

Site Size:	0.67 ha	Views Out (distance):	N: S	S: S	E: S/M	W: S	<u>Short</u> (<250m)	<u>Med</u> (250m – 1km)	<u>Long</u> (>1km)
Views in:	Viewer Types:	N: Pub Priv	S: Pub Priv Houses	E: Pub Priv General Land		W: Pub Priv Road			
	Numbers:	N: Pub: H Priv: 0	S: Pub: 0 Priv: L	E: Pub: 0 Priv: L	W: Pub: M Priv: 0	0	<u>Low</u> (1 - 10)	<u>Med</u> (10-20)	<u>High</u> (21+)
Seasonal visibility:		Boundary vegetation (Deciduous) present							
Site visual amenity:		High			Locality visual amenity:		Low/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: Tree line + road (A12)	E: -	S: Garden boundary fence lines	W: Tree line + grass verge on to road	
Buildings on Site:	No			Approx. Footprint:	
Adjacent Buildings:	Residential housing to south – mix of bungalows and semi-detached housing				

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L			
Scale:	Intimate		Small		Medium		Large		Expansive	
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed	
Access in site area:	Promoted open recreation			Open general access		Permissive general access			PRoW route access	
	Permissive paths				Informal access			No access		
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L		Equal representative / non-rep: S L			Weakly representative/ degraded: S L	
Tranquillity:	Low				Medium			High		

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

Land Use/Cover

A – Woodland (>5m tall)	I – Parkland/Garden(s)
B – Scrubland (include young	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.

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

ASSESSMENT OF GREEN BELT PURPOSES

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	Within existing limit of the large built up area, bounded by A12 and housing
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	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 assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	
Relative contribution of Site to Green Belt Purpose:				
Limited Countryside Functions (LCF)		Mixed Functions within Countryside (MFC)	Functional Countryside (FC)	

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 Town (SRHT)
Comments:			

Overall Assessment

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

Site Size:	19.58 ha	Views Out (distance):	N: S	S: M	E: M	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv Filtered/ OC	S: Pub Priv Playing field/ School		E: Pub Priv -		W: Pub Priv Houses		
	Numbers:	N: Pub: H Priv: 0	S: Pub: Priv: H	E: Pub: H Priv: 0	W: Pub: 0 Priv: H	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Some changes in boundary vegetation							
Site visual amenity:		Med		Locality visual amenity:		Low/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: Tree line + A12	E: Tree line + ditch	S: Tree line + ditch	W: Residential gardens/fence + lost boundary	
Buildings on Site:	Y – Farm building to SW (Hopfield Animal Sanctuary)			Approx. Footprint:	< 5%
Adjacent Buildings:	Residential housing to west – mix of bungalows and semi-detached housing				

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L					
Scale:	Intimate		Small		Medium		Large		Expansive			
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed			
Access in site area:	Promoted open recreation			Open general access			Permissive general access			PRoW route access		
	Permissive paths				Informal access			No access				
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractions: S L			Equal representative / non-rep: S L			Weakly representative/ degraded: S L		
Tranquillity:	Low				Medium				High			

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

Land Use/Cover

A – Woodland (>5m tall)	I – Parkland/Garden(s)
B – Scrubland (include young	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.

No substantial historic buildings appear near to Site.

Other Comments:

Large area of farmland bounded to north by A12 – limited association to existing large built up area

ASSESSMENT OF GREEN BELT PURPOSES

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	Site is weakly associated to Brentwood via its western boundary. Bounded to north by A12 but development would encroach beyond existing limit of the town – assuming whole Site was developed.
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	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 assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	
Relative contribution of Site to Green Belt Purpose:				
Limited Countryside Functions (LCF)		Mixed Functions within Countryside (MFC)	Functional Countryside (FC)	

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Areas (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	The Site is part of a larger green wedge separating areas of Brentwood and Shenfield south of the A12. Development would be weakly associated with the existing settlement limits of Brentwood and would encroach in to the countryside, narrowing the gap between Brentwood and Shenfield – assuming the whole Site was developed.		

Site Size:	15.44 ha	Views Out (distance):	N: M	S: S/M	E: M	W: M	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv Road, houses & footpath	S: Pub Priv Road			E: Pub Priv Footpath			W: Pub Priv Houses and road
	Numbers:	N: Pub: M Priv: L	S: Pub: H Priv:	E: Pub: M Priv:	W: Pub: L Priv: L	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Yes – around parts of site							
Site visual amenity:		High			Locality visual amenity:		Medium		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: Hedge + trees	E: hedges, open	S: hedge, A127		W: Hedge, open, Childerditch Lane
Buildings on Site:	N			Approx. Footprint:	-
Adjacent Buildings:	-				

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L			
Scale:	Intimate		Small		Medium		Large		Expansive	
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed	
Access in site area:	Promoted open recreation			Open general access		Permissive general access			PRoW route access	
	Permissive paths				Informal access			No access		
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L		Equal representative / non-rep: S L			Weakly representative/ degraded: S L	
Tranquillity:	Low			Medium			High			

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

Land Use/Cover

- | | |
|------------------------------------|----------------------------------|
| A – Woodland (>5m tall) | I – Parkland/Garden(s) |
| B – Scrubland (include young) | 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.

No substantial historic buildings appear near to Site.

Other Comments:

Separated from West Horndon by the A127. Not related to any town or settlement – in countryside

ASSESSMENT OF GREEN BELT PURPOSES

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	Separated from West Horndon by A127 – large encroachment in to countryside – even if land west of West Horndon is developed.
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	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 assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	
Relative contribution of Site to Green Belt Purpose:				
Limited Countryside Functions (LCF)		Mixed Functions within Countryside (MFC)	Functional Countryside (FC)	

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Not a well contained Site, not connected to West Horndon, separated by A127. Development would lead to significant encroachment in to the countryside. Development would be north of the A127 but would not cause towns to coalesce.		

Site Size:	7.9 ha	Views Out (distance):	N: M	S: S	E: S	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv Houses		S: Pub Priv Roads		E: Pub Priv Road		W: Pub Priv Houses & Park	
	Numbers:	N: Pub: Priv: L	S: Pub: L Priv:	E: Pub: M Priv:	W: Pub: L Priv: H	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Slight – Hedgerows							
Site visual amenity:		Medium			Locality visual amenity:		Medium		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: -	E: -	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 maturity: S L		Middle-aged: S L	Young-established S L		Very young: S L
Scale:	Intimate	Small	Medium	Large		Expansive
Enclosure:	Very Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed	
Access in site area:	Promoted open recreation		Open general access	Permissive general access		PRoW route access
	Permissive paths			Informal access		No access
Landscape Quality:	Highly representative: S L		Mainly representative / minor detractors: S L		Equal representative / non-rep: S L	Weakly representative/ degraded: S L
Tranquillity:	Low			Medium		High

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

Land Use/Cover

- | | |
|------------------------------------|----------------------------------|
| A – Woodland (>5m tall) | I – Parkland/Garden(s) |
| B – Scrubland (include young | 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.

No substantial historic buildings appear near to Site.

Other Comments:

Residences abuts Site on western boundary – but extends east some way away from settlement

Golf course to east

ASSESSMENT OF GREEN BELT PURPOSES

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	Site is bounded to west by housing – development would form extension along Station Road – the further any development falls E within the Site the more remote it becomes. A128 is a physical barrier to the E.
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	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 assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	
Relative contribution of Site to Green Belt Purpose:				
Limited Countryside Functions (LCF)		Mixed Functions within Countryside (MFC)	Functional Countryside (FC)	

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 Town (SRHT)
Comments:			

Overall Assessment

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

Site Size:	68.56 ha	Views Out (distance):	N: S/M	S: M	E: S	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv Road + access lane to N	S: Pub Priv Houses			E: Pub Priv Houses & road			W: Pub Priv Houses
	Numbers:	N: Pub: H Priv:	S: Pub: H Priv: H	E: Pub: H Priv: L	W: Pub: L Priv: H	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Variable – large site with woodland parts and hedgerows, and a variety of viewpoints							
Site visual amenity:		Medium			Locality visual amenity:		Medium		

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

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L			
Scale:	Intimate		Small		Medium		Large		Expansive	
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed	
Access in site area:	Promoted open recreation			Open general access		Permissive general access			PRoW route access	
	Permissive paths				Informal access			No access		
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L		Equal representative / non-rep: S L			Weakly representative/ degraded: S L	
Tranquillity:	Low				Medium			High		

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

Land Use/Cover

A – Woodland (>5m tall)	I – Parkland/Garden(s)
B – Scrubland (include young	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.

No substantial historic buildings appear near to Site.

Other Comments:

Large Site – would connect few residences to NE to West
Horndon – A127 is a barrier to north

SW of site is also a park with open access.

ASSESSMENT OF GREEN BELT PURPOSES

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	Bounded to W & SW by housing and N by A127 – large scale countryside encroachment and would only become totally bounded to S if 038a was developed first. A128 is physical barrier to E. Not Contained primarily due to scale of Site in relation to West Horndon.
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)		Negligible or No Separation (NNS)
Comments:	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 assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	
Relative contribution of Site to Green Belt Purpose:				
Limited Countryside Functions (LCF)		Mixed Functions within Countryside (MFC)	Functional Countryside (FC)	

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 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 Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Development would lead to large countryside encroachment, not leading to coalescence with other towns – but some reduction in the interlying countryside gap. Abuts West Horndon to the W and SW. Site also contains (covering small northern area of the Site) a Conservation Area and Historic Park/Garden but is not related to an historic town.		

Site Size:	2.06 ha	Views Out (distance):	N: S	S: S	E: S	W: M	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv -		S: Pub Priv Road/Houses		E: Pub Priv Road			W: Pub Priv Road & House
	Numbers:	N: Pub: Priv:	S: Pub: L Priv: L	E: Pub: L Priv:		W: Pub: H Priv: L	0	Low (1 - 10)	Med (10-20)
Seasonal visibility:		Some effects from trees/hedges							
Site visual amenity:		OK			Locality visual amenity:		OK		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area ‘Urban’ extension	Near but clear separation	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: Tree line/verge/scrub + A12	E: Wood/Scrub + B1002	S: Tree line + A12		W: Tree line + A12
Buildings on Site:	No			Approx. Footprint:	
Adjacent Buildings:	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 maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L					
Scale:	Intimate		Small		Medium		Large		Expansive			
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed			
Access in site area:	Promoted open recreation			Open general access			Permissive general access			PRoW route access		
	Permissive paths				Informal access			No access				
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L			Equal representative / non-rep: S L			Weakly representative/ degraded: S L		
Tranquillity:	Low				Medium				High			

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

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.

No substantial historic buildings appear near to Site.

Other Comments:

Site south of A12 – but separated from main urban area by roads, woodland, etc.

NB: It is also assumed that in order to be developed, Sites 079a and 079b would be developed or agreed to be developed first

ASSESSMENT OF GREEN BELT PURPOSES

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	Sites does not directly abut the existing large built up area of Ingatestone and is separate – the A12 is a strong boundary and limit to the N and W
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	Development will not cause coalescence. A12 is strong physical barrier to development. No apparent views from other towns. Use of the Site for employment unlikely to lead to any reduction in separation in gap due to surrounding treebelts and the strong A12 barrier, albeit larger buildings will be more noticeable when passing along the A12 (and from the local flyover) as well as filtered winter views from open countryside to the north where intervening tree cover is sparse.				

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	In absolute terms the Site is separated from the current limit of Ingatstone and does not abut any large built up areas. The Site is contained by the A12 which is a strong physical barrier. With regards to Employment use. the assessment levels are unchanged from the housing assessment		

Site Size:	23.40 ha	Views Out (distance):	N: S	S: S	E: M	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv Road	S: Pub Priv Footpaths		E: Pub Priv Road Houses			W: Pub Priv Road M-Way	
	Numbers:	N: Pub: H Priv:	S: Pub: L Priv:	E: Pub: L Priv: L	W: Pub: H Priv:	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Little Variation							
Site visual amenity:		Poor		Locality visual amenity:		Variable –generally poor - OK			

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

Maturity:	Full maturity: S L		Middle-aged: S L	Young-established: S L		Very young: S L				
Scale:	Intimate		Small		Medium		Large	Expansive		
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed	
Access in site area:	Promoted open recreation			Open general access		Permissive general access			PRoW route access	
	Permissive paths				Informal access			No access		
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L		Equal representative / non-rep: S L			Weakly representative/ degraded: S L	
Tranquillity:	Low				Medium			High		

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

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.

No substantial historic buildings appear near to Site.

Other Comments:

Not near to large built up area. Site is degraded – virtually all previous landscape character lost. Used for motorway works. Southern extended boundary area contains agricultural land.

PRoW bounds northern and western Site boundary

ASSESSMENT OF GREENBELT PURPOSES

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	No relationship to existing large built up area.
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	M25 is strong barrier to W of Site, yet scale of Site if developed would take up significant area of countryside between Upminster Greater London and Great Warley (hamlet) and towards West Horndon. Development would not cause towns to coalesce but may be perceived as encroachment from Greater London in to the Essex countryside east of the M25. It is noted that a large commercial development would be potentially more perceptible/visible from the M25 and from countryside east of the Site, compared to housing. Whilst not significantly reducing the gap between towns physically, commercial development is likely to have a slightly greater visual effect on the perceived openness of the green belt from further afield – particularly from the East and South. Overall, assessment level retained as SRF for employment use.				

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 areas of settlement
Relative contribution of Site to Green Belt Purpose:			
Limited Relationship with Historic Towns (LRHT)		Moderate Relationship with Historic Towns (MRHT)	Strong Relationship with Historic Towns (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Overall, the Site is not immediately related to any large built up area, falling within countryside east of the M25. Gaps between small hamlets & settlements in Brentwood and Greater London would be reduced by introduction of new development on the Site, but would not cause any towns to coalesce. Development for employment use is not considered to alter assessment compared to housing assessment, however it is noted a large commercial development would be more visually prominent in the area.		

Site Size:	9.2 ha	Views Out (distance):	N: M	S: S	E: S	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv	S: Pub Priv			E: Pub Priv			W: Pub Priv
	Numbers:	N: Pub: L Priv: L	S: Pub: Priv:	E: Pub: Priv:	W: Pub: L Priv:	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:	Little variation								
Site visual amenity:	Poor but some traditional red brick buildings - historic			Locality visual amenity:		Good – views of countryside			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: hedgerow	E: trees	S: hedgerow and trees	W: Tree belt	
Buildings on Site:	Industrial sheds			Approx. Footprint:	30%
Adjacent Buildings:	Codham Hall; and traditional cottages – two storey (2 No.)				

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L					
Scale:	Intimate		Small		Medium		Large		Expansive			
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed			
Access in site area:	Promoted open recreation			Open general access			Permissive general access			PRoW route access		
	Permissive paths				Informal access			No access				
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L			Equal representative / non-rep: S L			Weakly representative/ degraded: S L		
Tranquillity:	Low				Medium				High			

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

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:Other Comments:

Amalgamation of 101B (East and West) plus other land.

Existing commercially developed Site. Single PRoW on northern boundary

ASSESSMENT OF GREEN BELT PURPOSES

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	Existing developed Site, not related to any settlement
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)
Comments:	Site does lie directly between two towns but will not cause towns to merge. It is noted that development of the whole site would cause a massing of buildings in the area potentially affecting perception of overall openness and countryside cover marginally. Larger employment based buildings (compared to housing) are likely to be more visually prominent from a number of transport routes and views that could be perceived as separation reduction.				

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Existing predominantly developed Site, not related to an existing large built up area. Towns would not coalesce if Site was developed. Limited or no countryside function. Some increase in quantum of built development likely in southern part which is predominantly hardstanding.		

Site Size:	5.5 ha	Views Out (distance):	N: S	S: M	E: M	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv	S: Pub Priv	E: Pub Priv	W: Pub Priv				
	Numbers:	N: Pub: H Priv:	S: Pub: Priv: L	E: Pub: H Priv:	W: Pub: H Priv:	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:	Little variation. Least visibility in summer when trees in full leaf								
Site visual amenity:	OK – some degradation				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	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: Fence, trees, metal grate	E: Hedgerow, trees, fence	S: Trees	W: Trees	
Buildings on Site:	Y – small office and garage (Aerial view only)			Approx. Footprint:	2%
Adjacent Buildings:	Ingatstone Garden Centre				

Maturity:	Full maturity: S L		Middle-aged: S L	Young-established: S L	Very young: S L
Scale:	Intimate	Small	Medium	Large	Expansive
Enclosure:	Very Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Access in site area:	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Landscape Quality:	Highly representative: S L		Mainly representative / minor detractors: S L	Equal representative / non-rep: S L	Weakly representative/ degraded: S L
Tranquillity:	Low		Medium		High

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

Land Use/Cover

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

Heritage Assets/Notes:Other Comments:

Former works Site – areas of hardstanding and pasture

ASSESSMENT OF GREEN BELT PURPOSES

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	Bordered by railway and A12 on two sides. Partly associated with Ingatestone – separate from built up area but contained by infrastructure such that the land is clearly associated with the built up area
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	Gap between Ingatestone and Mountnessing would virtually disappear, although settlements could not coalesce due to presence of A12. Larger commercial or employment buildings would be potentially of increased visibility across the A12 – particularly from south facing ribbon development east of Mountnessing, where existing tree belts are patchy/low or offer filtered views. Intervening treebelts are currently considered unsubstantial in terms of preventing visual coalescence. On balance, there would be an increased visual influence from employment use compared to housing development, however overall assessment rating retained at SSR.				

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Would reduce gap between Mountnessing and Ingatestone markedly, but A12 is a significant barrier. Employment use buildings are likely to be more visible from Mountnessing across the A12, however tree belts will mature to further screen views in future. Overall, assessment levels unchanged for Employment assessment; however, visibility of larger buildings is a more pertinent consideration to any development, potentially compared with housing.		

Site Size:	2.6 ha	Views Out (distance):	N: S	S: S	E: S	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv	S: Pub Priv	E: Pub Priv	W: Pub Priv				
	Numbers:	N: Pub: - Priv: L	S: Pub: H Priv: -	E: Pub: M Priv: -	W: Pub: H Priv: -	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:	Least visible in summer when trees in full leaf – predicted to be quite visible in winter								
Site visual 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 association to large built up area	Distant association (visual) only or none
Boundary Type:	N: Trees; fence	E: Trees/hedgerow	S: Trees	W: Hedgerow, trees	
Buildings on Site:	Warehouse style			Approx. Footprint:	50%
Adjacent Buildings:	None				

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L			
Scale:	Intimate		Small		Medium		Large		Expansive	
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed	
Access in site area:	Promoted open recreation			Open general access		Permissive general access			PRoW route access	
	Permissive paths				Informal access			No access		
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractions: S L		Equal representative / non-rep: S L			Weakly representative/ degraded: S L	
Tranquillity:	Low				Medium			High		

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

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:Other Comments:

PRoW to East

Currently, buildings have greater visibility in winter views filtered through trees due to bright/pale green colour.

ASSESSMENT OF GREEN BELT PURPOSES

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	Existing trading estate – but not associated with any settlement
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)
Comments:	No impact on separation beyond existing situation. Employment based development considered to comprise similar sized buildings to existing, so whilst there might be an increase in massing/density, there is unlikely to be much visual encroachment beyond existing situation.				

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)	Moderate Relationship with Historic Town (MRHT)		Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Existing developed area, with business type units, not associated with any settlement. Employment assessment levels unchanged from housing assessment.		

Site Size:	2.3 ha	Views Out (distance):	N: M	S: S	E: S	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv		S: Pub Priv		E: Pub Priv		W: Pub Priv	
	Numbers:	N: Pub: Priv:	S: Pub: Priv:	E: Pub: Priv:	W: Pub: L Priv:	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Little variation							
Site visual amenity:		Boundary trees to W, S & N			Locality visual amenity:		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	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: Hedgerow/trees	E: fence	S: fence/hedgerow trees	W: trees	
Buildings on Site:					Approx. Footprint:
Adjacent Buildings:	Two storey warehouse style/industrial				

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L		
Scale:	Intimate	Small		Medium		Large		Expansive	
Enclosure:	Very Confined	Quite Enclosed		Partial Enclosure		Quite Open		Exposed	
Access in site area:	Promoted open recreation		Open general access		Permissive general access			PRoW route access	
	Permissive paths			Informal access			No access		
Landscape Quality:	Highly representative: S L		Mainly representative / minor detractions: S L		Equal representative / non-rep: S L			Weakly representative/ degraded: S L	
Tranquillity:	Low			Medium			High		

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
	Q	H (car park)		E	H

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: Stockpiles invaded by ruderals – cleared land	

Heritage Assets/Notes:Other Comments:

NW of Childerditch Industrial Park – comprising previously cleared land

PRoW lies on western boundary of Site beyond embankment

ASSESSMENT OF GREEN BELT PURPOSES

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	Cleared land part of existing industrial Site – not associated with any settlement
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	small scale, contained Site within town (e.g. infilling)		
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close			
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence			
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):							
Separation Retained (SR)		Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR)		Negligible or No Separation (NNS)	
Comments:	Overall, given that any town based views from the north (from Brentwood) are obscured by mature woodland and that any employment based buildings will be in the context industrial buildings, separation is perceived to be retained. The Site is also not broadly visible from any major transport routes, limiting locations where development may be visible.						

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Cleared land as part of existing industrially developed Site, not associated with any settlement. Overall assessment is unchanged from housing assessment.		

Site Size:	7.05 ha	Views Out (distance):	N: S	S: S	E: S	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv	S: Pub Priv			E: Pub Priv		W: Pub Priv	
	Numbers:	N: Pub: Priv: M	S: Pub: Priv:	E: Pub: L Priv: L	W: Pub: L Priv: M	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Variable							
Site visual amenity:		Variable – brownfield - Mature conifers and in places – arable land in southern half			Locality visual amenity:		Industrial estate and farmland; trees young 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	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: Industry	E: Road	S: None	W: Tree Belt	
Buildings on Site:	Industrial sheds/large and small			Approx. Footprint:	30%
Adjacent Buildings:	Industrial on site to north; residential to east; more sheds small and large to North (industrial).				

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L					
Scale:	Intimate		Small		Medium		Large		Expansive			
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed			
Access in site area:	Promoted open recreation			Open general access			Permissive general access			PRoW route access		
	Permissive paths				Informal access				No access			
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L			Equal representative / non-rep: S L			Weakly representative/ degraded: S L		
Tranquillity:	Low				Medium				High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
	E/H		E	H

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:Other Comments:

Childerditch Industrial Park – amalgamates 112B&C with other land to form a Site

PRoW goes through a building/has been built on.

ASSESSMENT OF GREEN BELT PURPOSES

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	Existing industrial Site – not associated with any large built up area
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)
Comments:	On balance – whilst development would encroach in to arable land this is totally in context of existing industrial estate. There may be some increased perception of separation reduction between towns depending on the scale of buildings (i.e. if they are visible from much further afield)				

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Existing industrially developed Site, not associated with any large built up area – Moderate score due to mixed land uses and countryside encroachment.		

Site Size:	1.56ha	Views Out (distance):	N: S	S: S	E: S	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv Road	S: Pub Priv			E: Pub Priv			W: Pub Priv
	Numbers:	N: Pub: M Priv:	S: Pub: Priv:	E: Pub: Priv:	W: Pub: Priv:	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Potentially – deciduous woodland cover surrounding site							
Site visual amenity:		Poor - OK			Locality visual amenity:		OK-Good – adjacent woodland		

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	W: Commerical	
Buildings on Site:	Y - part			Approx. Footprint:	<5%
Adjacent Buildings:	Ford Offices to west				

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established S L		Very young: S L				
Scale:	Intimate		Small		Medium		Large		Expansive		
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed		
Access in site area:	Promoted open recreation			Open general access		Permissive general access			PRoW route access		
	Permissive paths				Informal access			No access			
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L		Equal representative / non-rep: S L			Weakly representative/ degraded: S L		
Tranquillity:	Low			Medium			High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
	I	A		A

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:Other Comments:

Site forms part of Ford HQ (rest of Site 117A) which extends beyond Green Belt boundary – surrounding amenity grassland area and woodland edge

ASSESSMENT OF GREEN BELT PURPOSES

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	Part of overall 117A Site (Ford HQ). Small area of amenity grass and woodland – contained by woodland to east.
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	Site primarily in context of existing developed area – no reduction in overall separation to nearby 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	Whilst part of Ford HQ – the land cover generally suggest Functional Countryside
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	
Relative contribution of Site to Green Belt Purpose:				
Limited Countryside Functions (LCF)		Mixed Functions within Countryside (MFC)	Functional Countryside (FC)	

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Area of grassland and woodland at eastern extent of Ford HQ		

Site Size:	19.5 ha	Views Out (distance):	N: L	S: L	E: L	W: L	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv Road	S: Pub Priv Railway		E: Pub Priv Road		W: Pub Priv Housing		
	Numbers:	N: Pub: L Priv:	S: Pub: H Priv: L	E: Pub: H Priv: L	W: Pub: Priv: H	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Minimal effect							
Site visual amenity:		Medium		Locality visual amenity:		High			

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: Hedge, minor road	E: hedge + A128	S: Tree line + railway	W: gardens, fence	
Buildings on Site:	No			Approx. Footprint:	
Adjacent Buildings:	Semi-detached housing to west overlooking site				

Maturity:	Full maturity: S L		Middle-aged: S L	Young-established S L	Very young: S L
Scale:	Intimate	Small	Medium	Large	Expansive
Enclosure:	Very Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Access in site area:	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Landscape Quality:	Highly representative: S L		Mainly representative / minor detractors: S L	Equal representative / non-rep: S L	Weakly representative/ degraded: S L
Tranquillity:	Low		Medium		High

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

Land Use/Cover

- A – Woodland (>5m tall) I – Parkland/Garden(s)
- B – Scrubland (include young) 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:Other Comments:

Land lies between West Horndon and the A128 north of a rail line

Golf course to East

ASSESSMENT OF GREEN BELT PURPOSES

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	Bounded to W by housing, to S by rail line and to E by A128. Housing overlooks the Site from the West – minor road to the north. Further east any development is, the more remote it will be from West Horndon
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	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 assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	
Relative contribution of Site to Green Belt Purpose:				
Limited Countryside Functions (LCF)		Mixed Functions within Countryside (MFC)	Functional Countryside (FC)	

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

Overall Assessment

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

Site Size:	4.5 ha	Views Out (distance):	N: M	S: S	E: S	W: S	<u>Short</u> (<250m)	<u>Med</u> (250m – 1km)	<u>Long</u> (>1km)
Views in:	Viewer Types:	N: <u>Pub</u> Priv	S: <u>Pub</u> <u>Priv</u>		E: <u>Pub</u> <u>Priv</u>			W: <u>Pub</u> Priv	
	Numbers:	N: Pub: H Priv:	S: Pub: H Priv: M	E: Pub: H Priv: M	W: Pub: H Priv:	0	<u>Low</u> (1 - 10)	<u>Med</u> (10-20)	<u>High</u> (21+)
Seasonal visibility:		Little variation.							
Site visual amenity:		Good – green fields/trees, hedgerows			Locality visual amenity:		Good – trees		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: Trees, fence	E: Trees, hedgerow, fence	S: Trees, hedgerow	W: trees	
Buildings on Site:	None			Approx. Footprint:	
Adjacent Buildings:	Semi-detached two storey along A1023 Chelmsford Road to South				

Maturity:	Full maturity	S	L	Middle-aged	S	L	Young-established: S L	Very young: S L
Scale:	Intimate	Small		Medium	Large		Expansive	
Enclosure:	Very Confined	Quite Enclosed		Partial Enlosure	Quite Open		Exposed	
Access in site area:	Promoted open recreation		Open general access		Permissive general access		PRoW route access	
	Permissive paths			Informal access		No access		
Landscape Quality:	Highly representative: S L		Mainly representative / minor detractors: S L		Equal representative / non-rep: S L		Weakly representative/ degraded: S L	
Tranquillity:	Low			Medium			High	

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

Land Use/Cover

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

Heritage Assets/Notes:Other Comments:

Land sandwiched between A1023 and A12 – ribbon development to south (opposite side of A1023)

ASSESSMENT OF GREEN BELT PURPOSES

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	Site well contained by roads but not bordered by any settlement – ribbon development to south – disconnected from Shenfield
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / 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	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)
Comments:	Development would mass employment buildings to the NE of Shenfield in conjunction with adjacent ribbon development. However, locality and road network and surrounding tree belts generally preserve separation between adjacent built up areas. However, based on a precautionary approach and when compared to the housing assessment, there is a potential for larger buildings to be visible over interlying tree belts which could enhance perception of separation reduction – particularly with the level of ribbon development existing between Shenfield and Mountnessing.				

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)	Moderate Relationship with Historic Town (MRHT)		Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Farmland not contained by any built up area – development would not cause settlements to merge., however Employment use is considered (by virtue of potential intervisibility from the edge of Mountnessing and Shenfield) to marginally increase the assessment level for Purpose 2 compared to the housing assessment. However the overall assessment level of Moderate is unchanged.		

Site Size:	0.8 ha	Views Out (distance):	N: S	S: S	E: S	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv	S: Pub Priv		E: Pub Priv			W: Pub Priv	
	Numbers:	N: Pub: H Priv:	S: Pub: H Priv:	E: Pub: Priv:	W: Pub: L Priv:	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Little variation.							
Site visual amenity:		Poor/OK built elements and dense mixed boundary trees			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	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: Hedgerow; road barrier crash	E: hedgerow, trees	S: Fence	W: hedgerow; trees	
Buildings on Site:	Sheds; show conservatories; chalet style			Approx. Footprint:	<5%
Adjacent Buildings:	Holiday Inn to East				

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L					
Scale:	Intimate		Small		Medium		Large		Expansive			
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed			
Access in site area:	Promoted open recreation			Open general access			Permissive general access			PRoW route access		
	Permissive paths				Informal access			No access				
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L			Equal representative / non-rep: S L			Weakly representative/ degraded: S L		
Tranquillity:	Low				Medium				High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
	K		H	F, A

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:Other Comments:

Brentwood Garden Centre

ASSESSMENT OF GREEN BELT PURPOSES

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	Not well related to western extent of Brentwood, separated by hotel and other land
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	No notable reduction in separation over and above existing situation – M25 very strong barrier west of Brentwood. Small scale site. Employment based development is unlikely to reduce the countryside gap and the large Holiday Inn lies immediately to the east.				

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Overall, existing partly developed Site. Massing of employment based development would be marginally more perceived over existing situation but would not lose functional countryside or cause settlements to merge. Overall, assessment results unchanged from previous housing assessment.		

Site Size:	13.6ha	Views Out (distance):	N: S	S: S	E: S	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv Roads	S: Pub Priv Roads/Rail	E: Pub Priv Houses Roads			W: Pub Priv Houses Roads		
	Numbers:	N: Pub: H Priv:	S: Pub: H Priv:	E: Pub: M/H Priv: L/M	W: Pub: H Priv: L - M	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Effects from hedgerow vegetation on site boundaries and within site							
Site visual amenity:		OK			Locality visual amenity:		OK/Low		

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	Near but clear separation	Limited association to large built up area	Distant association (visual) only or none
Boundary Type:	N: Hedge/treeline/road	E: hedge/road (M25 for Site 100b)	S: tree line + rail line	W: hedge/treeline + ditch (M25 for Site 100a)	
Buildings on Site:	Y –old manor house			Approx. Footprint:	c. 1%
Adjacent Buildings:	Holiday Hotel and garden centre to north of 100a on opposite side of A1023				

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L					
Scale:	Intimate		Small		Medium		Large		Expansive			
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed			
Access in site area:	Promoted open recreation			Open general access			Permissive general access			PRoW route access		
	Permissive paths				Informal access			No access				
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L			Equal representative / non-rep: S L			Weakly representative/ degraded: S L		
Tranquillity:	Low				Medium				High			

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

Land Use/Cover

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

Heritage Assets/Notes:

Little or no relationship to historic town.

Other Comments:

Lies to the E of the M25 bounded to N by A1023 and S by rail line

ASSESSMENT OF GREEN BELT PURPOSES

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	Very large Site adjacent to M25 contained by surrounding infrastructure and not the Brentwood area/limits – the Site is not adjacent to any existing residential / large built up areas.
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):					
Separation Retained (SR)		Separation Reduced, but Functional (SRF)	Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	The M25 is a significant barrier between Brentwood and Romford (Greater London area). Development would significantly reduce the countryside gap between Brentwood and Romford. Although the two ‘towns’ could not physically merge due to presence of M25, the perception to users of the M25, A12, A1203 and rail line would be of countryside encroachment with minimal separation between towns if Site were developed. Mixed Use development is likely to comprise a number of larger buildings. This will be perceived as a greater massing of built form in the green belt compared to housing and would be more visually intrusive – however town coalescence would not occur.				

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Sites forms part of a countryside wedge between Brentwood and Romford either side of the M25. Large scale encroachment of the countryside if wholly developed significantly reducing the gap between towns. Mixed Use Development is noted as being more visually intrusive than housing development due to likely increased scale of building however, the assessment levels are unchanged overall from the housing assessment.		

Site Size:	1.1 ha	Views Out (distance):	N: S	S: S	E: S	W: S	Short (<250m)	Med (250m – 1km)	Long (>1km)
Views in:	Viewer Types:	N: Pub Priv		S: Pub Priv		E: Pub Priv			W: Pub Priv
	Numbers:	N: Pub: Priv:	S: Pub: H Priv:	E: Pub: H Priv: L	W: Pub: H Priv:	0	Low (1 - 10)	Med (10-20)	High (21+)
Seasonal visibility:		Little variation.							
Site visual amenity:		Moderate mature trees/shrubs to North			Locality visual amenity:		Good – views to wooded hills; local mature tree belts		

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

Maturity:	Full maturity: S L		Middle-aged: S L		Young-established: S L		Very young: S L					
Scale:	Intimate		Small		Medium		Large		Expansive			
Enclosure:	Very Confined		Quite Enclosed		Partial Enclosure		Quite Open		Exposed			
Access in site area:	Promoted open recreation			Open general access			Permissive general access			PRoW route access		
	Permissive paths				Informal access				No access			
Landscape Quality:	Highly representative: S L			Mainly representative / minor detractors: S L			Equal representative / non-rep: S L			Weakly representative/ degraded: S L		
Tranquillity:	Low				Medium				High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
	K	A		E

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: Shacks (Disused)	

Heritage Assets/Notes:Other Comments:

Car dealership – sandwiched between Wigley Bush Lane and Holiday Inn hotel

Woodland scrub lies in northern half of Site

ASSESSMENT OF GREEN BELT PURPOSES

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	Site is west of Wigley Bush Lane which delineates extent of housing in Brentwood – however, Site is also bounded to west by hotel complex
Development type:	‘Infilling’	‘Urban Extension’	New settlement Housing separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
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:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	small scale, contained Site within town (e.g. infilling)		
Views between Towns	None / Very Distant	Some / Disant	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 Green Belt Purpose (should the Site be developed to housing):							
Separation Retained (SR)		Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR)		Negligible or No Separation (NNS)	
Comments:	Site is sandwiched between western extent of housing at Brentwood and also the Holiday Inn.						

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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town 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 (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:			

Overall Assessment

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Existing partly developed Site between western extent of Brentwood and the Holiday Inn.		