Site Reference: 024A Date/Time: 15/04/13 – 14.40PM

0.67 ha	Views Out (distan	nce): N	: S	S: S	E: S/M	W: S	<u>S</u> hort (<	<250m)	<u>M</u> ed (250	<u>M</u> ed (250m – 1km)		ng (>1km)	
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				W: Pub: M Priv: 0		<u>L</u> ow (1 - 10)	<u>M</u> ed (10-20)		<u>H</u> igh (21+)	
visibility:	Boundary vegetation	n (Deciduo	ous) pre	esent									
I amenity:	High				Localit	Locality visual amenity:			: Low/Med				
	Viewer Types: Numbers: visibility:	Viewer Types: N: Pub Priv N: Pub: H Priv: 0 visibility: Boundary vegetatio	Viewer Types: N: Pub Priv N: Pub: H Priv: 0 S: Pub: Priv: L visibility: Boundary vegetation (Decidue)	Viewer Types: N: Pub Priv S: Pub: 0 Numbers: Priv: 0 Priv: L S: Pub: 0 Priv: L	Viewer Types: N: Pub Priv S: Pub Priv Numbers: N: Pub: H Priv: 0 S: Pub: 0 Priv: L Priv: Deciduous Visibility: Boundary vegetation (Deciduous) present	Viewer Types: N: Pub Priv S: Pub Priv Houses Numbers: N: Pub: H Priv: 0 S: Pub: 0 Priv: L E: Pub: 0 Priv: L visibility: Boundary vegetation (Deciduous) present	Viewer Types: N: Pub Priv S: Pub Priv Houses E: Pub Numbers: N: Pub: H Priv: 0 S: Pub: 0 Priv: L Priv: 0 E: Pub: 0 Priv: 0 Visibility: Boundary vegetation (Deciduous) present	Viewer Types: N: Pub Priv S: Pub Priv Houses E: Pub Priv Numbers: N: Pub: H Priv: 0 S: Pub: 0 Priv: L Priv: 0 W: Pub: M Priv: 0 Visibility: Boundary vegetation (Deciduous) present	Viewer Types: N: Pub Priv S: Pub Priv Houses E: Pub Priv General Numbers: N: Pub: H Priv: 0 S: Pub: 0 Priv: L Priv: L Priv: 0 W: Pub: M Priv: 0 0 visibility: Boundary vegetation (Deciduous) present	Viewer Types: N: Pub Priv S: Pub Priv Houses E: Pub Priv General Land Numbers: N: Pub: H Priv: 0 S: Pub: 0 Priv: L Priv: L Priv: 0 W: Pub: M Priv: 0 0 Low (1 - 10) visibility: Boundary vegetation (Deciduous) present	Viewer Types: N: Pub Priv S: Pub Priv Houses E: Pub Priv General Land W: Pub Priv General Land Numbers: N: Pub: H Priv: 0 S: Pub: 0 Priv: L W: Pub: M Priv: 0 0 Low (1 - 10) Med (1 - 10) visibility: Boundary vegetation (Deciduous) present	Viewer Types: N: Pub Priv S: Pub Priv Houses E: Pub Priv General Land W: Pub Priv Ro Numbers: N: Pub: H Priv: 0 S: Pub: 0 Priv: L W: Pub: M Priv: 0 0 Low (1 - 10) Med (10-20) visibility: Boundary vegetation (Deciduous) present	

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

Maturity:	Full matu	rity: S L	Mid	dle-ag	ed:SIL		Young-establi	shed: S	L	Very young: S L
Scale:	Intimate	Smal	I		Medium		Large			Expansive
Enclosure:	Very Confin	ed Quite E	nclosed	Pa	artial Enclosure		Quite Ope	en		Exposed
Access in	Promoted	open recreatio	n Op	en ger	neral access	Р	ermissive gener	eral access PRoW ro		PRoW route access
site area:		Permissive pat	hs		Inforn	nal a	access			No access
Landscape Quality:		oresentative: L	Mainl minor o		esentative / tions: S L	Equal representative / no		_	ı-rep:	Weakly representative/ degraded: S L
Tranquillity	<i>r</i> :	Low			Medium					High

Land Hear	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	F	А	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 / K - Retail marsh 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

Site Reference: 024A Date/Time: 15/04/13 – 14.40PM

ASSESSMENT OF GREEN BELT PURPOSES

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

Purpose 2: to preve	Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	N	NS	N/A					
Interlying physic barriers:	Substantial / strong Moderate		· · · · · · · · · · · · · · · · · · ·	Absent								
Views between To	owns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)					
Residual contribution	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Reta	ined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation 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 as	Purpose 3: to assist in safeguarding the countryside from encroachment										
Criteria	LCF	MFC	FC	Comments:							
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses								
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping								
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail								
Relative contrib	Relative contribution of Site to Green Belt Purpose:										
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

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

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

Site Reference: 024B Date/Time: 15/04/13 – 4.40PM

Site Size:	19.58 ha	Views Out (distar	nce):	N: S	S: M	E: M	W:	S	<u>S</u> hort	(<250	Dm)	<u>M</u> ed (250	<u>/</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N Pub Priv Fil	tered/ O	C	S: Pub	Priv 1	Playing field/ School		E:Pub		Priv -	W: Pub Priv H		ouses	
in:	Numbers:	N: Pub: H Priv: 0	S: Pub: Priv: H		E: I	Pub: <mark>H</mark> :: 0	W: Pub: 0 Priv: <mark>H</mark>		0 1		<u>L</u> ow (1 - 10)	<u>M</u> ed (:	10-20)	<u>H</u> igh (21+)	
Seasonal	visibility:	Some changes in bo	oundary v	egetat	ion										
Site visua	al amenity:	Med				Locality visual amenity:			y: Low/Med						
												,			

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

Maturity	/ :	Full matur	ity: S L	Mid	dle-ag	ed:S L		Young-establi	shed: S	L	Very young: S L
Scale:	I	ntimate	Sma	I		Medium		Large			Expansive
Enclosure	e:	Very Confin	ed Quite E	nclosed	Р	artial Enclosure	Quite Open		en	Exposed	
Access in	1	Promoted of	open recreatio	n Op	en ger	neral access	Р	ermissive gener	eral access PRoW route		PRoW route access
site area	:		Permissive pa	hs		Inforn	nal a	access			No access
Landscap Quality:		0 , .	resentative:	Mainl minor o		esentative / tions: S L	E	Equal representative / non-l		ı-rep:	Weakly representative/ degraded: S L
Tranquill	lity:		Low	<u>,</u>		Medi	Medium Higl			High	

Land Hear	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Land-Use:	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 / K - Retail marsh 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

Site Reference: 024B Date/Time: 15/04/13 – 4.40PM

ASSESSMENT OF GREEN BELT PURPOSES

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

Purpose 2: to preve	nt neighbourin	SR	to one another SRF	SSR	N	NS	N/A			
	Interlying physical Substantial / strong		Moderate	Unsubstantial, but functional	Absent		.,,,,			
Views between Towns		e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.			
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)			
Residual contribution	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):						
Separation Reta	Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS)									
Comments:	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 contrib											
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)								

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

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

Site Reference: 037D Date/Time: 15/04/13 – 11.00AM

Site Size	: 15.44 ha	Views Out (distar	nce): N:	: M	S: S/M	E: M	W: M	<u> </u>	hort (<25	0m)	<u>M</u> ed (250	Om – 1km) <u>L</u> ong (>1km)		
Views	Viewer Types: N: Pub Priv Road, houses & footpath S: Pub Priv Road E: Pub Priv Footpath				tpath	W: Pub Priv Houses and road								
in:	Numbers:	N: Pub: M Priv: L	S: Pub: I	Н	E: Pub Priv:	o: M		W: Pub: L Priv: L		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (10-20) <u>H</u> ig		<u>H</u> igh (21+)
Seasonal	l visibility:	Yes – around parts	of site											
Site visua	al amenity:	High	Locality visual amenity:			ity: M	Medium							
														,
Site-set relation	tlement iship	Wholly / Largely Abuts large b contained by large built area 'Urb				•		ear bu	t clear		mited associ to large buil			association

Site-settlement relationship (Containment):	Wholly / Largely contained by large buil 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	nedges, open S: hedge, A127			W: Hed			ge, open, Childerditch Lane	
Buildings on Site:	N				Approx. Footprint:					
Adjacent Buildings:	-									

Maturity:	Full maturity: SIL Mic			dle-aged: S L Young-estab			Young-establi	shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure	Quite Open		en	Exposed		
Access in	Access in Promoted open recreation O		Ор	en general access		Р	Permissive general access		;	PRoW route access	
site area:		Permissive path	ns	Inform			nal access			No access	
Landscape Quality:				y representative / Eletractions:		E	Equal representative / non-rep: S L		n-rep:	Weakly representative/ degraded: S L	
Tranquillity:	Low			Medium			High				

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Use.	E/F		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 / K - Retail marsh 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

Site Reference: 037D Date/Time: 15/04/13 – 11.00AM

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas										
Criteria		C	PC		NC	Comments:					
Containment:	Within large built up area		Abuts large built up	area	Separate from large built up area						
Development type:	Development type: 'Infilling'		'Urban Extension'		New settlement Housing separated from large built up areas	Separated from West Horndon					
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	by A127 – large encroachment in to countryside – even if land					
Effects on openness:	Limited/no c encroac	•	Some countryside encroachment		Large scale countryside encroachment	west of West Horndon is developed.					
Relative contribution of	Relative contribution of Site to Green Belt Purpose:										
Well-Contained (WC)		Partl	y Contained (PC)	Not Contained (NC)							

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	NNS		N/A				
Interlying physic barriers:	Interlying physical barriers: Substantial		Moderate	Unsubstantial, but Absent		sent					
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g. infilling)				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence					
Residual contributio	n of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	Negligible	or No Separation (NNS)									
Comments:	Due to scale of Site and development being north of the A127, the gap to other towns would be somewhat reduced (decreasing the gap to Brentwood to around 3km – with interlying woodland) but would not cause towns to coalesce. Gaps to sporadic housing and hamlets would decrease as well. NB: Scale of development may offer views from distance.										

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

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

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

Site Reference: 038A Date/Time: 15/04/13 –10.20AM

Site Size:	7.9 ha	Views Out (distar	nce):	N: M	S: S	E: S	W: S	<u>S</u> hort (<250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv Ho	ouses	S:(P	ub) Priv	/ Road	S	E:Pub Pr	riv Roa	d	w Pub	Priv H	ouses & Park
in:	Numbers:	N: Pub: Priv: L	S: Pub: Priv:	: L	E: Pu Priv:	ıb: M	W: Pub: L Priv: H		0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Slight – Hedgerows	,								·		
Site visua	al amenity:	ity: Medium Locality visual amenit			amenity:	Mediur	n						
Site-sett	tlement	Wholly / Larg	relv	Ab	uts large	built u	n		Liı	mited associ	ation		

Site-settlement relationship (Containment):	Wholly / Largely contained by large buil 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: -	N: - E: -			r road	W: fence, gardens, housing	
Buildings on Site:	No	·	Appro	x. Footprint:			
Adjacent Buildings:	Post war semi and detached to west						

Maturity:	Full matur	ity: S I	Middle-a		lle-aged: S L		Young-established		<u>U</u>	Very young: S L
Scale:	Intimate	Small			Medium		Large	Large		Expansive
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure	osure Quite Open		Exposed		
Access in	Promoted of	open recreation	Оре	en general access		F	Permissive general access			PRoW route access
site area:		Permissive path	ns	Informal access		access		,	No access	
Landscape Quality:	0, .	resentative:	Mainly representative / minor detractions:		E	Equal representative / non-rep: S L		n-rep:	Weakly representative/ degraded: S L	
Tranquillity:		Low		М						High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Use.	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 / K - Retail marsh 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
ı	

Site Reference: 038A Date/Time: 15/04/13 -10.20AM

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wo	;	PC		NC	Comments:	
Containment:	Within large b	uilt up area	Abuts large built up area 'Urban Extension'		Separate from large built up area		
Development type:	'Infilli	ng'			New settlement Housing separated from large built up areas	Site is bounded to west by housing – development would form extension along Station	
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Road – the further any	
Effects on openness:	Limited/no co encroach	•	Some countryside encroachmen		Large scale countryside encroachment	development falls E within the Site the more remote it becomes. A128 is a physical	
Relative contribution of	Relative contribution of Site to Green Belt Purpose:						
Well-Contained (WC) Partl			/ Contained (PC)		Not Contained (NC)		

Criteria		SR SRF SSR		NNS		N/A		
Interlying physic barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towns No		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Reta	ined (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS)			or No Separation (NNS)	
Comments: Gap to Basildon physically reduced from around 3.7km to 3.1km if whole Site developed. Minimal visual connectivity – with woodland and industry west of Basildon restricting views west. A128 are physical barriers to further eastward development.								

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

Purpose 4: to prese	Purpose 4: to preserve the setting and special character of historic towns									
Criteria	LRHT		MRHT	SRHT						
Historic Town relationship:	110, 2111100 1110, 2110, 2110		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town						
Relative contribution	on of Site to Green Belt Purpose:									
Limited Relationsh	nip with Historic Town (LRHA)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)						
Comments:										

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High	
		ease in the gap to Basildon but still function	al, with very limited or no visual linkages. Som	e loss of countryside if developed.	

Site Reference: 038B Date/Time: 15/04/13 - 9.30AM

Site Size:	68.56 ha	Views Out (distar	nce): N	l: S/M	S: M	E: S	W:S	<u>S</u> hort (<2	50m)	<u>M</u> ed (250	50m – 1km) <u>L</u>		ng (>1km)
Views	Viewer Types:	N: Pub Priv Road + access lane to N		S: Pub Priv Houses			E	Pub Priv	Ho	uses & road	W: Pub Priv Houses		
in:	Numbers:	N: Pub: H Priv:	S: Pub: Priv: H		E: Pub Priv: L	: Н	W: Pub: Priv: H		0	<u>L</u> ow (1 - 10)) <u>M</u> ed (10-20)		<u>H</u> igh (21+)
Seasonal	visibility:	Variable – large site	with woo	odland par	ts and he	edgerows	, and a va	riety of view _l	ooints	;			
Site visua	al amenity:	Medium				Localit	y visual a	menity: N	1ediu	m			

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

Maturity	/ :	Full matur	rity:S U	Mid	dle-ag	ed: SIL		Young-establi	ablished: S L Very you		Very young: S L
Scale:	I	ntimate	Smal			Medium		Large			Expansive
Enclosur	e:	Very Confin	ed Quite Er	nclosed	P	artial Enclosure		Quite Ope	en		Exposed
Access in	า	Promoted (open recreation	Ор	en ger	neral access	Р	ermissive gene	ral access		PRoW route access
site area	ı:		Permissive pat	hs		Inform	nal a	access			No access
Landscar Quality:		0 , .	resentative:			esentative /	E		presentative / non-rep: S L		Weakly representative/ degraded: S L
Tranquil	lity:		Low	·		Medi	um			High	

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

Land Use/Cover A – Woodland (>5m tall) I – Parkland/Garden(s) B - Scrubland (include young J – Sports, Amenity & Recreation C – Semi-natural grassland / K - Retail marsh 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.

Site Reference: 038B Date/Time: 15/04/13 – 9.30AM

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the	unrestricted spra	wl of large bui	It-up areas						
Criteria	W	C	PC		NC	Comments:			
Containment: Within large b		uilt up area	Abuts large built up	area	Separate from large built up area				
Development type:	'Infilling' 'Urbar		'Urban Extension	n'	New settlement Housing separated from large built up areas	Bounded to W & SW by housing and N by A127 – large scale countryside encroachment and			
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	would only become totally bounded to S if 038a was			
Effects on openness:	Limited/no c encroacl	•	Some countryside encro	achment	Large scale countryside encroachment	developed first. A128 is physical barrier to E. Not Contained			
Relative contribution of	Site to Green Be	lt Purpose:				primarily due to scale of Site in			
Well-Contained (WC)			y Contained (PC)		Not Contained (NC)	relation to West Horndon.			

Criteria		SR							
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Abs	sent			
Views between Tox	wns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ned (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)		
A127 is strong physical barrier to N, yet wider views are available from sporadic housing, hamlets and settlements to NE of Site at distance – e.g. Herongate. Gap to Basildon physically reduced from around 3.7km to 3.1km if whole Site developed. Minimal visual connectivity – with woodland and industry west of Basildon restricting views west. A128 is a strong physical barrier to E. Development would cause the few houses to the NE of the Site to coalesce in to West Horndon									

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

Purpose 4: to prese	erve the setting and special chara	acter of his	toric towns					
Criteria	LRHT		MRHT	SRHT				
Historic Town	No / Limited physical and/or	· visual	Moderate physical and/or visual relationship	Strong physical and/or visual relationship with				
relationship:	relationship with Historic t	town	with Historic town	Historic town				
Relative contributi	on of Site to Green Belt Purpose	:						
Limited Relations	hip with Historic Town (LRHA)	Moderate Relationship with Historic Town (MRHT) Strong Relationship with Historic Town						
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 Contribut to Green Belt F		Low	Moderate	High
Comments:	countryside	· ,	nment, not leading to coalescence with other to V. Site also contains (covering small northern a lown.	, 9

Site Size:	ze: 2.06 ha Views Out (distance): N: S S: S E: S W: M Short ((<250m)	<u>M</u> ed (25	0m – 1km) <u>L</u> on		ng (>1km)						
Views	Viewer Types:	N: Pub Priv -		S: Pub Priv Road/Houses			E: Pu	b Priv	Road		W: Pub Priv Road & House		
in:	Numbers:	N: Pub: Priv:	S: Pub Priv:		E: Pu Priv:		W: P	ub: H L	0	<u>L</u> ow (1 - 10)) <u>M</u> ed (1	.0-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Some effects from t	rees/he	dges									
Site visua	al amenity:	OK				Loca	ality visual a	menity:	ОК				

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension		ear but separati	to large built up			Distant association (visual) only or none	
Boundary Type:	N: Tree line/verge/scrub + A12	E: Wood/Scrub + B100	02	S: Tree	line + A	\12	W: Tree l	ine + A12	
Buildings on Site:	No		·		Appro	x. Footprint	::		
Adjacent Buildings:	Not directly adjacent to housing, nearest housing is separated by roads c. 80m to SE (bungalows) and woodland 70 to NE (detached 2-storey)								

Maturity:	Full matur	rity: S L	Midd	dle-ag	ed: S L		Young-establi	shedS	L	Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive			
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en	Exposed			
Access in	Promoted of	Promoted open recreation			pen general access Permissive gen			al access PRoW route access		PRoW route access		
site area:		Permissive path	ns		Inforn	nal a	access			No access		
Landscape Quality:		•			esentative / tions: S L	Ε			Weakly representative/ degraded: S L			
Tranquillity		Low			Medi	um		High				

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

Land Use/Cover A – Woodland (>5m tall) I - Parkland/Garden(s) B - Scrubland (include young J - Sports, Amenity & Recreation woodland <5m tall) C - Semi-natural grassland / K - Retail marsh 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

Site Reference: 079C – Employment Date/Time: 15/04/13 – 17.45PM

ASSESSMENT OF GREEN BELT PURPOSES

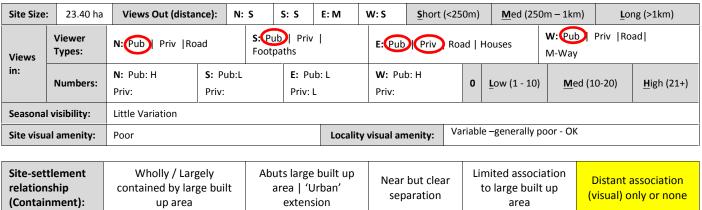
Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	W	:	PC		NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area	Sites does not directly abut the			
Development type:	ʻInfilli	ng'	'Urban Extension	ı'	New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

Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between Tox	wns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	e or No Separation (NNS)		
Development will not cause coalescence. A12 is strong physical barrier to development. No apparent views from other towns. Use of the Site for employment unlikely to lead to any reduction in separation in gap due to surrounding treebelts and the strong A12 barrier, albeit larger buildings will be more noticeable when passing along the A12 (and from the local flyover) as well as filtered winter views from open countryside to the north where intervening tree cover is sparse.									

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

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

Overall Contribute to Green Belt F	Low	Moderate	High						
Comments:	n absolute terms the Site is separated from the current limit of Ingatestone and does not abut any large built up areas. The Site is contained by the 12 which is a strong physical barrier. With regards to Employment use, the assessment levels are unchanged from the housing assessment								



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

Maturity:	Full matur	Full maturity: S L Mi			ed: S L		Young-establi	shed: S	L	Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive			
Enclosure:	Very Confine	ed Quite En	closed	P	artial Enclosure		Quite Ope	en	Exposed			
Access in	Promoted of	Promoted open recreation			Open general access Pe		Permissive general access		;	PRoW route access		
site area:		Permissive path		Inform	mal access No access			No access				
Landscape Quality:		, ,			esentative / tions: S L	E			Weakly representative/ degraded: S L			
Tranquillity:		Low			Medi	um		High		High		

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

Land Use/Cover A – Woodland (>5m tall) I - Parkland/Garden(s) B - Scrubland (include young J - Sports, Amenity & Recreation woodland <5m tall) C - Semi-natural grassland / K - Retail marsh 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.

Date/Time: 15/04/13 - 12.10PM

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

Site Reference: 101A (Extended Site Area) - Employment Date/Time: 15/04/13 – 12.10PM

ASSESSMENT OF GREENBELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	wc			NC	Comments:			
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area				
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up areas				
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	No relationship to existing large			
Effects on openness:	fects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	built up area.			
Relative contribution of	Relative contribution of Site to Green Belt Purpose:								
Well-Contained (WC) Part		y Contained (PC)		Not Contained (NC)					

Purpose 2: to prevent neighbouring towns merging into one another											
Criteria		SR	SRF	SSR	NNS		N/A				
Interlying physic barriers:	Su Su	bstantial / strong	Moderate	Unsubstantial, but functional	' Ahse						
Views between To	Views between Towns Nor		Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	ntial visual Coalescence		infilling)				
Residual contribution	on of Site to G	ireen Belt Purpose	(should the Site be develop	ed to housing):							
Separation Reta	ined (SR)	Separation Red	uced, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible or No Sepa						
Comments: M25 is strong barrier to W of Site, yet scale of Site if developed would take up significant area of countryside between Upminster Greater London and Great Warley (hamlet) and towards West Horndon. Development would not cause towns to coalesce but may be perceived as encroachment from Greater London in to the Essex countryside east of the M25. It is noted that a large commercial development would be potentially more perceptible/visible from the M25 and from countryside east of the Site, compared to housing. Whilst not significantly reducing the gap between towns physically, commercial development is likely to have a slightly greater visual effect on the perceived openness of the green belt from further afield – particularly from the East and South. Overall, assessment level retained as SRF for employment use.											

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

Purpose 4: to preserve the setting and special character of historic towns							
Criteria LRHT MRHT SRHT							
Historic Town relationship:	Management of the control of the con		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic areas of settlement			
Relative contribution	on of Site to Green Belt Purpose:						
Limited Relationship with Historic Towns (LRHT) Moderate Relationship with Historic Towns (MRHT) Strong Relationship with Historic Towns (SRHT)							
Comments:		l					

Overall Contribution of Site to Green Belt Purposes		Low	Moderate	High
Comments:	settlements to coalesce	s in Brentwood and Greater London would b	e built up area, falling within countryside east of the reduced by introduction of new development considered to alter assessment compared to ho ninent in the area.	nt on the Site, but would not cause any towns

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

Date/Time: 15/04/13 - 12.10PM

Site Reference: 101C Date/Time: 22/1/15 16:00

Site Size	9.2 ha	Views Out (distar	nce): N:	: M	S : S	E: S	W : S	<u>S</u> hort (<2	50m)	<u>M</u> ed (2	250m – 1kr	n) <u>L</u> o	ong (>1km)
Views	Viewer Types:	N: Pub Priv		S : Pu	ıb Priv		E: Pub	Priv			w: Pul	Priv	
in:	Numbers:	N: Pub: L Priv: L	S: Pub: Priv:		E: Pu Priv:	b:	W: Pul Priv:	b: L	0	<u>L</u> ow (1 - 1	0) <u>M</u> e	ed (10-20)	<u>H</u> igh (21+)
Seasonal	Seasonal visibility: Little variation												
Site visua	Site visual amenity: Poor but some traditional red brichistoric		brick b	uildings -	Locality	visual an	nenity:	iood – v	riews of co	ountryside			
				1			1		ı			I	
relation	relationship contained by large built area I 'Urban'			Near but clear separation Limited association to large built up area Distant association (visual) only or nor									
Boundary Type: N: hedgerow E: trees S: hedgerow and trees		es V	V : Tree b	elt									

Adjacent Bu	ildings:	Codham Hall; and traditional cottages – two storey (2 No.)										
Maturity:	Maturity: Full maturity: S L Middle-aged: S L Very young: S L											
Scale:	Intimate	9	Small	all Medium				Large		Expansive		
Enclosure:	Very 0	Confined	Quite En	Enclosed Partial Enclosure Quite Open		en	Exposed					
Access in	Prom	oted ope	n recreation	Oper	n gen	ieral access	Р	ermissive gener	al acces	s	PRoW route access	
site area:		Permissive paths			Inforn	nal a	iccess			No access		
Landscape				esentative /	E	qual representa	tive / no	on-rep:	Weakly representative/	,		
Quality:	S L minor detractions: S L			5 (<u> </u>		degraded: (S) L					

30%

High

Approx. Footprint:

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

Medium

<u>Land Use/0</u>	<u>Cover</u>	Heritage Assets/Notes:
B – Scrubland (include young woodland <5m tall) C – Semi-natural grassland / marsh D – Heathland / Bogs L E – Arable Farmland F - Pasture G - Residential	I – Parkland/Garden(s) I – Sports, Amenity & Recreation K - Retail L – Infrastructure (Road/Rail) M - Watercourse N – Waterbody O – Coastal Environment P – Inland Rock	Other Comments: Amalgamationof 101B (East and West) plus other land. Existing commercially developed Site. Single PRoW on northern boundary

Buildings on Site:

Tranquillity:

Industrial sheds

Low

Site Reference: 101C Date/Time: 22/1/15 16:00

ASSESSMENT OF GREEN BELT PURPOSES

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

Criteria		SR	SRF	SSR		NS	N/A	
Interlying physica barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Tox	wns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	' Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ned (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)	
Comments: Site does lie directly between two towns but will not cause towns to merge. It is noted that development of the whole site would cause a massing of buildings in the area potentially affecting perception of overall openness and countryside cover marginally. Larger employment based buildings (compared to housing) are likely to be more visually prominent from a number of transport routes and views that could be perceived as separation reduction.								

Purpose 3: to as	Purpose 3: to assist in safeguarding the countryside from encroachment						
Criteria	LCF	MFC	MFC FC				
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	Predominantly an Existing commercially developed Site			
Relative contrib							
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)				

Purpose 4: to preserve the setting and special character of historic towns							
Criteria	Criteria LRHT MRHT SRHT						
Historic Town relationship:	tio, and the project of the second		Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town			
Relative contribution	on of Site to Green Belt Purpose:						
Limited Relationsl	nip with Historic Town (LRHT)	Moder	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)			
Comments:							

Overall Contributo Green Belt F		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. Limi 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	<u>S</u> hort (<250m)		<u>M</u> ed (250m – 1km		<u>L</u> o	ng (>1km)
Views	Viewer Types:	N Pub Priv		S: Pub Priv		O	E Pub	Priv			W Pub	Priv	
in:	Numbers:	N: Pub: H Priv:			ıb: H	H W: Pub: H Priv:			<u>L</u> ow (1 - 10)	<u>M</u> ed (1	0-20)	<u>H</u> igh (21+)	
Seasonal	l visibility:	Little variation. Least visibility in summer when trees in full leaf											
Site visual amenity:		OK – some degradation					ty visual an	nenity:	Glimpse	s of green fie	ds/open co	untryside	9

Site-settlement relationship (Containment):	Wholly / Largely contained by large built up area	Abuts large built up area 'Urban' extension	(Urban'		Limited as to large ar	•	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)		Appro	x. Footprint	:: 2%				
Adjacent Buildings:	Ingatestone Garden Centre									

Maturity:	turity: Full maturity S L			Middle-aged: S L			Young-established: S L			Very young: S L
Scale:	Intimate Small			Medium			Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	Partial Enclosure		Quite Open			Exposed
Access in	Promoted of	Promoted open recreation			Open general access			al access	5	PRoW route access
site area:		Permissive path	ıs	Informa			access			No access
Landscape Quality:	•			representative / etractions: S L		Equal representative / no S L		non-rep: Weakly representative degraded: S L		
Tranquillity:	anquillity: Low			Medium					High	

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

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

Site Reference: 106 - Employment Date/Time: 23/1/15 11:30

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the	urpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	wo	:	PC		NC	Comments:							
Containment:	inment: Within large built up area Abuts large built		Abuts large built up	area	Separate from large built up area								
Development type:	Development type: 'Infilling'		'Urban Extension	n'	New settlement Housing separated from large built up area	Bordered by railway and A12 on two sides. Partly associated with							
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Ingatestone – separate from built up area but contained by							
Effects on openness: Limited/no c		•	Some countryside encro	oachment Large scale countryside encroachment		infrastructure such that the land is clearly associated with the							
Relative contribution of	built up area												
Well-Contained (WC)			y Contained (PC)		Not Contained (NC)								

Durance 2: to prove	ut usiahba w		sto one quethou									
Purpose 2: to preve	ent neighbourn	SR	SRF	SSR	N	NS	N/A					
Interlying physic barriers:	cal Sub	ostantial / strong	Moderate	Unsubstantial, but functional	Absent							
Views between To	owns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close	small scale, contained Site within town (e.g.					
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence	infilling)					
Residual contribution	on of Site to G	reen Belt Purpose (s	hould the Site be develop	ed to housing):								
Separation Reta	nined (SR)	Separation Reduc	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)					
Comments:	Gap between Ingatestone and Mountnessing would virtually disappear, although settlements could not coalesce due to presence of A12. Larger commercial or employment buildings would be potentially of increased visibility across the A12 – particularly from south facing ribbon											

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

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

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

Site Reference: 106 - Employment Date/Time: 23/1/15 11:30

Site Size:	2.6 ha	Views Out (distar	nce): N	I: S	S: S	E: S	W: S	<u>S</u> hort (<250m)	<u>M</u> ed	(250m – 1k	m) <u>L</u> o	ng (>1km)
Views	Viewer Types:	N: Pub Priv		S: Pub Priv			E Pub	Priv			W . Pu	Priv	
in:	Numbers:	N: Pub: - S: Pub: Priv: L Priv: -		H E: Pub: M Priv: -			W: Pub: Priv: -	Н	0	<u>L</u> ow (1 -	10) <u>M</u>	ed (10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Least visible in summer when trees in full leaf –					d to be quite	visible i	in winte	r			
Site visua	al amenity:	None					Locality visual amenity: G			open, ger	itly rolling o	countryside	
												1	,
Site-set relation (Contain	ship	Wholly / Largely Abuts large by contained by large built area 'Ur extension with a					Near b	ut clea ation	r	Limited association to large built up area			association only or none
Bounda	ry Type:	N: Trees; fence E: Trees/hedger				erow	S: Tree	es	W: Hed		W: Hedge	erow, trees	
Building	gs on Site:	Warehouse style	Warehouse style					Ар	prox. F	ootprint:	50%		
Adjacen	t Buildings:	None						•					

Maturity:	Full matur	Middle-aged: S L				Young-established: S			Very young: S L	
Scale:	Intimate Smal		Medium			Large		Expansive		
Enclosure:	re: Very Confined Quite Enclos		closed	P	artial Enclosure	Quite Ope		en		Exposed
Access in	Promoted of	Promoted open recreation			Open general access			al access		PRoW route access
site area:		Permissive path	ns	Informa			access			No access
Landscape Quality:				E	Equal representative / non S L		on-rep: Weakly representative/ degraded: S L			
Tranquillity	Low Medium						High			

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

Land Use/Cover **Heritage Assets/Notes:** A – Woodland (>5m tall) I – Parkland/Garden(s) **Other Comments:** B - Scrubland (include young J – Sports, Amenity & Recreation woodland <5m tall) PRoW to East C – Semi-natural grassland / K - Retail marsh Currently, buildings have greater visibility in winter views filtered through trees due to bright/pale green colour. 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: _____

Site Reference: 111 - Employment Date/Time: 11/03/2015 - 09:00

ASSESSMENT OF GREEN BELT PURPOSES

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

Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towns No		e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduc			ed, but Functional (SRF) Significant Separation		uction (SSR) Negligible		or No Separation (NNS)	
Comments: No impact on separation beyond existing situation. Employment based development considered to comprise similar sized buildings to existing, so whilst there might be an increase in massing/density, there is unlikely to be much visual encroachment beyond existing situation.								

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

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

Overall Contributo Green Belt I		Low	Moderate	High						
Comments:	Existing developed area, with business type units, not associated with any settlement. Employment assessment levels unchanged from housing									
Comments.	assessment									

Views Out (distance):

Site - Primary

Q

N: M

S: S

E: S

w: S

2.3 ha

Viewer

Site Size:

Land-Use:

Locality - Secondary

Н

Date/Time: 23/1/15

Views	Viewer Types:	r	N : Pub F	Priv		S : Pub	Priv		E:	Pub Pri	v			W:Pub Priv			
in:	Number	s:	N: Pub: Priv:		: Pub: Priv:		E: Pub:		W:	Pub: L /:		0	<u>L</u> ow (1 -	10)	<u>M</u> e	ed (10-20)	<u>H</u> igh (21+)
Seasonal visibility: Little variation											•						
Site visu	Site visual amenity: Boundary trees to W, S & N Locality visual amenity: Woodland patch, p						, pond	d, arabl	e countrysid	e, hedgerows							
						1											
relation	ttlement nship inment):		contained	ly / Largel d by large p area			s large b ea 'Url extensio	oan'		ear but c separatio	to large built up						
Bounda	ary Type:	N	I: Hedger	ow/trees		E: fence			S	: fence/h	edger	ow	trees	W: t	rees		
Buildin	gs on Site	::							•		Appro	x. F	ootprint:				
Adjacei	nt Buildin	gs:	Two stor	ey wareh	ouse st	yle/indu	ıstrial							'			
		·			ř				1								
Maturi	ty:	y: Full maturity: S L Middle-aged: S L) L		Young-established: S L				Very young: S L						
Scale:	Inti	mate		Sma	ıll		Me	dium		ı	Large				ı	Expansive	
Enclosu	ıre: V	ery Co	onfined	Quite E	nclose	d	Partial E	nclosure		Qui	te Ope	en		Exposed			

Maturity:	Full matur	Full maturity: S L Mid			ed:S) L		Young-establi	shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Ope	en		Exposed	
Access in	Promoted of	pen recreation	Ope	en gen	eral access	s Permissive general access			Il access PRoW route access		
site area:		Permissive path	ıs	Informal access				No access			
Landscape Quality:		resentative: L	Mainly minor d	esentative / Lions: S L	E	Equal representative / non-rep: S L			Weakly representative/ degraded: S L		
Tranquillity:		Low			Medium				High		

Locality - Primary

Ε

Site - Secondary

H (car park)

<u>Land (</u>	<u>Use/Cover</u>	Heritage Assets/Notes:
A – Woodland (>5m tall) B – Scrubland (include young woodland <5m tall)	I – Parkland/Garden(s) J – Sports, Amenity & Recreation	Other Comments: NW of Childerditch Industrial Park – comprising previously
C – Semi-natural grassland / marsh	K - Retail	cleared land PRoW lies on western boundary of Site beyond embankment
D – Heathland / Bogs E – Arable Farmland	L – Infrastructure (Road/Rail) M - Watercourse	Provides on western boundary of site beyond embankment
F - Pasture	N – Waterbody	
G - Residential	O – Coastal Environment	
H – Industrial/Commercial Q - Other: Stockpiles i	P – Inland Rock nvaded by ruderals – cleared land	

Site Reference: 112D - Employment Date/Time: 23/1/15

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the	urpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	wo	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	up area Abuts large built up		Separate from large built up area					
Development type:	'Infilli	ng'	'Urban Extension	n'	New settlement Housing separated from large built up area					
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	Cleared land part of existing industrial Site – not associated				
Effects on openness: Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	with any settlement					
Relative contribution of										
Well-Contained (WC) Partly			Contained (PC)		Not Contained (NC)					

Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	al Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent			
Views between Towns No		ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		small scale, contained Site within town (e.g.	
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contributio	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retai	ned (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Redu	Significant Separation Reduction (SSR) Negligible			
Overall, given that any town based views from the north (from Brentwood) are obscured by mature woodland and that any employment based buildings will be in the context industrial buildings, separation is perceived to be retained. The Site is also not broadly visible from any major transport routes, limiting locations where development may be visible.								

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

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

Overall Contributo Green Belt		Low	Moderate	High
Comments:	Cleared lan		Site, not associated with any settlement. Overa	Ill assessment is unchanged from housing

Site Reference: 112E Date/Time: 23/1/15

Site Size:	7.05 ha	Views Out (distar	nce): N	: S	S : S	E : S	W : S	<u>S</u> hort (<2	250m)	<u>M</u> ed (2	50m – 1kr	n) <u>L</u> o	ng (>1km)
Viewer Types:		N: Pub Priv		S: Pub Priv			E: Pub	Priv			W: Pub	Priv	
in:	Numbers:	N: Pub: Priv: M	S: Pub: Priv:		E: Pul Priv: L			0	<u>L</u> ow (1 - 1) <u>M</u> e	ed (10-20) <u>H</u> igh (21+		
Seasonal	l visibility:	ility: Variable											
Site visua	al amenity:	Variable – brownfie in places – arable la				Locality	visual an	n enity:	ndustria	al estate ar	d farmlan	d; trees you	ng and mature
							1					I	
Site-settlement relationship (Containment): Wholly / Largely contained by large built up area 'Urban' extension Abuts large built up area 'Urban' separation Near but clear separation Limited association to large built up area		Distant association (visual) only or none											
Bounda	undary Type: N: Industry E: Road S: None W: Tree Belt		elt										

Approx. Footprint:

30%

Maturity:	Full matur	Full maturity: S L Mi			1iddle-aged: S L Young-establi			shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pai	rtial Enclosure		Quite Open		n Exposed		
Access in	Promoted of	open recreation	Open general access Permissive ger		ermissive gener	al access	access PRoW route access				
site area:		Permissive path	ıs		Inform	nal a	access		No access		
Landscape Quality:		resentative:	Mainly minor d		esentative / ons: S L			Weakly representative/ degraded: S L			
Tranquillity:		Low			Medi	um		High			

Industrial on site to north; residential to east; more sheds small and large to North (industrial).

Land-Use:	Site - Primary	Site - Secondary		Locality - Primary	Locality - Secondary
Land-Use:	E/H			Е	Н
	Land Use/Cove	<u>r</u>	۱,	leritage Assets/Notes:	
	•		-		

A – Woodland (>5m tall) I - Parkland/Garden(s) **Other Comments:** B - Scrubland (include young J - Sports, Amenity & Recreation woodland <5m tall) Childerditch Industrial Park – amalgamates 112B&C with other C - Semi-natural grassland / K - Retail land to form a Site marsh PRoW goes through a building/has been built on. 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: __

Buildings on Site:

Adjacent Buildings:

Industrial sheds/large and small

Site Reference: 112E Date/Time: 23/1/15

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the	unrestricted spra	wl of large bui	It-up areas				
Criteria	wo	:	PC		NC	Comments:	
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area		
Development type:	'Infilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area		
Boundary:	Strong/D	efinite	Weak/Degraded/Un	Weak/Degraded/Unclear None		Existing industrial Site – not associated with any large built	
Effects on openness:	Limited/no co encroach		Some countryside encro	achment	Large scale countryside encroachment	up area	
Relative contribution of							
Well-Contained (WC) Par		Partl	/ Contained (PC)		Not Contained (NC)		

Criteria		SR	SRF	SSR	N	NS	N/A		
Interlying physica barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g. infilling)		
Views between Tow	ns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close				
Coalescence:	Coalescence: None		None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coale	scence			
Residual contribution	of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Retair	etained (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 as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Childerditch Industrial Park. Existing industrial development and area of arable land to south								
Relative contrib	Relative contribution of Site to Green Belt Purpose:											
Limited Countr	yside Functions (LCF) Mi	xed Functions within Countryside (MFC)	Functional Countryside (FC)									

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

Overall Contribute to Green Belt I		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								
Comments.	encroachm	ent.							

Site Reference: 117A (part)

Date/Time: 26/10/18

Site Size:	1.56ha	Views Out (distance):		N: S	S: S	S: S		<u>S</u> hort (<2	50m)	<u>M</u> ed (250m	<u>M</u> ed (250m – 1km)		ng (>1km)
Views	Viewer Types:	N Pub Priv Road S: Pub Priv E: Pub Priv				Priv	W: Pub			b Priv	I		
in:	Numbers:	N: Pub: M Priv:	S: Pul Priv:	b:	E: P		W: Pub: Priv:		0 <u>L</u> ow (1 - 10)		<u>M</u> ed (1	<u>M</u> ed (10-20) <u>H</u> igh (21+	
Seasonal	visibility:	Potentially – decidu	ious wo	odland co	ver surro	ounding site	!			·			
Site visua	e visual amenity: Poor - OK		Localit	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	S: Woodland			W: Commerical		
Buildings on Site:	Y - part		·	Approx. Footprint:			
Adjacent Buildings:	Ford Offices to west						

Maturity:	Full matur	ity: S 🕡	Mide	Middle-aged: S			Young-establi	shed(S)(D	Very young: S L
Scale:	Intimate	Small	mall		Medium		Large		Expansive	
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure		Quite Open			Exposed
Access in	Promoted of	open recreation	Оре	Open general acces			Permissive general access			PRoW route access
site area:		Permissive path	ıs		Inform	nal access				No access
Landscape Quality:		resentative:		Mainly representative / minor detractions:			Equal representative / non-rep:			Weakly representative/ degraded: S L
Tranquillity:		Low		Mediu						High

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Use.	1	Α	Н	A

Heritage Assets/Notes:

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

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

Site Reference: 117A (part)

Date/Time: 26/10/18

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas									
Criteria	W	:	PC		NC	Comments:				
Containment:	Within large b	uilt up area	Abuts large built up	area	Separate from large built up area					
Development type:	ʻInfilli	ng'	'Urban Extension	ı'	New settlement Housing separated from large built up areas	Part of overall 117A Site (Ford				
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	HQ). Small area of amenity grass				
Effects on openness:	Limited/no c encroacl	,	Some countryside encre	achment	Large scale countryside encroachment	and woodland – contained by woodland to east.				
Relative contribution of	Relative contribution of Site to Green Belt Purpose:									
Well-Contained (WC) Partl			y Contained (PC)		Not Contained (NC)					

Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physica barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent		Small scale, contained Site within town (e.g.	
Views between Tow	vns Non	e / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close Direct / Close		/ Close		
Coalescence:		None None / Minor physical narrowing of gap		Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)	
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced, but Functional (SR)			ed, 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 as	Purpose 3: to assist in safeguarding the countryside from encroachment									
Criteria	LCF	MFC	FC	Comments:						
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses							
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping							
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	Whilst part of Ford HQ – the land cover generally suggest Functional Countryside						
Relative contrib	Relative contribution of Site to Green Belt Purpose:									
Limited Countr	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)							

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

Overall Contributo Green Belt I		Low	Moderate	High				
Comments:	Area of grassland and woodland at eastern extent of Ford HQ							

Site Reference: 126 Date/Time: 15/04/13 – 10.40PM

Site Size:	19.5 ha	Views Out (distar	nce): N	L	S: L	E: L	W: L	<u>S</u> hort (<2	250m)	<u>M</u> ed (25	0m – 1km)	<u>L</u> 01	ng (>1km)
Views	Viewer Types:	N: Pub Priv Ro	S:Pub Priv			Railway	Railway E: Pub Priv Ro			Road	oad W: Pub Priv Housing		
in:	Numbers:	N: Pub: L Priv:	S: Pub: I Priv: L	1	E: Pu				0	<u>L</u> ow (1 - 10)	<u>M</u> ed (1	10-20)	<u>H</u> igh (21+)
Seasonal	visibility:	Minimal effect											
Site visua	Site visual amenity: Medium			Localit	Locality visual amenity:			High					
	_								1 .				

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

Maturity:	Full matur	rity: S 🕡	Midd	Middle-aged: S L			Young-established S L			Very young: S L
Scale:	Intimate	Small			Medium		Large		Expansive	
Enclosure:	Very Confin	ed Quite En	closed	closed Partial Enclosure			Quite Open			Exposed
Access in	Promoted (open recreation	Оре	Open general access			Permissive general access			PRoW route access
site area:		Permissive path	ns		Inforn	Informal access		No access		
Landscape Quality:		resentative:		Mainly representative / minor detractions: S L			Equal representative / non-rep: S L			Weakly representative/ degraded: S L
Tranquillity:		Low	Mediu			um				High

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

Land U	se/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

Site Reference: 126 Date/Time: 15/04/13 – 10.40PM

ASSESSMENT OF GREEN BELT PURPOSES

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

Criteria		SR	SRF	SSR	NNS		N/A		
Interlying physic barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Absent				
Views between To	owns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		Small scale, contained Site within town (e.g.		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence		infilling)		
Residual contribution	on of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):					
Separation Reta	ined (SR)	Separation Reduc	ed, but Functional (SRF)	Significant Separation Reduction (SSR) Negligible or No Separation (NNS)					
Comments: Gap to Basildon physically reduced from around 3.7km to 3.1km if whole Site developed. Minimal visual connectivity – with woodland and industry west of Basildon restricting views west. A128 and rail line are strong physical barriers.									

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

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

Overall Contribut to Green Belt F		Low	Moderate	High
Comments:			al, with very limited or no visual linkages. Som	e loss of countryside if developed.

Site-settlement relationship (Containment):	contained by large built area		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,	hedger	ow	W: trees		
Buildings on Site:	None			Appro	x. Footprint	:		
Adjacent Buildings:	dings: Semi-detached two storey along A1023 Chelmsford Road to South							

Maturity:	Full matur	ity S L	Midd	dle-ag	edSL		Young-establi	shed: S	L	Very young: S L		
Scale:	Intimate	Small			Medium		Large		Expansive			
Enclosure:	Very Confine	ed Quite En	closed Partial Enlosure		Partial Enlosure		closed Partial Enlosure		Quite Open			Exposed
Access in	Promoted of	Promoted open recreation		Open general access		Р	Permissive general access		5	PRoW route access		
site area:		Permissive paths			Informal access			No access				
Landscape Quality:				Mainly representative / inor detractions:		E	Equal representative / non-re		n-rep:	Weakly representative/ degraded: S L		
Tranquillity:		Low	Medium		High			High				

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

Land Use/Cover A – Woodland (>5m tall) I - Parkland/Garden(s) B - Scrubland (include young J - Sports, Amenity & Recreation woodland <5m tall) C – Semi-natural grassland / K - Retail marsh 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)

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

Site Reference: 158 – Employment Date/Time: 23/1/15 15:00

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wo	:	PC		PC NC							
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area							
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area	Site well contained by roads but						
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		None	not bordered by any settlement						
Effects on openness:	Limited/no c encroacl	•	Some countryside encroachm		Large scale countryside encroachment	– ribbon development to south – disconnected from Shenfield						
Relative contribution of	Relative contribution of Site to Green Belt Purpose:											
Well-Contained (WC) Partly		y Contained (PC)	Not Contained (NC)									

Purpose 2: to prever	Purpose 2: to prevent neighbouring towns merging into one another												
Criteria		SR	SRF	SSR	NNS		N/A						
Interlying physic barriers:	Sul	bstantial / strong	Moderate	Unsubstantial, but functional	Absent								
Views between To	wns No	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close								
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence								
Residual contributio	on of Site to G	reen Belt Purpose (s	should the Site be develop	ed to housing):									
Separation Retai	ined (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)						
Development would mass employment buildings to the NE of Shenfield in conjunction with adjacent ribbon development. However, locality and road network and surrounding tree belts generally preserve separation between adjacent built up areas. However, based on a precautionary approach and when compared to the housing assessment, there is a potential for larger buildings to be visible over interlying tree belts which could enhance perception of separation reduction – particularly with the level of ribbon development existing between Shenfield and Mountnessing.													

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

Purpose 4: to prese	rve the setting and special chara	cter of his	toric towns			
Criteria	LRHT		MRHT	SRHT		
Historic Town relationship:	No / Limited physical and/or relationship with Historic T on of Site to Green Belt Purpose:	own	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town		
	nip with Historic Town (LRHT)	<u> </u>	ate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)		
Comments:						

Overall Contribut to Green Belt F		Low	Moderate	High
Comments:	virtue of po	tential intervisibility from the edge of Mou	ment would not cause settlements to merge., ntnessing and Shenfield) to marginally increas erall assessment level of Moderate is unchang	e the assessment level for Purpose 2

Site Reference: 158 – Employment Date/Time: 23/1/15 15:00

Site Size:	: 0.8 ha	Views Out (distan	ice): N	I : S	S : S	E : S	W:S	Sh	ort (<25	50m)	M ed (2	50m – 1kı	m) L	ong (>1km)	
Views	Viewer Types:	N Pub Priv	Pub Priv E: Pub P				Priv w.C				Pub Priv				
in:	Numbers:	N: Pub: H Priv:	S: Pub: Priv:	Н	E: Pub:		W: Pub Priv:	W: Pub: L Priv:		0	<u>L</u> ow (1 - 1	0) <u>M</u> e	ed (10-20)	<u>H</u> igh (21+)	
Seasonal	l visibility:	Little variation.													
Site visua	Site visual amenity: Poor/OK built elements and dense mixed boundary trees						Locality visual amenity: Good – woodla					nd/wooded hills to NE			
relation	tlement ship nment):	contained by large built area 'Urban' Near but clear to large built					mited asso to large bu area	Distant association							
Bounda	ry Type:	N: Hedgerow; road barrier crash	d	E: hed	gerow,	trees	S: Fence W: hedgero			row; trees	v; trees				
Building	gs on Site:	Sheds; show conservatories; chalet style						Approx. Footprint: <5%							
Adjacen	nt Buildings:	Holiday Inn to Ea	ast									-			

Maturity:	Full matur	rity: S L	Mid	dle-ag	dle-aged: S L Young-establi		shed: S) L	Very young: S L	
Scale:	Intimate	Smal	Small		Medium		Large			Expansive
Enclosure:	Very Confin	ed Quite Er	nclosed	Pa	artial Enclosure		Quite Ope	en		Exposed
Access in	Promoted (ed open recreation Ope			en general access		Permissive general access		S	PRoW route access
site area:		Permissive pat	Informal a			al access			No access	
Landscape Quality:		resentative:			esentative / tions: S L	Equal representative / S L			on-rep:	Weakly representative/ degraded: S L
Tranquillity:		Low		Medium			High			

Land-Use:	Site - Primary	Site - Secondary	Locality - Primary	Locality - Secondary
Lanu-Use.	К		Н	F, A

Land Use/Cover **Heritage Assets/Notes:** A – Woodland (>5m tall) I – Parkland/Garden(s) Other Comments: B - Scrubland (include young J – Sports, Amenity & Recreation woodland <5m tall) **Brentwood Garden Centre** C – Semi-natural grassland / K - Retail marsh 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: _____

Site Reference: 175A - Employment Date/Time: 23/1/15 16:30

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas											
Criteria	wo	:	PC		NC	Comments:						
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area							
Development type:	'Infilli	ng'	'Urban Extension	n'	New settlement Housing separated from large built up area	Not well related to western						
Boundary:	Strong/D	efinite	Weak/Degraded/Unclear		Weak/Degraded/Unclear None							
Effects on openness:	Effects on openness: Limited/no countryside encroachment		Some countryside encro	yside encroachment Large scale countryside encroachment		extent of Brentwood, separated by hotel and other land						
Relative contribution of	Site to Green Be	t Purpose:										
Well-Contained (WC) Partle		Contained (PC)		Not Contained (NC)								

Criteria		SR	SRF	SSR	N	NS	N/A	
Interlying physic barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent	small scale, contained Site within town (e.g.	
Views between To	wns Nor	ne / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct	/ Close		
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	infillin valescence			
Residual contribution	on of Site to Gr	een Belt Purpose (should the Site be develop	ed to housing):				
Separation Retained (SR) Separation Reduced		ced, but Functional (SRF)	Significant Separation Reduc	Negligible or No Separation (NNS)				
	ined (SR) No notable re	Separation Redu	ced, but Functional (SRF) on over and above existing	3,	rrier west of	Brentwood. S	•	

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

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

Overall Contributo Green Belt		Low	Moderate	High							
Comments:	1	0. ,	ployment based development would be margin tlements to merge. Overall, assessment results	, ,							
	assessment	assessment.									

Site Size:	: 13.6ha	Views Out (distance): N		N: S	S: S	E: S	W: S	<u>S</u> hort	(<250m)	<u>M</u> ed (25	0m – 1km) <u>L</u> o		ng (>1km)
Views	Viewer Types:	N: Pub Priv Roads S: Pub Priv Ro			oads/Rail	E: Pub	l Criv	Houses	Roads	Roads W Pub Priv Houses Road			
in:	Numbers:	N: Pub: H Priv:	S: Pu Priv:	ıb: H	E: Pu Priv:	ıb: M/H L/M	W : Pul	0		<u>L</u> ow (1 - 10	<u>M</u> ed (10-20) <u>H</u> igh		<u>H</u> igh (21+)
Seasonal	visibility:	Effects from hedger	ow ve	getation on	site bou	ndaries an	d within sit	е					
Site visual amenity: OK			Locali	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 for Site 100a)				ge/treeline + ditch (M25 100a)				
Buildings on Site:	Y –old manor house		Approx. Footprint: c. 1%				6				
Adjacent Buildings:	Holiday Hotel and garder	Holiday Hotel and garden centre to north of 100a on opposite side of A1023									

Maturity:	Full matu	rity: S L	Midd	dle-age	ged: S C Young-establis			shed: S	L	Very young: S L	
Scale:	Intimate	Small			Medium		Large			Expansive	
Enclosure:	Very Confin	ed Quite En	closed	Pa	artial Enclosure	ure Quite Open				Exposed	
Access in	in Promoted open recreation Open go			en gen	eral access	ccess Permissive general access			ss PRoW route access		
site area:		Permissive path	าร		Informal access				No access		
Landscape Quality:	0, 1	resentative:		Mainly representative minor detractions: S			Equal representative / non-re			on-rep: Weakly representative/ degraded: S L	
Tranquillity:		Low		М						High	

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

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

Site Reference: 175B – Mixed Use Date/Time: 11/04/13 – 16.30PM

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the	Purpose 1: to check the unrestricted sprawl of large built-up areas												
Criteria	wo	:	PC		NC	Comments:							
Containment:	Within large b	uilt up area	Abuts large built up area		Separate from large built up area								
Development type:	ʻInfilli	ng'	'Urban Extensior	n'	New settlement Housing separated from large built up areas	Very large Site adjacent to M25 contained by surrounding							
Boundary:	Strong/D	efinite	Weak/Degraded/Un	clear	None	infrastructure and not the							
Effects on openness:	Limited/no c encroach	•	Some countryside encro	achment	Large scale countryside encroachment	Brentwood area/limits – the Site is not adjacent to any existing							
Relative contribution of	residential / large built up areas.												
Well-Contained (WC) Partly			y Contained (PC)		Not Contained (NC)								

Purpose 2: to preven	nt neighbourir	ng towns merging ir	ito one another								
Criteria		SR	SRF	SSR	N	NS	N/A				
Interlying physic barriers:	Sub	stantial / strong	Moderate	Unsubstantial, but functional	Ab	sent					
Views between To	wns Nor	ne / Very Distant	/ Very Distant Some / Distant Filtered / Obscured / Reasonably Close		Direct / Close		Small scale, contained Site within town (e.g.				
Coalescence:		None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence		scence	infilling)				
Residual contribution	n of Site to Gr	een Belt Purpose (s	hould the Site be develop	ed to housing):							
Separation Retai	ined (SR)	Separation Redu	ced, but Functional (SRF)	Significant Separation Redu	ction (SSR)	Negligible	or No Separation (NNS)				
Separation Retained (SR) Separation Reduced, but Functional (SRF) Significant Separation Reduction (SSR) Negligible or No Separation (NNS) 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 as	Purpose 3: to assist in safeguarding the countryside from encroachment											
Criteria	LCF	MFC	FC	Comments:								
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses									
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping									
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail									
Relative contrib												
Limited Country	yside Functions (LCF) Mixed	Functions within Countryside (MFC)	Functional Countryside (FC)									

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

Overall Contribut to Green Belt F		Low	Moderate	High
Comments:	wholly deve	eloped significantly reducing the gap betwee	twood and Romford either side of the M25. La en towns. Mixed Use Development is noted as owever, the assessment levels are unchanged	, ,

Site Size:	1.1 ha	Views Out (distar	nce): N	: S	S : S	E: S	W:S	<u>S</u> hort (<2	50m)	<u>M</u> ed (25	0m – 1km)	km) <u>L</u> ong (>1km)	
Views	Viewer Types:	N: Pub Priv		S:Pu	b) Priv	'	E: Pub	E:Pub Priv			W : Pub	Priv	
in:	Numbers:	N: Pub: Priv:	S: Pub: I	+	E: Pu Priv:		H W: Pub: H Priv:		0 <u>L</u> ow (1 - 10		<u>M</u> ed	<u>M</u> ed (10-20) <u>H</u> igl	
Seasonal visibility: Little variation.													
Site visua	al amenity:	Moderate mature trees/shrubs to North				Locality visual amenity: Good – views to			views to woo	to wooded hills; local mature tree belts			
Site-sett relations		Wholly / Larg contained by larg			its large irea 'U	e built up Jrban'		but clear		nited assoc o large buil			association

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

Maturity:	Full matur	Full maturity S L Mid			ed: S L		Young-established: S L			Very young: S L
Scale:	Intimate Small			Medium		Large		Expansive		
Enclosure:	Very Confine	ed Quite En	closed	Pa	artial Enclosure	Quite Open			Exposed	
Access in	in Promoted open recreation Open			en ger	eneral access Permissive genera			al access		PRoW route access
site area:		Permissive path	ıs		Informal access					No access
Landscape Quality:					presentative / Equal representative ctions: S L			ative / non-rep: Weakly representative/ L degraded: S L		
Tranquillity:		Low		Med						High

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

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

P - Inland Rock

Heritage Assets/Notes: Other Comments: Car dealership – sandwiched between Wigley Bush Lane and Holiday Inn hotel Woodland scrub lies in northern half of Site

H - Industrial/Commercial

Q - Other: Shacks (Disused)

Site Reference: 180 – Employment Date/Time: 23/1/15 14:10

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas							
Criteria	wo	3	PC		NC	Comments:	
Containment:	Within large b	uilt up area	ilt up area Abuts large built up area		Separate from large built up area	Site is west of Wigley Bush Lane	
Development type:	ʻInfilli	ng'	'Urban Extension'		New settlement Housing separated from large built up area		
Boundary:	Strong/Definite		Weak/Degraded/Unclear		None	which delineates extent of housing in Brentwood –	
Effects on openness:	Limited/no countryside encroachment		Some countryside encroachment		Large scale countryside encroachment	however, Site is also bounded to west by hotel complex	
Relative contribution of Site to Green Belt Purpose:							
Well-Contained (WC)		Partl	ly Contained (PC)		Not Contained (NC)		

SR	SRF			Purpose 2: to prevent neighbouring towns merging into one another Criteria SR SRF SSR NNS N/A						
		33N	NNS		N/A					
Substantial / strong	Moderate	Unsubstantial, but functional	Absent		small scale, contained Site within town (e.g. infilling)					
None / Very Distant	Some / Disant	Filtered / Obscured / Reasonably Close	Direct / Close							
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 Reduc	ed, but Functional (SRF)	Significant Separation Reduction (SSR) Negligit		Negligible	e or No Separation (NNS)					
t	None o Green Belt Purpose (s Separation Reduc	None / Minor physical narrowing of gap	None / Very Distant Some / Disant Filtered / Obscured / Reasonably Close None None / Minor physical narrowing of gap & potential visual coalescence o Green Belt Purpose (should the Site be developed to housing): Separation Reduced, but Functional (SRF) Significant Separation Reduced	None / Very Distant Some / Disant Reasonably Close None / Minor physical narrowing of gap & potential visual coalescence O Green Belt Purpose (should the Site be developed to housing):	None / Very Distant Some / Disant Filtered / Obscured / Reasonably Close None / Minor physical narrowing of gap & potential visual coalescence o Green Belt Purpose (should the Site be developed to housing):					

Purpose 3: to assist in safeguarding the countryside from 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	Southern half of Site forms car dealership, northern half comprises woodland scrub		
Relative contribution of Site to Green Belt Purpose:						
Limited Countryside Functions (LCF) Mixed		ed Functions within Countryside (MFC)	Functional Countryside (FC)			

Purpose 4: to preserve the setting and special character of historic towns							
Criteria	LRHT		MRHT	SRHT			
Historic Town relationship:	No / Limited physical and/or visual relationship with Hi <mark>s</mark> toric 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) Mode		Moder	rate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)			
Comments:							

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