## Site Reference: 010

# Date/Time: 10/04/13 – 9.00AM

Site Size:	: 1.2 ha	Views Out (distance	e): N:S	S: M/L	E: S	W: S/M	<u>S</u> hort (<2	(<250m) <u>M</u> ed (		<u>M</u> ed (250m – 1km)		ng (>1km)	
Views	Viewer Types:	N: Pub  Priv	5	S: Pub   Priv   E.Pub				Priv  Houses   Road			W: Pub Priv Allotments		
in:	Numbers:		5: Pub: Priv:	E: Pi Priv:	ub: M M	M W: Pub: Priv: M		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Minor effect from s											
Site visual amenity:		Low – brownfield site			Loc	ality visual ar	nenity: C	OK – Good to west					

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

Maturity:	Full maturi	ty:S 🚺	Midd	lle-age	ed: <mark>()</mark>   L		Young-establi	shed 🕥 🛛	-	Very young: S   L		
Scale:	Intimate	Small			Medium		Large	2		Expansive		
Enclosure:	Very Confine	d Quite En	closed <b>C</b>	Pa	artial Enclosure		Quite Open		Exposed			
Access in	Promoted o	pen recreation	Ope	en gen	eral access	Р	ermissive gener	rmissive general access		PRoW route access		
site area:	I	Permissive path	IS	Informal access			access			No access		
Landscape Quality:		esentative:   L	Mainly minor de	•	esentative / ions: S	E	Equal representative / non-r		rep: Weakly representative/ degraded: 3 L			
Tranquillity:		Low			Medi	dium High			High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose:	Н		G	

Land L	lse/Cover	Heritage Assets/Notes:
Land L 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	<ul> <li>Heritage Assets/Notes:</li> <li>Little or no relationship to historic town.</li> <li>No substantial historic buildings appear near to Site.</li> <li>Majority of residences are post war.</li> <li>Other Comments:</li> <li>Ongar Rd very busy lying between Site and main residential areas. Active nursery/commercial interest. Allotments to W. Countryside (fields and woodlands) to south and west of site.</li> <li>No apparent physical or visual linkage with other settlements.</li> </ul>
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	W	2	PC		NC	Comments:		
Containment:	Containment: Within Large built up area Abuts Large built up area		area	Separate from Large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extensior	'n	New settlement   Housing separated from large built up areas	Ongar Rd is a definite separation between main residential area (to East) and the Site. Other		
Boundary:	Strong/Definite		Weak/Degraded/Unclear		None	housing does lie north of the		
Effects on openness:	Limited/no c encroacl	'	Some countryside encroachment		Large scale countryside encroachment	Site, lining the west of Ongar Rd.		
Relative contribution of	Site to Green Be	lt Purpose:				<ul> <li>Also bounded to West by allotments</li> </ul>		
Well-Containe	Well-Contained (WC)				Not Contained (NC)			

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

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Existing commercial nursery – transitional area from urban to countryside								
Relative contrib	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: Relative contributio	No / Limited physical and/or relationship with Historic T on of Site to Green Belt Purpose:	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town									
	hip with Historic Town (LRHA)		rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:		• 											

Overall Contribution to Green Belt	 Low	Moderate	High		
Comments:	5 5 5	's Hatch. Housing at Pilgrim's Hatch has alread velopment would not result coalescence nor lo			

## Site Reference: 011B & 011C

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

Site Size:	: 3.30 ha	Views Out (distar	nce): N	1: S/M	S: S	E: S/M	W: S	<u><b>S</b></u> hort (<	250m) <u>M</u> ed (250n		n – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	N: Cub   Priv   Footpath		S: Pub   Priv Houses E: Pub				<b>E:</b> Pub   P	riv		W.Pub Priv Road   Houses		
in:	Numbers:	N: Pub: L         S: Pub:         E: Pub:         W: Pub:           Priv:         Priv: M         Priv: L         Priv:		ub:	c	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)				
Seasonal visibility: Yes – filtered views through boundary vegetation				'n									
Site visu	al amenity:	OK - Low in parts				Locality	visual a	menity:	ОК				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but separat		to large b		Distant association (visual) only or none				
Boundary Type:	N: hedge, treeline	E: fence	S: fence	: fence, hedge, gardens V			I: A128, cottages				
Buildings on Site:	Y – Hulletts Farm		1	Approx. Footprint: c. 1			6 of Site				
Adjacent Buildings:	Modern bungalows to so	Modern bungalows to south. Scattered two storey cottages to west									

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

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

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

# Heritage Assets/Notes:

Little or no relationship to historic town.

## **Other Comments:**

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

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

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

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

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

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

## Site Reference: 022

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

Site Size:	10.93 ha	Views Out (distar	nce): N	I: S	S: S	E: M	W:	/: S <u>S</u> hort (		(<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> ong (>		ng (>1km)
Views	Viewer Types:	N: Pub   Priv				Priv Road Houses		E: Pub   Priv   Road   Open Space W: Pub   Priv						
in:	Numbers:	<b>N:</b> Pub: Priv:	<b>S:</b> Pub: Priv: L	L	E: Pri	Pub: L iv:		W: Pub: Priv:		0	<u>L</u> ow (1 - 10	) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Views affected by boundary vegetation to East												
Site visua	al amenity:	amenity:         OK without being exceptional         Locality visual amenity:         Generally OK												

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		Limited association to large built up area		Distant association (visual) only or none			
Boundary Type:	$\mathbf{N} \cdot \mathbf{I} \mathbf{r} \mathbf{o} \mathbf{o} / \mathbf{c} \mathbf{h} \mathbf{r} \mathbf{u} \mathbf{h} \mathbf{h} \mathbf{n} \mathbf{o} \mathbf{c}$	E: Tree/shrub lines + fenc allotments + road	/ S: Tree/shrub lines			W: Tree/shrub lines + A12					
Buildings on Site:	No				Appro	x. Footprint	:				
Adjacent Buildings:	Detached post-war hous	Detached post-war housing to SW (bungalows) and SE (mixed) – Site abuts rear garden boundaries									

Maturity:	Full matur	ity: S   L	Midd	lle-ag	ed: <mark>S L</mark>		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 Open		Exposed		
Access in	Promoted of	open recreation	Open general access			Ρ	ermissive gener	ve general access PRoW route access			
site area:		Permissive paths			Informal access				No access		
Landscape Quality:		resentative:	Mainly minor de	•	esentative / cions: S	E			Weakly representative/ degraded: S   L		
Tranquillity		Low			Medi	dium High			High		

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

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

Purpose 1: to check the	urpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	'Infilling'		'Urban Extension'		New settlement	Site is bounded to NW by A12 – a clear boundary to the large				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	built up area. However, Site does				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	extend in to area of countryside – to E & NE, bounded by the A12 and Brentwood – therefore is				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partle		Contained (PC)		Not Contained (NC)	not considered 'Infilling'					

Purpose 2: to preven Criteria	it neighbourn	SR	SRF	SSR	N	NS	N/A		
Citteria		51	5141	551		145	N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Non	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	I narrowing of gap otential visual Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligib			or No Separation (NNS)		
Comments: Overall, Site is contained by the A12 and will not lead to coalescence with other towns nor significantly reduce the gap between towns. Development would infill an area of Green Belt between areas of Brentwood. Existing woodland and treelines severely limit intervisibility with settlements outside of Brentwood.									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Existing grassland used for grazing with hedgerow and tree lined boundaries and a stream						
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	splitting the Site in to 4 fields.									
Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)							

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

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

## Site Reference: 023 - North & South

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

Site Size:	8.2 ha	Views Out (dista	nce): N	: S	S: S	E: S	W:S	V: S <u>S</u> hort (<250		50m) <u>M</u> ed (250m – 1km)		<u>L</u> o	ng (>1km)
Views	Types: North side Houses on South side				Priv   R	Road W:Pub Priv Path & Houses			th & Houses				
in:	Numbers:	<b>N:</b> Pub: Priv: H	<b>S:</b> Pub: Priv: M		<b>E:</b> Pu Priv:	b: L	<b>W:</b> Pul Priv: N	-		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Hedging and trees affecting visibility												
Site visual amenity: Low generally (unkempt)			Localit	Locality visual amenity:			Generally Low						

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

Maturity:	Full matur	Full maturity: S   L Middle-a			aged: SIL Young-establish			shed: S	L	Very young: S   L	
Scale:	Intimate	ntimate Small			Medium Large				Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	Quite Open		Exposed	
Access in	in Promoted open recreation Open			en gen	eneral access Permissive general ac			al access	PRoW route access		
site area:		Permissive path	IS		Informal access			No access			
Landscape Quality:	Highly representative: Mainly rep S   L minor detrac		•	resentative / Equal representa tions: S   L			rep:	Weakly representative/ degraded: S   L			
Tranquillity		Low			Medium				High		

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

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

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	w	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement   Housing separated from large built up areas	Site is between two large built up areas (Pilgrims Hatch & Brentwood) bounded to N. S &			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	W by housing and gardens.			
Effects on openness:	Limited/no c encroacl		Some countryside encroachment		Large scale countryside encroachment	Bounded by Doddinghurst Rd and Leisure Centre to E. A12 runs through Site. Almost wholly			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)					

Purpose 2: to prever	nt neighbourii	ng towns merging ir	ito one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	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 contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)	
Comments: A12 is major barrier between Pilgrims Hatch and Brentwood, which have already partly coalesced in to a single large built up area via development. Site consists of two green wedges between two settlement areas which will still be separated by the A12 and is otherwise contained on all sides by the existing settlement edge. No coalescence with other towns outside of Brentwood and Pilgrims Hatch								

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

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

	Contribution of Site een Belt Purposes		Moderate	High
Comments:	green wedg	<b>.</b> .	and Pilgrims Hatch, which will still be physicall idential areas where Brentwood and Pilgrims H	

## Site Reference: 024A

# Date/Time: 15/04/13 – 14.40PM

Site Size:	0.67 ha	Views Out (dista	nce): N	I: S	S: S	E: M	W: S	<u>S</u> hort (	ort (<250m) <u>M</u> ed		<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub   Priv   S: Pub   Priv Houses E: Pub   Priv   Ge				Genera	General Land W: Pub Priv   Road			bad			
in:	Numbers:	<b>N:</b> Pub: Priv:	<b>S:</b> Pub: Priv: L				<b>W:</b> Pul Priv:	o: L	<b>0</b> <u>L</u> ow (1 - 1		) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Boundary vegetation (Deciduous) present												
Site visua	al amenity:	ОК				Localit	y visual an	nenity:	ОК				

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

Maturity:	Full matur	ity:S	L	Mido	dle-ag	ed: <mark>S L</mark>		Young-establi	shed: S	ed: S   L Very young: S		
Scale:	Intimate		Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed C	Quite Enc	losed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Access in Promoted open recreation Open g		en gen	neral access	Permissive general access			PRoW route access				
site area:		Permissive paths				Informal access No access			No access			
Landscape Quality:	Highly rep S	resentai   L	tive:		y representative / Equal r etractions: S   L		qual representative / non-rep:		-rep:	Weakly representative/ degraded: S   L		
Tranquillity:		Lov	w			Medi	ium High			High		

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

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

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

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between 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	on of Site to G	reen Belt Purpose (s	should the Site be develop	ed to housing):					
Separation Reta	Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible or No Separation (NNS)			or No Separation (NNS)		
Comments: N/A - Small scale infilling within existing physical boundaries of settlement. Will not cause coalescence with the A12 restricting development northwards. Development would not extend beyond existing edge of the town									

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

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

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

## Site Reference: 024B

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

Site Size:	: 19.58 ha	Views Out (distar	nce): N: S	S: M	E: M	W: S	<u>S</u> hort	(<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	<b>N</b> Pub Priv   Filtered/ UC <b>S</b> : Pub		: Pub Priv Playing field/ School E: Pub			)   Priv  -	W: Pub	Priv H	ouses		
in:	Numbers:	<b>N:</b> Pub: H Priv:	<b>S:</b> Pub: Priv: H	E: P Priv		<b>W:</b> Pul Priv: L	):	0	<u>L</u> ow (1 - 10	) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some changes in boundary vegetation											
Site visu	e visual amenity: OK Locality visual amenity:		nenity:	ОК								

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

Maturity:	Full matur	rity: S   L	Midd	iddle-aged: SIL Young-established: S   I		L	Very young: S   L				
Scale:	Intimate	Small			Medium		Large	Large		Expansive	
Enclosure:	Very Confin	ed Quite Er	closed	Pa	artial Enclosure		Quite Open		Exposed		
Access in	Promoted of	Promoted open recreation Open general access Permissive gene		ermissive gener	al acces	cess PRoW route access					
site area:		Permissive pat	ns		Inform	nal a	iccess		,	No access	
Landscape Quality:		resentative:   L		nly representative / r detractions: S   L		E	Equal representative / non-rep:		on-rep:	Weakly representative/ degraded: S   L	
Tranquillity		Low		Medium		m			High		

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

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

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

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

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment							
Criteria	LCF	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	iteria LRHT		MRHT	SRHT				
Historic Town relationship:	No / Limited physical and/or relationship with Historic T	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town				
Relative contributio	on of Site to Green Belt Purpose:		(					
Limited Relationship with Historic Town (LRHA) Mode			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Areas (SRHT)				
Comments:								

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

## Site Reference: 027

# Date/Time: 15/04/13 – 12.45PM

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

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

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

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

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

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

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

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

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

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

## Site Reference: 028A

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

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

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

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

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

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

Purpose 1: to check the	unrestricted sprav	wl of large bui	lt-up areas						
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area	Site is adjacent to existing			
Development type: 'Infilling'		ngʻ	'Urban Extensior	ŕ	New settlement   Housing separated from large built up areas	residential area to the west, forming a potential urban extension rather than a discreet			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	housing area. Clearly an			
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	extension beyond the current settlement limit. Site not bounded to E. Bounded to SW by			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC)		Partly	y Contained (PC)	Not Contained (NC)		on openness			

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

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

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

Overall Contributor to Green Belt	Low	Moderate	High
Comments:	<b>a b i</b>	ting Brentwood and Ingrave. The gap would b ion southwards from housing areas on the sou	

## Site Reference: 028B

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

Site Size:	58.31 ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	<u>\$</u> hort (<2	<250m) <u>M</u> ed (250		0m – 1km)	Lor	ng (>1km)
Views	Viewer Types: N.Pub Priv Houses & S: Pub Priv Road & House				Houses	E:Pub Priv Houses, W:Pub Paths & Roads & Roads				Priv Ho	ouses, Paths		
in:	Numbers:	<b>N:</b> Pub: L Priv: L	<b>S:</b> Pu Priv:		E: Pub: L W: Pub: L Priv: L Priv: H			<b>0</b> <u>L</u> ow (1 - 10		<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Some - hedgerows											
Site visual amenity: Quite good			Localit	y visual an	nenity: Q	uite g	good						

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

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

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

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

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

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

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

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

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

## Site Reference: 028C

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

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

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

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

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

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

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

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

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

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

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

## Site Reference: 029

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

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

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

Maturity:	Full matur	ity: S   L	Mido	Middle-aged: SD			Young-established: S   L			Very young: S   L	
Scale:	Intimate	Small			Medium		Large	arge		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	rtial Enclosure		Quite Open			Exposed	
Access in	Promoted o	pen recreation	Оре	en gene	general access Permissive general access				PRoW route access		
site area:		Permissive path	ıs		Inform	nal a	iccess	No access			
Landscape Quality:		resentative:   L			epresentative / Equal representative / non- ractions: S D S L		n-rep: Weakly representative/ degraded: S   L				
Tranquillity:		Low		Medium High			High				

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Site Reference: 031

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

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

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

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

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

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

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

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

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

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

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

## Site Reference: 032

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

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

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

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

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

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

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

Purpose 2: to preven	nt neighbouri	ng towns merging in	to one another								
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sul	ostantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Towns		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence	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)					
Commonte	Comments: Due to topography, Site is a physical barrier separating views across the M25 from Romford to Brentwood. Some minor encroachment towards the M25 and Greater London beyond but not significant. M25 and rail line are permanent barriers that would not be physically breached										

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

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

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

## Site Reference: 034

# Date/Time: 15/04/13 – 15.45AM

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

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

Maturity:	Full maturi	ty: S   L	Middle-aged: SL			Young-established: S   L			L	Very young: S   L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	d Quite En	closed	Ра	rtial Enclosure		Quite Ope	en		Exposed	
Access in	ss in Promoted open recreation Ope		en gene	n general access Permissive gener			al access	ss PRoW route access			
site area:	F	Permissive path	IS		Inform	nal a	access		No access		
Landscape Quality:	Highly repro			inly representative / r detractions: 6 L			Equal representative / non-rep: S			Weakly representative/ degraded: S   L	
Tranquillity:		Low		Medium						High	

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

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

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

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

Purpose 3: to as							
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	Wood to west is also a local wildlife 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 relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:	:							
Limited Relationsh	Limited Relationship with Historic Town (LRHA) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments: NB: northern part of Site is subject to Article 4 Direction – removing permitted development rights									

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

## Site Reference: 037D

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

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

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

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

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

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

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	area Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ng'	g' 'Urban Extensio		New settlement   Housing separated from large built up areas	Separated from West Horndon by A127 – large encroachment		
Boundary:	Strong/D	efinite	Weak/Degrad	ed/Unclear	None	in to countryside – even if land		
Effects on openness:	Limited/no c encroach	,	Some countryside encroachment		Large scale countryside encroachment	west of West Horndon is developed.		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Par		Partly Cor	ntained (PC)		Not Contained (NC)			

Purpose 2: to prever	nt neighbourir	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	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	escence		
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)	F) Significant Separation Reduction (SSR) Negligible or No Separation (NNS				
Comments: Due to scale of Site and development being north of the A127, the gap to other towns would be somewhat reduced (decreasing the gap to Brentwood to around 3km – with interlying woodland) but would not cause towns to coalesce. Gaps to sporadic housing and hamlets would decrease as well. NB: Scale of development may offer views from distance.								

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 relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	Relative contribution of Site to Green Belt Purpose:									
Limited Relationsh	nip with Historic Town (LRHA)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contri to Green Be	Low	Moderate	High
Comments:	contained Site, not connected to West Horn e. Development would be north of the A127	don, separated by A127. Development would ' but would not cause towns to coalesce.	lead to significant encroachment in to the

## Site Reference: 038A

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

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

Site-settlement relationship (Containment):	Wholly / Largely contained by large bui up area	Abuts large built up It area   'Urban' extension		Near but clear		iation t up	Distant association (visual) only or none	
Boundary Type:	N: -	E: -	S: hedg	S: hedge + minor road			W: fence, gardens, housing	
Buildings on Site:	No Approx. Footprint:							
Adjacent Buildings:       Post war semi and detached to west								

Maturity:	Full matur	ity:S   L	Middl	e-aged: S   L		Young-establi	shed	Very young: S   L	
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclosure		Quite Ope	en 💦	Exposed	
Access in	Promoted of	open recreation	Oper	n general access	Р	ermissive gener	al access	ccess PRoW route access	
site area:		Permissive path	าร	Inforr	nal a	access		No access	
Landscape Quality:		resentative:   L		representative / tractions: S   L	E			Weakly representative/ degraded: S   L	
Tranquillity		Low		Med	ium		High		High

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

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

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	W	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area 'Urban Extension'		Separate from large built up area			
Development type:	ʻInfilli	ngʻ			New settlement   Housing separated from large built up areas	Site is bounded to west by housing – development would form extension along Station		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Road – the further any		
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	e encroachment Large scale countryside encroachment		development falls E within the Site the more remote it becomes. A128 is a physical		
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	t neighbourin	g towns merging in	to one another					
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tow	<b>ns</b> Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)	
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retain	ned (SR)	Separation Reduc	ed, but Functional (SRF)	RF) Significant Separation Reduction (SSR) Negligible or No Sepa		or No Separation (NNS)		
Comments	Comments: Gap to Basildon physically reduced from around 3.7km to 3.1km if whole Site developed. Minimal visual connectivity – with woodland and industry west of Basildon restricting views west. A128 are physical barriers to further eastward development.							

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

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

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

## Site Reference: 038B

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

Site Size:	68.56 ha	Views Out (distar	nce): N	: S/M	S: S	E: S	W: S		<u>S</u> hort (<250	))	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub   Priv   Ro access lane to N	ad +	S: Pub		Houses		E: P		Hou	ses & road	W: Pub	Priv Ho	ouses
in:	Numbers:	<b>N:</b> Pub: H Priv: L	<b>S:</b> Pub: Priv: H		<b>E:</b> Pub Priv: L	: L		Pub: /: H		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Variable – large site with woodland parts and hedgerows, and a variety of viewpoints													
Site visua	Site visual amenity: Good Locality visual amen				enity: OK									

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

Maturity:	Full matur	Full maturity: S   L Middle-ag		dle-age	ed: SIL	Young-established: S			L Very young: S   L		
Scale:	Intimate	Small		Medium Large			Expansive				
Enclosure:	Very Confin	ed Quite En	closed	Pa	irtial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted open recreation Open			en gen	eral access	Ρ	Permissive general access			PRoW route access	
site area:		Permissive path	ıs		Inform	formal access				No access	
Landscape Quality:		y representative: Mainly repre S   L minor detraction			E	Equal representative / non S			n-rep: Weakly representative/ degraded: S   L		
Tranquillity:	Low				Medi	dium			High		

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

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

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

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

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative 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 relationship:			Moderate physical and/or visual relationship with Historic town	Strong physical and/or visual relationship with Historic town					
Relative contribution of Site to Green Belt Purpose:									
Limited Relations	hip with Historic Town (LRHA)	Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:         Development would not affect an historic town, however Woodside Farm in the northern part of the Site is part of a Conservation Area and           Historic Park/Garden. The designation only affects a small proportion of the Site. NB: The Site is also overlooked by Tyrell Chapel and All Saints           church N of the A127 adjacent to the junction with the A128									

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

Site Reference: 038B

#### Site Reference: 053b

# Date/Time: 26/10/2018

Site Size:	3.22 ha	Views Out (dista	nce):	N: M	S: S	E: S	W: S/M	И	<u><b>S</b></u> hort (<250m)		<u>M</u> ed (250r	m – 1km)	<u>L</u> O	ng (>1km)
Views	Viewer Types:	<b>N</b> Pub Priv <b>S</b> : Pub <b>P</b> riv <b>F</b> : Pub <b>P</b> riv		W: Pub   Priv										
in:	Numbers:	<b>N:</b> Pub: L Priv: L	<b>S:</b> Pu Priv:		<b>E:</b> Pu Priv:	ıb:	<b>W:</b> Pub: Priv: L		0	<u>L</u> ow (1 - 10)	<u>L</u> ow (1 - 10) <u>M</u> ed (10-20) <u>H</u> ig		<u>H</u> igh (21+)	
Seasonal	visibility:	Seasonal due to woodland/tree cover, which restricts existing residential views northwards												
Site visua	al amenity:	Medium			Locality visual amenity: Medium/High – Pond and tree to			North/N	IW					

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	n Distant association (visual) only or none			
Boundary Type:	N: Trees/hedge /ditch	E: Hedge/treeline	0	S: Hedge, fencing, housing/gardens		W: Fence (post & rail) some occasional				
Buildings on Site:	Shop/garages (non-Green	Belt area)		Approx. Footprint: <5%			%			
Adjacent Buildings:	2-storey housing along so	2-storey housing along southern boundary with views north.								

Maturity:	Full matur	ity: <mark>)</mark>	Mido	dle-age	ed: 🕥 L		Young-establi	shed: S	d: S   L Very young: S   I		
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Ра	rtial Enclosure		Quite Open			Exposed	
Access in	in Promoted open recreation Open general access Permissive gener		ral access PRoW route access								
site area:		Permissive path	IS		Inform	nal a	iccess		No access		
Landscape Quality:		resentative:   L	Mainly minor d		sentative / ons: SIL	E	Equal representative / no		on-rep: Weakly representative/ degraded: S   L		
Tranquillity:		Low			Mediu	um	n High			High	

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

	Heritage Assets/Notes:
B – Scrubland (include young woodland <5m tall)	Little or no relationship to historic town.
D – Heathland / Bogs	No substantial historic buildings appear near to Site.
F - Pasture	Majority of residences are post war. <u>Other Comments:</u>
H – Industrial/Commercial	Pasture used for grazing north of Pilgrims Hatch
J – Sports, Amenity & Recreation	Woodland/scrub. Some views from footpath to north. Tree
L – Infrastructure (Road/Rail)	cover restricts views north from residential dwellings – which overlook the Site.
N – Waterbody	
P – Inland Rock	
	woodland <5m tall) D – Heathland / Bogs F - Pasture H – Industrial/Commercial J – Sports, Amenity & Recreation L – Infrastructure (Road/Rail) N – Waterbody 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:	Containment: Within large built up area		Abuts large built up area		Separate from large built up area	Only southern boundary abuts							
Development type:	Development type: 'Infilling'		'Urban Extension	ı'	New settlement	residential built up area.							
Boundary:	Boundary: Strong/Definite		Weak/Degraded/Unclear		None	With the eastern, northern &							
Effects on openness:	Limited/no co encroach	,	' Some countryside encroa		Large scale countryside encroachment	western boundary being countryside, overall development relative to Pilgrims							
Relative contribution of	Site to Green Be	t Purpose:				Hatch considered 'Not							
Well-Contained (WC)		Parth	y Contained (PC)		Not Contained (NC)	Contained'							

Purpose 2: to preven	nt neighbouriı	ng towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physic barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.			
Views between To	wns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments:	Comments:         Development would not lead to the coalescing of towns nor with any significant developed area to the north (e.g. Kelvedon Hatch, Doddinghurst etc). However, development would extend 100m towards Crow Green (a hamlet) c. 500m north of Pilgrims Hatch. Good tree lined hedgerows currently visually separate Crow Green from Pilgrims Hatch, filtering/obscuring views. Some visual connectivity between housing may increase if the Site were developed (winter views). Noted that existing tree cover restricts views northwards from Pilgrims Hatch									

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

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

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	area, with n		countryside to the northern edge of Pilgrims H roads, rail). Development would not lead to to	

#### Site Reference: 067A

## Date/Time: 10/04/13 – 16.50PM

Site Size:	2.81 ha	Views Out (distar	nce): N: S	S: S	E: L	W: S	<u>S</u> ho	<u>S</u> hort (<250m) <u>M</u> ed (250m -		1 – 1km)	- 1km) <u>L</u> ong (>1km		
Viewer Views		N: Pub Priv House   Footpath S:		S: Put	DPriv   Footpath			E:Pub   Priv   Footpaths			W: Pu	W: Pub   Priv Houses	
in:	Numbers:	<b>N:</b> Pub: Priv: L	<b>S:</b> Pub: Priv:	E: Put Priv: N		<b>W:</b> Pul Priv: L			0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal visibility: Some minor effects from hedgerows and treelines bounding the Site and i				in the are	n the area (particularly on E boundary)								
Site visual amenity:		ОК			Localit	y visual am	nenity	<b>/:</b> ОК/	OK/Good				

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

Maturity:	Full matur	Full maturity: S   L Middle-age			I: S 🚺	S (L) Young-established S				D Very young: S L		
Scale:	Intimate	Small			Medium		Large	Large		Expansive		
Enclosure:	Very Confine	ed Quite Er	closed	Part	tial Enclosure		Quite Ope	n		Exposed		
Access in	Promoted of	Open general access			Ρ	Permissive general access			PRoW route access			
site area:		Permissive paths				Informal access			No access			
Landscape Quality:		resentative:   L		Mainly representative / minor detractions:			Equal representative / non-rep: S   L			Weakly representative/ degraded: S   L		
Tranquillity		Low		Medium						High		

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

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

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

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

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

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

	Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Co	omments:	•	rse grazing) Site on the edge of Ingrave Villa r towns and would not represent large scale		evelopment would not significantly reduce the

#### Site Reference: 067B

## Date/Time: 10/04/13 – 16.50PM

Site Size:	1.87 ha	Views Out (dist	ance):	N: S	S: S	E: L	W: S	<u>S</u> ho	<u><b>S</b></u> hort (<250m)		<u>M</u> ed (250m	– 1km)	– 1km) <u>L</u> ong (>	
Views	Viewer Types:	N: Pub Priv House   Footpath S: Put			Priv   Footpath E:			E:Pub	Priv   Footpaths			o   Priv	Houses	
in:	Numbers:	<b>N:</b> Pub: Priv: L	<b>S:</b> Pu Priv:		E: Pub Priv: 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: Some minor effects from hedgerows and treelines bounding the Site and in the area (particularly on E boundary)													
Site visual amenity:         OK         Locality visual amenity:         OK/Good														

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

Maturity:	Full matur	Full maturity: S   L Middle-age			I: S 🚺	S (L) Young-established S				D Very young: S L		
Scale:	Intimate	Small			Medium		Large	Large		Expansive		
Enclosure:	Very Confine	ed Quite Er	closed	Part	tial Enclosure		Quite Ope	n		Exposed		
Access in	Promoted of	Open general access			Ρ	Permissive general access			PRoW route access			
site area:		Permissive paths				Informal access			No access			
Landscape Quality:		resentative:   L		Mainly representative / minor detractions:			Equal representative / non-rep: S   L			Weakly representative/ degraded: S   L		
Tranquillity		Low		Medium						High		

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

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young	I – Parkland/Garden(s) J – Sports, Amenity & Recreation	Little or no relationship to historic town. Some visually linkages with tower of Ingrave (St Nicholas') Church. Adjacent to Salmonds Hall Farm
woodland <5m tall) C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Bounded to W, NW and SW by post WWII housing area within Ingrave village – open countryside to E.
F - Pasture	N – Waterbody	Long range views towards Billericay
G - Residential	O – Coastal Environment	If assumed Site 067A developed first would form one housing
H – Industrial/Commercial	P – Inland Rock	site
Q - Other:		

Purpose 1: to check the	urpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	WC		PC	NC	Comments:				
Containment:	Within large built up area		Abuts large built up area	Separate from large built up area					
Development type:	'Infilling'		'Urban Extension'	New settlement   Housing separated from large built up areas	Paddock/field area separated from Ingrave by small paddock				
Boundary:	Strong/Defin	ite	Weak/Degraded/Unclear	None	(Site 067A) – small Site but limited relationship to existing				
Effects on openness:	Limited/no coun encroachme	'	Some countryside encroachment	Large scale countryside encroachment	settled area without 067A (if combined with 067A most likely				
Relative contribution of	Site to Green Belt Pu	urpose:			Partly Contained)				
Well-Contained	d (WC)	Partly	Contained (PC)	Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		NNS		N/A
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tow	ns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence			
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF			ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)		
Comments: Would not coalesce Ingrave with any other town. Some long range views towards Billericay are available looking E from the Site									

# Purpose 3: to assist in safeguarding the countryside from encroachment

Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping						
Access:	No Public Access	No Public Access Some access (informal, permissive) or low number of PRoW							
Relative contrib	Relative contribution of Site to Green Belt Purpose:								
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)						

Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	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 o to Green Belt Purpos	Low	Moderate	High	
Comments:				

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

Site Size:	: 1.49ha	Views Out (dista	nce): N:	S S: M	E: S	,	W:S <u>S</u> hort		ort (<250m) <u>M</u> ed (		<u>l</u> ed (250m – 1km)		ong (>1km)
Views	Viewer Types:	N: Pub   Priv   R	oad   Churc	h <b>S:</b> Pu	o   Priv	E: Pub   Priv			Priv Houses		W: Pub   깭 House		
in:	Numbers:	<b>N:</b> Pub: L/M Priv:	<b>S:</b> Pub: Priv: M	<b>E:</b> Pu Priv:	b: M		W: Pub: Priv: L		0	<u>L</u> ow (1 - 10)	) <u>M</u> ed (10-	20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some minor effect from hedges and trees												
Site visua	Site visual amenity: OK Locality visual amenity:		ity: Oł	(/Go	od								

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

Maturity:	Full maturi	ity: S   L	Midd	dle-aged: SIL Young-establis			shed	L	Very young: S   L	
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	2	Quite Open		Exposed		
Access in	Promoted c	romoted open recreation Open g		n general access	Permissive general a		al access	PRoW route access		
site area:		Permissive path	IS	Infor	Informal access			No access		
Landscape Quality:				representative / etractions:			•	rep:	Weakly representative/ degraded: S   L	
Tranquillity:		Low		Med	lium High			High		

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

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

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

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tow	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)									
Comments: Small scale site not significantly encroaching in to the countryside such that there will be no significant reduction in the countryside gap between Kelvedon Hatch and nearest major settlements (over 3km away). Development would join the farmstead to the W in to the overall Kelvedon Hatch area.									

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

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

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

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

Site Size:	0.54ha	Views Out (distar	nce): I	N: S	S: M/L	E: S	W: S	<u>S</u> hort (<250m) <u>M</u> ed (25		50m – 1km) <u>L</u> ong		ng (>1km)	
Views	Viewer Types:	NPub   Priv   H	S: Pub Priv   Footpath   F(Pub) Priv   House					louse	es   Road	W: Pub	Priv   Ho	buses	
in:	Numbers:	<b>N:</b> Pub: M Priv: L/M	<b>S:</b> Pub Priv:	: L	<b>E:</b> Pub Priv: L	: M	W: F Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	nal visibility: Minor effect from hedgerows and trees along W boundary												
Site visua	al amenity:	Low				Localit	y visual an	nenity: OK					

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

Maturity:	Full maturi	ty: S   L	Middle-aged: S			Young-established SIL		)	Very young: 🕥 L
Scale:	Intimate	Small		Medium		Large			Expansive
Enclosure:	Very Confine	d Quite En	closed	Partial Enclosure		Quite Ope	en 💦	Exposed	
Access in	Promoted o	pen recreation	Ope	n general access	P	ermissive gener	al access	ess PRoW route access	
site area:	-	Permissive path	IS	Inform	nal a	iccess			No access
Landscape Quality:	Highly repr S	esentative:   L		representative / etractions: S	E	Equal representative / non-rep:		Weakly representative/ degraded: S   L	
Tranquillity		Low		Medi	1edium High			High	

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

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

#### Heritage Assets/Notes:

Little or no relationship to historic town.

Modern housing area

#### **Other Comments:**

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

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	W	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up areas	Small Site on S edge of Kelvedon Hatch. Housing lies to the W and			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	to the N & NE, opposite Stocks			
Effects on openness:	Limited/no c encroacl	'	Some countryside encroachment		Large scale countryside encroachment	<ul> <li>Lane. To S is open countryside</li> <li>offering some medium-long</li> <li>range views</li> </ul>			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly Contained (PC)		y Contained (PC)		Not Contained (NC)					

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

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	LCF MFC		Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	ing Mixed Natural / 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	ution of Site to Green Belt Purpo									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

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

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

#### Site Reference: 076 & 077

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

Site Size:	: 3.93 ha	Views Out (dista	nce): N:	S/M	S: S	E: S	W: S	<u>S</u> hort (	<250m)	<u>M</u> ed (250r	m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	S: Pub   Priv   Road		W.Pub Priv Road   House									
in:	Numbers:	<b>N:</b> Pub: L Priv: L	<b>S:</b> Pub: Priv: M/	′н	E: Pub Priv:	: L/M	W: P Priv:	ub: L/M L	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Yes – filtered views through boundary vegetation												
Site visu	al amenity:	OK Locality visual amenity: OK											

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but separa		Limited as to large are	built up	Distant association	
Boundary Type:	N: hedge, minor road	E: hedge	• •	S: post/wire fence, fence/gardens		W: fence/	gardens in parts	
Buildings on Site:	dings on Site: - Approx. Footprint:							
Adjacent Buildings:	Adjacent Buildings: Two storey modern detached houses to S. Two large farmsteads to north of Redrose Lane							

Maturity:	Full matur	ity: S   L	Middle-aged: S		Young-established S		Very young: S   L			
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	Open		Exposed	
Access in	Promoted of	open recreation	Oper	Open general access Permissive general		al access	PRoW route access			
site area:		Permissive path	ıs	Inforr	nal a	access		No access		
Landscape Quality:		resentative:   L		nly representative / E		Equal representative / non-rep:		rep:	rep: Weakly representative/ degraded: S   L	
Tranquillity		Low		Medium				High		

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

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

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

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

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

Purpose 4: to 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 Contributor to Green Belt		Low	Moderate	High
Comments:	northern lin		<ul> <li>II) of Blackmore. Some containment offered by ead to any coalescence with other towns/villag</li> </ul>	

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

Site Size:	: 1.83 ha	Views Out (distar	N: S         S: S         E: S+L         W: S         Short (<250m)		0m – 1km) <u>L</u> ong (>1km)		ng (>1km)						
Views	Viewer Types:	N: Pub Priv Houses & roads		S: Pub Priv Houses			E:Pub   Priv   (Distant)				W: Pub Priv roads & playing fields		
in:	Numbers:	N: Pub: LS: PubPriv: LPriv: L					<b>W:</b> Pub: L Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Some effect – hedge and trees to west											
Site visual amenity:		ОК				Localit	y visual am	enity:	Good				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but cle separation			to large built		Distant association (visual) only or none	
Boundary Type:	N: hedge, fence, gardens	E: Fence, hedge + B1002	2	S: tree	line + a	access track	W: Fence, tree line, garden		
Buildings on Site:	No	Approx. Footprint:							
Adjacent Buildings: Modern detached / semi detached housing to south – large houses to north. Farmstead to E.									

Maturity:	Full matur	ity:S L	Midd	lle-age	ed: 🕥 🗋		Young-establi	shed: S	L	Very young: S   L
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Ра	artial Enclosure		Quite Open			Exposed
Access in	Promoted of	Promoted open recreation			Open general access			al access	;	PRoW route access
site area:		Permissive path	ıs	Informal			nal access			No access
Landscape Quality:		resentative:   L	Mainly minor de	•	resentative / Equal representative ctions: S() S   L		itive / no L	n-rep:	Weakly representative/ degraded: S   L	
Tranquillity:		Low			Medi	um		High		High

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

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

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

Purpose 2: to preven	nt neighbourir	ig towns merging in	to one another					
Criteria		SR	SRF SSR		N	IS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	ent		
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	cence	infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retain	ned (SR)	Separation Reduc	ced, but Functional (SRF) Significant Separation Reduction (S			(SSR) Negligible or No Separation (NNS)		
Comments:         Will not cause towns to merge. Would infill between Ingatestone and ribbon dev (several houses) to north. Minor physical narrowing of gap           Comments:         Margaretting to NE, where visual barriers are primarily related to the distance of views, interlying hedgerows/tree lines etc. No strong           settlement limit to north of Site.								

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

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

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

#### Site Reference: 079A

## Date/Time: 15/04/13 – 17.45PM

Site Size:	1.39 ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort (<250m) <u>M</u> ed (		<u>M</u> ed (25	50m – 1km)		ng (>1km)
Views	Viewer Types:	N:Pub   Priv   Rc		S: Pub Priv Houses (screened)					Priv road/houses W: Pu				
in:	Numbers:				<b>E:</b> Pu Priv: I		<b>W:</b> Pul Priv:	):	0	<u>L</u> ow (1 - 10	) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Some effect to sout	h – boui	ndary veg	etation								
Site visual amenity:         OK - Low         Locality visual amenity:         OK													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but separat	to large		built up	Distant association (visual) only or none				
Boundary Type:	N: Wood and B1002	E: Fence/hedge + B1002	S: Tree l	S: Tree line W			/: Tree line + A12				
Buildings on Site:	No		Approx. Footprint:								
Adjacent Buildings:	Two storey detached ho	Two storey detached housing to S – bungalows opposite side of road to E									

Maturity:	Full maturi	ity:SIL	Midd	lle-ag	ed: S   L	Young-established: S   L			L	Very young: S   L
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted o	pen recreation	Ope	en gen	neral access Permissive general access			PRoW route access		
site area:		Permissive path	IS	Informal a			l access			No access
Landscape Quality:		resentative:   L		v representative / Equal representative / Equal representative / O C			<u> </u>	non-rep: Weakly representative/ degraded: S   L		
Tranquillity:		Low			Medi	ledium High			High	

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

1

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

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

Purpose 2: to prever	nt neighbourir	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying 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 / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coales	scence	infilling)		
Residual contributio	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	Separation Retained (SR) Separation Reduced, b			ed, but Functional (SRF) Significant Separation Reduc			or No Separation (NNS)		
Comments: Development will not cause coalescence. A12 is strong physical barrier of Ingatestone and to development. No apparent views from other settlements.									

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

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

Overall Contribu to Green Belt	 Low	Moderate	High									
Comments:			e is well-contained by the A12, where development would primarily constitute infilling on the edge of Ingatestone. Limited countryside croachment and development would not lead to coalescence. Existing agricultural use so Functional Countryside									

#### Site Reference: 079C

## Date/Time: 15/04/13 – 17.45PM

Site Size:	2.06 ha	Views Out (distar	nce): I	N: S	S: S	E: S	W: M	<u>S</u> hort (<25	(<250m) <u>M</u> ed (25		250m – 1km) <u>L</u> ong (>1km		ng (>1km)
Views	Viewer Types:	<b>N:</b> Pub   Priv   -			b   Priv /Houses		E: Pub	Priv   Ro	ad		W: Pub Priv Road & House		
in:	Numbers:	<b>N:</b> Pub: Priv:	<b>S:</b> Pub: Priv: L		<b>E:</b> Pu Priv:	ıb: L	<b>W:</b> Pul Priv: L	o: H	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some effects from trees/hedges												
Site visua	al amenity:	ОК				Localit	ty visual am	amenity: OK					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	area   'Urban'		built up	Distant association (visual) only or none			
Boundary Type:	N: Tree line/verge/scrub + A12	E: Wood/Scrub + B100	ee line + .	A12	W: Tree I	<b>N:</b> Tree line + A12			
Buildings on Site:	No	No Approx. Footprint:							
Adjacent Buildings:	Not directly adjacent to ho to NE (detached 2-storey)	Not directly adjacent to housing, nearest housing is separated by roads c. 80m to SE (bungalows) and woodland 70m to NE (detached 2-storey)							

Maturity:	Full maturit	y:S L	Mido	dle-age	d: S 🚺	S IL Young-established S L			L	Very young: S   L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confined	d Quite En	closed	Pa	rtial Enclosure		Quite Ope	en	Exposed	
Access in	s in Promoted open recreation Open		en general access Permissive gen			ermissive gener	al access	cess PRoW route access		
site area:	Р	Permissive paths			Informal access					No access
Landscape Quality:	Highly repro			<i>,</i> ,	representative / Equal representative / non etractions: S   L			n-rep: Weakly representative/ degraded: S   L		
Tranquillity:		Low		Medium					High	

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

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

Purpose 1: to check the	urpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	Criteria WC		PC		NC	Comments:					
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area						
Development type:	'Infilling' 'Urban Extensio			ı'	New settlement   Housing separated from large built up areas	Sites does not directly abut the					
Boundary:	Strong/Definite		Weak/Degraded/Unclear		None	existing large built up area of Ingatestone and is separate –					
Effects on openness:	Limited/no co encroach	,	Some countryside encroachme		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-Containe	d (WC)	Parth	y Contained (PC)	Not Contained (NC)							

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

# Purpose 3: to assist in safeguarding the countryside from encroachment

Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Mixed Natural / Landscaping							
Access:	No Public Access	No Public Access Some access (informal, permissive) or low number of PRoW								
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

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

Overall Contribution of Site to Green Belt Purposes     Low		Low	Moderate	High
Comments:		terms the Site is separated from the curren is a strong physical barrier.	t limit of Ingatestone and does not abut any la	rge built up areas. The Site is contained by the

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

Site Size: 2.2 ha		Views Out (distance): N: S		: S	<b>s:</b> S	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort (·	<250m)	<u>M</u> ed (250m – 1km)		<u>L</u> o	ng (>1km)
Views	Viewer Types:	S: Pub (Priv)		E: Pub Priv				W: Pub   Priv					
in:	Numbers:		: Pub: Priv: L		<b>E:</b> Pu Priv:		W: Pu Priv:	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. Least in summer.											
Site visua	al amenity:	Very good – Attractive mature trees and Victorian water tower				Locali	Locality visual amenity:			Very good. Woodland patches, mature trees			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up areaAbuts large built up area   'Urban' extension			Near but clear separation		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	Dundary Type:         N: Trees         E: Hedgerow, trees			S: Trees, fence, shrubs			V: Trees, woods		
Buildings on Site:	Buildings on Site: Large detached two storey houses; Victorian Water to					:: 7%			
Adjacent Buildings:	Old Warley gatehouse lo	dge; Walter Boyce Centre							

Maturity:	Full matur	Mido	Middle-aged: S   L			Young-established: S   L			Very young: S   L		
Scale:	Intimate	Intimate Small		Medium			Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure	re Quite Ope		en	Exposed		
Access in	cess in Promoted open recreation			Open general access			Permissive general access			PRoW route access	
site area:		Permissive paths				Informal access			No access		
Landscape Quality:	Highly rep S	$\widehat{}$			ly representative / detractions: S   L		Equal representative / non-		-rep: Weakly representative/ degraded: S   L		
Tranquillity		Low			Medium			High			

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

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	Criteria WC		PC		NC	Comments:					
Containment:	Within large b	uilt up area	area Abuts large built up area		Separate from large built up area						
Development type:	'Infilling' Strong/Definite Limited/no countryside encroachment		'Urban Extension' Weak/Degraded/Unclear		New settlement   Housing separated from large built up area	Contained to West by woodland, some of which is Ancient woodland. Local roads do separate Site from immediately surrounding housing i.e. beyond					
Boundary:					None						
Effects on openness:			Some countryside encro	achment	Large scale countryside encroachment	settlement edge. Other redevelopment of local areas					
Relative contribution of	Site to Green Be	lt Purpose:				also ongoing/ have planning					
Well-Contained	d (WC)	Partl	y Contained (PC)	Not Contained (NC)		approval					

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

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

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

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

## Date/Time: 9/3/15

Site Size:	0.5 ha	Views Out (distar	nce): N	: S	<b>s:</b> S	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort (	<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N Pub Priv		<b>S</b> : Pu	ub   Priv		E: Pub Priv			W: Pub  Priv			
in:	Numbers:	<b>N:</b> Pub: H Priv:	<b>S:</b> Pub: Priv:		<b>E:</b> Pu Priv:		<b>W:</b> Pu Priv: L	o:	0	<u>L</u> ow (1 - 10)	) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Good and little variation												
Site visua	Site visual amenity: Moderate Lo		Locali	ty visual an	nenity:	Good							

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

Maturity:	Full maturity SL		Mide	Middle-aged: S   L			Young-established: S   L		Very young: S   L	
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	P	artial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted of	Promoted open recreation Ope			n general access Permissive gener			al access		PRoW route access
site area:		Permissive path	ıs	Informal access			No access			
Landscape Quality:		resentative:   L	Mainly representative / Equal representative minor detractions: S   L		tive / non-	non-rep: Weakly representative/ degraded: S   L				
Tranquillity		Low			Medi	um		High		

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

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

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC		NC	Comments:		
Containment:	Within large b	built up area Abuts large built up area		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	Surrounded to W &E by build development, and bounded to N		
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment	by Blackmore Road		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)				

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

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

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

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

## Date/Time: 15/04/13 – 16.30PM

Site Size:	: 1.73 ha	Views Out (dista	nce): N	N: S	S: S	E: S	W: M		<u>S</u> hort (<25	0m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv   Road S: Pub   Priv Ho				Hous	Ises E: Pub   Priv Road & W:Put				W:Pub	Priv   Pl	aying Field	
in:	Numbers:	<b>N:</b> Pub: L Priv:	<b>S:</b> Pub: Priv: N		E: Pub: L Priv: L Priv: C		o: L	0	<u>L</u> ow (1 - 10)	) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)		
Seasonal	Seasonal visibility: Minor – hedge on north boundary													
Site visua	te visual amenity: OK Locality visual amenity:			nenity: Ok	(									

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

Maturity:	Full maturity: S   L Middle-			dle-ageo	-aged: SIL Young-established:			shed: S	L Very young: S   L		
Scale:	Intimate	Small		Medium Large			Expansive				
Enclosure:	Very Confine	ed Quite En	d Quite Enclosed Partial Enclosure Quite Ope		en	Exposed					
Access in	Promoted o	pen recreation	Ope	en gene	eral access	Р	Permissive general access			PRoW route access	
site area:		Permissive paths				nal access No acces			No access		
Landscape Quality:	0, 1	ly representative: Mainly represe S   L minor detraction			Equal representative / no			n-rep: Weakly representative/ degraded: S   L			
Tranquillity:		Low		Mediur			am and a second s			High	

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

1. 6

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

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

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None / Minor physical Pl narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retair	Separation Retained (SR) Separation Reduced, but Functional (		ed, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible				
Comments: On edge of existing limit of Shenfield with strong physical barriers in wider landscape (road and rail) separating the Site from other distant towns and settlements – to NE.									

Purpose 3: to 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	Amenity space – currently used by public						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

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

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

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

Site Size:	: 3.8 ha	Views Out (dista	nce):	<b>N:</b> S	<b>s:</b> S	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort (<	(<250m) <u>M</u> ed (25		50m – 1km) <u>L</u> ong		ng (>1km)
Views	Viewer Types:	N: Pub   Priv		S Pub Priv			E: Pub   Priv			W: Pub			
in:	Numbers:	N: Pub: MS: PPriv:Priv:			<b>Ε:</b> Ρι Priv:		W: Pub: M Priv: L			<u>L</u> ow (1 - 10	) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal visibility: Large amounts of boundary vegetation limiting views in sum						summer. Pa	art of Coun	try Par	k				
Site visua	al amenity:	Good			Locali	ty visual an	nenity:	Good					

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

Maturity:	Full matur	ity:SL	Middle-aged: S   L			Young-established: S   I			L Very young: S   L		
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted o	Promoted open recreation		Open general access		Ρ	Permissive general access		PRoW route access		
site area:		Permissive path	IS	Informal access			access			No access	
Landscape Quality:				Mainly representative / minor detractions: S   L			qual representa S	itive / non L	-rep:	Weakly representative/ degraded: S   L	
Tranquillity	:	Low Medium				High					

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

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

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

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

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment												
Criteria	LCF	MFC	FC	Comments:									
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses										
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	Part of Merrymeade Country									
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	Park. Informal pathways/routes. PRoW along/outside perimeter of southern edge. Small pond/marshy area fenced off in									
Relative contrib	Relative contribution of Site to Green Belt Purpose:												
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)										

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

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

#### Site Reference: 95B

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

Site Size:	2.1 ha	Views Out (distanc	vs Out (distance): N: S S: S E: S W: S Short (		<250m) <u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)						
Views	Viewer Types:	N: Pub		S: Pub			E: Put	E: Pub   Priv			W: Pub		
in:	Numbers:	N: Pub:         S: Pul           Priv: L         Priv: L				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	asonal visibility: Little variation. Least visible in summer.									· ·			
Site visual amenity:		Good – pastures; trees			Loca	Locality visual amenity:			Good – Arable countryside; mature trees; attractive housing				

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, shrubs, fence	E: Trees belt	S: trees	S: trees							
Buildings on Site:	L Shaped			Approx. Footprint: 2%							
Adjacent Buildings:	Bungalows; two storey s	Bungalows; two storey semi-detached and terraced housing									

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

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

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

Purpose 1: to check the	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		area	Separate from large built up area								
Development type: 'Infilling' 'Urban Extension'			ŕ	New settlement   Housing separated from large built up area								
Boundary:	Strong/D	efinite	Weak/Degraded/Un	Weak/Degraded/Unclear None		On balance, strongly contained by built development at						
Effects on openness:		'	Some countryside encroachment		Large scale countryside encroachment	Mountnessing and A12						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained	d (WC)	Parth	y Contained (PC)		Not Contained (NC)							

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

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

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

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

## Site Reference: 101A (Extended Site Area)

## Date/Time: 15/04/13 – 12.10PM

Site Size:	23.40 ha	Views Out (dista	nce):	N: S	S: S	E: M	W: S	/: S <u>S</u> hort (<250		250m) <u>M</u> ed (250m – 1km)		<u>L</u> OI	ng (>1km)
Views	Viewer Types:	N:Pub Priv  Ro	ad		ub   Priv paths	/	E:Pub	Priv	Road	Houses	s W:Pub Priv  Road  M-Way		
in:	Numbers:	<b>N:</b> Pub: H Priv:	<b>S:</b> Pub Priv:	):	E: Pu Priv:				0	<u>L</u> ow (1 - 10	) <u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	isibility: Little Variation											
Site visual amenity:		Poor			Local	Locality visual amenity:		Variable –generally poor - OK					

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

Maturity:	Full matur	ity: S   L	Midd	Middle-aged: S			Young-established: S   L			Very young: 🕥 L	
Scale:	Intimate	Small	Small Medium		Large			Expansive			
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted of	Promoted open recreation			Open general access		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			Equal representative / non-rep: S			Weakly representative/ degraded: 6	
Tranquillity:		Low		Medium						High	

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

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail	Little or no relationship to historic town. No substantial historic buildings appear near to Site. <u>Other Comments:</u>
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	wo	:	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up areas				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	No relationship to existing large built up area – would be new			
Effects on openness:	Limited/no co encroach	,	Some countryside encro	Some countryside encroachment		housing development			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained	d (WC)	Part	y Contained (PC)	Contained (PC) No					

Purpose 2: to preven	nt neighbourin	ig towns merging ir	to one another							
Criteria		SR	SRF	SSR	NNS		N/A			
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.			
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	iction (SSR)	Negligible	or No Separation (NNS)			
Comments:	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 (bamlet) and towards West Horndon. Development would not cause towns to coalesce but may be perceived as									

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

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

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

#### Site Reference: 101C

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

Site Size:	: 9.2 ha	Views Out (distan	ice): N	: M	<b>S:</b> S	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort (<2	ort (<250m) <u>M</u> ed (2		<u>M</u> ed (250m – 1km) <u>L</u> ong (>		ng (>1km)
Views	Viewer Types:	N: Pub Priv S: Pub   Priv			E: Pub   Priv				w:Pub	Priv			
in:	Numbers:	<b>N:</b> Pub: L Priv: L	<b>S:</b> Pub: Priv:		<b>E:</b> Pu Priv:	ıb:	W: Pub: L Priv:		0 <u>L</u> ow (1		<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation											
Site visu	al amenity:	Poor but some tradi historic	tional red	brick b	uildings -	- Locality visual amenity:		nenity: G	ood –	views of cour	ntryside		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but separat		Limited as to large are	built up	n Distant association (visual) only or none
Boundary Type:	N: hedgerow	E: trees	S: hedge	S: hedgerow and trees		W: Tre	e belt
Buildings on Site:	Industrial sheds	Industrial sheds			x. Footprint	: 30%	6
Adjacent Buildings:	Codham Hall; and tradition	onal cottages – two storey	(2 No.)				

Maturity:	Full matur	ity: S   L	Middle-age		e-aged: S L Young-est		Young-establi	shed	L	Very young: S   L
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Ра	artial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted of	open recreation	recreation Open general access		Р	Permissive general access		PRoW route access		
site area:		Permissive path	ıs		Informal access			No access		
Landscape Quality:					representative / Equal etractions: S   L		Equal representative / non-rep:		-rep:	Weakly representative/ degraded: S L
Tranquillity:		Low		Medium High			High			

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

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: 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	ng'	'Urban Extensior	ı'	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 countryside encroachment Some c		achment	Large scale countryside encroachment	related to any settlement			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partl			Contained (PC)		Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g. infilling)		
Views between Tov	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	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	Significant Separation Reduction (SSR) Negligible				
Comments: Site does lie directly between two towns but will not cause towns to merge. Housing development primarily replaces the existing commercial development would not affect perceived or actual separation – some increase in quantum of built development likely in southern part which is predominantly hardstanding.									

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	Predominantly an Existing commercially developed Site						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

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

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:	01		an existing large built up area. Towns would no ilt development likely in southern part which is	

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

Site Size	: 5.5 ha	Views Out (distance	e): N:S	<b>S:</b> M	E: M	<b>W:</b> S	<u>S</u> hort (<25	50m)	<u>M</u> ed (250	)m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N Pub Priv	S:	Pub Priv	$\supset$	EPub	Priv			WPub	Priv	
in:	Numbers:		: Pub: riv: L	<b>E:</b> Pu Priv:		<b>W:</b> Pu Priv:	b: H	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasona	Seasonal visibility: Reduced visibility when boundary trees in full leaf in summer											
Site visual amenity: Boundary trees of variable cond		dition	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		built		Distant association (visual) only or none
Boundary Type:	N: Fence, trees, metal grate	E: Hedgerow, trees, fence	S: Trees	S: Trees		w:	Trees	
Buildings on Site:				Appro	x. Footprint	t:	2%	
Adjacent Buildings:	Bungalow							

Maturity:	Full maturity SL		Middle-aged: S   L			Young-established: S   L		L	Very young: S   L	
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted open recreation C		Ope	pen general access Pe		Permissive general access			PRoW route access	
site area:		Permissive paths			Inform	mal access No access			No access	
Landscape Quality:		resentative:   L	Mainly minor de	•	esentative / cions: S   L			Weakly representative/ degraded: S L		
Tranquillity:		Low			Medi	um		High		High

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

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

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

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g. infilling)		
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution	n of Site to Gr	een Belt Purpose (	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR) Negligible or No Separation (NNS)							
Comments: Gap between Ingatestone and Mountnessing would virtually disappear, although settlements could not coalesce due to presence of A12									

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

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

Overall Contribut to Green Belt F		Low	Moderate	High			
Comments:	Would redu	reduce gap between Mountnessing and Ingatestone markedly, but A12 is a significant barrier					

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

Site Size:	2.6 ha	Views Out (distance)	: N: S	S: S	E: S	W: S	<u>S</u> hort (<250	0m)	<u>M</u> ed (250r	m – 1km)	<u>L</u> o	ng (>1km)
Views	viewer Types: N: Pub   Priv S: Pub Priv		,	E Pub   Priv			W Pub Priv					
in:	Numbers:		Pub: H iv: -	<b>E:</b> Pu Priv:	ıb: M -	W: Pub: H Priv: -		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal visibility: Least visible in summer when trees in full leaf – predicted to be quite visible in winter												
Site visua	al amenity:	None			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	Near but clear separation		Limited as to large ar	built up	Distant association (visual) only or none		
Boundary Type:	N: Trees; fence	E: Trees/hedgerow	S: Trees			W: Hedge	W: Hedgerow, trees		
Buildings on Site:	Warehouse style			Appro	x. Footprint	:: 50%			
Adjacent Buildings:	None								

Maturity:	Full matur	rity: S   L	Mido	dle-ag	ed: S 🚺	Young-establi		sher: S	L	Very young: S L
Scale:	Intimate	Smal	nall Medium			Large		Expansive		
Enclosure:	re: Very Confined Quite Enclosed Partial Enclosure			Quite Open			Exposed			
Access in	Promoted of	Promoted open recreation			en general access Permissi		ermissive gener	eral access PRoV		PRoW route access
site area:		Permissive paths			Informal access No access			No access		
Landscape Quality:			esentative / tions: S   L			tive / nor L	non-rep: Weakly representative/ degraded: S L			
Tranquillity		Low		Mediu						High

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

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

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

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

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

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic T	own	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:	Existing dev	veloped area, with large business/commerci	al type units, not associated with any settleme	nt

#### Site Reference: 112D

## Date/Time: 23/1/15

Site Size:	: 2.3 ha	Views Out (distar	nce):	<b>N:</b> M	<b>S:</b> S	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort (•	<250m)	<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ng (>1km)	
Views	Viewer Types:	N: Pub   Priv S: Pub   Priv			$\checkmark$	E: Pub  Priv				W:Pub Priv				
in:	Numbers:	<b>N:</b> Pub: Priv:	S: Pub:         E: Pub           Priv: L         Priv: L			<b>W:</b> Pu Priv:	<b>W:</b> Pub: L Priv:		<u>L</u> ow (1 - 10) <u>M</u> ed (1		.0-20)	<u>H</u> igh (21+)		
Seasonal	l visibility:	Little variation												
Site visua	al amenity:	Boundary trees to W, S & N					Locality visual amenity.			Industrial estate – adjacent woodland patch, pond, arable countryside, hedgerows				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Hedgerow/trees	E: fence	S: fence	/hedger	ow trees	W: trees			
Buildings on Site:				Appro	x. Footprint	::			
Adjacent Buildings:	Buildings:         Two storey warehouse style/industrial								

Maturity:	Maturity: Full maturity: S		Mide	Middle-aged: S L			Young-established: S   L			Very young: S   L	
Scale:	ntimate Small		l Medium			Large		Expansive			
Enclosure:	Very Confined	d Quite En	closed	Ра	artial Enclosure		Quite Ope	e Open		Exposed	
Access in	Promoted open recreation Op			en general access		Ρ	Permissive general access		PRoW route access		
site area:	Permissive paths				Informal access				No access		
Landscape Quality:				presentative / Equal representa actions: S L S		-		Weakly representative/ degraded: S L			
Tranquillity:	Low			Medium		ım	n		High		

Land-Use:	Site - Primary	Site - Secondary	- Secondary Locality - Prim		Locality - Secondary
Land-Ose:	H and Q			E	Н

Land U	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young	I – Parkland/Garden(s)	Other Comments:
woodland <5m tall)	J – Sports, Amenity & Recreation	NW of Childerditch Industrial Park – comprising previously
C – Semi-natural grassland / marsh	K - Retail	cleared land
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	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	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 Extensior	'n	New settlement   Housing separated from large built up area						
Boundary:	Strong/De	efinite	Weak/Degraded/Un	Weak/Degraded/Unclear		Cleared land part of existing industrial Site – not associated					
Effects on openness: Limited/no countrys encroachment		'	Some countryside encroachment		Large scale countryside encroachment	with any settlement					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly			/ Contained (PC)	Not Contained (NC)							

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another											
Criteria	riteria 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	Coalescence		infilling)					
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Retain	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS)								
Comments:	Comments: No separation reduction over the existing situation. Any development in context of adjacent industrial buildings											

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF		MFC	FC	Comments:					
Land-use:	e.g. Buildings		Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping		Mixed	Natural / Landscaping	Childerditch Industrial Park. Existing industrial development. PRoW on western boundary. Existing embankments are					
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 Function			Functions within Countryside (MFC)	Functional Countryside (FC)						

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

Overall Contrib to Green Belt		Low	Moderate	High					
Comments:	Cleared lan	Cleared land as part of existing industrially developed Site, not associated with any settlement							

#### Site Reference: 112E

## Date/Time: 23/1/15

Site Size	: 7.05 ha	Views Out (dista	nce):	<b>N:</b> S	<b>S:</b> S	<b>E:</b> S		<b>W:</b> S	<u>S</u> hort (	<250m)	<u>M</u> ed (250	m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub   Priv S: Pub   Priv		v	E: Pub Priv				W.Pub	Priv				
in:	Numbers:	<b>N:</b> Pub: Priv: M	<b>S:</b> Pu Priv:	b:	E: F Priv	Pub: L : L		<b>W:</b> Pul Priv: N		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasona	l visibility:	Variable								·				
Site visual amenity:         Variable – brownfield - Mature conifers and in places – arable land in southern half         Locality visual amenit		nenity:	Indust	rial estate and	farmland; tr	ees your	ng and mature							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		to large built up		Distant association	
Boundary Type:	N: Industry	E: Road S: N				W: Tre	ee Belt	
Buildings on Site:	Industrial sheds/large and	ndustrial sheds/large and small				Approx. Footprint: 30%		
Adjacent Buildings:	Industrial on site to north	Industrial on site to north; residential to east; more sheds small and large to North (industrial).						

Maturity:	Full matur	ity: S   L	y: S   L Middle-ag		aged: S L Young-establish		shed: S	L	Very young: S   L		
Scale:	Intimate	Small		Medium			Large		Expansive		
Enclosure:	Very Confin	ed Quite En	Enclosed		irtial Enclosure		Quite Open		Exposed		
Access in	Promoted of	Promoted open recreation		pen general access		Ρ	Permissive general access		PRoW route access		
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:	0, 1	resentative:   L	Mainly represe minor detraction			E	Equal representative / n		-rep:	Weakly representative/ degraded: S L	
Tranquillity	:	Low		Medium High			High				

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

A – Woodland (>5m tall) I – Parkland/Garden(s)	
C – Semi-natural grassland / K - Retail	nents: Industrial Park hrough a building/has been built on.

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

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:	Coalescence:		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF)			Significant Separation Reduction (SSR) Negligible or No Separation (NNS)					
<b>Comments:</b> On balance – whilst development would encroach in to arable land this is totally in context of existing industrial estate								

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 and area of arable land to south						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mix	ked Functions within Countryside (MFC)	Functional Countryside (FC)							

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

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High					
Comments:	Existing industrially developed Site, not associated with any settlement								

## Site Reference: 117A (part)

## Date/Time: 26/10/18

Site Size:	ite Size: 1.56ha Views Out (distance): N		N: S	S: S	E: S	W: S	V: S <u>S</u> hort (<2		<250m) <u>M</u> ed (250m ·		– 1km) <u>L</u> ong (>1km)		
Views	Viewer Types:	NPub   Priv   Road S: Pub   Priv			E: Pub   Priv					<b>W:</b> Pub   Priv			
in:	Numbers:	<b>N:</b> Pub: M Priv:	<b>S:</b> Pu Priv:	ıb:	E: P Priv:		<b>W:</b> Pul Priv:	b:	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Potentially – decidu	ious wo	odland co	ver surrc	ounding site	2						
Site visual amenity:         Poor - OK         Locality visual amenity:         OK-Good				od – adjacent wo	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 association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: -Trees/Road E: Woodland			S: Woodland			<b>N</b> : Commerical		
Buildings on Site:	Y - part			Appro	x. Footprint	: <5%	<5%		
Adjacent Buildings:	Ford Offices to west								

Maturity:	Full matur	ity:S   🚺	Mido	lle-aged: 🔇   L	Young-establi	shed	Very young: S   L		
Scale:	Intimate	Small		Medium	Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	Quite Open		Exposed		
Access in	Promoted open recreation Ope			en general access	Permissive gener	al access	PRoW route access		
site area:		Permissive path	ıs	Inforn	nal access	No access			
Landscape Quality:	0,1	resentative:		y representative / etractions:	Equal representa		rep: Weakly representative/ degraded: S   L		
Tranquillity:		Low		Medi	im		High		

Land Lices	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	1	A		Н	A	

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland /	I – Parkland/Garden(s) J – Sports, Amenity & Recreation	Other Comments:
C Semi-hatural grassiand / K - Retail         marsh         D – Heathland / Bogs         L – Infrastructure (Road/Rail)         E – Arable Farmland         M - Watercourse	Site forms part of Ford HQ (rest of Site 117A) which extends beyond Green Belt boundary – surrounding amenity grassland area and woodland edge	
E – Arable Farmland F - Pasture G - Residential	N – Watercourse N – Waterbody O – Coastal Environment	
G - Nesidential H – Industrial/Commercial Q - Other:	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas					
Criteria	wo	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up areas	Part of overall 117A Site (Ford		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	HQ). Small area of amenity grass		
Effects on openness:	Limited/no co encroact	Some countryside encro		croachment Large scale countryside encroachment		and woodland – contained by woodland to east.		
Relative contribution of	Site to Green Be	lt Purpose:						
Well-Contained (WC) Partle		Contained (PC)		Not Contained (NC)				

Purpose 2: to preven	nt neighbourir	ng towns merging in	to one another						
Criteria	teria SR		SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent			
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retain	Separation Retained (SR) Separation Reduced,		ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	Negligible or No Separation (NNS)		
Comments:	Site primarily	in context of existin	g developed area – no red	uction in overall separation to	nearby towns	i			

## Purpose 3: to assist in safeguarding the countryside from encroachment

Criteria	LCF	MFC	FC	Comments:	
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses		
Land-cover:	e.g. Built / Hardscaping	Built / Hardscaping Mixed Natural			
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	Whilst part of Ford HQ – the land cover generally suggest Functional Countryside	
Relative contrib	oution of Site to Green Belt Purp	ose:			
Limited Countr	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:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
Relative contribution	on of Site to Green Belt Purpose:											
Limited Relations	hip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contribu to Green Belt I		Low	Moderate	High		
Comments:	Area of gra	ssland and woodland at eastern extent of Fo				

## Date/Time: 15/04/13 – 10.40PM

Site Size:	Site Size: 19.5 ha Views Out (distance):		nce): N	N: S S: S E: S		E: S	W: S	<u>S</u> hort (<25	0m) <u>M</u> ed (25		50m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	N:Pub Priv   Road		S. Pub   Priv   Railway			E:Pub   Priv   Road			W: Pub			
in:	Numbers:	N: Pub: LS: Pub: LPriv:Priv:			<b>E:</b> Pu Priv:	b: L <b>W:</b> Pub: Priv: H			0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Minimal effect											
Site visu	al amenity:	OK-Poor				Localit	y visual an	nenity: Ok	(				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Hedge, minor road	S: Tree I	S: Tree line + railway W			ens, fence	
Buildings on Site:	No			Approx. Footprint:			
Adjacent Buildings:	Semi-detached housing t	o west overlooking site				·	

Maturity:	Full matur	ity:S L	Mide	dle-aged: S   L	Young-established (S)			Very young: S   L		
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	2	Quite Ope	en	Exposed		
Access in	Promoted of	open recreation	Ope	en general access	Р	Permissive general acce		ss PRoW route access		
site area:		Permissive path	IS	Infor	rmal access			No access		
Landscape Quality:		resentative:   L		y representative / letractions: S   L	E	Equal representative / non-rep:			Weakly representative/ degraded: S   L	
Tranquillity:		Low		Medium High					High	

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

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Land lies between West Horndon and the A128 north of a rail line
F - Pasture	N – Waterbody	Golf course to East
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	W	C	PC	PC NC		Comments:				
Containment:	Within large b	ouilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	'ng'	'Urban Extensior	ı'	New settlement   Housing separated from large built up areas	Bounded to W by housing, to S by rail line and to E by A128. Housing overlooks the Site from				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	Weak/Degraded/Unclear None None		the West – minor road to the				
Effects on openness:	Limited/no c encroac	,	Some countryside encro	achment	Large scale countryside encroachment	north. Further east any development is, the more remote it will be from West				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)					

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Co coalescence		scence	infilling)				
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	Separation Retained (SR) Separation Reduced, bu		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)				
Comments: Gap to Basildon physically reduced from around 3.7km to 3.1km if whole Site developed. Minimal visual connectivity – with woodland and industry west of Basildon restricting views west. A128 and rail line are strong physical barriers.											

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

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

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

## Date/Time: 23/1/15 11:00

Site Size:	3.5 ha	Views Out (distar	nce):	<b>N:</b> S	<b>S:</b> M	E: M	<b>W:</b> S	<u><b>S</b></u> hort (<250		<u>M</u> ed (250	(250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv				E: Pub Priv							
in:	Numbers:	<b>N:</b> Pub: Priv: L	<b>S:</b> Put Priv:	o: M	E: P Priv:		<b>W:</b> Pu Priv:	b: M	<b>0</b> <u>L</u> ow (1 - 10)		<u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	visibility:	Some variation.											
Site visual amenity:Leyland Conifer screen; Beech hedging; deciduous trees			Locali	Locality visual amenity:			Trees, tree belts						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		Limited as to large are	built up	Distant association (visual) only or none		
Boundary Type:	N:	E:	S:	:			<b>V</b> :		
Buildings on Site:	Garden centre sheds; two storey house/office Approx. Footprint: 10%								
Adjacent Buildings:	ss: Semi-detached one and two storey								

Maturity:	Full matur	ity: <mark>SL</mark>	Mido	dle-aged: S   L Young-establ			Young-establi	shed: S	L	Very young: S   L		
Scale:	Intimate	Small			Medium Large				Expansive			
Enclosure:	Very Confine	ed Quite En	closed	Pa	Partial Enclosure Quite Open			n	Exposed			
Access in	Promoted of	open recreation	Ope	en gen	n general access Permissive general access					PRoW route access		
site area:		Permissive path	IS		Inforn	nal a	access	No access				
Landscape Quality:		resentative:   L		<i>,</i> ,	representative / Equal representat etractions: S   L			tive / non-	ve / non-rep: Weakly representative/ degraded: S   L			
Tranquillity		Low		Medium High					High			

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	К		G	E

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

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ŕ	New settlement   Housing separated from large built up area			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Site sandwiched between Rail Line and Roman Road/A12 on		
Effects on openness:	Limited/no c encroacl	,	Some countryside encroachment		Large scale countryside encroachment	western edge of Ingatestone		
Relative contribution of	Site to Green Be	lt 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	Criteria SR		SRF	SSR	NNS		N/A			
Interlying physical barriers:	Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contribution	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Redu			ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR)		Negligible or No Separation (NNS)			
Comments: Development would not substantially change the existing situation other than increasing the number/amount of built development. A12 is substantial barrier to Mountnessing and no significant additional encroachment.										

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

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

Overall Contribu to Green Belt		Low	Moderate	High				
Comments:	Site would	ite would be redevelopment of existing garden centre						

## Date/Time: 10/03/2015 - 13:10

Site Size:	0.7 ha	Views Out (distar	nce): I	N: S	S: S	E: S	W: S	<b>N:S</b> <u>S</u> hort (<2		(<250m) <u>M</u> ed (250		50m – 1km) <u>L</u> o	
Views	Viewer Types:	N: Pub   Priv -         S: Pub   Priv -         E: Pub   Priv -		-		W: Pub   Priv -							
in:	Numbers:	<b>N:</b> Pub: - Priv: -	<b>S:</b> Pub: Priv: -		E: Pu Priv:		<b>W:</b> Pul Priv: -	<b>W:</b> Pub: - Priv: -		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation											
Site visua	Site visual amenity: Good - trees Locality visual amen		enity:	ty: Good – woodland; pasture									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear		ssociation built up ea	Distant association (visual) only or none	
Boundary Type:	N: Trees	E: Fence; trees	S: Low brick wall; hedge trees		l; hedge;	W: Trees,	hedge
Buildings on Site:	Large two storey dwelling		Approx. Footprint:				
Adjacent Buildings:	St. Mark's church; two storey dwelling						

Maturity:	Full matu	Full maturity SL Middle-ag			ed: S   L Young-established: S			shed: S	L Very young: S   L		
Scale:	Intimate	Intimate Small			Medium		Large		Expansive		
Enclosure	Very Confir	onfined Quite Enclosed		Р	artial Enclosure		Quite Open			Exposed	
Access in	Promoted	noted open recreation Open ge			neral access	Р	Permissive general access			PRoW route access	
site area:		Permissive pa	ths		Inform	mal access			No access		
Landscape Quality:	Highly re	Highly representative: Mainly representative: minor detrac			esentative / tions: S   L	Equal representative / non- S   L			on-rep: Weakly representative/ degraded: S   L		
Tranquillit	y:	Low		Medi			um		High		

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

Land Us	e/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other:Car Park_	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: No public/private res views in due to dense trees. Views of chimney tops from informal path through adjacent field used by walkers.

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	wo	:	PC		NC	Comments:			
Containment:	Within large built up area 'Infilling'		Abuts large built up	area	Separate from large built up area				
Development type:			'Urban Extension'		New settlement   Housing separated from large built up area	Overall, considered to be Not			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Contained. Site lies north of Hall			
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	Lane and clearly beyond existing extent of housing			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained	d (WC)	Partl	y Contained (PC)		Not Contained (NC)				

Purpose 2: to prever	nt neighbourin	g towns merging in	to one another								
Criteria		SR	SRF	SSR	NNS		N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between To	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Filtered / Obscured / 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	ed, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible						
	Comments: Located within important gap between Shenstone and Pilgrims Hatch/Brentwood. Significant interlying woodland and A12 boundaries. Scale of Site would not cause coalescence or perceived coalescence. Site already developed with a single house but development of multiple houses would represent a new massing of development in the countryside										

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

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

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High		
Comments:	Existing priv	• •	ant gap between settlements – further develop	oment would not cause settlement		

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

Site Size:	0.7 ha	Views Out (distar	nce): N	: -	S: S	E: S	<b>W</b> : -	<u>S</u> hort	(<250m)	<u>M</u> ed (250	0m – 1km) <u>L</u> on		ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pub			E:Pub  Priv				W:Pub Priv		
in:	Numbers:	<b>N:</b> Pub: H Priv:	<b>S:</b> Pub: Priv: L		<b>E:</b> Pi Priv:		H W: Pub: Pric: H			<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation – hig	her visibi	ity in wi	inter								
Site visual amenity:		Good – Mature trees			Loca	Locality visual amenity: Goo			Good – woodland; golf courses; countryside near				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none			
Boundary Type:	N: Trees	E: Hedging, Trees, Fence	S: Trees	/Open/N	None	W: Trees,	railings			
Buildings on Site:	None			Appro	x. Footprint	:				
Adjacent Buildings:	School to North; Houses	School to North; Houses to North; Houses across Brentwood Road to East								

Maturity:	Maturity: Full maturity SL			Middle-aged SIL Young-establ			Young-establi	shed: S	L	Very young: S   L	
Scale:	e: Intimate Small			Medium			Large		Expansive		
Enclosure:	Very Confin	ned Quite Enclosed		Pa	artial Enclosure	closure Quite Ope		n	Exposed		
Access in	Promoted of	Promoted open recreation			pen general access Per		Permissive general access			PRoW route access	
site area:		Permissive paths				Informal access			No access		
Landscape Quality:				epresentative / Equal representa actions: S   L		itive / non-rep:		Weakly representative/ degraded: S   L			
Tranquillity:	anquillity: Low				Medium			High			

Land Lico:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary	
Land-Use:	A	В		G	A	

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

#### Heritage Assets/Notes:

#### **Other Comments:**

Wooded area

Heavily filtered views:

- From access road to school on north boundary; and
- From school playing field to West

Southern boundary not defined

Within Special Landscape Area

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	w	2	PC		NC	Comments:			
Containment:	Within large built up area		Abuts large built up area		Separate from large built up area				
Development type:	ype: 'Infilling'		'Urban Extension'		New settlement   Housing separated from large built up area				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Area of land immediately south of Ingrave adjacent to			
Effects on openness:	Limited/no c encroacl	,	Some countryside encroachment		Large scale countryside encroachment	Brentwood Road through village			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained	d (WC)	Partl	y Contained (PC)		Not Contained (NC)				

Purpose 2: to prever	nt neighbourir	ng towns merging ir	nto one another							
Criteria		SR	SRF	SSR	N	INS	N/A			
Interlying physics barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.			
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligibl			or No Separation (NNS)			
Comments	Comments: In conjunction with Hillcrest Nursery to the south of the Site, development would likely cause coalescence between Ingrave and Herongate, which is already occurring through various ribbon development.									

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

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

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High				
Comments:	Development would reinforce and lead to coalescence of Ingrave and Herongate							

## Date/Time: 11/04/13 – 13.45PM

Site Size:	: 1.99ha	Views Out (dista	nce):	N: S	S: S	E: S	w	: M + L	<u>S</u> hort (<2	50m)	<u>M</u> ed (250r	m – 1km	n) <u>L</u> o	ng (>1km)
Views	Viewer Types:	N:Pub Priv H	ouse	S: Pub	Priv Ro	ad		E: Pub	Priv   H	ouses	Road   Scho	ol	W: Pub	Priv
in:	Numbers:	<b>N:</b> Pub: M Priv: L	<b>S:</b> Pu Priv:	ub: M/H M	E: Priv	Pub: M/H : L		<b>W:</b> Put Priv: L	):	0	<u>L</u> ow (1 - 10)	<u>M</u> e	d (10-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Slightly less visibility	y in sur	nmer du	e to foliag	e								
Site visual amenity: Good. Attractive grass and mature trees. Lo views		trees. Lor	g Loc	ality	visual am	enity: G	iood.	Countryside gra	assland	and trees/w	oodland			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but separat		Limited as to large ar	built up	Distant association (visual) only or none
Boundary Type:	N: Hedge + road + houses	E: Hedge + road S: Treeline			2)	<b>W:</b> -	
Buildings on Site:	Ν		Appro	prox. Footprint:			
Adjacent Buildings:	Modern housing – 2 store	Modern housing – 2 storey. Infant school to NE					

Maturity	Full m	aturity	SIC	Mide	dle-aged: S   L Young-establish		shed: S	L	Very young: S   L		
Scale:	Intimate		Small			Medium		Large		Expansive	
Enclosure	: Very Co	nfined	Quite En	closed	Pa	artial Enclosure		Quite Open		Exposed	
Access in	Promot	ed ope	n recreation	Ope	Open general access Permissive general a			al access	ss PRoW route access		
site area:		Ре	rmissive path	IS	Informal access				No access		
Landscap Quality:	e Highly					esentative / tions: S  L				on-rep: Weakly representative/ degraded: S   L	
Tranquilli	equillity: Low			Medium			High				

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

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

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		PC NC				
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	Site separated from Ingatestone by A12 – Site is outside of village			
Boundary:	Strong/De	efinite	Weak/Degraded/Unclear		None	limit and is only associated to			
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	housing where it abuts the ribbon development along Fryering Lane N of A12			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		y Contained (PC)		Not Contained (NC)					

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR NNS		N/A				
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contribution	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	Separation Retained (SR) Separation Reduced, but Function		ed, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Neglig					
Comments	Comments: Development will not cause towns to coalesce nor significantly encroach towards another large built up area – significant distance to any other town or village. Development would infill land between the adjacent ribbon development and the A12.									

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

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

Overall Contribution to Green Belt	 Low	Moderate	High
Comments:	 nt of the Site would not lead to coalescence n limit of Ingatestone – representing count	e – but it would fall outside of the Ingatestone ryside encroachment.	large built up area beyond the A12 forming

# Date/Time: 10/04/13 - 10.50AM

Site Size:	7.03 ha	Views Out (distand	Out (distance): N: S/M S: S		E: S	W: S	<u>S</u> hoi	<u><b>S</b></u> hort (<250m)		<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)		
Views	Viewer Types:	N: Pub   Priv				Houses (rear gardens) E:Pub					Priv	W: Pub	Priv	
in:	Numbers:		<b>S:</b> Pub: Priv: L		<b>E:</b> Pub Priv:	:	W: Pub: M Priv:			0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation – Deci	iduous tre	es so lov	ver in su	mmer								
Site visual amenity: Med/good					Locality visual amenity:			Med	Med					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		Limited association to large built up area			Distant association (visual) only or none		
Boundary Type:	N: Hedge, woodland, treeline, footpath	E: Hedge, treeline	S: fence	S: fence, treeline			W: treeline, fence, woodland			
Buildings on Site:	Y – Greenacres Riding Stab	les		Approx. Footprint: c. 5% of Site				f Site		
Adjacent Buildings	Some residential two sto	Some residential two storey properties to South – some separated from Site by large gardens								

Maturity:	rity: Full maturity: SC			ddle-aged: S   L Yo			Young-establi	shed: S	L	Very young: S   L	
Scale:	Intimate	Small	Small		Medium	Large				Expansive	
Enclosure:	Very Confined Quite Enclosed		Pa	artial Enclosure	Quite Open		en		Exposed		
Access in	Promoted open recreation O			en gen	general access Permiss			ermissive general access		PRoW route access	
site area:		Permissive path	IS		Informal access No access				No access		
Landscape Quality:		resentative:   L			esentative / cions: (3)	E	qual representa S	•	i-rep:	Weakly representative/ degraded: S   L	
Tranquillity	nquillity: Low			Medi	um				High		

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

Land	Use/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments:
C – Semi-natural grassland / marsh	K - Retail	Site is split in to two parts straddling Beads Hall Lane (PRoW).
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Western part of Site is smaller with riding stables. Eastern part of Site (5.4ha) is split in to series of paddocks by tape/rope for
E – Arable Farmland	M - Watercourse	horses. Caravans or mobile units also present. Northern part of this Site is woodland with open informal access.
F - Pasture	N – Waterbody	Majority of Site is separated from main urban area (Pilgrims
G - Residential	O – Coastal Environment	Hatch) to rear of very large gardens
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Equine Sta	bles	

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wc		PC		NC	Comments:						
Containment:	Within large bu	ilt up area	Abuts large built up	area	Separate from large built up area							
Development type:	'Infillin	g'	'Urban Extensior	'n	New settlement   Housing separated from large built up areas	Site weakly abuts the northern						
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None	edge of Pilgrims Hatch but is generally poorly associated to						
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	the existing urban area – large scale countryside encroachment						
Relative contribution of	Site to Green Belt	Purpose:										
Well-Contained (WC) Partly		/ Contained (PC)		Not Contained (NC)								

Purpose 2: to preven	it neighbourin	ng towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Direct / Close					
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably 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						
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	ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments: Scale of Site is such that there would be an encroachment northwards from Pilgrims Hatch towards Doddinghurst village – but this would not be significant and the countryside gap would only marginally decrease. Substantive barrier exist in the surrounding countryside such as treelines and woodland with no readily appreciable views between towns/villages. Some longer range views to the NE of open countryside										

Purpose 3: to as	sist in safeguarding the countrys	ide 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 stables – livery and pasture – with woodland scrub		
Relative contrib	ution of Site to Green Belt Purpo	se:				
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)			

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

Overall Contributor to Green Belt	 Low	Moderate	High
Comments:	Site poorly related to the existing Pilgrims H cause countryside encroachment	latch area. Existing livery and pasture land. De	velopment would not cause towns to coalesce

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

Site Size:	: 4.5 ha	Views Out (distance):		N: M S: S E		<b>E:</b> S	<b>W:</b> S	<b>W:</b> S <u>S</u> hort (<		<u>M</u> ed (25	50m – 1km) <u>L</u> or		ng (>1km)
Viewer Views		N: Pub Priv			Pub Priv			E: Pub Priv			W: Priv		
in:	Numbers:	<b>N:</b> Pub: H Priv:	<b>S:</b> Pub: Priv: M		<b>E:</b> Pu Priv:		<b>W:</b> Pul Priv:	b: H	0	<u>L</u> ow (1 - 10)	) <u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation.											
Site visual amenity: Good – green fields/trees, hedgerows			Local	Locality visual amenity: Good – t				trees					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	area   'Urban'			ssociatic built up ea	Distant association		
Boundary Type:	N: Trees, fence	E: Trees, hedgerow, fence	S: Trees	, hedger	ow	W: tre	es		
Buildings on Site:	None	lone Approx. Footprint:							
Adjacent Buildings:	Semi-detached two store	Semi-detached two storey along A1023 Chelmsford Road to South							

Maturity:	Full matur	itySL	Mido	dle-aged: S   L Young-establi			shed: S	L	Very young: S   L			
Scale:	Intimate	Small			Medium		Large	Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure	Quite Open		Exposed				
Access in	Promoted of	open recreation	Оре	en gen	eral access Permissive general access				PRoW route access			
site area:		Permissive path	IS		Inform	nal a	iccess		No access			
Landscape Quality:	Highly rep	resentative:		Aainly representative / nor detractions: S   L			Equal representative / non-re S   L			rep: Weakly representative/ degraded: S   L		
Tranquillity:		Low		Hig				High				

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

A - Woodland (>5m tall)       I - Parkland/Garden(s)         B - Scrubland (include young woodland <5m tall)       J - Sports, Amenity & Recreation	Land L	lse/Cover	Heritage Assets/Notes:
C - Semi-natural grassland / marsh       K - Retail       Land sandwiched between A1023 and A12 - ribbon development to south (opposite side of A1023)         D - Heathland / Bogs       L - Infrastructure (Road/Rail)       development to south (opposite side of A1023)         E - Arable Farmland       M - Watercourse       H - Pasture         F - Pasture       N - Waterbody       H - Industrial/Commercial         P - Inland Rock       Q - Other:	B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial	J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Land sandwiched between A1023 and A12 – ribbon

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	wo	:	PC	PC NC		Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extensior	'n	New settlement   Housing separated from large built up area	Site well contained by roads but			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	not bordered by any settlement			
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	<ul> <li>ribbon development to south –</li> <li>disconnected from Shenfield</li> </ul>			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly Contained			y Contained (PC)		Not Contained (NC)				

Purpose 2: to preve	nt neighboui	ing towns merging ir	ito one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physic barriers:	al Su	ubstantial / strong	Moderate	Unsubstantial, but functional	Ab	sent			
Views between To	wns N	one / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence			
Residual contributio	on of Site to	Green Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Reta	ined (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible				
Comments: Development would mass housing to the NE of Shenfield in conjunction with adjacent ribbon development. However, locality and road network and surrounding tree belts preserve separation between adjacent built up areas									

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

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

Overall Contributor to Green Belt		Low	Moderate	High				
Comments: Farmland not contained by any built up area – development would not cause settlements to merge.								

## Date/Time: 10/04/13 - 10.23AM

Site Size	: 2.78 ha	Views Out (dista	nce): N:	: M	S: S	E: S	W: S/N	1	<b><u>S</u>hort (&lt;250m)</b>		<u>M</u> ed (250r	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:		<b>S:</b> Pub	S: Pub   Pr					Pub   Priv	Priv W: Pub  Priv				
in:	Numbers:	<b>N:</b> Pub: L Priv: L	<b>S:</b> Pub: Priv: H		<b>E:</b> Pu Priv:	b:	<b>W:</b> Pub: Priv: L		0 <u>L</u> ow (1 - 10) <u>№</u>		<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)	
Seasona	Seasonal visibility: Similar but less visible in summer due to foliage													
Site visual amenity: Medium			Loca	Locality visual amenity:			High – Pond and tree to North							

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	ssociation built up rea	Distant association (visual) only or none			
Boundary Type:	N: Fence (post & rail)	E: Fence/Hedge/treeline	S: Poor he fencing, he	edge, footpath, ousing	W: Fence occasiona	(post & rail) some I			
Buildings on Site:	No	No Approx. Footprint: N/A							
Adjacent Buildings:	acent Buildings: 2-storey housing along southern boundary with views north. Rescue Centre (large estate type house) to west.								

Maturity:	Full maturit	y:SI 🖸	Middle	iddle-aged: S   L Young-establi				ished: S   L Very young: S			
Scale:	Intimate	Small		Medium	edium Large				Expansive		
Enclosure:	Very Confined	d Quite En	closed	Partial Enclosure	e Quite Open		en	Exposed			
Access in	Promoted op	pen recreation	Open	en general access Permissive genera			al access	ess PRoW route access			
site area:	Р	Permissive paths			Informal access			No access			
Landscape Quality:	Highly repre		Mainly r minor det	epresentative / ractions: SIL	E	Equal representative / non- S   L			n-rep: Weakly representative/ degraded: S   L		
Tranquillity:		Low		Medium High					High		

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

Land	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) C – Semi-natural grassland /	B – Scrubland (include young woodland <5m tall)	Little or no relationship to historic town. No substantial historic buildings appear near to Site.
marsh E – Arable Farmland	D – Heathland / Bogs F - Pasture	Majority of residences are post war.
G - Residential	H – Industrial/Commercial	Other Comments: Pasture used for grazing north of Pilgrims Hatch
I – Parkland/Garden(s)	J – Sports, Amenity & Recreation	Tranquil Site. Footpath route runs along southern boundary between housing and wider Site.
K - Retail	L – Infrastructure (Road/Rail)	Good views north from 2 <sup>nd</sup> floor windows of housing. Some
M - Watercourse	N — Waterbody	degradation of rear boundaries of housing
O – Coastal Environment	P – Inland Rock	Some occasional views from footpath c. 60m NW of Site and footpath E of Site where breaks in vegetation allow
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc	;	PC		NC	Comments:		
Containment:	Within large built up area		Abuts large built up area		Separate from large built up area	Only southern boundary abuts residential built up area.		
Development type:	'Infilling'		'Urban Extension'		New settlement			
Boundary:	Strong/Definite		Weak/Degraded/Unclear		None	With the eastern, northern &		
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment	western boundary being countryside, overall development would be large		
Relative contribution of	Site to Green Bel	t Purpose:				scale encroachment beyond		
Well-Contained (WC) Part		Partly	Contained (PC)		Not Contained (NC)	existing boundaries of Pilgrims Hatch – hence 'Not Contained'		

Purpose 2: to preve	nt neighbourir	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physic barriers:	Substantial / strong		Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.	
Views between Towns None / Very D		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Coales coalescence		infilli Coalescence		
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 Reduction (SSR) Negligible or No Separation (NNS)				
Comments:	Development would not lead to the coalescing of towns nor with any significant developed area to the north (e.g. Kelvedon Hatch, Doddinghurst etc). However, development would extend 100m towards Crow Green (a hamlet) c. 500m north of Pilgrims Hatch. Good tree lined bedgerows							

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 Purp	ose:							
Limited Countryside Functions (LCF) Mixed Functions within Countryside (MFC)			Functional Countryside (FC)						

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

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	-	nt by other infrastructure (e.g. roads, rail). D	nern edge of Pilgrims Hatch. Weak relationship Development would not lead to town coalescer	

## Date/Time: 10/03/2015 - 12:45

Site Size:	: 0.7 ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort (	<250m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub   Priv - S:Pub   Priv		$\mathbf{O}$	E: Pub   Priv				W: Pub	Priv			
in:	Numbers:	<b>N:</b> Pub: - Priv: -	<b>S:</b> Pu Priv:		<b>E:</b> Pu Priv:		<b>W:</b> Pul Priv: L	b:	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation												
Site visual amenity:         OK – Mature boundary trees         Locality visual			lity visual an	nenity:	Good -	- open countr	yside to nort	h (flat), t	rees visible				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		to large	mited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: clipped hedge	E: timber rail fence	<b>S:</b> clippe fence	e; timber	<b>W</b> : f	fence		
Buildings on Site:	Stables	Stables Approx. Footprint: ~ 5%						
Adjacent Buildings:	Residences – two storey	Residences – two storey detached; bungalow						

Maturity:	Full matur	ity: S L Middle		lle-aged S L		Young-established: S   L		Very young: S   L		
Scale:	Intimate	Small		Medium			Large		Expansive	
Enclosure:	Very Confin	ed Quite Er	closed	Par	rtial Enclosure		Quite Open		Exposed	
Access in	Promoted of	open recreation	Ope	en gene	general access Permissive genera			al access	PRoW route access	
site area:		Permissive patl	ns		Inform	nal access		No access		
Landscape Quality:	0, 1	resentative:   L	Mainly minor de	Mainly representative / minor detractions: S		E	Equal representative / non-rep:		n-rep:	Weakly representative/ degraded: S   L
Tranquillity:		Low		Medi			ım		High	

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

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	w	2	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement   Housing separated from large built up area	Overall, whilst Site is sandwiched between housing and settlement					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	edge to W and SE, northern boundaries open up in to					
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	Large scale country: encroachment		countryside (paddocks/sports grounds). On balance, partially					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly			Contained (PC) N		Not Contained (NC)						

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns Nor	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap coalescence		Coalescence		infilling)				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	Separation Retained (SR) Separation Red		iced, but Functional (SRF) Significant Separation Red		ction (SSR) Negligible		or No Separation (NNS)				
Comments:	Comments: Development would not lead to coalescence										

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

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

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High		
Comments:	Site is on ba	alance partially contained, yet development	would not lead to settlement coalescence.			

#### Site Reference: 175A

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

Site Size:	: 0.8 ha	Views Out (distar	nce): N	:S	<b>S:</b> S	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort (<2	<250m) <u>M</u> ed (2		50m – 1km) <u>L</u> on		ng (>1km)
Views	Viewer Types:	N Pub Priv S Pub Priv		,	E: Pub   Priv				W Pub Priv				
in:	Numbers:	<b>N:</b> Pub: H Priv:	<b>S:</b> Pub: Priv:	Н	E: Pu Priv:	ıb:	<b>W:</b> Pu Priv:	W: Pub: L Priv:		<u>L</u> ow (1 - 10)	<u>L</u> ow (1 - 10) <u>M</u> ed (10-2		<u>H</u> igh (21+)
Seasonal	visibility:	Little variation.											
Site visual amenity: Poor/OK built elements and boundary trees		dense m	ixed	xed Locality visual amenity:			Good – woodland/wooded hills to 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			W: hedgerow; trees		
Buildings on Site:	Buildings on Site:         Sheds; show conservatories; chalet style         Approx. Footprint:         <5%								
Adjacent Buildings	Adjacent Buildings: Holiday Inn to East								

Maturity:	Full matu	rity: S 🚺	Mido	lle-aged: S		Young-establi	shed: S	L	Very young: S   L		
Scale:	Intimate	Small		Medium		Large		Expansive			
Enclosure:	Very Confin	ed Quite Er	nclosed	Partial Enclosure		Quite Open		Exposed		Exposed	
Access in	Promoted	open recreatior	Оре	en general access	Р	ermissive gener	al access	l access PRoW route access			
site area:		Permissive pat	hs	Informal access			No access				
Landscape Quality:				v representative / E etractions: S   L		Equal representative / non-rep: S   L		n-rep:	Weakly representative/ degraded: S L		
Tranquillit	y:	Low		Med	ium		High				

Land-Use:	Site - Primary	- Primary Site - Secondary		Locality - Primary	Locality - Secondary	
Lanu-Ose.	К			Н	А	

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC		NC	Comments:					
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfillir	ng'	'Urban Extension'		New settlement   Housing separated from large built up area						
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear None		Not well related to western extent of Brentwood, separated					
Effects on openness:	Limited/no co encroach		Some countryside encro	achment	Large scale countryside encroachment	by hotel and other land					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)							

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical Physical & po narrowing of gap cc		Coalescence		infilling)			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced, but Function			ed, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS						
Comments:	Not notable r	eduction in separati	on over and above existing	situation – M25 very strong b	arrier west of	Brentwood. S	mall scale site.			

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

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

Overall Contribution to Green Belt	 Low	Moderate	High
Comments:	 sting partly developed Site. Massing of hou countryside or cause settlements to merge	ising would be marginally more perceived over	existing situation but would not lose

#### Site Reference: 175B

## Date/Time: 11/04/13 – 16.30PM

Site Size:	: 13.6ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort (<2	250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N:Pub Priv   R	oads	S: Pub Priv   Roads/Rail E: Pub Priv Houses			ouses	Roads	W:Pub	Priv Ho	ouses   Roads		
in:	Numbers:	<b>N:</b> Pub: H Priv:	<b>S:</b> Pu Priv:	ub: H	<b>E:</b> Pu Priv:	ıb: M/H L/M	<b>W:</b> Pul Priv: L		0	<u>L</u> ow (1 - 10)	<b>M</b> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	easonal visibility: Effects from hedgerow vegetation on site boundaries and within site												
Site visua	al amenity:	ОК				Locality visual amenity:		nenity:	OK/Lov	N			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	area L'Urban'		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: tree line + rail line W: hedge/treeline + ditch (M2 for Site 100a)			
Buildings on Site:	Y –old manor house Approx. Footprint: c. 1%					6	
Adjacent Buildings:         Holiday Hotel and garden centre to north of 100a on opposite side of A1023							

Maturity:	Full matur	rity: S   L	Mido	lle-aged: 🕥 🕕		Young-established: S   L			Very young: S   L
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclosure		Quite Ope	en		Exposed
Access in	Promoted of	open recreation	Оре	en general access	Pe	ermissive gener	al access	ccess PRoW route access	
site area:		Permissive path	ıs	Inforn	nal a	ccess		<i>.</i>	No access
Landscape Quality:		resentative:   L		nly representative / Eq detractions: S   L		qual representa	-	n-rep:	Weakly representative/ degraded: S
Tranquillity:		Low		Medium High			High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose:	F	L (powerlines)	L	F	

Land I	<u>Use/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	l – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Commonto
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Lies to the E of the M25 bounded to N by A1023 and S by rail
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	line
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	WC		PC		NC	Comments:		
Containment:	Within large built	up area Abuts large built up are		area	Separate from large built up area			
Development type:	'Infilling'	'Infilling' 'Urban Extension		ı'	New settlement   Housing separated from large built up areas	Very large Site adjacent to M25 contained by surrounding		
Boundary:	Strong/Defir	nite	Weak/Degraded/Un	clear	None	infrastructure and not the		
Effects on openness:	Limited/no countryside encroachment		Some countryside 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) Part		Partly	y Contained (PC)		Not Contained (NC)			

Criteria		SR	SRF	SSR NI		NS	N/A	
Interlying physical		stantial / strong	Moderate	Unsubstantial, but functional	Absent		177	
		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 contributi	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Reta	ained (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments:         The M25 is a significant barrier between Brentwood and Romford. Although the two 'towns' could not physically merge due to presence of M25, the perception to users of the M25, A12, A1203 and rail line would be of countryside encroachment with minimal separation between towns if Site were developed. Visual linkages do exist between existing housing.								

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

Overall Contri to Green Be	Low	Moderate	High
Comments:	part of a countryside wedge between Breni eloped significantly reducing the gap betwee	twood and Romford either side of the M25. La en towns.	rge scale encroachment of the countryside if

## Date/Time: 23/1/15 14:10

Site Size:	Site Size: 1.1 ha Views Out (distance):		nce): N	N: S S: S		<b>E:</b> S	<b>W:</b> S	<b>W:</b> S <u>S</u> hort (<		<u>M</u> ed (25	0m – 1km) <u>L</u> or		ng (>1km)
Views	Viewer Types:	<b>N:</b> Pub   Priv		S. Pub Priv			E:Pub				W: Pub   Priv		
in:	Numbers:	<b>N:</b> Pub: Priv:	<b>S:</b> Pub: Priv:	Н	<b>E:</b> Pu Priv:		<b>W:</b> Pul Priv:	ub: H		<u>L</u> ow (1 - 10)	<u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	visibility:	Little variation.											
Site visual amenity:		Moderate mature trees/shrubs to North			Locali	Locality visual amenity: Good – vie				oded hills; loo	cal matur	e tree belts	

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Tree belt	E: Fence, treebelt	S: Very	S: Very low rail		W: Fence/neighbouring hedgerow trees			
Buildings on Site:	Car dealership; (2 storey) v	varehouse	·	Approx. Footprint: 20-25%			%		
Adjacent Buildings:	Holiday Inn to West; (public house opposite road to South)								

Maturity:	Full maturi	ty <mark>SL</mark>	Middl	le-age	ed: S   L		Young-establi	shed: S	L	Very young: S   L		
Scale:	Intimate	Small			Medium		Large		Expansive			
Enclosure:	Very Confine	d Quite En	closed	Pa	artial Enclosure		Quite Ope	Quite Open Exposed				
Access in	Promoted o	pen recreation	Oper	Open general access Permi			Permissive general access			PRoW route access		
site area:	F	Permissive paths				Informal access				No access		
Landscape Quality:	Highly repr S	esentative:		y representative / letractions: S   L		E	Equal representative / no		on-rep: Weakly representative/ degraded: S   L			
Tranquillity:		Low		Mediu			um		High			

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

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Other Comments:
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Car dealership – sandwiched between Wigley Bush Lane and Holiday Inn hotel
C – Semi-natural grassland / marsh	K - Retail	Woodland scrub lies in northern half of Site
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Shacks (Dis	used)	

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	w	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extensior	ı'	New settlement   Housing separated from large built up area	Site is west of Wigley Bush Lane			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	which delineates extent of housing in Brentwood –			
Effects on openness:	Effects on openness:		Some countryside encroachment		Large scale countryside encroachment	however, Site is also bounded to west by hotel complex			
Relative contribution of	Site to Green Be	lt Purpose:							
Well-Contained	Well-Contained (WC) Parti				Not Contained (NC)				

Criteria	Criteria SR			SSR	N	NS	N/A			
Interlying physica barriers:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent				
Views between Towns No		e / Very Distant	Some / Disant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contributior	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retained (SR) Separation Reduced		ced, but Functional (SRF)	SRF) Significant Separation Reduction (SSR) Negligible or No Se			or No Separation (NNS)				
Comments: Site is sandwiched between western extent of housing at Brentwood and also the Holiday Inn.										

Purpose 3: to as	sist in safeguarding the countrys	ide from encroachment				
Criteria	LCF	MFC	FC	Comments:		
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses			
Land-cover:	e.g. Built / Hardscaping	g Mixed Natural / Landscaping				
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Southern half of Site forms car dealership, northern half comprises woodland scrub			
Relative contrib	ution of Site to Green Belt Purpo	se:				
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)			

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town relationship:	No / Limited physical and/or relationship with Hi <mark>s</mark> toric 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	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:	Existing par	artly developed Site between western extent of Brentwood and the Holiday Inn.							

## Date/Time: 10/03/2015 - 11:30

Site Size: 0.7 ha		Views Out (distance):		N: S S: S		E: S	W: S	<u>S</u> hort	<u><b>S</b></u> hort (<250m)		250m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Priv   Fo	ootpath	<b>S:</b> Pu	ıb   Priv	House	E:	ub   Priv	/   Foot	path	<b>W</b> : Pub   🧕	riv Hou	ses
in:	Numbers:	<b>N:</b> Pub: L/M Priv:	<b>S:</b> Pub: Priv: L		E: Pub Priv:	o: L/M	<b>W:</b> Priv	Pub: : L	0	<u>L</u> ow (1 - :	10) <u>M</u> ed (2	<u>M</u> ed (10-20) <u>H</u> igh (2	
Seasona	l visibility:	Some dense scrubla	and – some	decrea	ased scree	ning durir	ng winter-	minor eff	ect		·		
Site visu	al amenity:	ОК				Locality	visual am	nenity:	ОК – С	iood to E			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		Limited asso to large bu area	uilt up	Distant association (visual) only or none				
Boundary Type:	N: Fence, hedge	E: treeline, scrub, fence	<b>S:</b> f	ence, scrul	b	W: fence	nce, hedge				
Buildings on Site:	Y – bunaglow – private resi	dence		Appro	x. Footprint:	< 5% c	of Site				
Adjacent Buildings:	Two storey detached mo	Two storey detached modern houses to W. Bungalow to S.									

Maturity:	Full matur	rity: S	S   L	Middle-aged: SIL Young-establis			shea 🌖	L	Very young: S   L		
Scale:	Intimate		Small			Medium		Large			Expansive
Enclosure:	Very Confine	ed	Quite End	closed	P	Partial Enclosure		Quite Open		Exposed	
Access in	in Promoted open recreation O			Ope	en general access Permissive general			al access	access PRoW route access		
site area:		Perm	nissive path	S	Informal access			No access			
Landscape Quality:		representative: Mainly represent S   L minor detractions				Equal representative / non-			n-rep:	-rep: Weakly representative/ degraded: S L	
Tranquillity		I	Low			Medi	Medium High			High	

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

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Other Comments
C – Semi-natural grassland / marsh	K - Retail	Other Comments: No Access. Site forms southern extent of grounds of private
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	residence – primarily comprises of woodland trees and scrub – not a usual formal garden
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC	C NC		Comments:					
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfillinį	gʻ	'Urban Extensio	n'	New settlement   Housing separated from large built up areas	Site is overall, weakly associate with existing large built up area					
Boundary:	Strong/Det	finite	Weak/Degraded/Ur	iclear	None	of Doddinghurst – only abutting housing areas to the W. Despite					
Effects on openness:	Limited/no cou encroachr	,	Some countryside encro	oachment Large scale countryside encroachment		being private residence Site					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	t neighbouriı	ng towns merging ir	nto one another						
Criteria	Criteria SR		SRF	SSR	N	NS	N/A		
Interlying physica barriers:	l <b>i</b> Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Ab	sent			
Views between Tov	ws between Towns None / Very Distant		Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retair	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	e or No Separation (NNS)				
<b>Comments:</b> The Site forms part of a larger countryside area separating Doddinghurst from Wyatts Green. The current gap between the two built up areas is c. 450m. If wholly developed, housing would extend over 150m in to the countryside gap, substantially reducing the physical distance between the two villages. Substantial treelines and woodland do visually separate the two 'towns'.									

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

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

Overall Contribu to Green Belt		Low	Moderate	High
Comments:	and Wyatts	Green. Development would cause signification the wider residence, the land use and cover	f Doddinghurst and forms part of an importan nt separation reduction and countryside encro within the Site boundary comprises woodland	

# Date/Time: 10/03/2015 - 11:45

Site Size:	1.5 ha	Views Out (distan	ce): N	S	S: S	E: S	W: S	<u>S</u> hort	t (<250m) <u>M</u> ec		)m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub   Priv		S: Pul	b   Priv	1 -	E: Pub	Priv	1		W: Pub	Priv	
in:	Numbers:	<b>N:</b> Pub: H Priv: L	<b>S:</b> Pub: - Priv: -		<b>Ε:</b> Ρι Priv:		<b>W:</b> Pu Priv:	<b>W:</b> Pub: M Priv:		<u>L</u> ow (1 - 10)	<u>M</u> ed (	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Little variation											
Site visua	al amenity:	Poor – car parking				Loca	lity visual ar	nenity:	Good -	- woodland, le	afy suburbs		
Site-sett	lement	Wholly / Large	ely	Abu	its large	e built up	<mark>.</mark>		Li	mited associ	ation		

relationship (Containment):	wholly / Largely contained by large built up area	area   'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:	N: Hedge, wall	E: Trees, hedgerow	odland W:			Trees, hedgerow			
Buildings on Site:	Two storey hospital/blood	donor centre		Approx	. Footprin	t: 50%			
Adjacent Buildings	Two storey hospital; Detached houses two storey								

Maturity:	Full matur	Full maturity S L			Middle-aged: S L			shed: S	Very young: S   L		
Scale:	Intimate	Smal			Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite Er	nclosed	Ра	artial Enclosure		Quite Open		Exposed		
Access in	Promoted of	open recreatior	tion Open general access			Р	Permissive general access			PRoW route access	
site area:		Permissive pat	hs		Inform	nal a	access		No access		
Landscape Quality:	0,1	resentative:   L		ly representative / detractions: S			Equal representative / non-rep:			Weakly representative/ degraded: S   L	
Tranquillity		Low			Medi	um		High			

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

Land Us	e/Cover	Heritage Assets/Notes:
Land Us A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial Q - Other: Health Cen	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Heritage Assets/Notes: Other Comments: Overall Site forms part of a Health Centre. Only the car parks (surrounded by woodland) to the western extent of the Site fall within the Green Belt – as such the assessment only relates to around 25% of the Site

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extensior	i'	New settlement   Housing separated from large built up area	The car parks are strongly associated with surrounding buildings, albeit protruding in to			
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None				
Effects on openness:	Limited/no c encroacl	'	Some countryside encro	achment	Large scale countryside encroachment	the Green Belt from the settlement edge			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) 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:	ll Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tow	Views between Towns None / Very Distant		Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.			
Coalescence:		None / Minor pl narrowing of		Physical narrowing of gap & potential visual C coalescence		scence	infilling)			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	Separation Retained (SR) Separation Reduc			ed, but Functional (SRF) Significant Separation Reduction (SSR)			Negligible or No Separation (NNS)			
Comments	Comments: The Site is well bounded by mature dense woodland to the west. Whilst development would mass housing on the Site there would be no appreciable reduction in the gap between Shenstone and Brentwood.									

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

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

Overall Contribut to Green Belt F		Low	Moderate	High			
Comments:	Comments: Partly developed Site (as car parks) surrounded by woodland to west and associated with settlement boundary to east.						

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

Site Size	: 5.2 ha	Views Out (distan	ice):	<b>N:</b> M	<b>S:</b> L	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort (<2	(<250m) <u>M</u> ed (25		250m – 1km) <u>L</u> o		ng (>1km)
Views	Viewer Types:	N:Pub Priv S:Pub Priv			E.Pub Priv					Priv			
in:	Numbers:	<b>N:</b> Pub: L Priv: L	<b>S:</b> Pub Priv:	: M	<b>E:</b> Pu Priv:	ıb: H	<b>W:</b> 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: Some variation – least visible in summer – boundary trees along A127 and A128													
Site visu	al amenity:	henity: Fair Locality visual amenity:			nenity: Fa	air — Io	ocal detractin	g features.					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	area L'Urban'		Near but clear separation		ssociation built up ea	Distant association (visual) only or none
Boundary Type:	N: hedgerow/fence	E: hedgerow/fence S:		gerow/fence		W: Hedg	erow/fence/trees
Buildings on Site:	None			Appro	x. Footprint	:	
Adjacent Buildings:	Two storey terrace					·	

Maturity:	Full matur	ity: S   L	Mido	dle-ag	ed: S 🚺	Young-established: S			D	Very young: S   L	
Scale:	Intimate Small				Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed Partial Encl		artial Enclosure		Quite Open			Exposed	
Access in	Promoted c	romoted open recreation Open ge			neral access	Permissive general access				PRoW route access	
site area:		Permissive path	IS		Inforn	nal a	nal access No ac			ess - PROW adjacent	
Landscape Quality:		resentative:   L		Mainly representative / minor detractions: S   L			Equal representative / non-rep:			Weakly representative/ degraded: S   L	
Tranquillity:		Low		Medi						High	

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

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfillin	ıgʻ	'Urban Extension'		New settlement   Housing separated from large built up area	Not bordered by any built up				
Boundary:	Strong/De	finite	Weak/Degraded/Unclear		None					
Effects on openness:	ffects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	area				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly		/ Contained (PC)		Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria	Criteria SR		SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Coal coalescence		scence	infilling)			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments: Overall, whilst Site is undeveloped business uses are immediately adjacent and Site is well related to A127/A128 junction that form significant boundaries – A128 slightly above Site with adjacent tree planting preventing visual coalescence of West Horndon and Basildon. Some minor physical narrowing of intervening gap. Other intervening land to West Horndon is relatively flat limiting depth of view										

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

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

Overall Contributor to Green Belt		Low	Moderate	High			
Comments: Uncontained field – development would not lead to settlement coalescence.							

# Date/Time: 09/03/2015

Site Size:	: 1.96ha	Views Out (distanc	e): N: S	S: M	E: S	W:S	<u>S</u> hort (<	:250m)	<u>M</u> ed (250	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub	<b>S</b> : F	Pub Priv	)	E: Pub	Priv			W:Pub P	Priv	
in:	Numbers:		<b>S:</b> Pub: Priv: L	<b>E:</b> Pub Priv:	b: L-M	<b>W:</b> Pul Priv:	W: Pub: M-H Priv:		<u>L</u> ow (1 - 10)	<u>M</u> ed (10	)-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility:         Some boundary deciduous trees + hedgerows. Minor seasonal effect											
Site visual amenity: Good			Locality visual amenity:			Good to south						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none			
Boundary Type:	N: Fence, trees	E: fence, trees, hedge	S: fence	S: fence, trees, hedge			: fence, trees			
Buildings on Site:	Ashwells lodge dormer sty	le and shed		Approx. Footprint: < 5%			of site			
Adjacent Buildings:	Adjacent Buildings:       Two storey terraced; two storey detached and bungalows									

Maturity:	Full maturity S		Mido	Middle-aged: S   L		Young-established: S   L			L	Very young: S   L		
Scale:	Intimate	Small			Medium		Large			Expansive		
Enclosure:	Very Confine	d Quite En	closed	P	artial Enclosure		Quite Open		Exposed		Exposed	
Access in	Access in Promoted open recreation			en general access Per		Permissive general access		PRoW route access				
site area:	I	Permissive paths				Informal access				No access		
Landscape Quality:	Highly repr				resentative / Equal representative / Equal representations: S   L S							
Tranquillity:		Low			Medi	um		High				

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

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

Purpose 1: to check the unrestricted 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	At least two boundaries abut				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	built up area without				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	containment. Weak boundaries otherwise.				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			v Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria	ria SR SRF SSR		N	NS	N/A						
Interlying physic 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	ant 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	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	Separation Retained (SR) Separation Reduced, but Functiona			Significant Separation Redu	Significant Separation Reduction (SSR) Negligible						
Comments: Development would encroach on countryside, but not significantly reduce Greenbelt purpose. Large countryside gap to Kelvedon Hatch; scope to mitigate perceived closure of countryside gap.											

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

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

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High					
Comments:	Site abuts existing settlement and is partly contained but functional countryside.								

# Date/Time: 01/05/13 - 16.20PM

Site Size:	0.87ha	Views Out (dista	nce): N	: S	S: S	E: S	W:	/: S <u>S</u> hort (<		50m)	<u>M</u> ed (250m	– 1km) <u>L</u> ong (>1km)		ng (>1km)
Views	Viewer Types:	N: Pub Priv H Road	ouse	<b>S:</b> Pu	S: Pub   Priv E: Pub   Priv				ıb   Priv)	Priv Houses			Priv	PRoW
in:	Numbers:	<b>N:</b> Pub: M Priv: L	<b>S:</b> Pub: Priv:		<b>E:</b> Pub Priv: L	:		W: Pub: L Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	lity: Minor effects												
Site visua	al amenity: OK Locality visual amenity:		enity: C	Ж										

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		ociation uilt up	Distant association (visual) only or none	
Boundary Type:	N: Hedge, fence, road	E: fence, hedge	S: treeline			W: new hedge planting		
Buildings on Site:	N Approx. Footprint:							
Adjacent Buildings:	Two storey houses to E +	N of Blackmore Rd				·		

Maturity:	Full maturi	Full maturity: S   L Middl			lle-aged: S			-	Very young: 🔇   L	
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosu	ire	Quite Ope	n Exposed		Exposed	
Access in	Promoted c	pen recreation	en general access	s Permissive general acce			PRoW route access			
site area:		Permissive paths			Informal access			No access		
Landscape Quality:		resentative:   L		Tainly representative /		Equal representative / non-rep:		rep:	Weakly representative/ degraded: S   L	
Tranquillity:		Low		Medium				·	High	

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

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Existing field – some informal access around field edge. New
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	hedge planting along W boundary.
E – Arable Farmland	M - Watercourse	Woodland to SW
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area	Site weakly adjoins the existing		
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up areas	SW edge of Kelvedon Hatch, with housing to the E and N of Blackmore Rd. Development		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	would not lead to large scale		
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encro	e countryside encroachment Large scale cou encroachm		countryside encroachment, significantly beyond the existing		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:       edges of the built up area.         Overall, considered to be Partly							
Well-Contained (WC)		Parth	tly Contained (PC)		Not Contained (NC)	Contained.		

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR NNS		IS	N/A			
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contribution	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF)		ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligit					
Comments: Strong wooded features to the SW and W screen the Site from wider views. No significant encroachment in to the countryside and no physical narrowing of the countryside gap to the nearest 'town' (Pilgrims Hatch to the S).										

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

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

	Overall Contribution of Site to Green Belt Purposes		Moderate	High
Comments:		icultural field, with the Site related to the ex h the countryside gap to other 'towns'.	xisting southwestern limits of Kelvedon Hatch.	Some countryside encroachment but would

# Date/Time: 01/05/13 – 9.50AM

Site Size:	5.95 ha	Views Out (dista	nce):	N: S	S: M	E: M/L	W: S	<u>\$</u> hort (<2	(<250m) <u>M</u> ed (250m –		250m – 1km)	0m – 1km) <u>L</u> ong (>1km		
Views	Viewer Types:	N: Pub  Priv  H	ouse	S: Pub   Priv   Long Distance Path			E: Pub Path	E.Pub   Priv   Long Distance Path				W:Pub Priv Houses   Road		
in:	Numbers:	<b>N:</b> Pub: Priv: M	<b>S:</b> Pu Priv:	ıb: M/H	E: P Priv:	ub: M/H	<b>W:</b> Pu Priv: L		0	<u>L</u> ow (1 - 1	10) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Some minor effect	from b	oundary ve	getation	where pre	sent							
Site visual amenity:		OK/Good			Locali	Locality visual amenity:			OK/Good					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Fence, garden, hedge/treeline	E: hedge, ditch	<b>S:</b> Long di (open)	S: Long distance path (open)		W: Ditch, hedge?, road		
Buildings on Site:	N		Approx. Footprint:			t:		
Adjacent Buildings:	Large houses to north. 2	storey houses on opposite	e side of Che	elmsford	l Rd			

Maturity:	Full matur	ity: S   L	Middle	e-aged: SIL	Young-establi	shed	Very young: S   L		
Scale:	Intimate	Small		Medium	Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure	Quite Open		Exposed		
Access in	Promoted of	open recreation	Open	general access	Permissive gener	al access	PRoW route access		
site area:		Permissive path	ıs	Inform	nal access		No access		
Landscape Quality:		resentative:   L		representative / tractions: (3)	Equal representa S	-	ep: Weakly representative/ degraded: S   L		
Tranquillity		Low		Medi	um	High			

	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E	Μ	G, E	

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

Purpose 1: to check the	unrestricted spra	wl of large bui	lt-up areas						
Criteria	Criteria WC PC				NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	velopment type: 'Infilling' 'Urban Extension			ı'	New settlement   Housing separated from large built up areas	Chelmsford Rd currently forms the Eastern edge of Blackmore. Development would be large			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	scale encroachment outside of			
Effects on openness:	Effects on openness: Limited/no cou		Some countryside encro	Dachment Large scale countryside encroachment		the existing built up area. Housing to north is low density			
Relative contribution of	f Site to Green Bel	t Purpose:				ribbon development along Chelmsford Rd			
Well-Contained (WC)			y Contained (PC)		Not Contained (NC)				

Purpose 2: to preven	t neighbourii	ng towns merging in	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sut	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	vns Noi	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Redu		Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)			
Comments: Development will not cause Blackmore to coalesce with another town. Large woodlands in landscape to E act as visual barriers. NB: the ribbon development along Chelmsford Rd would merge with the overall Blackmore area if the Site were developed									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	_							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	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	Long Distance Path on S. boundary							
Relative contrib	ution of Site to Green Belt Purpo	se:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

Purpose 4: to 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:	nship: relationship with Historic Town		with Historic Town	Historic Town								
Relative contribution	on of Site to Green Belt Purpose:	_										
Limited Relationship with Historic Town (LRHT)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

Overall Contril to Green Be	Low	Moderate	High
Comments:		e existing built up area – large scale countrysic provides views across Site and surrounding lar	•

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

Site Size:	: 235.9 ha	235.9 ha         Views Out (distance):         N: M         S: L         E: L         W: L         Short (<250m)		<u>M</u> ed (25	250m – 1km) <u>L</u> ong (>1km)		ng (>1km)							
Views	Viewer Types:	N: Pub   Priv		<b>S:</b> P	S: Pub			E: Pub Priv				W: Pub  Priv		
in:	Numbers:	: N: Pub: S: Pub: Priv: Priv:			<b>E:</b> Pub: Priv:			<b>W:</b> Pub: Priv:		0	<u>L</u> ow (1 - 10)	) <u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation												
Site visual amenity:		Medium tree belts; hedgerows, open farmland				Loca	lity visu	ual am	enity: V	Wooded, pastures/farmland				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) or none				
Boundary Type:	N: Hedge, fence, trees	E: Fence	S: Hedge	Hedgerow W			: Hedgerows, fence, trees				
Buildings on Site:	None			Appro	x. Footprint	:					
Adjacent Buildings:	Dunton Hills Farm, Dunto	Dunton Hills Farm, Dunton Hall									

Maturity:	Full maturi	itySL	Midd	lle-age	d <mark>S</mark>   L	Young-established: S   L		L	L Very young: S   L		
Scale:	Intimate	Small			Medium		Large	Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pai	rtial Enclosure		Quite Ope	en		Exposed	
Access in	Access in Promoted open recreation		Ope	Open general access Permissive genera			al acces	s	PRoW route access		
site area:		Permissive paths			Informal access				No access		
Landscape Quality:		resentative:   L		nly representative / detractions: SL		E	Equal representative / non-re S   L		on-rep:	Weakly representative/ degraded: S   L	
Tranquillity:		Low			Medi	Medium High			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	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	Very large scale Site not						
Effects on openness:	Limited/no co encroach	,	' Some countryside encroa		Large scale countryside encroachment	bordered by any built up area						
Relative contribution of												
Well-Contained (WC) Part			y Contained (PC)		Not Contained (NC)							

Purpose 2: to prever	nt neighbourii	ng towns merging ir	nto one another								
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physics barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Ab	sent					
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)				
Residual contributio	n of Site to G	reen Belt Purpose (s	should the Site be develop	ed to housing):							
Separation Retai	ined (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)				
Comments:	nments: Development of entire Site would significantly reduce countryside gap between West Horndon and Basildon. Site does not extend to Basildon and A128 is significant barrier to West Horndon – physical coalescence cannot occur. Perception of significant loss of countryside openness and towns merging										

Purpose 3: to as	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) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

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

Overall Contribu to Green Belt	 Low	Moderate	High
Comments:	gricultural Site if wholly developed significa arge scale development along the A127 lea	ntly reducing the countryside gap between W ding east from the M25.	est Horndon and Basildon, as well as

## Site Reference: 202B

## Date/Time: 01/05/13 - 10.20AM

Site Size:	4.46 ha	Views Out (distar	nce): N:	S	S: M/L	E: S	W: M/L	- , , _ ,		<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)	
Views	Viewer Types:	N.Pub Priv H	Pub     Priv     E: Pub     Priv     Houses   Footpath       W(       ad     S: Pub   Priv     Church     W(		W.Pub Pri	v   Road							
in:	Numbers:	<b>N:</b> Pub: M Priv: L	<b>S:</b> Pub: Priv:		<b>E:</b> Pub: N Priv: L	M/H <b>W:</b> Pub: M Priv:			<b>0</b> <u>L</u> ow (1 - 10)		<u>M</u> ed (10-20	) <u>H</u> igh (21+)	
Seasonal	visibility:	Some effects – mat	ure treelin	e splits s	site in half								
Site visua	al amenity:	OK/Good	ood Locality visual amenity: OK/Good										

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none
Boundary Type:		E: Fence (garden), path, cemetery, ditch	S: -	s: - V			/tree line, road
Buildings on Site:	-			Appro	x. Footprint	::	
Adjacent Buildings:	Two storey properties to historic.	NE of site. Site overlooked	l by Priory (	Church c	of St Laurend	e church sp	ire. Appears quite

Maturity:	Full maturity: S   L Mid			Idle-aged: SIL Young-establis			shed		Very young: S   L	
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Par	rtial Enclosure		Quite Ope	en	ר Exposed	
Access in	Promoted open recreation			pen general access Per		Permissive general access		PRoW route access		
site area:		Permissive paths			Informal access			No access		
Landscape Quality:					representative / Equal rep etractions: 3		qual representative / non-rep: S   L		on-rep:	Weakly representative/ degraded: S   L
Tranquillity:		Low		Medium				High		

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	E/F, I	В	F	G

Land	Use/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	NE part of Site does lie within the Blackmore Conservation Area – with the Priory Church of St Laurence (and cemetery)
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	to E
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments: NB: G044 covers land adjacent to St Laurence Church and a
E – Arable Farmland	M - Watercourse	large field to W of Blackmore. See Sheet G044 (W) for the large field west of Blackmore.
F - Pasture	N – Waterbody	Open promoted access (DEFRA) used like park. Public
G - Residential	O – Coastal Environment	footpaths – with St Peters Way crossing the northern part of the Site.
H – Industrial/Commercial	P – Inland Rock	Mature treeline splits site in half – with pasture grassland to
Q - Other: Equine Sta	bles	north and arable land to south.

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bui	ilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilling	g'	'Urban Extension'		New settlement   Housing separated from large built up areas	Large scale Site in comparison to Blackmore, weakly abutting the existing built up area to the NE.			
Boundary:	Strong/Def	finite	Weak/Degraded/Un	clear	None	Due to scale of Site,			
Effects on openness:	Limited/no cou encroachn	,	Some countryside encroachment		Large scale countryside encroachment	development would extend beyond the containment of Blackmore – encroaching S in to			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			/ Contained (PC)	ontained (PC) Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		NNS		N/A
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF)			ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS)					
Comments: Development would not lead to Blackmore coalescing with other towns– however some minor reduction in the countryside gap to Doddinghurst/Stondon Massey, over 1.8km to the SW									

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

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic Town		with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relations	hip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments: Significant part of Site falls within Blackmore Conservation Area, with St Laurence Church to the E								

Overall Contributor to Green Belt	 Low	Moderate	High
Comments:	e of Site, it is not contained by the existing E e encroachment. Site currently has high ame	Blackmore built up area. The Site partly falls w enity value.	ithin a Conservation Area and would lead to

# Date/Time: 01/05/13 - 10.45AM

Site Size:	24.57 ha	Views Out (dista	nce): N	: M/L	S: M/L	E: S	W: M/L	<u>S</u> hort	rt (<250m) <u>M</u> ed (2		<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)
Views	Viewer Types:	NPub   Priv   Road S: Pub   Priv		Priv	E: Pub Priv Houses   PRo Recreation Ground					W.Pub Priv Houses (Distan			
in:	Numbers:	<b>N:</b> Pub: L/M Priv:	<b>S:</b> Pub: Priv:		E: Pub: N Priv: M	л/н	<b>W:</b> Pub: M Priv: M/H	/Н	<b>0</b> <u>L</u> ow (1 - 10)		- 10)	<u>M</u> ed (10-20)	<u>H</u> igh (21+)
Seasonal	nal visibility: Some effects from treeline along eastern boundary – between Blackmore and Site												
Site visua	al amenity:	OK/Good			Locality visual amenity: OK/Good								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none
Boundary Type:	N·hedge road	E: treeline, fencing, bridleway	S: hedg	S: hedge, ditch			scattered hedge
Buildings on Site:	- Approx. Footprint:						
Adjacent Buildings:	Two storey modern prop	erties on western edge of	Blackmore.	Blackmo	ore Village H	Iall and Mil	lennium Park to NE.

Maturity:	Full matur	Full maturity: S   L Middle-a			-aged: S			D	Very young: S   L	
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted of	Promoted open recreation Open			general access Permissive genera			cess PRoW route access		
site area:		Permissive path	ıs	Inforn	Informal access			No access		
Landscape Quality:	0,1	resentative:   L		Mainly representative / minor detractions:		Equal representative / non-rep S   L		-rep:	Weakly representative/ degraded: S   L	
Tranquillity:		Low		Medi	Iedium High			High		

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

Land I	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	NE part of Site does lie within the Blackmore Conservation Area – with the Priory Church of St Laurence (and cemetery)
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	to E
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments: NB: G044 covers land adjacent to St Laurence Church and a
E – Arable Farmland	M - Watercourse	large field to W of Blackmore. See Sheet G044 (S) for land field east of Blackmore Rd.
F - Pasture	N – Waterbody	St Peters Way crosses southern part of the Site.
G - Residential	O – Coastal Environment	Treeline along bridleway along western edge of Blackmore
H – Industrial/Commercial	P – Inland Rock	
Q - Other: Equine Stal	ples	

Purpose 1: to check the	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:	ʻInfillin	ıg'	'Urban Extensio	'n	New settlement   Housing separated from large built up areas	Large scale Site, weakly abutting the existing western edge of Blackmore. Due to scale of Site,			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	iclear	None	development would extend peyond the containment of			
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	Blackmore – encroaching W in to open countryside. Development			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)	Blackmore				

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	II Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tow	wns None / Very Distant Some / Distant Filtered / Obscured / Reasonably Close			Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence		scence	infilling)		
Residual contribution	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF)		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)			
Comments: Development would not lead to Blackmore coalescing with other towns – however due to scale of Site there would be a substantial loss of the countryside which would decrease the gap from Blackmore to Stondon Massey (c. 1.8km to SW) and to Chipping Ongar (c. 5m to W). NB: Gap to Nine Ashes (ribbon development along Nine Ashes Rd c. 1km NW of Blackmore) would be halved – potentially causing visual coalescence.									

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

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relationship with Historic Town (LRHT) Moder			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:	Comments: This part of G044 does lie in or adjacent to the Blackmore Conservation Area							

	verall Contribution of Site to Green Belt Purposes		Moderate	High					
Comments:	Comments: Development would result in a large scale countryside encroachment, poorly related (especially in terms of scale) to the existing Blackmore built up area. Some countryside gap reduction to other towns – but development would not cause towns to coalesce.								

## Date/Time: 10/04/13 – 14.45PM

Site Size	: 4.23 ha	Views Out (dista	nce):	N: S	S: S	E: S/M	W: S	<u>S</u> hort (<	<250m)	<u>M</u> e	d (250m	n – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub   Priv   House S: Priv   Road E: Pub Priv   Ro					Priv   Road   Footpaths							
in:	Numbers:	<b>N:</b> Pub: Priv: L	<b>S:</b> Pu Priv:	ıb: L	E: Pub Priv:	: L/M	<b>W:</b> Pub: L Priv:		0	<u>L</u> ow (1	- 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	Seasonal visibility: Yes – effects from existing woodland													
Site visu	al amenity:	ОК			Locality	visual an	nenity:	Good						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Near but clear		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Woodland	<b>S:</b> Wood	S: Woodland + road W:			ne/footpath	
Buildings on Site:	N		Approx. Footprint:				
Adjacent Buildings: A few cottages to N & W. Hutton Hall to W. All Saints Church to S. Pre-WWII							

Maturity:	Full matur	ity:S	Middl	e-aged: SIL	Young-est	ablished (S)	L	Very young: S   L		
Scale:	Intimate	Small		Medium Large		ge		Expansive		
Enclosure:	Very Confine	ed Quite En	closed <b>C</b>	Partial Enclosure	nclosure Quite Open		Exposed			
Access in	Promoted o	omoted open recreation Open g		n general access	Permissive general acc		PRoW route access			
site area:		Permissive path	IS	Inforn	Informal access			No access		
Landscape Quality:	0,1			representative / tractions: SIL			-rep:	Weakly representative/ degraded: S   L		
Tranquillity:		Low		Medi			High			

Land Lices	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	I, A	J	F/E	А

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Lies within Hutton Village Conservation Area, adjacent to Hutton Hall and All Saints Church
C – Semi-natural grassland / marsh	K - Retail	
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Other Comments:
E – Arable Farmland	M - Watercourse	Recreational open space with young and establishing woodland and footpaths – vegetation makes Site feel
F - Pasture	N – Waterbody	enclosed and smaller than what it is. Well used by locals.
G - Residential	O – Coastal Environment	Separated from main 'urban' area
H – Industrial/Commercial	P – Inland Rock	Tranquillity lowered by public use and activity in neighbouring gardens
Q - Other:		

Purpose 1: to check the 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	Little or no relationship to existing large built up areas –		
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	separated by local minor roads		
Effects on openness:	Limited/no co encroach	,	Some countryside encro	Dachment Large scale countryside encroachment		(country lanes) forming recreational open space.		
Relative contribution of	Overlooked by a few cottages							
Well-Contained (WC) Partly		y Contained (PC)	ntained (PC) Not Co					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.		
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Funct		ced, but Functional (SRF)	Significant Separation Reduction (SSR)		Negligible	or No Separation (NNS)			
Comments: Development would form a new housing area marginally reducing the countryside gap between Brentwood and Billericay and the interlying hamlet of Havering's Grove, visually separated by interlying landform and woodland. Development would not cause coalescence. If wholly developed local isolated cottages would be amalgamated in to larger built development.									

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

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town relationship:	No / Limited physical and/or relationship with Historic T	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town				
Relative contributio	on of Site to Green Belt Purpose:							
Limited Relations	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:	Comments: Wholly within Hutton Village Conservation Area, adjacent to Hutton Hall and All Saints Church							

	Overall Contribution of Site to Green Belt Purposes		Moderate	High
Comments:			ould form a discreet development outside of the neuronal servation Area, with nearby historic or promin	5

## Site Reference: 218A

# Date/Time: 10/04/13 - 12.00PM

Site Size:	: 12.42ha	Views Out (distance):	N: M/L	S: S/M	E: S	W: S (L)	<u>\$</u> hort (<	250r	n) <u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ong (>1km)
Views	Viewer Types:	NPub   Priv		<b>S:</b> Pub   P	Priv	E: Pub	Priv   Ho	Houses W: Pub		Priv Road   Houses		
in:	Numbers:	<b>N:</b> Pub: Priv:	<b>S:</b> Pub: Priv:	E: Pub: Priv: H		<b>W:</b> Pub: Priv: L	М	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10-	20)	<u>H</u> igh (21+)
Seasonal	visibility:	Minor effect from	boundary hedg	gerows and tr	rees/woo	dland						
Site visual amenity:         OK/Good         Locality visual and			y visual ame	nity: Of	<th>od</th> <th></th> <th></th> <th></th>	od						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation			to large bui		Distant association (visual) only or none
Boundary Type:	N: hedge/footpath	E: hedge, garden/fencelines S: Hedge/tree				S	W: hedge	/wood, road
Buildings on Site:	N			Appro	x. Footprint	:		
Adjacent Buildings:	Large detached two storey traditional housing to E. Few houses to E off Hall Lane							

Maturity:	Full matur	ity:S ቢ	Midd	le-aged: SIL		Young-establi	shed	L	Very young: S   L		
Scale:	Intimate	Small		Medium		Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Open			Exposed		
Access in	Promoted of	open recreation	Oper	n general access	Р	Permissive gener	neral access		PRoW route access		
site area:		Permissive path	IS	Inforr	Informal access			No access			
Landscape Quality:		representative:     Mainly representative /       S   L     Minor detractions: SID		E	Equal representative / non- S   L			n-rep: Weakly representative/ degraded: S   L			
Tranquillity:		Low		Medi	lium High			High			

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

Land	<u>Jse/Cover</u>	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	Adjacent housing appears traditional and some properties
C – Semi-natural grassland / marsh	K - Retail	appeared to be pre-war?
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	St Marys Church lies to SW
E – Arable Farmland	M - Watercourse	Other Comments:
F - Pasture	N – Waterbody	Tranquillity lowered by audible noise from A12 (to N)
G - Residential	O – Coastal Environment	Site lies to read (W) of properties along Roman Road - overlooked
H – Industrial/Commercial	P – Inland Rock	Hall Lane lies to W. Land to south is open amenity (playing fields) and Shenfield cricket club.
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wc		PC		NC	Comments:					
Containment:	Within large bu	uilt up area	rea Abuts large built up area Separate from large built up		Separate from large built up area	Large Site lying between Hall					
Development type:	Development type: 'Infilling'		'Urban Extensior	ı'	New settlement   Housing separated from large built up areas	Lane and houses on the western edge of Shenfield. Weakly associated with limits of					
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Shenfield, with Site bounded to					
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	by amenity/recreational areas and SW by housing off Hall Lane.					
Relative contribution of	Site to Green Bel	t Purpose:				Considered Not Contained due scale of Site & lack of clear limits					
Well-Contained (WC) Part		y Contained (PC)		Not Contained (NC)	to N and W						

Purpose 2: to prever	nt neighbourin	ig towns merging ir	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physics barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent			
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible				
<b>Comments:</b> Site is part of a large green wedge separating Shenfield from northern areas of Brentwood/Pilgrims Hatch. Some reduction in this important gap if developed – A12 lies midway between the Site and Pilgrims Hatch. Houses along Hall lane would be amalgamated in to the overall Shenfield large built up area if the Site were developed.									

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

Purpose 4: to preserve the setting and special character of historic towns										
Criteria	LRHT		MRHT	SRHT						
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic T	own	with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
<b>Comments:</b> NB: St Marys Church does lie to the SW of the Site and some of the housing adjacent to the Site is pre-WWII (1930's)										

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	Shenfield a		arrowing the gap between Brentwood and She	ociated with the existing large built up area of nfield – assuming the whole Site was

## Site Reference: 218B

# Date/Time: 10/04/13 - 12.00PM

Site Size:	:	Views Out (distance):	N: M/L	S: S/M	E: S	W: S (L)	<u>\$</u> hort (<	250r	m) <u>M</u> ed (25	0m – 1km)	<u>L</u> ong (>1km)	
Views	Viewer Types:	NPub   Priv		<b>S:</b> Pub   P	Priv	E: Pub	Priv   Ho	Houses W:Publer			Road   Houses	
in:	Numbers:	<b>N:</b> Pub: Priv:	<b>S:</b> Pub: Priv:	E: Pub: Priv: H		<b>W:</b> Pub: Priv: L	М	0	<u>L</u> ow (1 - 10)	w (1 - 10) <u>M</u> ed (10-2		<u>H</u> igh (21+)
Seasonal	visibility:	Minor effect from	boundary hed	gerows and tr	rees/woo	dland						
Site visual amenity:         OK/Good         Locality visual amenity			nity: Of	<th>od</th> <th></th> <th></th> <th></th>	od							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		to large built		Distant association (visual) only or none	
Boundary Type:	N: hedge/footpath	E: hedge, garden/fenceline	: hedge, garden/fencelines S: Hedge/trees			W: hedge/wood, road		
Buildings on Site:	Ν			Арр	orox. Footprint	:		
Adjacent Buildings: Large detached two storey traditional housing to E. Few houses to E off Hall Lane								

Maturity:	Full matur	ity:S ቢ	Mido	dle-aged: SIL Young-established SIL			L	Very young: S   L		
Scale:	Intimate	Small		Mediu	m		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Encl	losure	Q	uite Ope	en	Exposed	
Access in	Promoted of	d open recreation Open general acc			SS	Permissive general access PRoW route acces			PRoW route access	
site area:		Permissive path		Informal access				No access		
Landscape Quality:		resentative:   L		representative		Equal representative / non-re S   L			rep: Weakly representative/ degraded: S   L	
Tranquillity:		Low			Medium High			High		

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

Land	<u>Jse/Cover</u>	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	Adjacent housing appears traditional and some properties
C – Semi-natural grassland / marsh	K - Retail	appeared to be pre-war?
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	St Marys Church lies to SW
E – Arable Farmland	M - Watercourse	Other Comments:
F - Pasture	N – Waterbody	Tranquillity lowered by audible noise from A12 (to N)
G - Residential	O – Coastal Environment	Site lies to read (W) of properties along Roman Road - overlooked
H – Industrial/Commercial	P – Inland Rock	Hall Lane lies to W. Land to south is open amenity (playing fields) and Shenfield cricket club.
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wc		PC		NC	Comments:						
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area	Large Site lying between Hall						
Development type:	ʻInfillir	ngʻ	'Urban Extensior	ı'	New settlement   Housing separated from large built up areas	Lane and houses on the western edge of Shenfield. Weakly associated with limits of						
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Shenfield, with Site bounded to S						
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	by amenity/recreational areas and SW by housing off Hall Lane. Considered Not Contained due						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)	to N and W						

Purpose 2: to prever	nt neighbourir	ig towns merging in	to one another							
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physics barriers:	sical Substantial / strong Moderate Unsubstantial, but Absent Absent		sent							
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)			
<b>Comments:</b> Site is part of a large green wedge separating Shenfield from northern areas of Brentwood/Pilgrims Hatch. Some reduction in this important gap if developed – A12 lies midway between the Site and Pilgrims Hatch. Houses along Hall lane would be amalgamated in to the overall Shenfield large built up area if the Site were developed.										

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

Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT							
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with							
relationship:	relationship with Historic T	own	with Historic Town	Historic Town							
Relative contribution	Relative contribution of Site to Green Belt Purpose:										
Limited Relations	nip with Historic Town (LRHT)	Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)							
Comments: NB: St Marys Church does lie to the SW of the Site and some of the housing adjacent to the Site is pre-WWII (1930's)											

Overall Contributor to Green Belt		Low	Moderate	High
Comments:	Shenfield a		rrowing the gap between Brentwood and She	ociated with the existing large built up area of nfield – assuming the whole Site was

## Date/Time: 10/04/13 – 15.20PM

Site Size:	2.82 ha	Views Out (dista	vs Out (distance): N: S S: S E: S/M W: S Short (<250r		0m)	i) <u>M</u> ed (250m – 1km)			<u>L</u> o	ng (>1km)		
Views	Viewer Types:	N: Pub Priv House   A129 S: Pub   P				riv Care Home E: Pub   Priv			riv	WPub Priv Houses   Road		
in:	Numbers:	N: Pub: M/H         S: Pub:         E: Pub: Priv:         W: Pub: L           Priv: L         Priv: L         E: Pub: Priv:         Priv: H			0 <u>L</u> ow (1		- 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)		
Seasonal	visibility:	Yes – effects from hedgerows and boundary treelines										
Site visual amenity:         OK         Locality visual amenity:         Good												

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation to large t		ed association arge built up area	Distant association (visual) only or none			
Boundary Type:	N: Treeline/hedge, Garden, A129	E: Gardens, fence/hedge		S: Nursing home W: he			rees, garden, minor road			
Buildings on Site:	Ν			Арр	rox. Foot	print:				
Adjacent Buildings:	<b>U</b>	2 cottages to north, row of cottages near W boundary with housing on opposite side of road. Hutton Court flats and houses to E. Nursing home to S.								

Maturity:	Full maturity	: S	Midd	le-aged: SIL		Young-establi	shed	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	ess in Promoted open recreation Open			n general access	general access Permissive genera			PRoW route access		
site area:	Pe	Permissive paths			Informal access			No access		
Landscape Quality:	Highly repres			representative / etractions: SI				-rep:	ep: Weakly representative/ degraded: S   L	
Tranquillity:		Low		Medi	Medium High			High		

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

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	Lies within Hutton Village Conservation Area
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Paddock with horses. Site wraps around existing housing, separated from main 'urban' area by minor road – but still overlooked by local housing.
E – Arable Farmland	M - Watercourse	Triangular wedge of land.
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	w	2	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area	Site wraps around C19 <sup>th</sup> housing		
Development type:	'Infilling'		'Urban Extension'		New settlement   Housing separated from large built up areas	currently lining Hutton Village (local minor road) which separates the Site from the		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	overall large built up area. Still overlooked by the urban area.		
Effects on openness:	Limited/no c encroacl	,	Some countryside encro	achment	Large scale countryside encroachment	Bounded to S by nursing home, N & NE by the A129 and 2		
Relative contribution of	Site to Green Be	lt Purpose:				cottages. Considered Partly Contained due to the Site scale		
Well-Contained (WC) Par		Partl	/ Contained (PC)		Not Contained (NC)	and it being a wedge between the A129 and the existing large built up area		

Purpose 2: to prever	nt neighbourir	ig towns merging in	to one another			Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A									
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent											
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.									
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)									
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):												
Separation Retai	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligibl											
Comments:	Comments: Development would lead to some encroachment east away from Brentwood toward Billericay and the interlying hamlet of Havering's Grove. Site visually separated from Billericay by interlying landform and woodland. Development would lead to properties at Hutton Court merging with the Brentwood (Hutton) built up area.															

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

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic To		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:	Comments: Lies within Hutton Village Conservation Area, adjacent to Hutton Hall and All Saints Church									

Overall Contribu to Green Belt I	 Low	Moderate	High		
Comments:	6	n Brentwood area wrapping around existing pr Ild not lead to a significant reduction in the ga	operties off Hutton Village (local minor road). p to Billericay nor cause towns to coalesce.		

## Date/Time: 10/04/13 – 13.30PM

Site Size:	: 10.24 ha	Views Out (distan	ice): N	N: M	S: S	E: M	W:S Short (		:250m)	<u>M</u> ed (250r	n – 1km	) <u>L</u> o	ng (>1km)
Views	Viewer Types:	NPub Priv   Co	Country Park S: Pub   Priv   E.Pub   Priv				Pub Priv Houses   Country Park W: Pub   Priv					Priv	
in:	Numbers:	<b>N:</b> Pub: H Priv:	<b>S:</b> Pub: Priv:		E: Pub: H Priv: M/H		<b>W:</b> Pub: Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ec	d (10-20)	<u>H</u> igh (21+)
Seasonal visibility: Yes – from boundary hedgerows													
Site visual amenity: OK		Locality visual amenity:			OK-Good								

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none	
Boundary Type:	N: Hedgerow	E: Hedgerow/wood S: Hedgero				W: Hedge	erow	
Buildings on Site:	Y – derelict farm building (	,	Appro	x. Footprint	:: c. 1%			
Adjacent Buildings:	Adjacent Buildings: Modern/traditional – mix of two storey houses and bungalows							

Maturity:	Full matur	naturity: S   L Middle-		lle-aged:	e-aged: SIL Young-establis			shed: S	L	Very young: S   L	
Scale:	Intimate	Small		Ν	Medium	Large			Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure Quite Open			Exposed				
Access in	n Promoted open recreation Open ge			en genera	l access	Permissive general access				PRoW route access	
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:					resentative / Equal representatitities / Equal representations:			tive / non L	-rep:	Weakly representative/ degraded: S   L	
Tranquillity		Low			Medi	um				High	

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

Land	<u>Use/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	Four fields delineated by hedgerows. Centre of Site forms a
E – Arable Farmland	M - Watercourse	local high point offering filtered views north and east towards an industrial estate – filtered by hedgerows.
F - Pasture	N – Waterbody	Rail line c. 245m to north. A129 Rayleigh Rd c. 350m to south.
G - Residential	O – Coastal Environment	Only abuts housing on SW boundary of Site
H – Industrial/Commercial	P – Inland Rock	Site is bounded by Hutton Country Park on W, N and NE boundaries
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	WC		PC		NC	Comments:				
Containment:	Within large built up ar	rea	Abuts large built up area		Separate from large built up area	Weakly associated to large built				
Development type:	'Infilling'	'Urban Extensio		ı'	New settlement   Housing separated from large built up areas	up area via boundary with housing off Goodwood Avenue, Hutton. Large scale countryside				
Boundary:	Strong/Definite		Weak/Degraded/Un	clear	None	encroachment, bounded to W, N & NE by a country park.				
Effects on openness:	Limited/no countrysid encroachment	le	Some countryside encro	achment	Large scale countryside encroachment	As majority of land is				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)	countryside, Site is considered to be Not Contained					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)		
Comments: Development would lead to the encroachment of Hutton towards Billericay and the interlying hamlet of Havering's Grove, but would not cause Coalescence. Local high point if developed may offer some visibility from wider areas and other towns – filtered by interlying woodland/hedgerows.									

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

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

	ontribution of Site n Belt Purposes		Moderate	High
Comments:		ly associated to Brentwood but does abut t Brentwood to Billericay. Large scale countr		SE edge of Brentwood. Some minor narrowing

# Date/Time: 11/04/13 – 9.00AM

Site Size:	: 0.46ha	Views Out (dista	nce):	N: S	S: S	E: S	W:S <u>S</u> hort (		<u>S</u> hort (<	:250m)	<u>M</u> ed (25	0m – 1km) <u>L</u> ong		ng (>1km)
Views	Viewer Types:	N: Pub   Priv   House S:Pub   Priv			Road	Road E: Pub Priv Houses			W: Pub					
in:	Numbers:	<b>N:</b> Pub: Priv:	<b>S:</b> Pub Priv:	: L	E: Pu Priv:		W: Pub: Priv: I		):	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility:         Some – deciduous hedge/treeline – particularly along rail line and Stock Lane (S of site)													
Site visual amenity: Low /Poor			Loca	ality v	visual a <del>m</del>	enity:	Poor/0	ОК						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Hedge	E: fence, gardens	S: Hedge + road			W: Treeline + rail line		
Buildings on Site:	Y – house (the nutshell)		Approx. Footprint: < 5%			< 5% o	f Site	
Adjacent Buildings:	Adjacent Buildings: Some small houses (mobile homes?) to E.							

Maturity:	Full matur	ity:S L	Midd	le-aged:S 🚺	,	Young-establi	shed	hed SIL Very young: SI		
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	n	Exposed		
Access in	Promoted of	open recreation	Oper	n general access	Per	rmissive gener	al access	l access PRoW route access		
site area:		Permissive path	IS	Inform	nal aco	cess			No access	
Landscape Quality:		resentative:   L		ly representative / Equal repres detractions: S   L		ual representa S	<b>^</b> '	ep:	Weakly representative/ degraded: S L	
Tranquillity	<i>r</i> :	Low		Medium			High			

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

Land U	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Little or no relationship to historic town.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	No substantial historic buildings appear near to Site.
C – Semi-natural grassland / marsh	K - Retail	Other Comments:
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	No Access. Primarily appears to be associated to Garage
E – Arable Farmland	M - Watercourse	(motor vehicle) works.
F - Pasture	N — Waterbody	Site on opposite side of railway line from Ingatestone – outside of main village limits. Site is overlooked by two storey
G - Residential	O – Coastal Environment	housing on opposite side of rail line – filtered by treeline. No/very limited views from rail line – in a deep cutting
H – Industrial/Commercial	P – Inland Rock	Allotments to S of Stock Lane.
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wc		PC		NC	Comments:				
Containment:	Within large bu	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfillir	ıgʻ	'Urban Extension'		New settlement   Housing separated from large built up areas	Small Site. The rail line forms the				
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	physical boundary of Ingatestone – the Site is outside				
Effects on openness:	Limited/no co encroach	'	Some countryside encro	achment	Large scale countryside encroachment	of this limit – separate from the main housing areas.				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly		y Contained (PC)		Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns Non	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but Functional (SRF		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligib		Negligible	or No Separation (NNS)			
Comments:	Comments: Development will not cause coalescence. Primarily a brownfield Site. No significant reduction in the gap to other towns.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC FC		Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Brownfield Site – appears primarily related to local garage – some grassland potentially on 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 relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Model			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contributor to Green Belt		Low	Moderate	High			
Comments:	· ·	<b>o</b> , , , , , , , , , , , , , , , , , , ,	the existing limit of Ingatestone, delineated by primarily brownfield with limited countryside f				

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

Site Size:	: 5.4 ha	Views Out (distance	): N: S	S: S	E: S	W: S	<u>S</u> hort (<2	250m)	<u>M</u> ed (250	m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv S: Pub   Priv			1	E: Pub			W: Pub Priv			
in:	Numbers:		Pub: riv:	<b>Ε:</b> Ρι Priv:	<b>E:</b> Pub: Priv:		Pub: H -		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Little variation – most	visible in wint	er								
Site visual amenity: Poor except for boundary trees				Local	Locality visual amenity: Good -			d – farmed countryside + woodland				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	n' Near but clear to		Limited association to large built up area			Distant association (visual) only or none	
Boundary Type:	N: Bund; hedgerow, trees	E: Hedgerow; trees, bund	<b>S:</b> Wood	S: Woodland; bund			W: Fence; trees; bund		
Buildings on Site:	Large warehouse style/off	Large warehouse style/office building					8%		
Adjacent Buildings:	ngs: Large agricultural barn, small shed; large two storey house								

Maturity:	Full maturit	y: S   L	Middle-aged: S				Young-establi	she <mark>d: S</mark>	L	Very young: S   L	
Scale:	Intimate	Small		Medium			Large		Expansive		
Enclosure:	Very Confined	d Quite En	closed	Pa	artial Enclosure		Quite Ope	in	Exposed		
Access in	Promoted open recreation			en general access Permis			ermissive general access			PRoW route access	
site area:	Р	ermissive path		Inform	nal a	ccess		No access			
Landscape Quality:		Highly representative: Mainly rep S   L minor detrac			esentative / tions: S L	Equal representative / nor S   L			on-rep: Weakly representative/ degraded: S L		
Tranquillity:	Low				Medium				High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	Н	B (Trees)	F,E	G

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

Purpose 1: to check the	unrestricted spray	wl of large bui	lt-up areas						
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	ʻInfillir	ngʻ	'Urban Extensior	ı'	New settlement   Housing separated from large built up area	No significant countryside			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	iclear 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	Well-Contained (WC) Partly				Not Contained (NC)				

Purpose 2: to prever	nt neighbourin	g towns merging in	to one another								
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent					
Views between To	Views between Towns No		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	ntial visual Coalescence		infilling)				
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)				
Comments:	Whilst comprising an existing developed Site, a large massing of housing in this location would potentially cause minor 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	Currently an industrial 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		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with						
relationship:	relationship with Historic Town		with Historic Town	Historic Town						
Relative contribution	on of Site to Green Belt Purpose:	:								
Limited Relationship with Historic Town (LRHT)		Mode	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contributor to Green Belt		Low	Moderate	High					
Comments:	Existing cor	xisting commercial Site not bordered by any settlement							

## Date/Time: 15/1/16 13:45

Site Size	: 1.35 ha	Views Out (distance):		<b>N:</b> S	<b>S:</b> S	<b>E:</b> S	<b>W:</b> S-M <u><b>S</b></u> hort (<		<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> on		ng (>1km)	
Views	Viewer Types:	N: Pub   Priv				>	E: Pub					W: Pub		
in:	Numbers:	<b>N:</b> Pub: Priv:	<b>S:</b> Pul Priv: L	o: M-H <b>E:</b> Pub: Priv: L			<b>W:</b> Pul Priv: L	W: Pub: Priv: L			<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)	
Seasona	l visibility:	Variable in winter d	ue to bo	oundary ti	ree cover									
Site visual amenity: Mod to good				Locali	ty visual am	nenity:	Mode	rate - Good						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation Near but clear separation Limited association to large built up area			Distant association (visual) only or none				
Boundary Type:	N: Post and wire, trees	E: Post and wire, brambles, trees	S: timber fence, hedgerow trees W: post and wire, bran trees				nd wire, brambles,			
Buildings on Site:	Lean-to brick shed and con evergreens	Lean-to brick shed and corrugated iron shelter, deciduous and Approx. Footprint: ~2%								
Adjacent Buildings:	Two storey house (Alexa	Two storey house (Alexander House)								

Maturity:	Full maturity:	turity: S I		dle-aged: S L Young-establis			shed: S	L	Very young: S   L	
Scale:	Intimate	Small		Medium	Medium		Large		Expansive	
Enclosure:	Very Confined	Quite End	closed	Partial Enclosure	2	Quite Ope	en		Exposed	
Access in	Promoted ope	n recreation	Ope	n general access	eess Permissive general access PRoW r			PRoW route access		
site area:	Per	Permissive paths Informal access		access	No access					
Landscape Quality:	Highly represe S   L			v representative / Equal representativ etractions: S L			tive / non L	/ non-rep: Weakly representative/ degraded: S   L		
Tranquillity:		Low		Medium			High			

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

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	wo	:	PC	NC		Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	ʻInfilli	ngʻ	'Urban Extensior	n'	New settlement   Housing separated from large built up area	East of Alexander Lane which					
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	delineates edge of Shenfield.					
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	Site not directly bounded by any settlement limit					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partl			y Contained (PC)		Not Contained (NC)						

Purpose 2: to preven	nt neighbourin	g towns merging ir	ito one another								
Criteria		SR	SRF	SSR	Ν	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent					
Views between Tov	wns Nor	ns None / Very Distant Some / Distant Filtered / Obscured / Direct / Close Small scale, containe Site within town (e.g									
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	infilling) Coalescence		infilling)				
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):											
Separation Retain	Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR)         Negligible or No Separation (NNS)						
Comments: Ribbon development and A12 alongside countryside, are interlying between Mountnessing and Shenfield – no coalescence											

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

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

Overall Contribution to Green Belt I		Low	Moderate	High							
Comments:	Uncontained field – relatively small scale – no coalescence of built up areas.										

# Date/Time: 15/1/16 Afternoon

Site Size:	0.5 ha	Views Out (distan	ce): N	: S	<b>s:</b> S	<b>E:</b> S	<b>W:</b> S	W:S <u>S</u> hort (		<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub		S: Pub   Priv E: Pub   Priv				W: Pub   Priv			Priv		
in:	Numbers:	<b>N:</b> Pub: Priv: L	<b>S:</b> Pub: Priv:		E: Pu Priv:	ıb:	W: Pu Priv:	<b>W:</b> Pub: Priv:		<u>L</u> ow (1 - 10	) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	sibility: Slight variation in winter											
Site visua	al amenity:	Ok - good	Locality visual amenity: Ok- good										

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	area   'Urban' Near but clear to large built up							
Boundary Type:	wire tence evergreen	E: Deciduous trees, timber panelled fence	S: Post n wire fence W: Trees							
Buildings on Site:	Small timber sheds	Small timber sheds Approx. Footprint:								
Adjacent Buildings:	Modern 2 storey dwelling	Modern 2 storey dwellings detached								

Maturity:	F	ull maturity:	S   L	Mide	Aiddle-aged: S L Y		Young-established S L		<b>)</b> L	Very young: S   L		
Scale:	Intim	ate	Small			Medium		Large			Expansive	
Enclosure	: Ver	ry Confined	Quite En	closed	Partial Enclosure Quite Oper		en	Exposed				
Access in	Pro	omoted ope	n recreation	Ope	en general access Permissive general acc				al acces	PRoW route access		
site area:		Per	missive path	IS		Informal access			No access			
Landscap Quality:	e H	lighly repres S   L				representative / Equal representer constructions: C C C C C C C C C C C C C C C C C C C			tative / non-rep: Weakly representative, degraded: S   L			
Tranquilli	ty:		Low			Medium			High			

Land Lleas	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	AQ	E G	LF

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

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

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another												
Criteria		SR	SRF	SSR	N	NS	N/A						
Interlying physica barriers:	al Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent		osent						
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		scence	infilling)						
Residual contributio	n of Site to Gi	reen Belt Purpose (s	hould the Site be develop	ed to housing):									
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)												
Comments:	Comments: On balance, development would not lead to settlements merging – A12 is significant barrier between Ingatestone and Mountnessing. However loss of countryside would bring the large settled area of Mountnessing towards Ingatestone – notwithstanding the existing ribbon development between the two settlements.												

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

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

Overall Contribution to Green Belt		Low	Moderate	High
Comments:	Predomina	ntly, Site would comprise infilling between A	A12 and Mountnessing	·

## Date/Time: 14/1/16 10:05

0.65 ha	Views Out (distar	nce): N	: S	<b>S:</b> S	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort (<	(<250m) <u>M</u> ed (250		(250m – 1km) <u>L</u> ong (>1kn		ng (>1km)
Viewer Types:	N: Pub Priv S: Pub		ıb Priv	D	E Pub Priv			) w		<b>W:</b> Pub   Priv		
Numbers:	<b>N:</b> Pub: Priv: L	<b>S:</b> Pub: Priv: L				<b>W:</b> Pul Priv:	<b>W:</b> Pub: Priv:		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
visibility:	Variable											
Site visual amenity: Ok - good			Locality visual amenity:			Good – countryside to W						
•	Viewer Types: Numbers: visibility:	Viewer Types: N: Pub Priv Numbers: N: Pub: Priv: L Variable	Viewer Types:     N: Pub     Priv       Numbers:     N: Pub: Priv: L     S: Pub: Priv: L       visibility:     Variable	Viewer Types:     N: Pub     Priv     S: Pub       Numbers:     N: Pub: Priv: L     S: Pub: Priv: L       visibility:     Variable	Viewer Types:     N: Pub     Priv       Numbers:     N: Pub: Priv: L     S: Pub: Priv: L       Viewer Visibility:     Variable	Viewer Types:     N: Pub     Friv     S: Pub       Numbers:     N: Pub: Priv: L     S: Pub: Priv: L     E: Pub: H Priv: L       visibility:     Variable	Viewer Types:     N: Pub     Priv     S: Pub     Priv     E       Numbers:     N: Pub: Priv: L     S: Pub: Priv: L     E: Pub: H Priv: L     W: Pub Priv: L       visibility:     Variable	Viewer Types:     N: Pub     Priv     S: Pub     Priv       Numbers:     N: Pub: Priv: L     S: Pub: Priv: L     E: Pub: H Priv: L     W: Pub: Priv: L       visibility:     Variable	Viewer Types:     N: Pub     Priv     E     Pub     Priv       Numbers:     N: Pub: Priv: L     S: Pub: Priv: L     E: Pub: H Priv: L     W: Pub: Priv: L     0       visibility:     Variable     Variable     0	Viewer Types:     N: Pub     Priv     S: Pub     Priv     E     Pub     Priv       Numbers:     N: Pub: Priv: L     S: Pub: Priv: L     E: Pub: H Priv: L     W: Pub: Priv: L     0     Low (1 - 10)       visibility:     Variable     Variable     Variable     Variable     Variable	Viewer Types:     N: Pub     Priv     S: Pub     Priv     E     Pub     Priv     W: Pub       Numbers:     N: Pub: Priv: L     S: Pub: Priv: L     E: Pub: H Priv: L     W: Pub: Priv: L     0     Low (1 - 10)     Med (1	Viewer Types:     N: Pub   Priv     S: Pub   Priv     E Pub Priv     W: Pub   Priv       Numbers:     N: Pub: Priv: L     S: Pub: Priv: L     E: Pub: H Priv: L     W: Pub: Priv: L     0     Low (1 - 10)     Med (10-20)       visibility:     Variable     Variable     Variable     Viewer     Viewer     Viewer     Viewer

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation Limited asso to large bu area		built up	Distant association (visual) only or none
Boundary Type:	N: Hedge (garden) trees, leylandii	E: Timber fence, Trees	S: scatte	S: scattered trees		W: trees	
Buildings on Site:				Appro	x. Footprint	t:	
Adjacent Buildings	Modern 2 storey build to	South					

Maturity:	Full matur	Full maturity: S		dle-aged: S L	Young-estab	ished: S   L	Very young: S   L	
Scale:	Intimate	Smal	I	Medium	Large		Expansive	
Enclosure:	Very Confin	ed Quite E	nclosed	Partial Enclosure	Quite Op	en	Exposed	
Access in	Promoted of	open recreatio	n Ope	en general access	Permissive gene	ral access	PRoW route access	
site area:		Permissive pat	hs	Inforr	nal access		No access	
Landscape Quality:		resentative:   L		y representative / letractions: S   L	Equal represent	Equal representative / non-rep: Weakly representative / degraded: S		
Tranquillity:		Low		Medi	um	High		

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	w	2	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up area	Infills area of land between				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	housing and pub at western				
Effects on openness:		d/no countryside croachment		achment	Large scale countryside encroachment	extent on Kelvedon Hatch along Ongar Road				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partle			v Contained (PC)		Not Contained (NC)					

Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns Nor	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contributior	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduc		ced, but Functional (SRF) Significant Separation		uction (SSR) Negligible		e or No Separation (NNS)			
Comments: No separation reduction to other villages/towns over existing situation									

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

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

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:		nt would primarily infill gap between ribbor countryside function of the Site (woodland	n development on western edge of Kelvedon H scrub) which is reasonably attractive.	latch. Overall, moderate due to the

## Date/Time: 12/1/16

Site Size:	1.17 ha	Views Out (distance	e): N:	S	<b>S:</b> S	<b>E:</b> S	<b>W:</b> S	<b>W:</b> S <u>S</u> hort (•		<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub		<b>S:</b> Pi	ub Priv	$\supset$	I: Put	Priv			<b>W:</b> Pub	Priv	
in:	Numbers:		: Pub: riv: L		<b>E:</b> Pu Priv:	ub: L	-	W: Pub: Priv: M		<u>L</u> ow (1 - 10	) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some variation												
Site visu	Site visual amenity: Excellent - good		Loca	Locality visual amenity:			Good						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but separat	to large		built up	Distant association (visual) only or none		
Boundary Type:	N: Trees, fence	E: Trees		S: Timber fence, houses (2 storey)			W: Golf course		
Buildings on Site:				Appro	x. Footprint	:			
Adjacent Buildings:	Private residences								

Maturity:	Full maturi	Full maturity: S			le-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	en	n Exposed		
Access in	Promoted o	pen recreation	n Open general access Permissive genera			al access	ess PRoW route access			
site area:		Permissive path	IS	Informal access			No access			
Landscape Quality:	Highly rep S	Highly representative: Mainly repr S		representative / etractions: S L						
Tranquillity:		Low	Medi	Medium			High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary	
Land-Ose.	A		GI	JA	

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria	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	Partly contained by Herongate to					
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	South and Ingrave to north					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)						

Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	INS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent					
Views between Tov	wns Non	ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.			
Coalescence:		None None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Retain	Separation Retained (SR) Separation Reduced		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR) Negligible		or No Separation (NNS)			
Comments:	Comments: Development would lead to Herongate and Ingrave directly merging through housing development									

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

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

	all Contribution of Site Green Belt Purposes Low		Moderate	High	
Comments:	Small Site w Conservatio		and Ingrave to further coalesce as well as beir	ng located in Registered Park and Garden and	

## Date/Time: 15/1/16 AM

Site Size	: 11.1 ha	Views Out (distan	ce):	<b>N:</b> S	<b>S:</b> S	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort	(<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub		<b>S</b> : Pu	ub Priv	$\supset$	L. Pub	Priv			WPub	Priv	
in:	Numbers:	<b>N:</b> Pub: Priv: O-L	<b>S:</b> Pub Priv: L	:	<b>E:</b> Pu Priv:	ıb: H	W: Pub: H Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	l visibility:	Variable – limited tree cover – reasonably open even in summer from north											
Site visu	al amenity:	Good				Loca	Locality visual amenity: Good						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but separa		Limited as to large ar	built up	Distant association (visual) only or none	
Boundary Type:	N: Grassed field	E: Trees and railway	<b>S:</b> trees, fence	S: trees/hedge/wooden fence		W: trees/	W: trees/hedge	
Buildings on Site:			Appro	x. Footprint	:			
Adjacent Buildings:	Two storey residences							

Maturity:	Full matur	ity:S L	Middle	e-aged: SL	Young-established: S   L			L	Very young: S   L
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	osed Partial Enclosure		Quite Open		Exposed	
Access in	Promoted of	open recreation	Open	general access	Ρ	Permissive general access		PRoW route access	
site area:		Permissive path	ıs	Inform	nal access		No access		
Landscape Quality:	0,1	resentative:   L		Mainly representative / minor detractions: SL		Equal representative / non-rep: S   L		n-rep: Weakly representative/ degraded: S   L	
Tranquillity:		Low		Medi	ledium				High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Ose.	E		EG	L

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

Purpose 1: to check the	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	ing' 'Urban Exten		'n	New settlement   Housing separated from large built up area	Whilst the Site is well contained by rail line (E) and A12/Roman Road (W), Site is weakly			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	connected to northern extent of			
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	Ingatestone – Site is primarily to rear of ribbon development and is not contained to existing built			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained	Well-Contained (WC) Partly			y Contained (PC) Not Contained (NC)					

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physics barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.		
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible		Negligible	e or No Separation (NNS)		
Comments:	Comments: Development would represent reduction in gap to Margeretting and Chelmsford to northeast of Ingatestone, but overall settlements would not coalesce								

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

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

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

# Date/Time: 12/1/16 15/1/16

Site Size:	1.0 ha	Views Out (distar	nce): N	<b>N:</b> S	<b>s:</b> S	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort (	<250m)	<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N: Pub		<b>S:</b> Pu	ub Priv	E: Pub   Priv				W: Pub   Priv			
in:	Numbers:	<b>N:</b> Pub: Priv: M	<b>S:</b> Pub: Priv:	:	E: Pu Priv:	ıb:		W: Pub: Priv: M		<u>L</u> ow (1 - 10	) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Variable in winter due to tree cover												
Site visua	al amenity:	Good				Locali	ty visual an	nenity:	Good				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none
Boundary Type:	N: Trees/fence	E: Trees/hedge	S: Trees	S: Trees/hedge		W: Trees	, hedgerow, garden one
Buildings on Site:		Approx. Footprint:					
Adjacent Buildings:	Two storey detached tra	Two storey detached traditional/historic preferences. Listed buildings inc. care home, Button Hall, Heron Court etc					

Maturity:	Full matur	ity: S	Midd	lle-aged: SL	-aged: SL Young-establish		shed: S   L		Very young: S   L
Scale:	Intimate	Small		Medium		Large			Expansive
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed	
Access in	Promoted of	open recreation	Ope	en general access	P	Permissive general ac		access PRoW route access	
site area:		Permissive path	ıs	Inform	Informal access				No access
Landscape Quality:		resentative:		ly representative / Equal represent detractions: S L S		qual representa S	•	e / non-rep: Weakly representative/ degraded: S   L	
Tranquillity		Low		Medi	um		High		

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Ose.	F	Q	AE	GJ

d buildings nearby
<u>· Comments:</u>

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfillin	gʻ	'Urban Extension'		New settlement   Housing separated from large built up area				
Boundary:	Strong/Det	finite	Weak/Degraded/Unclear		None	Site weakly associated with			
Effects on openness:	Limited/no cou encroachr	,	Some countryside encroachment		Large scale countryside encroachment	settlement edge of Herongate			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) 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 physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Towns	s 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 o	f Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained	Separation Retained (SR) Separation Reduced, but Fund		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)		
Comments: Woodland lies to east of Site. Scale of Site and potential encrochmwent would not be perceived as a reduction in the gap to Basildon or Billericay									

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

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT					
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with					
relationship:	relationship with Historic Town		with Historic Town	Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)								
Comments:	s: Adjacent to Heron Court and Herongate Conservation Area – part of surrounding setting in close proximity to settled area								

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

# Date/Time: 15/1/16 11:40

Site Size	: 5.5 ha	Views Out (distar	nce):	<b>N:</b> S	<b>S:</b> S	E:S	<b>W:</b> S	<u>S</u> hort	(<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N Pub Priv		S: Pub Priv			E: Pub				W: Pub  Priv		
in:	Numbers:	<b>N:</b> Pub: L Priv: L			<b>W:</b> Pul Priv: L	W: Pub:         0         Low (1 - 10)			) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)		
Seasona	l visibility:	Some variation in winter due to tree belts											
Site visual amenity:		Very good			Loca	Locality visual amenity: Very g			bod				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but separat		Limited as to large ar		Distant association (visual) only or none	
Boundary Type:	<b>N:</b> Trees, hedgerow, post n wire fence	E: Post n wire fence, trees		<b>S:</b> Post n wire fence, hedgerow, trees		W:		
Buildings on Site:	Approx. Footprint:							
Adjacent Buildings:	Two storey dwellings, Bakers Farm, single storey barns							

Maturity:	Full maturi	ty: S 🔽	Midd	Middle-aged: SL			Young-established: S   L		Very young: S   L		
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	d Quite En	closed	Ра	artial Enclosure		Quite Ope	en 💦		Exposed	
Access in	Promoted open recreation Ope			en general access Permissive gener			al access	ess PRoW route access			
site area:	-	Permissive path	IS		Inform	nal a	access	No access			
Landscape Quality:	Highly repr S	esentative:			representative / etractions: S L		Equal representative / non-r S   L		n-rep:	-rep: Weakly representative/ degraded: S   L	
Tranquillity:		Low			Medi	Vedium			High		

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

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

Purpose 1: to check the								
Criteria	wc		PC		NC	Comments:		
Containment:	Within large bu	ilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfillin	gʻ	'Urban Extension'		New settlement   Housing separated from large built up area			
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None	Large Site, clearly separate from Mountnessing built up area		
Effects on openness:	Limited/no co encroachr	,	Some countryside encroachment		me countryside encroachment			
Relative contribution of								
Well-Contained (WC) Par		Parth	/ Contained (PC)		Not Contained (NC)			

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g.			
Views between Tov	wns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)			
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):										
Separation Retain	Separation Retained (SR) Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR) Negligible			or No Separation (NNS)				
Comments:	Comments: Development of all of Site would encroach towards Doddinghurst, reducing the separation from Mountnessing – but not significantly									

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Grazing land, ponds and lake						
Relative contrib										
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	Limited Relationship with Historic Town (LRHT)		ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)				
Comments:								

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:	Large Site t	nat would encroach in to countryside if deve		

# Date/Time: 12.1.16 12:30

Site Size	: 4.6 ha	4.6 ha         Views Out (distance):         N: S         S: S         E: S         W: S         Short (<250m)		<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		<u>L</u> ong (>1km)						
Views	Viewer Types:	N: Pub Priv		<b>S:</b> Pu	<b>S:</b> Pub   Priv -			E: Pub   Priv -			W. Publ Priv		
in:	Numbers:	<b>N:</b> Pub: - Priv: L	<b>S:</b> Pub Priv: N	-	<b>E:</b> Pu Priv:		<b>W:</b> Pul Priv: H		0	<u>L</u> ow (1 - 10)	) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	l visibility:	Variable – still partl	ue to den	se woodlan	d								
Site visual amenity:		ExceleInt – grass, woods				Locality vis		visual amenity: O		oor – Housin	g, Tower bloo	ck	

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: Woodland	S: Wood	S: Woodland			W: Woodland/Trees/Path		
Buildings on Site:				Appro	x. Footprint	::			
Adjacent Buildings:	School, commercial, resid	lential including tower blo	ck.						

Maturity:	Maturity: Full maturity: S		Middle-aged: SL				Young-established: S			Very young: S   L
Scale:	Intimate	timate Small Medium La		Large			Expansive			
Enclosure:	ure: Very Confined Quite Enclosed Partial Enclosure Qu		Quite Ope	en Exposed		Exposed				
Access in	Promoted o	Open general access			Permissive general access			PRoW route access		
site area:		Permissive path	IS	Informa			access			No access
Landscape Quality:	-			Mainly representative / hinor detractions: S			Equal representative / non-			Weakly representative/ degraded: S   L
Tranquillity: Low					Medi	um				High

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

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail	Other Comments: Playing Fields/Sports Pitches bounded by woodland.
D – Heathland / Bogs E – Arable Farmland	L – Infrastructure (Road/Rail) M - Watercourse	Several story residential tower block to south, not immediately overlooking
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wo	:	PC		NC	Comments:						
Containment:	Containment: Within large built up area		Abuts large built up area		Separate from large built up area							
Development type:	Development type: 'Infilling'		'Urban Extension'		New settlement   Housing separated from large built up area	Overall, Site is loosely connected						
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	to SE edge of Warley – separated						
Effects on openness:	Effects on openness: Limited/no co		' Some countryside encro		Large scale countryside encroachment	by playing fields to the west. Large woodland areas to east						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained	d (WC)	Partl	/ Contained (PC)		Not Contained (NC)							

Purpose 2: to preven	Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR		NS	N/A					
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent						
Views between Towns		ie / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.					
Coalescence:		None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)					
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 Reduction (SSR) Negligible or No Separation (NNS)								
Comments: Bounded by large mature woodland to east and south – no views or perception of reduction in gap to other built up areas												

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

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

Overall Contributor to Green Belt I		Low	Moderate	High
Comments:	Site weakly	associated with existing built up area, when	e development would lose open access playin	g fields in countryside location

# Date/Time: 10/1/16 14:40

Site Size:	: 1.9 ha	Views Out (distand	Dut (distance):         N: S         S: S         E: S         W: S         Short (<250m)		<u>M</u> ed (25	(250m – 1km) <u>L</u> ong (>1km)		ng (>1km)					
Views	Viewer Types:	N: Pub		S: Pub Priv		>	E: Pub Priv		>		Priv Priv		
in:	Numbers:		<b>S:</b> Pub: Priv: L		<b>E:</b> Pu Priv:	ıb:	<b>W:</b> Pub: Priv:			<u>L</u> ow (1 - 10	) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal visibility: Variation in winter along Church Lane (N of Site					e) due to	boundary tr	eebelt			· ·			
Site visual amenity:		V Good			Loca	Locality visual amenity:		V Goo	d				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation			iation t up	Distant association (visual) only or none		
Boundary Type:	N: Woodland	E: Woodland	<b>S:</b> Wood	dland, fe	nce W: Trees					
Buildings on Site:	-		Appro	x. Footprint	t:	n/a				
Adjacent Buildings:	Detached residential dw	Detached residential dwellings								

Maturity:	Full matur	ity SL	Mide	dle-ag	ed: S   L		Young-establi	shed: S	ed: S   L Very young: S			
Scale:	Intimate	Small			Medium		Large		Expansive			
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Open		Exposed		Exposed	
Access in	Promoted of	Promoted open recreation		pen general access		Р	Permissive general access			PRoW route access		
site area:		Permissive paths			Informal access			No access				
Landscape Quality:		resentative:   L	Mainl <sup>,</sup> minor d		esentative / tions: SL	E				Weakly representative/ degraded: S   L		
Tranquillity		Low			Medi	um		High				

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

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wo	:	PC		NC	Comments:						
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area							
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up area							
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Site is separated from						
Effects on openness: Limited/no countryside encroachment Some countryside		Some countryside encro	roachment		Doddinghurst in countryside							
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained (WC)		Parth	ly Contained (PC)		Not Contained (NC)							

Purpose 2: to preven	t neighbourir	ng towns merging ir	ito one another						
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent			
Views between Tov	vns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduced, but I			ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	SSR) Negligible or No Separation (NNS)			
Comments: The countryside gap between Doddinghurst and Wyatts Green would be halved. Development would also likely lead to the loss of large numbers of trees that current prevent intervisibility between the villages									

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

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

Overall Contribution to Green Belt		Low	Moderate	High							
Comments:	: Uncontained Site situated in narrow gap between Doddinghurt and Wyatt's Green – separation between villages substantially reduced										

# Date/Time: 13/1/16 9:15

Site Size	: 9.8 ha	Views Out (distan	ce): N	N: S	<b>s:</b> S	<b>E:</b> S	<b>W:</b> S	<u>S</u> hort (<250m) <u>M</u> ed		<u>M</u> ed (25	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N: Pub   Priv S: Pub   Priv Priv Priv			<b>W:</b> Pub	Priv							
in:	Numbers:	<b>N:</b> Pub: Priv:	<b>S:</b> Pub: Priv:		<b>Ε:</b> Ρι Priv:	ıb: M-H	W: Pub: Priv: M		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasona	sonal visibility: Slightly variability in winter due to boundary tree belts												
Site visu	al amenity:	ty: Good Locality visual amenity: Good											

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but separa		Limited as to large ar			Distant association (visual) only or none
Boundary Type:	N: Tree belt, A12	E: Trees/railway	S: Treeb	S: Treebelt/woods		w:	trees	
Buildings on Site:	-			Appro	x. Footprin	t:	-	
Adjacent Buildings:	Residences, McDonalds							

Maturity:	Full maturi	ity: S 🔽	Middl	le-aged: 🕥 I	-	Young-establi	shed: S   I	ed: S   L Very young:	
Scale:	Intimate	Small		Mediur	n	Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclo	osure	Quite Ope	en	Exposed	
Access in	Promoted o	pen recreation	Oper	n general acces	SS	Permissive gener	al access	access PRoW route access	
site area:		Permissive path	IS		Informal	access			No access
Landscape Quality:		resentative:   L		representative etractions: S				Weakly representative/ degraded: S   L	
Tranquillity:		Low			Medium	า	High		

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

Land Use/Cover	Heritage Assets/Notes:
A - Woodland (>5m tall)I - Parkland/Garden(s)B - Scrubland (include young woodland <5m tall)J - Sports, Amenity & RecreationC - Semi-natural grassland / marshK - RetailD - Heathland / BogsL - Infrastructure (Road/Rail)E - Arable FarmlandM - WatercourseF - PastureN - WaterbodyG - ResidentialO - Coastal EnvironmentH - Industrial/CommercialP - Inland RockQ - Other:I - Industrial (Industrial Industrial)	Other Comments: N- Heavily filtered view/no view from road – Site is to rear of existing ribbon development Railway to E/SE

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ngʻ	'Urban Extension	'n	New settlement   Housing separated from large built up area	Site is clearly separate from				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Shenfield – to rear of ribbon				
Effects on openness:	Limited/no co encroach	•	Some countryside encro	achment	Large scale countryside encroachment	development and bounded by A12 and rail line				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Part			/ Contained (PC)		Not Contained (NC)					

Purpose 2: to preven	t neighbourir	ng towns merging ir	to one another						
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	l Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tow	<b>/ns</b> Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contributior	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			·		
Separation Retair	ned (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)		
Comments:	Mountnessin interlying tree	g, the Site lies to rea ebelts would prever	ar of Ribbon Development	e substantial encroachment in in between significant infrastru ing. The existing ribbon develo ountnessing	ucture (A12/ra	il line). These	substantial barriers and		

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	ng Mixed	Natural / Landscaping								
Access:	No Public Access Some access (informal, permissive) or low number of PRoW		Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contribution	Relative contribution of Site to Green Belt Purpose:										
Limited Country	vside Functions (LCF)	Mixed Functions within Countryside (MFC)	Functional Countryside (FC)								

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

Overall Contribu to Green Belt	 Low	Moderate	High
Comments:	, 6	ised that development would result in the loss tes location between major infrastructure rout	5

# Date/Time: 10/03/2015 - 14:30

Site Size	: 0.55 ha	Views Out (dista	nce):	N: S	S: S	E: S	W: S	<u>S</u> hort (<2	(<250m) <u>M</u> ed (2		<u>M</u> ed (250m – 1km) <u>L</u> ong (>1kr		ng (>1km)
Views	Viewer Types:	N: Pub   Priv - S: Pub   Priv E: Pub   Priv -		)		W: Pub   Priv							
in:	Numbers:	<b>N:</b> Pub: H Priv: -	<b>S:</b> Pub Priv:	):	<b>E:</b> Pu Priv:		W: Pub: Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasona	l visibility:	More visible in wint	ter										
Site visu	al amenity:	OK – scrub woodlar	nd with a	single ho	ouse	Locality visual amenity:		OK – ribbon dev to NE along road					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation				Distant association (visual) only or none		
Boundary Type:	N: Woodland & Road	E: Woodland/tree belt	S: Wood	S: Woodland/tree belt W			: Woodland/tree belt		
Buildings on Site:	Yes – single dwelling		Appro	x. Footprin	t:	1%			
Adjacent Buildings:	Dwellings to NE (Ribbon Dev)								

Maturity:	Full matur	Full maturity: S			dle-aged: S L Young-establis			shed: S	L	Very young: S   L	
Scale:	Intimate	mate Small		Medium			Large			Expansive	
Enclosure:	Very Confin	ed Quite Er	nclosed	Pa	artial Enclosure		Quite Open			Exposed	
Access in	Promoted of	moted open recreation Ope		en ger	n general access Permissiv		ermissive gener	ral access		PRoW route access	
site area:		Permissive pat	hs		Informal access				No access		
Landscape Quality:		resentative:   L		Mainly representative / minor detractions: S		E	Equal representative / non		n-rep:	Weakly representative/ degraded: S   L	
Tranquillity:		Low			Mediu	um		High			

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

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ng'	'Urban Extensior	ı'	New settlement   Housing separated from large built up area					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	Weak/Degraded/Unclear None None		Small scale woodland site set within ribbon development				
Effects on openness:	Limited/no co encroach	,	Some countryside encro	achment	Large scale countryside encroachment	along Roman Rd				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physic barriers:	al 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	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Reduc		ced, but Functional (SRF)	RF) Significant Separation Reduction (SSR)		Negligible or No Separation (NNS)				
Comments: Small scale site within ribbon dev									

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	Despite a single dwelling – overall considered countryside due to woodland cover					
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)			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

	bution of Site It Purposes	Low	Moderate	High				
Comments:	<b>Comments:</b> Small scale woodland plot within existing ribbon dev – not associated with existing large built up area							

### Site Reference: 277A

Site Size	: 11.39ha	Views Out (distar	nce):	N: S	S: S/M	E: S/M	W: S/M	<u>S</u> hort (<	250r	m) <u>M</u> ed (2	250m – 1km)	<u>L</u> ong (>1km)
Views	Viewer Types:	N Pub Priv	Pub Priv E: Pub  Priv schoo		ool		W: Pub					
in:	Numbers:	<b>N:</b> Pub: M/H Priv: M	<b>S:</b> Pub Priv:	): H	E: Priv:		W: Pub: Priv: L		<b>0</b> <u>L</u> ow (1 - 10		<b>M</b> ed (10-	20) <u>H</u> igh (21+)
Seasona	Seasonal visibility: Y – Boundary tree cover especially along A12											
Site visu	al amenity:	OK-Good			Locality visual amenity: Ok-Good		bd					

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: Fencing/trees	: Fencing/trees E: Trees/hedge S			S: Trees/hedge			V: Trees/hedge	
Buildings on Site:	Y- Drury's Farm		Approx. Footprint: 5%						
Adjacent Buildings:	Adjacent Buildings: Residential dwellings (Roman Road to North) and Mountnessing Primary School								

Maturity:	Full matur	rity:S 🚺	Mido	dle-ag	ed: 🕥 💭		Young-establi	shed: S	L	Very young: S   L
Scale:	Intimate	Small			Medium		Large			Expansive
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en	Exposed	
Access in	Access in Promoted open recreation		Оре	Open general access Permissive ger			ermissive gener	al access		PRoW route access
site area:		Permissive paths			Informal access			No access		
Landscape Quality:	0,1	resentative:   L		y representative / Equal representative / Equal representative / S		-	e / non-rep: Weakly representative/ degraded: S   L			
Tranquillity		Low			Medi	ium High			High	

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

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

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfillir	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up area			
Boundary:	Strong/De	efinite	Weak/Degraded/Un	clear	None	Overall Not Contained relative to existing Mountnessing area –		
Effects on openness:	Limited/no co encroach	,	Some countryside encroachmen		Large scale countryside encroachment	large Site		
Relative contribution of	-							
Well-Contained (WC) Partly			/ Contained (PC)	ed (PC) Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	INS	N/A		
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Part of perceived gap between Mountnessing		
Views between Towr	ns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		and Shenfield – large area relative to Mountnessing encroaching towards A12 junction		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Redu		ced, but Functional (SRF) Significant Separation Redu		iction (SSR) Negligible		e or No Separation (NNS)			
Comments:						-			

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
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	ria LRHT MRHT SRHT								
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town					
Relative contribution	on of Site to Green Belt Purpose:								
Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)									
Comments:									

Overall Contributor to Green Belt I		Low	Moderate	High				
Comments:	Typical countryside use and large Site in comparison to Mountnessing, encroaching across gap to A12 junction and perceptually closer to Shenfield							

Site Size:	0.87 ha	Views Out (dista	nce): N	N: S	S: M	E: M	W: S	<u>S</u> hort (<2	50m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv Ho	Pub Priv Housing S: Pub Priv   Footpath E: P		E: Pub Priv   Footpath W: Pub Priv Houses		Priv   Ro	bad and					
in:	Numbers:	<b>N:</b> Pub: Priv: L	<b>S:</b> Pub: Priv:	L	<b>E:</b> Pu Priv:	ıb: L	<b>W:</b> Pul Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Partial – Hedge on boundary will change slightly in winter												
Site visual amenity: OK		Localit	y visual an	nenity: 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		sociation built up ea	Distant association (visual) only or none	
Boundary Type:	N: hedge/trees/fence	E: hedge/tree line S: he				W: hedge,	/fence + road	
Buildings on Site:	No – some sheds potential	No – some sheds potentially Approx. Footprint:						
Adjacent Buildings:	Semi-detached housing t	Semi-detached housing to west and north overlooking site						

Maturity:	Full matur	Full maturity: S   L Middle-ag			ged: SO Young-established: S			L Very young: S   L		
Scale:	Intimate	Small		Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	en	Exposed		
Access in	Promoted open recreation Open genera			n general access	Р	Permissive general access			PRoW route access	
site area:		Permissive path	ıs	Informal access			No access			
Landscape Quality:	0,1	resentative:   L		nly representative / r detractions: S		Equal representative / non-re		n-rep:	rep: Weakly representative/ degraded: S   L	
Tranquillity:		Low		Medium					High	

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

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wo	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up areas	Site is opposite side of road from main residential area. Not		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	significantly separated from		
Effects on openness:	ffects on openness: Limited/no countryside encroachment		achment	Large scale countryside encroachment	Hutton –considered an extension rather than discreet housing development			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly		y Contained (PC)		Not Contained (NC)				

Purpose 2: to prever	nt neighbourir	ng towns merging in	to one another					
Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.	
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:	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	Separation Retained (SR)         Separation Reduced, but Functional (SRF)         Significant Separation Reduction (SSR)         Negligible or No Separation (NNS)							
Comments: Small scale site with the existing gap between Brentwood/Hutton area and Ingrave village to the South unchanged. Woodland barriers restrict any views east from the Site.								

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

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

Overall Contributor to Green Belt		Low	Moderate	High	
Comments:	Small scale	Site, would not cause coalescence if develo			

Site Size:	: 1.21 ha	Views Out (distan	ce): N: S	S: S	E: L	W: S	<u>S</u> ho	ort (<250m) <u>M</u> ed (250m –		– 1km)	- 1km) <u>L</u> ong (>1km)		
Views	Viewer Types:	N: Pub   Priv			S: Pub Priv   Footpath E:				E: Pub   Priv			W: Pub   Priv Houses	
in:	Numbers:		<b>S:</b> Pub: M Priv:	E: Pub Priv:	:	W: Pub:         0         Low (1 -           Priv: L - M         0         Low (1 -				<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal visibility: Some effects from hedgerows and treelines bounding the Site and in the area													
Site visua	al amenity:	ОК			Localit	y visual am	enity	и: ОК/G	: OK/Good				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		ssociation built up ea	Distant association (visual) only or none		
Boundary Type:	N: Fence, hedge/trees	E: Fence, footpath, hedge	S: Fence, footpath, wo garden			W: Fence, gardens			
Buildings on Site:	N Approx. Footprint:								
Adjacent Buildings:	Detached and semi-detached 2-storey properties of Ingrave (Modern/Traditional).								

Maturity:	Full matur	Middle-aged: SIL				Young-established SIL			Very young: S   L		
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite Er	closed	Part	tial Enclosure		Quite Open		Exposed		
Access in	Promoted of	Open general access			Ρ	Permissive general access			PRoW route access		
site area:		Permissive patl	ıs	Informa			nal access			No access	
Landscape Quality:		resentative:   L	Mainly minor de		entative /	E	Equal representative S   L		/ non-rep: Weakly representa degraded: S		
Tranquillity		Low			Medi	dium High			High		

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

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	Criteria WC				NC	Comments:							
Containment:	Within large built up area		Abuts large built up area		Separate from large built up area								
Development type:	'Infilling'		'Urban Extension'		New settlement   Housing separated from large built up areas	Abuts Ingrave weakly at NE side.							
Boundary:	Strong/Defir	nite	Weak/Degraded/Unclear		None	Relatively small Site overall, but also considered relative to							
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	adjacent settled area where only a few houses.							
Relative contribution of													
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)								

Purpose 2: to prevent	Purpose 2: to prevent neighbouring towns merging into one another										
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physical barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Towr	ns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close						
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence						
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retaine	Separation Retained (SR) Separation Reduc		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)					
Comments: Would not coalesce Ingrave with any other town. Some long range views towards Billericay are available looking E from the Site											

# Purpose 3: to assist in safeguarding the countryside from encroachment

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

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

Overall Contribution o to Green Belt Purpos	Low	Moderate	High		
Comments:					

Site Size:	: 3.39 ha	Views Out (distance	e): N:S	S: M	E: S	W: M <u>S</u> hort (<250m) <u>M</u> ed (250		0m – 1km) <u>L</u> e		ong (>1km)		
Views	Viewer Types:	N: Pub  Priv   SPub   Priv			v	E: Pub	Priv   Hou	uses		W: Pub   Priv   Golf Course		
in:	Numbers:		<b>5:</b> Pub: M Priv:	E: Pub: Priv: M		<b>W:</b> Pub: M/H Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10-20) <u>H</u> igh (21+		<u>H</u> igh (21+)
Seasonal visibility: Minor but Site comprises woodland plantation – some effect					ect at perip	hery trees						
Site visual amenity:         OK-Good         Locality visual amenity:         OK-Good												

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation		Limited association to large built up area		Distant association (visual) only or none		
Boundary Type:		E: Trees/Garden boundary	S: Trees	S: Trees/footpath		W: Trees/	W: Trees/Golf course		
Buildings on Site:	N		Approx. Footprint:						
Adjacent Buildings: Modern/traditional – mix of two storey houses (large scale to north)									

Maturity:	Full matur	ity: S   L	Mide	dle-aged:		Young-established: S   L			Very young: S   L	
Scale:	Intimate Small			Med	Medium Large			Expansive		
Enclosure:	Very Confined Quite Enclosed		Partial E	nclosure	Quite Ope	Quite Open		Exposed		
Access in	Promoted of	Promoted open recreation Ope			en general access Permissive gener			PRoW route access		
site area:		Permissive paths			Informal access			No access		
Landscape Quality:	0, 1	resentative:   L		y representa etractions:		Equal representative / non-rep: S   L			Weakly representative/ degraded: S   L	
Tranquillity	Low				Medium	ium			High	

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

e/Cover	Heritage Assets/Notes:
I – Parkland/Garden(s)	Falls within Thorndon Park RPG.
J – Sports, Amenity & Recreation	Other Community
K - Retail	Other Comments: Footpath to southern boundary
L – Infrastructure (Road/Rail)	Golf course abuts to west
M - Watercourse	
N – Waterbody	
O – Coastal Environment	
P – Inland Rock	
	I – Parkland/Garden(s) J – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	Criteria WC PC		NC	Comments:								
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area							
Development type:	'Infilling'		'Urban Extensior	ı'	New settlement   Housing separated from large built up areas	Bounded to north and east by existing housing at Herongate – golf course to west. Relatively						
Boundary:	Boundary: Strong/Definite Weak/Degraded/		Weak/Degraded/Un	ed/Unclear None		large area compared to existing						
Effects on openness: Limited/no countr encroachmen		,	Some countryside encroachment		Large scale countryside encroachment	settled area. Borderline Not Contained – on balance judgement of Partly Contained						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)							

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

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

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns											
Criteria	LRHT		MRHT	SRHT								
Historic Town	No / Limited physical and/or	visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with								
relationship:	relationship with Historic T	own	with Historic Town	Historic Town								
Relative contribution	Relative contribution of Site to Green Belt Purpose:											
Limited Relations	nip with Historic Town (LRHT)	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)									
Comments:	Falls within Thorndon Park Registered Park and Garden which may influence the local settlement pattern /extent											

Overall Contribution to Green Belt		Low	Moderate	High		
Comments:	Site would I extents.	be a fairly large extension to Herongate and	fall within a Registered Park and Garden whic	ch may influence pre-existing settlement		

Site Size:	9.49 ha	Views Out (distanc	e): N: N	v s	S: M	E: M	W: S	<u>S</u> hort (•	<u>S</u> hort (<250m) <u>M</u> ed (250m		– 1km)	– 1km) <u>L</u> ong (>1km)	
Views	Viewer Types:	N: Pub   Priv				Road	oad E.Pub Priv Houses					<b>W:</b> Pub   Priv	
in:	Numbers:	Numbers:         N: Pub: Priv:         S: Pub: H         E: Pub: H         W: Pub:           Priv: L         Priv: M/H         Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)					
Seasonal visibility: Yes – from boundary hedgerows and roadside treeline													
Site visua	al amenity:	OK-Good			Locality visual amenity:			OK-Good					

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		built up	Distant association (visual) only or none				
Boundary Type:	N: Hedgerow	E: Hedgerow	<b>S:</b> Hedge Road	S: Hedgerow/Treel Road		W: Hedg fences	erow/Trees/Garden				
Buildings on Site:	N		·	Appro	x. Footprin						
Adjacent Buildings:	Modern/traditional – mi	Modern/traditional – mix of two storey houses and bungalows to west (also traditional barns)									

Maturity:	Full matur	ity:S L	Midd	lle-aged: S L		Young-establi	shed: S   L		Very young: S   L	
Scale:	Intimate Small			Medium	Medium Large			Expansive		
Enclosure:	Very Confined Quite Enclosed		closed	Partial Enclosure	2	Quite Open		Exposed		
Access in	Promoted of	open recreation	Ope	n general access Permissive gene		al access	access PRoW route access			
site area:		Permissive paths			Informal access			No access		
Landscape Quality:				representative / etractions:		Equal representa S	•	on-rep: Weakly representative/ degraded: S   L		
Tranquillity	ty: Low			Med	ium			High		

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

Land L	Jse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall)	I – Parkland/Garden(s)	Hutton Village Conservation Area abuts southern boundary.
B – Scrubland (include young woodland <5m tall)	J – Sports, Amenity & Recreation	
C – Semi-natural grassland / marsh	K - Retail	Other Comments: Large single filed delineated by hedgerows. A129 to south
D – Heathland / Bogs	L – Infrastructure (Road/Rail)	
E – Arable Farmland	M - Watercourse	
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial	P – Inland Rock	
Q - Other:		

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wc		PC		NC	Comments:			
Containment:	Within large bu	iilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfillin	gʻ	'Urban Extension'		New settlement   Housing separated from large built up areas	Weakly associated to large built up area via boundary with			
Boundary:	Strong/De	finite	Weak/Degraded/Un	clear	None	housing off Goodwood Avenue.			
Effects on openness:	Limited/no co encroachi		Some countryside encro	achment	Large scale countryside encroachment	Relatively large scale countryside encroachment.			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual Co- coalescence		scence	infilling)		
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			_		
Separation Retai	Separation Retained (SR) Separation Reduced, but Functional (SRF)				Significant Separation Reduction (SSR) Negligible				
Comments: Development would lead to the encroachment of Hutton (Shenfield) towards Billericay and the interlying hamlet of Havering's Grove, but would not cause Coalescence. Local high point if developed may offer some visibility from wider areas and other towns – filtered by interlying woodland/hedgerows.									

Purpose 3: to 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 prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	No / Limited physical and/or relationship with Historic T		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationship with Historic Town (LRHT) Mode			rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments: Hutton Village Conservation Area abuts southern boundary.										

Overall Contribu to Green Belt	 Low	Moderate	High						
Comments:	Site is weakly associated to Hutton via single boundary with Goodwood Ave. Abuts Hutton Village Conservation Area. Some minor narrowing of gap from Hutton to Billericay. Relatively large scale countryside encroachment.								

# Date/Time: 9/3/15

Site Size:	0.33 ha	Views Out (distan	ice): N	:S	<b>S:</b> S	<b>E:</b> S	<b>W:</b> S	<b>W:</b> S <u>S</u> hort (		<u>M</u> ed (25	0m – 1km)	Lo	ng (>1km)
Views	Viewer Types:	N Pub Priv		<b>S:</b> Pi	S: Pub   Priv E: Pub Priv		Priv		W: Pub   Priv				
in:	Numbers:	<b>N:</b> Pub: H Priv:	<b>S:</b> Pub: Priv:		<b>Ε:</b> Ρι Priv:		<b>W:</b> Pub: Priv: L		0	<u>L</u> ow (1 - 10	) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Some changes in leaf cover during winter												
Site visua	ite visual amenity: Moderate		Local	Locality visual amenity:		Good							

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

Maturity:		Full maturity SL			Middle-aged: S   L			Young-established: S   L			Very young: S   L
Scale:	In	Intimate Small			Medium			Large		Expansive	
Enclosure	e:	Very Confine	ed Quite Er	nclosed	Pa	artial Enclosure		Quite Ope	Quite Open		Exposed
Access in	n Promoted open recreation			n Op	Open general access Permis			ermissive general access		PRoW route access	
site area:			Permissive pat	hs		Informal access		No access			
Landscap Quality:	e	0, 1	oresentative: Mainly repr L minor detract				itive / non-rep:		Weakly representative/ degraded: S   L		
Tranquilli	ity:		Low		Medium						High

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

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	2	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up area				
Boundary:	Strong/D	efinite	Weak/Degraded/Und	clear	None				
Effects on openness:	Limited/no co encroact	· ·	Some countryside encroa	achment	Large scale countryside encroachment				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained	Well-Contained (WC) Partly Contained (PC)				Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tov	wns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g. infilling)		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	Separation Retained (SR) Separation Reduce		ed, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation		or No Separation (NNS)			
Comments: Enitrely within confines of existing settled area									

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

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

Overall Contrib to Green Belt		Low	Moderate	High					
Comments:	Site is well contained within built development area – comprises pasture land								

Site Size:	: 15.61 ha	Views Out (distance)	N: S	S: MS	E: S	W: S <u>S</u> hort (<250m) <u>M</u> ed		m) <u>M</u> ed (25	60m – 1km)	<u>L</u> ong (>1km)	
Views	Viewer Types:	N:Pub Priv	s			E Pub Priv		,		W:Pub Priv	
in:	Numbers:		Pub: M v: L/M	E: Pub: N Priv: M	л/н	W: Pub: M/H Priv:		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10-2	20) <u>H</u> igh (21+)
Seasonal	Seasonal visibility: Yes due to boundary tree cover										
Site visua	Site visual amenity:         Good         Locality visual amenity:		nity:	OK-Good							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation Limited asso to large bu area		built up	Distant association	
Boundary Type:	N: Trees/road	E: Trees/road	S: Trees road/fe	. 0	s/	W: Road/	gardnes/fence	
Buildings on Site:	gs on Site: N Approx. Footprint:							
Adjacent Buildings: Modern/traditional – mix of two storey houses, apartments to SE. BT Offices to south – major business dev.								

Maturity:	Full matur	Full maturity S  L		Middle-aged: S L			Young-established: S   L		L	L Very young: S   L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted open recreation		Open general access		Р	Permissive general access			PRoW route access		
site area:		Permissive path	IS		Informal access				No access		
Landscape Quality:		Highly representative:		Mainly representative /		E	Equal representative / nor S   L		on-rep: Weakly representative/ degraded: S   L		
Tranquillity	nquillity: Low				Medium				High		

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

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

Purpose 1: to check the unrestricted sprawl of large built-up areas								
Criteria	wo	:	PC		NC	Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	'Infilling'		'Urban Extension'		New settlement   Housing separated from large built up areas	Broadly contained by Brentwood urban area and local road network. Some effect on		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	openness due to scale of site but		
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	relative to existing urban area and wider land area also		
Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly		/ Contained (PC)		Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physical barriers:	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.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)		
Residual contribution of	Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Redu		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)			
Comments:									

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

Purpose 4: to preserve the setting and special character of historic towns								
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or visual		Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic T	own	with Historic Town	Historic Town				
Relative contribution	on of Site to Green Belt Purpose:							
Limited Relations	Limited Relationship with Historic Town (LRHT) Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town (SRHT)							
Comments:	Comments: Immediately abuts former Historic Town extent and core of Brentwood (lies to South), albeit land now developed as modern BT Office complex							

Overall Contributo Green Belt	Low	Moderate	High						
Comments:	Relatively well contained Site within Brentwood urban area. Land comprises open agricultural land and forms a Country Park. Also abuts former historic town core to south, albeit this are developed as modern office complex.								

### Site Reference: 302C

Site Size:	53.03 ha	Views Out (distand	ce): N: S	5	S: M	E: S	W: S	<u>S</u> hort	(<250r	n) <u>M</u> ed (25	0m – 1km)	<u>L</u> o	ong (>1km)
Views	Viewer Types:	N:Pub Priv		S:P	Publ Priv EPubleriv		Priv	Priv		W:Pub Priv			
in:	Numbers:		<b>S:</b> Pub: M Priv:		E: Pub: I Priv: M	М/Н	<b>W:</b> Pub: Priv:	M/H	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10-	20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Yes due to boundary tree cover												
Site visua	e visual amenity: Good Locality visual amenity:		nity:	OK-Good									

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Hedge/Trees/Fences	N: Hedge/Trees/Fences E: Hedge/Trees/road S				S: Trees/hedge/ road W:		
Buildings on Site:	Y - farmsteads Approx. Footprint: <1%							
Adjacent Buildings:	Modern/traditional – mix of two storey houses at western edge of Pilgrims Hatch. Local farmsteads and garden centre							

Maturity:	Full matur	ity 🔇 I 🕒	Middle-aged:		ed: <mark>S   L</mark>	Young-established: S		L	Very young: S   L		
Scale:	Intimate	Small			Medium	Large		Expansive			
Enclosure:	Very Confine	ed Quite En	closed	Ра	rtial Enclosure	re Quite Open			Exposed		
Access in	Promoted of	Promoted open recreation Open general access				Р	Permissive general access PRoW route acce			PRoW route access	
site area:		Permissive path	IS		Inform	nal access				No access	
Landscape Quality:		Highly representative: Mainly repr Mainly repr minor detract			esentative / Equal representations: S L S			•			
Tranquillity		Low			Medium					High	

Land Lices	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Use:	E	A		Ε, Α	L, G

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wo	:	PC	PC NC		Comments:		
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area			
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up areas	Beyond settlement limits of Pilgrims Hatch and Brentwood –		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	generally separated by		
Effects on openness:	Limited/no co encroach	,	Some countryside encroachmen		Large scale countryside encroachment	permanent pre-existing road barriers (A12 and A128)		
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Part		y Contained (PC)		Not Contained (NC)				

Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.	
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	n of Site to Gr	een Belt Purpose (	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR) Negligib			or No Separation (NNS)			
Comments: Overall, scale of Site would lead to a much wider settlement extent leading to less distinction between the Pilgrims Hatch and Brentwood areas. A12 would always be separating barrier but perceptually settled areas would be viewed as one area.								

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

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

Overall Contributor to Green Belt		Low	Moderate	High							
Comments:	0	arge Site which will perceptually coalesce Pilgrims Hatch and Brentwood, albeit roads separate areas. Abuts Registered Park and Garden and Country Park.									

Site Size:	: 1.77 ha	Views Out (dista	nce): N	: S	S: S/M	E: S	W: S <u>S</u> hort (<250m)		<u>M</u> ed (25	0m – 1km) <u>L</u> ong		ng (>1km)	
Views	Viewer Types:	N. Pub Priv   H	S: Pub   Priv E: Pub   Priv				Priv	riv V			W.Pub  Priv		
in:	Numbers:	<b>N:</b> Pub: M Priv: L	<b>S:</b> Pub: Priv:		<b>E:</b> Pub Priv:	:	<b>W:</b> Pul Priv:	o: M	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	l visibility:	Yes – dense surrour	nding tree	cover –	increased	winter vi	sibility assu	iming bou	indary t	rees retained			
Site visual amenity:		ОК				Locality visual amenity.			Ok – Good (some detractors but woodland combines to provide screening and visual amenity)				d combines

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation		ssociatior built up ea	Distant association (visual) only or none				
Boundary Type:	N: treeline/woodland	E: treeline	S: trees	s / hedge/road							
Buildings on Site:	Y farmstead/barn			Appro	x. Footprint	:: <5%	,				
Adjacent Buildings:	Infant school to northea	Infant school to northeast of site. Modern housing to north									

Maturity:	Full matur	ity:S ቢ	Midd	lle-aged: 🕥 🕞		Young-establi	ung-established: S   L		Very young: S   L		
Scale:	Intimate	Small		Medium		Large		Expansive			
Enclosure:	Very Confin	ed Quite En	closed	Partial Enclosure		Quite Open		Exposed			
Access in	Promoted of	open recreation	Open general access			Permissive general access			PRoW route access		
site area:		Permissive path	ıs	Inform	nal a	ccess		No access			
Landscape Quality:		resentative:   L	,	representative / etractions: (5)	Ec	Equal representative / non-re		-rep: Weakly representative/ degraded: S   L			
Tranquillity:		Low		Medi	ium High			High			

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

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

Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wo	:	PC		NC	Comments:					
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area						
Development type:	'Infilling'		'Urban Extensio	n'	New settlement   Housing separated from large built up area	Overall Not Contained - Edge of Doddinghurst settlement on					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	iclear	None	opposite side of Church Lane from existing housing. Woodlar					
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	to north defines extent of local					
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	NS	N/A				
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent						
Views between Tov	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close						
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence						
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retained (SR) Separation Reduced, but		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	Negligible or No Separation (NNS)					
Comments:	<b>Comments:</b> Overall, woodland combines to screen views between Doddinghurst and Kelvedon Hatch – some encroachment in to intervening gap.										

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib												
Limited 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 on of Site to Green Belt Purpose:	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town								
	hip with Historic Town (LRHT)		rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)								
Comments:												

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

Site Size:	3.43 ha	Views Out (distanc	e): N:	: M/L	S: S	E: M/L	W: S <u>S</u> hort (<250m)		<u>M</u> ed (25	60m – 1km) <u>L</u> or		ng (>1km)	
Views	Viewer Types:	N: Priv		S: Pub			E: Put	E: Pub   Priv			W: Pub   Priv   Byway		
in:	Numbers:		<b>S:</b> Pub: Priv: L		<b>E:</b> Pu Priv:	ıb:	W: Pub: M Priv:		<b>0</b> <u>L</u> ow (1 - 10		)) <u>M</u> ed (10-20) <u>H</u> igh (		<u>H</u> igh (21+)
Seasonal visibility: Some due to boundary hedgerow and trees – e.g. footpath to north						· ·							
Site visua	al amenity:	ОК				Locali	ty visual an	nenity:	ОК				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear separation to large		ssociation built up ea	Distant association (visual) only or none			
Boundary Type:	N: Hedge/ fence/ footpath	E: tree line and hedge	S: tree l	S: tree line/garden fence W			fence and road			
Buildings on Site:	Ν			Appro	x. Footprint	:				
Adjacent Buildings:	2 storey houses to the so	2 storey houses to the south. Farm buildings to north								

Maturity:	Full matur	ity: S   L	Middl	le-aged: 🔇 💭	Young-established S		shed 🕥 L	L Very young: S   L		
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclosure		Quite Ope	Quite Open		Exposed	
Access in	Promoted o	open recreation	Oper	general access Permissive general acces		al access	ss PRoW route access			
site area:		Permissive path	ıs	Inforr	mal ad	ccess		No access		
Landscape Quality:	0,1	resentative:   L		representative / etractions: (S)			-	non-rep: Weakly representative/ degraded: S   L		
Tranquillity	:	Low		Medi	dium High			High		

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

Land Use/Cover	Heritage Assets/Notes:
A - Woodland (>5m tall)       I - Parkland/Garden(s)         B - Scrubland (include young woodland <5m tall)       J - Sports, Amenity & Recreat         C - Semi-natural grassland / marsh       K - Retail         D - Heathland / Bogs       L - Infrastructure (Road/Rail)         E - Arable Farmland       M - Watercourse         F - Pasture       N - Waterbody         G - Residential       O - Coastal Environment         H - Industrial/Commercial       P - Inland Rock	ion Other Comments: Footpath north side of northern Site boundary. Byway to immediate west.

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	On balance Not Contained.					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Relatively large Site relative to local settled area. Very weakly					
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	abutting Ingrave at southwest corner					
Relative contribution of											
Well-Contained (WC) Partl			y Contained (PC)		Not Contained (NC)						

Purpose 2: to prever	nt neighbourir	ig towns merging ir	to one another						
Criteria		SR	SRF	SSR	N	NNS			
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence			
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retained (SR) Separation Redu		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Neg			or No Separation (NNS)			
Comments: Some long range views north to Hutton – but large degree of separation.									

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

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

Site Size:	6.12 ha	Views Out (dista	nce):	N: S	S: M	E: M	W: S	<u><b>S</b></u> hort (<250m)		<u>M</u> ed (250m – 1km)		Lo	ng (>1km)
Views	Viewer Types:	N: Pub Priv Housing S: Pub Priv			Footpat	Footpath E:Pub			v	Footpath	W: Pub Houses	Priv   Ro	oad and
in:	Numbers:	N: Pub:         S: Pub: L         E: Pub: L         W: Pub: L           Priv: L         Priv:         Priv:         Priv: L				0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)			
Seasonal	Seasonal visibility: Partial – Hedge on boundary will change slightly in winter. Surrounding tree cover to north												
Site visual amenity:         OK         Locality visual amenity:         OK													

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension		Near but clear		ssociation built up ea	Distant association (visual) only or none			
Boundary Type:	N: hedge/trees/fence	E: hedge/tree line	S: hedge	S: hedge V			/fence + road			
Buildings on Site:	No – some sheds potential	lly Approx. Footprint:								
Adjacent Buildings:	Semi-detached housing to west and north overlooking site									

Maturity:	Full maturi	ty: S   L	Midd	lle-age	ed: <mark>S ()</mark>	Young-established: S   L		L	Very young: S   L		
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	d Quite En	closed	Ра	artial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted o	pen recreation	Ope	n gen	eral access	Р	Permissive general access			PRoW route access	
site area:		Permissive path	IS		Inform	nal a	access		No access		
Landscape Quality:	0,1	esentative:   L		representative / Equal repre etractions: S			qual representa				
Tranquillity:		Low			Medi	Iedium High			High		

Land Lice	Site – Primary	Site – Secondary		Locality – Primary	Locality – Secondary
Land-Use:	F	В		E,F	G, A

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

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up area 'Urban Extension'		Separate from large built up area					
Development type:	ʻInfilli	ng'			New settlement   Housing separated from large built up areas	Site is opposite side of road from main residential area – but abuts				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	residential area to north. Considered an extension rather				
Effects on openness:	Limited/no co encroach	,	Some countryside encroachment		Large scale countryside encroachment	than discreet housing development –in part beyond				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partly			/ Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another									
Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physic barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):			<u>.</u>		
Separation Retained (SR) Separation Redu		ced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR)		or No Separation (NNS)			
Comments:	Site within th	e existing gap betw	een Brentwood/Hutton are	a and Ingrave village - some li	imited intervis	sibility.			

# Purpose 3: to assist in safeguarding the countryside from encroachment

Criteria	LCF		MFC	FC				
Land-use:	e.g. Buildings	5	Mixed	Typical 'Countryside' uses				
Land-cover:	e.g. Built / Hardsc	aping	Mixed	Natural / Landscaping				
Access:	No Public Acce	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	Limited Countryside Functions (LCF) Mixed		Functions within Countryside (MFC)	Functional Countryside (FC)				

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

Overall Contributo Green Belt	Low	Moderate	High	
Comments:	oderate – but note that Site would extend to not and residential area to north and relationship	, 0	idered Partly contained under Purpose 1 due	

Site Size:	21.3ha	Views Out (dista	nce):	N: S	S: S	E:S	W: S	<u>\$</u> hort (<25	(<250m) <u>M</u> ed (25		<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N.Pub Priv Houses SPub Priv		,	E: Pub Priv				W: Pub Priv				
in:	Numbers:	<b>N:</b> Pub: M Priv: M	<b>S:</b> Pu Priv:	b: M	<b>E:</b> Pu Priv:		-	W: Pub: H Priv: H		<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)
Seasonal	visibility:												
Site visua	te visual amenity:			Loca	lity visual an	nenity:							

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but separat		to large hu			Distant association (visual) only or none	
Boundary Type:	N: woodland , hedge fence and tree line	E: hedge fence	<b>S:</b> Hedge line	: Hedge fence and tree ne			W: hedge fence and tree line		
Buildings on Site:	Y – single farmhouse/dwel	Y – single farmhouse/dwelling					<1%		
Adjacent Buildings:	Detached 2 storey house	Detached 2 storey houses to west and east of site (Doddinghurst/Wyatts Green + Hook End)							

Maturity:	Full maturi	Full maturity S L N		Middle-aged. S		Young-established: S   L		L	L Very young: S   L	
Scale:	Intimate	Small		Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Partial Enclos	ure	Quite Ope	en	Exposed		
Access in	Promoted o	Promoted open recreation		Open general access		Permissive general access		PRoW route access		
site area:		Permissive path	IS	Informal acce		access		No access		
Landscape Quality:				/ representative / Eq etractions: SL		Equal representative / non-rep:		-rep:	Weakly representative/ degraded: S   L	
Tranquillity:		Low		N	Medium				High	

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

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

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ng'	'Urban Extensior	ı'	New settlement   Housing separated from large built up area	Large Open Site but contained			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	by local roads and surrounded on most sides by existing			
Effects on openness:	ess: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	settlements – Wyatt's Green, Doddinghurst and Hook End			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Partly			Contained (PC) Not Contained		Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying 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			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence		
Residual contributio	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Redu		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NN			or No Separation (NNS)		
Comments: Coalescence between Wyatts Green and north of Doddinghurst								

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

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

Overall Contril to Green Be		Low	Moderate	High		
Comments: Site would lead to coalescence of 3 settled areas in North Brentwood forming a single large settled or urban area						

Site Size	: 0.86ha	Views Out (distar	nce):	N: S	S: S	E: S	W: S	/: S <u>S</u> hort (<250m) <u>M</u> ed (25		0m – 1km) <u>L</u> ong (>		ng (>1km)	
Views	Viewer Types:	N: Pub   Priv	S.Pub Priv Road E: Pub Priv Housing			l	W: Pub   Priv						
in:	Numbers:	<b>N:</b> Pub: Priv:	<b>S:</b> Pub Priv: I		<b>E:</b> Pu Priv:		<b>W:</b> Pu Priv:	b:	0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasona	easonal visibility: Y – due to surrounding woodland tree cover to north, east and west												
Site visu	al amenity:	Locality visual amenity:											

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation Limited ass to large b are		built u	-	Distant association (visual) only or none	
Boundary Type:	N: Woodland	E: Woodland/Treeline / track/gardens			d	W: Woodland		
Buildings on Site:	Y – large dwelling (converte	Y – large dwelling (converted apartment?) and barn				ox. Footprint: <5%		
Adjacent Buildings:	2 storey dwellings to east	2 storey dwellings to east						

Maturity:	Full matur	ity: S ቢ	Middle-aged: SL			Very young: S   L		
Scale:	Intimate	Small		Medium	Large		Expansive	
Enclosure:	Very Confine	ed Quite Er	iclosed	Partial Enclosure	Quite Ope	en	Exposed	
Access in	Promoted open recreation		Ope	en general access Permissive general a		al access	PRoW route access	
site area:		Permissive pat	ıs	Inform	nal access		No access	
Landscape Quality:		resentative:	tative: Mainly representative / minor detractions: S		Equal representa S		p: Weakly representative/ degraded: S   L	
Tranquillity:		Low		Medi	um		High	

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

Land L	lse/Cover	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs E – Arable Farmland F - Pasture G - Residential H – Industrial/Commercial 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: Contained by woodland to north and west. Only northern half of Site falls within the Green Belt

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	w	2	PC		NC	Comments:	
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area		
Development type:	ʻInfilli	ngʻ	'Urban Extension'		New settlement   Housing separated from large built up area	South and southeast of site	
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	abuts on to A1023 and Shenfield settlement. Green Belt areas	
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	comprise agricultural land surrounded by woodland	
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 physics barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Woodland features west of site.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		UI SILE.	
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduc		ced, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separat		or No Separation (NNS)			
Comments: Woodland provides barrier but Site is within important gap between Shenfield and Brentwood								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment								
Criteria	LCF	MFC	FC	Comments:					
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses						
Land-cover:	e.g. Built / Hardscaping	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	Dwelling in Non Green Belt area of Site – all of Green Belt area comprises typical uses.					
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)			ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)					
Comments:									

Overall Contribution to Green Belt F		Low	Moderate	High						
Comments:	Relatively s	tively small Site contained by woodland cover and adjacent to Shenfield								

Site Size	: 2.6ha	Views Out (dista	nce):	N: S	S: S	E: M	W: S	V: 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 Sch	nool   C	Golf S	Pub   P	riv E: Pub   Priv			W: Pub Priv		Priv		
in:	Numbers:	<b>N:</b> Pub: L/M Priv: L/M	<b>S:</b> Pu Priv:	ıb: M/H	<b>E:</b> Pu Priv:	ıb:	W: Pub: M/H Priv:		0	<u>L</u> ow (1 - 10	) <u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Y – due to boundary vegetation cover at road side												
Site visual amenity:		Poor				Locali	Locality visual amenity: OK - Good						

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear		to large	Limited association to large built up area		Distant association (visual) only or none
Boundary Type:	N: Road/treeline	E: Road/treeline/fence	d/treeline/fence <b>S:</b> Treeline/Fence			<b>W</b> :	ree line	
Buildings on Site:	Y – Commercial units and other buildings. Large car park Approx. Footprint: c. 60%							
Adjacent Buildings:	School to north							

Maturity:	Full matur	ity:S   L	ty: S   L Midd		ed:S 🚺		Young-established		ned C Very young: S			
Scale:	Intimate	Small			Medium		Large		Expansive			
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Open		Exposed		Exposed	
Access in	Promoted of	open recreation	Ope	en gen	neral access	Ρ	ermissive gener	al access	l access PRoW route access			
site area:		Permissive path	ıs		Inform	nal a	access		No access			
Landscape Quality:		resentative:   L	Mainl minor d		esentative / tions: S	E	• •			Weakly representative/ degraded:		
Tranquillity:		Low			Medi	um		High				

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

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

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 does not abut settled area.		
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	Site is bound by A123 to the south and Ashwells Road to the north and east.		
Effects on openness:	Limited/no co encroach		Some countryside encroachment		Large scale countryside encroachment			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC) Partly			y Contained (PC)	Not Contained (NC)				

Purpose 2: to prevent neighbouring towns merging into one another								
Criteria		SR	SRF	SSR	NNS		N/A	
Interlying physical barriers:	Subst	antial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towns	None	/ Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	escence		
Residual contribution of S	ite to Gree	en Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, I		ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible or No Separation (NNS)			
Comments:								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	Existing commercial uses and						
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	large car park dominate. Southern parts of Site comprise open grassland and tree cover Overall majority of Site has brownfield uses – but southern						
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail							
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)	landscaping						

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

Overall Contributor to Green Belt		Low	Moderate	High							
Comments:	-	Low/Moderate assessment primarily due to pre-existing commercial landuses at the Site. Southern parts of Site more open with naturalistic landscaping – these areas more sensitive in Green Belt terms.									