:	Semi-detached two store	emi-detached two storey along A1023 Chelmsford Road to South						

Maturity:	Full maturit	y <mark>SL</mark>	Middle	e-aged SL		Young-established: S L		L	Very young: S L
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confined	Quite En	closed	Partial Enlosure		Quite Ope	en	Exposed	
Access in	Promoted op	en recreation	Open	general access	Ρ	ermissive gener	al access	cess PRoW route access	
site area:	Р	ermissive path	S	Inform	nal a	access		No access	
Landscape Quality:	Highly repre		Mainly r minor det	epresentative / ractions: SL	E	• •			Weakly representative/ degraded: S L
Tranquillity:		Low		Medi	um		High		

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E		E	G

Land Use/Cove	<u>er</u>	Heritage Assets/Notes:
B – Scrubland (include young woodland <5m tall) J – Sp woodland <5m tall) C – Semi-natural grassland / marsh K - Ro D – Heathland / Bogs L – In E – Arable Farmland M - V F - Pasture N – V G - Residential O – C	arkland/Garden(s) ports, Amenity & Recreation etail nfrastructure (Road/Rail) Natercourse Naterbody Coastal Environment nland Rock	Other Comments: Land sandwiched between A1023 and A12 – ribbon development to south (opposite side of A1023)

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas				
Criteria	wo	:	PC	PC NC		Comments:	
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area		
Development type:	ʻInfilli	ngʻ	'Urban Extensior	'n	New settlement Housing separated from large built up area	Site well contained by roads but	
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	not bordered by any settlement	
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	 ribbon development to south – disconnected from Shenfield 	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Partly		y Contained (PC)	Not Contained (NC)				

Purpose 2: to preve	nt neighboui	ing towns merging ir	ito one another					
Criteria		SR SRF		SSR	SSR N		N/A	
Interlying physic barriers:	al Su	ubstantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns N	one / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence		
Residual contributio	on of Site to	Green Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Reta	Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments:	Comments: Development would mass housing to the NE of Shenfield in conjunction with adjacent ribbon development. However, locality and road network and surrounding tree belts preserve separation between adjacent built up areas							

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib											
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contributio	on of Site to Green Belt Purpose:								
Limited Relationsh	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:									

Overall Contributor to Green Belt		Low	Moderate	High			
Comments: Farmland not contained by any built up area – development would not cause settlements to merge.							

Date/Time: 10/04/13 - 10.23AM

Site Size:	2.78 ha	Views Out (distar	nce):	N: M	S: S	E: S	W: S,	/м	<u>\$</u> hort (<25	0m)	<u>M</u> ed (250n	n – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv	S: Put		Houses	PRoW	Road	E.	Publeriv		W:Pub PRoW	Priv Hou	ses (Resc	ue Centre)
in:	Numbers:	N: Pub: Priv:	S: Put Priv:		E: Pu Priv:	b: L		V: Puk Priv: L): L	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some minor effects from boundary vegetation. Deciduous hedges and trees in wider landscape													
Site visua	visual amenity: OK Locality visual amenity: Poor/O		K to South – Oł	K/Good to I	north									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none
Boundary Type:	N: Fence (post & rail)	E: Fence/Hedge/treeline		S: Poor hedge, footpath, fencing, housing		W: Fendo occasion	e (post & rail) some nal
Buildings on Site:	Buildings on Site: No Approx. Footprint: N/A						
Adjacent Buildings:	Adjacent Buildings: 2-storey housing along southern boundary with views north. Rescue Centre (large estate type house) to west.						

Maturity:	Full maturity: S L		Middl	e-aged: S	Young-esta	olished <mark>(S)</mark>	L Very young: S L	
Scale:	Intimate	Small		Medium	Large	2	Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	Quite O	pen	Exposed	
Access in	ss in Promoted open recreation		Oper	Open general access Permissive gen			ess PRoW route access	
site area:		Permissive path	IS	Inforn	nal access		No access	
Landscape Quality:		Highly representative: Mainly representative / S L minor detractions: S			Equal representative / non-rep: S		rep: Weakly representative/ degraded: S L	
Tranquillity:		Low		Medium			High	

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		F <i>,</i> G	E, N

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) C – Semi-natural grassland / marsh E – Arable Farmland G - Residential	B – Scrubland (include young woodland <5m tall) D – Heathland / Bogs F - Pasture H – Industrial/Commercial	Little or no relationship to historic town. No substantial historic buildings appear near to Site. Majority of residences are post war. <u>Other Comments:</u>
I – Parkland/Garden(s) K - Retail	J – Sports, Amenity & Recreation L – Infrastructure (Road/Rail)	Pasture used for grazing north of Pilgrims Hatch Tranquil Site. Footpath route runs along southern boundary between housing and wider Site.
M - Watercourse	N – Waterbody	Good views north from 2 nd floor windows of housing. Some degradation of rear boundaries of housing
O – Coastal Environment Q - Other:	P – Inland Rock	Some occasional views from footpath c. 60m NW of Site and footpath E of Site where breaks in vegetation allow
Q - Otner:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc	;	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area	Only southern boundary abuts		
Development type:	ʻInfillir	ıgʻ	'Urban Extension'		New settlement	visitential built up area. With the eastern, northern &		
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None			
Effects on openness:	Limited/no co encroach		Some countryside encro	achment	Large scale countryside encroachment	western boundary being countryside, overall development would be large		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Par		Partly	Contained (PC)		Not Contained (NC)	existing boundaries of Pilgrims Hatch – hence 'Not Contained'		

Purpose 2: to preve	nt neighbourir	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physic barriers:	cal Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g. infilling)	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Coalescer coalescence		cence		
Residual contribution	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Reta	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments: Development would not lead to the coalescing of towns nor with any significant developed area to the north (e.g. Kelvedon Hatch, Doddinghurst etc). However, development would extend 100m towards Crow Green (a hamlet) c. 500m north of Pilgrims Hatch. Good tree lined hedgerows currently visually separate Crow Green from Pilgrims Hatch, filtering/obscuring views. Some visual connectivity between housing may increase if the Site were developed (winter views).								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment							
Criteria	LCF	MFC	FC	Comments:				
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail					
Relative contribution								
Limited Country	vside Functions (LCF) Mixe	d Functions within Countryside (MFC)	Functional Countryside (FC)					

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns							
Criteria	LRHT		MRHT	SRHT				
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship wit Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT)		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:		•						

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	-	nt by other infrastructure (e.g. roads, rail). D	nern edge of Pilgrims Hatch. Weak relationship Development would not lead to town coalescer	u

Date/Time: 02/05/13 - 16.00PM

Site Size:	4.96 ha	Views Out (distar	nce): N	I: S	S: L	:: L E: S W: S + L <u>S</u> hort (<250m) <u>M</u>		<u>M</u> ed (25	<u>M</u> ed (250m – 1km) <u>L</u> or		ng (>1km)		
Views	Viewer Types:	NPub Priv Ro	oad (A127	127) S: Pub Priv E: Pub Priv					riv Houses Church W			Pub Priv Footpath	
in:	Numbers:	N: Pub: H Priv:	S: Pub: Priv:		E: Pi Priv:		W: Pu Priv:	o: L	0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Minor effects from	boundary	vegetat	tion								
Site visua	al amenity:	Low				Local	ity visual am	enity:	OK/Good				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	$\mathbf{N} \cdot \mathbf{Hedge} \ \Delta 127$	E: Fence, Garden, Graveyard, hedge	S: Fence	S: Fence/ Hedge			W: Ditch, treeline		
Buildings on Site:	Y – Little Warley Hall Farm		Approx. Footprint: c. 5% - 10% of Site				- 10% of Site		
Adjacent Buildings:	Thatched two storey cottage and Little Warley Hall on E boundary as well as St Peters Church								

Maturity:	Full matur	ity: S L	Midd	dle-age	ed:S 🚺		Young-establi	shed	D	Very young: S L
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Ра	irtial Enclosure		Quite Open		Exposed	
Access in	Promoted of	Promoted open recreation			Open general access			al access		PRoW route access
site area:		Permissive path	IS	Informa			access			No access
Landscape Quality:	Highly representative: Mainly representative / minor detractions: S L Mainly representative /			Equal representative / non-rep:			rep:	Weakly representative/ degraded: S L		
Tranquillity:		Low			Medi	um		High		

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F (with farm buildings)		E/F	L (A127)

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Overlooked by St Peters Church
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Site near Little Warley.
E – Arable Farmland	M - Watercourse	A127 very busy. Site is on SW slope of a small hill crest –
F - Pasture	N – Waterbody	expansive views to S and W – other settlements visible at distance. Site consists of rough pasture – ungrazed.
G - Residential	O – Coastal Environment	Limited access – footpath appears disused. Also exposed manhole or pit on Site – fall danger.
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	wc		PC		NC	Comments:							
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area								
Development type:	velopment type: 'Infilling'		'Urban Extensio	'n	New settlement Housing separated from large built up areas	Site is not related to any existing large built up are area – at Little Warley (hamlet). Very few							
Boundary:	Strong/De	efinite	Weak/Degraded/Un	iclear None		residential houses in the locality.							
Effects on openness:	Effects on openness: Limited/no country encroachment		Some countryside encro	achment	Large scale countryside encroachment	Some/Large countryside encroachment compared to existing scale of development in							
Relative contribution of	Relative contribution of Site to Green Belt Purpose:												
Well-Contained (WC) Partl			y Contained (PC)		Not Contained (NC)								

Purpose 2: to preven	t neighbourir	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.	
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retair	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments: Development of Site would not cause towns to coalesce – but there are views towards the Site from the W & S from sporadic housing & hamlets as well as potentially towns in the much wider landscape. Development would cause slight narrowing of countryside gap between West Horndon and Upminster (Greater London) through massing of housing at the locality over and above the existing situation								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Some farm buildings and hard standing on site but primarily area is covered by rough grassland.								
Relative contrib	Relative contribution of Site to Green Belt Purpose:											
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria LRHT MRHT SRHT												
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRH												
Comments: NB: St Peters Church does overlook the Site												

Overall Contribu to Green Belt I	 Low	Moderate	High			
Comments:	urrently related to any large built up area a untryside gap between West Horndon and L	nd development would cause a massing of hou Jpminster.	ising in the locality marginally reducing the			

Date/Time: 01/05/13 – 15.00PM

Site Size:	0.15 ha	Views Out (distar	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort	(<250m) <u>M</u> ed (250		m – 1km) <u>L</u> ong (>1kr		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pub Priv Road Houses E			E: Pub	E: Pub Priv House			W: Pub Priv		
in:	Numbers:	N: Pub: Priv:	S: Pu Priv:		E: P Priv:			W: Pub: Priv:		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal visibility: Yes – filtered views through boundary vegetation from road side													
Site visual amenity: OK/Low Locality visual amenity: OK													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none				
Boundary Type:	N: scrub	E: hedge	S: hedge	S: hedge, road							
Buildings on Site:	-			Approx. Footprint:							
Adjacent Buildings:	Two storey detached ho	Two storey detached houses and bungalows to S side of Hay Green Lane. Single house to W (farmhouse?)									

Maturity	:	Full matur	ity: S	5 L	Mide	dle-ag	ed 🔇 🜔		Young-establi	shed	D	Very young: S L
Scale:	I	Intimate		Small			Medium		Large			Expansive
Enclosure	e:	Very Confine	ed	Quite En	closed	Pa	artial Enclosure		Quite Ope	in	Exposed	
Access in		Promoted open recreation			Ope	Open general access Permis			ermissive gener	PRoW route access		PRoW route access
site area:	:	Permissive paths				Informal access				No access		
Landscap Quality:	e	Highly rep S	reser L	ntative:		Aainly representative / Equa nor detractions: S		Equal representative / non-rep:		-rep:	Weakly representative/ degraded: S L	
Tranquilli	ity:			Low			Medium High			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	В		F	G, A

Land U	Land Use/Cover									
A – Woodland (>5m tall)	I – Parkland/Garden(s)									
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation									
C – Semi-natural grassland / marsh	K - Retail									
D – Heathland / Bogs	L – Infrastructure (Road/Rail)									
E – Arable Farmland	M - Watercourse									
F - Pasture	N – Waterbody									
G - Residential	O – Coastal Environment									
H – Industrial/Commercial	P – Inland Rock									
Q - Other:	_									

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

Small overgrown scrub site

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	Criteria WC		PC		NC	Comments:							
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area								
Development type: 'Infilling' 'Urb		'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site is separated from northern edge of Wyatts Green by Hay								
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear None		Green Lane – poorly related							
Effects on openness:	Effects on openness:		Some countryside encroachment		Large scale countryside encroachment	beyond this existing limit of the village. Small site but overall Not Contained							
Relative contribution of	Relative contribution of Site to Green Belt Purpose:												
Well-Contained (WC) Part			y Contained (PC)		Not Contained (NC)								

Purpose 2: to preven	nt neighbourir	ng towns merging in	to one another					
Criteria	Criteria		SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)	
Residual contribution	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ned (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments	•		•	rge with other towns . Small so between Wyatts Green and H			0 0	

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib	Relative contribution of Site to Green Belt Purpose:											
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with									
relationship:	relationship with Historic 1	own	with Historic Town	Historic Town									
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relationship with Historic Town (LRHT)			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:													

Overall Contribu to Green Belt I		Low	Moderate	High						
Comments:	Small scale	Small scale site poorly related to the Wyatts Green built up area. Some minor loss of countryside – development would not lead to towns merging.								

Date/Time: 01/05/13 - 15.00PM

Site Size:	: 3.45 ha	Views Out (distar	nce): I	N: S	S: S	E: S	W: S	<u>S</u> hort	<u>S</u> hort (<250m) <u>M</u> ed (250r		n – 1km) <u>L</u> ong (>1km)		ng (>1km)	
Viewer Views		N: Pub Priv			S: Pub Priv Road Houses E: Pub			ub Priv House			W: Pub Priv House			
in:	Numbers:	N: Pub: Priv:	S: Pub Priv: H		E: Pi Priv:		W: F Priv:		o	<u>L</u> ow	(1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Yes – filtered views	through	boundar	y vegeta	tion from r	oad side							
Site visual amenity: OK Locality visual amenity: OK														

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	ilt area l'Urban'		Near but clear separation		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Hedge/Treeline + woodland	E: fence (post rail?)	S: Hedge	S: Hedge/Treeline, road			(post rail?)		
Buildings on Site:	- Approx. Footprint:								
Adjacent Buildings: Two storey detached houses and bungalows to S side of Hay Green Lane. Single house to E & W (farmhouses?)									

Maturity:	Full matur	Midd	Middle-aged 🔇 🜔			Young-established SIL			Very young: S L		
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite Er	closed	Ра	rtial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted of	Open general access Pe			Permissive general access			PRoW route access			
site area:		Permissive patl		Informal access				No access			
Landscape Quality:		resentative: L		Mainly representative / minor detractions:		E	Equal representative / non-r		n-rep:	-rep: Weakly representative/ degraded: S L	
Tranquillity	Low				Medium			High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose:	F		F	G <i>,</i> A

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonto
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Large area of pasture split in to paddocks by tapes and post &
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	rail fencing
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:	_	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfillin	gʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site is separated from northern edge of Wyatts Green by Hay			
Boundary:	Strong/Det	finite	Weak/Degraded/Un	clear	None	Green Lane – poorly related			
Effects on openness:	Limited/no cou encroachr	,	Some countryside encro	ome countryside encroachment Large scale cou		beyond this existing northern limit to the built up area. Not contained to north, east & west			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)				

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria	Criteria		SRF	SSR	N	NS	N/A			
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>			
Separation Retain	ined (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments:	Development would not directly causes Wyatts Green to merge with other towns- however, massing of housing to the north would visually									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic 1		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:	:								
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contributor to Green Belt	 Low	Moderate	High
Comments:	part of the countryside gap to the north Wy by Wyatts Green both in terms of locality an	atts Green which prevents wider housing coale d scale.	escing in to one built up area. Site is not

Date/Time: 11/04/13 – 13.00PM

Site Size:	1.45ha	Views Out (dista	nce): N	N: S	S: S	E: S W: S S		<u>S</u> hort (<	<u>S</u> hort (<250m) <u>M</u> ed (2		50m – 1km) <u>L</u> on		ng (>1km)
Views	Viewer Types:	NPub Priv H Road Pub	ouse	S: Pub Priv House Prep			E.Pub	E.Pub Priv Road W: Pub			Priv		
in:	Numbers:	N: Pub: L Priv: L	S: Pub: Priv: L			E: Pub: M W: Pub: Priv: Priv:		:	0 <u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Yes – effects from tree/hedge line particularly on S+N boundary											
Site visua	al amenity:	ОК			Locality visual amenity:			enity:	ЭК				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation to lar		Limited as to large are	built up	Distant association (visual) only or none		
Boundary Type:	N: Hedge, trees, pub, road	E: hedge, road	S: treeline, fence			W: fence,	trees?		
Buildings on Site:	Ν	N Approx. Footprint:							
Adjacent Buildings:	Pub and 2 storey house t	Pub and 2 storey house to NE, cottage type house to S as well as prep school. House on NW boundary							

Maturity:	Full matur	ty: S L Middle-ag			aged: SIL Young-establish			shed	L	Very young: S L
Scale:	Intimate	imate Small			Medium	Large				Expansive
Enclosure:	Very Confin	ed Quite En	closed	Pai	rtial Enclosure		Quite Ope	en		Exposed
Access in	Promoted of	Promoted open recreation Open ge			ral access Permissive general access			s PRoW route access		
site area:		Permissive path	ıs		Inform	Informal access			No access	
Landscape Quality:		resentative: L	Mainly representative / minor detractions: S			Equal representative / non-rep:			n-rep:	Weakly representative/ degraded: S L
Tranquillity		Low		Medium						High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		F	G, Q

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Heavily sloping Site forming a bowl. Busy area with mix of
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	buildings, including derelict hospital to NW
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: School + Ho	spitals/Medical Centres	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area	Poorly related to the existing				
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Warley area of Brentwood, separated by Mascalls Lane forming the southern limit of the				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	built up area. Yet it is noted that there is other development S of				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	bachment	Large scale countryside encroachment	the Site (the prep school) and the Site is bounded to the E by				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) P		Parth	y Contained (PC)		Not Contained (NC)	Hartswood Hospital beyond. Site does not fully represent 'open' countryside.				

Purpose 2: to prevent	neighbourir	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	NI	NS	N/A	
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towr	ns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g. infilling)	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap		scence		
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retaine	ed (SR)	Separation Reduc	ced, but Functional (SRF)) Significant Separation Reduction (SSR) Negligible or No Separat		e or No Separation (NNS)		
Comments: Development will not cause towns to coalesce with no significant reduction in the countryside gap to other major settlements. NB: Development would coalesce the other built elements to the south in to the overall Warley area.								

Purpose 3: to assist in safeguarding the countryside from encroachment

Criteria	LCF		MFC	FC					
Land-use:	e.g. Buildings		Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardsca	ping	Mixed	Natural / Landscaping					
Access:	No Public Acces	S	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countr	ntryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)					

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

	Overall Contribution of Site to Green Belt Purposes Low		Moderate	High
Comments:		nmediately adjacent to nor contained by ex s to coalesce but would be beyond the exist	kisting large built up area, despite other develo ting settlement limit.	opment in the area. Development would not

Date/Time: 10/03/2015 - 12:45

Site Size:	: 0.7 ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv -		S: P		\mathbf{O}	E: Pub	Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: - Priv: -	S: Pu Priv:		E: Pu Priv:		W: Pul Priv: L	b:	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation												
Site visu	e visual amenity: OK – Mature boundary trees Locality visual amenity: Good – open countryside			yside to nort	h (flat), t	rees visible							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation Limited as to large l are		built		Distant association (visual) only or none	
Boundary Type:	N: clipped hedge	E: timber rail fence	S: clippe fence	S: clipped hedge; timber fence		W : f	fence		
Buildings on Site:	Stables	itables					Approx. Footprint: ~ 5%		
Adjacent Buildings:	Residences – two storey	Residences – two storey detached; bungalow							

Maturity:	Full matur	ity: S L	Midd	lle-ageo	d <mark>s</mark> lr		Young-establi	shed: S	S L Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confin	ed Quite Er	closed	Par	rtial Enclosure		Quite Open		Exposed		
Access in	Promoted of	open recreation	Ope	en gene	eral access	Ρ	ermissive gener	eral access PRoW route access			
site area:		Permissive patl	ns		Inform	Informal access				No access	
Landscape Quality:	0, 1	resentative: L	Mainly minor de	repres etractio	sentative / ons: S			Weakly representative/ degraded: S L			
Tranquillity:		Low			Mediu	um			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	F	Q	G, E	А

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:Stable_I	buildings	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	w	2	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area	Overall, whilst Site is sandwiched between housing and settlement				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	edge to W and SE, northern boundaries open up in to				
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	achment	Large scale countryside encroachment	countryside (paddocks/sports grounds). On balance, partially				
Relative contribution of	f Site to Green Be	It Purpose:				contained.				
Well-Contained (WC) Partly 0			y Contained (PC)		Not Contained (NC)					

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	NNS		N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns Nor	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retained (SR) Separation Reduced, but Functional (ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Sepa			or No Separation (NNS)					
Comments: Development would not lead to coalescence											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Paddock/stables						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns							
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	: relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

Overall Contribut to Green Belt F		Low	Moderate	High
Comments:	Site is on ba			

Date/Time: 12/03/2015 - 14:35

Site Size:	: 0.4 ha	Views Out (distan	nce): N: S	S: S E	:s w:s	<u>S</u> hort	t (<250m)	<u>M</u> ed (250	lm – 1km) <u>I</u>	ong (>1km)
Views	Viewer Types:	N: Pub Priv	S.P	S Pub Priv		E: Pub		W: Pub Priv		
in:	Numbers:	N: Pub: Priv: L	S: Pub: H Priv: L	E: Pub: Priv: L		: Pub: H iv: L	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation					·			
Site visual amenity:		Poor – boundary ve	getation/trees		Locality visu	al amenity:	Good -	- pastoral coun	tryside; hedgerow	S

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		to large	association ge built up area (visual) only or none	
Boundary Type:	N: Hedgerow	E: semi-detached house; trees	S: none,	S: none/timber fence		W: Rude	rals, occasional tree
Buildings on Site:	Semi-detached houses; bur		Appro	x. Footprint	:: 7%		
Adjacent Buildings:	Semi-detached house						

Maturity:	Full matur	ity: S L Middle-aged: S C Young-established: S		shed: S L	S L Very young: S L				
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted o	pen recreation	Oper	en general access Permissive gener		al access	ss PRoW route access		
site area:		Permissive path	ıs	Inform	nal a	ccess		No access	
Landscape Quality:		resentative: L		Mainly representative / ninor detractions: S		Equal representative / non-rep S L		n-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low		Medi	dium				High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	Q	G	F	G

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:Scrapyard_	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Scrapyard

Purpose 1: to check the	urpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wo	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area	Redevelopment/extension of		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	ribbon development separate from large built up area.		
Effects on openness:	Limited/no co encroach		Some countryside encro	achment	Large scale countryside encroachment			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly Contained (PC)			Not Contained (NC)					

Criteria		SR	SRF	F SSR NNS		NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	vns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g. infilling)	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence		
Residual contributior	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retair	ned (SR)	Separation Reduc	uced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible				e or No Separation (NNS)	
Comments: Due to scale of Site and existing development, housing would not reduce separation between towns								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC FC		Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Scrapyard					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mixe	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	hip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribut to Green Belt F		Low	Moderate	High
Comments:	Small existi	ng scrapyard in ribbon development, not as		

Date/Time: 12/03/2015 - 14:35

Site Size:	0.07 ha	Views Out (distan	ce): N: S	s s	S: S	E: S	W: S	<u>S</u> hort (<2	50m)	<u>M</u> ed (250	m – 1km)	m – 1km) <u>L</u> ong (>1km)		
Views	Viewer Types:	N: Pub Priv		S: Pub	Priv	1	E: Put	Priv			W: Pub	Priv		
in:	Numbers: N: Pub: S: Pub: H E: Pub: W: Pub: Priv: L Priv: Priv: L Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed	(10-20)	<u>H</u> igh (21+)							
Seasonal	visibility:	Little variation												
Site visual amenity:		Poor – some trees, rough grassland				Localit	Locality visual amenity: Good – trees; p							
Site-set	tlement	Wholly / Large	ely	Abut	s large	e built up	Noo	but cloar	Li	mited associa	ation	Dictort	essociation	

relationship (Containment):	contained by large built up area	area 'Urban' extension		to large ar	built up	Distant association (visual) only or none	
Boundary Type:	lary Type: N: fence; hedgerow E: fence		S: none		W: trees		s; fence
Buildings on Site:	Semi-detached one up hou	ise		Appro	x. Footprint	:: ~ 5%	6
Adjacent Buildings	Semi-detached one up h	ouse					

Maturity:	Full matu	rity: S L Mido		dle-aged: S L			Young-established:		L	Very young: S L
Scale:	le: Intimate Sma		ll Medium			Large		Expansive		
Enclosure:	Very Confin	ed Quite Er	closed	Parti	al Enclosure		Quite Ope	en		Exposed
Access in	Promoted	open recreation	Ope	Open general access			Permissive general access			PRoW route access
site area:		Permissive patl	าร	Informal acc			ccess			No access
Landscape Quality:				Mainly representative / minor detractions: S			Equal representative / non-r S L			Weakly representative/ degraded: S L
Tranquillity	quillity: Low				Mediu	um				High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	G	B, F	F	G

Land U	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	wo	:	PC		NC	Comments:							
Containment:	Containment: Within large built up area Abuts		Abuts large built up	area	Separate from large built up area								
Development type:	ʻInfilli	ling' 'Urban Extension'		ı'	New settlement Housing separated from large built up area	Redevelopment/extension of							
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	ribbon development separate							
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	from large built up area.							
Relative contribution of	Relative contribution of Site to Green Belt Purpose:												
Well-Containe	d (WC)	Parth	y Contained (PC)		Not Contained (NC)								

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	NNS		N/A					
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent							
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)					
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Retain	ned (SR)	Separation Reduc	ed, but Functional (SRF)	al (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NN								
Comments: Due to scale of Site and existing development, housing would not reduce separation between towns												

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF		MFC	FC	Comments:							
Land-use:	e.g. Buildings		Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping		Mixed	Natural / Landscaping								
Access:	No Public Acces	S	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing dwelling with rough grassland scrub to rear – no access. Unmanaged. On balance,							
Relative contrib	limited countryside function											
Limited Country	vside Functions (LCF)	Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	Criteria LRHT MRHT SRHT												
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with									
relationship:	relationship: relationship with Historic Town with Historic Town Historic Town												
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)												
Comments:													

Overall Contribution to Green Belt		Low	Moderate	High
Comments: Small existing semi-d		ng semi-detached house in ribbon developn	nent, not associated with any built up area. Ro	ugh grassland/scrub to rear

Date/Time: 23/1/15 14:40

Site Size:	0.2 ha	0.2 ha Views Out (distance):		N: S S: M		E: S	W:S <u>S</u> hort		(<250m) <u>M</u> ed (25		50m – 1km) <u>L</u> o		ng (>1km)
Views	Viewer Types:	NPub Priv		S: Pu	ıb Priv	>	E: Pub	Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: H Priv:	S: Pub: E: Pul Priv: L Priv: C			W: Pub: H Priv: L		0 <u>L</u> ow (1 - 10		<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Little variation											
Site visual amenity:		Limited – some boundary hedges/trees		es	Locality visual a		ual amenity: Tilled pa		ed pastures and tree belts to		E&S		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	' Near but clear		to large	Limited association to large built up area		Distant association (visual) only or none			
Boundary Type:	N: Trees/fence	E: hedging	S: fence			W: trees/fence/wooden palisade					
Buildings on Site:	One storey shop & McDon	Dne storey shop & McDonalds Drive Through									
Adjacent Buildings:	1 Storey residential semi	1 Storey residential semi-detached housing.									

Maturity:	Full matur	turity: S		1iddle-aged: S			Young-established: S		L	Very young: S L
Scale:	Intimate	Smal			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite Er	closed	Pa	artial Enclosure		Quite Open		Exposed	
Access in	Promoted of	Promoted open recreation O			en general access Permissive gener			al access		PRoW route access
site area:		Permissive paths			Informal access			No access		
Landscape Quality:			E	Equal representative / non-rep: S L		-rep:	Weakly representative/ degraded: S L			
Tranquillity		Low			Medi	lium High			High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	К		E	G

Land Use	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Filling Station and McDonalds

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC	C NC		Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area	Small existing developed Site not					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	associated with existing built up					
Effects on openness:	Limited/no co encroach		Some countryside encroachme		Large scale countryside encroachment	area – end of ribbon development					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partl			y Contained (PC)		Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria	SR	SRF	SSR	N	INS	N/A					
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.					
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close							
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)					
Residual contribution of Si	te to Green Belt Purpose (should the Site be develop	ed to housing):								
Separation Retained (SR) Separation Redu		ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR)		or No Separation (NNS)					
Comments:											

Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Filling station and McDonalds							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic T	own	with Historic Town	Historic Town								
Relative contribution	Relative contribution of Site to Green Belt Purpose:											
Limited Relationship with Historic Town (LRHT) Mod			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High						
Comments:	Existing dev	ng developed Site forming end of ribbon development – not contained to any built up area ('town')								

Date/Time: 09/03/2015

Site Size:	4.6 ha	Views Out (distan	ce): N:	S	S: S	E: S	W: S	<u>S</u> hort (<250m		0m) <u>M</u> ed (250m – 1km)			ng (>1km)	
Views	Viewer Types:	N Pub Priv		S: Pub Priv -			E: Pub	E: Pub Priv			W: Pub	Priv		
in:	Numbers:	N: Pub: H Priv: M	S: Pub:- Priv: -		E: Pu Priv:					<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)	
Seasonal visibility: Variable depending on density of tree covers – varies across the Site														
Site visual amenity:		Good – mature trees					Locality visual amenity:			Good – woodland, pastures				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		but clear baration Limited asso to large bu area		built up	Distant association (visual) only or none
Boundary Type:	N: Trees	E: Trees, shrubs	S: Wood	: Woodland		W: Fence	, scrub
Buildings on Site:	-			Appro	x. Footprint	: -	
Adjacent Buildings:	Farmhouse						

Maturity:	Full matur	ity: S 🚺	Mide	dle-ag	ed S L		Young-establi	-established: S L		Very young: S L
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	P	artial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted of	Ope	pen general access		Р	Permissive general access		PRoW route access		
site area:	Permissive paths				Informal access			No access		
Landscape Quality:		resentative: L		Aainly representative / Equal represent nor detractions: SL S						
Tranquillity:		Low			Mediu	ium High			High	

Land Lleas	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	B, F	J		G	E, F	

Land Us	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Footpath on eastern boundary

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Bounded to N, W and S by housing (Doddinghurst) –			
Effects on openness:	Limited/no co encroact	,	Some countryside encroachment		Large scale countryside encroachment	countryside to E			
Relative contribution of	Site to Green Be	lt Purpose:							
Well-Contained	d (WC)	Parth	y Contained (PC)		Not Contained (NC)				

Purpose 2: to prever	nt neighbouri	ng towns merging ir	to one another				
Criteria	ria SR		SRF	SSR	NNS		N/A
Interlying physic barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Ab	sent	
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):			
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)
Comments: On balance, Site is broadly contained to Doddinghurst, however Site is located within area of countryside forming an important gap between Doddinghurst and Wyatts Green to east. Development would represent massing that would reduce separation and potential lead to visual narrowing of gap where interlying tree belts provide insufficient screening.							

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	No Public Access Some access (informal, permissive) or low number of PRoW								
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:	Listed farmhouse, brewhouse and damn adjacent										

Overall Contributor to Green Belt I		Low	Moderate	High
Comments:	Site is partly	r contained by Doddinghurst, however falls	in countryside gap separating Doddinghurst fr	om settlements to the east

Site Reference: 175A

Date/Time: 23/1/15 16:30

Site Size:	: 0.8 ha	Views Out (distan	nce):	N: S	S: S	E:S	W: S	<u>S</u> hort (<	(<250m) <u>M</u> ed)m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	NPub Priv SPub Priv		,	E: Pub Priv				W.Pub	Priv			
in:	Numbers:	N: Pub: H Priv:	S: Pul Priv:	b: H	E: Pu Priv:	ıb:	W: Pub: L Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation.											
Site visua	al amenity:	Poor/OK built elem boundary trees	ents an	d dense n	nixed	Locality visual amenity:		nenity:	Good –	woodland/wo	oded hills to	o NE	

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		to large	ssociation built up ea	Distant association (visual) only or none
Boundary Type:	N: Hedgerow; road barrier crash	E: hedgerow, trees	edgerow, trees S: Fence			W: hedge	erow; trees
Buildings on Site:	Sheds; show conservatorie	Appro	x. Footprint	t: <5%			
Adjacent Buildings:	Holiday Inn to East						

Maturity:	Full maturity	r: S 🚺	Midd	ddle-aged: SL Young-establis		shed: S	L	Very young: S L	
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confined	Quite En	closed	Partial Enclosure		Quite Ope	en		Exposed
Access in	Promoted op	en recreation	Ope	n general access	eral access Permissive genera		al access		PRoW route access
site area:	Pe	ermissive path	S	Inform	nal a	access			No access
Landscape Quality:	0,1	epresentative: Mainly rep S L minor detrac		representative / etractions: S L			•		
Tranquillity:		Low		Medi	um				High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	К		Н	F, A

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody	Other Comments: Brentwood Garden Centre
G - Residential H – Industrial/Commercial Q - Other:	O – Coastal Environment P – Inland Rock	

Purpose 1: to check the	urpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/De	efinite	Weak/Degraded/Un	Jnclear None		Not well related to western extent of Brentwood, separated				
Effects on openness:	Limited/no co encroach	'	Some countryside encroachment		Large scale countryside encroachment	by hotel and other land				
Relative contribution of	elative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			/ Contained (PC)	Not Contained (NC)						

Purpose 2: to prevent	t neighbourin	ng towns merging ir	to one another							
Criteria		SR	SRF	SSR	NNS		N/A			
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.			
Views between Tow	/ns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS			or No Separation (NNS)			
Comments:	Comments: Not notable reduction in separation over and above existing situation – M25 very strong barrier west of Brentwood. Small scale site.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF		MFC	FC	Comments:						
Land-use:	e.g. Buildings		Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardsca	ping	Mixed	Natural / Landscaping							
Access:	No Public Acces	S	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Brentwood Garden Centre – but large hardstanding and building supplies area and garden shed						
Relative contrib	ution of Site to Green B	sales									
Limited Country	imited Countryside Functions (LCF) Mixed Functions within Countrysid			Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic Town		with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relationship with Historic Town (LRHT) Mod			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contributor to Green Belt I		Low	Moderate	High
Comments:	-	sting partly developed Site. Massing of hou countryside or cause settlements to merge	sing would be marginally more perceived over	existing situation but would not lose

Site Reference: 175B

Date/Time: 11/04/13 – 16.30PM

Site Size:	: 13.6ha	Views Out (distance):		N: S	S: S	E: S	W: S	<u>S</u> hort (<250		<u>M</u> ed (25	0m – 1km) <u>L</u> ong (>1km)		ng (>1km)	
Views	Viewer Types:	N:Pub Priv R	oads	S: Pub	S: Pub Priv Roads/Rail			E:Pub Priv Houses Roads				WPub Priv Houses Roads		
in:	Numbers:	N: Pub: H Priv:	S: Pu Priv:	ub: H	E: Pu Priv:	ıb: M/H L/M	-	W: Pub: H Priv: L - M		<u>L</u> ow (1 - 10)	M ed (1	0-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Effects from hedger	ow ve	getation or	site bou	ndaries an	d within sit	e						
Site visua	al amenity:	ОК				Locali	y visual a n	nenity:	OK/Lov	N				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N. Hedge/treeline/road	E: hedge/road (M25 for Site 100b)	So tree line + rail line			-	W: hedge/treeline + ditch (M25 for Site 100a)		
Buildings on Site:	Y –old manor house			Approx. Footprint: c. 1%			6		
Adjacent Buildings:	Adjacent Buildings: Holiday Hotel and garden centre to north of 100a on opposite side of A1023								

Maturity:	Full matur	rity: S L	Mido	lle-aged: 🕥 🕕		Young-establi	shed: S	L Very young: S L		
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted of	open recreation	Оре	en general access	Pe	ermissive gener	al access	s PRoW route access		
site area:		Permissive path	ıs	Inforn	nal a	ccess		<i>.</i>	No access	
Landscape Quality:		resentative: L		/ representative / etractions: S L	Ec	qual representa	-	n-rep:	Weakly representative/ degraded: S	
Tranquillity:		Low		Medi	um			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose:	F	L (powerlines)	L	F

Land I	<u>Use/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	l – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonto
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Lies to the E of the M25 bounded to N by A1023 and S by rail
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	line
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	WC		PC		NC	Comments:				
Containment:	Within large built	up area	Abuts large built up	area	Separate from large built up area					
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up areas	Very large Site adjacent to M25 contained by surrounding				
Boundary:	Strong/Defir	nite	Weak/Degraded/Un	clear	None	infrastructure and not the				
Effects on openness:	Limited/no coun encroachme	,	Some countryside encro	ountryside encroachment		Brentwood area/limits – the Site is not adjacent to any existing residential / large built up areas.				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			/ Contained (PC)	Not Contained (NC)						

Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physic	cal Sub	stantial / strong	Moderate	Unsubstantial, but functional		ent		
Views between To	owns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)	
Residual contributi	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Reta	ained (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments:	countryside g perception to	ap between Brentw users of the M25, /	ood and Romford. Althoug	mford (Greater London area). h the two 'towns' could not pl uld be of countryside encroacl ousing.	nysically merg	e due to prese	nce of M25, the	

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

	Overall Contribution of Site to Green Belt Purposes		Moderate	High				
Comments:		Sites forms part of a countryside wedge between Brentwood and Romford either side of the M25. Large scale encroachment of the countryside if wholly developed significantly reducing the gap between towns.						

Site Reference: 175C

Date/Time: 11/04/13 – 16.30PM

Site Size:	: 15.5ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort (<2	250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N:Pub Priv R	oads	S: Pub	S: Pub Priv Roads/Rail E: Pub Priv		l eriv H	Priv Houses Roads		WPub Priv Houses Roads			
in:	Numbers:	N: Pub: H Priv:	S: Pu Priv:	ub: H	E: Pu Priv:	ıb: M/H L/M	W: Pul Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Effects from hedgerow vegetation on site boundaries and within site												
Site visu	al amenity:	ОК			Locality visual amenity:		nenity:	OK/Lov	v				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	area 'Urban' Near but clear to large built u		built up	Distant association (visual) only or none	
Boundary Type:	N: Hedge/treeline/road E: hedge/road (M25 for Site 100b)			S: tree line + rail line W: hed for Site			ge/treeline + ditch (M25 100a)
Buildings on Site:	Buildings on Site: Y –pylons and farm buildings				Approx. Footprint: C. 1%		
Adjacent Buildings	Oak Farm to W						

Maturity:	Full matur	ity: S L	xy: S L Middle-a			e-aged: SIL Young-establish			L	Very young: S L
Scale:	Intimate	Small		Medium			Large		Expansive	
Enclosure:	Very Confine	onfined Quite Enclosed		Ра	rtial Enclosure		Quite Open		Exposed	
Access in	Promoted of	noted open recreation Open		en gene	general access Permissive general		al access	ss PRoW route access		
site area:		Permissive path	IS		Informal access				No access	
Landscape Quality:	0,1	resentative: L	Mainly minor d	esentative / ons: S L	Equal representative / non			n-rep:	Weakly representative/ degraded: S	
Tranquillity:		Low			Medi	um				High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose:	F	L (powerlines)	L	F

Land I	<u>Jse/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	l – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonto
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Lies to the W of the M25 bounded to N by A12 and S by rail
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	line
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc		PC		NC	Comments:	
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfillin	g'	'Urban Extension'		New settlement Housing separated from large built up areas	Very large Site adjacent to M25 contained by surrounding	
Boundary:	Strong/De	finite	Weak/Degraded/Un	/eak/Degraded/Unclear None None		infrastructure and not the	
Effects on openness:		d/no countryside scroachment Some country		ome countryside encroachment encroachment		Brentwood area/limits – the Site is not adjacent to any existing	
Relative contribution of	residential / large built up areas.						
Well-Contained (WC) Partl		Contained (PC)		Not Contained (NC)			

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physio barriers:	cal Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.	
Views between Towns None / V		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Reta	ained (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS)			or No Separation (NNS)	
Comments: The M25 is a significant barrier between Brentwood and Romford. Although the two 'towns' could not physically merge due to presence of M25, the perception to users of the M25, A12, A1203 and rail line would be of countryside encroachment with minimal separation between towns if Site were developed. Visual linkages do exist between existing housing.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Overhead pylons are detracting features at the Site					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countryside Functions (LCF) Mixed Function		Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

Overall Contri to Green Be	Low	Moderate	High
Comments:	part of a countryside wedge between Breni eloped significantly reducing the gap betwee	twood and Romford either side of the M25. La en towns.	rge scale encroachment of the countryside if

Date/Time: 23/1/15 12:00

Site Size:	0.2 ha	2 ha Views Out (distance):		: S	S: S	E: S	W: S	W: S <u>S</u> hort (<2		<u>M</u> ed (250	0m – 1km) <u>L</u> or		ng (>1km)	
Viewer Views		N Pub Priv			S: Pub Priv E:			E: Pub Priv				W: Pub Priv		
in:	Numbers:	N: Pub: M Priv:	S: Pub: Priv: L	: E: Pub: Priv:			W: Pul Priv:	o: M	0	<u>L</u> ow (1 - 10) <u>M</u> ed (1		10-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Little variation. Den	sely veget	ated/ov	vergrown									
Site visua	al amenity:	Mature trees				Locali	Locality visual amenity: Farmland, matur				ees, listed bu	uildings		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociat built u ea	-	Distant association (visual) only or none		
Boundary Type:	N: Trees/fence	S: fence	S: fence/trees			W: trees/fence				
Buildings on Site:	Corrugated iron shacks			Approx	Approx. Footprint: 5%					
Adjacent Buildings:	Listed 2 storey and tradit	Listed 2 storey and traditional farm buildings								

Maturity:	Maturity: Full maturity: S		Middle-aged: S L				Young-establi	she <mark>t: S</mark>	L	Very young: S L	
Scale:	Intimate	imate Small			Medium Large				Expansive		
Enclosure:	ure: Very Confined Quite En		closed	Partial Enclosure			Quite Open		Exposed		
Access in	Promoted op	Ope	pen general access			Permissive general access			PRoW route access		
site area:	Р	ermissive path	IS		Informal access			No access			
Landscape Quality:	Highly repress	esentative:			esentative / tions: S L	E	qual representa	tive / non- L	e / non-rep: Weakly represe degraded:		
Tranquillity	:	Low	Me			ium			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	А, В	Q		

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland /	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail	Neighbouring listed buildings at Gents Farm <u>Other Comments:</u> PRoW adjacent to site along Northern Boundary and close to East
marsh D – Heathland / Bogs E – Arable Farmland	L – Infrastructure (Road/Rail) M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Disused sha	icks	

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	wc		PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area			
Development type:	ʻInfillir	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Small site edge of ribbon development north of Pilgrims		
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	Hatch		
Relative contribution of	Site to Green Bel	t Purpose:						
Well-Contained	Well-Contained (WC) Partl				Not Contained (NC)			

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another											
Criteria	Criteria SR		SRF	SSR	N	NS	N/A					
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent						
Views between Towns None / Y		e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap Physical narrowing of gap Coalescence 0				infilling)					
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Retained (SR) Separation Reduced, but Functional (S			ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (N								
Comments:	Very small ov	er grown site. Scale	of site and development w	vould not lead to coalescence.	Good barriers	s to northern v	illages.					

Purpose 3: to as	sist in safeguarding the countrys			
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	No Public Access Some access (informal, permissive) or low number of PRoW Access Land, public area (park), high number of PRoW and important routes e.g. National Trail		Overall nature of Site is considered functional countryside
Relative contrib	ution of Site to Green Belt Purpo	se:		
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)	

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic T	own	with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			

Date/Time: 10/03/2015 - 15:15

Site Size:	te Size: 10.5 ha Views Out (distance):		ice):	N: S	S: S	E: S	W	V: S	<u>S</u> hort (<2	<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	N Pub Priv		S: Pub Priv			E: Pub Priv				W: Pub Priv -			
in:	Numbers:	N: Pub: H Priv: L		S: Pub: H E: Pub Priv: M Priv:				W: Pub: Priv:		0 <u>L</u> ow (1 - 10)) <u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	visibility:	Little variation			·		·							
Site visua	al amenity:	Good – meandering trees	stream	; scattere	d lone	Loc	cality v	risual am	nenity:	Good -	- woods; trees	s; arable farn	nland	

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none	
Boundary Type:	N: None/ruderals	E: none/trees		S: railway embankment; ruderals; trees			shrubs, brambles,	
Buildings on Site:	None		Approx. Footprint: -					
Adjacent Buildings	s: Industrial estate to south beyond railway line							

Maturity:	Full maturi	ty: S L	Midd	lle-ag	ed S L	Young-established: S			L	Very young: S L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confine	d Quite En	closed	Pa	artial Enclosure	Quite Open			Exposed	
Access in	Promoted o	pen recreation	Ope	en gen	eral access	Ρ	Permissive general access			PRoW route access
site area:	F	Permissive path	IS		Inform	nal a	ccess			No access
Landscape Quality:	Highly repr S			y representative / Equal repr letractions: S L			qual representa	itive / no	n-rep:	Weakly representative/ degraded: S L
Tranquillity:		Low		Medium High			High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	E	N, Q	E	G, H, L

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:Trees	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Site lies to north of rail line, separating Site from industrial estate

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large bu	iilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfillir	ıgʻ	'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None	Opposite side of rail line from				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	urban area				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly Contained (PC)			y Contained (PC)		Not Contained (NC)					

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retair	ned (SR)	Separation Reduc	Iced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separat							
Comments: Encroachment in to countryside, reducing gap from Shenstone to Mountnessing/Ingatestone – albeit countryside gap largely retained.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access Some access (informal, permissive) number of PRoW and impo		Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib										
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
•	relationship: relationship with Historic Town With Historic Town Historic Town Relative contribution of Site to Green Belt Purpose:									
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)									
Comments:										

Overall Contribu to Green Belt		Low	Moderate	High					
Comments:	Large scale countryside encroachment, beyond the existing settlement limit of Shenstone as defined by railway line								

Date/Time: 23/1/15

W:Pub) Priv		
<u>H</u> igh (21+)		
_		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	area L'Urban'		Near but clear separation		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Fence/trees	E: Fence/trees	S: fence	S: fence/trees			N: fence/trees		
Buildings on Site:	Corrugated iron shacks	corrugated iron shacks Approx. Footprint: 5%							
Adjacent Buildings	Listed two storey and tra	isted two storey and traditional farm buildings							

Maturity:	Full maturi	Full maturity SL Midd		dle-aged: S L Young-establis		shed: S L		Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ry Confined Quite Enclosed		Pa	artial Enclosure		Quite Open		Exposed	
Access in	Promoted o	Promoted open recreation Ope		en general access Permissive gen		ermissive gener	al access PRoW rout		PRoW route access	
site area:		Permissive path	S	Informal access			No access			
Landscape Quality:	0,1	resentative: L		Aainly representative / nor detractions: S L		E	Equal representative / non-r S L		on-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low		Medium High			High			

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	В	Q		

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other: Shacks (Disu	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Neighbouring listed buildings at Gent's Farm <u>Other Comments:</u> PRoW is adjacent to site along Northern Boundary

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC		Comments:			
Containment:	Within large built	up area	Abuts large built up a	area	Separate from large	built up area				
Development type:	'Infilling'	C	'Urban Extension'	\supset	New settlement separated from larg area					
Boundary:	Strong/Defin	nite	Weak/Degraded/Unclear		None	5	Small site, edge of ribbon development, north of Pilgrims			
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale cour encroachme		Hotel			
Relative contribution of										
Well-Contained (WC) Part			ontained (PC)	<	Not Contained (NC)	>				

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al	Substantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site	e to Green Belt Purpose (s	hould the Site be develop	ed to housing):			-		
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR)							e or No Separation (NNS)		
Comments:	Comments: Site is in heavily wooded patch in countryside. Very small site, not leading to coalescent. Good barriers to northern villages.								

Purpose 3: to ass	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	PRoW is adjacent to North and nearby to East.						
Relative contribu										
Limited Countryside Functions (LCF) Mixed F		xed Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT	MRHT	SRHT					
Historic Town	No / Limited physical and/or visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town	with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)							
Comments:								

Overall Contribution to Green Belt Purp	 Low	Moderate	High
Comments:			

Date/Time: 10/03/2015 - 14:30

Site Size	2.1 ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	W: S <u>S</u> hort (<		(<250m) <u>M</u> ed (250		<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv -	Pub Priv - SPub Priv		E: Pub	E: Pub Priv -			w:Pub	Priv			
in:	Numbers:	N: Pub: - Priv: -	S: Pu Priv:		E: Pi Priv:		W: Pul Priv:	W: Pub: H Priv:		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	LO-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: More visible in winter												
Site visual amenity: Good – pasture, boundary trees Locality visual amenity:		nenity:	Good -	- wooded belt	S								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		r but clear paration Limited as to large are		built up	Distant association		
Boundary Type:	NW: None	NE: None	SE: Hed	gerow; k	ouilding	SW: He	SW: Hedge; trees\ none		
Buildings on Site:	Two storey semi-detached	dwellings		Appro	x. Footprint	: 209	%		
Adjacent Buildings:	Semi-detached two storey dwelling								

Maturity:	Full matur	ity: S	Mide	Middle-aged:		Young-established: S		shed: S	L Very young: S I		
Scale:	Intimate	Smal	Small		Medium		Large		Expansive		
Enclosure:	Very Confin	ed Quite Er	nclosed	closed Partial Enclosure			Quite Open			Exposed	
Access in	Promoted of	open recreatior	Оре	Open general access		Ρ	Permissive general access			PRoW route access	
site area:		Permissive pat	hs		Inform	nal a	nal access			No access	
Landscape Quality:		resentative: L		Mainly representative / minor detractions:			Equal representative / non-rep:		n-rep:	Weakly representative/ degraded: S L	
Tranquillity		Low		Medi						High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	G	E, F, G	L

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc	:	PC	PC NC		Comments:			
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area	Site comprises existing dwellings			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	nclear None		and pasture land on opposite side of Roman Road. Overall, Site			
Effects on openness:	on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	only weakly associated with built up area and not contained.			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained	d (WC)	Partl	Contained (PC)		Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.				
Views between Tov	vns Non	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close						
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retair	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS							
Comments:	Strong infrast	- ructure boundaries	in surrounding landscape,	no significant separation redu	ction.						

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Comprises housing south of Roman Road and pasture land to north of road							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationship with Historic Town (LRHT) Mod		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High		
Comments:					

Date/Time: 23/1/15 14:10

Site Size:	: 1.1 ha	Views Out (distar	nce): I	N: S	s : s	E: S	W: S	<u>S</u> hort (<2	(<250m) <u>M</u> ed (250)m – 1km) <u>L</u> ong		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S:P	ub) Priv	,	E:Pub				W: Pub	Priv	
in:	Numbers:	N: Pub: Priv:	S: Pub Priv:	: H	E: Pu Priv:		W: Pul Priv:	b: H	0 <u>L</u> ow (1 - 10)		<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation.												
Site visu	Site visual amenity: Moderate mature trees/shrubs to North			orth	Locality visual amenity: G			Good – views to wooded hills; local mature tree belts					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		lear but clear separation		built up	Distant association (visual) only or none	
Boundary Type:	N: Tree belt	E: Fence, treebelt	S: Very low rail			W: Fence, hedgerow	neighbouring trees	
Buildings on Site:	Buildings on Site: Car dealership; (2 storey) warehouse Approx. Footprint: 20-25%						%	
Adjacent Buildings: Holiday Inn to West; (public house opposite road to South)								

Maturity:	Full matur	ity:S L	Mide	dle-aged: S)	Young-establi	stablished: S L		Very young: S L	
Scale:	Intimate	Small		Medium		Large	Large Expansive		Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclos	ure	Quite Open		Exposed		
Access in	Promoted of	open recreation	Оре	en general access	F	Permissive gener	issive general access		PRoW route access	
site area:		Permissive path	ıs	In	formal	access		No access		
Landscape Quality:		resentative: L		y representative / etractions: S		· ·			Weakly representative/ degraded: S L	
Tranquillity:		Low - South		Medi	um - No	orth	High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	К	В	Н	E, G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Other Comments:
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Car dealership – sandwiched between Wigley Bush Lane and Holiday Inn hotel
C – Semi-natural grassland / marsh	K - Retail	Woodland scrub lies in northern half of Site
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Shacks (Dis	used)	

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	w	2	РС		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area	Site is west of Wigley Bush Lane			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	which delineates extent of housing in Brentwood –			
Effects on openness:	· · · · · ·	Limited/no countryside encroachment		ryside encroachment Large scale countryside encroachment		however, Site is also bounded to west by hotel complex			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			v Contained (PC)		Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	NNS		N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Nor	e / Very Distant	Some / Disant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible or No Separation (
Comments:	Site is sandwi	- ched between west	ern extent of housing at Br	entwood and also the Holiday	Inn.					

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	LCF MFC		Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Southern half of Site forms car dealership, northern half comprises woodland scrub						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship: Relative contributio	No / Limited physical and/or relationship with Hi <mark>s</mark> toric T on of Site to Green Belt Purpose:	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Limited Relationship with Historic Town (LRHT) Mode			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribution to Green Belt		Low	Moderate	High				
Comments:	Comments: Existing partly developed Site between western extent of Brentwood and the Holiday Inn.							

Date/Time: 10/03/2015 - 09:20

Site Size:	: 0.1 ha	Views Out (distar	nce):	N: S	S: S	E: S	w	W: S <u>S</u> hort (<250m) <u>M</u> ec		<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)	
Views	Viewer Types:	N Pub Priv		S: Pi	ub Pri	v		E: Pub	Priv			W: Pub	Priv -	
in:	Numbers:	N: Pub: M-H Priv:	S: Pul Priv:		E: F Priv	Pub: - : L		W: Put Priv: -	0: -	o	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation												
Site visu	Site visual amenity: Good – trees; grassed area amenity Locality vi			cality visual amenity: Good - woodlands										
												1		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	an' Near but clear		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Hedgerow	E: Fence; trees	S: Hedge	S: Hedgerow		W: Woo	W: Woodland	
Buildings on Site:	Two storey detached dwell		Approx. Footprint: 12%					
Adjacent Buildings:	Detached dwellings to th	Detached dwellings to the east						

Maturity:	Full matu	rity: S	S L Middle		lle-aged: S L Young-establis		shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium Large		Expansive			
Enclosure	Very Confin	ed Quite Er	closed	Partial Enclosure Quite Open		n	Exposed			
Access in	Promoted	open recreation	tion Open gene		eral access	Ρ	Permissive general access		s PRoW route access	
site area:		Permissive patl	Permissive paths		Informal access			No access		
Landscape Quality:	Highly rep S	oresentative:		Mainly representative / minor detractions: S L		E	Equal representative / non-rep:		n-rep:	Weakly representative/ degraded: S L
Tranquillit	y:	Low		Mediur						High

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	G	I, Q		A, G	J	

Land Us	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:Amenity g	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock rass/lawn	Other Comments: Within Thorndon Park (Historic Park, Conservation Area and Special Landscape Area)

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	w	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area	Overall, Site comprises existing			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	residential house on western			
Effects on openness:	Limited/no c encroacl	'	Some countryside encroachment		Large scale countryside encroachment	edge of Ingrave, with woodland bounding Site to west.			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partl		y Contained (PC)	Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	SSR NNS		N/A		
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Towns	Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution of	Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduce		ced, but Functional (SRF)	ut Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separa			e or No Separation (NNS)			
Comments: Very small scale- surrounded by woodland and housing									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF		MFC	FC	Comments:					
Land-use:	e.g. Buildings		Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping		Mixed	Natural / Landscaping						
Access:	No Public Access		Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Private house with grassed lawn + trees/shrubs					
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship						
relationship:	relationship with Historic T		with Historic Town	Historic Town					
Relative contributio	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Mod		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:	Comments: Part of Thorndon Hall Grade II Registered Park + Garden (Thorndon Park) and Conservation Area								

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High						
Comments:	Existing sm	isting small developed Site (single dwelling) on edge of Ingrave, within Conservation Area								

Date/Time: 10/03/2015 - 14:00

Site Size:	0.1 ha	Views Out (dista	nce): N: S	S: S	E: SS	E: SS W: S <u>S</u> hort (<u>M</u> ed (250	0m – 1km) <u>L</u> ong (>1km)		
Views	Viewer Types:	N: Pub Priv -	s	: Pub Priv	E: Pub			W: Pub		Priv		
in:	Numbers:	N: Pub: Priv:	S: Pub: H Priv: M	E: Pu Priv: L		: W: Pub Priv: L			<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Limited variation du	ie to level of t	ree cover								
Site visu	al amenity:	Moderate – mature	trees at rear		Local	Locality visual amenity:		Good – large areas of woo				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separa		Limited as to large ar	built up	Distant association (visual) only or none	
Boundary Type:	Boundary Type: N: Woodland E: Timber palisade				timber	W: Timber palisade fence		
Buildings on Site:	None			Appro	x. Footprint	: -		
Adjacent Buildings:	Two storey detached							

Maturity	/:	Full matu	rity:	s 🚺	Middle-aged: S L			Young-established: S L			L	Very young: S L		
Scale:		Intimate		Small	Medium				Large		Expansive			
Enclosure:		Very Confined Quite En			closed Partial Enclosure				Quite Open			Exposed		
Access in	า	Promoted open recreation			Open general access			Permissive general access				PRoW route access		
site area	:	Permissive paths					Informal access					No access		
Landscap Quality:						y representative / Equal representative / Equal representative /				entative / non-rep:Weakly representative/ degraded:SL				
Tranquill	lity:			Low			Medi	um		High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	А, В	А	G	Α, Ε

A - Woodland (>5m tall) I - Parkland/Garden(s) D - Sports, Amenity & Recreation Other Comments: B - Scrubland (include young woodland <5m tall) J - Sports, Amenity & Recreation Woodland/scrub between housing at settlement edge C - Semi-natural grassland / marsh K - Retail Woodland/scrub between housing at settlement edge D - Heathland / Bogs L - Infrastructure (Road/Rail) Heathland / Bogs	Land L	ise/Cover	Heritage Assets/Notes:
F - Pasture N - Waterbody G - Residential O - Coastal Environment H - Industrial/Commercial P - Inland Rock Q - Other:	B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	

Purpose 1: to check the	unrestricted spra	wl of large bui	It-up areas					
Criteria	wo	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area			
Development type: 'Infilling'		'Urban Extensior	ı'	New settlement Housing separated from large built up area	Infill between housing at existing northern settlement edge of			
Boundary:	Boundary: Strong/D		Weak/Degraded/Un	clear	None	Kelvedon Hatch. Strong		
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment	boundary to the North - Ancient semi-natural woodland		
Relative contribution of	Site to Green Be	lt Purpose:						
Well-Containe	d (WC)	Parth	y Contained (PC)		Not Contained (NC)			

Purpose 2: to prever	nt neighbourir	ng towns merging ir	ito one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	Substantial / strong Moderate		Unsubstantial, but functional	Absent			
Views between To	wns Nor	ne / Very Distant	Some / Distant	tant Filtered / Obscured / Reasonably Close		/ Close	small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	or No Separation (NNS)			
Comments:	Overall, Site v	would constitute inf	illing between housing sett	lement limits. Strongly bounde	ed by woodlar	nd to north		

Purpose 3: to as	ssist in safeguarding the countrys	de from encroachment		
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	
Relative contrib	oution of Site to Green Belt Purpo	se:		
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)	

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship wit									
relationship:	relationship with Historic T	own	with Historic Town	Historic Town									
Relative contribution	Relative contribution of Site to Green Belt Purpose:												
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:													

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High					
Comments:	nts: Site would be small scale infill Site in Kelvedon Hatch, albeit and area of woodland scrub would be lost								

Date/Time: 10/03/2015 - 09:45

Site Size: 5.1 ha		Views Out (distance):		N: S S: S I		E:	v	V:S-M	<u>S</u> hort (<	250m)	<u>M</u> ed (25	0m – 1km) <u>L</u> ong (>1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv -		S: Pub Priv		v	E: Pub Priv		Priv -	-		W: Pub Priv -		
in:	Numbers:	N: Pub: - Priv: -					W: Pub Priv:): -	0	<u>L</u> ow (1 - 10)) <u>M</u> ed (10-20)		<u>H</u> igh (21+)	
Seasonal visibility:		Variation in winter												
Site visual amenity:		Poor – former sewa	ge work			Lo	Locality visual amenity:			Good – woodland, open countryside				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation to lar		ssociation built up ea	Distant association (visual) only or none
Boundary Type:	N: Woodland	E: Tree belt; fence	S: Tree b	S: Tree belt			elt
Buildings on Site:	(Sewage Treatment Infrast	ructure)		Approx. Footprint: 15			0%
Adjacent Buildings	:						

Maturity:	Full matur	ity: S L	Midd	lle-ag	le-aged: S L Young-establis			shed: S	L	Very young: S L
Scale:	Intimate	Small			Medium	Large				Expansive
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Open			Exposed
Access in	Promoted of	open recreation	Ope	en general access Permissive g		ermissive gener	issive general access		PRoW route access	
site area:		Permissive path	IS	Informal access					No access	
Landscape Quality:					resentative / Equal representa tions: S S			ative / non-rep: Weakly representative L degraded: S L		
Tranquillity:		Low				um				High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	А, В, Н	F-	E, F	G	

Land Use/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) I – Parkland/Garden(s) B – Scrubland (include young woodland <5m tall) J – Sports, Amenity & Recreation C – Semi-natural grassland / marsh K - Retail D – Heathland / Bogs L – Infrastructure (Road/Rail) E – Arable Farmland M - Watercourse F - Pasture N – Waterbody G - Residential O – Coastal Environment H – Industrial/Commercial P – Inland Rock Q - Other:	Other Comments: Generally/mostly enclosed by woodland with some views out though gaps.

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wo	2	PC		NC	Comments:						
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area							
Development type:	ʻInfilli	ngʻ	'Urban Extension	ı'	New settlement Housing separated from large built up area							
Boundary:	Strong/D	efinite	Weak/Degraded/Ur	clear	None							
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment							
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained (WC) Part			Contained (PC) Not Contained (NC)									

Purpose 2: to preven	nt neighbourir	ng towns merging ir	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap coalescence		Coalescence		infilling)			
Residual contributio	on of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)									
Comments: Site lies partly between Ingrave and Hutton/Shenstone areas. Development would lead to massing of new housing in the countryside, reducing intervening gap, with woodlands ensuring separation is maintained.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Former sewage works with areas of scrub, psture and hardstanding and built elements								
Relative contrib	ution of Site to Green Belt Purpos											
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	Relative contribution of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High						
Comments:	Uncontaine	Jncontained Site, interlying Hutton and Ingrave – former sewage plant								

Date/Time: 10/03/2015 - 16:20

Site Size:	0.4 ha	Views Out (distand	ce): N:	S	S: S	E: S	w	/: S	<u>S</u> hort (<	<250m) <u>M</u> ed (2		m – 1km)	<u>L</u> ong (>1km)		
Views	Viewer Types:	N: Pub Priv S: Pub				Priv - E: Pub Priv					W: Pub Priv				
in:	Numbers:		S: Pub: - E: Pub: W: Pub: Priv: - Priv: L Priv: L		0 <u>L</u> ow (1 - 1) <u>M</u> ed (10-20)		<u>H</u> igh (21+)						
Seasonal	visibility:	Little variation													
Site visua	al amenity:	Poor/low				Lo	Locality visual amenity: Good			Good -	 leafy green su 	ıburbs			
												<u> </u>			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		Limited as to large ar	built up	Distant association (visual) only or none					
Boundary Type:	N: Bollards	E: Trees, fence, hedge	S: Fence	e + hedge	e	W: Trees, fence, hedge						
Buildings on Site:	One storey retail showroo	m (disused)	Approx. Footprint: 25% *				% *					
Adjacent Buildings:	Bungalow/two storey de	Bungalow/two storey detached either side										

Maturity:	Full matur	turity: S L Middle-a			dle-ag	ged: S L Young-establis			shed: S	Ŀ	Very young: S L
Scale:	Intimate		Small		Medium			Large		Expansive	
Enclosure:	Very Confin	ed Qu	uite Enc	losed	Partial Enclosure			Quite Open			Exposed
Access in	Promoted of	Promoted open recreation			Open general access			Permissive general access			PRoW route access
site area:		Permissiv	5	Informal access					No access		
Landscape Quality:	Highly rep S	resentativ L	ve:			esentative / ions: S L	Equal representative /		tive / non	non-rep: Weakly representati degraded: S	
Tranquillity:		Low				Medi	um				High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	Q	-	G	E, F

Land	<u>Use/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	Car show room and parking areas Building at rear of street frontage building may have been
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	demolished. Not possible to see complete view of yard on the day – no access.
E – Arable Farmland	M - Watercourse	(Several buildings shown on Google earth, behind the front
F - Pasture	N – Waterbody	one)
G - Residential	O – Coastal Environment	Forms part of Ribbon Development along Rayleigh Road, east of Hutton
H – Industrial/Commercial	P – Inland Rock	
Q - Other: _(Disused t	former retail – car, sales)	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ng'	'Urban Extensior	ı'	New settlement Housing separated from large built up area	Whilst Site falls within existing				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Ribbon Development, the Site is				
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	not related to a large built up area, settlement or town.				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partle			/ Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria	Criteria SR		SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Towns None / Very Distant Some / Distant Filtered / Obscured / Reasonably Close Distant		Direct / Close		small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (S			ed, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS)					
Comments:	Small scale co	ntained within ribb	on development on existin	g developed site					

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF		MFC	FC	Comments:					
Land-use:	e.g. Buildings		Mixed	Typical 'Countryside' uses	-					
Land-cover:	e.g. Built / Hardscaping		Mixed	Natural / Landscaping						
Access:	No Public Access		Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Car show room and hardstanding					
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)				Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic T	own	with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT) Mode			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

	tribution of Sit Belt Purposes	Low	Moderate	High					
Commen	s: Existing	ommercial Site, not related to a large built up	nercial Site, not related to a large built up area – part of ribbon development						

Date/Time: 10/03/2015 - 11:30

Site Size	: 0.7 ha	Views Out (dista	nce): N:	S	S: S	E: S	W: S	<u>S</u> hort	(<250m)	<u>M</u> ed (250m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv Footpath S: Pub Priv House		House	E:	ub Priv	/ Foot	W: Pub Piv Houses					
in:	Numbers:	N: Pub: L/M Priv:	S: Pub: Priv: L		E: Pub Priv:	o: L/M	W: Priv	Pub: : L	0	<u>L</u> ow (1 - :	10) <u>M</u> ed (2	10-20)	<u>H</u> igh (21+)
Seasona	Seasonal visibility: Some dense scrubland – some decreased screening during winter- minor effect												
Site visual amenity:		ОК				Locality visual amenity:			OK – Good to E				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	area L'Urban' to large built up				Distant association (visual) only or none			
Boundary Type:	N: Fence, hedge	E: treeline, scrub, fence S: fence, scrub W: fence, hedge					e, hedge		
Buildings on Site:	Y – bunaglow – private resi	Y - bunaglow - private residence Approx. Footprint: < 5% of Site							
Adjacent Buildings:	Two storey detached mo	Two storey detached modern houses to W. Bungalow to S.							

Maturity:	Full matur	Full maturity: S L Middle			dle-ag	e-aged: SID Young-establish			shea 🌖	L	Very young: S L	
Scale:	Intimate	te Small				Medium		Large			Expansive	
Enclosure:	Very Confine	fined Quite Enclosed		P	artial Enclosure		Quite Open		Exposed			
Access in	Promoted of	oted open recreation Open ge			en ger	neral access	access Permissive general acce			PRoW route access		
site area:		Permissive paths				Informal access				No access		
Landscape Quality:		Highly representative: Mainly repr S L minor detrac				esentative / tions: S I				on-rep: Weakly representative/ degraded: 🕥 L		
Tranquillity		Low				Medium			High			

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	А, В	G	F, A,B	G, M

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access. Site forms southern extent of grounds of private
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	residence – primarily comprises of woodland trees and scrub – not a usual formal garden
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC	PC NC		Comments:					
Containment:	Within large bu	ilt up area	Abuts large built up	area	Separate from large built up area						
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up areas	Site is overall, weakly associate with existing large built up area					
Boundary:	Strong/Det	finite	Weak/Degraded/Unclear		None	of Doddinghurst – only abutting housing areas to the W. Despite					
Effects on openness:	Limited/no cou encroachr	,	Some countryside encroachment		Large scale countryside encroachment	being private residence Site appears more like scrubland and					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)							

Purpose 2: to preven	t neighbouriı	ng towns merging ir	nto one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	l i Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	Views between Towns No		Some / Distant	Some / Distant Filtered / Obscured / Direct / Close Direct / Close		Small scale, contained Site within town (e.g.				
Coalescence:		None None / Minor p narrowing of		Physical narrowing of gap & potential visual coalescence		scence	infilling)			
Residual contribution	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retair	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)			
Comments:	The Site forms part of a larger countryside area separating Doddinghurst from Wyatts Green. The current gap between the two built up areas is									

Purpose 3: to as	sist in safeguarding the countrysi						
Criteria	LCF	MFC	FC	Comments:			
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses				
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Despite being part of grounds of private residential property, the Site comprises well developed woodland and scrub			
Relative contrib	Relative contribution of Site to Green Belt Purpose:						
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)				

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic T	own	with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:		•										

	Overall Contribution of Site Low to Green Belt Purposes Low		Moderate	High
Comments:	and Wyatts	Green. Development would cause signification the wider residence, the land use and cover	f Doddinghurst and forms part of an importan nt separation reduction and countryside encro within the Site boundary comprises woodland	

Date/Time: 01/05/13 – 12.30PM

Site Size:	2.50ha	Views Out (dista	nce): N	N: S	S: S	E: S	W: S		<u>S</u> hort (<25	(<250m) <u>M</u> ed (d (250m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	N: Priv Fo	ootpath	otpath S: Pub Priv House EPub Priv			D Priv F	v Footpath W: Pub riv Houses			ses			
in:	Numbers:	N: Pub: L/M Priv:	S: Pub: Priv: L		E: Pul Priv:	b: L/M		W: Pub: Priv: L		0	<u>L</u> ow (1 - 1	<u>L</u> ow (1 - 10) <u>M</u> ed (1		<u>H</u> igh (21+)
Seasonal	nal visibility: Some dense scrubland – some decreased screening during winter- minor effect													
Site visua	al amenity:	ОК				Locality visual amenity:				OK – Good to E				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ociation uilt up	Distant association (visual) only or none			
Boundary Type:	N: Fence, hedge	E: treeline, scrub, fence S: fence			crub	W: fence	e, hedge			
Buildings on Site:	Y – bunaglow – private res	idence	Ap	prox. Footprint:	< 5% c	of Site				
Adjacent Buildings:	Buildings: Two storey detached modern houses to W. Bungalow to S.									

Maturity:	Full matur	ity:S L	Midd	lle-ageo	e-aged:		Young-establishe		Very young: S L	
Scale:	Intimate	Small	Small		Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	nclosed Pa		tial Enclosure		Quite Open		Exposed	
Access in	Promoted of	open recreation	Ope	en gene	ral access	Р	ermissive gener	al access		PRoW route access
site area:		Permissive path	IS		Inform	nal a	access		i.	No access
Landscape Quality:		resentative: L	Mainly minor de	•	sentative / ons: S I			Weakly representative/ degraded:		
Tranquillity:		Low			Medi	Medium High			High	

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	В	G	F, A,B	G, M	

Land U	se/Cover	<u>Herit</u>
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	<u>Othe</u> No A
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	gene wate
E – Arable Farmland	M - Watercourse	wate
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

No Access. Private residence (bungalow) – large grounds – generally overgrown and large areas of scrub. To W is watercourse and PRoW

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC		NC	Comments:					
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area						
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Site is overall, weakly associate with existing large built up area					
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	of Doddinghurst – only abutting housing areas to the W. Despite					
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	being private residence Site appears more like scrubland and					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)						

Criteria		SR	SRF	SSR	N	NS	N/A
Interlying physic barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		
Views between Towns		ne / Very Distant	Some / Distant	Distant Filtered / Obscured / Dire		/ Close	Small scale, contained Site within town (e.g.
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):			
Separation Retai	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)
Comments:	c. 450m. lf w	holly developed, ho	using would extend over 15	Doddinghurst from Wyatts Gre 50m in to the countryside gap, ally separate the two 'towns'.		• •	

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Despite being a private residential property, there is a considerable amount of scrubland within the Site. Some evidence of grounds					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)	across whole Site					

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contributio	on of Site to Green Belt Purpose:	:						
Limited Relationship with Historic Town (LRHT)			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:	Wyatts Gre	en. Development would cause significant se	ldinghurst and forms part of an important area paration reduction and countryside encroach eing a private residential property, rather than	ment. Overall Site contribution to Green belt

Date/Time: 10/03/2015 - 11:45

Site Size:	1.5 ha	Views Out (distan	ce): N	S	S: S	E: S	W: S	<u>S</u> hort	(<250m)	<u>M</u> ed (250)m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pul	b Priv	1 -	E: Pub	Priv	1		W: Pub	Priv	
in:	Numbers:	N: Pub: H Priv: L	S: Pub: - Priv: -		Ε: Ρι Priv:		W: Pu Priv:	b: M	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation											
Site visua	al amenity:	Poor – car parking				Loca	lity visual ar	nenity:	Good -	- woodland, le	afy suburbs		
Site-sett	lement	Wholly / Large	ely	Abu	its large	e built up	<mark>.</mark>		Li	mited associ	ation		

relationship (Containment):	wholly / Largely contained by large built up area	area 'Urban' extension	Near but clear separation		to large built up area		Distant association (visual) only or none
Boundary Type:	N: Hedge, wall	E: Trees, hedgerow	S: Wood	S: Woodland		W: Trees, hedgerow	
Buildings on Site:	Site: Two storey hospital/blood donor centre Approx. Footprint: 50%						
Adjacent Buildings: Two storey hospital; Detached houses two storey							

Maturity:	Full matur	rity <mark>(S)</mark> L	Mido	dle-age	lle-aged: S L Young-establish		shed: S	L	Very young: S L	
Scale:	Intimate	Smal		Medium			Large		Expansive	
Enclosure:	Very Confin	ed Quite Er	nclosed	Partial Enclosure Quite Open		en	Exposed			
Access in	Promoted of	open recreatior	n Ope	Open general access Permissiv		ermissive gener	al access		PRoW route access	
site area:		Permissive pat	hs		Inform	formal access				No access
Landscape Quality:	0,1	resentative: L		lainly representative / nor detractions: S		E	Equal representative / non-rep		-rep:	Weakly representative/ degraded: S L
Tranquillity		Low		Medium						High

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	Q	A		G, A	Q	

Land Us	e/Cover	Heritage Assets/Notes:
Land Us A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other: Health Cen	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Heritage Assets/Notes: Other Comments: Overall Site forms part of a Health Centre. Only the car parks (surrounded by woodland) to the western extent of the Site fall within the Green Belt – as such the assessment only relates to around 25% of the Site

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area	The car parks are strongly associated with surrounding buildings, albeit protruding in to		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None			
Effects on openness:	Limited/no c encroacl	'	Some countryside encro	achment	Large scale countryside encroachment	the Green Belt from the settlement edge		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partl			y Contained (PC)		Not Contained (NC)			

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Function		ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible				
Comments: The Site is well bounded by mature dense woodland to the west. Whilst development would mass housing on the Site there would be no appreciable reduction in the gap between Shenstone and Brentwood.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Car Parks and Woodland Areas					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationsh	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribut to Green Belt F		Low	Moderate	High
Comments:	Partly deve	loped Site (as car parks) surrounded by woo	odland to west and associated with settlement	boundary to east.

Date/Time: 22/1/15 9:00

Site Size:	5.2 ha	2 ha Views Out (distance): N: N		N: M	S: L	E: S	W: S	<u>S</u> hort (<	:250m)	<u>M</u> ed (250	<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Views	viewer Types: N:Pub Priv S:Pub Priv				E.Pub Priv					W:Pub Priv				
in:	Numbers:	N: Pub: L Priv: L	S: Pub: Priv:	Μ	E: Pu Priv:	ıb: H	D: H W: Pub: M Priv: L			0 <u>L</u> ow (1 - 10)		<u>M</u> ed (10-20)		
Seasonal	visibility:	Some variation – lea	ist visible	e in sumi	mer – bou	indary tree	es along A1	27 and A12	28					
Site visual amenity: Medium				Locali	ty visual an	ienity.		andmark trac ows, trees, co		oofed ch	nurch;			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited as to large ar	built up	Distant association (visual) only or none	
Boundary Type:	N: hedgerow/fence	S: Hedgerow/fence			W: Hedge	W: Hedgerow/fence/trees		
Buildings on Site:	None			Appro	x. Footprint	:		
Adjacent Buildings:	Two storey terrace							

Maturity:	Full maturi	ty: S 🚺	Midd	lle-ag	ed:SL		Young-establi	she <mark>(:S</mark>)	L	Very young: S L				
Scale:	Intimate	Small			Medium	Large		<u>_</u>		Expansive				
Enclosure:	Very Confine	d Quite En	closed	Partial Enclosure		ed Partial Enclosure			Quite Open		Quite Open			Exposed
Access in	Promoted open recreation Op			en gen	eral access Permissive general access PRoW route			PRoW route access						
site area:	F	Permissive paths				nal access PROW adjace				ess - PROW adjacent				
Landscape Quality:		esentative:	Mainly minor de		epresentative / Equal representat			tive / non-	Weakly representative/ degraded: S L					
Tranguillity:		Low		Medi					0					
manquinty.		LOW			IVIEUI				High					

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary		
Land-Use:	F	В	E	F		

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Within Special Landscape Area

Purpose 1: to check the	unrestricted spray	wl of large bui	lt-up areas						
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	iilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfillin	ıgʻ	'Urban Extension'		New settlement Housing separated from large built up area				
Boundary:	Strong/De	finite	Weak/Degraded/Unclear		None	Not bordered by any built up			
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	area			
Relative contribution of	elative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		y Contained (PC)		Not Contained (NC)					

Purpose 2: to preven	t neighbourir	ng towns merging in	nto one another						
Criteria	Criteria SR		SRF	SSR	N	NS	N/A		
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent			
Views between Tow	/ns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contributior	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retair	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)		
Comments: Overall, whilst Site is undeveloped business uses are immediately adjacent and Site is well related to A127/A128 junction that form significant boundaries – A128 slightly above Site with adjacent tree planting preventing visual coalescence of West Horndon and Basildon. Some minor physical narrowing of intervening gap. Other intervening land to West Horndon is relatively flat limiting depth of view									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	ution of Site to Green Belt Purpo	se:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:	NB: Tyrell Chapel & All Saints Church overlooks Site from immediately north of the A127										

Overall Contribution to Green Belt		Low	Moderate	High			
Comments: Uncontained field – development would not lead to settlement coalescence.							

Date/Time: 09/03/2015

Site Size:	: 1.96ha	Views Out (distance): N: S S: M E		E: S	W: S <u>S</u> hort (<250m)			<u>M</u> ed (250m − 1km) <u>L</u> ong (>1km)				
Views	Viewer Types:	N: Pub Priv S: Pub Priv)	E. Pub Priv					W:Pub Priv		
in:	Numbers:		S: Pub: Priv: L	E: Pub: L-M Priv:		W: Pul Priv:	b: M-H	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10)-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Some boundary decid	uous trees + h	edgerows.	Minor sea	isonal effec	t					
Site visual amenity: Good				Locality visual amenity: Goo				Good to south				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		ear but clear		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Fence, trees	E: fence, trees, hedge	S: fence	, trees, ł	nedge	W: fence	I: fence, trees		
Buildings on Site:	Ashwells lodge dormer sty	le and shed		Approx. Footprint: < 5%			of site		
Adjacent Buildings:	Two storey terraced; two	Two storey terraced; two storey detached and bungalows							

Maturity:	Full maturi		Middle-aged: S L		ed: S L	Young-established: S L		L Very young: S L			
Scale:	Intimate	Small			Medium Large			Expansive			
Enclosure:	Very Confined Quite Enclosed Partial Enclosure Quite O		Quite Ope	en	Exposed						
Access in	Promoted o	Promoted open recreation			en general access Permissive gener			al access		PRoW route access	
site area:	I	Permissive paths				Informal access			No access		
Landscape Quality:	Highly repr	Highly representative: Mainly repre SL minor detracti			•				on-rep: Weakly representative/ degraded: S L		
Tranquillity:	quillity: Low			Medium					High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	F	E	E	G	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	It-up areas						
Criteria	wo	:	PC	NC		Comments:			
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfilli	ng'	'Urban Extensior	'n	New settlement Housing separated from large built up area	At least two boundaries abut			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	built up area without			
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	containment. Weak boundaries otherwise.			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained	d (WC)	Partly Contained (PC)			Not Contained (NC)				

Purpose 2: to preven	nt neighbourir	ng towns merging ir	to one another					
Criteria	Criteria		SRF	SSR	N	NS	N/A	
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	Views between Towns None / Very Distant Some / Distant Filtered / Obscured / Reasonably Close		Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)	
Residual contributio	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)	
Comments: Development would encroach on countryside, but not significantly reduce Greenbelt purpose. Large countryside gap to Kelvedon Hatch; scope to mitigate perceived closure of countryside gap.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Small part of the site has dwelling present, however bast majority of Site contain fields (paddock/agricultural use).						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns Criteria LRHT MRHT SRHT **Historic Town** No / Limited physical and/or visual Moderate physical and/or visual relationship Strong physical and/or visual relationship with relationship with Historic Town relationship: with Historic Town Historic Town Relative contribution of Site to Green Belt Purpose: Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT) Comments:

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High			
Comments: Site abuts existing settlement and is partly contained but functional countryside.							

Adjacent Buildings:

Two storey dwelling

Date/Time: 10/03/2015 - 15:00

Site Size	: 3.0 ha	Views Out (dista	nce): N	I: S	S: S	E: S	W: S	<u>S</u> hort (<	250m)	<u>M</u> ed	(250m – 1k	m) <u>L</u> c	ong (>1km)
Views	Viewer Types:	N: Pub Priv		S PI	Pub Priv - E Pub		E Pub Priv - W: Put			b Priv -			
in:	Numbers:		W: Pub Priv:	:	0	<u>L</u> ow (1 -	10) <u>M</u>	ed (10-20)	<u>H</u> igh (21+)				
Seasonal	easonal visibility: Little variation												
Site visu	al amenity:	Good – shrubs; pon	ıd; amenit	y grass	ass Locality visual amenity: Good – pastures; trees								
relation	tlement Iship nment):	Wholly / Larg contained by larg up area			uts large area 'l exten			to large built up		association only or none			
Bounda	ry Type:	N: Trees; hedgero	w	E: hed	gerow;	shrubs	S: clipped hedge W: fence/tree belt						
Building	gs on Site:	Bungalow; sheds;	glasshou	ises; tw	vo/one s	storey hou	ouses Approx. Footprint: 20%						

Maturity:	Full maturity: S			ddle-aged S L Young-establis			shed: S	L	Very young: S L	
Scale:	Intimate	e Small			Medium		Large		Expansive	
Enclosure:	Very Confine	Confined Quite Enclosed Partial Enclosure Qui		Quite Ope	en	Exposed				
Access in	Promoted of	Promoted open recreation			Open general access Pe			Permissive general access		PRoW route access
site area:		Permissive path	Informal access			No access				
Landscape Quality:		resentative: L	Mainly minor de		esentative tions: S	E	Equal representative / non-re			Weakly representative/ degraded: S L
Tranquillity:		Low			Medium			High		

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	Q, K, A	Ν	F	Tree belts	

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:Amenity g	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Lies to east of Ongar Road. Nursery and residential buildings present. Rear of buildings lies open grassed area, pond and some woodland.

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC		PC		NC	Comments:			
Containment:	Within large built u	ıp area	Abuts large built up area		Separate from large built up area						
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up area						
Boundary:	Strong/Definit	te	Weak/Degraded/Un	clear	None	Not borders by any built up area					
Effects on openness:	Limited/no countr encroachmen	'	Some countryside encroachment		Large scale countryside encroachment	– part ribbon development					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly			Contained (PC) Not Contained (NC)		Not Contained (NC)						

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	Separation Retained (SR) Separation Reduce		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No			or No Separation (NNS)				
Comments	Comments: Golf course + woodland/tree belts lying to north. Whilst development would not merge 'towns' a significant massing of housing in conjunction with existing ribbon development could be perceived as reducing countryside gap between Pilgrim's Hatch and Kelvedon Hatch										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Some built development combined with large areas of naturalistic private open space							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countryside Functions (LCF) Mixed Functions within Countryside (N			Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationsl	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:		•								

Overall Contribu to Green Belt		Low	Moderate	High				
Comments:	Existing par	ing partly developed Site, not associated with existing settlements.						

Date/Time: 02/05/13 - 10.20AM

Site Size:	: 3.2ha	Views Out (distar	nce): I	N: S	S: S	E: S	W: S	<u>S</u> hort (•	<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N:Publeriv Houses S:Publeriv Footpath Houses			Priv Road	v Road E: Pub Triv Houses W: Pub Priv			Priv Ro	bad			
in:	Numbers:	N: Pub: L Priv: M	S: Pub: Priv: L		E: P Priv:		o: W: Pub: L Priv:		0 <u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effect by boundary tree lines - NB: western boundary is primarily coniferous vegetation (evergreen)												
Site visu	al amenity:	ОК		Locality visual amenity:			amenity:	ОК					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Distant association (visual) only or none			
Boundary Type:	N: Fence, treeline, footpath	E: Treeline, fence + A128	S: treeli	e	W: treeli	ne/fence		
Buildings on Site:	Y – two large properties	′ – two large properties					of Site	
Adjacent Buildings	A number of modern ho	A number of modern houses – terraced, bungalows, 2 storey semi and detached housing nearby. Large house to S.						

Maturity:	Full matur	ull maturity: S L Middle			dle-aged: SIL Young-establis			shed <mark>(S</mark>)	L	Very young: S L
Scale:	Intimate	Small		Medium			Large		Expansive	
Enclosure:	Very Confine	fined Quite Enclosed		Pa	artial Enclosure		Quite Open		Exposed	
Access in	Promoted of	omoted open recreation Open			n general access Permissive general			al access	ccess PRoW route access	
site area:		Permissive path	ıs	Informal access			No access			
Landscape Quality:		resentative: L	Mainly repres minor detractio							Weakly representative/ degraded: S L
Tranquillity:		Low			Medium				High	

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	G (Garden)		A,B	E, G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonto
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access, private large scale garden.
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Tranquillity lowered on western boundary where Site abuts
E – Arable Farmland	M - Watercourse	A128
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc	;	PC		NC	Comments:			
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	oment type: 'Infilling'		'Urban Extensior	'n	New settlement Housing separated from large built up areas	Site is the large garden of an existing property, situated in a small unnamed hamlet, SW of			
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	Kelvedon Hatch – Site is not			
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	associated with an existing built up area. Scale of Site would if fully developed lose some			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)				

Criteria	Criteria		SRF	SSR NN		NS	N/A			
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Towns No		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contribution	of Site to G	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Redu	Significant Separation Reduction (SSR) Negligible					
Comments: Site is an existing large garden. Woodland acts as a visual barrier to the north. However, if wholly developed, this would cause ribbon development along Ongar Road (A128) and Frog Street to merge in to a single housing area. Due to this there is potential for the countryside gap between Kelvedon Hatch and Pilgrims Hatch (to the S) to be reduced – but not significantly - due to a massing of housing in the countryside.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	Site forms the rear garden of an							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	existing property. The Site is primarily landscaped with lawns but also has large areas of shrub/scrub but does not have a							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High		
Comments:		-	ng built up area thus would potentially lead to le gap between Kelvedon Hatch and Pilgrims H	5 S ,		

Date/Time: 02/05/13 - 10.30AM

Site Size:	0.40ha	Views Out (distar	nce): N	I: S	S: S	E: S	W: S	<u>S</u> hort (<250 m	250m) <u>M</u> ed (250m		– 1km)	– 1km) <u>L</u> ong (>1km)	
Views	Viewer Types:	N:Pub Priv Footpath S:Pub Priv Road Houses E:Pub Priv Access)				Priv Field (Informal			W: Pu	W: Pub Priv				
in:	Numbers:	N: Pub: L Priv:	S: Pub: I Priv: L	L	E: Pu Priv:		W: Pub: Priv:		0	0 <u>L</u> ow (1 - 10)		<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effect by boundary tree lines													
Site visual amenity: OK Locality visual amenity: OK														

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none	
Boundary Type:	N: Fence, treeline, footpath	E: Fence, hedge S: -				W: Trees, fence		
Buildings on Site:	N Approx. Footprint:							
Adjacent Buildings: Small number of modern houses – terraced, bungalows, 2 storey detached nearby.								

Maturity:	ty: Full maturity: S L			lle-aged: SIC Young-establish			shed	L	Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confin	ed Quite En	closed	Par	rtial Enclosure		Quite Ope	en		Exposed
Access in	Access in Promoted open recreation		Ope	pen general access Permissive gener		al access	al access PRoW route acc			
site area:		Permissive path	าร		Informal access No access			No access		
Landscape Quality:		resentative: L				qual representa S	<u> </u>			
Tranquillity	:	Low			Mediu	edium High			High	

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	G (Garden)		A,B	E, G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonts
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access, private garden. Adjacent field to east has informal
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	access around its edge.
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc	C PC			NC	Comments:					
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area						
Development type:	pe: 'Infilling'		'Urban Extensior	'n	New settlement Housing separated from large built up areas	Site is the rear garden of an existing property, situated in a small unnamed hamlet, SW of					
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Kelvedon Hatch – Site is not					
Effects on openness:	enness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	associated with an existing large built up area – but is a small scale Site would not lead to large					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)						

Purpose 2: to prever	nt neighbouriı	ng towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	Separation Retained (SR) Separation Reduce		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR) Negligible		or No Separation (NNS)			
	Comments: Site is an existing rear garden, with woodland to north. Limited/no loss of countryside and likely level of development is unlikely to significantly reduce the gap between Kelvedon Hatch and the nearest 'town' area of Pilgrims Hatch to the south.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Site forms the rear garden of an existing property. The Site is primarily landscaped with lawns and shrub/scrub but does not						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed Functions within Cou		Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:	_								
Limited Relationship with Historic Town (LRHT)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	Small scale encroachm	00	uilt up area, but if developed would not lead t	o town coalescence or significant countryside

Date/Time: 02/05/13 – 12.30PM

Site Size	: 239 ha	Views Out (distar	ice): N	: м	S: L	E: L	. W: S/M/L <u>S</u> hor		<u>S</u> hort (<	ort (<250m) <u>M</u> ed		l (250m – 1km)	<u>L</u> ong (>1km)
Views	Viewer Types:	N:Pub Priv S:Pub Priv		E:Pub Priv				W:Pub Priv					
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv:		E: Pi Priv:		W: Pub: Priv:			0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10-20)	<u>H</u> igh (21+)
Seasonal visibility: Hedges, deciduous woodland – increased visibility in winter													
Site visu	al amenity:	Good – few distract	ing featur	es		Locality visual amenity:		cality visual amenity: Good – expansive countryside					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Near but clear		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Hedgerows/woodland, footpaths, tracks, ditches	E: Hedgerows/woodland footpaths, tracks, ditche	S: Hedgerows/woodland, footpaths, tracks, ditches			Hedgerows/woodland, paths, tracks, ditches	
Buildings on Site:	Y – Farmstead/buildings and farmhouses (Heron Hall) Approx. Footprint: < 1%				< 1%		
Adjacent Buildings:	-						

Maturity:	Full matur	ity:SIL Mid		ddle-aged: S 🚺		Young-established S L		Very young: S L			
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	Quite Open		Exposed	
Access in	Promoted of	open recreation	Оре	en gen	neral access	Ρ	ermissive gener	ermissive general access PF		PRoW route access	
site area:		Permissive path	S		Inform	nal a	access	cess No access		No access	
Landscape Quality:		resentative:		Nainly representative /		E	Equal representative / non-rep S L		i-rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low		Medium High			High				

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E	Μ	E/F	E/F, A

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Ingrave Church is visible from within Site a certain localities
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Large scale countryside – arable farmland. Forms majority of
F - Pasture	N – Waterbody	countryside East of Ingrave/Herongate.
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC	PC NC		Comments:		
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfillir	ıg'	'Urban Extension'		New settlement Housing separated from large built up areas	Large scale countryside, only very weakly connected to		
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Ingrave Village. Area of Site is around 10 times the size of		
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	Ingrave – surrounded by open countryside with sporadic		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partl		y Contained (PC)		Not Contained (NC)				

Purpose 2: to preve	Purpose 2: to prevent neighbouring towns merging into one another								
Criteria	Criteria SR SRF SS		SSR	NNS		N/A			
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Clo	ose	Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	on of Site to Gr	een Belt Purpose (s	should the Site be develop	ed to housing):					
Separation Reta	ined (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)		
Comments: Whilst development of the entire Site will not cause two 'towns' to merge, the scale of the Site means that potentially Ingrave/Herongate and smaller hamlets/sporadic housing off Blind Lane to the east and housing along Billericay Road will merge in to one large town, a similar size to Brentwood. Also, the gap to Billericay between Ingrave and Herongate would halve and there would be a significant reduction in the (large area) countryside gap between Basildon and Brentwood with development creating a new town.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib									
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town of town		with Historic Town of town	Historic Town of town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHA) Mode			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments: NB: There is some intervisibility with Ingrave Church								

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	Billericay a		d would create a distinct new town as well as vould not physically cause two towns to merge untryside gap).	· · · · · ·

Date/Time: 02/05/13 - 16.30PM

Site Size:	0.33ha	Views Out (distance): N: S		S: S	E: S	W: S	W: S <u>S</u>		<u>S</u> hort (<250m) <u>M</u>			50m – 1km)	<u>L</u> ong (>1km)	
Viewer Types: N:Pub Priv Road				S: Pub	riv House	es	E: Put Warle		0	ireat	w:		Road Ho	uses	
in:	Numbers:	N: Pub: M/H S: Pub: Priv: Priv: M			E: Put Priv: L					0 <u>L</u> ow (1 - 1			<u>M</u> ed (10-20	<u>H</u> ig	h (21+)
Seasonal	visibility:	Some effect from b	oundary	vegetati	on on the S	5 boundary	filtering	g views t	from ne	arby	housing	·			
Site visual amenity: OK Locality visual amenity: OK															

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built u area 'Urban' extension	Near but clear separation			to large bu		Distant association (visual) only or none			
Boundary Type:	N: -	eline/hedge – access road			W: fence,	N: fence, garden					
Buildings on Site:	N				Approx	x. Footprint	:				
Adjacent Buildings:	Terraced two story hous	Terraced two story housing to S overlooking Site. Great Warley Hall to E.									

Maturity:	Full maturit	y: S L	Midd	lle-aged: S	ged: S 🕕 Young-establis)	Very young: S L		
Scale:	Intimate	Small		Medium	Large		ge		Expansive		
Enclosure:	Very Confined	l Quite En	closed	Partial Enclosure		Quite Open		Exposed			
Access in	Promoted op	en recreation	Ope	n general access	Pe	Permissive general acces		s PRoW route access			
site area:	P	ermissive path	Inforn	Informal access				No access			
Landscape Quality:	Highly repre			representative / etractions: S L	Eq	ual representa	tive / non-r	ep:	Weakly representative/ degraded: S		
Tranquillity:		Low		Medi	Medium			·	High		

Land Lice	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	F		F	G,L	

Land U	se/Cover
A – Woodland (>5m tall)	I – Parkland/Garden(s)
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation
C – Semi-natural grassland / marsh	K - Retail
D – Heathland / Bogs	L – Infrastructure (Road/Rail)
E – Arable Farmland	M - Watercourse
F - Pasture	N – Waterbody
G - Residential	O – Coastal Environment
H – Industrial/Commercial	P – Inland Rock
Q - Other:	

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

Small wedge of land (forming part of large field) bounded to S by some terraced housing, between Great Warley Hall and the B186 (busy road). Very close to the A127 and its associated junction – strong physical barrier. Traffic noise lowers tranquillity. No expensive views of Site – low point compared to surrounding road infrastructure.

Purpose 1: to check the	unrestricted sprawl of large bu	ilt-up areas					
Criteria	WC	PC		NC	Comments:		
Containment:	Within large built up area	Abuts large built up ar	rea	Separate from large built up area			
Development type:	'Infilling'	'Urban Extension'		New settlement Housing separated from large built up areas			
Boundary:	Strong/Definite	Weak/Degraded/Uncl	lear None		Small scale site – but completely detached from any existing large		
Effects on openness:	Limited/no countryside encroachment	Some countryside encroad	achment Large scale countryside encroachment		built up area		
Relative contribution of	f Site to Green Belt Purpose:						
Well-Contained	d (WC) Part	v Contained (PC)		Not Contained (NC)			

Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contributior	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>			
Separation Retair	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible o					
Comments: Small site where development would infill a small part of a larger field with housing close to junction between the B186 and A127, increasing the massing of housing at the locality in the countryside. Contained by existing development/features to the E, S & W and by the A127 to the north – a strong physical barrier. Development would not be a large encroachment in to the countryside and would not reduce the gap between towns.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	g Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib	ution of Site to Green Belt P	Purpose:										
Limited Country	yside Functions (LCF)	Mixed Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or relationship with Historic 1		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relationship with Historic Town (LRHT) Moder			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:	Comments: NB: Adjacent to Great Warley Hall and cemetery is close by											

Overall Contribu to Green Belt	 Low	Moderate	High
Comments:	elated to any existing large built up area. De not cause towns to merge or significantly re		acent to an existing limited number of houses

Date/Time: 01/05/13 - 16.20PM

Site Size:	0.87ha	Views Out (dista	nce): N	: S	S: S	E: S	W:	S <u>S</u> hort (<250m) <u>M</u> ed (250		<u>M</u> ed (250m	– 1km) <u>L</u> o		ng (>1km)	
Views	Viewer Types:	N: Pub Priv Road S: Pub Priv			ıb Priv			Ε: Ρι	ıb Priv)	riv Houses			W: Priv PRoW	
in:	Numbers:	N: Pub: MS: Pub:Priv: LPriv:			E: Pub Priv: L				ub: L	0 <u>L</u> ow (1 - 10)		<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Minor effects												
Site visual amenity: OK					Locality visual amenity:			enity: C	Ж					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited asso to large be area	uilt up	Distant association (visual) only or none		
Boundary Type:	N: Hedge, fence, road	E: fence, hedge S: treeli				W: new	N: new hedge planting		
Buildings on Site:	N		Арр	rox. Footprint:					
Adjacent Buildings:	Adjacent Buildings: Two storey houses to E + N of Blackmore Rd								

Maturity:	Full maturi	ity: S L	Mide	Idle-aged: S			shea S I	-	Very young: 🔇 L	
Scale:	Intimate	Small		Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosu	ire	Quite Ope	en		Exposed	
Access in	Promoted c	Promoted open recreation Open general access			F	Permissive general access PRoW route access			PRoW route access	
site area:		Permissive path	IS	Informal access				No access		
Landscape Quality:			y representative / letractions:	representative / Equal representa etractions: S C				Weakly representative/ degraded: S L		
Tranquillity:		Low		M	Medium High			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose.	F		F, E	A,G	

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Existing field – some informal access around field edge. New
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	hedge planting along W boundary.
E – Arable Farmland	M - Watercourse	Woodland to SW
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	w	2	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area	Site weakly adjoins the existing					
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	SW edge of Kelvedon Hatch, with housing to the E and N of Blackmore Rd. Development					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	would not lead to large scale					
Effects on openness:	ffects on openness:		Some countryside encroachment		Large scale countryside encroachment	countryside encroachment, significantly beyond the existing edges of the built up area.					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Pa		Parth	y Contained (PC)		Not Contained (NC)	Contained.					

Purpose 2: to preven	nt neighbourii	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	NN	NNS N/A			
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None / Minor physi narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coales	cence	infilling)		
Residual contribution	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduced				ction (SSR)	Negligible	or No Separation (NNS)		
Comments	Comments: Strong wooded features to the SW and W screen the Site from wider views. No significant encroachment in to the countryside and no physical narrowing of the countryside gap to the nearest 'town' (Pilgrims Hatch to the S).								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	-						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Informal access around field edge						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose								
Limited Relationship with Historic Town (LRHT)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contributor to Green Belt	 Low	Moderate	High		
Comments:	 icultural field, with the Site related to the ex h the countryside gap to other 'towns'.	xisting southwestern limits of Kelvedon Hatch.	Some countryside encroachment but would		

Date/Time: 01/05/13 – 16.25PM

Site Size:	1.76 ha	Views Out (distar	nce): N: S	S: S	E: S	W: S	<u>S</u> hort («	(<250m) <u>M</u> ed (250		m – 1km) <u>L</u> ong		ng (>1km)
Viewer Views		N:Pub Priv Road Byway House		S: Pub	S: Pub Priv E: Pub		E:Pub	Pub Priv Road			W:Pub Priv Road	
in:	Numbers:	N: Pub: L Priv: L	S: Pub: Priv:	E: Pri	Pub: L v:	L W: Pub: L Priv:		0 <u>L</u> ow (1 - 10)		<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Yes – filtered views through boundary vegetation from road side											
Site visual amenity: OK/Low Locality visual amenity: OK												

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Treeline, road	E: woodland/scrub	S: treeline			W: treeli	ne		
Buildings on Site:	Y – small stable		,	Approx. Footprint: < 5%			of Site		
Adjacent Buildings:	Adjacent Buildings: Isolated cottages to north of Site and SW – large telecoms Mast S of site								

Maturity:	Full maturi	ty: S L	Midd	lle-aged 🔇 🜔		Young-establi	shed		Very young: S L	
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosu	e	Quite Ope	en		Exposed	
Access in	Promoted o	pen recreation	Ope	n general access	F	Permissive gener	al access	PRoW route access		
site area:		Permissive path	IS	Info	rmal	access			No access	
Landscape Quality:	0,1	resentative: L		v representative / etractions: SIC		Equal representative / non-rep:		ep:	Weakly representative/ degraded: S L	
Tranquillity:		Low		Me	dium	High			High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	F		F	G, A,B

Land	<u>Use/Cover</u>	Heritage Asse
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no rel
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comme
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Large telecom
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:	_	

ets/Notes:

elationship to historic town.

ents:

om main residential area of Kelvedon Hatch.

mmunications mast to S of Site

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfillir	ng'	'Urban Extension'		New settlement Housing separated from large built up areas	Site is not immediately adjacent to the large built up area of				
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Kelvedon Hatch – countryside encroachment – local roads are				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	primarily minor (somewhat busy) and do not form an urban				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly Contained (PC)				Not Contained (NC)						

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	NNS		N/A				
Interlying physic barriers:	Interlying physical barriers: Substanti		Moderate	Unsubstantial, but functional	Absent						
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)				
Comments:	Site forms part of countryside gap between Kelvedon Hatch and Doddinghurst – whole development of the Site would result in around 450m worth of ribbon development extending towards Doddinghurst reducing the interlying physical countryside gap. Interlying visual barriers in the form of hedgerows and scrub. Significant separation reduction if Site is developed.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town relationship:	No / Limited physical and/or relationship with Historic T	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:								

	ntribution of Site Belt Purposes		Moderate	High
Comments:		part of countryside gap between Kelvedon F built up areas	Hatch and Doddinghurst – significant reduction	in gap if developed and Site is not contained

Date/Time: 01/05/13 – 14.30PM

Site Size:	: 1.76ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort (•	<250m)	<u>M</u> ed (2	250m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N:Pub Priv R Houses	oad	S: Pub eriv Farmhouses E: eut		E: Pub Priv Road		W: Pub Priv					
in:	Numbers:	N: Pub: M Priv: L	S: Pub Priv: 1		E: Pub Priv:	o: M		W: Pub: Priv:		<u>L</u> ow (1 - 1	10) <u>M</u> ed (1	LO-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Some effects from boundary vegetation											
Site visua	al amenity:	ОК				Locality visual amenity:		OK / G	ood				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separa		Limited asso to large bi area	uilt up	Distant association (visual) only or none	
Boundary Type:	N: Fence, treeline, verge, road E: post rail fence		S: hec	S: hedge, treeline, fence		W: fence	e, treeline	
Buildings on Site:	N Approx. Footprint:							
Adjacent Buildings:	ent Buildings: Two storey large houses to N (+ Doctors Surgery) – Farmsteads to S & SE							

Maturity:	Full matur	rity: S L	Midd	lle-aged:	Young-establ	shed S L	Very young: S L	
Scale:	Intimate	Small		Medium	Large		Expansive	
Enclosure:	Very Confin	ed Quite Er	closed	Partial Enclosure	Quite Ope	en	Exposed	
Access in	Promoted of	open recreation	Оре	en general access	Permissive gener	al access	s PRoW route access	
site area:		Permissive pat	ıs	Inform	Informal access		No access	
Landscape Quality:	0,1	oresentative:		representative / etractions:	Equal representa S		Weakly representative/ degraded: S L	
Tranquillity		Low		Medi	um		High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		F	B, G

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonto
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access – roadside views. Views from roadside are filtered
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	by treeline/scrub.
E – Arable Farmland	M - Watercourse	Site consists of two grazed pasture fields with horses.
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC	NC		Comments:				
Containment:	Within large bu	ilt up area	up area Abuts large built up		Separate from large built up area					
Development type:	'Infillin	gʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Site is to the SW and is separated from the main Wyatts				
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None	Green built up area – weakly				
Effects on openness:	Limited/no cor encroachr	,	Some countryside encroachment		Large scale countryside encroachment	associated outside the existing developed limits. Does not				
Relative contribution of Site to Green Belt Purpose:						generally abut any housing.				
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)						

Purpose 2: to prever	nt neighbourir	ng towns merging in	ito one another							
Criteria		SR	SRF	SSR	N	INS	N/A			
Interlying physics barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments: The Site forms part of a larger countryside area separating Doddinghurst from Wyatts Green. Development would not cause the areas to merge and a reasonable gap would still exist between the two if the Site were developed, however, development would represent encroachment in to this important countryside gap.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib	ution of Site to Green Belt Pu											
Limited Country	yside Functions (LCF) Mi	ixed Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town relationship:													
	nip with Historic Town (LRHT)		rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:													

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	Doddinghu	rst and Wyatts Green. Development would	up area, is not contained and forms part of ar cause some separation reduction and countrys Wyatts Green from merging. Site is used for pa	side encroachment, in an important piece of

Date/Time: 01/05/13 – 18.20PM

Site Size:	1.34ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S,	/м	<u>S</u> hort (<2	250m)	<u>M</u> ea	l (250r	n – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N.Pub Priv Rail Line S: Pub Priv Houses				v Road		E: Pub Priv House				W: Pub Priv House			
in:	Numbers:	N: Pub: H Priv:	S: Pu Priv:			: Pub: Priv: L		W: F Priv:				- 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Minor effects from local hedgerows to N + W													
Site visua	al amenity:				Loca	lity visu	ial ame	enity: L	.ow/O	К					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none					
Boundary Type:	N: hedge	S: fer	S: fence (gardens)			W: hedge, gardens						
Buildings on Site:	Y – two houses	Y – two houses Approx. Footprint: < 5%										
Adjacent Buildings:	Adjacent Buildings: Two storey semi-detached and detached housing – post WWII – ribbon development											

Maturity:	Full maturi	ty: S L	Middle-ag		-aged: S L		Young-established: S		D	Very young: 🔇 L
Scale:	Intimate	Small			Medium	Large			Expansive	
Enclosure:	Very Confine	d Quite Enclosed		Partial Enclosure			Quite Open		Exposed	
Access in	ess in Promoted open recreation O		Оре	pen general access Permissive		ermissive gener	e general access		PRoW route access	
site area:		Permissive path	Informal access			No access				
Landscape Quality:		esentative: L		inly representative / Equal represen or detractions: S L S		qual representa S	ative / non-rep:		Weakly representative/ degraded:	
Tranquillity		Low		Medium		High				

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	Н	F	F	L, G	

	Land I	<u>Use/Cover</u>	<u>Heritag</u>	e
	A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or	r
	B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation		
	C – Semi-natural grassland / marsh	K - Retail	Other C	
	D – Heathland / Bogs	L – Infrastructure (Road/Rail)	No Acce building some gr	5.
	E – Arable Farmland	M - Watercourse	some gi	a
	F - Pasture	N – Waterbody		
	G - Residential	O – Coastal Environment		
	H – Industrial/Commercial	P – Inland Rock		
	Q - Other:			
-1	(

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

No Access - appears to be some sort of storage yard to rear of building. Grassed soil bund was present – also evidence of some grassland

Purpose 1: to check the	unrestricted sprawl o	of large buil	lt-up areas					
Criteria	wc		PC		NC	Comments:		
Containment:	Within large built	up area	Abuts large built up	area	Separate from large built up area			
Development type:	'Infilling'	lling' 'Urban Extensior		ı'	New settlement Housing separated from large built up areas	Site is not related to any existing large built up area area – site is		
Boundary:	Strong/Defini	ite	Weak/Degraded/Un	clear	None	between two houses part of		
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	ribbon development along Nags Head Lane SW of Brentwood.		
Relative contribution of Site to Green Belt Purpose:						Small Site.		
Well-Contained	Well-Contained (WC) Partly				Not Contained (NC)			

Criteria		SR	SRF	SSR	N	NS	N/A
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent	
Views between Tow	ews between Towns Non		Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)
Residual contributior	n of Site to Gi	een Belt Purpose (should the Site be develop	ed to housing):			
Separation Retair	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)
Comments:	Development		ause a minor increase in th	Upminster and Brentwood. M2 e massing of housing at the ex		•	•

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Limited current countryside functions with areas of hardstanding and storage areas. Also, some grassland present with land delineated by						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	vside Functions (LCF) Mixe	d Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

	Overall Contribution of Site to Green Belt Purposes		Moderate	High				
Comments:	Development would not be related to an existing large built up area, with the Site situated adjacent to ribbon development in the countryside							

Date/Time: 10/04/13 - 11.30AM

Site Size:	5.69ha	Views Out (dista	nce): I	N: S	S: M/L	E: M	W: S	<u>S</u> hort (·	<250m)	<u>M</u> ed (250)	m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N:Pub Priv H	ouses R	Road	S:Pub Priv Footpath E: Pub Priv H		Priv House W. Pub Priv Footpath						
in:	Numbers:	N: Pub: L Priv: L	S: Pub Priv:): L	E: Pu Priv:		W: Pub: L Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	nal visibility: Minor effect from boundary hedgerows – treeline along W boundary												
Site visua	al amenity:	ОК				Locality visual amenity:		nenity:	OK/Go	ood			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear		sociation built up ea	Distant association (visual) only or none	
Boundary Type:	N: hedge, road	E: hedge	S: Hedge	S: Hedge W			hedge, fence, footpath	
Buildings on Site:	N Approx. Footprint:							
Adjacent Buildings:	Houses to north of Site (Houses to north of Site (opposite side of road) and far NW. Farmhouse to east						

Maturity:	Full maturi	ty: S L	Middle-aged: SIL			Young-established S		Very young: S L	
Scale:	Intimate	Small		Medium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en 👘		Exposed
Access in	Promoted c	pen recreation	Ope	en general access	Р	ermissive gener	al access	s PRoW route access	
site area:		Permissive path	IS	Inforr	nal access				No access
Landscape Quality:	0,1	esentative:	Mainly representative minor detractions:		E	Equal representative / non-re S L		rep:	Weakly representative/ degraded: S L
Tranquillity:		Low		Medium					High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	E		E/F	J

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site. Canterbury Tye Hall (at local farmstead) lies east of Site
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Tranquillity lowered by audible noise from A12 (to S) and Doddinghurst Road (to N)
F - Pasture	N – Waterbody	Open field – weak hedgerows – no/limited link to urban area
G - Residential	O – Coastal Environment	Expansive views to S of woodland – no clear views of urban
H – Industrial/Commercial	P – Inland Rock	areas of Shenfied to S beyond A12 – occasional views of movement along A12
Q - Other:		Sports pitches lie to W

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	No clear relationship to large built up area of Pilgrims Hatch to			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	iclear	None	W. Minor housing along N edge of Doddinghurst Road.			
Effects on openness:		Limited/no countryside encroachment		bachment	Large scale countryside encroachment	Site is separate Pilgrims Hatch –			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Part		y Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		NNS		N/A
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.		
Views between Tow	vns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible or No Separation (NNS)			or No Separation (NNS)			
Comments: Development will not cause coalescence. Some reduction in gap to Shenfield to SE – A12 lies midway between the Site and Shenfield									

Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	<mark>ig and a state of the state of</mark>					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Footpath bounds Site on W boundary					
Relative contrib	_								
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship: Relative contributio	No / Limited physical and/or relationship with Historic 1 on of Site to Green Belt Purnose	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution of Site to Green Belt Purpose: Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)									
Comments:									

Overall Contrib to Green Belt		Low	Moderate	High		
Comments:	0	area of countryside and not contained or re e but would lead to large loss of countryside	elated to the large built up area of Pilgrims Hat e.	ch. Development would not lead to		

Date/Time: 01/05/13 – 9.50AM

Site Size:	5.95 ha	Views Out (distance):		N: S	S: M	E: M/L	W: S	<u>\$</u> hort (<2	50m)	<u>M</u> ed (d (250m – 1km)		ng (>1km)
	Viewer Types:	N: Pub Priv House		S:Pub Priv Long Distance Path			E: Pub Path	E.Pub Priv Long Dist Path					ses Road
in:	Numbers:	N: Pub: Priv: M	S: Pu Priv:	ıb: M/H	E: P Priv:	ub: M/H	W: Pu Priv: L		0	<u>L</u> ow (1 - 1	0) <u>M</u> ed (10-20) <u>H</u>		<u>H</u> igh (21+)
Seasonal	visibility:	Some minor effect	from b	oundary ve	getation	where pre	sent						
Site visual amenity: OK/Good				Locality		ty visual an	nenity: 0	OK/Good					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separa	to large		built up	Distant association (visual) only or none		
Boundary Type:	N: Fence, garden, hedge/treeline	E: hedge, ditch	S: Long di (open)	S: Long distance path (open)			W: Ditch, hedge?, road		
Buildings on Site:	N			Appro	x. Footprin	t:			
Adjacent Buildings:	Large houses to north. 2	storey houses on opposite	side of Che	elmsford	l Rd				

Maturity:	Full matur	ity: S L	Middle	e-aged: SIL	Young-establi	shed	Very young: S L		
Scale:	Intimate	Small		Medium	Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	Quite Open		Exposed		
Access in	Promoted open recreation C			general access	Permissive gener	al access	PRoW route access		
site area:		Permissive path	ıs	Inform	nal access		No access		
Landscape Quality:		resentative: L		representative / tractions: (3)	Equal representa S	-	n-rep: Weakly representative/ degraded: S L		
Tranquillity		Low		Medium High					

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E	Μ	G, E	

Land U	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonter
C – Semi-natural grassland / marsh	K - Retail	Other Comments: St Peters Way bounds the Site to the S.
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Chelmsford Road seperates Site from Blackmore
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	wc		PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfillir	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Chelmsford Rd currently forms the Eastern edge of Blackmore. Development would be large			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear None		scale encroachment outside of			
Effects on openness:	ffects on openness: Limited/no countryside encroachment		Some countryside encro	achment	Large scale countryside encroachment	the existing built up area. Housing to north is low density			
Relative contribution of	f Site to Green Bel	t Purpose:				ribbon development along Chelmsford Rd			
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)				

Purpose 2: to preven	t neighbourii	ng towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Abs	sent				
Views between Tov	vns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)			
Residual contribution	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	Separation Retained (SR) Separation Reduc		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)				
Comments: Development will not cause Blackmore to coalesce with another town. Large woodlands in landscape to E act as visual barriers. NB: the ribbon development along Chelmsford Rd would merge with the overall Blackmore area if the Site were developed										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	o Public Access Some access (informal, permissive) Access or low number of PRoW		Long Distance Path on S. boundary								
Relative contrib	ution of Site to Green Belt Purpo	se:										
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with									
relationship:	relationship with Historic Town		with Historic Town	Historic Town									
Relative contribution	on of Site to Green Belt Purpose:	_											
Limited Relationship with Historic Town (LRHT)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:													

Overall Contril to Green Be	Low	Moderate	High			
Comments:		e existing built up area – large scale countrysic provides views across Site and surrounding lar	•			

Date/Time: 21/1/15 11:45

Site Size:	ze: 235.9 ha Views Out (distance): N: M S: L		S: L	E:L	W : I	W:L <u>S</u> hort (<2		.50m) <u>M</u> ed (25		50m – 1km) <u>L</u> on		ng (>1km)		
Viewer Views		N: Pub Priv S: Pu			ub Priv	Priv E: Pub Priv			Priv			W: Pub	W: Pub Priv	
in:	Numbers:	N: Pub: S: Pub: E: Pul Priv: Priv: Priv:			W: Pub: Priv:			0 <u>L</u> ow (1 - 10) <u>M</u> ed (10-20)		<u>H</u> igh (21+)		
Seasonal	l visibility:	Little variation												
Site visual amenity:Medium tree belts; hedgerows, open farmlandLocality visual amenity:			enity: V	: Wooded, pastures/farmland										

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) or none			
Boundary Type:	N: Hedge, fence, trees	S: Hedge	S: Hedgerow W:			Hedgerows, fence, trees				
Buildings on Site:	None			Approx. Footprint:						
Adjacent Buildings:	Dunton Hills Farm, Dunto	Dunton Hills Farm, Dunton Hall								

Maturity:	Full maturi	itySL	Midd	Middle-aged S L			Young-established: S L			Very young: S L		
Scale:	Intimate	Small		Medium Large			Expansive					
Enclosure:	Very Confine	ed Quite En	closed	Pai	rtial Enclosure	sure Quite Open		en	Exposed			
Access in	cess in Promoted open recreation Ope			en gene	general access Permissive general			al acces	s	PRoW route access		
site area:		Permissive path	S	Informal access			No access					
Landscape Quality:		resentative: L		Mainly representative minor detractions:			Equal representative / non S L			n-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Mec			Medium			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	Е, Ј	А, В	E	J

Land Use/Cover	Heritage Assets/Notes:
A - Woodland (>5m tall)I - Parkland/Garden(s)B - Scrubland (include young woodland <5m tall)J - Sports, Amenity & RecreationC - Semi-natural grassland / marshK - RetailD - Heathland / BogsL - Infrastructure (Road/Rail)E - Arable FarmlandM - WatercourseF - PastureN - WaterbodyG - ResidentialO - Coastal EnvironmentH - Industrial/CommercialP - Inland RockQ - Other:	Other Comments:Golf Course covers southern half of Site.Western half of Site is c. 20m above levels of eastern and southern parts of Site – large topographic variationLandscape Improvement Area

Purpose 1: to check the								
Criteria	wo	:	PC	PC NC		Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Very large scale Site not		
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	bordered by any built up area		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained	d (WC)	Parth	y Contained (PC)		Not Contained (NC)			

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physics barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g. infilling)				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence					
Residual contributio	n of Site to G	reen Belt Purpose (s	should the Site be develop	ed to housing):							
Separation Retai	ined (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)				
Comments: Development of entire Site would significantly reduce countryside gap between West Horndon and Basildon. Site does not extend to Basildon and A128 is significant barrier to West Horndon – physical coalescence cannot occur. Perception of significant loss of countryside openness and towns merging											

Purpose 3: to as								
Criteria	LCF	MFC	FC	Comments:				
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardscaping	e.g. Built / Hardscaping Mixed						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	L				
Relative contrib	Relative contribution of Site to Green Belt Purpose:							
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)					

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic Town							
Relative contributio	on of Site to Green Belt Purpose:										
Limited Relationsh	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contribu to Green Belt	 Low	Moderate	High		
Comments:	gricultural Site if wholly developed significa arge scale development along the A127 lea	ntly reducing the countryside gap between W ding east from the M25.	est Horndon and Basildon, as well as		

Date/Time: 01/05/13 - 16.50PM

Site Size:	9.35 ha	Views Out (dista	nce): I	N: S	S: S	E: S	W: S	<u>S</u> hort ((<250m) <u>M</u> ed (250m		n – 1km) <u>L</u> ong		ng (>1km)	
Views	Viewer Types:	N: Pub Priv Road S: Pub Priv F		Houses	Houses E: Pub Priv Road					W: Pub Priv Houses				
in:	Numbers:	N: Pub: M Priv:	S: Pub: Priv: L	-	E: P Priv:		W: Pub: Priv: M		0 <u>L</u> o		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Yes – filtered views through boundary vegetation from road side													
Site visua	al amenity:	ОК				Locality visual amenity: OK								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Treeline, road	E: hedge, road	S: wood	S: woodland			I: low hedge/fence		
Buildings on Site:	Ν			Appro	x. Footprint	::			
Adjacent Buildings:	dings: Modern bungalows to the west – overlooking site – some low hedges and fences. Farmstead (industrial/commercial unit) to E as well as a few cottages								

Maturity:	Full matur	ity: S L	Midd	lle-aged:S 🚺		Young-establi	shed	D	Very young: S L
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed	
Access in	Access in Promoted open recreation			pen general access Permissive gen			al access		PRoW route access
site area:		Permissive path	IS	Informal acce				No access	
Landscape Quality:	0,1	resentative: L		representative / Equal representative / Equal representative /					Weakly representative/ degraded: S L
Tranquillity:	ty: Low			Medium			High		

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	В	F	G <i>,</i> A

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	Large pasture field relatively flat.
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area				
Development type:	'Infillin	g'	'Urban Extension	n'	New settlement Housing separated from large built up areas	Large Site, especially in comparison to the overall Size of Kelvedon Hatch – abuts built up			
Boundary:	Strong/De	finite	Weak/Degraded/Un	iclear	None	area on western boundary – but			
Effects on openness:	Limited/no cor encroachr	,	Some countryside encro	bachment	Large scale countryside encroachment	otherwise no substantive adjoining boundary – only minor roads (country lanes). Large			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR		NS	N/A			
Interlying physic barriers:	Substantial / strong		Moderate	Unsubstantial, but functional	Absent					
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	on of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ined (SR)	Separation Reduc	Significant Separation Redu	paration Reduction (SSR) Negligible or No Separation (NNS)						
Comments: Site forms part of countryside gap between Kelvedon Hatch and Doddinghurst – whole development of the Site would half the distance to around 400m between the Kelvdon Hatch and the nearest properties at Doddinghurst. Some moderate visual barriers in the form of woodland in the countryside gap. Significant separation reduction if Site is developed.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	g Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

Overall Contribu to Green Belt I	 Low	Moderate	High	
Comments:	part of countryside gap between Kelvedon H urban areas – large scale countryside encroa	o o	in gap if developed and Site is not contained	

Date/Time: 01/05/13 - 10.20AM

Site Size:	4.46 ha	Views Out (distar	nce): N:	S	S: M/L	E: S	W: M/L	<u>S</u> hort	ort (<250m) <u>M</u> ed (<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)
Views	Viewer Types:	N.Pub Priv H	ouses	s S: Pub Priv E: Pub Priv H Church		V Hous	Houses Footpath			W.Pub Pri	v Road		
in:	Numbers:	N: Pub: M Priv: L	S: Pub: Priv:		E: Pub: N Priv: L	л/н	W: Pub: M Priv:		0 <u>L</u> ow (1 - 10)		10)	<u>M</u> ed (10-20) <u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effects – mature treeline splits site in half												
Site visual amenity: OK/Good Locality visual amenity: OK/Good													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension			Limited as to large ar	built up	Distant association (visual) only or none		
Boundary Type:		E: Fence (garden), path, cemetery, ditch	S: -	S: -			W: hedge/tree line, road		
Buildings on Site:	- Approx. Footprint:								
Adjacent Buildings:	Two storey properties to historic.	Two storey properties to NE of site. Site overlooked by Priory Church of St Laurence church spire. Appears quite historic.							

Maturity:	Full maturity: S L Mide		dle-aged: () (L) Young-establis			shed		Very young: S L		
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confine	Very Confined Quite Enclosed Partial Enclosure Quite Open			Exposed					
Access in	Promoted o	Promoted open recreation Ope		en ger	n general access Permissive genera		al acces	s	PRoW route access	
site area:		Permissive patl	ns		Informal access					No access
Landscape Quality:	0,1	Highly representative: Mainly S L minor de		y repr letract	representative / Equal representative / Equal representative / S			on-rep:	Weakly representative/ degraded: S L	
Tranquillity:	Low			Medium					High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E/F, I	В	F	G

Land	Use/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	NE part of Site does lie within the Blackmore Conservation Area – with the Priory Church of St Laurence (and cemetery)
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	to E
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments: NB: G044 covers land adjacent to St Laurence Church and a
E – Arable Farmland	M - Watercourse	large field to W of Blackmore. See Sheet G044 (W) for the large field west of Blackmore.
F - Pasture	N – Waterbody	Open promoted access (DEFRA) used like park. Public
G - Residential	O – Coastal Environment	footpaths – with St Peters Way crossing the northern part of the Site.
H – Industrial/Commercial	P – Inland Rock	Mature treeline splits site in half – with pasture grassland to
Q - Other: Equine Sta	bles	north and arable land to south.

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	iilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfillin	gʻ	'Urban Extensior	'n	New settlement Housing separated from large built up areas	Large scale Site in comparison to Blackmore, weakly abutting the existing built up area to the NE. Due to scale of Site,			
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None				
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	development would extend beyond the containment of Blackmore – encroaching S in to			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap coalescence		Coalescence		infilling)			
Residual contributio	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	Separation Retained (SR) Separation Reduc		ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)				
Comments: Development would not lead to Blackmore coalescing with other towns- however some minor reduction in the countryside gap to Doddinghurst/Stondon Massey, over 1.8km to the SW										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	-							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Parkland with promoted access – important PRoW							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countryside Functions (LCF)		Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic 1		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:	:								
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:	Comments: Part of the Site (northeastern part) falls within the Blackmore Conservation Area, with St Laurence Church to the E									

Overall Contribu to Green Belt	Low	Moderate	High
Comments:	e of Site, it is not contained by the existing E e encroachment. Site currently has high ame	Blackmore built up area. The Site partly falls wenity value.	ithin a Conservation Area and would lead to

Date/Time: 01/05/13 - 10.45AM

Site Size:	24.57 ha	Views Out (dista	nce): N	: M/L	S: M/L	E: S	W: M/L	<u>S</u> hort	ort (<250m) <u>M</u> ed		<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)
Views	Viewer Types:	N.Pub Priv R	bad	S: Pub	Priv		E: Pub Pri Recreation Gr	_					
in:	Numbers:	N: Pub: L/M Priv:	S: Pub: Priv:		E: Pub: N Priv: M	л/н	W: Pub: M Priv: M/H	/Н	0 <u>L</u> ow (1 - 10)		- 10)	<u>M</u> ed (10-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effects from treeline along eastern boundary – between Blackmore and Site												
Site visual amenity: OK/Good Locality visual amenity: OK/Good													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none	
Boundary Type:	N·hedge road	E: treeline, fencing, bridleway	S: hedg	S: hedge, ditch			scattered hedge	
Buildings on Site:	- Approx. Footprint:							
Adjacent Buildings: Two storey modern properties on western edge of Blackmore. Blackmore Village Hall and Millennium Park to NE.								

Maturity:	Full matur	Full maturity: S L Middle-aged: S I			shed	D	Very young: S L			
Scale:	Intimate	Small		Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed		
Access in Promoted open reci		open recreation	Ope	n general access	Peri	Permissive general access			PRoW route access	
site area:		Permissive path	Inforn	Informal access			No access			
Landscape Quality:	0,1	resentative: L		etractions:	Equ	Equal representative S L		e / non-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Medi	um	High			High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E		E	G, I, J

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	NE part of Site does lie within the Blackmore Conservation Area – with the Priory Church of St Laurence (and cemetery)
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	to E
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments: NB: G044 covers land adjacent to St Laurence Church and a
E – Arable Farmland	M - Watercourse	large field to W of Blackmore. See Sheet G044 (S) for land field east of Blackmore Rd.
F - Pasture	N – Waterbody	St Peters Way crosses southern part of the Site.
G - Residential	O – Coastal Environment	Treeline along bridleway along western edge of Blackmore
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Equine Stal	ples	

Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC		NC	Comments:				
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	pment type: 'Infilling'		'Urban Extensio	'n	New settlement Housing separated from large built up areas	Large scale Site, weakly abutting the existing western edge of Blackmore. Due to scale of Site,				
Boundary:	Strong/De	efinite	Weak/Degraded/Un	iclear	None	development would extend beyond the containment of				
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	Blackmore – encroaching W in to open countryside. Development				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partle		/ Contained (PC)		Not Contained (NC)	Blackmore					

Purpose 2: to preven	t neighbourir	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	II Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retair	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Neglig				
Comments: Development would not lead to Blackmore coalescing with other towns – however due to scale of Site there would be a substantial loss of the countryside which would decrease the gap from Blackmore to Stondon Massey (c. 1.8km to SW) and to Chipping Ongar (c. 5m to W). NB: Gap to Nine Ashes (ribbon development along Nine Ashes Rd c. 1km NW of Blackmore) would be halved – potentially causing visual coalescence.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	St Peters Way crosses the Site						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)									
Comments:	Comments: This part of G044 does lie in or adjacent to the Blackmore Conservation Area								

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High					
Comments:	Development, would result in a large scale countryside encroachment, poorly related (especially in terms of scale) to the existing Blackmore built								

Date/Time: 01/05/13 - 16.40PM

Site Size:	: 9.35 ha	Views Out (distar	nce):	e): N: S S: S E: S W: S <u>S</u> hort (<250m) <u>M</u> ed (250m)		m – 1km)	Lo	ng (>1km)				
Views	Viewer Types:	N: Pub Priv		ub Priv	Priv Road E: Pub Pi			Priv Road		W: Pub Priv Houses		
in:	Numbers:	N: Pub: Priv:	S: Pul Priv:	b: M	E: Pu Priv:			0 <u>L</u> ow (1 - 10)		<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	sibility: Yes – filtered views through boundary vegetation from road side										
Site visua	al amenity:	ОК			Locality visual amenity: OK							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none
Boundary Type:		E: hedge, road, post rail fence	S: hedge fence	S: hedge, Road, post rail fence		W: fence,	hedge
Buildings on Site:	N Approx. Footprint:						
Adjacent Buildings:	Overlooked from W by 2 storey modern houses						

Maturity:	Full matur	ity: S L	Mido	lle-aged: S 🚺	Young-establish		shed	D	Very young: 🔇 L		
Scale:	Intimate	Small		Medium		Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	è	Quite Open		Exposed		Exposed	
Access in	Promoted of	open recreation	Оре	en general access	F	Permissive general acce		access PRoW route access			
site area:		Permissive path	IS	Infor	mal	access		No access			
Landscape Quality:		resentative: L		1ainly representative / nor detractions:		Equal representative / non-rep:		rep:	Weakly representative/ degraded: S L		
Tranquillity:		Low		Medium High			High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose:	F		F	G, A,B

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonte
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Separated from residential area by small plot of land – some
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	views may be achieved from NW edge of Doddinghurst.
E – Arable Farmland	M - Watercourse	Large telecommunications mast to NW of Site
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	WC PC		NC		Comments:			
Containment:	Within large bu	arge built up area Abuts large built up ar		area	Separate from large built up area			
Development type:	ʻInfillir	g' 'Urban Extension'		'n	New settlement Housing separated from large built up areas	Site is not immediately adjacent to Kelvedon Hatch – Large		
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	countryside encroachment –		
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	local roads are primarily minor (somewhat busy) and do not form an urban limit		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Par		Parth	y Contained (PC)		Not Contained (NC)			

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF SSR		NNS		N/A	
Interlying physic barriers:	Substantial / strong Moderate		Unsubstantial, but functional	Absent				
Views between To	wns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)							
Comments: Site forms part of countryside gap between Kelvedon Hatch and Doddinghurst – whole development of the Site would reduce the distance from over 1km to around 600m between Kelvdon Hatch and the nearest properties at Doddinghurst. Interlying visual barriers are unsubstantial – primarily consisting of hedgerows. Significant separation reduction if Site is developed.								

Purpose 3: to assist in safeguarding the countryside from encroachment Criteria LCF MFC FC Comments: Land-use: e.g. Buildings Mixed Typical 'Countryside' uses Land-cover: e.g. Built / Hardscaping Mixed Natural / Landscaping Access Land, public area (park), high Some access (informal, permissive) Access: No Public Access number of PRoW and important or low number of PRoW routes e.g. National Trail Relative contribution of Site to Green Belt Purpose: Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC) Functional Countryside (FC)

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:								

Overall Contribu to Green Belt I	 Low	Moderate	High
Comments:	art of countryside gap between Kelvedon H urban areas – large scale countryside encro	u	n in gap if developed and Site is not contained

Date/Time: 11/04/13 - 10.50AM

Site Size:	0.44ha	Views Out (dista	nce):	N: S	S: S	E: M/L	W	S	<u>S</u> hort (<	:250m)	<u>M</u> eo	d (250n	n – 1km)	<u>L</u> or	ng (>1km)
Views in:	Viewer Types:	N: Pub Priv H	S: Pub	S: Pub Priv E:Pub Pri					Priv Footpath W:Pub Pri			Priv	Road		
	Numbers:	N: Pub: Priv: L	b:	o: E: Pub: L Priv:			W: Pub: L/M Priv:		0	<u>L</u> ow (1	- 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Minimal effects													
Site visual amenity:		Low/OK				Locality visual amenity:			enity:	OK/Good					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separa	to large b		built up	Distant association (visual) only or none		
Boundary Type:	N: hedge, fence, (garden) - house	E: Tree line/wood, road	d S: scru	S: scrub			W: hedge - road		
Buildings on Site:	Ν			Appro	x. Footprint	:			
Adjacent Buildings:	Modern house to N – two	storey							

Maturity:	Full matur	rity: S L	Mido	lle-aged:S 🚺	Young-establ	ished S C	Very young: S L
Scale:	Intimate	Small		Medium	Large		Expansive
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclosure	Quite Op	en	Exposed
Access in	Promoted of	open recreation	Оре	en general access	Permissive gene	ral access	PRoW route access
site area:		Permissive path	ıs	Inform	nal access		No access
Landscape Quality:		resentative: L		/ representative / etractions: S	Equal representa	-	ep: Weakly representative/ degraded: S L
Tranquillity:		Low		Medi	um		High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E		E	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Small part of a larger arable field – visible from E from along
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	public footpath
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	wc	;	PC		NC	Comments:							
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area								
Development type:	ʻInfillir	ıg'	'Urban Extension'		New settlement Housing separated from large built up areas	Small scale site, not immediately related to existing large built up							
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	area of Stondon Massey. Site							
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	would form part of ribbon development along Nine Ashes Rd, N of Stondon Massey Village							
Relative contribution of	Relative contribution of Site to Green Belt Purpose:												
Well-Contained	d (WC)	Parth	y Contained (PC)		Not Contained (NC)								

Purpose 2: to preven	t neighbourir	ig towns merging in	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent		
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Some / Distant Filtered / Obscured / Direct / Close Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual C coalescence		scence	infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation			ced, but Functional (SRF)	Significant Separation Redu	or No Separation (NNS)			
Comments: Development will not coalesce Stondon Massey with other towns or villages. Significant distance north to nearest other town or village. Would infill part of the gap between the ribbon development housing along Nine Ashes Road and Stondon Massey village.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	Comments:											
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses										
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping										
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail										
Relative contrib	Relative contribution of Site to Green Belt Purpose:												
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)										

Purpose 4: to preserve the setting and special character of historic towns											
Criteria LRHT MRHT SRHT											
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic 1	own	with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose										
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)										
Comments:											

Overall Contribution to Green Belt F		Low	Moderate	High			
Comments: Small scale Site in the countryside. Not Contained by Stondon Massey – would infill small area of land between village and ribbon							

Date/Time: 11/04/13 - 11.15AM

Site Size:	: 1.71 ha	Views Out (dista	nce): N	: S/M/L	S: S	E: S	W: S	<u>S</u> h	<u>S</u> hort (<250m) <u>M</u> ed (2		n) <u>M</u> ed (25	0m – 1km)	L	ong (>1km)
Views	Viewer Types:	N:Pub Priv Fo	S: Pub Priv Houses E: Pub					Priv			W: Pub Priv Houses			
in:	Numbers:	N: Pub: L Priv:	S: Pub: Priv: L/	M				W: Pub: Priv: L/M			<u>L</u> ow (1 - 10)	<u>M</u> ed (10-	20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Effects from hedger	ows / tree	e lines – cu	rrently filt	er views	N and E							
Site visual amenity:		Low/OK					cality v amenit		ОК					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited associati to large built u area		Distant association (visual) only or none		
Boundary Type:	N: hedge	E: Treeline/hedge	S: Fenceline		W: Fence		eline		
Buildings on Site:	Ν			Appro	x. Footprint	:			
Adjacent Buildings:	Garage Sites and two storey housing to S and SW								

Maturity:	Full matur	ity:S L	Mido	lle-aged:S 🜔		Young-established SIL			Very young: S L		
Scale:	Intimate	Small		Medium		Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	n		Exposed		
Access in	Promoted of	pen recreation	Оре	en general access	Pe	ermissive gener	general access PRoW route acces				
site area:		Permissive path	ıs	Inforn	nal a	ccess		No access			
Landscape Quality:		resentative: L		v representative / etractions:				Weakly representative/ degraded: S L			
Tranquillity	:	Low		Medi	ium		High				

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F		F	G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonter
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Equine Stat	bles	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wc		PC		NC	Comments:						
Containment:	Within large bu	iilt up area	Abuts large built up	area	Separate from large built up area							
Development type:	Development type: 'Infilling'		'Urban Extensior	'n	New settlement Housing separated from large built up areas	Site weakly associated with Stondon Massey, bounded to SW & W by housing area and						
Boundary:	Strong/De	finite	Weak/Degraded/Un	iclear None		play area (open space). Majority of Site abuts countryside. In						
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	comparison to the existing large built up area, development						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)	 countryside encroachment 						

Purpose 2: to prever	nt neighbourir	ng towns merging in	to one another								
Criteria	Criteria SR		SRF	SSR	N	NS	N/A				
Interlying physics barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Abs	ent					
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible						
Comments:	Comments: Development would encroach eastwards in to the countryside but not unduly towards Hook End/ Doddinghurst to the S. Some minor loss of countryside gap to Blackmore village (c. 1.8km to NE). Treelines and road side hedges limit views from S. Development would cause massing of housing in the area.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship: Relative contributic	No / Limited physical and/or relationship with Historic T on of Site to Green Belt Purpose:	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribution to Green Belt	 Low	Moderate	High		
Comments:	 ,	nt eastwards from Stondon Massey, but would Blackmore. Site is not well contained by the e			

Date/Time: 11/04/13 – 11.15AM

Site Size:	0.48 ha	Views Out (dista	nce):	N: S/M/L	S: S	E: S	W:	S	<u>S</u> hort	(<25	250m) <u>M</u> ed (2		<u>M</u> ed (250m – 1km)		ong (>1km)
Views	Viewer Types:	N: Pub Priv			ouses Roa	ıd	Ε: Ρι	ub Pri		Houses		W: Pub Pri	iv H	louses	
in:	Numbers:	N: Pub: S: Pub: M E: Pub: W: Pub: Priv: Priv: L Priv: L Priv: L			0	<u>L</u> ow	(1 - 10)	<u>M</u> ed (10-20)	<u>H</u> igh (21+)					
Seasonal	visibility:	Minor effects													
Site visual amenity: OK			Locality visual amenity:		nity:	ОК									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none			
Boundary Type:	N: -	S: hedg	hedge, road V			I: hedge/tree line				
Buildings on Site:	Ν			Appro	x. Footprint	:				
Adjacent Buildings:	Houses (ribbon development) to E and W along Blackmore Rd									

Maturity:	Full matur	ity:S L	Midd	Middle-aged: S			shed	D	Very young: S L	
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	9	Quite Open		Exposed		
Access in	Promoted of	open recreation	Ope	en general access	general access Permissive general a			ss PRoW route access		
site area:		Permissive path	ıs	Informal access			No access			
Landscape Quality:		resentative: L		representative / etractions:					Weakly representative/ degraded: S L	
Tranquillity:		Low		Med	lium	um High			High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	E/F		F	

Land Use/Cover						
A – Woodland (>5m tall)	I – Parkland/Garden(s)					
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation					
C – Semi-natural grassland / marsh	K - Retail					
D – Heathland / Bogs	L – Infrastructure (Road/Rail)					
E – Arable Farmland	M - Watercourse					
F - Pasture	N – Waterbody					
G - Residential	O – Coastal Environment					
H – Industrial/Commercial	P – Inland Rock					
Q - Other: Equine Stables						

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

No Access – appeared to be rough grassland

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc	;	PC		NC	Comments:		
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfillir	ıg'	'Urban Extension'		New settlement Housing separated from large built up areas	Site is separated from Stondon		
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	Massey – not contained. Would		
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment	infill ribbon development along Blackmore Rd		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly Contained (PC)				Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physic barriers:	al Su	bstantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.		
Views between To	Fowns None / Very Distant		Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close			
Coalescence:	Coalescence:		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contributio	on of Site to G	ireen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Reta	Separation Retained (SR) Separation Reduced, but Functional (SRF)		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible			e or No Separation (NNS)		
Comments: Not a large Site, but development would infill ribbon development along Blackmore Rd cumulatively causing a massing of housing at the locality between Stondon Massey and Hook End – decreasing the countryside gap (which is only around 300 – 350m currently)									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	No Public Access Some access (informal, permissive) or low number of PRoW							
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	Relative contribution of Site to Green Belt Purpose:									
Limited Relationship with Historic Town (LRHT)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contrib to Green Belt	 Low	Moderate	High					
Comments:	Site is not contained by any existing large built up area and would reduce the countryside gap to Doddinghurst/Hook End – potentially causing coalescence, by massing housing along Blackmore Rd.							

Date/Time: 11/04/13 – 11.25AM

Site Size:	: 0.20 ha	Views Out (distan	nce): N:	: S	S: S	E: S	W: S/M	l <u>S</u> h	nort (<250r	n) <u>M</u> ed (250m – 1km)	L	ong (>1km)
Views	Viewer Types:	N: Pub Priv Houses S: Pub Priv			E: Pub Priv House Road			WPub	W.Pub Priv Footpath				
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:		E: Pub: L Priv: L	L/M W : P Priv:		W: Pub: L Priv:		<u>L</u> ow (1 - 10) <u>M</u> ed (10-	-20)	<u>H</u> igh (21+)
Seasonal visibility: Some effects from hedge line along Ongar Rd – Site is primarily scrub													
Site visua	al amenity:	Low/OK				Localit	y visual a	menity:	ОК				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: fence (garden)	E: hedge, road	S:			W:		
Buildings on Site:	N Approx. Footprint:							
Adjacent Buildings: Two storey detached house to north and E (E of Ongar Rd). Penny Potts Barn to E								

Maturity:	Full matur	ity:S L	Midd	le-aged:S	e-aged: S		Very young: S L	
Scale:	Intimate	Small		Medium	Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	Quite Op	en	Exposed	
Access in	Promoted of	pen recreation	Ope	n general access	Permissive general access		PRoW route access	
site area:		Permissive path	ıs	Inforn	al access		No access	
Landscape Quality:	0,1	resentative: L		representative / etractions:	Equal representative / non-rep		-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low		Medi	um		High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	F <i>,</i> B		F	G

Land Use/Cover					
A – Woodland (>5m tall)	I – Parkland/Garden(s)				
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation				
C – Semi-natural grassland / marsh	K - Retail				
D – Heathland / Bogs	L – Infrastructure (Road/Rail)				
E – Arable Farmland	M - Watercourse				
F - Pasture	N – Waterbody				
G - Residential	O – Coastal Environment				
H – Industrial/Commercial	P – Inland Rock				
Q - Other: Equine Stables					

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

No Access – scrubland

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extensior	'n	New settlement Housing separated from large built up areas	Site is on SW extent of Stondon Massey – poorly related to main		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	built up area – representing		
Effects on openness:	Limited/no c encroacl	'	Some countryside encroachment		Large scale countryside encroachment	potential for ribbon development along Ongar Rd – but small scale Site		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Parti			y Contained (PC)		Not Contained (NC)			

Purpose 2: to prever	nt neighbouri	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Su	bstantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g. infilling)	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence			
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>	
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR)			
Comments: Development would lead to minor extension or large built up area S towards Doddinghurst. The countryside gap to Doddinghurst is only around 190m and housing would be visible from northern most properties along Blackmore Rd on northern edge of Doddinghurst. Potential to encourage coalescence								

Purpose 3: to assist in safeguarding the countryside from encroachment Criteria LCF MFC FC Comments: Land-use: e.g. Buildings Mixed Typical 'Countryside' uses Land-cover: e.g. Built / Hardscaping Mixed Natural / Landscaping Access Land, public area (park), high Some access (informal, permissive) Access: No Public Access number of PRoW and important Scrub or low number of PRoW routes e.g. National Trail Relative contribution of Site to Green Belt Purpose: Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC) Functional Countryside (FC)

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contributio	on of Site to Green Belt Purpose:									
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:		•								

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:		•	pment to encourage coalescence between Doc akly associated with the overall Stondon Masse	.

Date/Time: 01/05/13 – 15.30PM

Site Size:	: 0.87ha	Views Out (dista	nce): I	N: S	S: S	E: S	W: S	<u>S</u> hort (<250m) <u>M</u> ed (250m		– 1km)	- 1km) <u>L</u> ong (>1km)	
Views	Viewer Types:	N: Pub Priv H Road Byway	ouse	S: Pub Priv Houses Road E: Pub Priv Houses Roa				es Road	W: Priv Doctors Surgery			
in:	Numbers:	N: Pub: L/M Priv: L	S: Pub Priv: L		E: Pul Priv: L			0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Yes - from deciduous treelines on N and E boundary. NB: Coniferous tree line on part of W boundary											
Site visual amenity: OK				Locality	visual am	enity:	OK/Lov	I				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Near but clear		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Tree line, byway E: post wire fence, pedestrian path, tree line			S: verge, p road	oavement,	W: post w car park, t	rire fence, new hedge, reeline	
Buildings on Site:	ngs on Site: N Approx. Footprint:							
Adjacent Buildings: Two storey housing to N, E and overlooking from S of Blackmore Rd. Doctors surgery and car park to SW of Site								

Maturity:	Full matur	Full maturity: S L Middle			e-aged: S			shects		Very young: S
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confin	ed Quite Er	closed	Ра	rtial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted of	open recreation	Ope	en gene	eral access	Ρ	ermissive gener	al access	ccess PRoW route access	
site area:		Permissive patl	ıs	Informal access				No access		
Landscape Quality:		resentative: L				qual representa				
Tranquillity:		Low			Medi	um	High			High

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E		G	Q

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	Arable filed bounded to E & S by road – Blackmore Rd to S is
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	quite busy – housing opposite side of roads. Newly built Doctors Surgery/ Health Centre bounds site to SW
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Health Cen	tre	

Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	w	2	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area 'Urban Extension'		Separate from large built up area					
Development type:	ʻInfilli	ngʻ			New settlement Housing separated from large built up areas	Not directly abutting housing with interlying roads, but within the envelope of the existing				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	housing extents on the northern				
Effects on openness:	Limited/no c encroacl	· ·	Some countryside encroachment		Large scale countryside encroachment	edge of Doddinghurst/Hook End. The Site has been further contained by the new health				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly		y Contained (PC)		Not Contained (NC)						

Purpose 2: to preven Criteria	t neighbourn	SR	SRF	CCD	N	NC	N/A	
Criteria		SK	SKF	SSR	NNS		N/A	
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.	
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retair	Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Redu	Significant Separation Reduction (SSR) Negligib			
Comments: Site is on the NW edge of Doddinghurst/Hook End. Development would not cause Doddinghurst to coalesce with Kelvedon Hatch (c. 1.1km to W), however, new housing in conjunction with the new Health Centre would cause a massing of built development at the locality and marginally reduce the countryside gap between the two 'towns'.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	eria LRHT MRHT SRHT							
Historic Town relationship:	relationship: relationship with Historic Town with Historic Town							
	Relative contribution of Site to Green Belt Purpose: Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)							
Comments:								

Overall Contrib to Green Belt	 Low	Moderate	High
Comments:	 icultural field on the NW edge of Doddinghu d – but would not cause towns to merge.	urst/Hook End. Some countryside encroachme	nt and massing of development in the locality,

Date/Time: 02/05/13 - 9.10AM

Site Size:	: 1.16ha	Views Out (distar	nce):	N: M	S: S	E: S/M	W: S	<u>S</u> hort (<250m) <u>M</u> ed (250n	n – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pub	Priv Road E: Pub Priv House			W: Pu	b Priv	House			
in:	Numbers:	N: Pub: Priv:	S: Pu Priv:	b: L	E: P Priv:		W: Pul Priv: L	o:	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	vility: Yes – deciduous trees on southern boundary											
Site visu	al amenity:	ОК				Locali	ty visual an	nenity:	OK				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat			ssociation built up ea	Distant association (visual) only or none
Boundary Type:	N: -	E: Fence,	S: treeli	ne, ditch	n + road	W: hedge	
Buildings on Site:	N Approx. Footprint:						
Adjacent Buildings:	A small number of two s	torey houses to W + E					

Maturity:	Full matur	ity:S L	Middle	e-aged:	Young-established S			Very young: S L		
Scale:	Intimate	Small		Medium	L	arge	Expansive			
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	Quite Open		Exposed		Exposed	
Access in	Promoted of	open recreation	Open	general access	Permissive	general acces	ess PRoW route access			
site area:		Permissive path	ıs	Inform	nal access		ï	No access		
Landscape Quality:		resentative: L		lainly representative / Equal representative / S C S C S C S C S C S C S C S C S C S			on-rep:	Weakly representative/ degraded: S L		
Tranquillity:		Low		Medium H		High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	E		E	A

J

Land Use/Cover					
A – Woodland (>5m tall)	I – Parkland/Garden(s)				
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation				
C – Semi-natural grassland / marsh	K - Retail				
D – Heathland / Bogs	L – Infrastructure (Road/Rail)				
E – Arable Farmland	M - Watercourse				
F - Pasture	N – Waterbody				
G - Residential	O – Coastal Environment				
H – Industrial/Commercial	P – Inland Rock				
Q - Other:					

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

Power line running across site

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc		PC	PC NC		Comments:	
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfillir	ıgʻ	'Urban Extensior	'n	New settlement Housing separated from large built up areas	Small scale site between ribbon development along Church	
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Road, W of Kelvedon Hatch.	
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	Overall, the Site is separated from the built up area of Kelvedon Hatch	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Partly Contained			y Contained (PC)		Not Contained (NC)		

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another						
Criteria		SR	SRF	SSR	N	NS	N/A
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence (a)		infilling)
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)						
Comments: Whilst development would not cause towns to merge with Kelvedon Hatch, development would lead to a massing of housing infilling ribbon development along Church Road heading west from Kelvedon Hatch. It is noted that this could be perceived as extending the existing limits of Kelvedon Hatch to encompass the ribbon development thus leading to a very minor separation of the very wide countryside gap west of Kelvedon Hatch - but is not considered significant							

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment						
Criteria	LCF	MFC	FC	Comments:			
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses				
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail				
Relative contrib	Relative contribution of Site to Green Belt Purpose:						
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)				

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	iteria LRHT MRHT SRHT							
Historic Town	No / Limited physical and/or	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town with Historic Town Historic Town							
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationsl	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)							
Comments:		•						

	ibution of Site elt Purposes	Low	Moderate	High
Comments:	U	l countryside that if developed would infill r ociated with an existing large built up area	ibbon development along Church Road headin and is not contained	g west from Kelvedon Hatch. The Site is not

Date/Time: 10/04/13 – 14.45PM

Site Size	Site Size: 4.23 ha Views Out (distance):		N: S	S: S	E: S/M	W: S	<u>S</u> hort (<	<250m)	<u>M</u> e	d (250m	250m – 1km) <u>L</u> or		ng (>1km)	
Views	Viewer Types:	N: Pub Priv H	ouse	S: Priv Road E: Pub Priv Road				/ Road	Road Footpaths			ub) Priv Houses Road		s Road
in:	Numbers: N: Pub: S: Pub: L E: Pub: L/M W: Pub: L Priv: L Priv: Priv: Priv: Priv:						b: L	0	<u>L</u> ow (1	- 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)	
Seasonal visibility: Yes – effects from existing woodland														
Site visu	al amenity:	ОК				Locality	visual an	nenity:	Good					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	rge built area 'Urban'		clear tion		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	Boundary Type: N: Woodland		E: Woodland + road S: Woodland		oad	W: Treelir	ne/footpath		
Buildings on Site:	uildings on Site: N				x. Footprint	::			
Adjacent Buildings:	Adjacent Buildings: A few cottages to N & W. Hutton Hall to W. All Saints Church to S. Pre-WWII								

Maturity:	Full matur	ity:S	Middl	e-aged: SIL	Young-est	ablished (S)	L	Very young: S L
Scale:	Intimate	Small		Medium	Lar	ge		Expansive
Enclosure:	Very Confine	ed Quite En	closed C	Partial Enclosure	Quite	Open		Exposed
Access in	Promoted o	Promoted open recreation		Open general access		neral access	s PRoW route access	
site area:		Permissive path	IS	Inforn	nal access			No access
Landscape Quality:	0,1	resentative: L		representative / tractions: SIL	• •			Weakly representative/ degraded: S L
Tranquillity:		Low		Medi	Medium High		High	

Land Lices	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Use:	I, A	J		F/E	А

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Lies within Hutton Village Conservation Area, adjacent to Hutton Hall and All Saints Church
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Recreational open space with young and establishing woodland and footpaths – vegetation makes Site feel
F - Pasture	N – Waterbody	enclosed and smaller than what it is. Well used by locals.
G - Residential	O – Coastal Environment	Separated from main 'urban' area
H – Industrial/Commercial	P – Inland Rock	Tranquillity lowered by public use and activity in neighbouring gardens
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	Criteria WC PC NC					Comments:					
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area						
Development type:	Development type: 'Infilling' 'Urban Exten		'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Little or no relationship to existing large built up areas –					
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	separated by local minor roads					
Effects on openness:	Effects on openness: Limited/no cou encroachm		de Some countryside encroac		Large scale countryside encroachment	(country lanes) forming recreational open space. Overlooked by a few cottages					
Relative contribution of	elative contribution of Site to Green Belt Purpose:										
Well-Contained (WC)		Parth	y Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	nt neighbourir	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	ostantial / strong	Moderate Unsubstantial, but functional		Abs	sent		
Views between Tov	wns Nor	None / Very Distant Some / Di		Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap coalescence		Coalescence		infilling)	
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NN								
Comments: Development would form a new housing area marginally reducing the countryside gap between Brentwood and Billericay and the interlying hamlet of Havering's Grove, visually separated by interlying landform and woodland. Development would not cause coalescence. If wholly developed local isolated cottages would be amalgamated in to larger built development.								

Purpose 3: to assist in safeguarding the countryside from encroachment Criteria LCF MFC FC Comments: Land-use: e.g. Buildings Mixed Typical 'Countryside' uses Land-cover: e.g. Built / Hardscaping Mixed Natural / Landscaping Access Land, public area (park), high Some access (informal, permissive) Publicly used open space with Access: No Public Access number of PRoW and important or low number of PRoW footpaths etc. routes e.g. National Trail Relative contribution of Site to Green Belt Purpose: Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC) Functional Countryside (FC)

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:												
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)											
Comments:	Not related to an Historic Town but lies within Hutton Village Conservation Area, adjacent to Hutton Hall and All Saints Church											

Overall Contribu to Green Belt I	 Low	Moderate	High
Comments:		ould form a discreet development outside of th servation Area, with nearby historic or promir	5

Date/Time: 02/05/13 – 17.10PM

Site Size:	7.96ha	Views Out (distan	ce): N: S	S: L	E: M/L	W: S		<u>S</u> hort (hort (<250m)		<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)
Views	Viewer Types:	N: Pub Priv Ho Nursing Home	ouse	S:Pub Priv Footpath E: Pub) Priv			W: Pub Priv Road Houses			
in:	Numbers:	N: Pub: S: Pub: E: Pub: W: Pub: L Priv: L/M Priv: L Priv: Priv: L			0	<u>L</u> ow (1	- 10)	<u>M</u> ed (10-20) <u>H</u> igh (21+)				
Seasonal	visibility:	Site consists deciduo	ous woodland										
Site visua	al amenity:	Good			Locality	visual a	amenity:	: Goo	od				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		to large b		Distant association (visual) only or none
Boundary Type:	N: fence, trees	E: fence. trees	S: trees, wire fer	•	:h – post	W: trees	s, post wire fence, road
Buildings on Site:	dings on Site: N				x. Footprint	:	
Adjacent Buildings:	A few large houses to W	& N along Beredens Lane					

Maturity:	Full matur	ity: <mark>③ </mark>	Mido	dle-age	ed: 🔇 🚺		Young-establi	shed: S	L	Very young: S L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Open			Exposed
Access in	Promoted of	Promoted open recreation		Open general access		Ρ	Permissive general access		s PRoW route access	
site area:		Permissive path			ns Inform					No access
Landscape Quality:	0,1	resentative:	Mainly minor d		esentative / ions: S	E	• •			Weakly representative/ degraded: S L
Tranquillity: Low Medium					High					

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	А		E	A, L

Land	Use/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Large wooded Site (Coombe Wood) – close to M25 – which is
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	audible. Land slopes from NW to SE offering expansive views eastwards and also southwards across the M25 – some
E – Arable Farmland	M - Watercourse	industrial units visible associated with Upminster (Greater London)
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	ilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfillin	ıg'	'Urban Extensior	'n	New settlement Housing separated from large built up areas	Large scale wooded Site detached from any large built up			
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None				
Effects on openness:	Limited/no co encroach	,	Some countryside encro		Large scale countryside encroachment	area in open countryside close to the M25			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly Contained (PC)				Not Contained (NC)					

Purpose 2: to prever	nt neighbourin	g towns merging in	to one another					
Criteria		SR	SRF	SRF SSR		NS	N/A	
Interlying physics barriers:	Substantial / strong		Moderate	Unsubstantial, but functional	Absent			
Views between To	een Towns None / Very Distant		Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence		escence		
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)	
Comments: The Site is visible from long range from the S and E. The M25 is a strong physical barrier between the Site and Greater London to the W. Scale of development would potentially lead to extensive new housing area that would decrease the countryside gap marginally between Brentwood and Upminster but not significantly. Some potential views from the S, depending on the scale of development and due to its close proximity to the M25.								

Purpose 3: to assist in safeguarding the countryside from encroachment							
Criteria	LCF	MFC	FC	Comments:			
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses				
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW Access Land, public area (park), high number of PRoW and important routes e.g. National Trail		Woodland			
Relative contrib	Relative contribution of Site to Green Belt Purpose:						
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)				

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic 1	own	with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT)			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:		•							

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	countryside	•	lscape. Site is not related to any large built up a vithout causing towns to merge – but new hou	U ,

Date/Time: 01/05/13 - 11.30AM

Site Size:	: 0.27ha	Views Out (dista	nce):	N: S	S: S	E: S	W:	s	<u>S</u> hort (<	250r	n)	<u>M</u> ec	l (250n	n – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N. Pub (Priv) House S. Pub (Priv) House		ouse E: Pub Priv				W: Pub Priv Road								
in:	Numbers:	N: Pub: Priv: L	S: Pul Priv:		E: Pub Priv:	:	W: Pub Priv:		ub: L/M			<u>L</u> ow (1 - 10)		<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	: Site is currently scrub – some effects from boundary vegetation														
Site visual amenity: Low Loca			Localit	ty vis	ual arr	nenity:	ОК									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near bu separa		Limited as to large are	built up	Distant association (visual) only or none
Boundary Type:	N: fence, hedge	E: fence, treeline	S: fer	ice, hedg	e	W: hedge	- road
Buildings on Site:	N Approx. Footprint:						
Adjacent Buildings:	Modern houses to N & S -	- two storey					

Maturity:	Full matur	rity: S L	Midd	le-aged:S L	aged: S L Young-established			Very young: S L		
Scale:	Intimate	Intimate Small		Medium		Large		Expansive		
Enclosure:	Very Confin	Very Confined Quite Enclosed P		Partial Enclosure	:	Quite Open		Exposed		
Access in	Promoted of	Promoted open recreation Open ger			Permissive general access			PRoW route access		
site area:		Permissive path	ıs	Infor	Informal access			No access		
Landscape Quality:		oresentative:		representative / etractions: S L	Ec	Equal representative / non-re			-rep: Weakly representative/ degraded: 📀 L	
Tranquillity	r:	Low		Med	ium	um		High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	В		F	B,G

Land U	Land Use/Cover						
A – Woodland (>5m tall)	I – Parkland/Garden(s)						
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation						
C – Semi-natural grassland / marsh	K - Retail						
D – Heathland / Bogs	L – Infrastructure (Road/Rail)						
E – Arable Farmland	M - Watercourse						
F - Pasture	N – Waterbody						
G - Residential	O – Coastal Environment						
H – Industrial/Commercial	P – Inland Rock						
Q - Other:							

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

Site is primarily scrubland with rough grass - overgrown

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extensior	'n	New settlement Housing separated from large built up areas	Small scale site, not related to				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	existing limits of Stondon Massey. Site would infill part of				
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	ribbon development along Nine Ashes Rd, N of Stondon Massey.				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent	Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	N	NS	N/A					
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent							
Views between Town	is Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.					
Coalescence:		None / Minor p		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)					
Residual contribution of	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Retaine	Separation Retained (SR) Separation Reduced, but Functional (Significant Separation Redu	Significant Separation Reduction (SSR) Negligibl							
Comments: Development will not coalesce Stondon Massey with other towns. Significant distance north to nearest other town. Would infill part of existing ribbon development housing along Nine Ashes Road.												

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic Town		with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relationship with Historic Town (LRHT)		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

	Overall Contribution of Site to Green Belt Purposes		Moderate	High
Comments:	Small scale Nine Ashes	5 5	Contained by Stondon Massey – would infill sm	all area of land in ribbon development along

Date/Time: 11/04/13 – 11.15AM

Site Size:	2.10 ha	Views Out (dista	Views Out (distance): N: S/M/L S: S E: S W: S/M/L Short (<250m)		ed (250m – 1km) <u>L</u> ong (>1km									
Views	Viewer Types:	N:Pub Priv Footpath S:Pub Priv Houses Road E: Pub				Priv	Priv Houses W: Pub Priv				Houses			
in:	Numbers:	N: Pub: L Priv:	S: Pub: N Priv: L		E: Pub: Priv: L		W: Pub: Priv: L/M			0 <u>L</u> ow (1 - 10)		10)	<u>M</u> ed (10-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Yes – from treelines													
Site visual amenity: Low/OK Loca		Localit	ality visual amenity: OK											

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		-	Distant association (visual) only or none
Boundary Type:	N: Treeline/hedge	S: hedg	ge - scrub V			I: Treeline/hedge		
Buildings on Site:	N			Appro	x. Footprint	::		
Adjacent Buildings: Houses (ribbon development) to E and SE								

Maturity:	Full matur	ity:S L	Mido	dle-age	d: S 🚺		Young-establi	shed	Ð	Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pai	rtial Enclosure		Quite Ope	en	Exposed		
Access in	s in Promoted open recreation Op			en gene	general access Permissive general access PRoW rout			PRoW route access			
site area:		Permissive path	ıs		Informal access				No access		
Landscape Quality:		resentative: L			sentative / ons: SI	Equal representative /		itive / non L	on-rep: Weakly representative/ degraded: S L		
Tranquillity		Low			Medi	um	um High			High	

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Lanu-Ose.	F	В		F		

Land U	Land Use/Cover								
A – Woodland (>5m tall)	I – Parkland/Garden(s)								
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation								
C – Semi-natural grassland / marsh	K - Retail								
D – Heathland / Bogs	L – Infrastructure (Road/Rail)								
E – Arable Farmland	M - Watercourse								
F - Pasture	N – Waterbody								
G - Residential	O – Coastal Environment								
H – Industrial/Commercial	P – Inland Rock								
Q - Other: Equine Stab	les								

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

No Access

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	WC	PC		NC	Comments:				
Containment:	Within large built up area	Abuts large built up	area	Separate from large built up area					
Development type:	'Infilling'	'Urban Extensio	n'	New settlement Housing separated from large built up areas					
Boundary:	Strong/Definite	Weak/Degraded/Ur	nclear	None	Site is separated from the existing Stondon Massey area –				
Effects on openness: Limited/no countryside encroachment		Some countryside encre	oachment	Large scale countryside encroachment	not contained				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained	d (WC) P	artly Contained (PC)	C) Not Contained (NC)						

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	NNS		N/A				
Interlying physics barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Ab	sent					
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g. infilling)				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence						
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):			`				
Separation Retai	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligibl						
Comments: Development would lead to large scale housing development in the countryside – merging ribbon development with Stondon Massey – this will have the effects of significantly reducing the countryside gap to Doddinghurst and Hook End (to the S and SE) and may cause visual coalescence if not physical coalescence											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T on of Site to Green Belt Purpose:	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
	nip with Historic Town (LRHT)		rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt I	 Low	Moderate	High		
Comments:	ontained by any existing large built up area causing coalescence.	and would cause significant reduction in the c	countryside gap to Doddinghurst/Hook End –		

Date/Time: 02/05/13 - 9.10AM

Site Size:	: 0.54ha	Views Out (dista	nce): N	: S	S: M	E: S/M	w :	s	<u>S</u> hort (<2 50m	1)	<u>M</u> ed (250m	– 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv H	ouses	S: P	ub P				Priv House Footpath			W: Pub Priv House			
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:			Pub: L v: L		W: Put Priv: L):	0		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effect from boundary trees/hedge														
Site visual amenity: OK - Private Garden Locality visual amenity		isual amenity: OK/Good													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none	
Boundary Type:	N: Fence, hedge + road	E: hedge/trees	S: Hedg fence	S: Hedge, tree, ditch, fence W: trees/hedg			nedge	
Buildings on Site:	Y – Private residence – gar	I – Private residence – garage and shed				ox. Footprint: c. 10% of Site		
Adjacent Buildings:	Two storey houses to no	Two storey houses to north, pumping station to W with further house						

Maturity	y :	Full maturi	ty: S L	Mido	dle-age	aged: S		shed	Very young: S L			
Scale:	h	ntimate	Small			Medium		Large		Expansive		
Enclosur	·e:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Open			Exposed	
Access in	n Promoted open recreation Open general access Permissive		ermissive gener	ral access PRoW route access								
site area	ı:	Permissive paths				Inform	mal access No access			No access		
Landsca Quality:		0, 1	esentative:		ainly representative /		E	Equal representative / non-rep:		ep:	Weakly representative/ degraded: S L	
Tranquil	lity:		Low		Mediu						High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	G		E/F	A

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Tranquillity lowered by on Site activities during site visit
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	(family activity – gardening)
E – Arable Farmland	M - Watercourse	Private residence and garden
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up areas	Small scale site that is an existing			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	residence but if developed to housing, it would not be			
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment	associated with an existing large built up area			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly Co		y Contained (PC)	Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria	Criteria SR		SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	Separation Retained (SR) Separation Re		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)			
	Comments: Existing house and garden – if developed the countryside gap to other towns would not diminish. However, there would be a small massing of housing to the west of Kelvedon Hatch that could encourage further urban sprawl in the future if developed.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing house and private garden					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MF			Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

	ibution of Site alt Purposes	Low	Moderate	High
Comments		vate home and garden – not serving the ma with the existing limits of Kelvedon Hatch -	ain functions of the countryside. Towns would n - Not Contained.	ot merge if developed. The Site is not

Date/Time: 02/05/13 - 11.00AM

Site Size:	e: 0.58ha Views Out (distance): N: S S: S E: S W: S					/м	<u>S</u> hort (•	<250n	n) <u>M</u> e	ed (250)	m – 1km)	Lo	ng (>1km)	
Views	Viewer Types:	N: Pub Priv	S: Pub Priv E:Pub Pr					ub Priv	Priv Road W: Pub			Pub Priv		
in:	Numbers:	N: Pub: Priv:	b:	E: P Priv:	ub: L W: Pub: : Priv:				0 <u>L</u> ow (1 - 10) <u>M</u> ed (<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Yes – from boundary vegetation – limited no. of visual receptors												
Site visua	al amenity:	Low				Loca	lity visu	ual am	enity:	OK/Good				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	area 'Urban'		Limited as to large ar	built up	Distant association (visual) only or none
Boundary Type:	N: Tree line/hedge	E: Tree line/wood, road	ee line/wood, road S: Tree lin			W: Tree li	ine/hedge
Buildings on Site:	N			Appro	ox. Footprint	:	
Adjacent Buildings:	Derelict building – see S	ite B053					

Maturity:	Full matur	rity: S L	Middle-aged: S C				Young-established S L			Very young: S L	
Scale:	Intimate	Small		Medium			Large			Expansive	
Enclosure:	closure: Very Confined Quite Enclosed		Pa	artial Enclosure		Quite Ope	en	Exposed			
Access in	Promoted of	open recreation	Оре	Open general access			Permissive general access			PRoW route access	
site area:		Permissive patl	าร		Inforn	nal a	access			No access	
Landscape Quality:		Highly representative: S L			Mainly representative / minor detractions: S			tive / non-ı	rep:	Weakly representative/ degraded: S L	
Tranquillity		Low			Medi	um		High			

Land Lices	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Use:	F	В		E/F	

1. 1

Land L	Jse/Cover_	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No clear use – some management – but also overgrown areas.
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Grassland and scrub
E – Arable Farmland	M - Watercourse	Site SE of Swallows Cross - hamlet
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas							
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area	Site is not related to any existing				
Development type:	ʻInfilli	ng'	'Urban Extensior	'n	New settlement Housing separated from large built up areas					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	large built up area. No residential houses adjacent.				
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment	Small Site –limited countryside encroachment				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained	d (WC)	Part	y Contained (PC)		Not Contained (NC)					

Purpose 2: to preven	t neighbouriı	ng towns merging in	to one another									
Criteria		SR	SRF	SSR	N	NS	N/A					
Interlying physica barriers:	ll Sut	ostantial / strong	Moderate	Unsubstantial, but Absent								
Views between Tov	vns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)					
Residual contribution	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Retain	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)					
Comments	Comments: Development of the Site would not result in a significant narrowing of the gap between Wyatts Green/Doddinghurst and Ingatestone – but would result in a slight massing of housing in the countryside (near Swallows Cross – hamlet)											

Purpose 3: to as	Irpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib	ution of Site to Green Belt Purpo											
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	rve the setting and special chara	acter of his	toric towns									
Criteria												
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic 1	own	with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribut to Green Belt P	 Low	Moderate	High
Comments:	Site in the countryside, consisting of grassla a, but would not cause towns to merge.	nd and some scrub. Development of housing v	would not be associated to any existing large

Date/Time: 01/05/13 - 16.20PM

Site Size:	: 1.44ha	Views Out (distance):		N: S S: S		E: S	W: S		<u>S</u> hort (<2	.50m)	<u>M</u> ed (250m	– 1km)	m) <u>L</u> ong (>1km)	
Views	Viewer Types:	N: Prow	ouse	S: Pub Priv Road E: P			E: Pub Priv Houses			W: Pub Priv A128 Ongar Rd				
in:	Numbers:	N: Pub: MS: Pub: MPriv: LPriv:			E: Pul Priv: N				ub: H	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Yes – from deciduous treelines filtering views in to Site – particularly along Ongar Rd												
Site visua	al amenity:	ОК				Locality	/ visual	l ame	enity: C)K/Lov	v			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		to large buil		Distant association (visual) only or none
Boundary Type:	N: Treeline, PRoW	E: Fence, trees, gardens	, trees, gardens S: treeline, Blackmo				W: Tree	line, fence, A128
Buildings on Site:	N		Appro	x. Footprint:				
Adjacent Buildings:	Two storey housing to ne	orth and east - modern						

Maturity:	Full matur	ity: S L	Mide	Middle-aged: S (L) Young-establisher (S) (shea 🕄	D	Very young: S L			
Scale:	Intimate	Small			Medium		Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	rtial Enclosure		Quite Ope	Quite Open		Exposed		
Access in	Promoted of	open recreation	Ope	en gen	eral access	Ρ	Permissive general access			PRoW route access		
site area:		Permissive path	IS		Inform	nal a	iccess			No access		
Landscape Quality:	0,1	resentative: L			presentative / Equal representative / non-r actions: S L		rep: Weakly representative/ degraded: S L					
Tranquillity		Low			Medium				High			

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Lanu-Ose.	I,J	I,J B		G	L

Land U	Land Use/Cover								
A – Woodland (>5m tall)	I – Parkland/Garden(s)								
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation								
C – Semi-natural grassland / marsh	K - Retail								
D – Heathland / Bogs	L – Infrastructure (Road/Rail)								
E – Arable Farmland	M - Watercourse								
F - Pasture	N – Waterbody								
G - Residential	O – Coastal Environment								
H – Industrial/Commercial	P – Inland Rock								
Q - Other:									

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

Recreational open space W of Kelvedon Hatch – promoted by parish council – picnic area – parkland with some scrub

Close to Ongar Road – relatively noisy. Somewhat overlooked by first floor rear windows from properties to east

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	w	2	PC	NC		Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Site abuts Kelvedon Hatch to N and E. Site is also contained by A128 Ongar Rd to W (which				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	bounds Kelvedon Hatch along W				
Effects on openness:	Limited/no c encroacl	'	Some countryside encroachment		Large scale countryside encroachment	edge in places) and Blackmore Rd to S. Currently open space used by local residents – limited				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained	d (WC)	Partl	y Contained (PC)		Not Contained (NC)					

Purpose 2: to preven	nt neighbouriı	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physic barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:	Coalescence: Nor		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)	
Residual contributio	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation F				ction (SSR)	Negligible	or No Separation (NNS)	
Comments: Site is bounded by the A128 and Kelvedon Hatch and woodland in the wider landscape act as barriers to views. No significant countryside encroachment or reduction in gap to other towns.								

Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Recreational open space – parkland with some scrub					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose									
Limited Relationship with Historic Town (LRHT)		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution to Green Belt	Low	Moderate	High
Comments:	al open space broadly within existing limits o plic open space – high amenity value	of Kelvedon Hatch. Development would not re	ssult in any coalescence with other towns.

Date/Time: 10/04/13 - 12.00PM

Site Size:	: 12.42ha	Views Out (distance):	N: M/L	s: s/m	E: S	W: S (L)	<u>\$</u> hort (<	:250r	n) <u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ong (>1km)
Views	Viewer Types:	NPub Priv		S: Pub P	Priv	E: Pub	E: Pub (Priv) Houses		W: Pub	W. Pub Priv Road Houses		JSES
in:	Numbers:	N: Pub:	S: Pub:	E: Pub:		W: Pub:	М	0	L ow (1 - 10)	M ed (10-20)		H igh (21+)
		Priv:	Priv:	Priv: H		Priv: L			,			/
Seasonal	Seasonal visibility: Minor effect from boundary hedgerows and trees/woodland											
Site visual amenity: OK/Good			Locality visual amenity:			: OK/Good						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		to large bui		built up	Distant association (visual) only or none	
Boundary Type:	N: hedge/footpath	E: hedge, garden/fencelin	S: Hed	ge/tree	S	W: hedge	I: hedge/wood, road		
Buildings on Site:	N Approx. Footprint:								
Adjacent Buildings:	t Buildings: Large detached two storey traditional housing to E. Few houses to E off Hall Lane								

Maturity:	Full matur	ity:S ቢ	Middle-aged: SIL			Young-established S		L	Very young: S L		
Scale:	Intimate	Small		Medium		Large	Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	2	Quite Open		Exposed			
Access in	Promoted of	omoted open recreation Open general acces		n general access	F	Permissive general access			PRoW route access		
site area:		Permissive path	IS	Infor	Informal access			No access			
Landscape Quality:				representative / etractions:			• •		Weakly representative/ degraded: S L		
Tranquillity:		Low	Mec	Medium			High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose:	E	M, A	E/F	G, J

Land	Use/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Adjacent housing appears traditional and some properties appeared to be pre-war?
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	St Marys Church lies to SW
E – Arable Farmland	M - Watercourse	Other Comments:
F - Pasture	N – Waterbody	Tranquillity lowered by audible noise from A12 (to N)
G - Residential	O – Coastal Environment	Site lies to read (W) of properties along Roman Road - overlooked
H – Industrial/Commercial	P – Inland Rock	Hall Lane lies to W. Land to south is open amenity (playing
Q - Other:		fields) and Shenfield cricket club.

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area	Large Site lying between Hall			
Development type:	ʻInfillir	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Lane and houses on the western edge of Shenfield. Weakly associated with limits of			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Shenfield, with Site bounded to S			
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	by amenity/recreational areas and SW by housing off Hall Lane. Considered Not Contained due			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)	to N and W			

Purpose 2: to prever	nt neighbourir	ig towns merging in	to one another				
Criteria		SR	SRF	SSR	NNS		N/A
Interlying physics barriers:	Substantial / strong		Moderate	Unsubstantial, but functional	Abs		
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible		
Comments: Site is part of a large green wedge separating Shenfield from northern areas of Brentwood/Pilgrims Hatch. Some reduction in this important gap if developed – A12 lies midway between the Site and Pilgrims Hatch. Houses along Hall lane would be amalgamated in to the overall Shenfield large built up area if the Site were developed.							

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Footpath bounds Site on N boundary					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic T	own	with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Mode			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:	Comments: NB: St Marys Church does lie to the SW of the Site and some of the housing adjacent to the Site is pre-WWII (1930's)								

	rerall Contribution of Site Low		Moderate High			
Comments:	Shenfield a		rrowing the gap between Brentwood and She	ociated with the existing large built up area of nfield – assuming the whole Site was		

Date/Time: 10/04/13 – 15.20PM

Site Size:	2.82 ha	Views Out (dista	nce):	N: S		S: S	E: S/M	W: S	<u>S</u> h	ort (<25	0m)	<u>M</u> ec	l (250m	n – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv H	ouse A	129	S: P	Pub 💽	riv Care H	lome		E: Pub	P	riv	WP	ub) eriv	House	s Road
in:	Numbers:	N: Pub: M/H Priv: L	S: Pub Priv: I		E: Pub: Pr		: Priv:	W: Pub Priv: H			0	<u>L</u> ow (1	- 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	sibility: Yes – effects from hedgerows and boundary treelines														
Site visua	al amenity:	ОК	Locality visual amenity: Good													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		ar but clear eparation	-	ed association arge built up area	Distant association (visual) only or none
Boundary Type:	N: Treeline/hedge, Garden, A129	E: Gardens, fence/hedge		S: Nursing home		W: hedge/trees, garden, minor road	
Buildings on Site:	Ν			Арр	rox. Foot	print:	
Adjacent Buildings:	2 cottages to north, row of cottages near W boundary with housing on opposite side of road. Hutton Court flats and houses to E. Nursing home to S.						

Maturity:	Full maturity	: S	Midd	le-aged: SIL	Young-established S		shed	L Very young: S	
Scale:	Intimate	Small		Medium		Large			Expansive
Enclosure:	Very Confined	Quite En	closed	ed Partial Enclosure		Quite Open		Exposed	
Access in	Promoted op	en recreation	Ope	n general access	Pe	Permissive general acces		s PRoW route access	
site area:	Pe	rmissive path	S	Inforn	nal access				No access
Landscape Quality:	Highly repres		Mainly representative / minor detractions: (S)		Ed	Equal representative / non-rep: S L		-rep:	Weakly representative/ degraded: S L
Tranquillity:		Low		Medi		<mark>um and an </mark>		High	

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	В	F	G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Lies within Hutton Village Conservation Area
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Paddock with horses. Site wraps around existing housing, separated from main 'urban' area by minor road – but still overlooked by local housing.
E – Arable Farmland	M - Watercourse	Triangular wedge of land.
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	w	2	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area	Site wraps around C19 th housing					
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up areas	currently lining Hutton Village (local minor road) which separates the Site from the overall large built up area. Still					
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	overlooked by the urban area.					
Effects on openness:	Limited/no c encroacl	,	Some countryside encroachment		Large scale countryside encroachment	Bounded to S by nursing home, N & NE by the A129 and 2					
Relative contribution of	Site to Green Be	lt Purpose:				cottages. Considered Partly Contained due to the Site scale					
Well-Contained (WC)		y Contained (PC)		Not Contained (NC)	and it being a wedge between the A129 and the existing large built up area						

Purpose 2: to prever	nt neighbourir	ig towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligibl					
Comments:	Comments: Development would lead to some encroachment east away from Brentwood toward Billericay and the interlying hamlet of Havering's Grove. Site visually separated from Billericay by interlying landform and woodland. Development would lead to properties at Hutton Court merging with the Brentwood (Hutton) built up area.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic 1	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contributio	on of Site to Green Belt Purpose:									
Limited Relations	hip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:	Not related to an Historic Town but lies within Hutton Village Conservation Area, adjacent to Hutton Hall and All Saints Church									

Overall Contribution to Green Belt	Low	Moderate	High		
Comments:	0	n Brentwood area wrapping around existing pr Id not lead to a significant reduction in the gap	operties off Hutton Village (local minor road). p to Billericay nor cause towns to coalesce.		

Date/Time: 10/04/13 – 13.30PM

Site Size:	: 10.24 ha	Views Out (distan	ice): N	N: M	S: S	E: M	W: S	W: S <u>S</u> hort (<250m		<u>M</u> ed (250r	n – 1km	m) <u>L</u> ong (>1km)	
Views	Viewer Types:	NPub Priv Country Park S: Pub Priv E.Pub Priv					Priv	Houses Country Park W: Pub Priv					
in:	Numbers:	N: Pub: H Priv:	S: Pub: Priv:		E: Pub: H Priv: M/H):	0	<u>L</u> ow (1 - 10)	<u>M</u> ec	d (10-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Yes – from boundary hedgerows												
Site visual amenity: OK				Locality visual amenity:		enity:	OK-Good						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Hedgerow	E: Hedgerow/wood	S: Hedge	erow		W: Hedge	erow		
Buildings on Site:	Y – derelict farm building (,	Appro	Approx. Footprint: C. 1%					
Adjacent Buildings:	Adjacent Buildings: Modern/traditional – mix of two storey houses and bungalows								

Maturity:	Full matur	ity: S L	Middle-aged: SIL Young-establishe			shed: S	L Very young: S L				
Scale:	Intimate	Small		Ν	Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partia	al Enclosure		Quite Ope	en		Exposed	
Access in	ess in Promoted open recreation Open g			en genera	l access	Permissive general access				PRoW route access	
site area:		Permissive path	IS	Informal access				No access			
Landscape Quality:					resentative / Equal representative tions: SIL S L			tive / non L	/ non-rep: Weakly representative/ degraded: S L		
Tranquillity		Low		Medium				High			

Land Lices	Site - Primary	Site - Secondary A, N		Locality - Primary	Locality - Secondary	
Land-Use:	F			F	G, J	

Land	<u>Use/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Four fields delineated by hedgerows. Centre of Site forms a
E – Arable Farmland	M - Watercourse	local high point offering filtered views north and east towards an industrial estate – filtered by hedgerows.
F - Pasture	N – Waterbody	Rail line c. 245m to north. A129 Rayleigh Rd c. 350m to south.
G - Residential	O – Coastal Environment	Only abuts housing on SW boundary of Site
H – Industrial/Commercial	P – Inland Rock	Site is bounded by Hutton Country Park on W, N and NE boundaries
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	w	C PC			NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area	Weakly associated to large built				
Development type:	ʻInfilli	ʻInfillingʻ ʻU		'n	New settlement Housing separated from large built up areas	up area via boundary with housing off Goodwood Avenue, Brentwood. Large scale				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	countryside encroachment, bounded to W, N & NE by a				
Effects on openness:	Limited/no c encroacl	,	Some countryside encroachment		Large scale countryside encroachment	country park.				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)	immediately adjacent to countryside, Site is considered to be Not Contained					

Purpose 2: to prever	nt neighbourir	ig towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap coalescence		infilling) scence				
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ned (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)		
Comments: Development would lead to the encroachment of Brentwood towards Billericay and the interlying hamlet of Havering's Grove, but would not cause Coalescence. Local high point if developed may offer some visibility from wider areas and other towns – filtered by interlying woodland/hedgerows.									

Purpose 3: to assist in safeguarding the countryside from encroachment							
Criteria	LCF	MFC	FC	Comments:			
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses				
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Some informal access from country park			
Relative contrib							
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)				

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	riteria LRHT MRHT SRHT							
Historic Town relationship:	No / Limited physical and/or relationship with Historic 1		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town				
Relative contribution	on of Site to Green Belt Purpose:	:						
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:								

Overall Contrib to Green Bel	Low	Moderate	High
Comments:	kly associated to Brentwood but does abut t n Brentwood to Billericay. Large scale count		SE edge of Brentwood. Some minor narrowing

Date/Time: 02/05/13 - 10.00AM

Site Size:	0.77ha	Views Out (distar	nce): N: S/M	S: S	E: S	W: S	<u>S</u> hort (<25	60m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N:Pub Priv Ro	oad Byway	S: Pub	Priv		E:Pub Pri	v B	yway	W: Pub	Priv Ro	oad (A128)
in:	Numbers:	N: Pub: L Priv:	S: Pub: Priv:	E: P Priv:	ub: L	W: F Priv:	ub: H	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	lity: Some minor effect from boundary trees where present										
Site visua	al amenity:	Low/Poor – brownfi	ield site	Locality visual amenity: OK								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	n' Near but clear		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Fence, treeline	E: post+rail fence	E: post+rail fence S: fence +hedge			W: treel	ne
Buildings on Site:	Y – animal feed shop and stores Approx. Footprint: c. 40%					%	
Adjacent Buildings:	No houses immediately adjacent – garden centre to south						

Maturity:	Full maturi	ty: S L	Mido	Middle-aged: S			Young-established S L		_	Very young: 🔇 L
Scale:	Intimate	Small			Medium		Large	Expansive		Expansive
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	Dpen Expose		Exposed
Access in	Promoted c	pen recreation	Оре	en gen	neral access	ral access Permissive general access PRo			PRoW route access	
site area:		Permissive path	IS		Inform	nal a	iccess			No access
Landscape Quality:	0,1	esentative:	Mainly minor d		esentative / tions: S				Weakly representative/ degraded: 🔇 L	
Tranquillity		Low		Mediur						High

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	Н	F, N	F	

Land Use/Cover						
A – Woodland (>5m tall)	I – Parkland/Garden(s)					
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation					
C – Semi-natural grassland / marsh	K - Retail					
D – Heathland / Bogs	L – Infrastructure (Road/Rail)					
E – Arable Farmland	M - Watercourse					
F - Pasture	N – Waterbody					
G - Residential	O – Coastal Environment					
H – Industrial/Commercial	P – Inland Rock					
Q - Other:						

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

Site consists of farm shop (animal feed and bedding) with a small paddock and pond to the rear. Adjacent to main A128 Ongar Road. Busy site. Adjacent public recycling point.

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc		PC		NC	Comments:	
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up areas		
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Site is not associated with any	
Effects on openness:	Limited/no co encroach	'	Some countryside encroachment		Large scale countryside encroachment	existing large built up area	
Relative contribution of							
Well-Contained (WC) Partly Contained (PC)				Not Contained (NC)			

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria	Criteria SR SR		SRF	SSR	SSR N		N/A	
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:	Coalescence:		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence infilling)		infilling)	
Residual contribution	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retair	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)							
Comments: Development would not result in any significant narrowing of the countryside gap between any nearby towns, etc. However, development would result in a small massing of housing along the A128 potentially visually linking with other housing to the NE								

Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:				
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Site is primarily brownfield with				
Access:	No Public Access	No Public Access Some access (informal, permissive) or low number of PRoW		an existing shop and store buildings – yet there is also a small paddock with pond				
Relative contrib	present.							
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)					

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	nip with Historic Town (LRHT)	Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt I	 Low	Moderate	High
Comments:	wnfield Site with a commercial shop where a subsection where a subsection where a subsection of the subsection where a subsection of the s	housing development would be outside of an	y built up area within the countryside but

Date/Time: 02/05/13 - 14.30PM

bungalow along Billericay Rd.

Site Size:	: 0.10 ha	Views Out (distance): N: S S: S E: S W: S Short (<250m)		<u>M</u> ed (250r	0m – 1km) <u>L</u> ong (>1km)									
Viewer Types:		N:Pub Priv Road S			: Pub Priv E: Pub			ub Priv			W: Pub Priv House			
in:	Numbers:	N: Pub: M/HS: Pub:Priv:Priv:			E: Pu Priv:					0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Yes – effects from boundary vegetation to W, S, & E												
Site visua	al amenity:	ОК				Localit	y visual a	menity:	nenity: OK					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		sociation built up ea	Distant association (visual) only or none	
Boundary Type:	N: hedge, road	E: treeline	S: fence	, scrub, trees W : fen			e, hedge	
Buildings on Site:	Y – bungalow		Appro	Approx. Footprint: < 50% of Site				
Adjacent Buildings: Isolated houses to W along Billericay Rd								

Maturity: Full maturity: S L		Middle-aged: S			Young-established S L			Ŀ	Very young: S L			
Scale:	Intimate	Small			Medium Large				Expansive			
Enclosure:	Very Confined Quite Enclosed			Pa	Partial Enclosure Quite Oper			en	Exposed			
Access in	in Promoted open recreation Open				general access Permissive gener			al access		PRoW route access		
site area:		Permissive path	ıs		Informal access No access			No access				
Landscape Quality:	0,1	oresentative:	Mainl minor d		esentative / ions: S	Equal representative / non-ro			-rep:	ep: Weakly representative/ degraded: S L		
Tranquillity		Low		Medium				High				

Land Lice	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	G		E/F, J	В, А

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Small isolated site with existing bungalow
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Golf course to S.
E – Arable Farmland	M - Watercourse	
F - Pasture	N — Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:	_	
l		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	wo	;	PC	NC		Comments:		
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area			
Development type:	ʻInfillir	ngʻ	'Urban Extensior	'n	New settlement Housing separated from large built up areas	Site is not immediately adjacent to any large built up area –		
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	existing bungalow present –		
Effects on openness:	Limited/no co encroach	'	Some countryside encro	achment	Large scale countryside encroachment	limited countryside encroachment. Site is not		
Relative contribution of	Site to Green Bel	t Purpose:				contained		
Well-Contained (WC) Partl			y Contained (PC)		Not Contained (NC)			

Purpose 2: to preven	t neighbourin	ig towns merging in	to one another									
Criteria		SR	SRF	SSR	N	NS	N/A					
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent							
Views between Tow	Towns None / Very Distant		Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)					
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible or No Separation (NNS)								
Comments:	Comments: Small scale site – development is unlikely to significantly reduce the countryside gap between towns and villages. Existing bungalow present.											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	MFC	FC	Comments:									
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses										
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping										
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing bungalow and private residential garden present on Site									
Relative contrib	ution of Site to Green Belt Purpo	se:											
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)										

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town									
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:		•											

Overall Contrib to Green Bel	 Low							
Comments:		from town. Development would not lead to sign ited countryside function due to existing reside	-					

Date/Time: 02/05/13 - 11.00AM

Site Size:	0.44ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort (<	(<250m) <u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)			
Views in:	Viewer Types:	N: Pub Priv	S: Qub Priv Houses Road E: Pub Priv					Priv House			W: Pub Priv House			
	Numbers:	N: Pub: Priv:	b: L/M L	E: Pr Priv:		W: F Priv:		0	<u>L</u> ow (1	- 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Boundary tree lines screen views from north and S off Thoby Lane – some decrease in screening during winter.												
Site visua	al amenity:	Poor - Brownfield				Locality	y visual am	enity:	ЭК					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		but clear aration Limited associ to large built area		built up	Distant association (visual) only or none			
Boundary Type:	N: Tree line	S: tr	S: tree line, fence			V: tree line / hedge				
Buildings on Site:	Y – Vehicle workshops and h	ardstanding/ parking are	Appro	x. Footprint	:: с. 75%	6 of Site				
Adjacent Buildings:	Sporadic modern houses along Thoby Lane (Very few houses at Swallows Green)									

Maturity:	Full matur	ity:S L	Middle-aged: S			Young-established: S			Very young: 🕥 L	
Scale:	Intimate	Small	Small		Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Open		Exposed		
Access in	Promoted of	open recreation	Ope	n general access	Р	ermissive gener	eneral access PRoW route access			
site area:		Permissive path	IS	Inform	nal a	access			No access	
Landscape Quality:	0,1	resentative: L		v representative / etractions: S	E	Equal representative / non-representative / non-rep			ep: Weakly representative/ degraded: S L	
Tranquillity:		Low		Medium High				High		

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	Н		E/F	G (few residences)	

Land	<u>Use/Cover</u>	Heritage Assets/No
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relations
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	Vehicle workshops -
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	small industrial type
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

tes:

ship to historic town.

- predominantly Site is hardstanding with units

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area	Site is not related to any existing large built up area. Very few					
Development type:	ʻInfillir	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas						
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	residential houses in the locality.					
Effects on openness:	Limited/no co encroach	'	Some countryside encro	achment	Large scale countryside encroachment	Small Site – brownfield land – little or no countryside encroachment					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partl			/ Contained (PC)		Not Contained (NC)						

Purpose 2: to prever	nt neighbouriı	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.		
Views between To	wns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Coales coalescence		scence	infilling)		
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	on Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR)				Negligible	e or No Separation (NNS)			
Comments: Development would remove industrial units and replace them with housing – no countryside encroachment – would not reduce countryside gap between towns									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Brownfield commercial site – all hardstanding							
Relative contrib	ution of Site to Green Belt Purpo	se:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic 1	own	with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	Brownfield coalescing	•	e is not currently related to any large built up a	rea. Development would not lead to towns

Date/Time: 01/05/13 – 14.05PM

Site Size:	0.91ha	Views Out (dista	nce): N	: S	S: S	E: S	w:	S	<u>S</u> hort (<2	<250m) <u>M</u> ed (250m		50m – 1km) <u>L</u> ong (>1		ng (>1km)	
Views	Viewer Types:	N:Pub Priv Road (Lane) S: Pub Priv					E: Pub eriv House					W: Pub Priv			
in:	Numbers:	N: Pub: L Priv:	S: Pub: Priv:		E: Pub Priv: L			W: Pub: Priv:		0	<u>L</u> ow (1 - 1	0) <u>M</u> ed (10-20)		<u>H</u> igh (21+)	
Seasonal	visibility:	Minor													
Site visua	Site visual amenity: OK					Locality visual amenity:			enity: O	ОК					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area		Abuts large built up area 'Urban' extension		Near but clear separation		Limited association to large built up area			Distant association (visual) only or none	
Boundary Type:	N: Fence, track	: Fence, track E: fence, hedge			S: trees W: scru			W: scrul	o, fence		
Buildings on Site:	Y - house	/ - house							<5% of	f Site	
Adjacent Buildings:	A few houses alon	A few houses along Brook Lane – small, sparsely settled									

Maturity:	Full matur	ity:S L	Middle-aged:			Young-establi	shed <mark>(S)</mark> L	Very young: S L
Scale:	Intimate	Small		Medium		Large		Expansive
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclo	sure	Quite Ope	en	Exposed
Access in	Promoted of	open recreation	Ope	n general access Permissive general access PRoW ro				PRoW route access
site area:		Permissive path	IS	Ir	nformal	access		No access
Landscape Quality:	0, 1	resentative: L		y representative etractions: S		Equal representa		p: Weakly representative/ degraded: S L
Tranquillity		Low		Medium				High

Land-Use:	Site - Primary	ite - Primary Site - Secondary		Locality - Primary	Locality - Secondary
Land-Ose.	G	В		A,B,F	

Land Use/Cover						
A – Woodland (>5m tall)	I – Parkland/Garden(s)					
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation					
C – Semi-natural grassland / marsh	K - Retail					
D – Heathland / Bogs	L – Infrastructure (Road/Rail)					
E – Arable Farmland	M - Watercourse					
F - Pasture	N – Waterbody					
G - Residential	O – Coastal Environment					
H – Industrial/Commercial	P – Inland Rock					
Q - Other:						

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

No Access. Private residential property and garden. Garden appears to be well managed with some scrub further distance from the house. Long Site.

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC	NC		Comments:		
Containment:	Within large built up a	irea	Abuts large built up	area	Separate from large built up area			
Development type:	'Infilling'		'Urban Extension	í'	New settlement Housing separated from large built up areas	Private residence and garden off		
Boundary:	Strong/Definite		Weak/Degraded/Un	clear	None	Brook Lane – not related directly		
Effects on openness:	Limited/no countryside encroachment Some countryside encro		Some countryside encro	achment	Large scale countryside encroachment	to either Doddinghurst or Wyatts Green – Not Contained		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly			Contained (PC) Not Contained		Not Contained (NC)			

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physical barriers:		ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):			`		
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)		
Comments: The Site forms part of a larger countryside area separating Doddinghurst from Wyatts Green. Development has the potential to remove 230m long strip of this countryside. Substantial treelines and woodland do visually separate the two 'towns' – but these would be redupotentially across the Site if developed.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Majority of land forms part of a private garden which appears to be well managed and does not fulfil any of the typical functions					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationsh	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

	Overall Contribution of Site to Green Belt Purposes		Moderate	High
Comments:	and Wyatts		ot contained and forms part of an important a nt separation reduction and countryside encro	, , , , , , , , , , , , , , , , , , , ,

Date/Time: 11/04/13 – 9.00AM

Site Size:	: 0.46ha	Views Out (dista	nce):	N: S	S: S	E: S	w:	V: S <u>S</u> hort		(<250m) <u>M</u> ed (25		250m – 1km) <u>L</u> ong (>1km)		ng (>1km)
Views	IVNes.		Pub Priv Houses		i	W: Pub Priv Houses								
in:	Numbers:	N: Pub: Priv:	S: Pub Priv:	: L	E: Pu Priv:		W: Pub: Priv: I):	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some – deciduous hedge/treeline – particularly along rail line and Stock Lane (S of site)													
Site visua	al amenity:	Low /Poor	Locality visual amenity:		enity:	Poor/OK								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		Limited as to large ar	built		Distant association (visual) only or none
Boundary Type:	N: Hedge	E: fence, gardens	S: Hedge + road W: Treeline		e + rail line			
Buildings on Site:	Y – house (the nutshell)		Approx	x. Footprin	t:	< 5% o	f Site	
Adjacent Buildings: Some small houses (mobile homes?) to E.								

Maturity:	Full matur	ity:S L	Midd	le-aged:S 🚺	Young-established S L				Very young: 🜖 L	
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	<u>closed</u>	Partial Enclosure		Quite Open		Exposed		
Access in	Promoted of	open recreation	Oper	n general access	Per	rmissive gener	missive general access		PRoW route access	
site area:		Permissive path	IS	Inform	nal aco	nal access			No access	
Landscape Quality:		resentative: L		lainly representative / nor detractions: S L		Equal representative / non-re S		n-rep: Weakly representative/ degraded: S L		
Tranquillity	<i>r</i> :	Low		Medi	ium				High	

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	Н	F	E/F, L	G

Land U	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	No Access. Primarily appears to be associated to Garage
E – Arable Farmland	M - Watercourse	(motor vehicle) works.
F - Pasture	N — Waterbody	Site on opposite side of railway line from Ingatestone – outside of main village limits. Site is overlooked by two storey
G - Residential	O – Coastal Environment	housing on opposite side of rail line – filtered by treeline. No/very limited views from rail line – in a deep cutting
H – Industrial/Commercial	P – Inland Rock	Allotments to S of Stock Lane.
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfillir	ıgʻ	'Urban Extension'		New settlement Housing separated from large built up areas	Small Site. The rail line forms the			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	physical boundary of Ingatestone – the Site is outside			
Effects on openness:	Limited/no co encroach	'	Some countryside encro	achment	Large scale countryside encroachment	of this limit – separate from the main housing areas.			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained	Well-Contained (WC) Partly Contain				Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR SRF SSR NNS		N/A						
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g. infilling)			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence					
Residual contribution	Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):									
Separation Retain	Separation Retained (SR) Separation Reduced, but Fu		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No			or No Separation (NNS)			
Comments: Development will not cause coalescence. Primarily a brownfield Site. No significant reduction in the gap to other towns.										

Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Brownfield Site – appears primarily related to local garage – some grassland potentially on site.					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationsh	Limited Relationship with Historic Town (LRHT) Modera		rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

	verall Contribution of Site to Green Belt Purposes		Moderate	High					
Comments:	Any housing development would clearly be outside of the existing limit of Ingatestone, delineated by the rail line and would not be contained.								

Date/Time: 02/05/13

Site Size:	: 0.29ha	Views Out (dista	nce):	N: S	S: M/L	E: S	W: S	<u>S</u> hort ((<250m)	<u>M</u> ed	(250m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N:Pub Priv Road S: Pub Priv			E:Pub Priv R			Road W:		W: Pub	House		
in:	Numbers:	N: Pub: L/M Priv:	L/M S: Pub: E: Pub Priv: Priv:		: L/M		W: Pub: Priv: L		<u>L</u> ow (1 -	- 10) <u>M</u> ed (10-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Effects from bound	ary veg	etation (tr	eelines) on	N & E bo	oundary						
Site visua	al amenity:	ОК		Locality visual ame			nenity:	OK/Go	od				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		to large built up		Distant association (visual) only or none	
Boundary Type:	N: fence, treeline, road	E: fence, treeline, road	S: hedge?		W: fence,	W: fence, wall? hedge?		
Buildings on Site:	Y – large detached two store	Y – large detached two storey modern house – traditional style Approx. Footprint: c. 40%						
Adjacent Buildings:	Modern houses to N & S – two storey							

Maturity:	Full matur	turity: S L Middle-			lle-aged: S L Young-establish			shed)	Very young: 🔇 L
Scale:	Intimate	Small			Medium Large			Expansive		
Enclosure:	Very Confine	ed Quite En	iite Enclosed		rtial Enclosure		Quite Open		Exposed	
Access in	Promoted of	Promoted open recreation Open g			eral access	Permissive general access			PRoW route access	
site area:		Permissive paths			Informa		access			No access
Landscape Quality:	0,1	epresentative: Mainly repr S L minor detrac							v non-rep: Weakly representative/ degraded: 3 L	
Tranquillity:	Low				Medium					High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	G		F	G

Land	<u>Use/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access – private residence – very large two storey
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	detached modern house
E – Arable Farmland	M - Watercourse	Single existing property on junction of Blackmore Rd, Ingatestone Rd, Hay Green Lane and Mountnessing Rd
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	WC	PC		NC	Comments:						
Containment:	Within large built up area	Abuts large built up	area	Separate from large built up area							
Development type:	'Infilling'	'Urban Extensio	n'	New settlement Housing separated from large built up areas	Small scale site, not related to a large built up area. Part of a few						
Boundary:	Strong/Definite	Weak/Degraded/Ur	nclear	None	existing properties in the locality. Some expansive views						
Effects on openness:	Limited/no countryside encroachment	Some countryside encro	oachment	Large scale countryside encroachment	to the S – some potential countryside encroachment if						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained	d (WC) Pa	rtly Contained (PC)	Not Contained (NC)								

Purpose 2: to preven	t neighbourir	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	ll Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g. infilling)		
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retair	Separation Retained (SR) Separation Reduced, but Funct		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	Negligible or No Separation (NNS)		
Comments: Site would redevelop existing residential property. No significant reduction in the countryside gap between towns. Distant views of properties south from Site									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Existing residential property –							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	large driveways and hardstanding – some private garden – few typical countryside							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mix	ed Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT							
Historic Town relationship:	No / Limited physical and/or relationship with Historic 1		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town							
•	on of Site to Green Belt Purpose:										
Limited Relationship with Historic Town (LRHT)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contribution to Green Belt	 Low	Moderate	High			
Comments:		. Development would not be contained by any on in countryside gap between towns if develo				

Date/Time: 10/04/13

Site Size	: 0.34ha	Views Out (distance): N: S S: S E		E: S	W: S	6	<u>S</u> hort (<250m)		<u>M</u> e	<u>M</u> ed (250m – 1km)		<u>L</u> 01	ng (>1km)		
Views	Viewer Types:	N: Pub Priv House S: Pub Priv House			louse	ouse E:Pub Priv House					W: Pub Priv				
in:	Numbers:	N: Pub: Priv: L	S: Pu Priv:		E: Pub Priv: L	:: L		W: Pub: Priv: L		0 <u>L</u> ow (1		- 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	Some effects from boundary vegetation – scrub & treeline - in the area. NB: coniferous hedge at road side														
Site visual amenity: OK				Localit	ty visu	al am	enity: O	ОК							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		Limited associa to large built area			Distant association (visual) only or none
Boundary Type:	N: fence, treeline	E: fence, treeline, hedge, minor road	Streeline hedge?			dge?	w:	scrub?	
Buildings on Site:	Y – large detached house 8	garage			Appro	x. Footprint	::	c. 25%	
Adjacent Buildings	gs: Mix – few houses – some modern bungalows, some traditional semi-detached and detached – some modern (ribbon development)								

Maturity:	Full maturity: S L		Mid	Middle-aged: S L		Young-established S			Very young: S L		
Scale:	Intimate	Sma	П		Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite	nclosed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Access in Promoted open recreation		n Op	Open general access		Р	Permissive general access			PRoW route access	
site area:		Permissive pa	ths	Informal access			iccess	No access			
Landscape Quality:				nly representative / detractions: S L		E	Equal representative / non-		n-rep:	Weakly representative/ degraded: 🔇 L	
Tranquillity		Low		Medium			High				

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Ose:	G	В		F	G, B	

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young	I – Parkland/Garden(s) J – Sports, Amenity & Recreation	Little or no relationship to historic town.
woodland <5m tall) C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access – private residence – large two storey detached modern house
D – Heathland / Bogs E – Arable Farmland	L – Infrastructure (Road/Rail) M - Watercourse	Existing property part of ribbon development along Crow Green Rd – not associated with Pilgrims Hatch (part of Crow
F - Pasture G - Residential	N – Waterbody O – Coastal Environment	Green – hamlet)
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC		NC	Comments:					
Containment:	Within large bu	ilt up area	Abuts large built up	area	Separate from large built up area						
Development type:	ʻInfillin	gʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up areas	Small scale site, not related to a					
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear None		large built up area. Part of ribbon development in the					
Effects on openness:	Limited/no co encroach		Some countryside encro	achment	Large scale countryside encroachment	locality c. 300m N of Pilgrims Hatch.					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partle			Contained (PC) Not Conta		Not Contained (NC)						

Purpose 2: to preven	ıt neighbouriı	ng towns merging ir	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None Minor ph		Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contribution	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retain	Separation Retained (SR) Sepa		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)			
Comments: Site would redevelop existing residential property. No significant reduction in the countryside gap between towns/villages. Some potential for massing of housing at Crow Green Hamlet – N of Pilgrims Hatch depending on scale of development									

Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:				
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Existing residential property – large driveways and hardstanding – some private garden – few typical countryside				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail					
Relative contrib	features but there is some scrub/trees on W boundary.							
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)					

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt	 Low	Moderate	High
Comments:	00011,	. Development would not be contained by any in countryside gap between towns if developed	

Date/Time: 12/03/2015 - 09:56

Site Size:	: 5.4 ha	Views Out (distance): N: S	S: S	E: S	W: S	<u>S</u> hort (<2	250m)	<u>M</u> ed (250	m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub	S: P	ub Priv	1	E: Pub	Priv			W:Pub	Priv	
in:	Numbers:		Pub: riv:	Ε: Ρι Priv:	ıb:	W: Pu Priv: -	b: H	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	ity: Little variation – most visible in winter										
Site visu	al amenity:	Poor except for bound	ary trees	es Locality vis		ity visual an	ty visual amenity: Good –		farmed count	ryside + woo	odland	

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	separation to large		to large	Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Bund; hedgerow, trees	E: Hedgerow; trees, bund	S: Woodland; bund W: Fence; trees;			trees; bund		
Buildings on Site:	Large warehouse style/office building				x. Footprin	::	8%	
Adjacent Buildings:	Large agricultural barn, small shed; large two storey house							

Maturity:	Full maturit	ll maturity: S L Middle			Ile-aged: S L Young-establis			she <mark>d: S</mark>	L	Very young: S L
Scale:	Intimate	Small		Medium			Large		Expansive	
Enclosure:	Very Confined	d Quite En	closed	losed Partial Enclosure Quite Ope		in	Exposed			
Access in	Promoted op	noted open recreation Open ge			eneral access Permissive genera			al access		PRoW route access
site area:	Р	ermissive path	IS		Informal access					No access
Landscape Quality:	Highly repre		Mainly representative / minor detractions: S			E	Equal representative / non-rep: S L		rep:	Weakly representative/ degraded: S L
Tranquillity:		Low		Medi						High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	Н	B (Trees)	F,E	G

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Commercial depot Site

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc		PC		NC	Comments:	
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area	No significant countryside	
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	encroachment (industrial site)	
Effects on openness:	Limited/no co encroach		Some countryside encroa		Large scale countryside encroachment	yet close to an existing town/large built up area	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Partly (Contained (PC)		Not Contained (NC)		

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)		
Comments:	Comments: Whilst comprising an existing developed Site, a large massing of housing in this location would potentially cause minor separation reduction between West Horndon and outer London boroughs/Brentwood. Overall scale of Site and intervening woodland indicates housing development not likely to influence perception of separation over the existing situation, with existing large warehouse visible from number of locations.								

Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:				
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Currently an industrial site				
Relative contrib	Relative contribution of Site to Green Belt Purpose:							
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)					

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:	:						
Limited Relationship with Historic Town (LRHT)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

Overall Contributor to Green Belt		Low	Moderate	High					
Comments:	Existing cor	xisting commercial Site not bordered by any settlement							

Date/Time: 10/03/2015 - 14:30

Site Size:	: 3.0 ha	Views Out (distar	nce): N: S	S: S	E: S	W: S	<u>S</u> hort (<	250m)	<u>M</u> ed (250	m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv -	s	Pub Priv)	E: Pub	Priv -			w.Pub	Priv	
in:	Numbers:	N: Pub: - Priv: -	S: Pub: H Priv: M	E: Pub Priv:	b: -	W: Pul Priv:	o: H	0	<u>L</u> ow (1 - 10) <u>M</u> ed (0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	More visible in wint	er									
Site visual amenity: Good – pastures; boundary trees		Locality visual amenity: Good			Good – woodland belts							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociatic built up ea	Distant association			
Boundary Type:	N: Woodland/tree belt	E: Tree belt	S: Trees	S: Trees; shrubs			W: Trees; hedgerow; fence			
Buildings on Site:	-	Appro	x. Footprint	:: -						
Adjacent Buildings	Adjacent Buildings: -									

Maturity:	Full matur	ity: S	Midd	lle-ag	ed: S L		Young-establi	shed: S	L	Very young: S L		
Scale:	Intimate	Small	all		Medium		Large			Expansive		
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en 🚽		Exposed		
Access in	Access in Promoted open recreation		Ope	Open general access Permissive ger			ermissive gener	al access	PRoW route access			
site area:		Permissive path	IS		Informal access			No access				
Landscape Quality:	0,1	resentative: L		Mainly representative minor detractions: S			Equal representative / non-re			 Weakly representative/ degraded: S L 		
Tranquillity		Low			Medi	Medium			High			

land-lise:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary		
Land-Use:	F	-	E, F	G		

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfillir	ngʻ	'Urban Extensior	'n	New settlement Housing separated from large built up area				
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		Weak/Degraded/Unclear		/Degraded/Unclear None None		
Effects on openness:	Limited/no co encroach		Some countryside encro	Some countryside encroachment Carge scale countryside encroachment		settlement edge			
Relative contribution of	elative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)				

Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent				
Views between Tow	s between Towns None / Very Distant		Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Redu	or No Separation (NNS)					
Comments: Strong A12 barrier to north – separation to other built up areas not significantly reduced										

Purpose 3: to as	sist in safeguarding the count	yside from encroachment								
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mix	ed Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contribut to Green Belt F		Low	Moderate	High					
Comments:	nts: Pasture field poorly associated with large built up area, however strongly contained by A12 to the north								

Date/Time: 12/03/2015 - 11:20

Site Size:	: 1.5 ha	Views Out (dista	nce): N	: S	S: S	E: S	W: S	<u>S</u> hort	(<250m)	<u>M</u> ed (250	m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv S:			ub Priv	(tolfers)	E: Pub	Priv	W: Pub Priv				
in:	Numbers:	N: Pub: H Priv:	S: Pub: Priv: H		E: Pu Priv:		W: Pu Priv: H		ο	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Less visible in sumn	ner										
Site visual amenity: Low (tree and grass at front)				Local	Locality visual amenity: Good – woodla			woodland; pa	ind; pastures; arable; golf course				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: None/grass verge	E: Fence + tree	S: Trees			W: Trees	W: Trees + timber palisade fence		
Buildings on Site:	Two storey house; large sh	neds/warehouses	Approx. Footprint: 35%						
Adjacent Buildings: The Garden House 2 storey; golf course house									

Maturity:	Full maturi	ty:S	Midd	lle-aged: S L Young-establish			shed: S	L	Very young: S L		
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	d Quite En	closed	Ра	artial Enclosure		Quite Ope	n Exposed		Exposed	
Access in	Promoted o	pen recreation	Ope	en gen	eral access	Ρ	ermissive gener	neral access PRoW route access			
site area:	F	Permissive path	IS	Informal access			No access				
Landscape Quality:		esentative:	Mainly minor de	ainly representative / or detractions: S			Equal representative / non-rep: S L			Weakly representative/ degraded: S L	
Tranquillity:		Low			Medi	um	n High			High	

land-lise:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	Н	G	E, F, J	G	

Land U	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Large areas of hardstanding – Bowmer Waste Disposal Site. Golfer views in from west and south Private view filtered/glimpse from Garden House to west Public view from road to north
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	wc		PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area				
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Existing Industrial/commercial Site + residential, not bounded			
Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	by any built up area				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partl			y Contained (PC)		Not Contained (NC)				

Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Direct / Close Direct / Close		small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)	
Comments: Due to location, interlying woodland and existing developed nature of Site, new housing development not considered to reduce separation between towns								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHT)	Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	Existing cor			

Date/Time: 29/01/15 17:00

Site Size:	64.6 ha	Views Out (distance	e): N: M	S: M	E: M	W: M	<u>S</u> hort (<2	50m)	<u>M</u> ed (250)	m – 1km)	<u>L</u> ong (>1km)
Views	Viewer Types:	N Pub Priv	S: Pu	ub Priv		EPub	Priv			W Pub Pri	iv
in:	Numbers:		S: Pub: H Priv:	H E: Pub: H Priv: M		W: Pul Priv: L	o: H	0	<u>L</u> ow (1 - 10) <u>M</u> ed (10-20)		20) <u>H</u> igh (21+)
Seasonal	asonal visibility: Little variation – most visible in winter										
Site visua	al amenity:	OK/Good – woodland	l, grassland; hill,	stream	Locality visual amenity: Good – partly wooded or		d countryside				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation Limited ass to large b are		built		Distant association (visual) only or none
Boundary Type:	N: Variable- Edge of roadway into Golf course/None/Woodland	E: Hedgerow, Trees	0	S: hedgerow, Trees, Post and wire fence			hedger ce	ow, Trees, Timber
Buildings on Site:	Golf driving range buildings	Golf driving range buildings				Approx. Footprint: 1%		
Adjacent Buildings:	Golf Club House, Farm buildings, private dwellings							

Maturity:	Full matur	ity: S 🚺	Middle	e-aged S L		Young-establi	ished: S L		Very young: S L	
Scale:	Intimate	Small		Medium	ium Large				Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	Quite Open		Exposed	
Access in	Promoted of	open recreation Open general access Permissive gene		ermissive gener	al access	cess PRoW route access				
site area:		Permissive paths			Informal access			No access		
Landscape Quality:	Highly rep S	resentative:	,	ly representative / detractions: SL		Equal representative / non-		n-rep: Weakly representative/ degraded: S L		
Tranquillity		Low		Medium			High			

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E	A, B, J	E	A, J, L, R

Land Use/Cover	Heritage Assets/Notes:
A - Woodland (>5m tall)I - Parkland/Garden(s)B - Scrubland (include young woodland <5m tall)J - Sports, Amenity & RecreationC - Semi-natural grassland / marshK - RetailD - Heathland / BogsL - Infrastructure (Road/Rail)E - Arable FarmlandM - WatercourseF - PastureN - WaterbodyG - ResidentialO - Coastal EnvironmentH - Industrial/CommercialP - Inland RockQ - Other:	Other Comments: Farmland, golf driving range and woodland

Purpose 1: to check the	unrestricted sprav	vl of large bui	lt-up areas				
Criteria	wc		PC		NC	Comments:	
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfillin	gʻ	'Urban Extension'		New settlement Housing separated from large built up area		
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None	Uncontained Site north of A128	
Effects on openness:		/no countryside Some countryside encroa		achment	Large scale countryside encroachment		
Relative contribution of							
Well-Contained (WC) Part		y Contained (PC)		Not Contained (NC)			

Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physical barriers:		stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	infilling		infilling)	
Residual contributio	on of Site to Gr	een Belt Purpose (s	should the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS							or No Separation (NNS)	
Comments: Large scale site north of A128. Perceptually, there would be a significant physical reduction in the intervening gap between West Horndon, Basildon and Ingrave – albeit settlements will not physically merge. A128 and A127 are significant barriers								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Farmland, woodland and golf driving range					
Relative contrib									
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:No / Limited physical and/or visual relationship with Historic TownModerate physical and/or visual relationship with Historic TownStrong physical and/or visual relationship Historic Town									
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:									

Overall Contribu to Green Belt	 Low	Moderate	High
Comments:		ge) if wholly developed significantly reduces the network of the n	

Date/Time: 15/1/16 13:45

Site Size	: 1.35 ha	Views Out (distar	nce):	N: S	S: S	E: S	W: S-M	<u>S</u> hort (<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv		>	E: Pub Priv				W: Pub Priv				
in:	Numbers:	N: Pub: Priv:	S: Pul Priv: L	р: М-Н	E: Pu Priv:		W: Pul Priv: L	W: Pub: Priv: L		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasona	Seasonal visibility: Variable in winter due to boundary tree cover												
Site visual amenity: Mod to good Lo		Locali	ty visual am	nenity:	Mode	rate - Good							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		Limited as to large ar	built up	Distant association (visual) only or none
Boundary Type:	N: Post and wire, trees	E: Post and wire, brambles, treesS: timber fence, hedgerow treesW: post and wire trees			nd wire, brambles,		
Buildings on Site:	Lean-to brick shed and con evergreens	luous and	Appro	x. Footprint	:: ~2%		
Adjacent Buildings:	Two storey house (Alexa	Two storey house (Alexander House)					

Maturity:	Full maturity:	maturity: S		le-aged: S L		Young-establi	shed: S	L	Very young: S L	
Scale:	Intimate Small			Medium		Large			Expansive	
Enclosure:	Very Confined	Quite End	closed	ed Partial Enclosure Quite Open		en	Exposed			
Access in	Promoted ope	n recreation	Ope	Open general access Permissive gen		ermissive gener	al access		PRoW route access	
site area:	Per	missive path	S	Infor	mal a	access		No access		
Landscape Quality:	Highly represe S L			Mainly representative / ninor detractions: S		qual representa	tive / non L	ve / non-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Mediu					High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose:	F	Q	E	G

A - Woodland (>5m tall) I - Parkland/Garden(s) A B - Scrubland (include young woodland <5m tall) J - Sports, Amenity & Recreation Other Comments: C - Semi-natural grassland / marsh K - Retail Telegraph wires/poles cross site D - Heathland / Bogs L - Infrastructure (Road/Rail) Footpath immediately south of Site F - Pasture N - Waterbody How State S	Land U	se/Cover	Heritage Assets/Notes:
Q - Other: Small sheds and hardstand	 B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential 	J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Telegraph wires/poles cross site

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC	NC		Comments:					
Containment:			Abuts large built up	area	Separate from large built up area						
Development type:			'Urban Extensior	n'	New settlement Housing separated from large built up area	East of Alexander Lane which					
Boundary:	Strong/Definite		Weak/Degraded/Unclear		None	delineates edge of Shenfield.					
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	Site not directly bounded by any settlement limit					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Containe	Well-Contained (WC) Partl				Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	Ν	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)				
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):											
Separation Retained (SR) Separation Reduced, but Functional (SRF)			ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS)							
Comments:	Ribbon devel	- opment and A12 ald	ongside countryside, are int	terlying between Mountnessin	g and Shenfie	ld – no coalesc	ence				

Purpose 3: to as	sist in safeguarding the count					
Criteria	LCF	MFC	FC	Comments:		
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	-		
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping			
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Minor detracting feature – overall open pasture field		
Relative contrib						
Limited Country	yside Functions (LCF) Mix	ed Functions within Countryside (MFC)	Functional Countryside (FC)			

Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic Town		with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contribution to Green Belt I		Low	Moderate	High					
Comments: Uncontained field – relatively small scale – no coalescence of built up areas.									

Date/Time: 14/1/16 15:45

Site Size:	2.26 ha	Views Out (distar	nce): N	I: S	S: S	E: S	W: S	/: S <u>S</u> hort (<250m)		<u>M</u> ed (25	0m – 1km)	<u>L</u> ong (>1km)	
Views	Viewer Types:	N: Pub Priv		S: Pu	ıb Priv	,	E: Pub Priv			W Pub Priv			
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv:		E: Pu Priv:	ıb:	W: Pul Priv: L	W: Pub: H Priv: L		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation - some coniferous boundary planting on western boudnary												
Site visual amenity: Ok/Good Locality visual amenity: Good													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Trees	S: Trees			W: Trees, timber panel fence			
Buildings on Site:	Stables and sheds			Appro	x. Footprint	tprint: ~5%		
Adjacent Buildings: Detached residential (two storey)								

Maturity:	Full matur	rity: S	Midd	lle-age	ed: S L		Young-establi	shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Ра	rtial Enclosure		Quite Ope	en		Exposed	
Access in	ss in Promoted open recreation		Ope	pen general access Permissive gen			ermissive gener	al access	al access PRoW route acces		
site area:	ea: Permissive paths		S		Informal access			No access			
Landscape Quality:	Highly rep S	resentative:	Mainly minor de	•	esentative / ions: S L	E	Equal representative / no S L		n-rep:	-rep: Weakly representative/ degraded: S L	
Tranquillity		Low			Mediu	um		High			

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	N, J	E	G

A - Woodland (>5m tall)I - Parkland/Garden(s)Amenity & RecreationOther Comments: No access - glimpsed views at boundaryB - Scrubland (include young woodland <5m tall)J - Sports, Amenity & RecreationOther Comments: No access - glimpsed views at boundaryC - Semi-natural grassland / marshK - RetailNo access - glimpsed views at boundaryD - Heathland / BogsL - Infrastructure (Road/Rail)Heathland / BogsE - Arable FarmlandM - WatercourseHeathland / BogsF - PastureN - WaterbodyHeathland / Bogs	Land U	se/Cover	Heritage Assets/Notes:
G - Residential O – Coastal Environment H – Industrial/Commercial P – Inland Rock Q - Other:	A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment	Other Comments:

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC		NC	Comments:					
Containment:	Within large b	uilt up area	ilt up area Abuts large built up area		Separate from large built up area						
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area						
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None						
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	it neighbourir	ng towns merging ir	to one another							
Criteria		SR	SRF	SRF SSR		NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Nor	e / Very Distant Some / Distant		Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)			
Coalescence:		None Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence					
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):										
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)			
Comments	Comments: Development would comprise a small massing of houses in ribbon development north of Pilgrim's Hatch – no significant separation reduction to northern villages									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment							
Criteria	LCF	MFC	FC	Comments:				
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Equine, pasture and pond				
Relative contrib	Relative contribution of Site to Green Belt Purpose:							
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)					

Purpose 4: to preserve the setting and special character of historic towns Criteria LRHT MRHT SRHT **Historic Town** No / Limited physical and/or visual Moderate physical and/or visual relationship Strong physical and/or visual relationship with relationship with Historic Town relationship: with Historic Town Historic Town Relative contribution of Site to Green Belt Purpose: Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT) Comments:

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			•

Date/Time: 13/1/16 10:00

Site Size:	: 1.0 ha	Views Out (distar	nce): N	1: S	s: S	E: S	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub		S: Pi	ub Priv	D	E: Pub	Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv: L		E: Pu Priv:	ıb:	W: Pu Priv: L	b:	0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some variation in winter due to surrounding/boundary treebelts												
Site visua	al amenity:	Ok/Good				Locality visual amenity: Very Go			iood				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation to large b		ed association arge built up area		Distant association (visual) only or none
Boundary Type:	N: Scattered trees	E: Timber fence. Evergreen L Cypress	S: buildi	S: buildings, trees			ouildin	gs, timber fence, trees
Buildings on Site:	Residence, farm outbuildings as studios/offices Approx. Footprint: 15%							
Adjacent Buildings:	Buildings: Galvanised iron shed							

Maturity:	Full maturit	y <mark>S</mark> L	Middle-a	aged: S L		Young-establi	shed: S L		Very young: S L
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confined	k				Quite Ope	en		Exposed
Access in	Promoted op	pen recreation	Open g	eneral access	Р	ermissive gener	al access	access PRoW route access	
site area:	Р	ermissive path	S	Inform	nal a	access		<u>,</u>	No access
Landscape Quality:	Highly repre		Mainly re minor detra	presentative / actions: SL	E	qual representa S	tive / non-rep: Weakly representative/ L degraded: S L		
Tranquillity:		Low		Medi	um		High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	G, A, I		E	LG

Land Use/Cover	Heritage Assets/Notes:
A - Woodland (>5m tall)I - Parkland/Garden(s)B - Scrubland (include young woodland <5m tall)J - Sports, Amenity & RecreationC - Semi-natural grassland / marshK - RetailD - Heathland / BogsL - Infrastructure (Road/Rail)E - Arable FarmlandM - WatercourseF - PastureN - WaterbodyG - ResidentialO - Coastal EnvironmentH - Industrial/CommercialP - Inland RockQ - Other:V	Other Comments: Residence with farm buildings/stables – yet also contains large naturalistic areas of trees and woodland

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc		PC		NC	Comments:	
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfillin	ıgʻ	'Urban Extension'		New settlement Housing separated from large built up area		
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None	Site not bounded by any large	
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	built up area	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Part		y Contained (PC)		Not Contained (NC)			

Purpose 2: to preve	Purpose 2: to prevent neighbouring towns merging into one another							
Criteria		SR	SRF	SRF SSR		NS	N/A	
Interlying physic barriers:	al Su	bstantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.	
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	on of Site to G	ireen Belt Purpose (s	should the Site be develop	ed to housing):				
Separation Reta	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)							
Comments: In conjunction with other surrounding ribbon development, development would lead to minor reduction in gap between Mountnessing and Shenfield, particularly assuming the large amount of tree cover is removed – yet not significant								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	-					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Residence, farm buildings and naturalistic tree covered areas					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	Relative contribution of Site to Green Belt Purpose:								
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:									

Overall Contribution to Green Belt		Low	Moderate	High				
Comments:	nents: Overall, mixed countryside function Site, not bounded by any urban area – development would not merge settlements							

Date/Time: 14/1/16

Site Size	: 4.8 ha	Views Out (distance):		N: S: S		E:L	W: S	<u>S</u> hort (<	:250m)	<u>M</u> ed (25	50m – 1km) <u>L</u> o		ng (>1km)
Views	Viewer Types:	N: Pub Priv		SPub Priv			L: Pub	Pub Priv			W: Pub Priv		
in:v	Numbers:	N: Pub: L Priv:	S: Pub: Priv:				W: Pul Priv:	b: L	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasona	l visibility:	Variable in winter where intervening tree cover				er and heo	lgerows are	thin or lov	v				
Site visu	al amenity:	Good				Locality visual amenity:		nenity:	Good	- Excellent			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	l 'Urban' Near but clear t		Limited as to large ar	built up	Distant association (visual) only or none			
Boundary Type:	N: Trees, sparse shrubs	E: Part Hedgerow, part road/none	S: None	S: None		0	W: Hedgerow – trees, bracken, bramble, tress to SE			
Buildings on Site:	Village hall, pavillion		Approx. Footprint:							
Adjacent Buildings:	Alex's Restaurant, two st	Alex's Restaurant, two storey detached residences (opp. Navestock Side)								

Maturity:	Full matur	ity: S	Middle-aged: S L			Young-established: S			Very young: S L	
Scale:	Intimate Sm			Medium	Medium				Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Open			Exposed	
Access in	Promoted of	open recreation	Oper	Open general access		Permissive general access		s PRoW route access		
site area:		Permissive path	IS	Informal access					No access	
Landscape Quality:		resentative:	Mainly representative / minor detractions: S L			Equal representative / no S L		rep:	Weakly representative/ degraded: S L	
Tranquillity		Low		Medi	um	ım		High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	I	J	E	G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs	I — Parkland/Garden(s) J — Sports, Amenity & Recreation K - Retail L — Infrastructure (Road/Rail)	<u>Other Comments:</u> Filtered views in from West Green Lane and more open through gaps in trees. Cricket pitch, pavilion, field and play area
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas			
Criteria	wo	2	PC		NC	Comments:
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area	
Development type:	ʻInfilli	ngʻ	'Urban Extensio	n'	New settlement Housing separated from large built up area	
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	
Relative contribution of	Site to Green Be	lt Purpose:				
Well-Contained	d (WC)	Partl	y Contained (PC)		Not Contained (NC)	

Purpose 2: to preven	nt neighbourin	g towns merging in	to one another					
Criteria	Criteria SR		SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tov	Views between Towns None / Ven		Some / Distant Filtered / Obscure Reasonably Close		Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	& potential visual Coale		infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible or No Separation (NN				
Comments:	Potential for I	nassing of housing i	n open countryside – but r	no significant separation reduc	tion			

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	MFC	FC	Comments:									
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses										
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping										
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail										
Relative contrib	Relative contribution of Site to Green Belt Purpose:												
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)										

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with									
relationship:	relationship with Historic T	own	with Historic Town	Historic Town									
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:													

	Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High					
Con	mments:	Uncontained Site. If developed, housing would mass in open countryside – however, built up areas would not merge								

Date/Time: 15/1/16 Afternoon

Site Size:	0.5 ha	Views Out (distan	ce): N	: S	s: S	E: S	W: S	:S <u>S</u> hort (<250m)		<u>M</u> ed (25	0m – 1km)	- 1km) <u>L</u> ong (>1km)		
Views	Viewer Types:	N: Pub Priv		S: Pub Priv			E: Pub	E: Pub Priv				W: Pub Priv		
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:		E: Pu Priv:	ıb:	W: Pu Priv:	o:	0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)	
Seasonal	Seasonal visibility: Slight variation in winter													
Site visual amenity:		Ok - good			Locali	ty visual an	nenity:	Ok- go	od					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	area 'Urban'		to large h		Distant association (visual) only or none			
Boundary Type:	wire tence evergreen	E: Deciduous trees, timber panelled fence	S: Post r	S: Post n wire fence						
Buildings on Site:	Small timber sheds		Approx. Footprint:							
Adjacent Buildings:	Modern 2 storey dwelling	Modern 2 storey dwellings detached								

Maturity:	F	Full maturity: S L Midd		dle-ag	ged: S L Young-establis			shed) L	Very young: S L		
Scale:	Intim	ate	Small			Medium		Large			Expansive	
Enclosure	: Ver	ry Confined	Quite En	closed	P	artial Enclosure		Quite Ope	en		Exposed	
Access in	ess in Promoted open recreation O			Ope	en ger	neral access	Permissive general access			PRoW route access		
site area:		Per	missive path	IS		Informal access				No access		
Landscap Quality:	e H	lighly repres S L		tive: Mainly representative / Eq minor detractions: S L		Equal representative / non-rep: S		on-rep:	Weakly representative/ degraded: S L			
Tranquilli	ty:	y: Low			Medium				High			

Land Lleas	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Use:	F	AQ		E G	LF

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Noise from A12 Abuts smaller built up area – Mountnessing
Q - Other: Sheds		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	Criteria WC		PC		NC	Comments:						
Containment:	Within large b	hin large built up area Abuts large built up		area	Separate from large built up area							
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area	On balance, strongly contained by built development at						
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None							
Effects on openness:		'	Some countryside encroachment		Large scale countryside encroachment	Mountnessing and A12						
Relative contribution of Site to Green Belt Purpose:												
Well-Contained (WC)			y Contained (PC)		Not Contained (NC)							

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	NNS		N/A				
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Direct Reasonably Close		/ Close	small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contributio	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)				
Comments:	Comments: On balance, development would not lead to settlements merging – A12 is significant barrier between Ingatestone and Mountnessing. However loss of countryside would bring the large settled area of Mountnessing towards Ingatestone – notwithstanding the existing ribbon development between the two settlements.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Fields between settlement edge and A12							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)										
Comments:											

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:	Predomina	ntly, Site would comprise infilling between A	·	

Date/Time: 14/1/16 10:05

0.65 ha	Views Out (distar	nce): N	: S	S: S	E: S	W: S	<u>S</u> hort (<	(<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> ong (>1km		ng (>1km)
Viewer Types:	N: Pub Priv S: Pu			ıb Priv	D	EPub	Priv) W: Pub			Priv	
Numbers:	N: Pub: Priv: L	S: Pub: Priv: L				W: Pul Priv:	o:	0	<u>L</u> ow (1 - 10) <u>M</u> ed		.0-20)	<u>H</u> igh (21+)
visibility:	Variable											
l amenity:	Ok - good			Local	Locality visual amenity: Go			Good – countryside to W				
•	Viewer Types: Numbers: visibility:	Viewer Types: N: Pub Priv Numbers: N: Pub: Priv: L Variable	Viewer Types: N: Pub Priv Numbers: N: Pub: Priv: L S: Pub: Priv: L visibility: Variable	Viewer Types: N: Pub Priv S: Pub Numbers: N: Pub: Priv: L S: Pub: Priv: L visibility: Variable	Viewer Types: N: Pub Priv Numbers: N: Pub: Priv: L S: Pub: Priv: L Viewer Visibility: Variable	Viewer Types: N: Pub Friv S: Pub Numbers: N: Pub: Priv: L S: Pub: Priv: L E: Pub: H Priv: L visibility: Variable	Viewer Types: N: Pub Priv S: Pub Priv E Numbers: N: Pub: Priv: L S: Pub: Priv: L E: Pub: H Priv: L W: Pub Priv: L visibility: Variable	Viewer Types: N: Pub Priv S: Pub Priv Numbers: N: Pub: Priv: L S: Pub: Priv: L E: Pub: H Priv: L W: Pub: Priv: L visibility: Variable	Viewer Types: N: Pub Priv E Pub Priv Numbers: N: Pub: Priv: L S: Pub: Priv: L E: Pub: H Priv: L W: Pub: Priv: L 0 visibility: Variable Variable 0	Viewer Types: N: Pub Priv S: Pub Priv E Pub Priv Numbers: N: Pub: Priv: L S: Pub: Priv: L E: Pub: H Priv: L W: Pub: Priv: L 0 Low (1 - 10) visibility: Variable Variable Variable Variable Variable	Viewer Types: N: Pub Priv S: Pub Priv E Pub Priv W: Pub Numbers: N: Pub: Priv: L S: Pub: Priv: L E: Pub: H Priv: L W: Pub: Priv: L 0 Low (1 - 10) Med (1	Viewer Types: N: Pub Priv S: Pub Priv E Pub Priv W: Pub Priv Numbers: N: Pub: Priv: L S: Pub: Priv: L E: Pub: H Priv: L W: Pub: Priv: L 0 Low (1 - 10) Med (10-20) visibility: Variable Variable Variable Viewer Viewer Viewer Viewer

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		to large built		Distant association (visual) only or none		
Boundary Type:	N: Hedge (garden) trees, leylandii	E: Timber fence, Trees	S: scatte	S: scattered trees		W: trees			
Buildings on Site:				Appro	x. Footprint	t:			
Adjacent Buildings	Adjacent Buildings: Modern 2 storey build to South								

Maturity:	Full maturity: S		Mide	dle-aged: S L	Young-estab	ished: S L	Very young: S L		
Scale:	Intimate	Smal	I	Medium	Large		Expansive		
Enclosure:	Very Confin	ed Quite E	nclosed	Partial Enclosure	Quite Op	en	Exposed		
Access in	Promoted of	open recreatio	n Ope	en general access	Permissive gene	ral access	PRoW route access		
site area:		Permissive pat	hs	Inforr	nal access		No access		
Landscape Quality:		resentative: L		y representative / letractions: S L	Equal represent	ative / non-rep	p: Weakly representative/ degraded: S L		
Tranquillity:		Low		Medi	um	High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	В	A	E G	JΗ

Purpose 1: to check the	urpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ng'	'Urban Extension	n'	New settlement Housing separated from large built up			
Boundary:	 Strong/D	efinite	Weak/Degraded/Unclear		area None	Infills area of land between housing and pub at western		
Effects on openness:	Limited/no c encroacl	ountryside	Some countryside encro		Large scale countryside encroachment	extent on Kelvedon Hatch along Ongar Road		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly		/ Contained (PC)		Not Contained (NC)				

Criteria		SR	SRF	SSR	NNS		N/A
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		· · · ·
Views between Tow	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)
Residual contributior	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separat						or No Separation (NNS)	
Comments: No separation reduction to other villages/towns over existing situation							

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Woodland scrub					
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic T	own	with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)									
Comments:										

Overall Contribution to Green Belt F	 Low	Moderate	High
Comments:	nt would primarily infill gap between ribbor countryside function of the Site (woodland	n development on western edge of Kelvedon H scrub) which is reasonably attractive.	atch. Overall, moderate due to the

Date/Time: 12/1/16

Site Size:	1.17 ha	Views Out (distance	e): N:	S	S: S	E: S	W: S	W:S <u>S</u> hort (<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub	S: Pub			\supset	Priv				W: Pub Priv		
in:	Numbers:		: Pub: riv: L		E: Pu Priv:	ub: L	-	W: Pub: Priv: M		<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Some variation							· ·				
Site visu	e visual amenity: Excellent - good		Loca	Locality visual amenity:									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited as to large are	built up	Distant association (visual) only or none
Boundary Type:	N: Trees, fence	E: Trees		S: Timber fence, houses (2 storey)		W: Golf course	
Buildings on Site:				Appro	x. Footprint	:	
Adjacent Buildings:	Private residences						

Maturity:	Full maturi	ity: S 🚺	Middl	le-aged: S L Yo		Young-established: S L		L Very young: S L	
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted o	pen recreation	Oper	n general access	P	ermissive gener	ve general access		PRoW route access
site area:		Permissive path	IS	Informal access		No access		No access	
Landscape Quality:	Highly rep S	lighly representative: Mainly repr S L minor detract		representative / etractions: S L	E	qual representa S	tive / non- L	rep:	Weakly representative/ degraded: S L
Tranquillity:		Low		Medi	um				High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	A		GI	JA

<u>Land U</u>	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Bird song Part of Thorndon Park (Registered Park and Garden/ Conservation Area)

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area	-		
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Partly contained by Herongate to		
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	South and Ingrave to north		
Relative contribution of	elative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partle			y Contained (PC)		Not Contained (NC)			

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	N	INS	N/A	
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Town	is Nor	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution of	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retaine	Separation Retained (SR) Separation Reduce		ced, but Functional (SRF)	It Functional (SRF) Significant Separation Reduction (S		Negligible	or No Separation (NNS)	
Comments: Development would lead to Herongate and Ingrave directly merging through housing development								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Thorndon Country Park - woodland						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:	Comments: Site is located within Registered Park and Garden/ Conservation Area								

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High				
Comments:	Comments: Small Site where development would cause Herongate and Ingrave to further coalesce as well as being located in Registered Park and Garden and Conservation Area							

Date/Time: 12/1/16 14:40

1.46 ha	Views Out (distan	nce): N	: S	S:	E: M-L	W:	<u>S</u> hort (<250m)	<u>M</u> ed (250)m – 1km)	<u>L</u> o	ng (>1km)
iewer ypes:	N: Pub		S : Pi	ıb Priv	D	L: Pub	Priv)		W.Pub	Priv	
umbers:	N: Pub: Priv: L-M	S: Pub: Priv: L				W: Pul Priv: L	o: H	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
sibility:	No significant variat	ion										
menity:	Poor - OK				Localit	ty visual an	nenity:	Good				
y u si	pes: umbers: ibility:	ewer pes: N: Pub Priv umbers: N: Pub: Priv: L-M bility: No significant variat	ewer pes: N: Pub Priv umbers: N: Pub: Priv: L-M S: Pub: Priv: L bility: No significant variation	ewer pes: N: Pub Priv S: Pub umbers: N: Pub: Priv: L-M S: Pub: Priv: L bility: No significant variation	ewer pes: N: Pub Priv S: Pub Priv umbers: N: Pub: Priv: L-M S: Pub: Priv: L E: Pu Priv: Priv: ibility: No significant variation	ewer pes: N: Pub Priv S: Pub Priv umbers: N: Pub: Priv: L-M S: Pub: Priv: L E: Pub: H Priv: L ibility: No significant variation	ewer pes: N: Pub Priv S: Pub Priv E: Pub: H umbers: N: Pub: Priv: L-M S: Pub: Priv: L E: Pub: H W: Pub bility: No significant variation Priv: L Priv: L	ewer pes: N: Pub Priv S: Pub Priv umbers: N: Pub: Priv: L-M S: Pub: Priv: L E: Pub: H Priv: L W: Pub: H Priv: L bility: No significant variation	ewer pes: N: Pub Priv E: Pub Priv umbers: N: Pub: Priv: L-M S: Pub: Priv: L E: Pub: H Priv: L W: Pub: H Priv: L 0 ibility: No significant variation 0 0	ewer pes: N: Pub Priv E: Pub Priv umbers: N: Pub: Priv: L-M S: Pub: Priv: L E: Pub: H Priv: L W: Pub: H Priv: L 0 ubility: No significant variation	ewer pes: N: Pub Priv S: Pub Priv E: Pub Priv W Pub umbers: N: Pub: Priv: L-M S: Pub: Priv: L E: Pub: H Priv: L W: Pub: H Priv: L 0 Low (1 - 10) Med (1 ubility: No significant variation V	ewer pes: N: Pub Priv S: Pub Priv E: Pub: H Priv: L W: Pub Priv ambers: N: Pub: Priv: L-M S: Pub: Priv: L E: Pub: H Priv: L W: Pub: H Priv: L 0 Low (1 - 10) Med (10-20) ability: No significant variation V V V V V

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		built ι		Distant association (visual) only or none	
Boundary Type:	N: Golf course	E: Golf course	S: Golf c	S: Golf course			W: Golf course & A128		
Buildings on Site:	Buildings on Site: Club houses, warehouse type building					Approx. Footprint: ~40%			
Adjacent Buildings:									

Maturity:	Full matur	ity: S L	Middl	le-aged: S 🚺		Young-establi	shed. S	ed S L Very young: S		
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted of	open recreation	Oper	n general access	Р	ermissive gener	al access	l access PRoW route access		
site area:		Permissive path	IS	Informal access				No access		
Landscape Quality:		resentative: L		representative / etractions: S	E	qual representa S			Weakly representative/ degraded: S L	
Tranquillity:		Low		Med	ium		High			

	Site - Primary	Site - Secondary	Site - Secondary Loca		Locality - Secondary
Land-Use:	J			JE	AH

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	PROW along access Drive and western boundary Warehouse = indoor bowls (Stoney Hill)
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Views in from Cockridden Farm
E – Arable Farmland	M - Watercourse	Industrial Estate to W (along access route)
F - Pasture	N – Waterbody	Large built elements on Site including large parking areas
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		
L		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc	:	PC		NC	Comments:			
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area				
Boundary:	Strong/De	efinite	Weak/Degraded/Un	nclear None None		Not associated with existing built			
Effects on openness:	ts on openness: Limited/no countryside encroachment Some countryside encroachment		Large scale countryside encroachment	up area					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		Contained (PC) Not Contain		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	ns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retaine	Separation Retained (SR) Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR) Negligible or No Separation (NNS)			or No Separation (NNS)		
Comments: N	lew housing	development would	I not change sepearation b	etween towns over and above	e existing situa	tion		

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Overall, whilst some of the built form is associated with leisure						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	(golf/bowls) and other functions, existing level of built development and parking has						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mix	ed Functions within Countryside (MFC)	Functional Countryside (FC)	openness/function at a Site level						

Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic Town		with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

	Overall Contribution of Site to Green Belt Purposes		Moderate	High
Comments:		d Site – however level of existing built deve contribution to Green Belt	lopment has adversely affected openness and	countryside function at a Site level, lowering

Date/Time: 15/1/16 AM

Site Size	: 11.1 ha	Views Out (distance): N: S S: S		S: S	E: S	W: S	W: S <u>S</u> hort (<u>M</u> ed (25	60m – 1km) <u>L</u> or		ng (>1km)	
Views	Viewer Types:	N: Pub Priv S: Pub Priv		\supset	Priv					W Pub Priv			
in:	Numbers:	N: Pub: Priv: O-L	S: Pub Priv: L	:	E: Pub: H Priv:			W: Pub: H Priv: L		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	l visibility:	Variable – limited tro	ee cover	- reasor	hably ope	en even ir	summer fro	m north					
Site visual amenity: Good				Loca	lity visual an	nenity:	Good						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited as to large ar	built up	Distant association (visual) only or none	
Boundary Type:	N: Grassed field	E: Trees and railway	S: trees, fence	S: trees/hedge/wooden fence		W: trees/hedge		
Buildings on Site:				Appro	x. Footprint	:		
Adjacent Buildings:	Two storey residences							

Maturity:	Full matur	ity:S L	Middle	e-aged: SL	Young-established:			L	Very young: S L		
Scale:	Intimate	Small		Medium		Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	closed Partial Enclosure		Quite Open		Exposed			
Access in	Promoted of	open recreation	Open	general access	access Permissive general a			cess PRoW route access			
site area:		Permissive path	ıs	Inform	Informal access				No access		
Landscape Quality:	0,1	resentative: L		nly representative /		Equal representative / non S L		on-rep: Weakly representative/ degraded: S L			
Tranquillity:		Low		Medium				High			

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary		
Land-Ose.	E			EG	L		

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail	<u>Other Comments:</u> Road noise Railway adjacent to east - View from trains
D – Heathland / Bogs E – Arable Farmland	L – Infrastructure (Road/Rail) M - Watercourse	Small businesses to S (Vet centre)
F - Pasture G - Residential	N – Waterbody O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	wc	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfillir	ngʻ	'Urban Extensio	ı'	New settlement Housing separated from large built up area	Whilst the Site is well contained by rail line (E) and A12/Roman Road (W), Site is weakly		
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		Weak/Degraded/Unclear		None	connected to northern extent of
Effects on openness:	Limited/no co encroach	,	Some countryside encro	ntryside encroachment		Ingatestone – Site is primarily to rear of ribbon development and		
Relative contribution of	Site to Green Bel	t Purpose:				is not contained to existing built up area		
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)			

Purpose 2: to prever	nt neighbourin	ig towns merging in	to one another								
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physics barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent					
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close Direct / Close		/ Close	small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible			e or No Separation (NNS)				
Comments:	Comments: Development would represent reduction in gap to Margeretting and Chelmsford to northeast of Ingatestone, but overall settlements would not coalesce										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns Criteria LRHT MRHT SRHT **Historic Town** No / Limited physical and/or visual Moderate physical and/or visual relationship Strong physical and/or visual relationship with relationship with Historic Town relationship: with Historic Town Historic Town Relative contribution of Site to Green Belt Purpose: Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT) Comments:

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			

Date/Time: 12/1/16 15/1/16

Site Size:	1.0 ha	Views Out (distan	ce): I	N: S	s: S	E: S	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv S: Pub Priv			>	E: Pub	Priv		W: Pub				
in:	Numbers:	N: Pub: Priv: M	S: Pub: Priv:	:	E: Pu Priv:	ıb:	-	W: Pub: Priv: M		<u>L</u> ow (1 - 10)	0) <u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Variable in winter due to tree cover												
Site visual amenity: Good				Local	Locality visual amenity: Good								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	area 'Urban'		Limited as to large ar	•	Distant association (visual) only or none		
Boundary Type:	N: Trees/fence	E: Trees/hedge	S: Trees	S: Trees/hedge			hedgerow, garden ne		
Buildings on Site:		Approx. Footprint:							
Adjacent Buildings:	Two storey detached tra	Two storey detached traditional/historic preferences. Listed buildings inc. care home, Button Hall, Heron Court etc							

Maturity:	Full matur	Full maturity: S			dle-aged: SL Young-establish			L	Very young: S L
Scale:	Intimate	nate Small		Medium		Large		Expansive	
Enclosure:	Very Confine	ery Confined Quite Enclosed		Partial Enclosure		Quite Open		Exposed	
Access in	ccess in Promoted open recreation Ope			en general access Permissive genera			al access	PRoW route access	
site area:		Permissive paths			Informal access				No access
Landscape Quality:	Highly rep S	resentative:	ative: Mainly representative / minor detractions: S L			Equal representative / non-rep: S L			Weakly representative/ degraded: S L
Tranquillity:		Low		Medium					High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Lanu-Ose.	F	Q	AE	GJ	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland /	I – Parkland/Garden(s) J – Sports, Amenity & Recreation	-Listed buildings nearby Other Comments:
marsh D – Heathland / Bogs	K - Retail L – Infrastructure (Road/Rail)	
E – Arable Farmland F - Pasture	M - Watercourse N – Waterbody	
G - Residential H – Industrial/Commercial	O – Coastal Environment P – Inland Rock	
Q - Other: hedgerow/1	trees	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large bui	ilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfilling	2'	'Urban Extensior	n'	New settlement Housing separated from large built up area					
Boundary:	Strong/Def	finite	Weak/Degraded/Un	Weak/Degraded/Unclear		Site weakly associated with				
Effects on openness:	Limited/no cou encroachn	,	Some countryside encroachment		Large scale countryside encroachment	settlement edge of Herongate				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partle			/ Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent ne	ighbourir	ng towns merging ir	ito one another						
Criteria		SR	SRF	SSR	NN	IS	N/A		
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Towns	Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution of	Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained	Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible or No Separation (NN:				
Comments: Woodland lies to east of Site. Scale of Site and potential encrochmwent would not be perceived as a reduction in the gap to Basildon or Billericay									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			

Date/Time: 14/1/16 11:00

Site Size:	9.28 ha	Views Out (distan	ice):	N: S	S: S	E: S	W: S	N: S <u>S</u> hort (<		<u>M</u> ed (25	M ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub	I: Pub Priv				E Pu	o Priv	>		W Pub Priv		
in:	Numbers:	N: Pub: Priv: H	S: Pub Priv: L	D: H E: Pub: M W: Put Priv: H Priv: L			0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)		
Seasonal	Seasonal visibility: Variable – less filtered views in winter from east												
Site visual amenity: Good Locality visual amenity: Good													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		Limited as to large are	built up	Distant association (visual) only or none		
Boundary Type:	N: hedgerow trees, timber post n wire fence	E: Garden fencing (timber panel); low hedgerow, hedgerow trees	S: leylar trees	S: leylandii, hedgerow			wire fence, hedgerow mble, trimmed al hedgerow		
Buildings on Site:	Stables Approx. Footprint:								
Adjacent Buildings:	ildings: Two storey detached and semi detached residences								

Maturity:	Full matur	ity: S 🔽	Mido	Middle-aged: S L Young-establi			shed: S	L	Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure Quite Open		en	Exposed				
Access in	Promoted of	pen recreation	Оре	en gen	eral access	Permissive general a			PRoW route access		
site area:		Permissive path	IS		Inforn	nal a	access		No access		
Landscape Quality:		resentative: L		nly representative / r detractions: SL			Equal representative / non-rep: S L			Weakly representative/ degraded: S L	
Tranquillity		Low		Medium						High	

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	Q	E	G

Land Use	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other: Stables/Equine	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: PROW along NE edge Horses grazing

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfilli	ng'	'Urban Extensio	n'	New settlement Housing separated from large built up area	Large Site between two areas of housing at Hook End, immediately east of				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Doddinghurst and northwest of Wyatt's Green. NE boundary				
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	uncontained. Areas of housing associated with local villages				
Relative contribution of	f Site to Green Bel	lt Purpose:				(built up areas) but also distinct				
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)	areas				

Purpose 2: to preve	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A			
Interlying physic barriers:	al Su	bstantial / strong	Moderate	Unsubstantial, but functional	Ab	sent				
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contribution	on of Site to G	reen Belt Purpose (should the Site be develop	ed to housing):						
Separation Reta	Separation Retained (SR) Separation Reduced, but Func			Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)			
Comments:	Comments: Overall, development would lead to two areas of housing at Hook End merging. This combination will effectively lead to Doddinghurst/Hook End coalescing with Wyatts Green, massing substantial new housing in an area where existing gaps between built up areas are narrow already									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Pasture/Fields						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)									
Comments:										

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	housing are		ising in countryside, where the existing gap be eption of coalescence of distinct villages/hous ide	

Date/Time: 12/1/16 9:40

Site Size:	0.8 ha	Views Out (distar	nce):	N: S	s: S	E:S	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv			E: Pub Priv				W: Pub	Priv			
in:	Numbers:	N: Pub: Priv:	S: Pub Priv:	:	E: Pu Priv:	ıb:	W: Pul Priv: L):	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	LO-20)	<u>H</u> igh (21+)
Seasonal	visibility:	ty: Variable – still well screened in winter											
Site visual amenity: Good in part (grass/hedge trees) Locality visual a		ty visual am	nenity:	Good	- countryside								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none	
Boundary Type:	N: Hedge trees/fence	E: Hedgerow/trees	S: hedge	e trees		W: hedg	e trees, fence	
Buildings on Site:	Yes (timber shed; brick she	ed like house)		Appro	x. Footprin	t:		
Adjacent Buildings:	Farm (Wrightsbridge); Otherwise not visible							

Maturity:	Full matur	ity: S	Mido	Middle-aged:			Young-establi	shed	L	Very young: S L	
Scale:	Intimate	mate Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	d Quite Enclosed		artial Enclosure		Quite Open		Exposed		
Access in	Promoted c	d open recreation Open			neral access	Ρ	Permissive general access			PRoW route access	
site area:		Permissive path	ıs		Inform	nal a	access		<u>,</u>	No access	
Landscape Quality:		resentative: L		Mainly representative / minor detractions: S L			qual representa	itive / noi	n-rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low		Medi						High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	Н	E	FJG

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail)	Other Comments: Scaffolding business Bray Brook Ltd
E – Arable Farmland F - Pasture	M - Watercourse N – Waterbody	Low tranquillity W to N
G - Residential H – Industrial/Commercial	O – Coastal Environment P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area						
Development type:	ʻInfilli	ngʻ	'Urban Extensio	n'	New settlement Housing separated from large built up area						
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None						
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment						
Relative contribution of	Site to Green Bel	t Purpose:									
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SRF SSR NNS		N/A					
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns Non	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	Direct / Close Site withir					
Coalescence:		None / Minor narrowing c		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contribution	Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):										
Separation Retained (SR) Separation Reduced, but Functional (SRF			ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS)							
Comments: Small scale site not directly reducing gap between towns - significant barreiers in area including woodland tree belts and M25 to west											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF		MFC	FC	Comments:						
Land-use:	e.g. Buildings		Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping		Mixed	Natural / Landscaping							
Access:	No Public Access		Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Mix of hardstanding (scaffolding business) and rough grassland pasture area						
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)				Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic T	own	with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationship with Historic Town (LRHT) Mode		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			

Date/Time: 13/1/16 15:45

Site Size	0.6 ha	Views Out (distan	ice):	N: M	S: S	E: S	W: S	<u>S</u> hort	(<250m)	<u>M</u> ed (250	0m – 1km)	Loi	ng (>1km)
Views	Viewer Types:	N: Pub Priv		s: Pi	ub Priv	\supset	E: Pub	Priv)		W: Pub	Priv	
in:	Numbers:	N: Pub: Priv:	S: Pub Priv: L): H	E: Pu Priv:		W: Put Priv: L):	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	visibility:	Little variation											
Site visu	al amenity:	OK-Good					Locality visual amenity:						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension Separation		Near but clear		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Fence, trees	E: Fence, Hedgerow	S: None	None V			I: Fence, low wall		
Buildings on Site:	Two storey dwellings (deta	ached)		Appro	x. Footprint	: 12-15	%		
Adjacent Buildings:	Adjacent Buildings: Two storey detached dwellings								

Maturity:	Full matur	rity: S L Middle-			dle-aged: SIL Young-establis			shed: S	L	Very young: S L
Scale:	Intimate	imate Small		Medium			Large		Expansive	
Enclosure:	Very Confine	nfined Quite Enclosed		Р	artial Enclosure		Quite Open		Exposed	
Access in	Promoted of	Promoted open recreation Ope			en general access Permissive genera			al access		PRoW route access
site area:		Permissive p	ths		Informal access				No access	
Landscape Quality:		resentative: L			epresentative / Equal representative ractions: S L		tive / non-	rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low								High

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	G	Q	E	G

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other: Horsiculture	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: 'Private Dogs Loose' sign on gate of laneway entrance. No direct site access

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc	WC PC			NC	Comments:			
Containment:	Within large built up area Abuts large bu		Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfillir	ngʻ	'Urban Extension	n'	New settlement Housing separated from large built up area	Part of ribbon development at			
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	eastern borough boundary – but			
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	not directly associated with established built up area			
Relative contribution of	elative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Parti			y Contained (PC)	Contained (PC) Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between To	wns Nor	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.				
Coalescence:	Coalescence:		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence infilling)					
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible or No Separation (NNS)							
Comments:	Partly develop	oed Site – further de	evelopment not considered	d to reduce gap between town	s over and ab	ove existing sit	cuation				

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Part residential with garden – but northern half appears to contain rough							
Relative contrib	ution of Site to Green Belt Purpo		grassland/pasture/paddock								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic Town		with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contribution to Green Belt		Low	Moderate	High		
Comments:	Uncontaine	d Site in ribbon development – further deve	elopment would not lead to separation reducti	on between towns.		

Date/Time: 14/1/16 9:30

Site Size	: 3.8 ha	Views Out (distance): N: L S: S		E: S	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Views	Viewer Types:	N: Pub Priv S: Pub Priv		\checkmark	L: Pub			W: Pub Priv				
in:	Numbers:		Pub: iv: L	E: P Priv:	ub: H L	W: Pu Priv:	W: Pub: Priv:		<u>L</u> ow (1 - 10) <u>M</u> ed (10-20)	<u>H</u> igh (21+)
Seasona	Seasonal visibility: Variable particularly from south in winter where treelines are reasonably thin											
Site visu	Site visual amenity: Good			Loca	Locality visual amenity: Very Good							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		Limited associa to large built area		Distant association (visual) only or none
Boundary Type:	ary lyne: N: Scattered trees F: Trees/hedgerows			/hedge, rees, fen	timber, w: timber pole, scattered trees			pole, scattered trees
Buildings on Site:		Appro	rox. Footprint: ~5%					
Adjacent Buildings: Single storey lodge; sheds – commercial?								

Maturity:	Full matur	ity: S 🔽	Midd	dle-age	ed: SL		Young-establi	shed: S	L	Very young: S L
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Ра	rtial Enclosure		Quite Ope	en 👘	Exposed	
Access in	ccess in Promoted open recreation			en general access Permissive genera			al access	ess PRoW route access		
site area:		Permissive path	IS		Inform	Informal access No acce			No access	
Landscape Quality:	Highly rep S	resentative:	Mainly minor de		esentative / ions: S L	E	qual representa	presentative / non-rep:		Weakly representative/ degraded: S L
Tranquillity:		Low	v Medium				High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	F	Q	Е	Н

Land I	<u>Jse/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	Garden Centre.
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Partially visible from Marden Ash (elevated to far north) Large paddock/grassland areas to front of garden centre
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Garden centre		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC	PC NC		Comments:				
Containment:	Within large built	up area	Abuts large built up area		Separate from large built up area					
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up area	Not associated with any built up				
Boundary:	Strong/Defir	nite	Weak/Degraded/Unclear		None					
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	area				
Relative contribution of	elative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	NNS		N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns Nor	e / Very Distant	Some / Distant	Filtered / Obscured / Direct / Close Direct / Close		/ Close	small scale, contained Site within town (e.g.				
Coalescence:		None None / Minor physica narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retain	Separation Retained (SR) Separation Reduc			Significant Separation Redu	Significant Separation Reduction (SSR)		Negligible or No Separation (NNS)				
Comments	Comments: Development would be massing of housing in countryside – potentially visible from Marden Ash to the north. This could be perceived as reducing the gap between built up areas – particularly northern villages in Brentwood borough										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Garden Centre open to public – built form and hardstanding balanced by grassland/paddock areas						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	Relative contribution of Site to Green Belt Purpose:									
Limited Relationsh	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High			
Comments: Uncontained Site, potentially visible from Marden Ash to the north							

Date/Time: 14/1/16 14:15

Site Size	: 0.16 ha	Views Out (distar	nce): I	N: S	s: S	E: S	W: S	<u>S</u> hort (<250m) <u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv S: Pub Priv		\supset	E: Pub				W: Pub Priv				
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv: L		E: Pu Priv:		W: Pu Priv: L	o:	0	<u>L</u> ow (1 - 10) <u>M</u> ed (2	10-20)	<u>H</u> igh (21+)
Seasona	Seasonal visibility: Little variation – boundary lined on 3 sides by conifers												
Site visual amenity: Good		Locali	ty visual an	nenity:	Good								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Hedge	E: Hedge	S: Hedge	Hedge, trees			e
Buildings on Site:				Appro	x. Footprint	:	
Adjacent Buildings:	Two storey residences						

Maturity:	ity: Full maturity S		<u>s</u>	Middle-aged: S L			Young-established: S L		L	Very young: S L		
Scale:	Intimate		Small			Medium		Large		Expansive		
Enclosure	Very Confi	Confined Quite Enclosed Partial Enclosure Quite Open		in	Exposed							
Access in	Promoted	Promoted open recreation Open			en ger	neral access	Permissive general access			s PRoW route access		
site area:		Permissive paths				Informal access				No access		
Landscape Quality:		y representative: Mainly repr S L minor detrac			esentative / tions: SL	Equal representativ S L		•	rep:	Weakly representative/ degraded: S L		
Tranquillit	y:		Low		Mediur						High	

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	I		E	G

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Abuts Blackmore adjacent to two dwellings to south of El Sub Station. Bounded to south by access to Church. Within Conservation Area
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	w	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area	Whilst outside Blackmore settlement edge, based on the			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	scale of Site, setting, adjacent			
Effects on openness:	Limited/no c encroacl	· ·	Some countryside encroachment		Large scale countryside encroachment	dwellings and location to south of Blackmore, it is considered			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		/ Contained (PC)		Not Contained (NC)					

Criteria		SR	SRF	SSR	N	NS	N/A
Interlying physica barriers:	I <mark>l</mark> Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		
Views between Tow	vns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)
Residual contributior	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			
Separation Retained (SR) Separation Reduce		ed, but Functional (SRF) Significant Separation Reduction (SSR)		ction (SSR)	Negligible or No Separation (NNS)		
Comments: No separation reduction over existing situation							

Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Unclear as to purpose of land but no obvious incongruous uses or non-countryside function. Contains lawn/grassland					
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countr	yside Functions (LCF) Mixe	d Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	Relative contribution of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Mode			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:	ts: Whilst not within an Historic Town, recognition is given to the Conservation Area status in which the Site falls, and adjacent historic buildings								

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			

Date/Time: 14/11/16 - 13.45PM

Site Size:	: 1.1 ha	Views Out (distand	ce): N	: S	s: S	E:S	W: S	<u>S</u> hort ((<250m) <u>M</u> ed (25		60m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	N Pub Priv	ub Priv S: Pub Priv E: Pub Priv		W: Pub								
in:	Numbers:		S: Pub: Priv: L-N	1	Ε: Ρι Priv:	ıb: M-H	W: Pu Priv: L		0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Variable in winter due to boundary tree lines												
Site visu	al amenity: OK Locality visual amenity: OK												

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited associatic to large built up area		Distant association (visual) only or none
Boundary Type:	N: Hedgerow frees	E: Timber fence. Trees, hedgerow	S: timbe	er fence		w:	
Buildings on Site:				Appro	x. Footprin	t:	
Adjacent Buildings:	Two storey modern hous	es					

Maturity:	Full maturity: S		Midd	le-aged: SL	Young-establ	ished: S L	Very young: S L		
Scale:	Intimate	Small		Medium	Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	Quite Op	en	Exposed		
Access in	ss in Promoted open recreation Open gene		n general access	Permissive gene	ral access	s PRoW route access			
site area:		Permissive path	IS	Inforn	nal access		No access		
Landscape Quality:	0, 1	resentative: L	•	representative / etractions: SL	Equal represent S	ative / non-re L	ep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Medi	dium High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	F		E	LG

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	<u>Other Comments:</u>
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		
		J [

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas			
Criteria	wo	:	PC		NC	Comments:
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area	
Development type:	ʻInfilli	ng'	'Urban Extensio	'n	New settlement Housing separated from large built up area	Bounded to south by northern
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	extent of Blackmore but also bounded by Redrose Lane to
Effects on openness:	Limited/no co encroact	,	Some countryside encro	achment	Large scale countryside encroachment	north and Chelmsford Road to east
Relative contribution of	Site to Green Be	lt Purpose:				
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.			
Views between To	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced, but		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)					
Comments: Overall, no reduction in separation between built up areas, however it is noted that development would potentially merge ribbon development to the east with the Blackmore settlement edge										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW Some access (informal, permissive) or low number of PRoW		Paddock							
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns Criteria LRHT MRHT SRHT **Historic Town** No / Limited physical and/or visual Moderate physical and/or visual relationship Strong physical and/or visual relationship with relationship with Historic Town relationship: with Historic Town Historic Town Relative contribution of Site to Green Belt Purpose: Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT) Comments:

Overall Contribu to Green Belt I		Low	Moderate	High						
Comments:	Overall, Site	Dverall, Site is considered partly contained, development would not lead to settlement coalescence but is functional countryside								

Date/Time: 14/1/16 13:00

Site Size	: 1.56 ha	Views Out (distar	nce):	N: S	S: S	E:S	W: S	<u>S</u> hort (<250m) <u>M</u> ed (2		<u>M</u> ed (25	250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv					W: Pub	Priv					
in:	Numbers:	N: Pub: Priv:	S: Pul Priv: L		E: Pu Priv:	ıb: M-H	_	W: Pub: Priv: L		<u>L</u> ow (1 - 10	Med (10-20) <u>H</u> igh (<u>H</u> igh (21+)
Seasona	Seasonal visibility: Slight variation – well screened even in winter												
Site visual amenity: Good Locality visual amenity: Good													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		built up	Distant association (visual) only or none	
Boundary Type:	N: Trees/hedgerow trees	E: Trees/hedgerow trees	S: Trees	S: Trees/hedgerow trees			s/hedgerow trees
Buildings on Site:	Glasshouse; timber shelter		Approx	x. Footprin			
Adjacent Buildings:	Two storey residences						

Maturity:	Full matur	rity: S L Middle-		lle-aged: SL	Young-establ	ished: S L	Very young: S L		
Scale:	Intimate	Small		Medium	Large		Expansive		
Enclosure:	Very Confine	ed Quite Enclosed		Partial Enclosure	Quite Op	en	Exposed		
Access in	Promoted of	open recreation	Ope	n general access Permissive gen		ral access	PRoW route access		
site area:		Permissive path	ıs	Inforn	nal access		No access		
Landscape Quality:	0,1	resentative: L		v representative / etractions: S	Equal representative / no		p: Weakly representative/ degraded: S L		
Tranquillity:		Low		Medi	um		High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	F	Q	E	F G

A – Woodland (>5m tall) I – Parkland/Garden(s)	
B - Scrubland (include young woodland <5m tall) J - Sports, Amenity & Recreation Other Comments: C - Semi-natural grassland / marsh K - Retail Well screened D - Heathland / Bogs L - Infrastructure (Road/Rail) Heavily filtered views mostly, all southern edge E - Arable Farmland M - Watercourse Primarily pasture with only mir at southern edge F - Pasture N - Waterbody H - Industrial/Commercial G - Residential O - Coastal Environment H H - Industrial/Commercial P - Inland Rock H - Industrial/Commercial	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Eastern extent of ribbon development clearly separate				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	from edge of Blackmore				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained	Well-Contained (WC) Partly				Not Contained (NC)					

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria	Criteria SR		SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Towns Nor		ie / Very Distant	Some / Distant	Filtered / Obscured / Direct / Clos		/ Close	small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduc			ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR)		Negligible or No Separation (NNS)			
Comments	Comments: Whilst there is some countryside encroachment, scale of Site and distance to other towns m(with intervening woodland blocks) mean separation is not considered reduced if developed.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	ution of Site to Green Belt Purpos	se:									
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns Criteria LRHT MRHT SRHT **Historic Town** No / Limited physical and/or visual Moderate physical and/or visual relationship Strong physical and/or visual relationship with relationship with Historic Town relationship: with Historic Town Historic Town Relative contribution of Site to Green Belt Purpose: Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT) Comments:

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			•

Date/Time: 14/1/16 13:30

Site Size	: 0.15 ha	Views Out (distan	ice): N	: S	S: S	E: S	W: S	<u>S</u> hort	(<250m)	<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Views	Viewer Types:	N Pub Priv S: Pub		ıb Priv	v E: Pub Priv					W: Pub	Priv			
in:	Numbers:	N: Pub: M-H Priv: L	S: Pub: Priv:		E: Pu Priv:		W: Pul Priv: L	W: Pub: Priv: L		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)	
Seasona	Seasonal visibility: Increased visibility in winter – weak boundary vegetation													
Site visual amenity: Ok			Locality visual amenity:			Ok-go	od							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area			Distant association (visual) only or none	
Boundary Type:		E: Timber palisade garden fence 2m	ade garden S: Hedgerow W:			Trees/hedgerow trees			
Buildings on Site:	Timber chalet style house Approx. Footprint: 5%								
Adjacent Buildings:	Two storey detached and	Two storey detached and semi detached							

Maturity:	Full matu	aturity: S IL Mide		dle-aged: S L			Young-established S		L	Very young: S L	
Scale:	Intimate		Small			Medium		Large			Expansive
Enclosure:	Very Confin	ed	Quite End	losed	Pa	artial Enclosure		Quite Ope	en Exp		Exposed
Access in	Promoted	Promoted open recreation Ope			en gen	en general access Permissive general			al access	PRoW route access	
site area:		Pern	nissive path	S		Informal access			No access		
Landscape Quality:		Highly representative: Mainly re S L minor detra		<i>,</i> ,			qual representa	tative / non-rep:		Weakly representative/ degraded: S L	
Tranquillit	y:		Low			Medium					High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	В	G	E	G F

Land Us	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Chalet style house at rear – some garden elements but also rough grassland and scrub No access - Difficult to view

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large built	up area	rea Abuts large built up a		Separate from large built up area					
Development type:	'Infilling'		'Urban Extension		New settlement Housing separated from large built up area	Small Site sandwiched by				
Boundary:	Strong/Defini	ite	Weak/Degraded/Un	clear	None	housing in ribbon development –				
Effects on openness:	Effects on openness: Limited/no country encroachment		Some countryside encroachment		Large scale countryside encroachment	not directly associated with built up area				
Relative contribution of	elative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partl			y Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tow	ns Non	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced, but Functional (SR				Significant Separation Reduction (SSR) Negligible or			or No Separation (NNS)			
Comments:	No change ov	er existing situation	I							

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Scrubby Site with some evidence of garden elements to rear and chalet type building							
Relative contrib	ution of Site to Green Belt Purpo										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contribu to Green Belt I		Low	Moderate	High					
Comments:	Comments: Small Site within ribbon development – but not directly associated with large built up area								

Date/Time: 15/1/16 11:40

Site Size	: 5.5 ha	Views Out (distance):N: SS: SE: S		W: S	<u>S</u> hort	(<250m)	<u>M</u> ed (25	0m – 1km) <u>L</u> ong (>1km)		ng (>1km)			
Views	Viewer Types:	N Pub Priv S Pub Priv		0	E: Pub	E: Pub Priv				W: Pub			
in:	Numbers:	N: Pub: L Priv: L	S: Puk Priv: N		E: Pu Priv:		W: Pul Priv: L	W: Pub: Priv: L		<u>L</u> ow (1 - 10)) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasona	Seasonal visibility: Some variation in winter due to tree belts												
Site visual amenity: Very good			Loca	Locality visual amenity: Very good									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited as to large ar		Distant association (visual) only or none
Boundary Type:	N: Trees, hedgerow, post n wire fence	E: Post n wire fence, trees		S: Post n wire fence, hedgerow, trees		W:	
Buildings on Site:				Approx	x. Footprin	::	
Adjacent Buildings:	Two storey dwellings, Ba	kers Farm, single storey ba	rns				

Maturity:	Full maturi	ty: S 🔽	Middle-ag		ged: SL Young-establis		ished: S L		Very young: S L		
Scale:	Intimate	Small			Medium		Large	Large		Expansive	
Enclosure:	Very Confine	d Quite En	closed	Ра	artial Enclosure		Quite Ope	en 💦		Exposed	
Access in	Access in Promoted open recreation		Ope	Open general access Permissive ge			ermissive gener	al access PRoW route acces		PRoW route access	
site area:	-	Permissive path	IS	Informal access			No access				
Landscape Quality:	Highly repr S	esentative:	tive: Mainly representative / minor detractions: S L		E	Equal representative / non-rep: S L		n-rep:	Weakly representative/ degraded: S L		
Tranquillity:		Low			Medi	um		High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	F	Ν	E	G

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc	WC PC			NC	Comments:				
Containment:	Within large bu	ouilt up area Abuts large built up area		area	Separate from large built up area					
Development type:	ʻInfillin	gʻ	'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None	Large Site, clearly separate from				
Effects on openness: Limited/no countr encroachmen		,	Some countryside encroachment		Large scale countryside encroachment	Mountnessing built up area				
Relative contribution of	telative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partl			y Contained (PC)	ontained (PC) Not Cont						

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retain	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NN			or No Separation (NNS)				
Comments:	Development	of all of Site would	encroach towards Dodding	hurst, reducing the separation	n from Mount	nessing – but r	not significantly				

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Grazing land, ponds and lake						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High			
Comments: Large Site that would encroach in to countryside if developed – but settlements would not merge							

Site Reference: 254A

Date/Time: 12/1/16 10:20

Site Size:	: 6.1ha	Views Out (distanc	e): N:	S	S: M	E: S	W: M	<u>S</u> hort (<250	0m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N Pub Priv		S: Pi	ıb Priv	>	E: Pub	Priv -			W: Pub 🄇	Priv	
in:	Numbers:		S: Pub: Priv: L		E: Pu Priv:	ıb: -	W: Pul Priv:) :	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Variable. Still well screened boundaries (deciduous trees) – potential for less filtered winter views												
Site visual amenity: Good - rolling countryside		Locali	Locality visual amenity: Good		Good – rolling countryside								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation Limited association to large built up area		built up	Distant association (visual) only or none		
Boundary Type:	N: hedgerow trees; timber fence	E: hedgerow, trees	S: trees,	S: trees, fence, stream W			25	
Buildings on Site:	Buildings on Site: None					Approx. Footprint: N/A		
Adjacent Buildings:	Scattered, traditional and	d modern residences				·		

Maturity:	Full matur	ity:SL	Middle-ag		e-aged: S L Young-establish		shed: S	L	Very young: S L		
Scale:	Intimate	Small		Medium Large		Expansive					
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted of	open recreation Open general access Permissive		ermissive gener	al access	access PRoW route access					
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:	Highly rep	Highly representative: Mainly rep SIL minor detrac		•	resentative / Equal representative / Equal representations: S L S		•	n-rep:	Weakly representative/ degraded: S L		
Tranquillity:		Low		Medium						High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	F	A	F	E, A, J

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Motorway traffic noise in distance quite loud Golf course in area Site lies in Weald Park Conservation Area (Weald Park Registered Park and Garden)

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC	PC NC		Comments:		
Containment:	Within large bui	lt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilling	gʻ	'Urban Extension'		New settlement Housing separated from large built up area			
Boundary:	Strong/Def	inite	Weak/Degraded/Un	clear	None	South Weald is not considered a large built up area – uncontained		
Effects on openness:	Limited/no cou encroachn	,	Some countryside encro	side encroachment		Site in countryside		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partl		Contained (PC)		Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR SRF SSR NNS		N/A					
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced,		ced, but Functional (SRF)	ed, but Functional (SRF) Significant Separation Reduc		Negligible	or No Separation (NNS)			
Comments: Development would create massing of housing in countryside – not significantly reducing the gap between towns. M25 is strong barrier to west. Development would significantly increase size of South Weald (hamlet)									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Area is noted as part of Front Park – but no permissive access identified in initial research						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	Relative contribution of Site to Green Belt Purpose:								
Limited Relations	hip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments: Whilst not an historic town – Site fall within Weald Park Conservation Area (Registered Park and Garden)									

Overall Contributor to Green Belt		Low	Moderate	High				
Comments:	Uncontained large scale countryside encroachment – within Conservation Area and Registered Park and Garden							

Site Reference: 254B

Date/Time: 12/1/16 No Access

6.9 ha	Views Out (distar	nce): N	: S	S: L	E: S	W: S	<u>S</u> hort (<	:250m)	<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Viewer Types:	N Pub Priv		S: Pu	ub Priv	\mathcal{D}	E: Pub	Priv	>		W: Pub Priv -		
Numbers: N: Pub: M S: Pub: E: Pub: W: Pub: - Priv: Priv: L Priv: L Priv: -		0 <u>L</u> ow (1 - 10		<u>M</u> ed (10-20)		<u>H</u> igh (21+)						
visibility:	Variable in winter d	ue to dec	iduous t	rees								
Site visual amenity: Very good			Locali	Locality visual amenity:			Very Good					
•	Viewer Types: Numbers: visibility:	Viewer Types: NPub Priv Numbers: N: Pub: M Priv: visibility: Variable in winter d	Viewer Types: N Pub Priv Numbers: N: Pub: M Priv: S: Pub: Priv: Priv: L visibility: Variable in winter due to decide	Viewer Types: NPub Priv S: Pub Numbers: N: Pub: M Priv: S: Pub: Priv: L visibility: Variable in winter due to deciduous to	Viewer Types: N_Pub Priv S: Pub Priv Numbers: N: Pub: M Priv: S: Pub: E: Pu Priv: E: Pu Priv: visibility: Variable in winter due to deciduous trees	Viewer Types: N_Pub Priv S: Pub Priv Numbers: N: Pub: M Priv: S: Pub: E: Pub: visibility: Variable in winter due to deciduous trees	Viewer Types: N_Pub Priv S: Pub Priv E: Pub Numbers: N: Pub: M Priv: S: Pub: E: Pub: W: Put Priv: Priv: Priv: L Priv: L Priv: - visibility: Variable in winter due to deciduous trees U U	Viewer Types: N_Pub Priv S: Pub Priv E: Pub Priv Numbers: N: Pub: M Priv: S: Pub: E: Pub: W: Pub: - Priv: L Priv: L Priv: - visibility: Variable in winter due to deciduous trees Variable in winter due to deciduous trees Variable in winter due to deciduous trees	Viewer Types: N_Pub Priv S: Pub Priv E: Pub Priv Numbers: N: Pub: M Priv: S: Pub: Priv: L E: Pub: Priv: L W: Pub: - Priv: - 0 visibility: Variable in winter due to deciduous trees	Viewer Types: N_Pub Priv S: Pub Priv E: Pub Priv Numbers: N: Pub: M Priv: S: Pub: E: Pub: W: Pub: - Priv: L 0 Low (1 - 10) visibility: Variable in winter due to deciduous trees 0 Low (1 - 10)	Viewer Types: N_Pub Priv S: Pub Priv E: Pub Priv W: Pub Numbers: N: Pub: M Priv: S: Pub: Priv: L E: Pub: Priv: L W: Pub: - Priv: - 0 Low (1 - 10) Med (1 visibility: Variable in winter due to deciduous trees	Viewer Types: N_Pub Priv S: Pub Priv E: Pub Priv W: Pub Priv - Numbers: N: Pub: M Priv: S: Pub: E: Pub: W: Pub: - 0 Low (1 - 10) Med (10-20) visibility: Variable in winter due to deciduous trees Viewer Viewer Viewer Viewer Viewer

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociatior built up ea	Distant association (visual) only or none			
Boundary Type:	N: Trees/Fence	E: Fence	S: Trees	S: Trees, fence			es			
Buildings on Site:	Bennets Farmhouse; farmb	Bennets Farmhouse; farmbuildings					6			
Adjacent Buildings:	School, Residential ('She	chool, Residential ('Shepherds Croft')								

Maturity:	Full maturity S L Mic			dle-ag	ed: S L		Young-establi	shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium		Large	Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Open		Exposed		
Access in	Promoted c	Оре	Open general access			Permissive general access			PRoW route access		
site area:		Permissive path	IS	Informal acces			access			No access	
Landscape Quality:					epresentative / Equal representative / Equal representative / S				Weakly representative/ degraded: S L		
Tranquillity:		Low Medium				High					

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose.	F	A, G	F, A	G, J, Q	

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:Educatio	on	

Purpose 1: to check the	unrestricted spraw	vl of large bui	lt-up areas							
Criteria	wc		PC		NC	Comments:				
Containment:	Within large bu	ilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfillinį	g'	'Urban Extensior	'n	New settlement Housing separated from large built up area					
Boundary:	Strong/Det	finite	Weak/Degraded/Un	clear None		South Weald is not considered a large built up area – uncontained				
Effects on openness:	Limited/no cou encroachr	,	Some countryside encroachm		Large scale countryside encroachment	Site in countryside				
Relative contribution of	elative contribution of Site to Green Belt Purpose:									
Well-Contained	Well-Contained (WC)				Not Contained (NC)					

Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)			
Coalescence:		None None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coales	scence				
Residual contribution	n of Site to Gr	een Belt Purpose (s	should the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced,			ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	on (SSR) Negligible or No Separation (NNS)				
Comments: Development would create massing of housing in countryside – not significantly reducing the gap between towns. M25 is strong barrier to west. Development would significantly increase size of South Weald (hamlet)										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Area is noted as part of/near Front Park – but no permissive access identified in initial								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib	ution of Site to Green Belt Purpos		research									
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to preserve the setting and special character of historic towns Criteria LRHT MRHT SRHT Moderate physical and/or visual relationship **Historic Town** No / Limited physical and/or visual Strong physical and/or visual relationship with with Historic Town relationship: relationship with Historic Town Historic Town Relative contribution of Site to Green Belt Purpose: Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT) Whilst not an historic town - western half of Site fall within Weald Park Conservation Area (Registered Park and Garden) Comments:

Overall Contribut to Green Belt F		Low	Moderate	High			
Comments:	ments: Uncontained large scale countryside encroachment – within Conservation Area and Registered Park and Garden						

Site Reference: 254C

Date/Time: 12/1/16 (No access)

Site Size:	6.4ha	Views Out (dista	nce): N	S	S: S	E: S	W: S	<u>S</u> hort	(<250m) <u>M</u> ed (2		0m – 1km)	<u>L</u> 01	<u>L</u> ong (>1km)	
Viewer Types: N: Pub Priv S: Pub Priv -				-	E: Pub Priv -				W: Pub Priv -					
in:	Numbers:	N: Pub: Priv: L		E: Pu Priv:	ıb:	W: Pul Priv:	b:	0 <u>L</u> ow (1 - 10) <u>1</u>) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)		
Seasonal	visibility:	Little variation – ma	iture wood	lland to	west an	d east								
Site visua	al amenity:	Very good				Locali	Locality visual amenity:		Very good to excellent					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	p Near but clear separation		to large bui		Distant association (visual) only or none
Boundary Type:	N: Trees/None	E: Deciduous Woodland	S: Decid	uous W	oodland	W: Decidu	ious Woodland
Buildings on Site:	-			Appro	Approx. Footprint: -		
Adjacent Buildings	-						

Maturity:	Full maturity SL		Middle-aged: S L			Young-established: S L				Very young: S L
Scale:	Intimate Small			Medium			Large			Expansive
Enclosure:	sure: Very Confined Quite Enclo		closed	Pa	artial Enclosure		Quite Ope	en		Exposed
Access in	Promoted of	Promoted open recreation C		pen general access		Р	Permissive general access			PRoW route access
site area:		Permissive paths			Informal acc		l access			No access
Landscape Quality:				nly representative / detractions: S L		E	Equal representative / non-rep: S L		p:	Weakly representative/ degraded: S L
Tranquillity		Low		Medium		High				

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	F	Q	F,A	Н	

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:Tree	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Frenches Farm & Shop nearby off Wigley Bush Lane

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ng'	'Urban Extension	n'	New settlement Housing separated from large built up area					
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None					
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment					
Relative contribution of										
Well-Contained	d (WC)	Part	y Contained (PC)		Not Contained (NC)					

Purpose 2: to preven	nt neighbourir	ig towns merging ir	to one another								
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Direct / Close		/ Close					
Coalescence:		None	None / Minor physical narrowing of gap	& notential visual		scence	infilling)				
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)				
Comments:	Whilst the Site is in the countryside, it is surrounded by woodland which obscures views and it is isolated from publicly accessible locations. Whilst development would be isolated with the countryside the separation between towns would not significantly reduce due to surrounded										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relationsh	hip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:	Comments: Weald Park Conservation Area lies to north of the Site											

Overall Contributor to Green Belt	 Low	Moderate	High
Comments:	o o	ould mass a new development in countryside t ntryside gap to other towns between Brentwo	that would not directly cause towns to merge od and London etc, despite presence of M25

Site Reference: 254D

Date/Time: 12/1/16 No access

Site Size	: 14 ha	Views Out (distar	nce):	N: S	S: S	E: S	W: S	2:S <u>S</u> hort (<250m)) <u>M</u> ed (250m – 1km)		Lo	ng (>1km)
Viewer Views		N: Pub Priv			,	E: Pub Priv				W: Pub Priv			
in:	Numbers:	N: Pub: Priv:	S: Pub: H E: Pub: W: Pub: H Priv: Priv: Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)				
Seasona	l visibility:	Little Variation – ve	ry open	n views fro	m southw	vest (M25)							
Site visual amenity:		Good				Locali	Locality visual amenity: Goo						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Woodland	E: Woodland	S: Trees	S: Trees/A12		W: Trees/	M25
Buildings on Site:	-			Appro	x. Footprint	:: N/A	
Adjacent Buildings:	-						

Maturity:	Full maturity SL		Middle-aged: S L			Young-established: S L			Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confin	ed Quite En	closed	Ра	rtial Enclosure		Quite Ope	en		Exposed
Access in	Promoted of	open recreation	n general access Permissive		ermissive gener	eral access		PRoW route access		
site area:		Permissive paths			Informal access			No access		
Landscape Quality:				representative / Eq etractions: S L		Equal representative / non-rep: S L		Weakly representative/ degraded: S L		
Tranquillity		Low			Medi	ledium High			High	

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	F	A		F, A, L	G	

A - Woodland (>5m tall) I - Parkland/Garden(s) A B - Scrubland (include young woodland <5m tall) J - Sports, Amenity & Recreation Cher Comments: C - Semi-natural grassland / marsh K - Retail Expansive views in from southwest where no trees along M25, particularly from M25 J28 fly-over and A12 D - Heathland / Bogs L - Infrastructure (Road/Rail) Views out of site to M25 to south of site F - Pasture N - Waterbody Views out of site to M25 to south of site G - Residential O - Coastal Environment Views out of site to M25 to south of site H - Industrial/Commercial P - Inland Rock Views out of site to M25 to south of site

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Site in open countryside – not			
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	bounded by built up area			
Relative contribution of									
Well-Contained (WC) Partly Contained (PC)					Not Contained (NC)				

Purpose 2: to preven	nt neighbourir	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Absent		
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	eparation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)								
Comments:M25 and A12 are substantial physical barriers as are surrounding woodlands. Whilst development would not lead to Brentwood and outer London boroughs merging, the Site is very visible from M25 and the A12 (M25 J28) and with proximity of other built development there is likely to be a perception of a significant reduction in separation. The open nature of fields (with lack of hedgerows within) also adds to sense of scale									

Purpose 3: to as	sist in safeguarding the countrysi	de from encroachment		
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	No Public Access Some access (informal, permissive) or low number of PRoW		
Relative contrib				
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)	

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT MRHT SRHT								
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic T	own	with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:									

Overall Contribu to Green Belt		Low	Moderate	High
Comments:	,	8	e countryside encroachment. Highly visible fro ficant reduction in the countryside gap west o	m M25 J28 and using professional judgement f Brentwood.

Date/Time: 12/01/16

Site Size:	: 11.9 ha	Views Out (distand	ce): N	: S	S: L	E: S	W: S	W: S <u>S</u> hort (<		<u>M</u> ed (25	(250m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pi	ub Priv	-	E: Pub Priv		Priv		W: Pub Priv -		
in:	Numbers:		S: Pub: Priv:	-	Ε: Ρι Priv:		W: Pu Priv: -	W: Pub: Priv: -		<u>L</u> ow (1 - 10) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	ity: Variable on eastern boundary due to hedgerow trees											
Site visu	al amenity:	Poor-OK				Loca	lity visual an	nenity:	ОК				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat		Limited as to large ar	buil		Distant association (visual) only or none
Boundary Type:	N: Hedgerow trees	E: hedge, trees, wooden fence	S: hedge	S: hedges		w:	treebel	lt
Buildings on Site:	Residence (Brookfields)		Appro	x. Footprin	t:	~5%		
Adjacent Buildings:	Residence with stables (green meadows nursery?)							

Maturity:	Full matur	ity:S L	Mido	liddle-aged: SL		Young-established S		L Very young: S L					
Scale:	Intimate	Small		Medium		Large			Expansive				
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Open		Quite Open		Exposed		Exposed	
Access in	Promoted of	open recreation	Оре	en general access	Р	ermissive gener	al access		PRoW route access				
site area:		Permissive path	ıs	Informal access				No access					
Landscape Quality:		resentative: L		nly representative / Equal re		qual representa S		rep:	Weakly representative/ degraded: S L				
Tranquillity:		Low		Medi	um		High						

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	С	В	E, F	L, A

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Would be tranquil if it were not for traffic noise from A127

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc	PC	PC NC		Comments:			
Containment:	Within large built up ar	rea Abuts large built	t up area	Separate from large built up area				
Development type:	'Infilling'	'Urban Exter	nsion'	New settlement Housing separated from large built up area				
Boundary:	Strong/Definite	Weak/Degraded	Weak/Degraded/Unclear None None		Clearly separated from West			
Effects on openness:	Limited/no countrysic encroachment	le Some countryside er	ncroachment	Large scale countryside encroachment	Horndon			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained	Partly Contained (PC)		Not Contained (NC)					

Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towns No		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributior	of Site to Gr	een Belt Purpose (hould the Site be develop	ed to housing):				
Separation Retair	ed (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible			
Comments: Overall, development would lead to massing of housing east of West Horndon at A127/A128 junction. Tilbury Road and A128 form barriers to east of Site and A127 is substantial barrier to the north. Gap between West Horndon and Basildon would reduce but not significantly – nor would lead to coalescence.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Scrub and grassland areas						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic Town		with Historic Town	Historic Town							
Relative contributio	on of Site to Green Belt Purpose:										
Limited Relationsh	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

	Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Com	ments:	Overall, und gap would b	5 5	g in countryside if developed. Built up areas wo	ould not merge(with adjacent barriers) but

Date/Time: 15/1/16 08:50

Site Size:	0.07ha	Views Out (dista	nce): N	: S	S : S	E:S	W: M	<u>S</u> hort	(<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv		S:P	ab Priv		E: Pub	Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv: L	Μ	-	E: Pub: W: Pub: Priv: L Priv: L			0 <u>L</u> ow (1 - 10		Med (10-20) <u>H</u> ig		<u>H</u> igh (21+)
Seasonal	visibility:	: Slight variation											
Site visua	al amenity:	Poor				Locali	ty visual an	nenity:	Good				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area			Distant association (visual) only or none
Boundary Type:	N: Scrub	E: Scrub/Trees/Ruderals	S: Scrub	, trees, ı	uderals	w:	None	
Buildings on Site:	-			Appro	x. Footprint	::	-	
Adjacent Buildings:	Two Storey Dwellings &	Village Hall						

Maturity:	rity: Full maturity: S		Middle-aged: L Young-e		Young-establi	oung-established: S L		Very young: S L		
Scale:	ntimate	Small	>		Medium		Large			Expansive
Enclosure:	Very Confined	Quite Enc	losed	Pa	artial Enclosure	>	Quite Ope	en	Exposed	
Access in	Promoted oper	Ope	n gen	general access Permissive general access PRoW route			PRoW route access			
site area:	Permissive paths				Informal access			<	No access	
Landscape Quality:	Highly represe S	entative:		•	esentative / ions: S L	E	Equal representative / no S L		-rep:	Weakly representative/ degraded: S L
Tranquillity:		Low			Medi	um	m 🤇		<	High

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Ose:	В	E		E	G	

<u>Land U</u>	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Within Special Landscape Area Very small part of site is arable field. Primarily scrub with small tarmac driveway

Purpose 1: to check the	unrestricted sprawl of	f large buil	lt-up areas					
Criteria	wc		PC		NC	Comments:		
Containment:	Within large built u	ıp area	Abuts large built up area		Separate from large built up area			
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up area			
Boundary:	Strong/Definit	te	Weak/Degraded/Un	clear	None	Not associated with large built		
Effects on openness:	Limited/no countr encroachmen	'	Some countryside encro	achment	Large scale countryside encroachment	up area		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly		/ Contained (PC)	ontained (PC) Not Co					

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	INS	N/A			
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Towns	s Nor	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	escence	infilling)			
Residual contribution o	f Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Redu		ed, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No		e or No Separation (NNS)					
Comments: No substantial change over existing situation										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic T	own	with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:								

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			

Date/Time: 12/1/16 15:45

Site Size:	1.36ha	Views Out (distar	nce): N	I: S	s: S	E: S	W: S	<u>S</u> hort (<250m) <u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv -		S: Pu	ub eriv	\mathbf{D}	E: Pub	Priv			W: Pub	Priv -	
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv: L		E: Pu Priv:		W: Pu Priv:	b:	0	<u>L</u> ow (1 - 10) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	r: Variable due to boundary tree vegetation in winter											
Site visu	al amenity:	Poor Locality visual amenity:		Ok – t	ree lined flat c	ountryside							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Near but clear		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Scrub	E: Scrub/Trees/Ruderals S: Scrub		/Trees/I	Ruderals	W: None	2
Buildings on Site:	Warehouse style autosalvage office, Two storey dwelling Approx. Footprint: 5%						
Adjacent Buildings:	ngs: Two storey residence & Hotel nearby						

Maturity:	Full matur	Full maturity: S L Mid		dle-ag	dle-aged S L		Young-established: S L		L	Very young: S L	
Scale:	Intimate	Sm	all		Medium		Large			Expansive	
Enclosure:	Very Confin	ed <mark>Quite</mark>	Enclosed	ed Partial Enclosure Quite Open		en	Exposed				
Access in	Promoted of	Promoted open recreation Ope		en ger	n general access Permissive gener			al access	PRoW route access		
site area:		Permissive p	aths		Informal access			No access			
Landscape Quality:		resentative: L		Mainly representative minor detractions: S		E	Equal representative / non-r S L		on-rep: Weakly representative/ degraded: S L		
Tranquillity		Low			Medium				High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	Н	G, I	E	G, H	

Land Use/Cover	Heritage Assets/Notes:
C – Semi-natural grassland / K - Retail marsh	nenity & Recreation Other Comments: Autosalvage yard – majority hardstanding and dwelling ture (Road/Rail) Image: Provide the standing of the s

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc		PC		PC NC			
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfillir	ıgʻ	'Urban Extension'		New settlement Housing separated from large built up area			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	No associated with any built up		
Effects on openness:	Limited/no co encroach	'	Some countryside encro	achment	Large scale countryside encroachment	area		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly Cont		y Contained (PC)	Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		NNS		N/A
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)									
Comments: Overall, whilst housing would be more prominent than the large area of hardstanding, due to intervening features, location and scale of Site, separation is unlikely to be reduced over the existing situation									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment						
Criteria	LCF	MFC	FC	Comments:			
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses				
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Majority of Site is hardstanding with a small depot and dwelling with garden			
Relative contrib	Relative contribution of Site to Green Belt Purpose:						
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)				

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)									
Comments:		•								

Overall Contributor to Green Belt		Low	Moderate	High					
Comments:	Uncontaine	tained Site, partly developed, with housing unlikely to be perceived as reducing the countryside gap between towns or causing coalescence.							

Date/Time: 12/1/16 11:15

Site Size:	6.8 ha	Views Out (distand	ce): N	: S	S : M	E: S	w	/: S	<u>S</u> hort (<250m)	<u>M</u> ed (25	0m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pub Priv -				F. Pub	Priv			W: Pub Priv -		
in:	Numbers:	N: Pub: S: Pul Priv: L Priv:		:- E: Pub: Priv:				W: Pub: - Priv:		0 <u>L</u> ow (1 - 10) <u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	visibility:	Variable			·									
Site visua	al amenity:	ty: Excellent			Lo	cality vi	isual am	nenity:	Very go	od (wooded	countryside)			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area			Distant association (visual) only or none	
Boundary Type:	N: Tree Belt	E: Hedgerow, trees, Dark Lane	S: Trees	S: Trees			W: Trees		
Buildings on Site:	Yes - Leverton Hall			Appro	x. Footprin	t:	5-7%		
Adjacent Buildings:	Boyles Court Farm								

Maturity:	Full matur	Middle-aged: S L			Young-established: S			L Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Ра	artial Enclosure		Quite Open Exposed		Exposed	
Access in	cess in Promoted open recreation		Open general access			Ρ	Permissive general access			PRoW route access
site area:		Permissive path	S	Informal			access			No access
Landscape Quality:				ainly representative / or detractions: S L		E	qual representa S		n-rep:	Weakly representative/ degraded: S L
Tranquillity		Low Medium				High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	A, F	Q, I	F, E	G, A

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail)	<u>Other Comments:</u> Considerable loud traffic noise from motorway (M25) detracts from tranquillity View in/out from Boyles Court Lodge to NE
E – Arable Farmland	M - Watercourse	Church Spire and Modern Tower building visible on hill to NE
F - Pasture G - Residential	N – Waterbody O – Coastal Environment	
H – Industrial/Commercial Q - Other: Unoccupied	P – Inland Rock d buildings and modern extensions	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	wc		PC		NC	Comments:							
Containment:	Containment: Within large built up area		Abuts large built up area		Separate from large built up area								
Development type:	Development type: 'Infilling'		'Urban Extensior	ı'	New settlement Housing separated from large built up area								
Boundary:	Strong/Defir	nite	Weak/Degraded/Unclear		None	Separate from any built up area							
Effects on openness:	Limited/no coun encroachme	,	Some countryside encroachment		Large scale countryside encroachment	– within the countryside							
Relative contribution of													
Well-Contained (WC)			/ Contained (PC)		Not Contained (NC)								

Purpose 2: to preven	it neighbourin	g towns merging ir	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns Nor	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation		Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)		
Comments: Overall, development would lead to massing of housing in countryside location between east London boroughs and Brentwood. M25 is significant barrier and scale of Site would not lead to coalescence. Separation reduced.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Unoccupied large buildings with large naturalised grounds and woodland								
Relative contrib	Relative contribution of Site to Green Belt Purpose:											
Limited Country	vside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	rve the setting and special chara	cter of his	toric towns							
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contributio	Relative contribution of Site to Green Belt Purpose:									
Limited Relations	hip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:	Leverton Hall is a Grade II listed	Building								

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	Uncontaine	d Site, with mixed countryside function whe	ere development would lead to further massin	g in countryside location

Date/Time: 12.1.16 12:30

Site Size	: 4.6 ha	Views Out (distar	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort (<2	.50m)	<u>M</u> ed (25	0m – 1km) <u>I</u>		ng (>1km)
Views	Viewer Types: N: Pub Priv S: Pub Priv -		-	E: Pub Priv -					W. Pub Priv				
in:	Numbers:	N: Pub: - Priv: L	S: Pub Priv: N	-	E: Pu Priv:		W: Pul Priv: H		0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	l visibility:	sibility: Variable – still partly well screened in winter du					se woodlan	d					
Site visual amenity:		ExceleInt – grass, woods				Locality		nenity: C	Ok to poor – Housing, Tower b			ck	

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none
Boundary Type:	N: Hedgerow & trees	E: Woodland	S: Wood	lland		W: Wood	land/Trees/Path
Buildings on Site:				Appro	x. Footprint	::	
Adjacent Buildings:	School, commercial, resid	lential including tower blo	ck.				

Maturity:	Full matur	ity: S L	Midd	lle-ag	ed:SL		Young-establi	shed: S	L	Very young: S L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en	Exposed	
Access in	cess in Promoted open recreation Open general access Pe		Permissive general access			PRoW route access				
site area:		Permissive paths			Informal access			No access		
Landscape Quality:				/ representative / Equal representative / Equal representations: S		qual representa	ative / non-rep:		Weakly representative/ degraded: S L	
Tranquillity:	Low				Medium			High		

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	l, J	-	G	А, Н	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail	Other Comments: Playing Fields/Sports Pitches bounded by woodland.
D – Heathland / Bogs E – Arable Farmland	L – Infrastructure (Road/Rail) M - Watercourse	Several story residential tower block to south, not immediately overlooking
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfilli	ng'	'Urban Extensior	ı'	New settlement Housing separated from large built up area	Overall, Site is loosely connected					
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	to SE edge of Warley – separated					
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	by playing fields to the west. Large woodland areas to east					
Relative contribution of											
Well-Contained (WC) Partl			y Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	nt neighbourin	g towns merging in	to one another								
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	& notential visual Coalescer		scence	infilling)				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retained (SR) Separation Reduced		ced, but Functional (SRF) Significant Separation Reduc		ction (SSR)	Negligible	or No Separation (NNS)					
Comments:	Comments: Bounded by large mature woodland to east and south – no views or perception of reduction in gap to other built up areas										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	g Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Playing fields considered appropriate countryside function – with open general access						
Relative contrib										
Limited Country	vside Functions (LCF)	Vixed Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic T	own	with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High						
Comments:	Site weakly associated with existing built up area, where development would lose open access playing fields in countryside location									

Date/Time: 10/1/16 14:40

Site Size:	: 1.9 ha	Views Out (distand	ce): N	N: S	s : s	E: S	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv		S : Pu	ub Priv	>	E: Pub	Priv	>		V: Pub	Priv	
in:	Numbers:		S: Pub: Priv: L		E: Pu Priv:	ıb:	W: Pub Priv:	W: Pub: Priv:		<u>L</u> ow (1 - 10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	asonal visibility: Variation in winter along Church Lane (N of Site) due to boundary treebelt												
Site visual amenity: V Good Locality visual amenity: V Good													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Woodland	E: Woodland	S: Wood	S: Woodland, fence		nce W: Trees		
Buildings on Site:	-		Approx. Footprint: n/a			n/a		
Adjacent Buildings:	Detached residential dw	ellings						

Maturity:	rity: Full maturity SL		Middle-aged: S L			Young-established: S L		L	Very young: S L		
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in Promoted open recreat		open recreation	Open general access			Р	Permissive general access			PRoW route access	
site area:		Permissive paths			Informal access			No access			
Landscape Quality:		Highly representative: Mainly representative: S L minor detraction		esentative / tions: SL	Equal representative / r S L			n-rep:	Weakly representative/ degraded: S L		
Tranquillity		Low			Medium High			High			

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	A	F, C		E	G	

Land Use/Cover		Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Partly Densely wooded

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Site is separated from				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	Doddinghurst in countryside				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF SSR		NNS		N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	Views between Towns None		Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:	Coalescence:		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced, but Func			ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)				
Comments: The countryside gap between Doddinghurst and Wyatts Green would be halved. Development would also likely lead to the loss of large numbers of trees that current prevent intervisibility between the villages										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relationsh	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)										
Comments:											

Overall Contribution to Green Belt		Low	Moderate	High			
Comments: Uncontained Site situated in narrow gap between Doddinghurt and Wyatt's Green – separation between villages substantially reduced							

Date/Time: 13/1/16 9:15

Site Size:	9.8 ha	Views Out (dista	nce): I	N: S	s: S	E: S	W: S	W: S <u>S</u> hort (<2		<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pub Priv			iv W: Pub Priv						
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv:		Ε: Ρι Priv:	ıb: M-H	W: Pub: Priv: M		0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	ility: Slightly variability in winter due to boundary tree belts											
Site visua	al amenity:	Good			Locality visual amo		nenity:	Good					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Tree belt, A12	E: Trees/railway	S: Treeb	S: Treebelt/woods			trees		
Buildings on Site:	-		Appro	x. Footprint	t:	-			
Adjacent Buildings:	Residences, McDonalds	Residences, McDonalds							

Maturity:	Full matur	ity: S I	Mido	dle-aged: SL			Young-established: S L		L	Very young: S L	
Scale:	Intimate	Small		Medium			Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Ра	artial Enclosure	ure Quite Open			Exposed		
Access in	n Promoted open recreation Ope			en general access Permissive gener			al access		PRoW route access		
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:	Highly rep S	resentative: L			esentative / Equal representations: S L S		tive / nor	n-rep:	Weakly representative/ degraded: S L		
Tranquillity		Low			Medium					High	

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	E			E	G	

Land Use/Cover	Heritage Assets/Notes:
A - Woodland (>5m tall)I - Parkland/Garden(s)B - Scrubland (include young woodland <5m tall)J - Sports, Amenity & RecreationC - Semi-natural grassland / marshK - RetailD - Heathland / BogsL - Infrastructure (Road/Rail)E - Arable FarmlandM - WatercourseF - PastureN - WaterbodyG - ResidentialO - Coastal EnvironmentH - Industrial/CommercialP - Inland RockQ - Other:V	Other Comments: N- Heavily filtered view/no view from road – Site is to rear of existing ribbon development Railway to E/SE

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extensio	ı'	New settlement Housing separated from large built up area	Site is clearly separate from				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Shenfield – to rear of ribbon				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	development and bounded by A12 and rail line				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria	Criteria SR		SRF	SSR	NNS		N/A		
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent			
Views between To	wns None / Very Distant		Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:	Coalescence:		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual C coalescence		scence	infilling)		
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)		
Comments: Whilst it is recognised that development would lead to some substantial encroachment in to the countryside between Shenfield and Mountnessing, the Site lies to rear of Ribbon Development in between significant infrastructure (A12/rail line). These substantial barriers and interlying treebelts would prevent large built up areas merging. The existing ribbon development already provides a relatively developed appearance along the road route between Shenfield and Mountnessing									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail						
Relative contrib									
Limited Country	yside Functions (LCF) Mix	ed Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT)		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

	Overall Contribution of Site to Green Belt Purposes		Moderate	High				
Comments:	nents: Overall, Site is considered Moderate, albeit it is recognised that development would result in the loss of a large area of countryside between Mountnessing and Shenfield, partly obscured by the Sites location between major infrastructure routes (A12 and rail line)							

Date/Time: 13/01/16 15:30

Site Size:	: 17.8 ha	Views Out (distance	e): N:	M-L	s : s	E: M-L	W: S	<u>S</u> hort	(<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pi	ub Priv	\mathbf{D}	E: Pub	Priv			W: Pub	Priv -	
in:	Numbers:		S: Pub: Priv: L		E: Pu Priv:		W: Pub: Priv: M		0) <u>L</u> ow (1 - 10) <u>M</u> ed		.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Variable in winter due to surrounding tree belts												
Site visua	al amenity:	Good				Locality visual amenity: Good							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	area 'Urban' Near but clear		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Hedgerow, trees, rail line	E: Hedgerow, trees	S: Hedg	S: Hedgerow, trees			erow, trees
Buildings on Site:	-		·	Appro	x. Footprin	t:	
Adjacent Buildings:	dings: Ribbon development at Site access						

Maturity:	Full matur	ity	S Middle-a		dle-aged: SL Young-esta		Young-establi	established: S L		Very young: S L	
Scale:	Intimate	nate Small		Medium			Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure Quite O		Quite Ope	en	Exposed			
Access in	Promoted of	Promoted open recreation Oper		en general access Permi		Permissive general access		PRoW route access			
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:	Highly rep	resentative:	ntative: Mainly represer minor detractions			Equal representative / non- S L		on-rep: Weakly representative/ degraded: S L			
Tranquillity:		Low			Medi	lium High			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	E	A	А	G

A - Woodland (>5m tall) I - Parkland/Garden(s) B - Scrubland (include young woodland <5m tall) J - Sports, Amenity & Recreation C - Semi-natural grassland / marsh K - Retail D - Heathland / Bogs L - Infrastructure (Road/Rail) F - Arable Farmland M - Watercourse F - Pasture N - Waterbody G - Residential O - Coastal Environment H - Industrial/Commercial P - Inland Rock Q - Other:	Land Use	e/Cover	Heritage Assets/Notes:
	 B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial 	J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:			
Containment:	Within large built	built up area Abuts large built up		area	Separate from large built up area	Site situated in open countryside			
Development type:	'Infilling'		'Urban Extension'		New settlement Housing separated from large built up area				
Boundary:	Strong/Defin	nite	Weak/Degraded/Unclear		None				
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	away from large built up areas			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)				

Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	I Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributior	of Site to G	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retair	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligibl				
Comments: Development would lead to large massing of housing directly between Hutton/Shenfield and Billericay – scale of Site considered to lead to significant reduction in the intervening gap but towns would not merge, with intervening tree belts. Ribbon Development (Haverings Grove) would also be coalesced with Site development – further affecting openness and the intervening countryside gap									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib											
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High					
Comments:	Development would cause significant separation reduction between Hutton/Shenfield and Billericay – uncontained countryside Site								

Date/Time: 12/1/16 09:00

Site Size:	: 0.6 ha	Views Out (distance):		N: S S: S E: S		W: S	<u>\$</u> hort (<25	i0m)	<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ng (>1km)	
Views	Viewer Types:	N: Pub Priv S: Pub		ıb Priv	E: Pub			W: Pub			Priv		
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv: L		E: Pu Priv:		W: Pub: Priv: L		0 <u>L</u> ow (1 - 1)		<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Variable in winter d	ue to tall b	oundai	y hedge	row on eas	tern bound	ary with pub	lic ro	ad			
Site visual amenity:		Ok-Good – amenity hedgerows	Dk-Good – amenity grass, boundary nedgerows				ty visual an	nenity: Go	Good – Countryside with scattered cottages			es	

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none			
Boundary Type:	N: hedges, timber fence	E: timber fence, hedges	S: Fence	S: Fence, Evergreen shrub			row, fence			
Buildings on Site:	Timber shed			Appro	x. Footprint					
Adjacent Buildings	Modern and traditional	Modern and traditional two storey dwellings, one derelict cottage								

Maturity:	Full matur	ity:S ቢ	Middle	e-aged: S L	ged: S L Young-establishe			-	Very young: S L	
Scale:	Intimate	Small		Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed		
Access in	Access in Promoted open recreation		Open	general access	Peri	Permissive general access			PRoW route access	
site area:		Permissive path	IS	Inform	Informal access			No access		
Landscape Quality:	0,1	resentative: L		lainly representative / nor detractions: SIL		Equal representative / non- S L		n-rep: Weakly representative/ degraded: S L		
Tranquillity	:	Low		Medi	edium High			High		

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Lanu-Ose.	F	Q		E	F	

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Equine		

Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ngʻ	' 'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None					
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.			
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close					
Coalescence:	Coalescence:		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced, b			ced, but Functional (SRF)	ed, but Functional (SRF) Significant Separation Reduction (SSR)			Negligible or No Separation (NNS)			
Comments:	Due to scale o	- of Site, location and	treelined surroundings, de	velopment is not considered t	o reduce sepa	ration betwee	n towns			

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Mode			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

-	Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High			
	Comments: Uncontained field – not related to existing built up areas.							

Date/Time: 15/01/2016 - 09:30AM

Site Size:	: 1.66 ha	Views Out (distance	e): N: S	5 9	S: S	E: S	W: S	<u>S</u> hort (<2	250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N:Pub Priv		S: Pub	Priv)	E: Pub	Priv			W: Pub	Priv -	
in:	Numbers:		S: Pub:- Priv: L		E: Pu Priv:		W: Pul Priv: -	0: -	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation – mos	t visible in v	winter									
Site visua	al amenity:	Good – woodland bo	rder; lone t	tree		Local	ity visual an	nenity:	Good- ı	nixed arable/	/pasture, cou	intryside	+ wooded

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area			Distant association (visual) only or none
Boundary Type:	N: Woodland + Fence	E: Hedgerow, trees, ditch	S: Fence	S: Fence, trees, shrub			None	
Buildings on Site:	-		L.	Appro	x. Footprint	t:	-	
Adjacent Buildings:	Two storey detached res	idential				·		

Maturity:	Full matur	Full maturity SL			Middle-aged: S L			shed: S	Very young: S L		
Scale:	Intimate	Smal			Medium		Large			Expansive	
Enclosure:	Very Confin	fined Quite Enclosed Partial Enclosure		Quite Ope	Quite Open		Exposed				
Access in	s in Promoted open recreation C			Open general access Permissive general			al access	PRoW route access			
site area:		Permissive paths			Informal access				No access		
Landscape Quality:	Highly rep				esentative / tions: S L				non-rep: Weakly representative/ degraded: S L		
Tranquillity		Low			Medium				High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	B (Edges)	E, (F)	A, G

Land U	se/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Glimpses in from East (Doddinghurst Rd) due to roadside trees/hedgerow

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wc		PC		NC	Comments:	
Containment:	Within large bui	lt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfilling	, ,	'Urban Extension'		New settlement Housing separated from large built up area		
Boundary:	Strong/Def	inite	Weak/Degraded/Unclear		None	Field at northern end of ribbon	
Effects on openness:	Limited/no cou encroachm	,	Some countryside encroachment		Large scale countryside encroachment	development	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Partly Conta			/ Contained (PC)		Not Contained (NC)		

Purpose 2: to prever	nt neighbourin	ng towns merging in	to one another					
Criteria	Criteria		SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Direct Reasonably Close		/ Close small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Coa coalescence		scence	infilling)	
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ned (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments: On balance, development would infill ribbon development. In conjunction with surrounding housing would perceivably be considered a reduction in the gap between Pilgrims Hatch and villages to the north, but intervening woodland, the scale of the Site and distance would not make this reduction substantial. No physical coalescence with intervening barriers and scope to mitigate.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	LCF MFC		Comments:						
Land-use:	e.g. Buildings	e.g. Buildings Mixed Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	e.g. Built / Hardscaping Mixed								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Pasture						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationship with Historic Town (LRHT) Mo		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:			

Site Reference: 268A

Date/Time: 13/1/16 13:00

Site Size:	27.6 ha	Views Out (distanc	e): N	: S	s: S	E: S	:S W:S <u>S</u> hort (<2		<250m) <u>M</u> ed (250		0m – 1km)	<u>L</u> o	ng (>1km)	
Views	Viewer Types:	N:Pub Priv	S: Pub Priv			>	E: Pub Priv					W: Pub Priv		
in:	Numbers:		S: Pub: Priv: L		E: Pub: M-H Priv:		W: Pul Priv: L	b:	0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Some winter variabili	ty due to	bound	ary tree l	belts								
Site visual amenity: Good				Locali	Locality visual amenity: Good									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none			
Boundary Type:	N: Hedge, trees, rail	E: Woods, hedgerow, trees	S: Hedge	S: Hedgerow/trees			W: tree belt, trees			
Buildings on Site:			·	Appro	x. Footprin	t:				
Adjacent Buildings:	Industrial/commercial to	Industrial/commercial to W; residents to South								

Maturity:	Full maturity: SL Mid			dle-ag	ed: S L		Young-establi	shed: S	L	Very young: S L		
Scale:	Intimate	Small			Medium		Large			Expansive		
Enclosure:	Very Confin	ed Quite En	closed Pa		ed Partial Enclosure Quite Open		Quite Open			Exposed		
Access in	Access in Promoted open recreation Ope		en ger	general access Permissive genera			al access	PRoW route access				
site area:		Permissive path		Inform	ormal access No access				No access			
Landscape Quality:	0, 1	resentative: L		lainly representative / nor detractions: S L			Equal representative / non-rep:			Weakly representative/ degraded: S L		
Tranquillity	:	Low		Medium				High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary		
Lanu-Ose.	I	СВА	E	GHA		

Land Use	/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Site comprises Hutton Country Park

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	wo	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area			
Development type:	ʻInfilli	ng'	'Urban Extensio	n'	New settlement Housing separated from large built up area	Residential areas are		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		Weak/Degraded/Unclear		None	immediately south of Site, industrial/commercial areas to
Effects on openness:	Limited/no co encroach	,	Some countryside encro	Some countryside encroachment		west, rail line to north, open countryside to east		
Relative contribution of	Site to Green Be	lt Purpose:						
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)			

Purpose 2: to preven	nt neighbouri	ng towns merging ir	to one another								
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physic barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Ab	sent					
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)				
Residual contributio	on of Site to G	reen Belt Purpose (s	should the Site be develop	ed to housing):							
Separation Retain	Separation Retained (SR) Separation Reduced, but Functional (Significant Separation Redu	Significant Separation Reduction (SSR) Negligit						
Comments:	Whilst development would represent encroachment of Shenfield/Hutton towards Billericay, the Site does not extend significantly beyond exiting										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Public Access Land, public area (park), high or low number of PRoW or low number of PRoW		Hutton Country Park								
Relative contrib	ution of Site to Green Belt Purpo	se:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns												
Criteria	LRHT		MRHT	SRHT									
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town									
Relative contribution	on of Site to Green Belt Purpose:												
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:		•											

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	to a large lo		l urban area, further bounded by the rail line t ng barriers would maintain separation to near	•

Site Reference: 268B

Date/Time: 13/1/16 12:00

Site Size	: 10.9 ha	Views Out (distar	nce): I	ce): N:S S:S I		E: S	W: S	<u>S</u> hort (<250m)		<u>M</u> ed (25	0m – 1km)	<u>L</u> ong (>1km)	
Views	Viewer Types:	N: Pub Priv	Priv S:Pub) Priv			,	E: Pub	Priv			W: Pub Priv		
in:	Numbers: N: Pub: Priv: S: Pub: H E: Pub: Priv:		W: Pul Priv:	o:	0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)				
Seasonal	visibility:	Variable – well scre	ened										
Site visual amenity: Good				Locali	Locality visual amenity:			Good					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Hedge, trees, river	E: Hedge, trees	S: Hedg	e/railwa	У	W: hedgerow trees		
Buildings on Site:				Appro	x. Footprint	:		
Adjacent Buildings:	Electricity transformer st	ation						

Maturity:	Full matur	ity:SL	Mido	dle-ag	aged: S L Young-establishe			shed: S	L	Very young: S L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	pen		Exposed
Access in	Promoted of	open recreation	Ope	en ger	neral access	Ρ	ermissive gener	al access	;	PRoW route access
site area:		Permissive path	IS		Inform	nal a	access			No access
Landscape Quality:	Highly rep	resentative:		aly representative / Equal representative / Equal representative / Equal representative / S				Weakly representative/ degraded: S L		
Tranquillity		Low			Medi	um		High		

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	F	A B		E	G	

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Part of Hutton Country Park

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC	PC NC		Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfilli	ng'	'Urban Extension	ı'	New settlement Housing separated from large built up area	Site is separated from Hutton					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	urban area by rail line. Not					
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	bounded by the settlement limits					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Part		Parth	/ Contained (PC)		Not Contained (NC)						

Purpose 2: to prevent	neighbourin	g towns merging ir	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g. infilling)		
Views between Town	ns Nor	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:	escence: None		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence			
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible					Negligible	e or No Separation (NNS)			
Comments: Whilst the Site is not associated with the existing urban area – development is note considered to cause settlements to merge or a significant reduction in the gap from Hutton to Billericay. However, it is recognised there would a be a transient reduction in the gap for rail way users.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Hutton Country Park						
Relative contrib	ution of Site to Green Belt Purpo	se:								
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT							
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town							
Relative contribution	on of Site to Green Belt Purpose:										
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments:											

Overall Contribution to Green Belt	Low	Moderate	High			
Comments:	e is an uncontained country park, however c l coalescence.	levelopment would only marginally reduce the	gap to Billericay and is not predicted to			

Date/Time: 12/1/16 13:10

Site Size:	: 3.28 ha	Views Out (distar	nce): I	N: S	S: S	E: S-M	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv -		SP	ub Priv		E: Pub	Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: Priv:	S: Pub: Priv:	:	E: Pu Priv:	ıb:	W: Pul Priv:	W: Pub: Priv:		<u>L</u> ow (1 - 10)) <u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	l visibility:	Slight variation – po	tential fo	or winter	views fro	om north a	long rail lin	e					
Site visu	al amenity:	Moderate, some trees				Locali	Locality visual amenity: Good, t				nd		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation		Limited association to large built up area			Distant association (visual) only or none	
Boundary Type:	N: Woodland, Rail line	E: Trees, fence	S: timbe	S: timber palisade fence			W: timber fence, trees, walls		
Buildings on Site:	Allotment sheds			Appro	x. Footprint	t:	15%		
Adjacent Buildings:	Two storey dwellings								

Maturity:	Full maturi	I maturity: S		Middle-aged S L		Young-establi	shed: S	L Very young: S L		
Scale:	Intimate	Small		Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted o	pen recreation	Open	n general access	Ρ	ermissive gener	al access	al access PRoW route access		
site area:	I	Permissive path	IS	Inforn	nal a	access			No access	
Landscape Quality:		esentative:		representative / Equal representative / non- etractions: S			-rep:	ep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Medi	um		High			

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	Q	-	G	A, J

A - Woodland (>5m tall)I - Parkland/Garden(s)ActionB - Scrubland (include young woodland <5m tall)J - Sports, Amenity & RecreationCher Comments: AllotmentsC - Semi-natural grassland / marshK - RetailAllotmentsD - Heathland / BogsL - Infrastructure (Road/Rail)Her SourceE - Arable FarmlandM - WatercourseHer SourceF - PastureN - WaterbodyHer SourceG - ResidentialO - Coastal EnvironmentHer Source	Land U	se/Cover	Heritage Assets/Notes:
H – Industrial/Commercial P – Inland Rock Q - Other: Allotments	 B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial 	J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	<u>Other Comments:</u> Allotments

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement Housing separated from large built up area	Site is sandwiched between		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Shenfield to east and Brentwood to west. Rail line to north.		
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	achment	Large scale countryside encroachment	Southern boundary out in to playing fields/sports pitches		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly Contained (PC)				Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	RF SSR		INS	N/A			
Substantial/strong Moderate		Unsubstantial, but functional	Absent							
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):										
Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible or			e or No Separation (NNS)				
Comments:	Comments: Development would lead to areas of Shenfield and Brentwood merging									

Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:				
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses					
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Overall, allotments are considered appropriate to the countryside and Green Belt where sheds etc. only marginally				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail					
Relative contrib	affect openness							
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)					

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic T	own	with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT)		Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribu to Green Belt I		Low	Moderate	High
Comments:	Overall, dev Green Belt	elopment of the Site would be considered t	o coalesce areas of Shenfield and Brentwood,	with allotments considered appropriate in

Date/Time: 01/05/13 - 15.50PM

Site Size:	4.75 ha	Views Out (distar	nce): N: S	S: 5	S	E: S	W: S	<u>S</u> hort ((<250n	n)	<u>M</u> ed (250r	n – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv Fo House	ootpath	S: Pu	S: Pub Priv Road E. Pub		E.Pub	ub Priv Road House		W: Priv Footpath				
in:	Numbers:	N: Pub: L Priv: L	S: Pub: L Priv:		E: Pul Priv:		W: P Priv:	ub: M	c	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	bility: Yes – filtered views through boundary vegetation from road side												
Site visua	al amenity:	OK/Good			Locality visual amenity: OK/			OK/G	Goo	od				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but separat			ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Treeline	E: Treeline/scrub, road	S: treelin	ne, road		W: open -	treeline		
Buildings on Site:	N Approx. Footprint:								
Adjacent Buildings:	A few isolated cottages in the vicinity – views filtered by existing boundary vegetation								

Maturity:	Full maturi	ty: S L	Middle-aged ()			Young-established S L			Very young: S L
Scale:	Intimate	Small		Medium		Large			Expansive
Enclosure:	Very Confine	d Quite En	closed	Partial Enclosure		Quite Open		Exposed	
Access in	Promoted o	pen recreation	Оре	en general access	F	Permissive general access		PRoW route access	
site area:		Permissive path	IS	Info	rmal	nal access			No access
Landscape Quality:	0,1	esentative: L		y representative / etractions:		Equal representative / non-rep:			Weakly representative/ degraded: S L
Tranquillity:		Low		Me	dium	um .		High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	F (E)		F	A,B

Land Use/Cover								
A – Woodland (>5m tall)	I – Parkland/Garden(s)							
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation							
C – Semi-natural grassland / marsh	K - Retail							
D – Heathland / Bogs	L – Infrastructure (Road/Rail)							
E – Arable Farmland	M - Watercourse							
F - Pasture	N – Waterbody							
G - Residential	O – Coastal Environment							
H – Industrial/Commercial	P – Inland Rock							
Q - Other:	_							

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

Separated from main residential area of Kelvedon Hatch.

Large telecommunications mast visible to S of Site

Roadside wildlife site / verge to SE of Site at road junction

No access but site is bounded to W by public footpath

Recently sown grassland?

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	WC		PC		NC	Comments:	
Containment:	Within large b	ouilt up area Abuts large built up area		area	Separate from large built up area		
Development type:	ʻInfillir	lling' 'Urban Extension'		'n	New settlement Housing separated from large built up areas		
Boundary:	Strong/Definite		Weak/Degraded/Unclear		None	Site is detached from Kelvedon Hatch (to the NE) – large	
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	countryside encroachment	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Partl		y Contained (PC)	Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another							
Criteria		SR	SRF	SSR N		NS	N/A
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		
Views between Towns Nor		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g. infilling)
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):							
Separation Retained (SR)		Separation Reduc	iced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or				or No Separation (NNS)
Comments: Site does not fall directly between Kelvedon Hatch and Doddinghurst but the Site does form part of a wider countryside gap separating the two villages and separating Kelvedon Hatch from Stondon Massey (c. 1.6km to NE) and Clapgate Industrial estate to the north. Development of the whole Site would not cause towns to coalesce but would mass of housing in the area – joining isolated cottages to the edge of Kelvedon Hatch and reducing the overall countryside gap.							

Purpose 3: to assist in safeguarding the countryside from encroachment						
Criteria	LCF	MFC	FC	Comments:		
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses			
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping			
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail			
Relative contrib						
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)			

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT)		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High			
Comments:	Site forms part of countryside gap between Kelvedon Hatch and other 'towns' to the E and NE – but development would not cause towns to merge. Large countryside encroachment if developed – not related to the existing built up area.						