Site Reference: 079C – Employment

Date/Time: 15/04/13 – 17.45PM

Site Size:	2.06 ha	Views Out (distan	ce): N: S	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)	
Views	Viewer Types:	N: Pub Priv -		S: Pub Priv Road/Houses			E:Pub Priv Road				W: Pub Priv Road & House		
in:	Numbers:	N: Pub: Priv:	S: Pub: L Priv: L	E: Pu Priv:			W: Pub: H Priv: L		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)	
Seasonal visibility:		Some effects from tr	rees/hedges			· · ·							
Site visual amenity:		ОК			Loca	Locality visual amenity: OK							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		lear but clear		ssociation built up rea	Distant association (visual) only or none
Boundary Type:	N: Tree line/verge/scrub + A12	E: Wood/Scrub + B1002 S: Tree		5: Tree line + A12		W: Tree	line + A12
Buildings on Site:	No	t:					
Adjacent Buildings: Not directly adjacent to housing, nearest housing is separated by roads c. 80m to SE (bungalows) and woodlar to NE (detached 2-storey)							

Maturity:	Full maturit	Middle-aged: S			Young-established S			Very young: S L			
Scale:	Intimate	timate Small Medium Large			Expansive						
Enclosure:	Very Confined	d Quite En	closed	Ра	rtial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted of	Promoted open recreation			pen general access		Permissive general access		PRoW route access		
site area:	Р	ermissive path	IS		Inform	nal a	access			No access	
Landscape Quality:		Highly representative: S L		Mainly representative / minor detractions: S L		E	qual representa		i-rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low			Medi	um	Jm		High		

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

Land U	se/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	wc		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	Sites does not directly abut the						
Boundary:	Strong/De	finite	Weak/Degraded/Un	egraded/Unclear None		existing large built up area of Ingatestone and is separate –						
Effects on openness:	Effects on openness: Limited/no cour encroachme		Some countryside encroachment		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	d (WC)	Partly	y Contained (PC)		Not Contained (NC)							

Purpose 2: to preven	nt neighbourir	ig towns merging ir	ito 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	visual Coale		infilling)			
Residual contributio	on of Site to Gr	een 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 will not cause coalescence. A12 is strong physical barrier to development. No apparent views from other towns. Use of the Site for employment unlikely to lead to any reduction in separation in gap due to surrounding treebelts and the strong A12 barrier, albeit larger buildings will be more noticeable when passing along the A12 (and from the local flyover) as well as filtered winter views from open countryside to the north where intervening tree cover is sparse.										

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	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 Relationsh	Limited Relationship with Historic Town (LRHA) 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:		·	t limit of Ingatestone and does not abut any la Employment use. the assessment levels are ur	rge built up areas. The Site is contained by the ichanged from the housing assessment			

Site Reference: 089 – Mixed Use

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 (<250		<u>M</u> ed (25	0m – 1km) <u>L</u> on		ng (>1km)	
Views	Viewer Types:	N: Pub Priv		S:P	S:Pub Priv			E: Pub Priv				W. Pub Priv		
in:	Numbers:	N: Pub:S: PuPriv:Priv:		o: H	E: Pu Priv:	ıb:	W: Pu Priv: L	b: M	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:		Medium			Locali	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 cl separatio		to large		Distant association (visual) only or none		
Boundary Type:	N: Trees	E: Trees	S: Trees			W: Tree	W: Trees, hedgerow		
Buildings on Site:	Yes. Large sports halls			Appro	x. Footprint	: 8%			
Adjacent Buildings:						·			

Maturity:	Full maturity: SL		Midd	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	Ра	artial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted open recreation C		Ope	en general access Permissive gener			al access	PRoW route access			
site area:	Pe	Permissive paths			Informal access				No access		
Landscape Quality:	Highly repre	\frown		•	epresentative / Equal representa ractions: S S			i-rep:	Weakly representative/ degraded: S L		
Tranquillity:	Low				Medium					High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose:	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	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 Extensior	í'	New settlement Housing separated from large built up area							
Boundary:	Boundary: Strong/Definite Weak/Degraded		Weak/Degraded/Un	Jnclear 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-Contained (WC) Partl			/ Contained (PC)		Not Contained (NC)							

Purpose 2: to preve	nt neighbourin	ng towns merging ir	ito one another									
Criteria		SR	SRF	SSR	N	NS	N/A					
Interlying physical barriers:		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	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. It is noted that larger											

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 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 Countr	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	No / Limited physical and/or		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) Mode			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	(western ar with limited open) woul	nd southwestern areas of Site), limiting perc I potential for visual coalescence – depende	ide 'natural' settlement limits, with a number eption of countryside. Gap between Pilgrims H ent on scale of development. Larger developme d with existing facilities in the east. A12 is signi	latch and Shenfield would physically reduce

Site Reference: 101A (Extended Site Area) - Employment

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 (<u>S</u> hort (<250m) <u>M</u> ed (250m – 1ki			<u>L</u> OI	ng (>1km)
Views	Viewer Types:	N:Pub Priv Ro	ad		ub Priv paths	'	E:Pub Priv Road Houses W:Pub M-Way					Priv Ro	ad
in:	Numbers:	N: Pub: H Priv:	S: Pu Priv:	b:L	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	visibility:	y: Little Variation											
Site visual amenity: Poor Locality v				ty visual a n	nenity:	Variabl	e –generally	poor - OK					

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:	N: tree line, bund + A127	E: Bund	S: Drain hedge + wood W: tree line, embankme			line, embankment + M25	
Buildings on Site:	Portacabins; mobile home	5		Approx. Footprint: <2%			,
Adjacent Buildings:	none						

Maturity:	Full matur	aturity: S L Middle-ag			d: S 🚺	Young-established: S L			L	L Very young: 🕥 L	
Scale:	Intimate	Small	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pai	rtial Enclosure		Quite Ope	en	Exposed		
Access in	n Promoted open recreation Open ge		en gene	eral access	Permissive general access			5	PRoW route access		
site area:		Permissive paths			Informal access				No access		
Landscape Quality:		resentative: L		Mainly representative / ninor detractions: S L		E	Equal representative / non-re		n-rep:	n-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low		Medium			m		High		

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

Land	Use/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)	J – Sports, Amenity & Recreation	
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. Used for motorway works. Southern extended boundary area contains agricultural land.
F - Pasture	N – Waterbody	PRoW bounds northern and western Site boundary
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	IC 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/Unclear		None	No relationship to existing large			
Effects on openness:	Limited/no co encroach	' Some countryside e		bachment	Large scale countryside encroachment	built up area.			
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	N	NNS				
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	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 contribution	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	ction (SSR)	Negligible	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. It is noted that a large commercial development would be potentially more perceptible/visible from the M25 and from countryside east of the Site, compared to housing. Whilst not significantly reducing the gap between towns physically, commercial development is likely to have a slightly greater visual effect on the perceived openness of the green belt from further afield – particularly from the East and South. Overall, assessment level retained as SRF for employment use.										

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 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 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:									

	Overall Contribution of Site to Green Belt Purposes		Moderate	High
Comments:	settlements to coalesce.	in Brentwood and Greater London would b	onsidered to alter assessment compared to ho	of the M25. Gaps between small hamlets & nt on the Site, but would not cause any towns busing assessment, however it is noted a large

Site Reference: 101B East - Employment

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

Site Size:	1.4 ha	Views Out (distan	nce): N:	S	s: s	E: S	W: S	<u>S</u> hort (<2	.50m)	<u>M</u> ed (250	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv S: Pub Priv			E: Pub Priv				W: Pub	riv			
in:	Numbers:	N: Pub: L Priv:	S: Pub: N Priv:	M	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 visua	al amenity:	Low. Some trees and	d hedgero	WS		Locali	Locality visual amenity:		iood –	countryside,	woodland pa	atches, tr	ee belts
													;

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/none	E: Fence/hedgerow S: Trees				W: Hedge	erow (clipped)
Buildings on Site:	Portacabins; large industri		Appro	x. Footprint	:: 40%		
Adjacent Buildings	ent Buildings: Codham Hall to West						

Maturity:	Full maturit	Full maturity: S L		Middle-aged: S		Young-established: S L		-	Very young: S L	
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confined	d Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted open recreation		Ope	pen general access P		Permissive general access			PRoW route access	
site area:	Р	ermissive path	IS	Informal access				o access		
Landscape Quality:			representative / etractions: S L			tive / non-l	rep:	Weakly representative/ degraded: S L		
Tranquillity:		Low		Medi	dium High			High		

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

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: Large areas of hardstanding

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/Unclear		None	Existing developed Site, not			
Effects on openness:		Yno countryside roachment Some countryside encro		achment	Large scale countryside encroachment	related to any settlement			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partle			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		small scale, contained Site within town (e.g.				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close						
Coalescence:		None	None / Minor physical Physical narrowing of gap		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 Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)				
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 buildings in the area potentially affecting perception of overall openness and countryside cover marginally. Larger employment based buildings (compared to housing) are likely to be more visually prominent from a number of transport routes and views that could be perceived as separation 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	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 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)	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:	function. So	ome further massing at the Site would marg	e built up area. Towns would not coalesce if Sit ginally effect perceived openness with larger bu erall assessment rating unchanged – albeit Purp	uildings employment based buildings being

Site Reference: 101B West - Employment

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

Site Size:	2.6 ha	Views Out (distar	nce): N	N: M	S: S	E: S	W : S	<u>S</u> hort (<2	(<250m) <u>M</u> ec		<u>M</u> ed (250m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pi	ub Priv	Priv E: Pub Priv		Priv	w:		W:Pub	Pub Priv	
in:	Numbers:	N: Pub: L Priv: L	S: Pub: Priv:		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:	Little variation											
Site visu	Site visual amenity: Poor but some traditional red brick buildings - historic Locality visual amenity:		nenity: G	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 clear separation		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: hedgerow	dgerow E: trees S: he			d trees	W: Tree	belt	
Buildings on Site:	Industrial sheds		Approx. Footprint: 40%					
Adjacent Buildings:	Codham Hall; and traditi	Codham Hall; and traditional cottages – two storey (2 No.)						

Maturity:	Full matur	ity: S L	Midd	le-aged: S 🌔			Young-establi	shed	L	Very young: S L
Scale:	Intimate	Small		Mediu	m		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enc	losure		Quite Ope	en	Exposed	
Access in	Promoted of	open recreation	Ope	n general acce	ss	P	ermissive gener	al access	l access PRoW route access	
site area:		Permissive path	IS		Inform	nal a	ccess		No access	
Landscape Quality:		resentative: L		representativ etractions: S	e / L	E	qual representa S	tive / non	ive / non-rep: Weakly representative/ degraded: S L	
Tranquillity		Low			Mediu	um		High		High

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

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: Existing commercially developed Site. Single PRoW on northern 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	ngʻ	'Urban Extension'		New settlement Housing separated from large built up area					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Existing developed Site, not				
Effects on openness:	Limited/no co encroach	'	Some countryside encroachment		Large scale countryside encroachment	related to 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	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	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 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. Additional commercial or employment based buildings are unlikely to affect separation over and above existing situation with a number of large buildings already on 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	Existing commercially developed 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 No / Limited physical and/or visual relationship: 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	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:	0	veloped Site, not related to an existing large nployment assessment unchanged from Ho	e built up area. Towns would not coalesce if Site pusing assessment.	e was developed. Limited or no countryside

Site Reference: 106 - Employment

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

Site Size:	: 5.5 ha	Views Out (distan	ce): N	I: S	S : M	E: M	W: S	<u>S</u> hort (<	250m)	<u>M</u> ed (250)m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	NPub Priv S: Pub Priv		>	E Pub Priv			W Pub Priv					
in:	Numbers:		S: Pub: Priv: L		E: Pu Priv:	ıb: H	W: Pub: H Priv:		o	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation. Least visibility in summer when trees in full leaf												
Site visual 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 are		built up	Distant association (visual) only or none
Boundary Type:	N: Fence, trees, metal grate	E: Hedgerow, trees, fence	S: Trees	S: Trees W			es
Buildings on Site:	Y – small office and garage	Approx. Footprint: 2%					
Adjacent Buildings:	Ingatestone Garden Cent	tre					

Maturity:	Full maturity SL Mic		Midd	dle-aged: S L			Young-established: S L		L Very young: S L		
Scale:	Intimate	ntimate Small		Medium			Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pai	rtial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted open recreation Open a			en gene	eral access	Permissive general acces			ss PRoW route access		
site area:		Permissive path	IS		Inform	nal access			No access		
Landscape Quality:		resentative: L		ainly representative / or detractions: S		E	Equal representative / non- S L		n-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low		Medium H			High				

Land Lloo	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	:	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 Extension'		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/Un	clear	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			y Contained (PC)	ontained (PC) Not Contained					

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR		INS	N/A		
Interlying physics barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but Absent		sent	small scale, contained Site within town (e.g. infilling)		
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				
Residual contributio	on of Site to G	reen Belt Purpose (s	hould 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: Gap between Ingatestone and Mountnessing would virtually disappear, although settlements could not coalesce due to presence of A12. Larger commercial or employment buildings would be potentially of increased visibility across the A12 – particularly from south facing ribbon development east of Mountnessing, where existing tree belts are patchy/low or offer filtered views. Intervening treebelts are currently considered unsubstantial in terms of preventing visual coalescence. On balance, there would be an increased visual influence from employment use compared to housing development, however overall assessment rating retained at SSR.									

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) 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)			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

Overall Contribution to Green Belt		Low	Moderate High				
Comments:	more visible unchanged	e from Mountnessing across the A12, howe	tone markedly, but A12 is a significant barrier. ver tree belts will mature to further screen vie bility of larger buildings is a more pertinent co	ws in future. Overall, assessment levels			

Site Reference: 108 - Employment

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

Site Size:	ize: 0.8 ha Views Out (distance): N: S+L S: S+L E: M W: L			<u>S</u> hort (<250m) <u>M</u> ed (2			50m – 1km) <u>L</u> ong (>1km)							
Viewer Views		N: Pub riv			S: Pub Priv E: Pub Priv								W: Pub Priv	
in:	Numbers:	N: Pub: H Priv: L	S: Pub: Priv: -	-	E: P Priv:	ub: M L		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 visual amenity:		Very good. Well-des landscape	igned bu	l buildings +			ality visua	ame			Historic Pump yside	o House (Pri	vate); Ope	n

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/Trees	E: Timber fence	S: Poplar trees		W: Trees,		ditch		
Buildings on Site:	Electricity substation; Attra	active office buildings		Appro	x. Footprint	:: 25% -	30%		
Adjacent Buildings:	Two storey historic building; one and two storey								

Maturity:	Full matur	urity: S 🚺 🛛 Mid		dle-aged: S L			Young-established: S		L	Very young: S L
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Part	ial Enclosure		Quite Open		Exposed	
Access in	Promoted of	open recreation	Ope	Open general access Permissive general access		PRoW route access				
site area:		Permissive path	S		Inform	nal a	ccess			No access
Landscape Quality:	Highly rep S	resentative:	Mainly minor de		entative / ns: S L	E	qual representa S	ative / non-rep: Weakly repres		Weakly representative/ degraded: S L
Tranquillity		Low			Mediu	um		High		High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	Н	-	E, F	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	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail)	Other Comments: Reservoir and pumping station In Special Landscape Area: Short views where hedgerow/buildings
E – Arable Farmland F - Pasture	M - Watercourse	Long views where gaps in hedgerow
G - Residential	N – Waterbody 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		NC	Comments:									
Containment:	Within large bu	uilt up area Abuts large built up a		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/Un	clear	None	Existing developed area not							
Effects on openness:	Limited/no cou encroachr		Some countryside encroa		Large scale countryside encroachment	associate with any settlement							
Relative contribution of													
Well-Contained	d (WC)	Parth	y Contained (PC)		Not Contained (NC)								

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	ostantial / 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.					
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 Reta	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)					
Comments:	Comments: No reduction in countryside gap over existing situation. On balance there a number of large brick buildings at the southern half of the Site that are not generally visible from wider countryside due to surrounding treebelts and hedgerows and do not cause visual coalescence of towns. A massing of the same size buildings and/or larger could cause some visual encroachment in to the countryside but it is unlikely to cause perceived separation reduction based on existing development and scale of Site.											

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 pumping station, reservoir, parking and buildings.									
Relative contrib	Relative contribution of Site to Green Belt Purpose:												
Limited Countr	yside Functions (LCF) Mixed	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	Historic Town No / Limited physical and/or visual Moderate physical and/or visual relationship Strong physical and/or visual relationship w											
relationship:	relationship with Historic 1	own	with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relationsl	hip 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:	separation,	, , ,	is developed and minimal countryside encroac would be potentially more visible from the wid	

Site Reference: 109 - Employment

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

Site Size:	4.70 ha	Views Out (distar	nce): N: S	5	S: S+M	E: S	W: S		<u>S</u> hort (<2	(<250m) <u>M</u> eo		<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Views	Viewer Types:	NPub Priv Road (A127) S:Pub Priv Byway					es I	E:Pu	b Priv	/ Road (A127)				House	Road
in:	Numbers:	N: Pub: H Priv:	S: Pub: L Priv: L		E: Pub Priv:	: H		W: Pu Priv:		0	<u>L</u> ow (1	- 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	y: 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			eld			Localit	ty visua	al am	enity: Lo	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		Limited as to large ar	built up	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 lin	ne / hedge/ ditch		
Buildings on Site:	Y – East Horndon Hall (E half	– East Horndon Hall (E half Site) and Industrial Units/Sheds Approx. Footprint: c. 10% of Site							
Adjacent Buildings:	Farmstead to W, Hall Cottages (2 dwellings) to south								

Maturity:	Full matur	ity: S L	Mido	dle-ag	ed: S L		Young-establi	shed	Very young: S L		
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confin	nfined Quite Enclosed Pa		artial Enclosure		Quite Open		Exposed			
Access in	Promoted open recreation Op			en gen	en general access Permissive gener			al access	ess PRoW route access		
site area:		Permissive path	ıs		Informal access				No access		
Landscape Quality:		hly representative: Mainly representative: S L minor detracti							rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low		Medi			um			High	

Land Lleas	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	wc		PC	NC		Comments:			
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area	Site is not related to any existing built up area. Very few residential houses in the locality			
Development type:	ʻInfillir	ıgʻ	'Urban Extension	'n	New settlement Housing separated from large built up areas				
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None				
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	 development would not be associated to any existing urban 			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained	d (WC)	Partly	/ Contained (PC)		Not Contained (NC)				

Purpose 2: to prevent	t neighbourir	ig towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physical barriers:		stantial / strong	Moderate	erate Unsubstantial, but functional		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	Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):									
Separation Retain	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	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 towns to the E and N. Some slight/filtered views from West Horndon. Site does not fall directly between two towns. Compared to housing, commercial development has the potentially to be more visually intrusive in the area – however, a large warehouse style building is existing at the Site that is only visible from relatively close proximity. Existing tree belts provide good screening from along the A127. Overall, Employment use at the locality is unlikely to lead to the separation between town being perceived as reduced, however, commercial buildings would be more perceptible in the local area compared to 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	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 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 Contribut to Green Belt F		Low	Moderate	High					
Comments:	,	Primarily a brownfield Site with limited countryside functions. Site is not currently related to any large built up area. Development would not lead to towns coalescing - overall, the employment assessment results are unchanged from the individual housing assessment.							

Site Reference: 111 - Employment

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

Site Size:	: 2.6 ha	Views Out (distanc	e): N: S	S: S	E: S	W: S	S <u>S</u> hort (<250		<u>M</u> ed (250r	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: H Priv: -	E: Pu Priv:		W: Pul Priv: -	b: H	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10-20)) <u>H</u> igh (21+)
Seasonal	Seasonal visibility: Least visible in summer when trees in full leaf – predicted to be quite visible in winter										
Site visual amenity:		None		Local	Locality visual amenity:			Good – open, gently rolling countryside			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension				ssociation built up ea	Distant association (visual) only or none	
Boundary Type:	N: Trees; fence	S: Trees	S: Trees			W: Hedgerow, trees		
Buildings on Site:	Warehouse style			Approx. Footprint: 50%				
Adjacent Buildings:	None							

Maturity:	Full matur	ull maturity: S L Middle-ag			dle-ag	ed: S L Young-established: S			sher: S	L	Very young: S L	
Scale:	Intimate	Intimate Small			Medium			Large		Expansive		
Enclosure:	Very Confin	Very Confined Quite Enclose		closed	Pa	artial Enclosure		Quite Open			Exposed	
Access in	Promoted open recreation C			Ope	en general access Permissive gene			ermissive gener	al access	;	PRoW route access	
site area:		Perm	issive path	s		Informal access				No access		
Landscape Quality:	Highly rep S					esentative / Equal representative / tions: S L S L			•	v non-rep: Weakly representative/ degraded: S L		
Tranquillity		L	.ow		Medi			um			High	

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

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	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail)	Other Comments: PRoW to East Currently, buildings have greater visibility in winter views filtered through trees due to bright/pale green colour.
E – Arable Farmland	M - Watercourse N – Waterbody	
G - Residential H – Industrial/Commercial Q - Other:	O – Coastal Environment 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	n large built up area Abuts lar		area	Separate from large built up area						
Development type:	ʻInfilli	ng'	'Urban Extensior	ı'	New settlement Housing separated from large built up area						
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Existing trading estate – but not					
Effects on openness:	Effects on openness:		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 prever	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	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 Retai	Separation Retained (SR) Separation Reduced,			Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)						
	Comments: No impact on separation beyond existing situation. Employment based development considered to comprise similar sized buildings to existing, so whilst there might be an increase in massing/density, there is unlikely to be much visual encroachment 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 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:	Existing dev assessment	1 7 7 7	associated with any settlement. Employment a	ssessment levels unchanged from housing		

Site Reference: 112B - Employment

Date/Time: 23/1/15

Site Size:	0.6 ha Views Out (distance):		nce):	N: S S: S E: S		E: S	W: S	<u>S</u> hort (<250r		<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Views	Viewer Types:	N: Pub Priv	S: F	S: Pub Priv			E: Pu	o Priv			W: Pub Priv			
in:	Numbers:	N: Pub: Priv:	S: Pul Priv:	b:		: Pu riv:	b:	W: Pub: Priv:		0	<u>L</u> ow (1 - 10) <u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	visibility:	Well screened, ever	n in Win	ter, by tr	ees.							· ·		
Site visual amenity: Good – trees on boundary					Local	Locality visual amenity:		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	ea 'Urban' Near but clear		Limited association to large built up area		Distant association				
Boundary Type:	N: Fence & trees	E: Fence & evergreen	S: Fence	S: Fence & trees			W: Fence & trees				
Buildings on Site:	Portacabin			Appro	x. Footprin	10%					
Adjacent Buildings:	Warehouse Industrial Ty	Warehouse Industrial Type									

Maturity:	y: 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	Access in Promoted open recreation O			en general access		Ρ	Permissive general access		PRoW route access		
site area:		Permissive path	IS		Informal access			No access			
Landscape Quality:				· ·	resentative / Equal representative / no tions: S L S L			tive / non-	on-rep: Weakly representative/ degraded: S L		
Tranquillity:		Low			Medium			High			

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

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	in large built up area Abuts large		area	Separate from large built up area						
Development type:	ʻInfilli	ng'	'Urban Extensior	ı'	New settlement Housing separated from large built up area						
Boundary:	Strong/D	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	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	SRF SSR		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 / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)					
Coalescence:		None	None / Minor physical narrowing of gap x 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	or No Separation (NNS)					
Comments: Given existing surrounding treebelts, location, context of the immediately adjacent industrial estate and lack of views between towns in to the Site, no separation reduction is anticipated over the existing situation even accounting for potentially larger employment/commercial type 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						
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									
Limited Country	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 contributio	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:						

Site Reference: 112C - Employment

Date/Time: 23/1/15

Site Size:	1.1 ha	Views Out (distance	e): N:S	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: P	ub Priv	>		W: Pub	Priv	
in:	Numbers:		5: Pub: Priv: L		Pub: iv: H	W: F Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Variable										
Site visua	al amenity:	Mature conifers and c	leciduous 1	trees at ed	ges L	Locality visual amenity:		visual amenity: Farmland; trees yo		ng and matur	re	

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: None	E: Hedge/none	: Hedge/none S: Trees		W: Bui	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 matur	ity: S [Middle-age			Young-establi		shed: S	L	Very young: S L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confin	ed Quite Er	closed	Ра	artial Enclosure		Quite Ope	Quite Open		Exposed
Access in	Promoted of	open recreation	Оре	Open general access Permissive general access		s PRoW route access				
site area:		Permissive patl	ıs		Inform	nal a	access			No access
Landscape Quality:		resentative: L		Mainly representative / minor detractions: S		E	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:	Н		E	Н

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/Un	clear	None	Existing industrial Site – not		
Effects on openness:	Limited/no co encroach		Some countryside encro	achment	Large scale countryside encroachment	associated with 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		NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		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	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					ction (SSR)	Negligible	or No Separation (NNS)		
Comments: No separation reduction over the existing situation – employment based development likely to replicate existing and unlikely to affect perceptions of 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	lic Access Some access (informal, permissive) or low number of PRoW Access Land, public area (park), h number of PRoW and importan routes e.g. National Trail		Childerditch Industrial Park. Existing industrial development					
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: Existing industrially developed Site, not associated with any settlement. Assessment unchanged from housing assessment.						

Site Reference: 112D - Employment

Date/Time: 23/1/15

Site Size:	2.3 ha	Views Out (distar	nce): N	: M	S: S	E: S	W: S	<u>S</u> hort (<:	(<250m) <u>M</u> ed (2		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:	ıb:	: W: Pub: L Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	LO-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation											
Site visual amenity:		Boundary trees to V	V, S & N			Locali	ity visual an	nenity:	Woodla	and patch, poi	nd, arable co	ountrysid	e, hedgerows
							T						

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/trees	E: fence	S: fence	S: fence/hedgerow trees W					
Buildings on Site:				Appro	x. Footprin	::			
Adjacent Buildings:	Two storey warehouse style/industrial								

Maturity:	Full matur	Middle-aged: S L				Young-established: S L			L Very young: S L			
Scale:	Intimate Small			Medium			Large		Expansive			
Enclosure:	Very Confine	ed Quite Er	nclosed	Pa	artial Enclosure		Quite Ope	en	Exposed			
Access in	Promoted of	Promoted open recreation			neral access	Ρ	Permissive general access			PRoW route access		
site area:		Permissive pat	Informa			access			No access			
Landscape Quality:	Highly representative: Mainly representative / Equal representative / minor detractions: Equal representative / Equal		qual representa S			Weakly representative/ degraded: S L						
Tranquillity	:	Low Medium Hig			High							

land-lise.	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Use:	Q	H (car park)	E	Н	

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)	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	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Stockpiles i	nvaded by ruderals – cleared land	

Purpose 1: to check the	unrestricted spray	wl of large bui	lt-up areas							
Criteria	Criteria WC				NC	Comments:				
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	relopment type: 'Infilling' 'Urban Extension'		New settlement Housing ' separated from large built up area							
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		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	d (WC)	Partly	/ Contained (PC)	Not Contained (NC)						

Purpose 2: to prever	nt neighbourir	ig towns merging in	to one another							
Criteria		SR	SRF	SSR	NNS		N/A			
Interlying physica barriers:	al Sub	stantial / strong	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	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 or No Separation (NNS)									
Comments: Overall, given that any town based views from the north (from Brentwood) are obscured by mature woodland and that any employment based buildings will be in the context industrial buildings, separation is perceived to be retained. The Site is also not broadly visible from any major transport routes, limiting locations where development may be visible.										

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	unnatural man-made features											
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	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 I		Low	Moderate	High
Comments:	Cleared lan assessment		Site, not associated with any settlement. Overa	Il assessment is unchanged from housing

Site Reference: 127 - Employment

Date/Time: 23/1/15 16:30

Site Size:	: 1.27 ha	Views Out (distance):		N: L S: S		E: S	W: 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		SP	S Pub Priv			E: Pub Priv			W: Pub		
in:	Numbers:	N: Pub: H Priv:	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	l visibility:	Little variation.											
Site visu	al amenity:	Good/Moderate: M hedgerow	ature b	oundary	trees/	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	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: Roadside barrier hedgerow	E: Dense trees	S: Buildi	S: Buildings; trees; open			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 filling station							

Maturity:	Full maturity:	S L	Middl	le-aged: SL	Young-esta	olished: S	L	Very young: S L
Scale:	Intimate	Small		Medium	Large	5		Expansive
Enclosure:	Very Confined	Quite End	closed	Partial Enclosure	Quite O	pen	Exposed	
Access in	Promoted open recreation Op			en general access Permissive ger		eral access	ccess PRoW route access	
site area:	Per	Permissive paths			Informal access			No access
Landscape Quality:	Highly representative: Mainly representative: Mainly representative: S L		representative / etractions: S			tive / non-rep: Weakly representative L degraded: S L		
Tranquillity:		Low		Medium				High

	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Use:	F	-		F	К, А

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: Land at M25 Junction 28 – A12 to north, Brook Street to south

Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC		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 area					
Boundary:	Strong/Defi	inite	Weak/Degraded/Unclear		None	Separated from western extent				
Effects on openness:	s on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	of Brentwood				
Relative contribution of										
Well-Contained (WC) Partle			/ Contained (PC)		Not Contained (NC)					

Purpose 2: to preven	nt neighbourin	g 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 Non	e / Very Distant	Some / Distant	Filtered / Obscured / Direct / Close Direct / Close		/ Close				
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:	Overall, whilst the M25 is a substantial barrier – further massing of employment would reduce gaps from Brentwood to eastern London boroughs. Scale of Site means reduction in gap unlikely to be significant, however, it is noted employment use would lead to larger buildings and									

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) 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:			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 Contributor to Green Belt		Low	Moderate	High
Comments:	being stron	U	Id constitute a reduction in gap between towr increase perception of encroachment/separati unchanged from housing assessment.	

Site Reference: 158 – Employment

Date/Time: 23/1/15 15:00

Site Size:	4.5 ha	Views Out (distar	nce):	N: M	s : s	E: S	W: S	<u>S</u> hort ((<250m) <u>M</u> ed (25		50m – 1km) <u>L</u> or		ng (>1km)
Viewer Views		N: Pub Priv		SP	S Pub Priv		E: Pub	E: Pub Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: H Priv:	S: Pub Priv: M		E: Pu Priv:		W: Pul Priv:	o: H	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:		Good – green fields/trees, hedgerows			Locali	Locality visual amenity: 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 association to large built up area		Distant association (visual) only or none			
Boundary Type:	N: Trees, fence	E: Trees, hedgerow, fence	S: Trees	S: Trees, hedgerow		W: trees				
Buildings on Site:	None			Approx. Footprint:						
Adjacent Buildings:	Semi-detached two storey along A1023 Chelmsford Road to South									

Maturity:	Full matur	ity <mark>SL</mark>	Middle	e-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 Enlosure		Quite Ope	en	Exposed	
Access in Promoted ope		open recreation	Open	general access	Permissive general access			PRoW route access	
site area:		Permissive path	IS	Informal access			No access		
Landscape Quality:		resentative: L	Mainly r minor det	representative / tractions: SL	ive / Equal representative / S L S L		tive / nor L	non-rep: Weakly representative/ degraded: S L	
Tranquillity		Low		Mediu	lium High			High	

Land Liso:	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	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	Site well contained by roads but			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	not bordered by any settlement			
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		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 prevent neighbouring towns merging into one another									
Criteria	SR		SRF	SSR	NNS		N/A		
Interlying physica 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:	Coalescence:		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contributio	n of Site to	Green 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: Development would mass employment buildings to the NE of Shenfield in conjunction with adjacent ribbon development. However, locality and road network and surrounding tree belts generally preserve separation between adjacent built up areas. However, based on a precautionary approach and when compared to the housing assessment, there is a potential for larger buildings to be visible over interlying tree belts which could enhance perception of separation reduction – particularly with the level of ribbon development existing 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	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 Relationsl	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:	virtue of po	tential intervisibility from the edge of Mou	ment would not cause settlements to merge., Intnessing and Shenfield) to marginally increas erall assessment level of Moderate is unchang	e the assessment level for Purpose 2

Site Reference: 175A - Employment

Date/Time: 23/1/15 16:30

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		<u>M</u> ed (250m – 1km) <u>L</u> ong (>1km		ng (>1km)
Views	Viewer Types:	NPub Priv SPub Priv		,	E: Pub Priv				w.Pub	Priv			
in:	Numbers:	N: Pub: H Priv:	S: Pub Priv:): 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+)
Seasona	l visibility:	Little variation.									·		
Site visual amenity: Poor/OK built elements and dense mixed boundary trees Locality visual amenity: Good – woodland/woode		ooded 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		built up	Distant association (visual) only or none
Boundary Type:	N: Hedgerow; road barrier crash	E: hedgerow, trees	S: Fence	S: Fence			erow; trees
Buildings on Site:	te: Sheds; show conservatories; chalet style Approx. Footprint: <5%						
Adjacent Buildings: Holiday Inn to East							

Maturity:	Full maturity: S		lle-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 open recreation Op		Ope	en general access Per		Permissive general access		s	PRoW route access	
site area:	Per	missive path	S	Informal access		access			No access	
Landscape Quality:			representative / Equal representations: S L		• •	qual representative / non-rep: S L		Weakly representative/ degraded: S L		
Tranquillity:		Low		Medi	um		High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	К		Н	F, 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: Brentwood Garden Centre

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	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	Relative contribution of Site to Green Belt Purpose:								
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	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	Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)			
Residual contributio	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	Separation Retained (SR) Separation Reduced, b		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR) Negligible		or No Separation (NNS)			
Comments:	Comments: No notable reduction in separation over and above existing situation – M25 very strong barrier west of Brentwood. Small scale site. Employment based development is unlikely to reduce the countryside gap and the large Holiday Inn lies immediately to the east.									

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	Brentwood Garden Centre – but large hardstanding and building supplies area and garden shed sales						
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	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:	not lose functional countryside or cause set	ployment based development would be margin tlements to merge. Overall, assessment results	

Site Reference: 175B – Mixed Use

Date/Time: 11/04/13 – 16.30PM

Site Size:	: 13.6ha	Views Out (dista	nce):	N: S	S: S	E: S	W:S	<u>S</u> hort (<250m) <u>M</u> ed (25		<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 Hous				Houses Roads		W:Pub	D Priv Houses Roads	
in:	Numbers:	N: Pub: H Priv:	S: Pu Priv:	ıb: H	E: Pu Priv:	ıb: M/H L/M	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: Effects from hedgerow vegetation on site boundaries and within site												
Site visua	al amenity:	amenity: OK Locality visual amenity:		enity:	y: OK/Low								

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: Hedge/treeline/road	E: hedge/road (M25 for Site 100b)	S: tree l	S free line + rail line			/treeline + ditch (M25 00a)
Buildings on Site:	Y –old manor house		Approx. Footprint: c. 1%				
Adjacent Buildings: Holiday Hotel and garden centre to north of 100a on opposite side of A1023							

Maturity:	Full matur	ity:S L	Mido	lle-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	Partial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted open recreation		Оре	Open general access Permissive ge		ermissive gener	al access PRoW route acce		PRoW route access	
site area:		Permissive path	is Informa			nal access			No access	
Landscape Quality:		resentative: L		y representative / etractions: S L			Weakly representative/ degraded: S			
Tranquillity:		Low		Medi	ium	m High			High	

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Ose:	F	L (powerlines)		L	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 Community
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 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	Very large Site adjacent to M25 contained by surrounding		
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	infrastructure and not the		
Effects on openness:	Limited/no co encroach	,	' Some countryside encro		Large scale countryside 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) 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 physic 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.		
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 Redu	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS)					
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible 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. Mixed Use development is likely to comprise a number of larger buildings. This will be perceived as a greater massing of built form in the green belt compared to housing and would be more visually intrusive – however town coalescence would not occur.									

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 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:	wholly deve	eloped significantly reducing the gap betwee	twood and Romford either side of the M25. La en towns. Mixed Use Development is noted as owever, the assessment levels are unchanged	being more visually intrusive than housing

Site Reference: 175C – Mixed Use

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 (<250m)		<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)	
Views	Viewer Types:	N:Pub Priv R	Priv Roads S: Pub Priv Roads/Rail E: Pub Priv Houses Roads				W:Pub 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	visibility:	ity: Effects from hedgerow vegetation on site boundaries and within site											
Site visual amenity: OK Locality visual amenity: OK/Low			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 up	Distant association (visual) only or none
Boundary Type:	N·Hedge/treeline/road	E: hedge/road (M25 for Site 100b)	S: tree li	S• free line + rail line		W: hedge for Site 1	e/treeline + ditch (M25 00a)
Buildings on Site:	Y –pylons and farm buildin	Approx. Footprint: C. 1%				,	
Adjacent Buildings:	Oak Farm to W						

Maturity:	Full matur	ity: S L	Midd	lle-aged: S L		Young-establis	shed: S	L	Very young: S L		
Scale:	Intimate	Small		Medium		Large		Expansive			
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclosure	è	Quite Open		Exposed		Exposed	
Access in	Promoted of	Promoted open recreation Open ge			F	Permissive general access			PRoW route access		
site area:		Permissive path	ıs	Infor	mal	mal access			No access		
Landscape Quality:		resentative: L	Mainly representative / minor detractions: S L		E	Equal representative / non-rep		-rep:	rep: Weakly representative/ degraded: S		
Tranquillity		Low		Mediur		ım			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose:	F	L (powerlines)	L	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	
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 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	Very large Site adjacent to M25 contained by surrounding	
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	infrastructure and not the	
Effects on openness:	Limited/no co encroach	,	Some countryside encro	side encroachment Large scale countryside 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		y Contained (PC)	ntained (PC) Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria	ia SR SRF SSR		SSR	NNS		N/A		
Interlying physic 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.	
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 Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	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. Mixed Use development is likely to comprise a number of larger buildings. This will be perceived as a greater massing of built form in the green belt compared to housing and would be more visually intrusive – however town coalescence would not occur.								

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 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	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

Overall Contrib to Green Belt		Low	Moderate	High
Comments:	wholly dev	eloped significantly reducing the gap betwee	twood and Romford either side of the M25. La en towns. Mixed Use Development is noted as owever, the assessment levels are unchanged	being more visually intrusive than housing

Site Reference: 177 – Employment

Date/Time: 10/03/2015 - 15:15

Site Size:	10.5 ha	Views Out (distan	ice):	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: Put	E: Pub Priv			W: Pub Priv -		
in:	Numbers:			: Pub: H E: Pub: H riv: M Priv:		ıb: H	W: Pu Priv:	b:	0 <u>L</u> ow (1 - 10)		<u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation												
Site visua	al amenity:	Good – meandering trees	stream;	; scattere	d lone	Local	ity visual ar	nenity:	Good –	woods; trees	; arable farm	nland	

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		Near but clear separation		ouilt up	Distant association (visual) only or none		
Boundary Type:	N: None/ruderals	E: none/trees		S: railway embankment; ruderals; trees			W: Trees/shrubs, brambles, ruderals		
Buildings on Site:	None			Approx. Footprint: -					
Adjacent Buildings:	djacent Buildings: Industrial estate to south beyond railway line								

Maturity:	Full maturity: S			Middle-aged 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 Ope	en		Exposed	
Access in	Promoted o	Ope	Open general access			Permissive general access			PRoW route access		
site area:	Permissive paths				Informal access					No access	
Landscape Quality:				presentative / Equal representa actions: S L		itive / no	n-rep:	: Weakly representative/ degraded: S L			
Tranquillity:	juillity: Low Medium					High					

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	E	N, Q	E	G, H, L

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:Trees	Other Comments: Site lies to north of rail line, separating Site from industrial estate

Purpose 1: to check the	unrestricted spra	wl of large bui	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:	evelopment type: 'Infilling' 'Urban Ext		'Urban Extensior	ı'	New settlement Housing separated from large built up area				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Opposite side of rail line from			
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	urban area			
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 preve	nt neighbourir	ng towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physic barriers:	cal Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Abs	sent				
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	Coalescence		infilling)			
Residual contribution	on of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Reta	ained (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments:	Encroachment in to countryside, reducing gap from Shenstone to Mountnessing/Ingatestone – albeit countryside gap largely retained. With Employment development there is a potential that larger buildings would be perceived as greater encroachment/separation reduction compared to housing. Also the tops of larger buildings could conceivably be more visible over or through interlying treebelts. Overall assessment remains SRF on balance.									

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	irpose:										
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 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 Relationsl	hip 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:		be more visible from surrounding area, but	sting settlement limit of Shenstone as defined t in assessment terms, unlikely to present any	by railway line. Employment buildings could further separation reduction over and above

Site Reference: 187 - Employment

Date/Time: 22/1/15 9:00

Site Size	Site Size: 5.2 ha Views Out (distance		nce): N	N: M S: L		E: S	W: S	<u>S</u> hort (<25		<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				WPub	Priv	
in:	Numbers:	N: Pub: L Priv: L	S: Pub: Priv:	Μ	E: Pu Priv:	ıb: H	W: Pu Priv: L	b: M	0	<u>L</u> ow (1 - 10)	<u>-</u> ow (1 - 10) <u>M</u> ed (1		<u>H</u> igh (21+)
Seasonal visibility: Some variation – least visible in summer – bound				undary tre	es along A1	27 and A1	28						
Site visu	al amenity:	Medium				Local	ity visual an	nenity:	Good. Landmark traditional Red roofed church; hedgerows, trees, countryside				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 association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: hedgerow/fence	ence E: hedgerow/fence S: He			nce	W: Hedge	I: Hedgerow/fence/trees		
Buildings on Site:	None			Appro	x. Footprint	:			
Adjacent Buildings:	Two storey terrace								

Maturity:	Full maturity	/: S (L)	Middl	iddle-aged: SL Young-establish		olished: S	L	Very young: S L		
Scale: Ir	ntimate	Small		Medium	Large		Expansive			
Enclosure:	Very Confined	Quite End	closed	Partial Enclosure	Quite O	pen	Exposed			
Access in	Access in Promoted open recreation O		Oper	n general access	Permissive gen	Permissive general access		PRoW route access		
site area:	Permissive paths			Inform	nal access		No access - PROW adjacent			
Landscape Quality:	Highly representative: Mainly representative: S L minor detraction		representative / etractions: SL	Equal represen S	tative / non- L	on-rep: Weakly representative/ degraded: S L				
Tranquillity:		Low			Medium			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose:	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	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	Not bordered by any built up					
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	area					
Relative contribution of											
Well-Contained (WC) Partl			y Contained (PC)	Not Contained (NC)							

Purpose 2: to preven	nt neighbourir	ng towns merging ir	nto one another				_	
Criteria		SR	SRF	SSR	N	INS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent		
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 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	iction (SSR)	Negligible	or No Separation (NNS)	
Comments:	slightly above employment	e the Site with adjac based buildings in c	ent tree planting preventin onjunction with wider deve	ell related to A127/A128 junct g significant visual coalescenc elopment has the potential to ly increases the perception of	e of West Hoi be perceived	ndon and Basi or have greate	ldon), a massing of larger r visibility from 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 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			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:	omments: NB: Tyrell Chapel & All Saints Church overlooks Site from immediately north of the A127									

Overall Contributor to Green Belt	Low	Moderate	High
Comments:	•	ttlement coalescence, however employment a ility of larger buildings compared to housing. C	0

Site Reference: 200 - Mixed Use

Date/Time: 21/1/15 11:45

Site Size:	: 235.9 ha	Views Out (distar	nce):	N: M	S: L	E:L	W:L	W: L <u>S</u> hort (<250) <u>M</u> ed (25	d (250m – 1km) <u>L</u> ong		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: P	ub Priv	>	E: Pub Priv W: Pub: Priv:)		W: Pub Priv		
in:	Numbers:	N: Pub: Priv:	S: Pub Priv:):	Ε: Ρι Priv:	ıb:			0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation					·						
Site visua	al amenity:	Medium tree belts; farmland	hedgero	ows, oper	1	Local	Locality visual amenity:		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		ssociation built up ea	Distant association (visual) or none		
Boundary Type:	N: Hedge, fence, trees	E: Fence	S: Hedge	S: Hedgerow			W: Hedgerows, fence, trees		
Buildings on Site:	None	None							
Adjacent Buildings:	Dunton Hills Farm, Dunt	Dunton Hills Farm, Dunton Hall							

Maturity:	Full maturity SL Middle-a		le-aged S L	aged S L Young-establis			L	Very young: S L		
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	ite Open		Exposed	
Access in	Promoted of	Promoted open recreation Open get			Permissive general access			s PRoW route access		
site area:		Permissive paths			Informal access			No access		
Landscape Quality:		resentative: L		inly representative / r detractions: SL		Equal representative / non-re S L		on-rep:	ep: Weakly representative/ degraded: S L	
Tranquillity	:	Low		Med	Medium				High	

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	E, J	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	urpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc	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	finite	Weak/Degraded/Unclear		None	Very large scale Site not			
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	bordered by any built up area			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partle			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	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 coalescence	Coalescence					
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	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 would not occur. Perception of significant loss of countryside openness									

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	L					
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 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:	presenting		ntly reducing the countryside gap between W ding east from the M25. Overall assessment fo y to be more visually prominent.	-

Site Reference: 228 - Employment

Date/Time: 12/03/2015 - 09:56

Site Size:	5.4 ha	Views Out (distand	e): N:S	S: S	E: S	W: S	<u>S</u> hort (<25	50m)	<u>M</u> ed (250	m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv S: Pub Priv		v	E: Pub Priv			W: Pub Priv				
in:	Numbers:		S: Pub: Priv:	E: P Priv:		W: Pu Priv: -	W: Pub: H Priv: -		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation – most visible in winter										
Site visua	al amenity:	Poor except for boun	ept for boundary trees Locality visual amenity:		nenity: Go	ood –	farmed count	ryside + woo	odland			

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 area		built up	n Distant association (visual) only or none	
Boundary Type:	N: Bund; hedgerow, trees	E: Hedgerow; trees, bund	S: Wood	S: Woodland; bund			ce; trees; bund
Buildings on Site:	Large warehouse style/office building Approx. Footprint: 8%						
Adjacent Buildings:	Adjacent Buildings: Large agricultural barn, small shed; large two storey house						

Maturity:	Full maturi	ty: S L	Mido	ddle-aged: S		Young-establi	she <mark>t: S</mark>	L	Very young: S L	
Scale:	Intimate	Small	mall		Medium		Large			Expansive
Enclosure:	Very Confine	d Quite En	closed	osed Partial Enclosure Quit		Quite Ope	en 💦	Exposed		
Access in	Promoted open recreation Open			en gen	n general access Permissive genera		al access		PRoW route access	
site area:	F	Permissive path	ıs		Inform	nal access		No access		
Landscape Quality:		esentative:		Mainly representative / ninor detractions: S			Equal representative / non-rep: S L		-rep:	Weakly representative/ degraded: S L
Tranquillity:		Low		Medium			High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose.	Н	B (Trees)	F,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: Commercial depot 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	ng'	'Urban Extension'		New settlement Housing separated from large built up area	No significant countryside			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	encroachment (industrial site)			
Effects on openness:	Limited/no co encroach		Some countryside encro	achment	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	d (WC)	Parth	y Contained (PC)	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 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. 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 Retai	Separation Retained (SR)		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible		e or No Separation (NNS)	
Comments:	Whilst comprising an existing developed Site, a large massing of new employment based development in this location would potentially cause minor separation reduction between West Horndon and outer London boroughs/Brentwood. Whilst there is an existing large warehouse visible from number of locations, particularly along the A12, this only covers a small proportion of the Site. A massing of large buildings is likely to be of increase visual prominence locally and along major transport routes compared to housing, with the tops of buildings likely to be visible over treebelts. This will increase perception of separation reduction and assessment level has been increased to SRF compared to the housing assessment.						

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 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 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		Low	Moderate	High		
Comments:	Existing commercial Site not bordered by any settlement. Overall, employment based buildings will be of greater visual prominence in the area compared to the housing assessment. As such, Purpose 2 increased rating to SRF –overall assessment rating unchanged at Low-Moderate.					